

R. 16,005.21 3/23/2022
\$900.00 RB



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-D district to the PD-GIP district the following described property:

1. Location of Property/Street Address: 2991 County Highway MM

Legal Description - (Metes & Bounds, or Lot No. And Plat):

See Attached

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

Mixed residential and commercial neighborhood, per attached documents

3. Proposed Development Schedule: 2022-2027

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Owner occupied, rental, and senior housing

Total Dwelling Units Proposed: 325-350 No. Of Parking Stalls: TBD

Type of Non-residential Development (If Applicable): Neighborhood retail

Proposed Hours of Operation: TBD No. Of Employees: TBD

Floor Area: TBD No. Of Parking Stalls: TBD

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Nine Springs Hill, Inc.

Address: 2721 Stevens Street, Madison, WI 53704

Phone No: _____

Contact Person: Terrell Walter

Email: T.Walter@RoyalCapital.Net

Address: 710 North Plankinton Avenue, Milwaukee, WI 53203

Phone No: 414.847.6275

Respectfully Submitted By: *Terrell Walter*
Owner's or Authorized Agent's Signature

Terrell Walter
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 03/22/2022 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$900

Permit Request No. 22-2245-22

ROYAL CAPITAL

A Venture & Holdings Company

March 22, 2022

City of Fitchburg – Plan Commission
Fitchburg City Hall
5520 Lacy Road
Fitchburg, WI 53711

RE: Nine Springs Masterplan Development

To: City of Fitchburg Plan Commission,

It is with pleasure that we submit this General Implementation Plan (GIP) for the Nine Springs Masterplan Development. Our team, which includes Engberg Anderson Architects, JSD Professional Services, and Vandewalle and Associates; reviewed the previously approved plans for this site (@Edge) and have held development planning sessions with key stakeholders including City of Fitchburg Staff. Additionally, we attended the City Plan Commission meeting on October 19, 2021 for review on the concept plans for this project.

The guidance and feedback received is valuable and has helped to shape our GIP submittal, which we believe is in alignment with the City of Fitchburg goals around diversity in housing.

We look forward to meeting with Plan Commission at the scheduled meeting on April 19, 2022 to review the General Implementation Plan.

Sincerely,
Royal Capital Group



Kevin L. Newell, Founder and CEO

PROJECT INFORMATION

PROJECT NAME

Nine Springs Development

PROJECT OWNER

Nine Springs Hill, Inc.
2721 Stevens Street
Madison, WI 53704

CONTACTS

Applicant

Royal Capital Group LLC
710 North Plankinton Avenue
Milwaukee, WI 53203

Terrell Walter T.Walter@RoyalCapital.Net
414.847.6275

Design Team

Architecture/Master Plan

Engberg Anderson Architects
611 North Broadway
Milwaukee, WI 53202

Mark Ernst marke@engberganderson.com
Eric Huberty ehuberty@engberganderson.com

Engineering

JSD Professional Services, Inc.
161 Horizon Drive
Verona, WI 53593

Kevin Yeska Kevin.Yeska@jsdinc.com

Entitlement

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson bmunson@vandewalle.com

EXISTING CONDITIONS

Existing Zoning: R-D Rural Development

Existing Parcels: 0609-013-9540-4 2991 County Highway MM
0609-013-9940-0
0609-013-9375-2 (partial)
0609-013-8170-4

Legal Description: See Legal Description

Adopted Plans: Comprehensive Plan:
G2 Controlled Growth Sector
Mixed Use

Northeast Neighborhood Plan (amended 8.22.17):
Mixed Use

Lot Area: 34.8 acres

ZONING REQUEST

General Implementation Plan (PD-GIP)

ZONING REQUEST JUSTIFICATION

PD Justification Requirements:

A statement of rationale as to why the planned development district zoning is proposed. The proposal shall detail in text, graphic, and statistical forms the lack of other available chapter 22 zoning districts to provide the development intended. The statement shall identify barriers that the developer perceives in other chapter 22 zoning districts and opportunities for community betterment the developer suggests are available through the proposed planned development district zoning.

The PD district zoning is proposed to allow for coordination of building design, placement, and infrastructure due to the existing site conditions and grade. The PD also allows for the integration of residential and commercial uses within the neighborhood, offering neighborhood serving retail, office, and community services in close proximity to residents.

An analysis of social and economic impacts on the community of the project.

The project is consistent with the Comprehensive Plan & the Northeast Neighborhood Plan for the City of Fitchburg and will implement the City's growth strategy in support of housing needs. The full buildout of the project will create approximately \$68 million dollars of valuation.

An analysis of how the proposal is consistent with, and will advance the goals, policies and objectives of the comprehensive plan.

The project is consistent with the Comprehensive Plan & the Northeast Neighborhood Plan for the City of Fitchburg and will further the City's stated goals of facilitating mixed residential neighborhoods featuring a variety of housing options.

A detailed analysis discussing the intended specific environmental design, the amenities to be gained by the planned development district zoning proposal, and, specifically, a statement as to why such benefits and amenities would not be realized under any other chapter 22 zoning district.

The existing site is currently vacant with heavily manipulated topography. The existing site conditions require careful planning and implementation present in the Planned Development district to incorporate the grade change and existing fill conditions.

General outline of the intended organizational structure for a property owners association, if any; proposed condominium documents, if any; deed restrictions and all agreements necessary to accommodate private provision of common services, if any.

The project will be governed by a Homeowners Association and detailed Codes Covenants and Restrictions which will be recorded against each property.

For any project plan proposed, a schedule for completion of the public & private improvements proposed within the project plan.

This project is anticipated for initial construction in Fall 2022 with an anticipated build out over the course of 3-5 years, depending on market conditions.

Neighborhood input:

The design team is working to setup a neighborhood and community meeting prior to the project presentation to the Plan Commission.

CRITERIA FOR APPROVAL

(1) *Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:*

- a. *Respect the physical attributes of the site with particular concern for preservation of natural features, tree growth and open space. The project shall be accomplished in such a manner as to minimize grading of the existing terrain, by working with topographic conditions. Grading and improvements on slopes of 12 percent or greater shall be limited.*

This site is currently vacant and has been heavily manipulated and filled. The resulting project balances grading and development to create a walkable mixed use project.

- b. *Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the development prospects for the area.*

The Nine Springs plan has been designed to comply with the Fitchburg Comprehensive Plan & the Northeast Neighborhood Plan

- c. *Not adversely affect the anticipated provision of school or municipal services.*

This property has already been planned for the proposed residential use and density within the Oregon School District. Municipal services exist adjacent to the site and will be extended to

serve the neighborhood. Implementation of the project will create additional sewer and water connections which will enhance the overall municipal network.

- d. *Not create traffic or parking demand incompatible with the existing or proposed facilities to serve it.*

This plan has been designed to meet the parking demand per the residential uses identified in the adopted City Plans and will not negatively impact traffic in the area. A traffic impact analysis has been submitted outlining the traffic expectations for the site.

- e. *Produce a transportation network that emphasizes connectivity and reduction of motor vehicle trips.*

This plan has been designed to complete the network of streets in the neighborhood and will feature pedestrian-oriented streets and development patterns. Neighborhood trail connections will be extended through the site to offer both sidewalk and trail connections with the region.

- f. *Provide a block structure appropriate to pedestrian activity.*

This plan has been designed to encourage & enhance the pedestrian experience through street and building design. The plan includes street trees and terraces to buffer the sidewalk.

- g. *Ensure environmental features are protected to a greater degree than that which would otherwise be required or occur.*

This site is currently vacant without substantive environmental features.

- h. *Provide an environmental design, including amenities, of buildings and site improvements that are greater than that which would otherwise occur or be required.*

The project will feature integrated landscape treatments and enhanced architectural character.

- i. *Provide a greater level of economic, social and other benefits than would otherwise be realized.*

The proposed project will deliver diverse housing opportunities in support of the adjoining neighborhood and employment areas. This project will implement the housing goals of the Comprehensive Plan and the Fitchburg Housing Plan by creating additional housing choices, formats, and price points for residents of the City.

- (2) *Economic feasibility and impact. The proponents of a planned development district shall provide evidence satisfactory to the plan commission and the common council that the project will not adversely affect the economic prosperity of the city or the values of surrounding properties.*

This project reflects the goals of the adopted Comprehensive Plan and Northeast Neighborhood Plan. The proposed project will deliver diverse housing opportunities and neighborhood serving retail in support of the adjoining neighborhood and employment center needs.

- (3) *Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations of current ordinance requirements shall, at a minimum be met, but to advance environmental design will likely need to be exceeded. The plan commission and common council may require the use of higher levels of transportation and lighting improvements, stormwater management, or water conservation techniques than is required by current ordinance or other governmental guidelines. Such standards shall be appropriate to advancing environmental design objectives and the public health, safety and welfare as determined by the city.*

Engineering standards are addressed as part of a separate Preliminary Plat submittal.

- (4) *Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or dedication to public entities or commitment to preservation by a private entity. PD contracts shall contain specific reference to the ownership of such open space areas and to the provision for maintenance.*

The project buffers, open spaces, and alleys shall be preserved & maintained by the Homeowners Association.

VARIANCES FROM STANDARD ZONING

The Nine Springs Development proposed plan most closely aligns with R-H High Density District.

- Modifications to lot and bulk standards
 - Lot Area
 - Reduced Yard Setbacks (Front, Side, Street Side)
 - Lot Area Coverage
 - Parking Ratios
 - Surface Parking or combination parking (surface/underground) options

DEVELOPMENT CONCEPT

The Nine Springs Project concept implements a mixed residential and commercial neighborhood set within a walkable network of streets and trails with unique open space amenities in support of the community. Built from the framework of the adopted plans, this project delivers a mixture of residential and commercial uses that utilize the sites topography to create a vibrant addition to the City of Fitchburg.

Proposed Use:

Multi-Family Units:	260-270 units
	2-3 stories in height
Senior Housing:	80 units
	2 stories in height
Mixed Use/Commercial	30,000-40,000 square feet
	1 story in height
Overall Gross Density:	10.6 du/acre

Projected Timeline: 2022-2027

MULTI-FAMILY HOMES

The Nine Springs Project seeks to deliver diverse housing within stacked flat, vertical townhome units and interior hallway options with both owner occupied and rental configurations. These units are designed to step with the grade changes while reinforcing the pedestrian environment and creating a unique walkable urban neighborhood.

Units within the multi-family homes will include two and three bedroom configurations, with the final bedroom distribution determined as part of future SIP submittals.

SENIOR HOUSING

The housing within the project is further diversified through the integration of Age Targeted/Senior Housing along Highway MM. These units will feature surface parking, resident amenities, and an adjoining plaza space.

MIXED USE/COMMERCIAL USES

Commercial uses are designed to offer residents of the neighborhood and adjoining community with a wide range of commercial destinations. Clustered a key views and intersections for enhanced visibility and access, these commercial uses may range from early childhood education, health & wellness, and event spaces, to destination retail & professional service uses.

Live work units further extend the opportunity for retail uses within the neighborhood by offering opportunities for small in-home commercial or service opportunities. Final configuration of the live work units will be determined at the SIP stage.

PARKS AND OPEN SPACE

The project design features a range of passive and active open spaces interconnected with regional and neighborhood serving paths and sidewalks. These spaces will include opportunities for active uses such as pickleball courts and playgrounds along with walking paths, gathering areas, grill stations, and passive seating areas; all of which will be available for residents of the community or neighborhood.

The design team anticipates working with City Staff and commissions on the determination of public dedication or credit for park facilities.

RENTAL & FOR SALE UNITS

The Nine Springs project is designed to include both rental and owner-occupied units. The final distribution of unit tenure will be determined at time of SIP; however, the design team acknowledges the City's goal for additional homeownership opportunities and will work collaboratively with the City to further expand the housing options.

CLUSTER BOX UNITS (MAILBOXES)

The project will utilize Cluster Box Units (CBUs) for mail deliver and final locations will be determined at the time of SIP based on building placement and phasing.

REFUSE AND RECYCLING

Refuse and recycling containers will be finalized as part of the SIP submittals and will include size, screening, and landscape treatments.

PD: DISTRICT DESCRIPTIONS/ ZONING TEXT

ALLOWED USES:

- Mixed Use (Residential/Commercial)
- Multi-Family Housing
- Commercial uses per the B-G General Business District
- Live/Work Residential/Office/Commercial units
- Senior Housing

LOT STANDARDS

Minimum Lot Area	Per adopted SIP Plans
Minimum Lot Width at Front Yard Setback	Per adopted SIP Plans
Minimum Lot Depth	Per adopted SIP Plans
Minimum Highway MM Setback	7 feet
Minimum Front Yard Setback	7 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	7 feet from the street side right of way
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	2 feet to side yard lot lines
Maximum Building Height	55 feet or 4 stories, whichever is greater
Required Off-street Parking and Loading	Per adopted SIP Plans
Maximum Impervious Surface Ratio	Per adopted SIP Plans

Parking Standards

Multi-Family: 1.5 stalls/unit

Parking will be met by a combination of surface, on-street (private), and garage parking throughout the neighborhood. Tandem stalls may be used to meet the parking requirements.

Senior Housing: 1 stall/unit

Parking will be supplied by surface parking.

Commercial: 4 stalls/1,000 square feet

Parking will be supplied by surface parking, or as defined in adopted SIP submittals.

Bike Parking

Final bike parking locations and quantities will be determined in adopted SIP submittals.

EXHIBITS

Exhibit A: Zoning Legal Description

Exhibit B: Adopted Land Use Map

Exhibit C: Existing Conditions

Exhibit D: Master Plan

Exhibit E: Conceptual Architectural Renderings

Exhibit F: Draft Utility Schematic

Exhibit G: Sample Street Cross Sections

Exhibit H: Parks & Open Space Concepts



Royal Capital

701 N Plankinton Ave, Suite 300
Milwaukee, WI 53203

NINE SPRINGS PLAT BOUNDARY
Legal Description

Lot 3, Certified Survey Map No. 3535, recorded in Volume 14, pages 124-125, as Document No. 1676937 and Lots 1 and 2 and part of discontinued Loniello Court, Certified Survey Map No. 3598, recorded in Volume 14, pages 234-235, as Document No. 1691387 and part of the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter, located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of the Southwest Quarter, Section 01, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter corner of Section 01, aforesaid; thence North 85 degrees 59 minutes 25 seconds West along the South line of the Southwest Quarter of Section 01, aforesaid, 60.66 feet to the Westerly right-of-way line of County Trunk Highway 'MM'; thence North 02 degrees 18 minutes 17 seconds East along said right-of-way line, 152.95 feet to a point of curve; thence Northeasterly 40.75 feet along an arc of a curve to the right, having a radius of 1848.33 feet, the chord bears North 01 degrees 40 minutes 20 seconds East, 40.75 feet to the Point of Beginning; thence North 15 degrees 38 minutes 46 seconds West, 14.04 feet to a point of curve; thence Northwesterly 36.22 feet along an arc of a curve to the left, having a radius of 29.00 feet, the chord bears North 51 degrees 25 minutes 23 seconds West, 33.91 feet; thence North 87 degrees 10 minutes 24 seconds West, 39.44 feet to a point of curve; thence Northwesterly 199.10 feet along an arc of a curve to the right, having a radius of 253.50 feet, the chord bears North 64 degrees 40 minutes 25 seconds West, 194.02 feet; thence North 42 degrees 10 minutes 26 seconds West, 189.92 feet to a point of curve; thence Northwesterly 127.07 feet along an arc of a curve to the right, having a radius of 534.50 feet, the chord bears North 35 degrees 21 minutes 47 seconds West, 126.77 feet; thence North 28 degrees 33 minutes 08 seconds West, 82.48 feet; thence North 42 degrees 10 minutes 24 seconds West, 45.61 feet; thence North 87 degrees 10 minutes 24 seconds West, 749.81 feet; thence North 02 degrees 49 minutes 36 seconds East, 628.92 feet; thence South 87 degrees 36 minutes 53 seconds West, 85.83 feet; thence North 02 degrees 23 minutes 07 seconds West, 220.82 feet; thence North 04 degrees 10 minutes 56 seconds East, 321.19 feet to a point on the Easterly right-of-way line of U.S.H. '14'; thence South 53 degrees 20 minutes 58 seconds East along said line, 117.89 feet; thence North 02 degrees 49 minutes 36 seconds East, 498.08 feet; thence South 87 degrees 10 minutes 24 seconds East, 163.00 feet; thence North 61 degrees 26 minutes 52 seconds East, 155.39 feet to the southwesterly right-of-way line of County Trunk Highway 'MM'; thence South 28 degrees 33 minutes 08



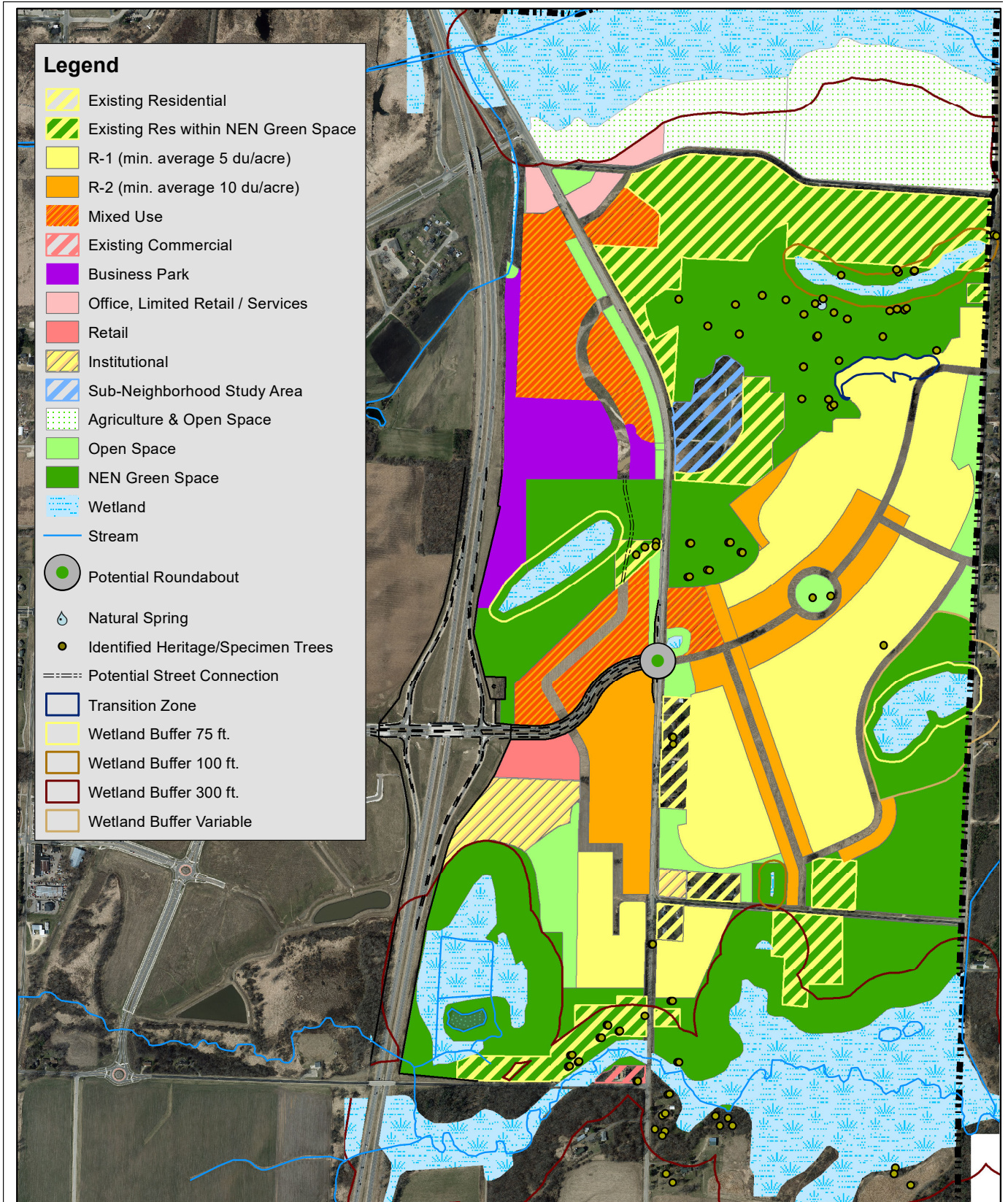
Royal Capital

701 N Plankinton Ave, Suite 300
Milwaukee, WI 53203

seconds East along said right-of-way line, 1413.59 feet to a point of curve; thence Southeasterly 883.12 feet along an arc of a curve to the right, having a radius of 1863.34 feet, the chord bears South 14 degrees 58 minutes 29 seconds East, 874.88 feet; thence North 87 degrees 10 minutes 24 seconds West, 15.04 feet; thence South 00 degrees 55 minutes 08 seconds East, 33.07 feet; thence South 00 degrees 19 minutes 02 seconds West, 46.67 feet to the point of beginning.

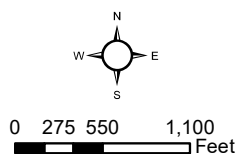
Parcel contains 1,515,230 S.F. or 34.785 acres.

Figure 5 - 1: Future Land Use Map



Northeast Neighborhood Future Land Use

November 2009
Amended August 22, 2017

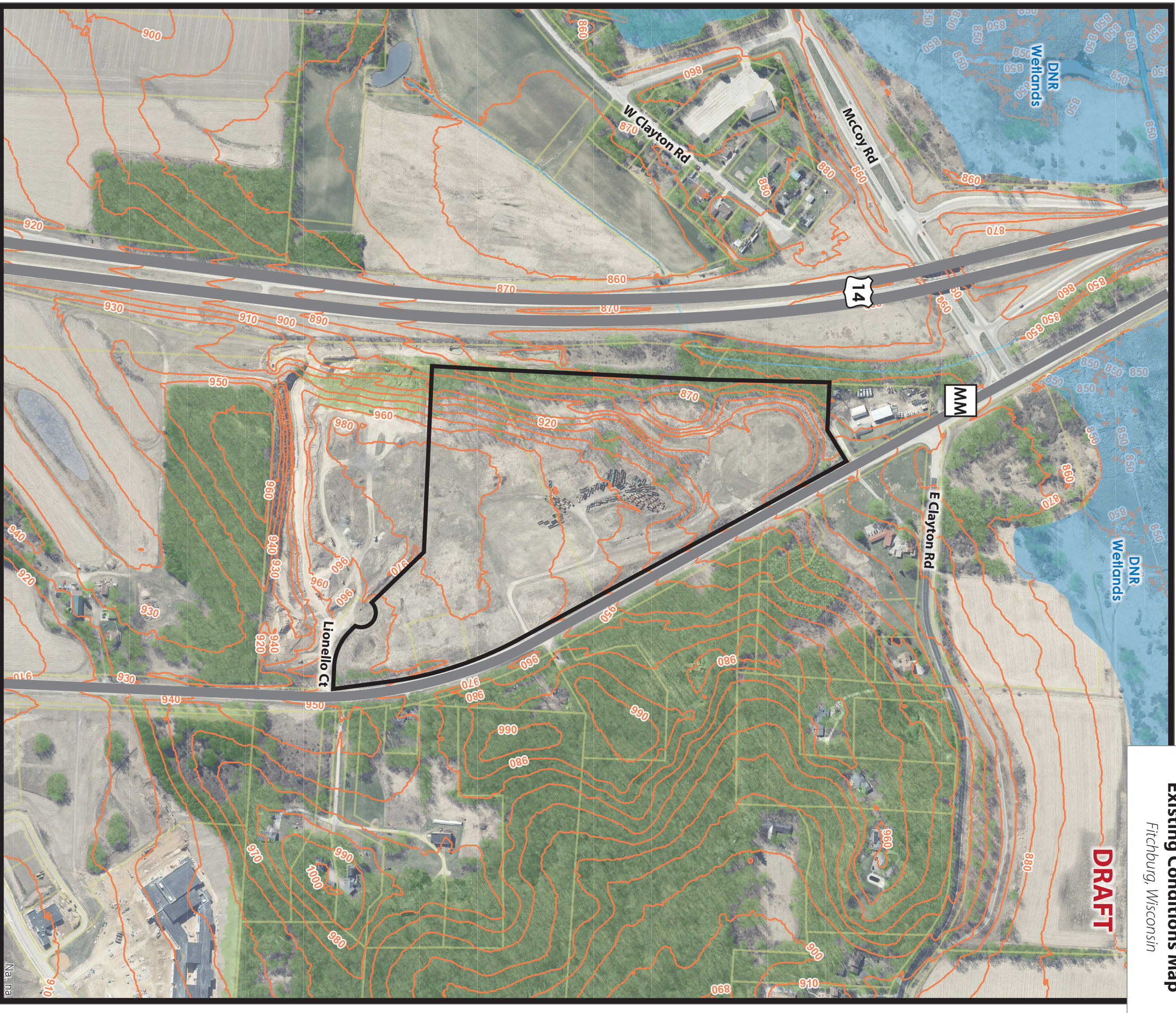


Sources:
Natural Resources Consulting, Inc.
Ruekert-Mielke
Schreiber Anderson Associates
City of Fitchburg
Dane County LIO



Nine Springs Project
Existing Conditions Map
 Fitchburg, Wisconsin

DRAFT



Source: DCIMaps (Dane County)

Revised: March 18, 2022
VANDEWALLE & ASSOCIATES INC.
 © 2022



Dane County Mask

■ Dane County Mask

10 foot Intervals

- Index
- Index Depression
- Parcels

Rivers and Streams

- Perennial Stream; Hidden Perennial Stream
- Intermittent Stream; Hidden Intermittent Stream
- Constructed Drainage

Lakes and Ponds

■ Lakes and Ponds

Tree Cover

■ Tree Cover

Nine Springs Project
Site Context Map
Fitchburg, Wisconsin

DRAFT



Source: DCIMaps (Dane County)

Revised: March 18, 2022
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ASSOCIATES INC.
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LEGEND

- A** STORMWATER MANAGEMENT
 - B** WALKING PATH
 - C** FOOD HALL
 - D** SIGNALIZED INTERSECTION
 - E** PLAYGROUND
 - F** PLAZA
 - G** MULTIPURPOSE PATH
 - H** SLEDDING HILL / AMPHITHEATER
- COMMERCIAL
 - SENIOR LIVING APARTMENTS
 - TOWNHOMES
 - FOR SALE PHASE (TOWNHOMES & CONDOS)
 - BIKE PARKING
 - ELECTRIC CAR CHARGING STATION
 - ZIP CAR PARKING SPACE

DENSITY

BLDG. NAME	UNIT TYPES				TOTAL UNITS	TOTAL RETAIL GSF
	1 BR	2 BR	3 BR	OPT. LIVE/WORK		
FOR SALE						
B4	-	8	13	-	21	-
B5	-	8	10	-	18	-
B6	-	4	8	-	12	-
B7	-	10	14	-	24	-
B8	-	6	9	-	15	-
B9	-	6	9	-	15	-
B10	-	6	9	-	15	-
B11	-	6	9	-	16	-
	-	54	81	-	135	-
RENTAL						
B1	-	-	-	-	-	7,000
B3	-	-	-	-	-	12,500
B14	-	-	-	-	-	10,000
B13	-	8	10	-	18	-
B15	-	6	9	5	15	-
B16	-	4	8	4	12	-
B17	-	10	14	8	24	-
B18	-	8	13	7	21	-
B19	-	8	13	7	21	-
B20	-	8	13	7	21	-
	-	52	80	38	132	29,500
SENIOR LIVING						
B2	40	-	-	-	40	-
B12	40	-	-	-	40	2,500
	80	-	-	-	80	2,500
	80	106	161	38	347	32,000





Preview has been updated.



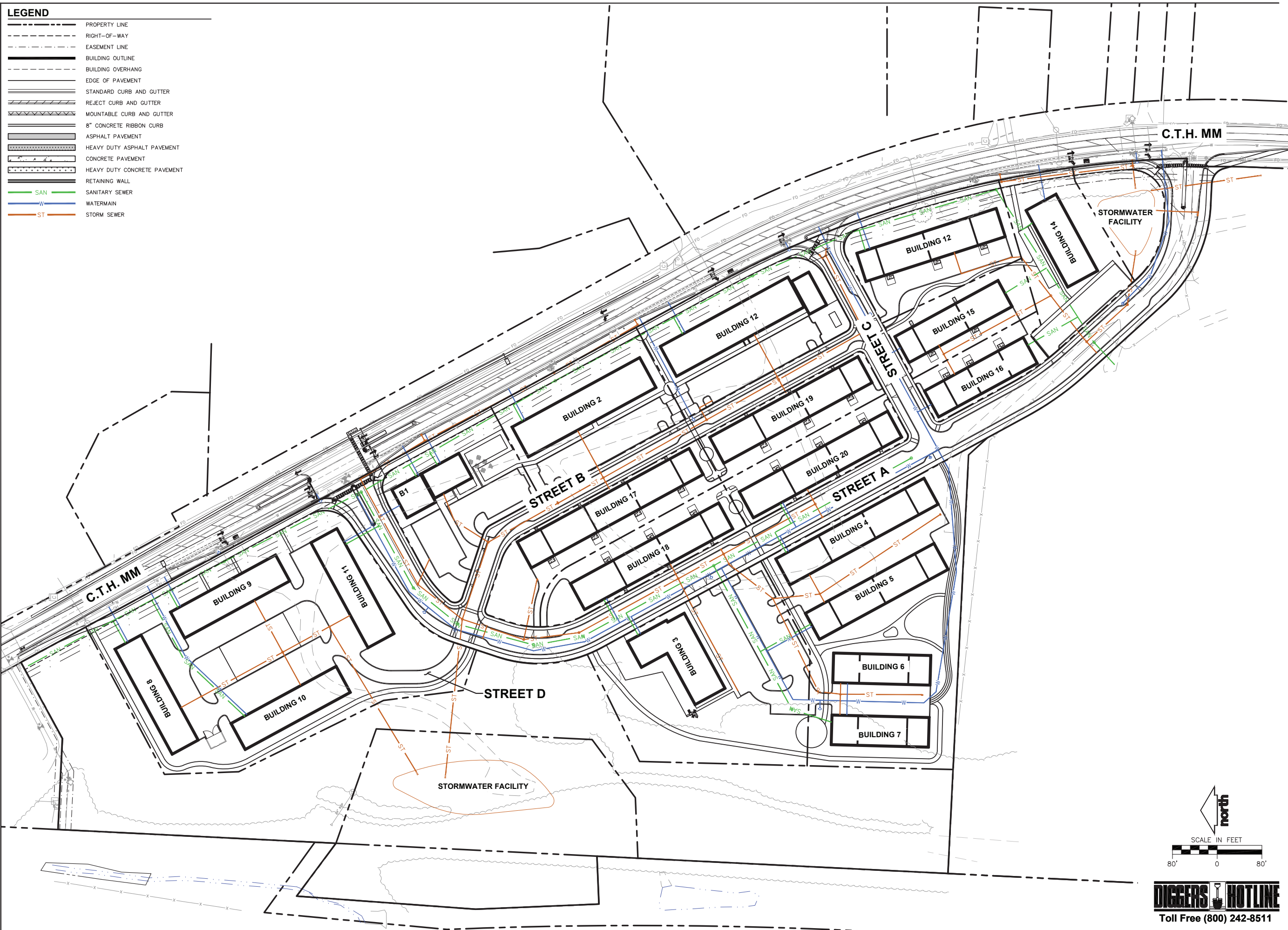


Preview has been updated



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
▬	BUILDING OUTLINE
▬▬▬	BUILDING OVERHANG
▬▬▬▬	EDGE OF PAVEMENT
▬▬▬▬▬	STANDARD CURB AND GUTTER
▬▬▬▬▬▬	REJECT CURB AND GUTTER
▬▬▬▬▬▬▬	MOUNTABLE CURB AND GUTTER
▬▬▬▬▬▬▬▬	8" CONCRETE RIBBON CURB
▬▬▬▬▬▬▬▬▬	ASPHALT PAVEMENT
▬▬▬▬▬▬▬▬▬▬	HEAVY DUTY ASPHALT PAVEMENT
▬▬▬▬▬▬▬▬▬▬▬	CONCRETE PAVEMENT
▬▬▬▬▬▬▬▬▬▬▬▬	HEAVY DUTY CONCRETE PAVEMENT
▬▬▬▬▬▬▬▬▬▬▬▬▬	RETAINING WALL
— SAN —	SANITARY SEWER
— W —	WATERMAIN
— ST —	STORM SEWER



CREATE THE VISION TELL THE STORY

jsdinc.com
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
ROYAL CAPITAL

CLIENT ADDRESS:
 710 N PLANKINTON AVE. SUITE 300
 MILWAUKEE, WI 53203

PROJECT:
NINE SPRINGS

PROJECT LOCATION:
 FITCHBURG, WI 53711
 DANE COUNTY

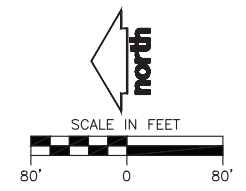
PLAN MODIFICATIONS:

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Designed By: MSS/CTD
 Reviewed By: ACG
 Approved By:

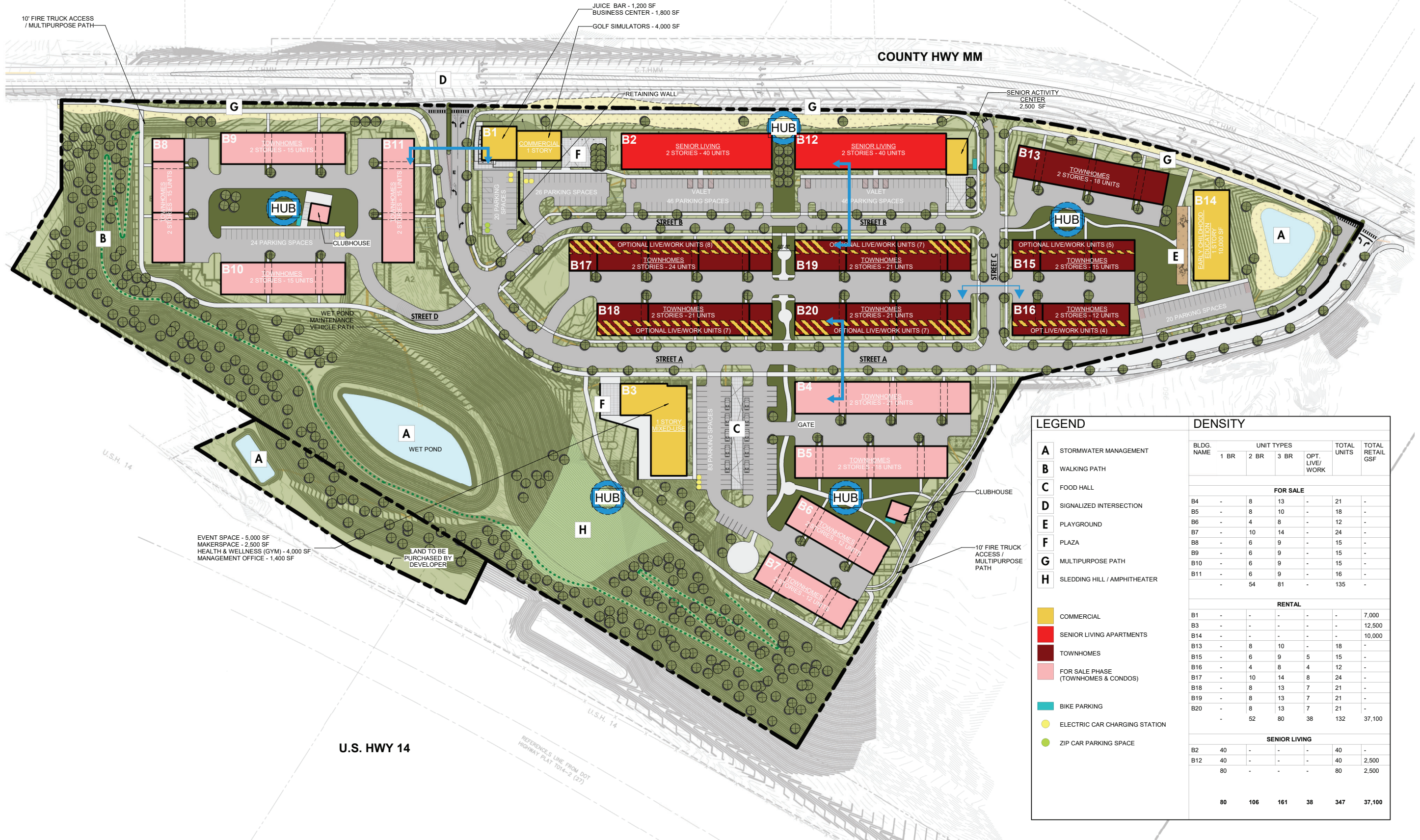
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C6.0
 JSD PROJECT NO: 21-10566



File: I:\2021\2110566\DWG\Civil Sheets\2110566 Con Docs.dwg Layout: C6.0 User: msaunder Plot: Mar 22, 2022 - 2:41pm Xref's:

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BLDG. NAME		UNIT TYPES				TOTAL UNITS	TOTAL RETAIL GSF
		1 BR	2 BR	3 BR	OPT. LIVE/WORK		
FOR SALE							
B4	-	8	13	-	-	21	-
B5	-	8	10	-	-	18	-
B6	-	4	8	-	-	12	-
B7	-	10	14	-	-	24	-
B8	-	6	9	-	-	15	-
B9	-	6	9	-	-	15	-
B10	-	6	9	-	-	15	-
B11	-	6	9	-	-	16	-
	-	54	81	-	-	135	-
RENTAL							
B1	-	-	-	-	-	-	7,000
B3	-	-	-	-	-	-	12,500
B14	-	-	-	-	-	-	10,000
B13	-	8	10	-	-	18	-
B15	-	6	9	5	-	15	-
B16	-	4	8	4	-	12	-
B17	-	10	14	8	-	24	-
B18	-	8	13	7	-	21	-
B19	-	8	13	7	-	21	-
B20	-	8	13	7	-	21	-
	-	52	80	38	-	132	37,100
SENIOR LIVING							
B2	40	-	-	-	-	40	-
B12	40	-	-	-	-	40	2,500
	80	-	-	-	-	80	2,500
	80	106	161	38	-	347	37,100

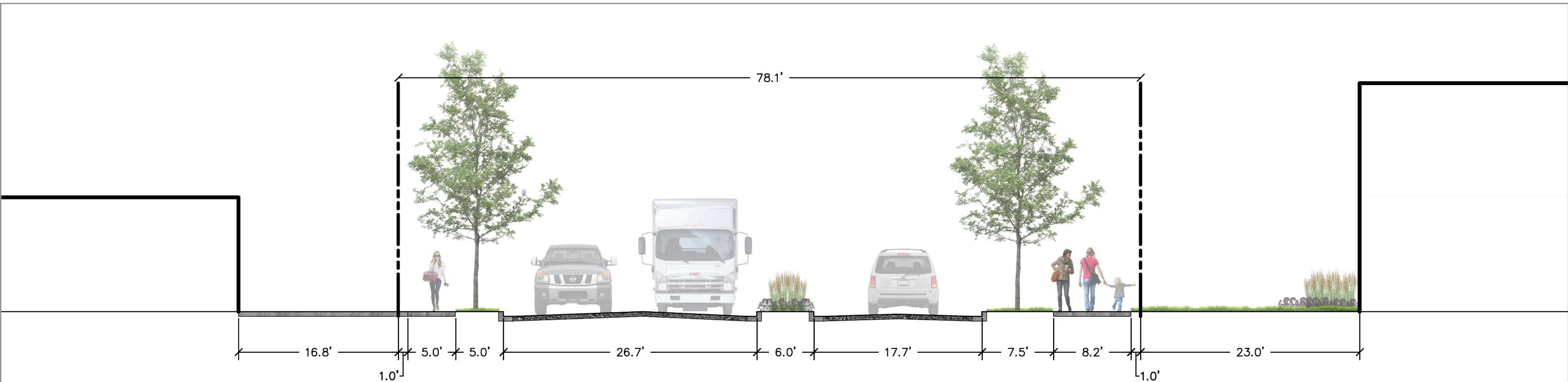
FITCHBURG HOUSING

SITE PLAN
SCALE: 1" = 60'-0"

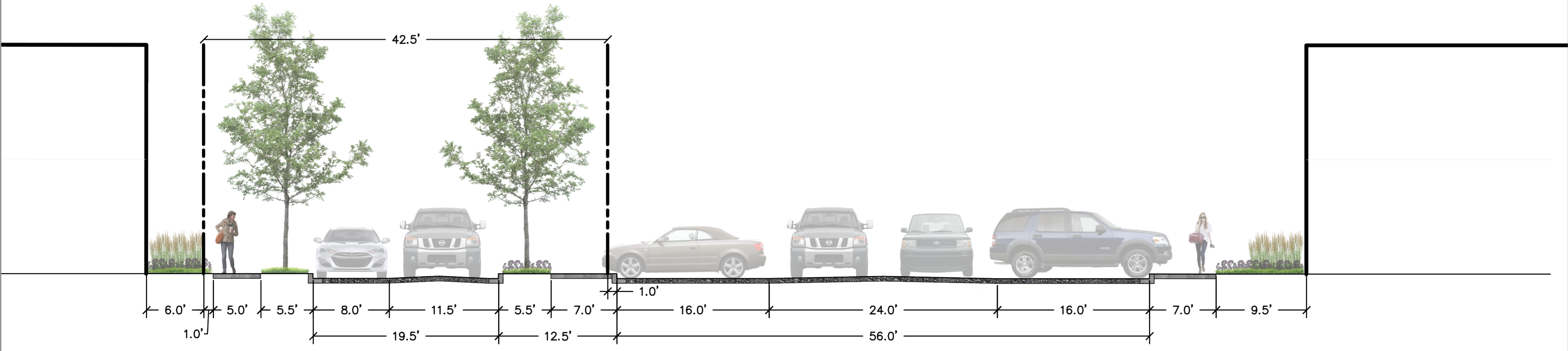


03-22-2022
Engberg Anderson Project No. 213326.00

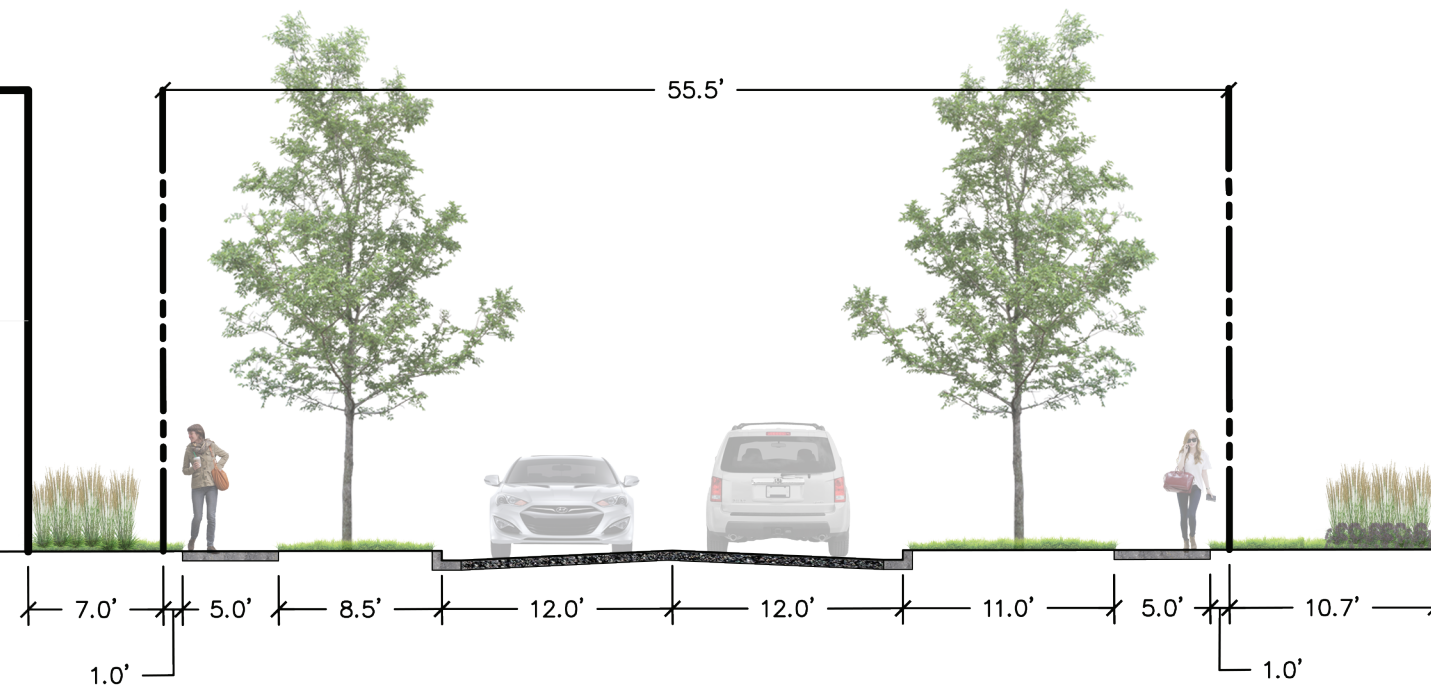




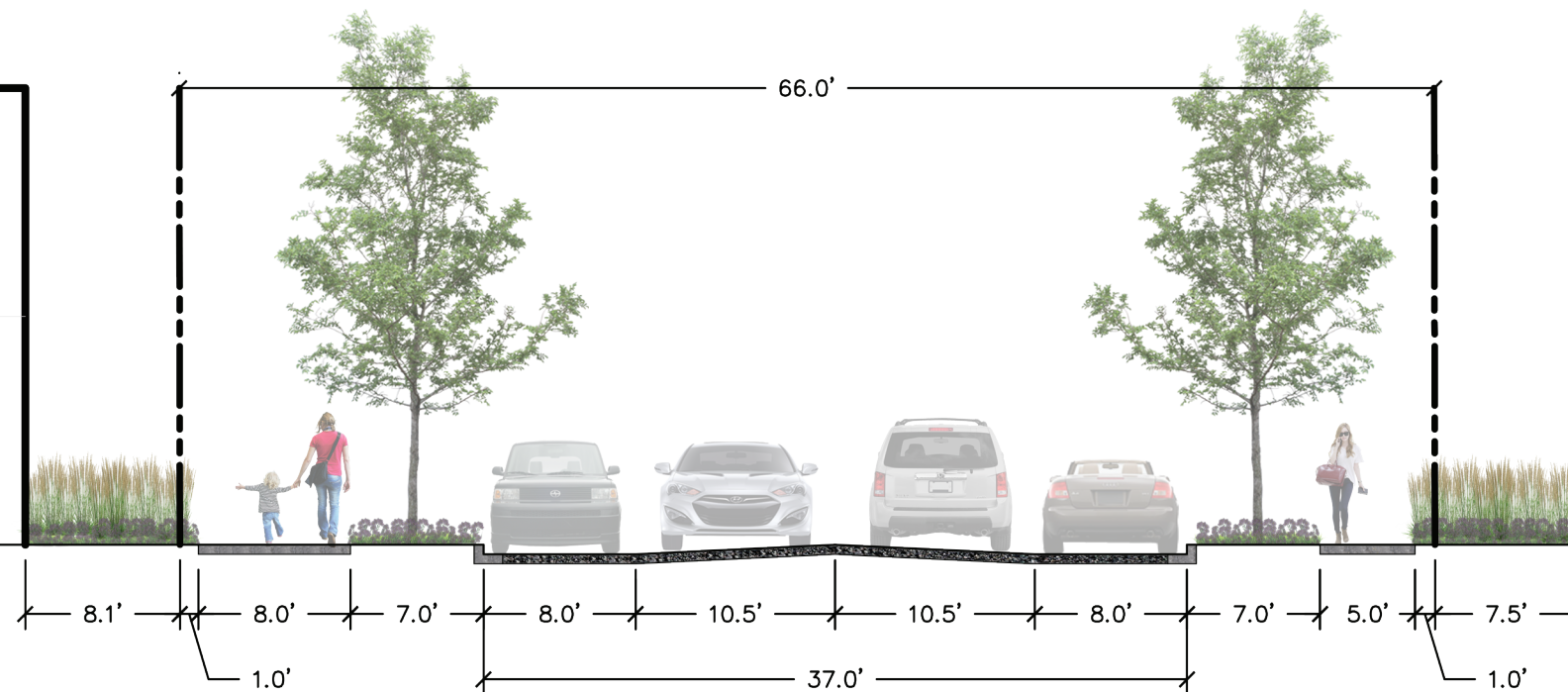
STREET A (ADJACENT TO BUILDING B1)



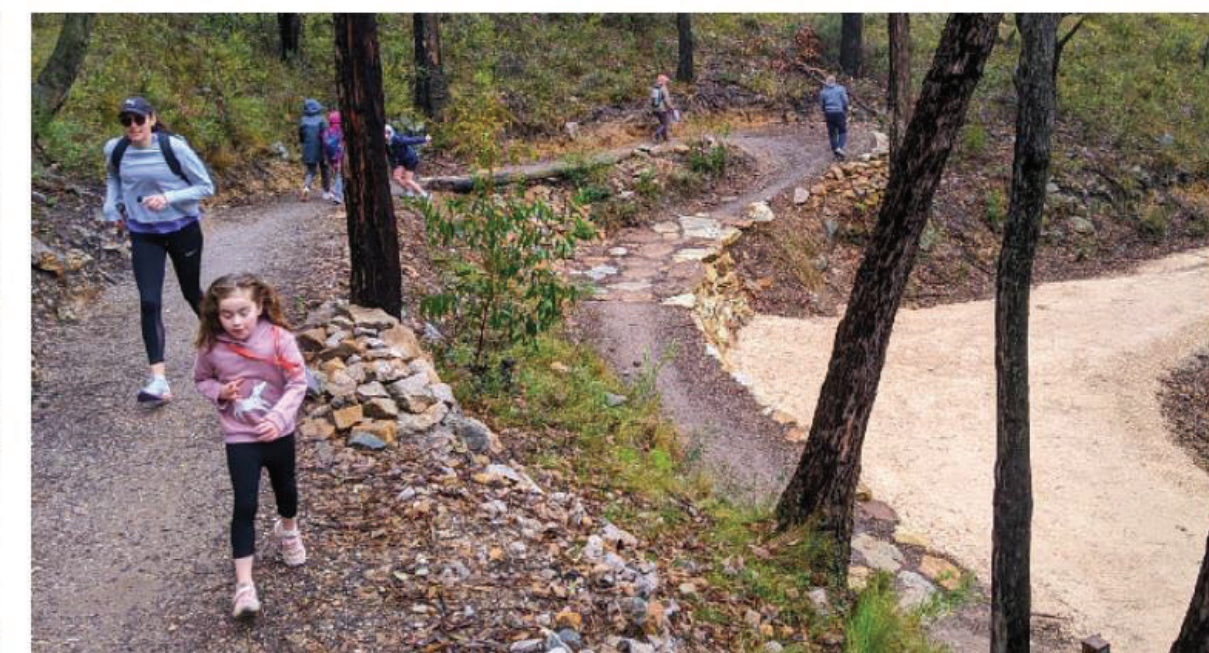
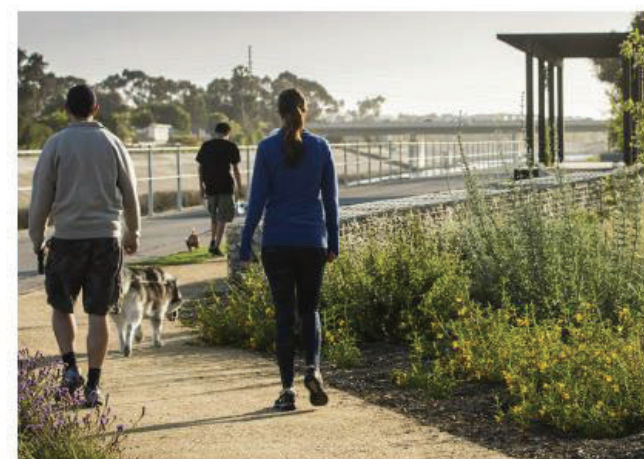
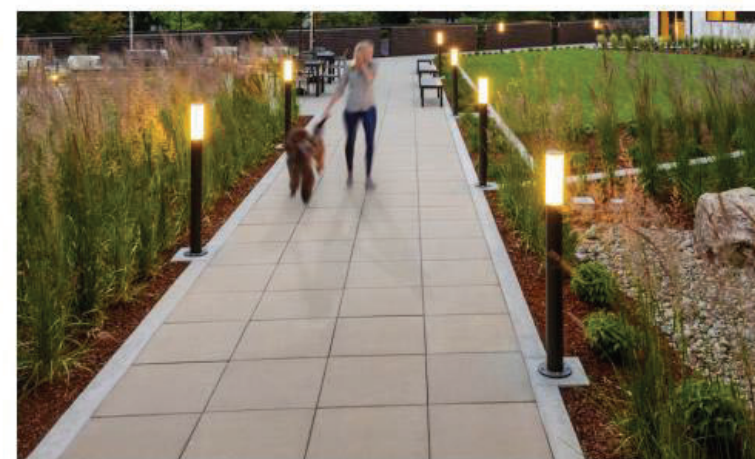
STREET B



STREET C



STREET A



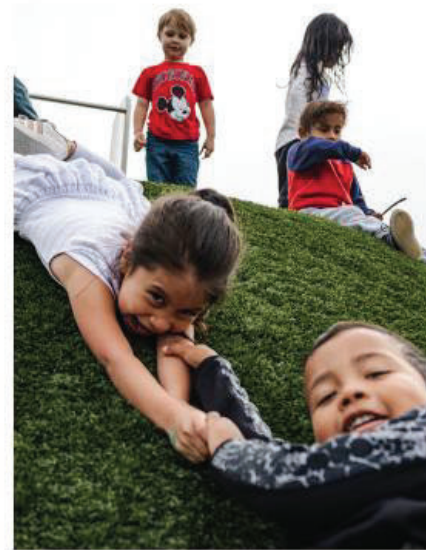
PEDESTRIAN TRAVEL -TRAIL SYSTEMS



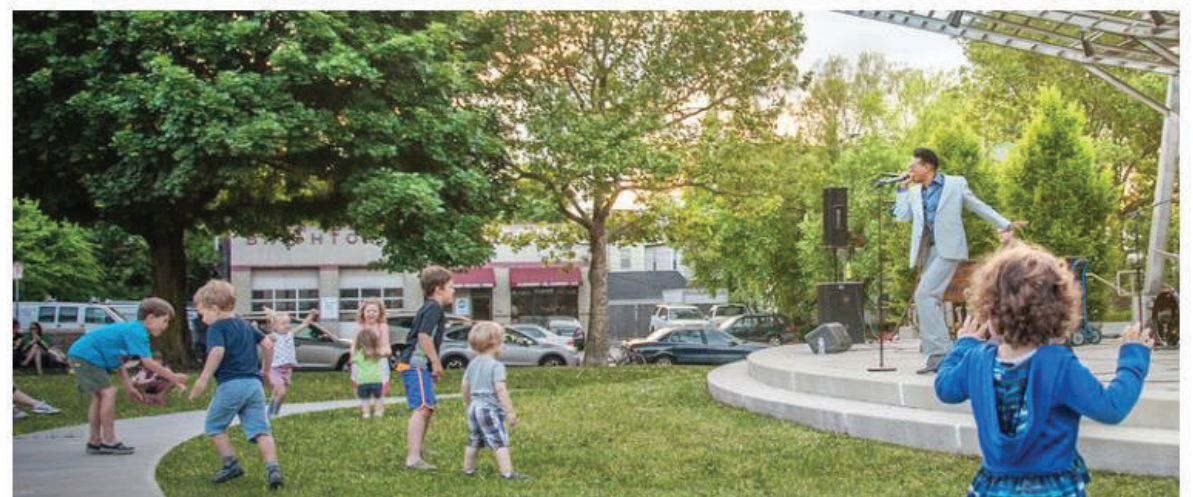
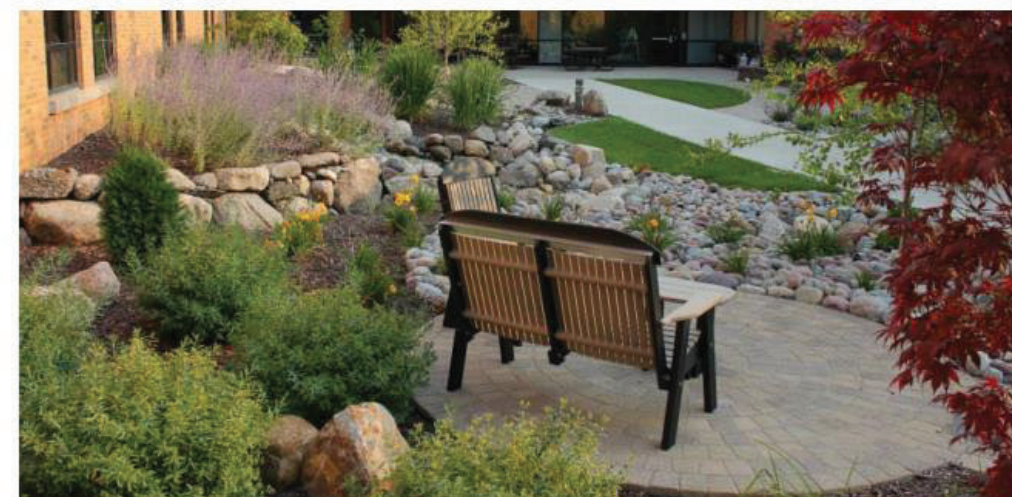
1 SPORTS COURTYARD



SOCIAL HUBS – SPORTS COURTYARD



2 COMMUNITY PLAZA & GARDEN



SOCIAL HUBS – COMMUNITY PLAZA & HEALING GARDEN

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3 LINEAR AXIS PARK

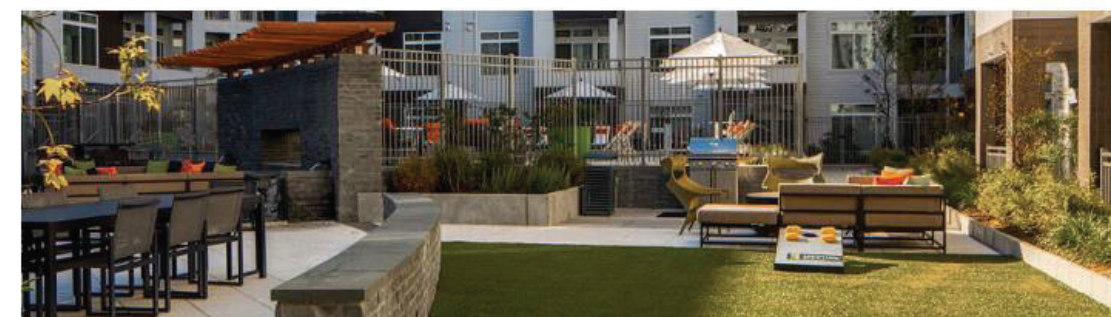
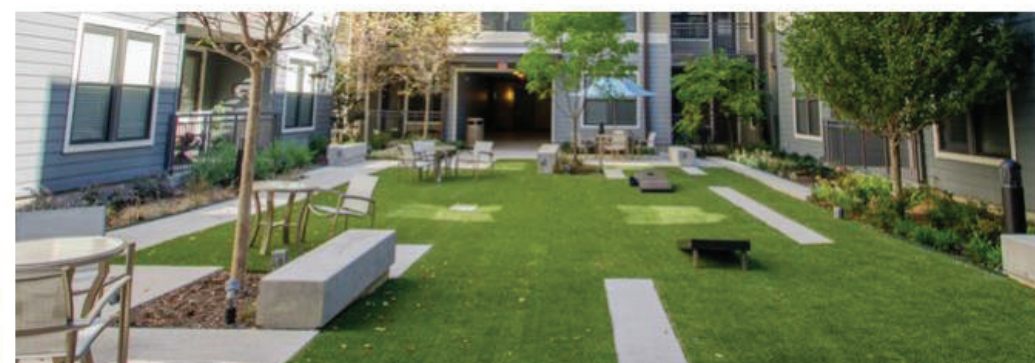
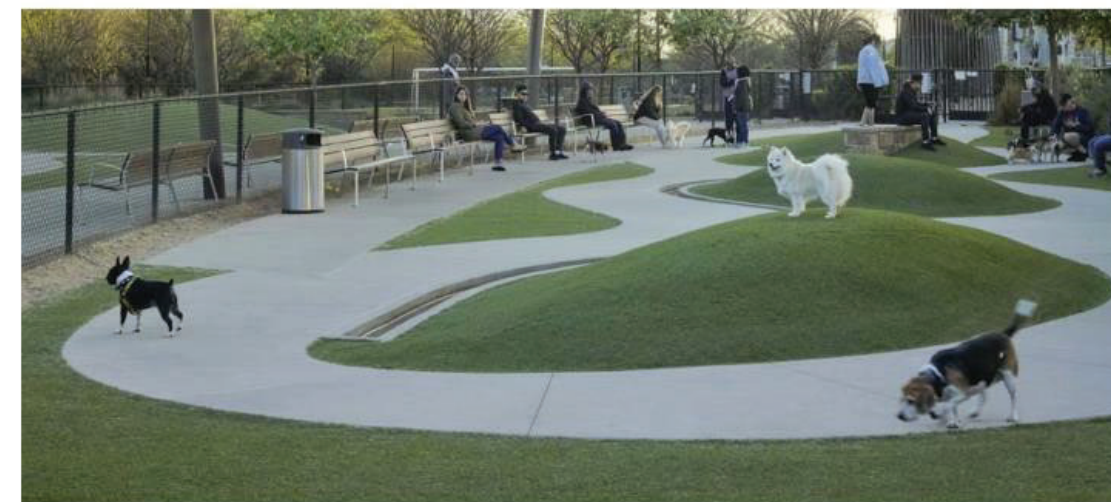
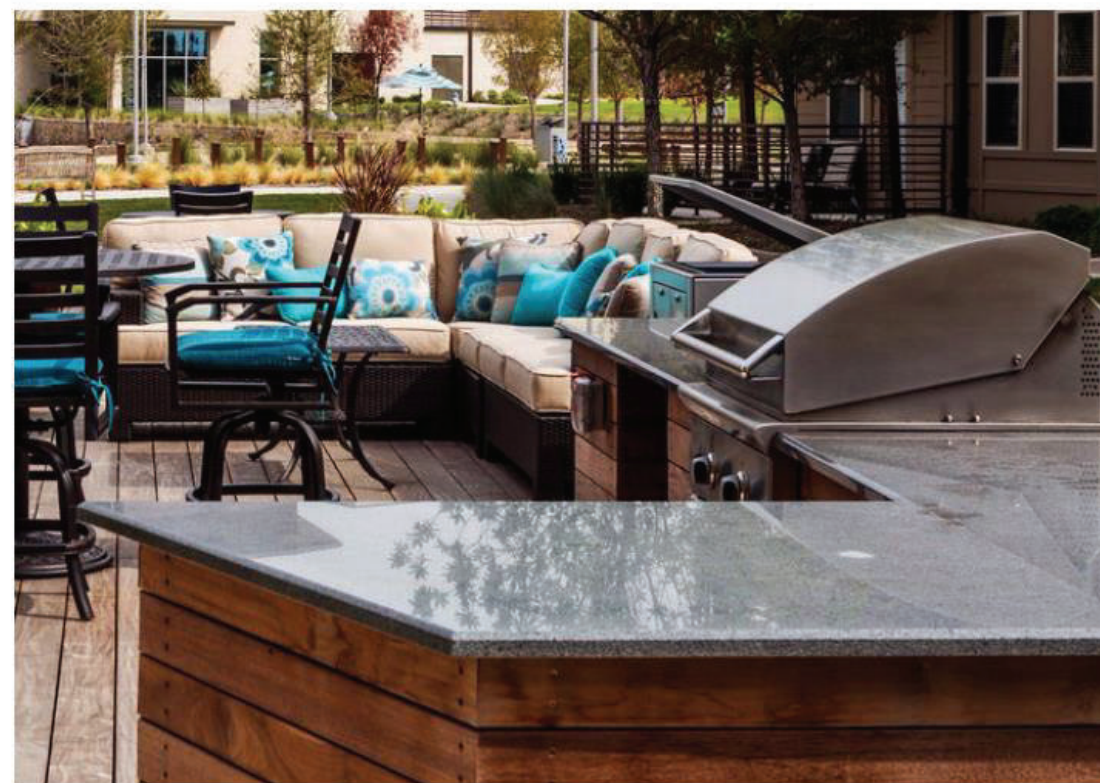


SOCIAL HUBS – LINEAR AXIS PARK

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