



Comprehensive Permit Application:
Village at Chebacco Hill
133 Essex Street, Hamilton

May 1, 2024

**133 Essex Street,
Hamilton**
Overview of
Village at Chebacco Hill

- 59 senior housing units in 32 buildings
 - 15 of the units will be restricted in perpetuity to be SHI eligible and will be required to house at least one occupant over 55 years of age
 - Opportunity for seniors to purchase homes with market-rate values of \$750k – \$1.0M for approximately \$280k
- Developing approx. 16 acres of the approx. 56.81 acres (approx. 28%) of the portion of the property at 133 Essex Street (the “Site”)
 - 5.25 acres (approx. 33% of the developed are and approx. 9% of the total lot) will be impervious

**133 Essex Street,
Hamilton**
**Ancillary Benefits to
the Town**

- Conservation restriction on approx. 40.81 acres (approx. 72% of the total 56.81 acres) will be held by the Town
- \$70,000 donation to Town of Hamilton Council on Aging to fund a handicapped vehicle
- Opens land for access currently unavailable to the public:
 - Trail connection to Chebacco Woods will be installed
 - Perpetual easement will be donated to the Town
 - Public trailhead parking area will be constructed
 - Will include an EV charging station

**133 Essex Street,
Hamilton**
Benefits to the Town

- The Town of Hamilton is below the required 10% affordable housing requirement
- This project addresses the need for affordable housing and is consistent with local needs under M.G.L ch. 40B, § 20
- The project would bring the Town into the one-year safe harbor given that the proposed units meet the 0.5% increase of SHI

**133 Essex Street,
Hamilton**
**Applicant's
Qualifications**

- Chebacco Hill Capital Partners, LLC
 - Limited Dividend Organization in accordance with 760 CMR 56.02 and 56.04(1)(a)
 - Has control of the Site through a P&S agreement
 - Received Project Eligibility Letter from MassHousing
 - Project addresses the need for affordable housing in the Town because the Town contains less than the required 10% low or moderate income housing units required



Intersection of Essex Street and Chebacco Road



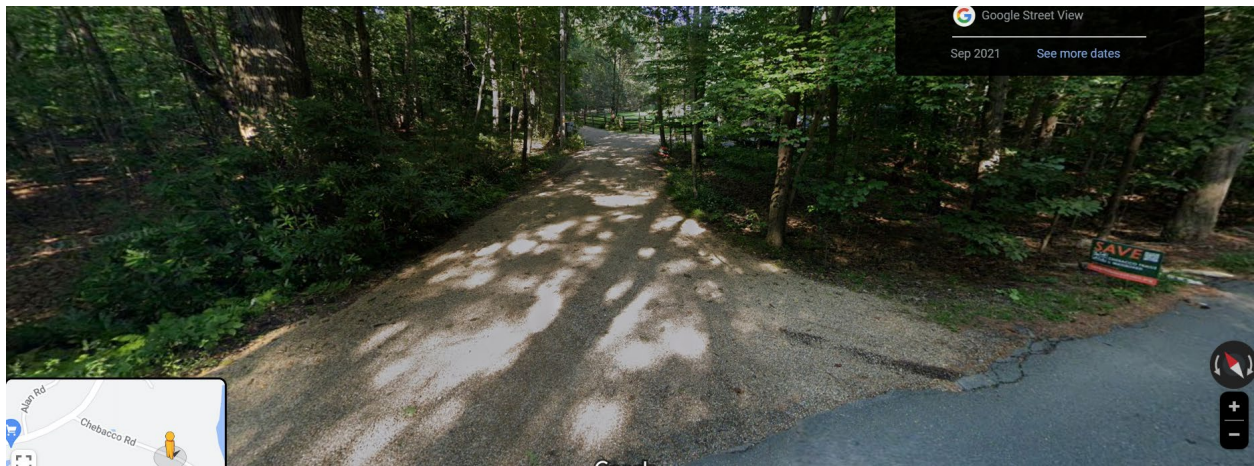
Looking down Chebacco Road towards development site



Development Site



Development Site



Driveway entrance to home on Chebacco Road



Martel Rd

Alan Rd

Chebacco Rd

Chebacco Rd

Chebacco Rd

Chebacco Rd

Chebacco Rd

Meranda Cir

Villa Rd

Chebacco

Meadowbrook Farm

Beck Pond

Chebacco Woods

the Bend

ue North Gallery
temporarily closed

idgeberry Ln

VIEW OF THE DRIVEWAY
APPROACH



**VIEW FROM THE 128 SIDE
APPROACH**



VIEW FROM ESSEX STREET
APPROACH





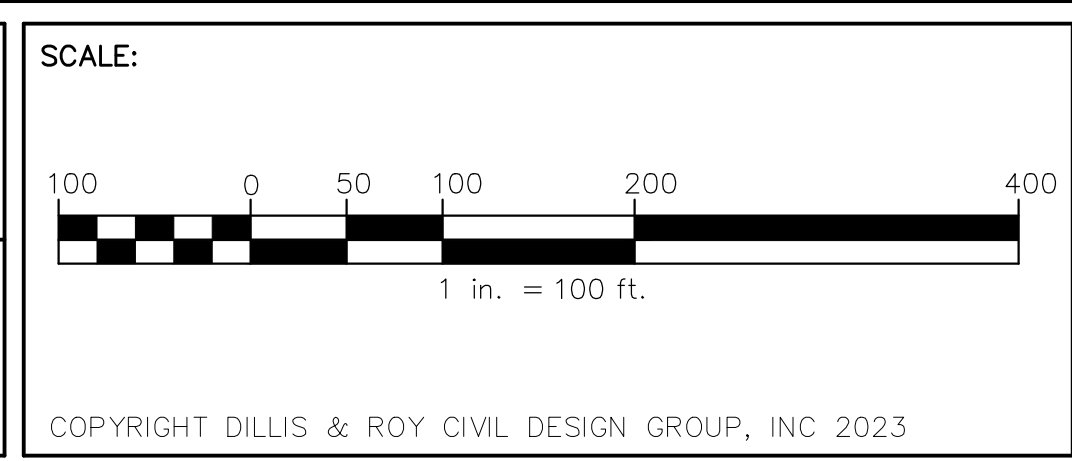
PREPARED BY:

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 1 MAIN STREET, SUITE 1 PHONE: (978) 779-6091
 LUNENBURG, MA 01462 www.dillisanndroy.com

OWNER:
 COUNTRY SQUIRE REALTY, INC.
 103 RIVER ROAD
 TOPSFIELD, MASSACHUSETTS

APPLICANT:
 CHEBACCO HILL CAPITAL PARTNERS, LLC
 P.O. BOX 1044
 SUDBURY, MASSACHUSETTS



DATE:	3/19/23
DESIGN BY:	RPV
DRAWN BY:	RPV
CHECKED BY:	GSR

ORTHOGRAPHIC SITE PLAN			
133 ESSEX STREET			
HAMILTON, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY

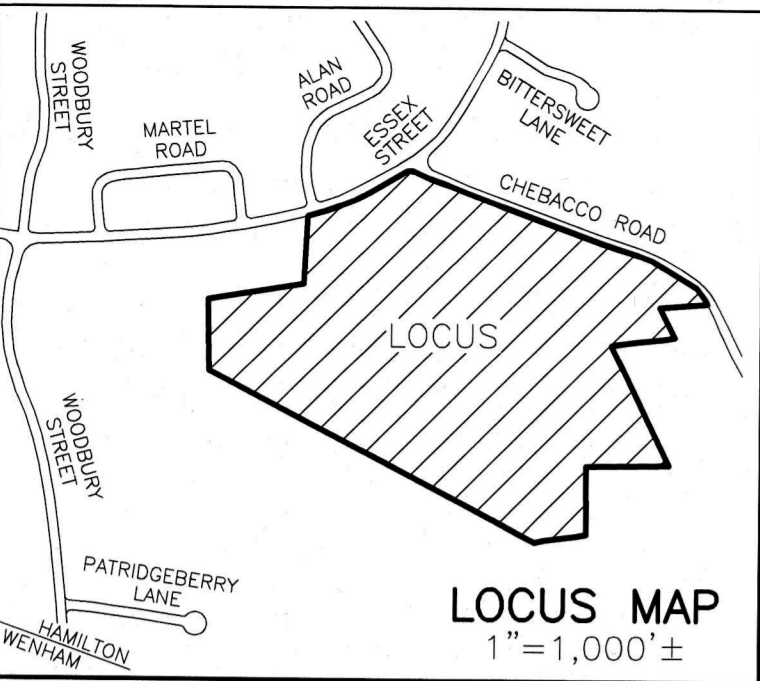
JOB NO. 7465

DRAWING NO. 7465-ORTHO

SHEET NO. **EX**

**133 Essex Street,
Hamilton
Site Plan**

- Dillis & Roy Civil Design Group, Inc.



PLAN OF LAND IN HAMILTON, MA

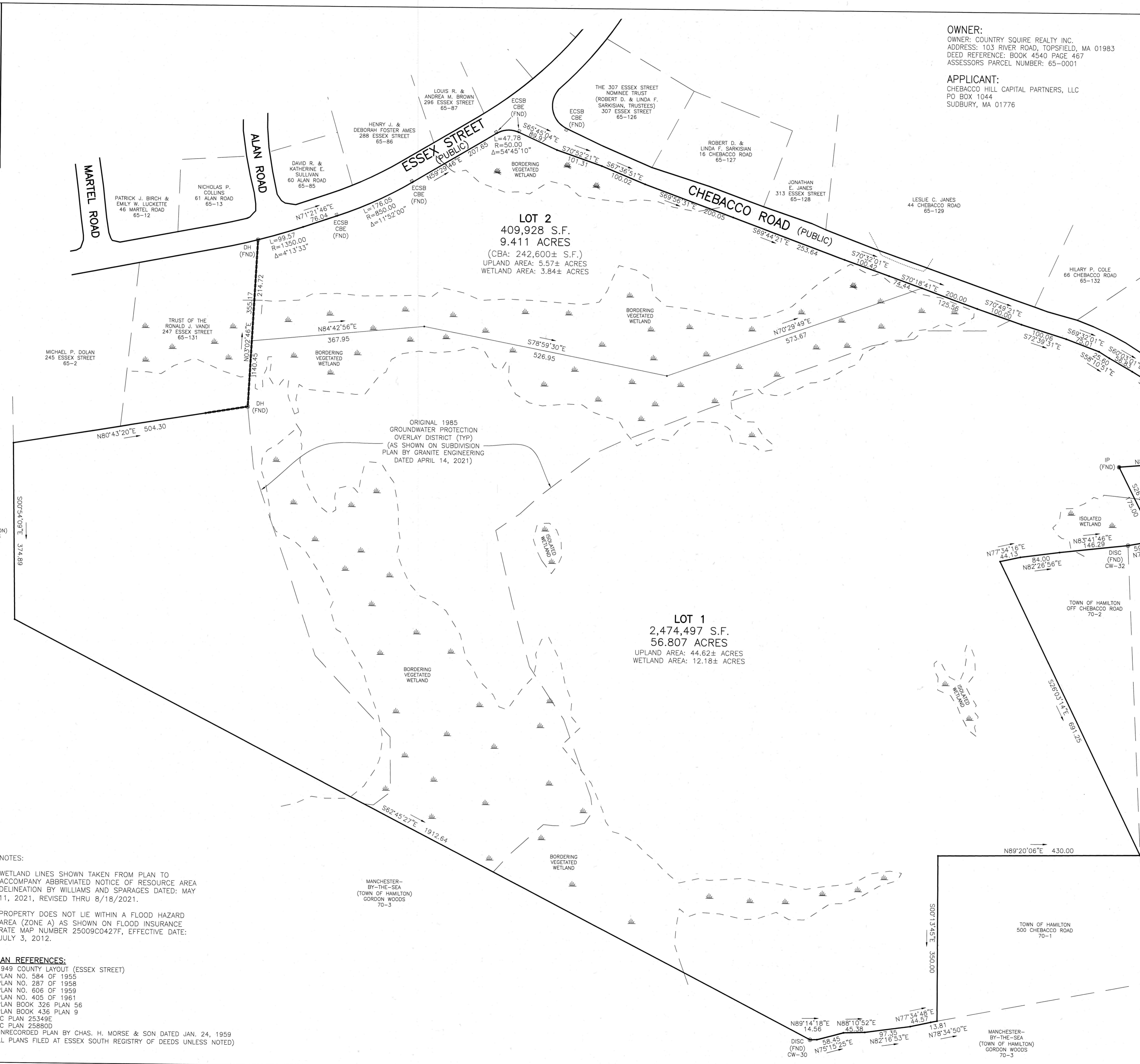
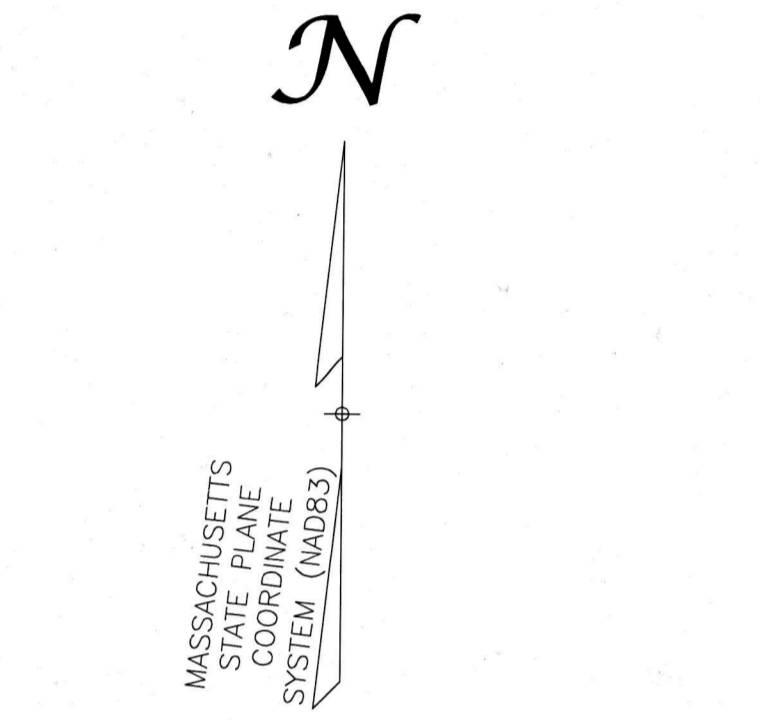
OWNER:
OWNER: COUNTRY SQUIRE REALTY INC.
ADDRESS: 103 RIVER ROAD, TOPSFIELD, MA 01983
DEED REFERENCE: BOOK 4540 PAGE 467
ASSESSORS PARCEL NUMBER: 65-0001

APPLICANT:
CHEBACCO HILL CAPITAL PARTNERS, LLC
PO BOX 1044
SUDBURY, MA 01776

SCALE: 1" = 100' DATE: SEPTEMBER 29, 2021

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

John J. O'Rourke III
(9-30-2021)



LEGEND OF ABBREVIATIONS
DH - DRILL HOLE
ECSB - ESSEX COUNTY STONE BOUND
CBE - CENTER BACK EDGE
IP - IRON PIPE
(FND) - FOUND

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
John J. O'Rourke III P.L.S.
WILLIAMS & SPARAGES LLC

NOTES:
WETLAND LINES SHOWN TAKEN FROM PLAN TO ACCOMPANY ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION BY WILLIAMS AND SPARAGES DATED: MAY 11, 2021, REVISED THRU 8/18/2021.

PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0427F, EFFECTIVE DATE: JULY 3, 2012.

PLAN REFERENCES:
-1949 COUNTY LAYOUT (ESSEX STREET)
-PLAN NO. 584 OF 1955
-PLAN NO. 287 OF 1958
-PLAN NO. 606 OF 1959
-PLAN NO. 405 OF 1961
-PLAN BOOK 326 PLAN 56
-PLAN BOOK 436 PLAN 9
-LC PLAN 25349E
-LC PLAN 25880D
-UNRECORDED PLAN BY CHAS. H. MORSE & SON DATED JAN. 24, 1959
(ALL PLANS FILED AT ESSEX SOUTH REGISTRY OF DEEDS UNLESS NOTED)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
HAMILTON PLANNING BOARD
William J. Wilgus
W.C. White
Gracie Crowl
John J. O'Rourke III
DATE: *Richard A. Kraft*
OCT. 5, 2021

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CH. 41, SEC. 81L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

ZONE: R-1B
MINIMUM LOT AREA: 40,000 S.F. (80,000 S.F. IF IN GROUNDWATER PROTECTION OVERLAY DISTRICT)
MINIMUM CONTIGUOUS BUILDING AREA (CBA): 20,000 S.F. (80,000 S.F. IF IN GROUNDWATER PROTECTION OVERLAY DISTRICT)
MINIMUM LOT FRONTAGE: 175'
MINIMUM LOT WIDTH AND DEPTH: 100' AT BUILDING
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF STORIES: 3
MINIMUM FRONT YARD: 25' (OR 50' FROM CENTERLINE)
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 15'
MAXIMUM BUILDING COVERAGE OF LOT: 25%
PROPERTY PARTIALLY LIES IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT



GENERAL NOTES:

1. THIS PLAN SET HAS BEEN PREPARED IN ACCORDANCE WITH THE TOWN OF HAMILTON COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS - SECTION 2.01(A)(1) - PRELIMINARY SITE DEVELOPMENT PLANS. WETLAND LINES AND PORTION OF TOPOGRAPHY SHOWN ARE TAKEN FROM PLAN BY MERIDIAN ASSOCIATES, DATED 1/25/2021 ENTITLED "TO ACCOMPANY AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION 133 ESSEX STREET RECORD CONDITIONS PLAN OF LAND LOCATED IN HAMILTON, MASSACHUSETTS (ESSEX COUNTY) PREPARED FOR RESTORATION CAPITAL"
2. VERNAL POOL SHOWN WAS DELINEATED AND LOCATED BY WILLIAMS AND SPARAGES IN MAY 2012.
3. PORTION OF TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC CONDUCTED IN MAY 2021.
4. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
6. THE SITE IS NOT LOCATED WITHIN NHESP ESTIMATED HABITATS OF RARE WILDLIFE OR NHESP PRIORITY HABITAT OF RARE SPECIES PER THE 15TH EDITION OF THE NATURAL HERITAGE ATLAS EFFECTIVE AUGUST 1, 2021.
7. THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A OR ZONE AE) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0427F, EFFECTIVE DATE: JULY 3, 2012.

EXISTING CONDITIONS PLAN 2 - SHEET C2.1
 LAYOUT & MATERIALS PLAN 2 - SHEET C3.1
 UTILITY PLAN 1 - SHEET C4.2
 GRADING PLAN 1 - SHEET C5.2

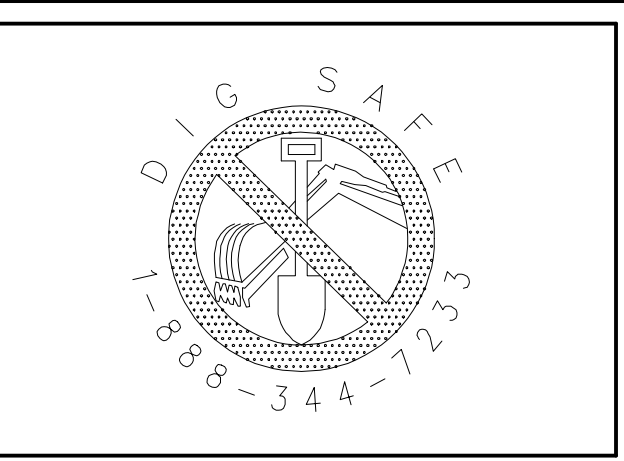
ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:
DILLIS & ROY
 CIVIL DESIGN GROUP
 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisanroy.com

OWNER:
 COUNTRY SQUIRE REALTY, INC.
 103 RIVER ROAD TOPSFIELD, MASSACHUSETTS
 APPLICANT:
 CHEBACCO HILL CAPITAL PARTNERS, LLC
 P.O. BOX 1044 SUDBURY, MASSACHUSETTS

SCALE:

 1 in. = 100 ft.
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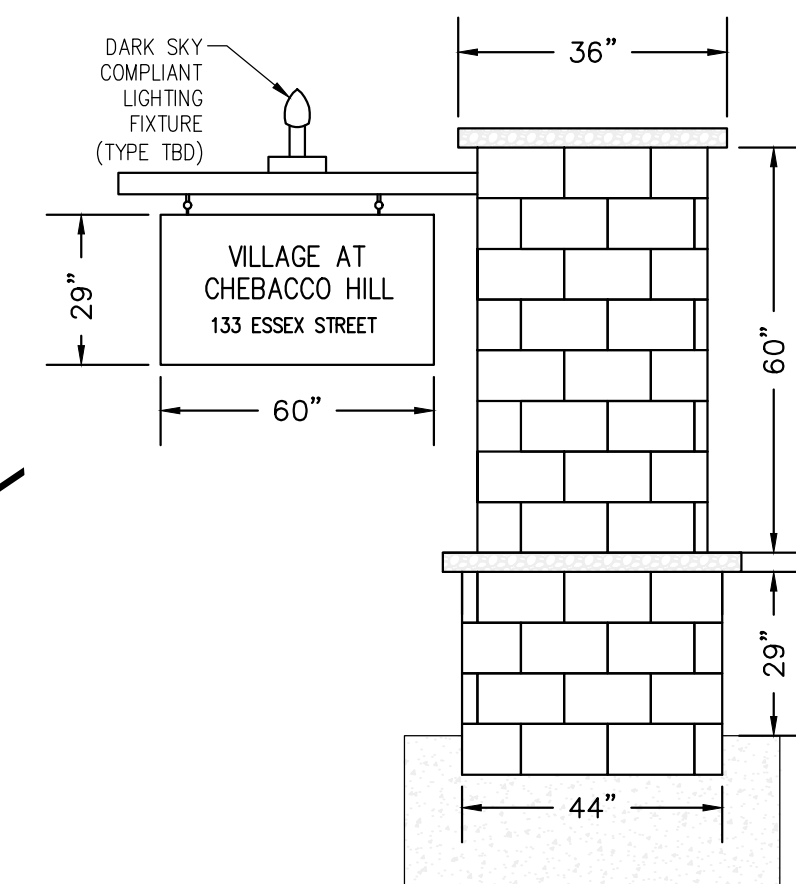
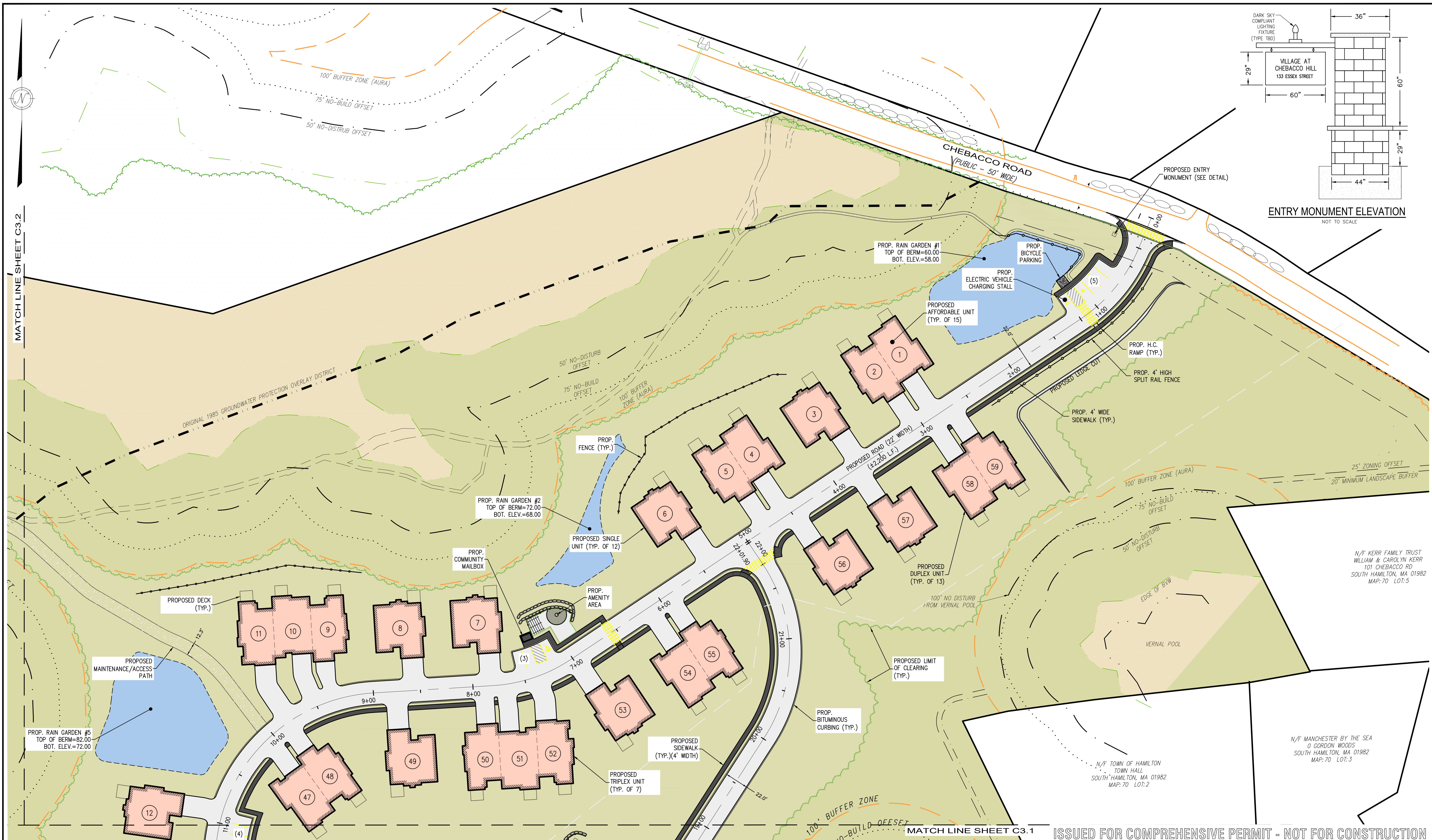


DATE:	3/04/24
DESIGN BY:	RPV
DRAWN BY:	RPV
CHECKED BY:	GSR

PRELIMINARY KEY SHEET			
VILLAGE AT CHEBACCO HILL			
133 ESSEX STREET			
HAMILTON, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY

JOB NO. 7465
 DRAWING NO. 7465-KEY
 SHEET NO. **C1.1**

MATCH LINE SHEET C3.2



ENTRY MONUMENT ELEVATION
NOT TO SCALE

N/F KERR FAMILY TRUST
WILLIAM & CAROLYN KERR
101 CHEBACCO RD
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 5

N/F MANCHESTER BY THE SEA
GORDON WOODS
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 3

N/F TOWN OF HAMILTON
TOWN HALL
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 2

MATCH LINE SHEET C3.1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:

DILLIS & ROY
CIVIL DESIGN GROUP

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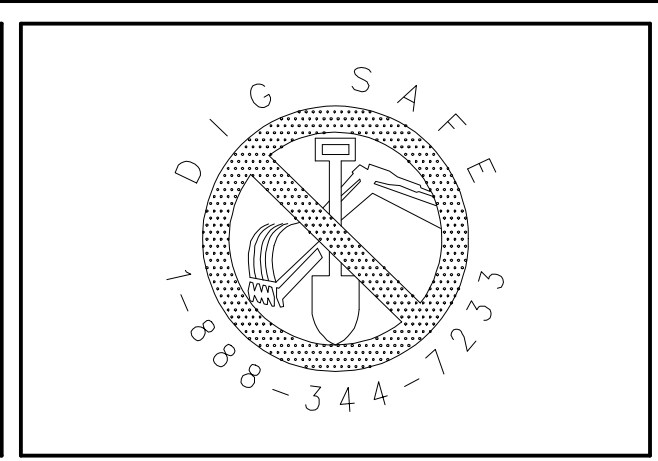
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TOPSFIELD, MASSACHUSETTS

APPLICANT:
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P.O. BOX 1044
SUDBURY, MASSACHUSETTS

SCALE:

1 in. = 40 ft.

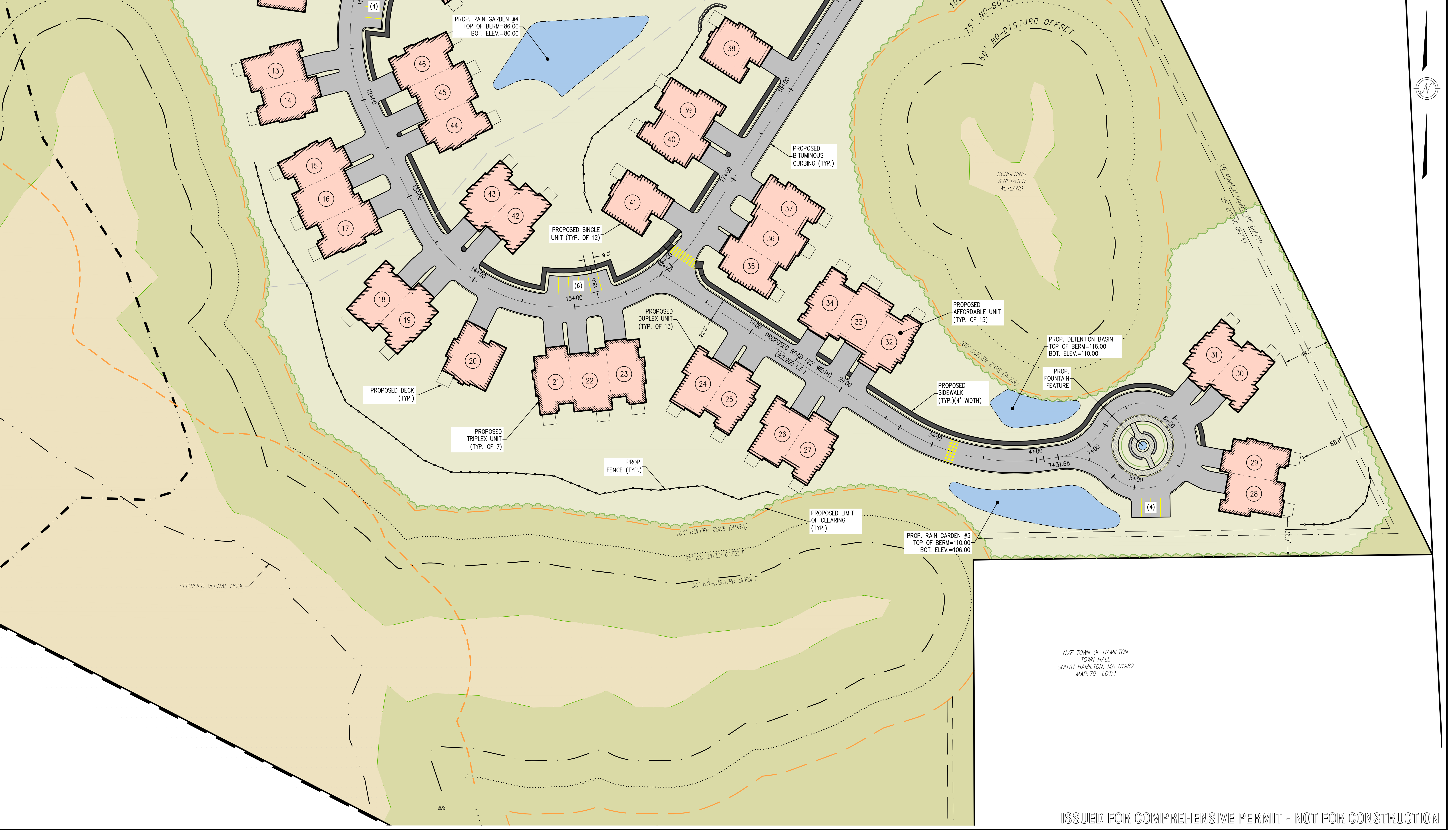
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DESIGN BY:	RPV
DRAWN BY:	RPV
CHECKED BY:	GSR

PRELIMINARY LAYOUT & MATERIAL PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY

JOB NO. 7465
DRAWING NO. 7465-LAYOUT
SHEET NO. **C3.0**



N/F TOWN OF HAMILTON
TOWN HALL
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 1

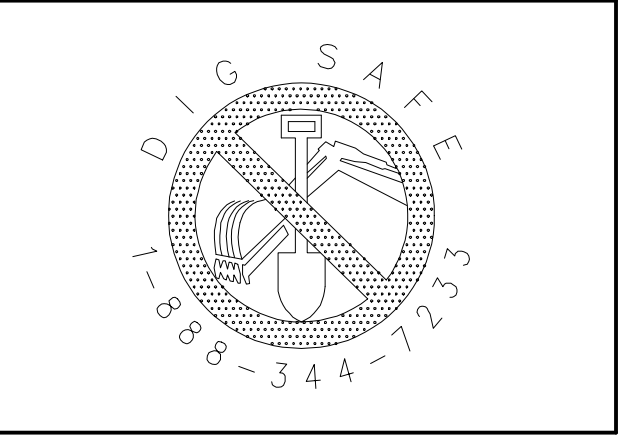
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SCALE:

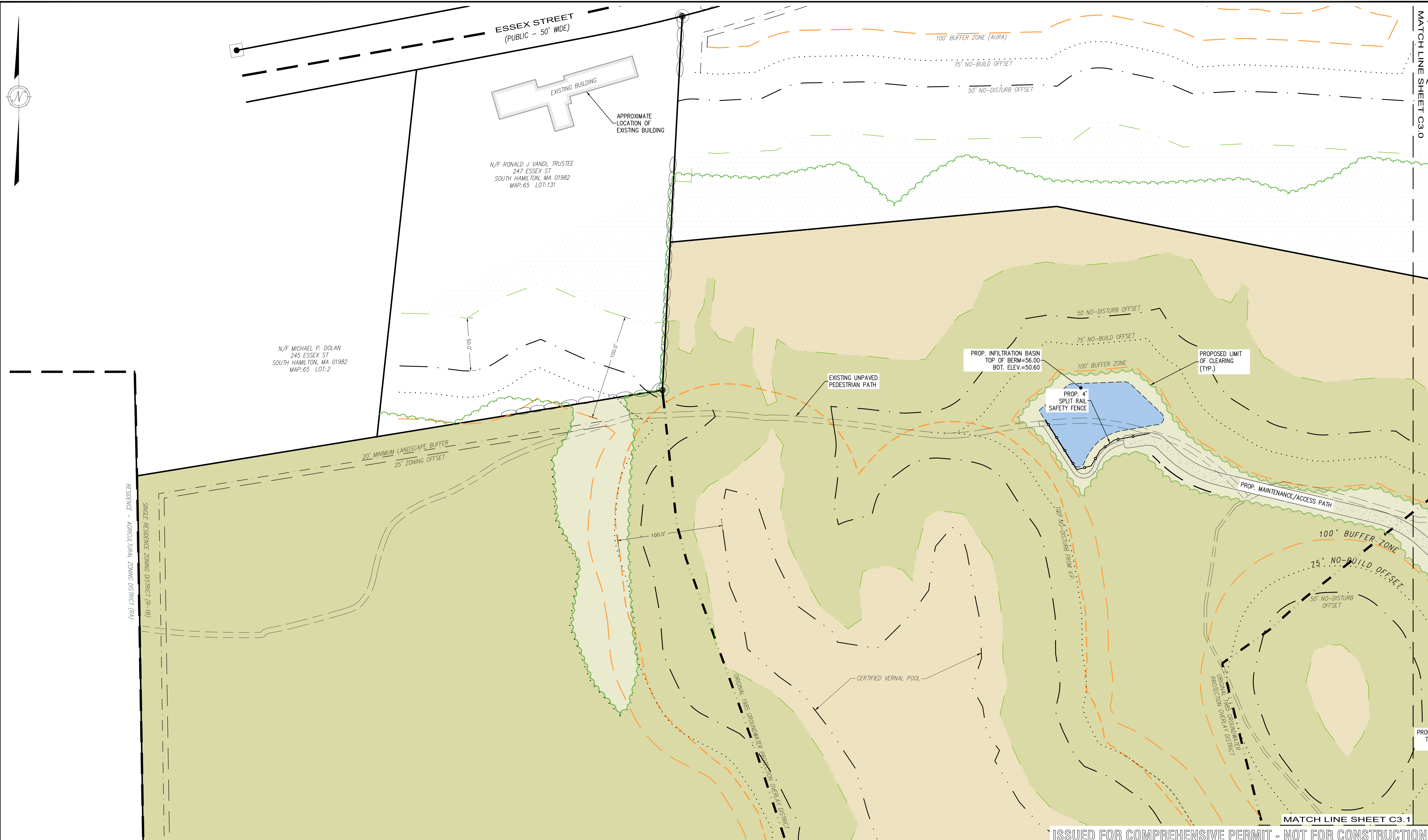
 1 in. = 40 ft.
 COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC 2024



DATE:
3/04/24
 DESIGN BY:
RPV
 DRAWN BY:
RPV
 CHECKED BY:
GSR

PRELIMINARY LAYOUT & MATERIAL PLAN			
VILLAGE AT CHEBACCO HILL			
133 ESSEX STREET			
HAMILTON, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY

JOB NO. 7465
 DRAWING NO. 7465-LAYOUT
 SHEET NO. **C3.1**



MATCH LINE SHEET C3.0

MATCH LINE SHEET C3.1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:

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CIVIL DESIGN GROUP

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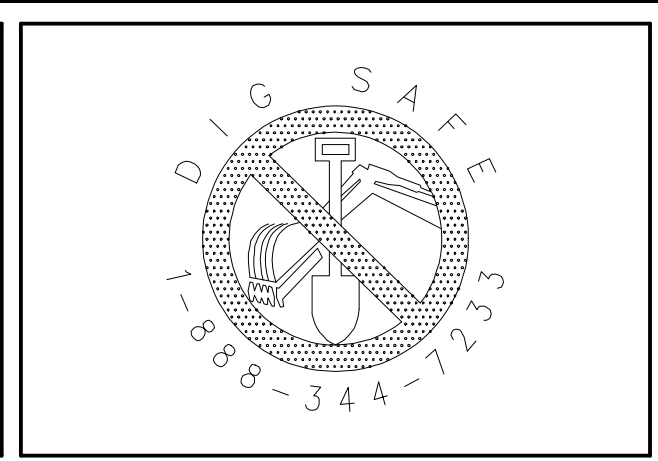
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P.O. BOX 1044
SUDBURY, MASSACHUSETTS

SCALE:

1 in. = 40 ft.

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PRELIMINARY LAYOUT & MATERIAL PLAN			
VILLAGE AT CHEBACCO HILL			
133 ESSEX STREET			
HAMILTON, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	7465
DRAWING NO.	7465-LAYOUT
SHEET NO.	C3.2

**133 Essex Street,
Hamilton**
Architectural Drawings

- Lagrasse Yanowitz and Feyl



1 TRIPLEX FRONT ELEVATION
3/16" = 1'-0"



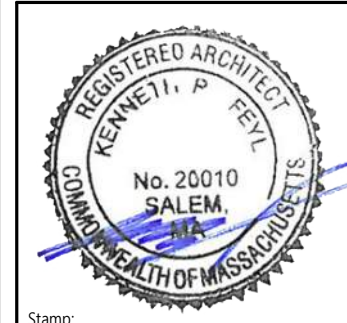
2 TRIPLEX LEFT ELEVATION
3/16" = 1'-0"



3 TRIPLEX RIGHT ELEVATION
3/16" = 1'-0"



4 TRIPLEX BACK ELEVATION
3/16" = 1'-0"



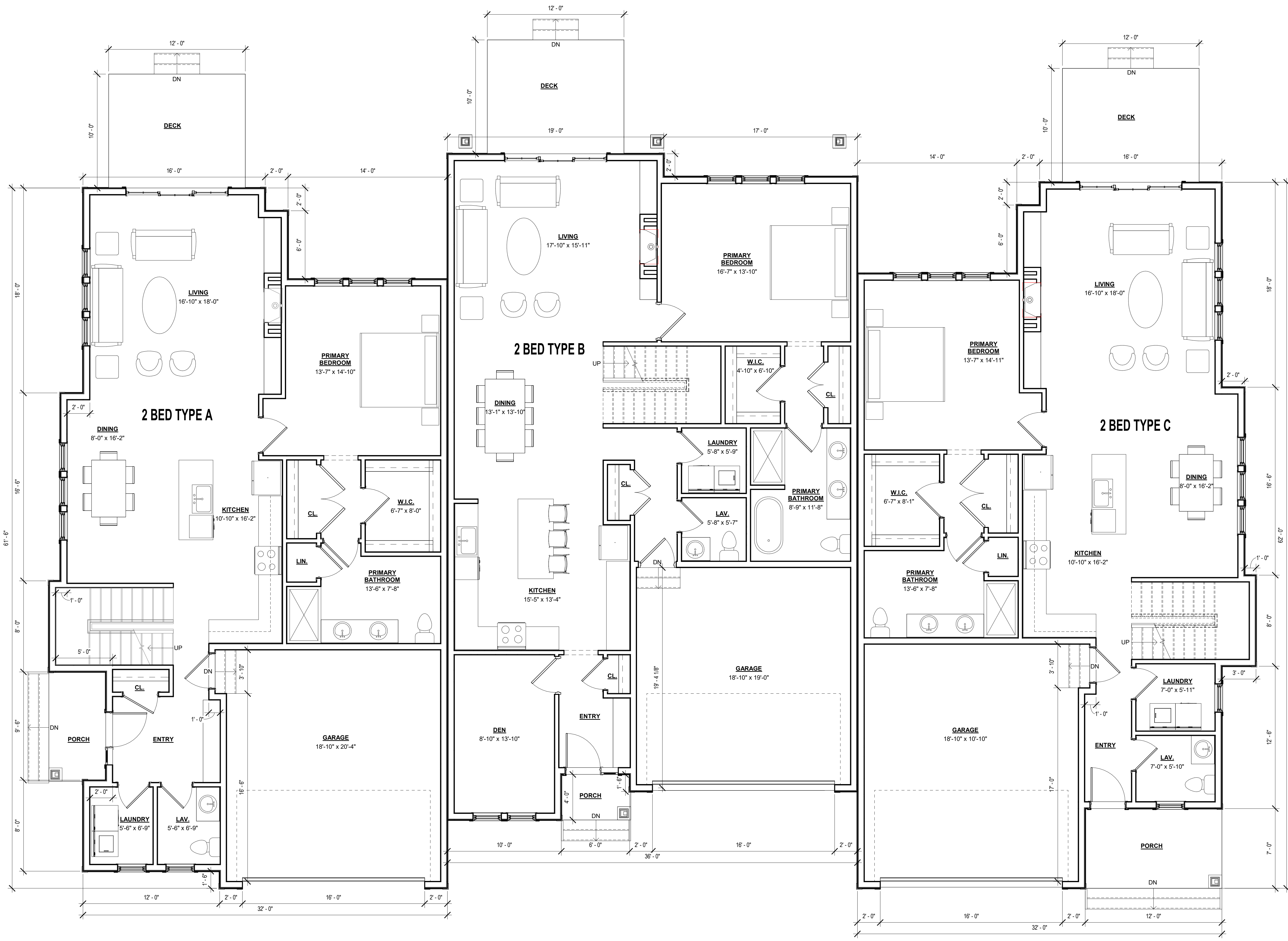
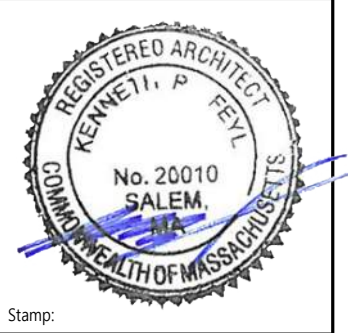
133 ESSEX STREET
HAMILTON, MA.
Enter address here

TRIPLEX ELEVATIONS

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Mark	Date
REVISIONS	
Date	30 April 2024
Scale	3/16" = 1'-0"
Job No.	3222
Sheet No.	

A101B



1 TRIPLEX FIRST FLOOR PLAN
1/4" = 1'-0"

133 ESSEX STREET
HAMILTON, MA.

Enter address here

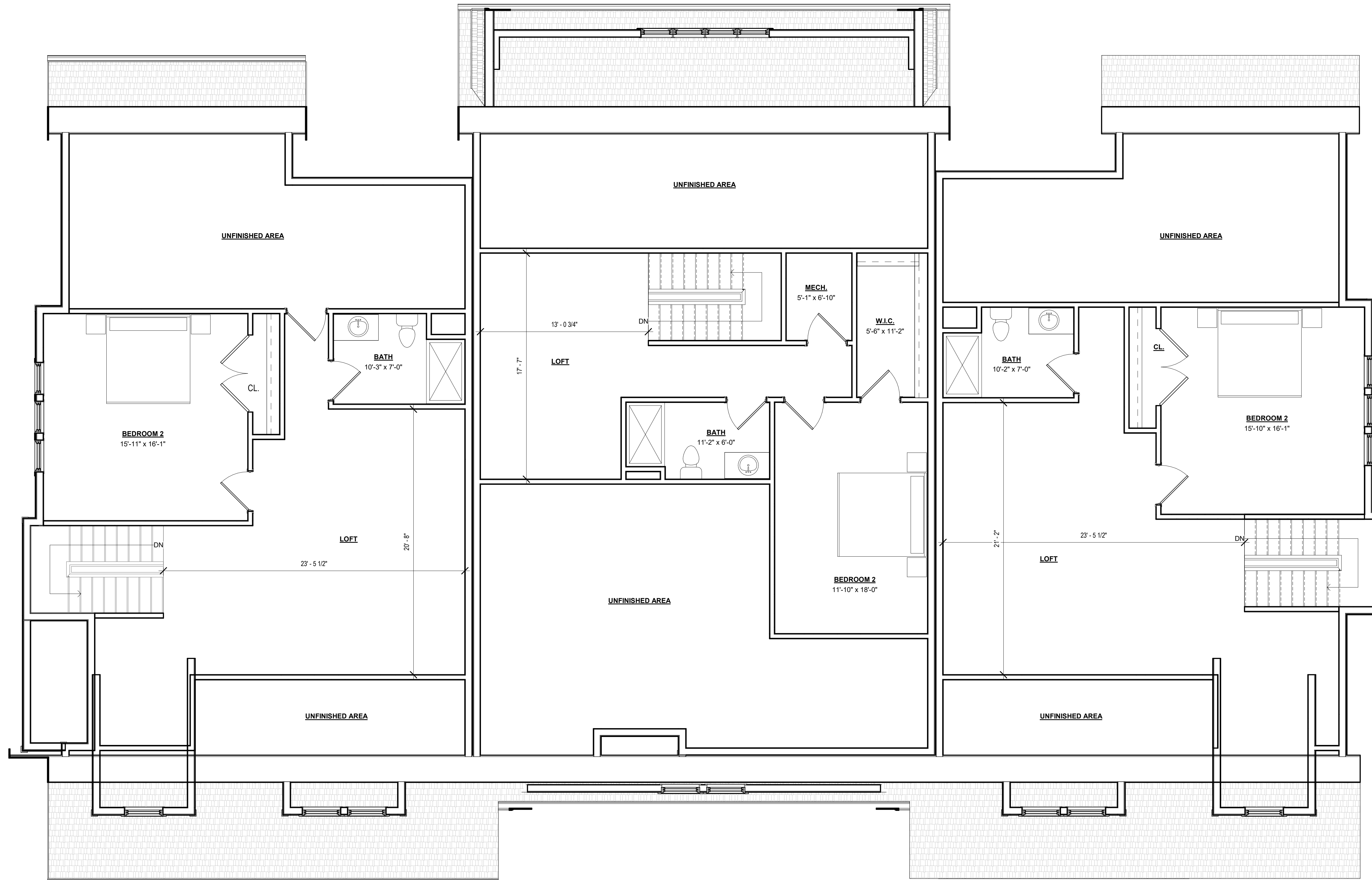
TRIPLEX FIRST FLOOR PLAN

prepared for:
location: Approver

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A101



1 TRIPLEX SECOND FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOT TALLY (Net)*

FIRST FLOOR	
• 2 BED TYPE A	1,160 NSF
• 2 BED TYPE B	1,221 NSF
• 2 BED TYPE A	1,160 NSF
TOTAL FIRST FLOOR AREA =	3,541 NSF SUB TOTAL

SECOND FLOOR	
• 2 BED TYPE A	840 NSF
• 2 BED TYPE B	629 NSF
• 2 BED TYPE A	840 NSF
SECOND FL NET SF =	2,309 NSF

TOTAL BLDG NET SF= 5,850 NSF SUB TOTAL

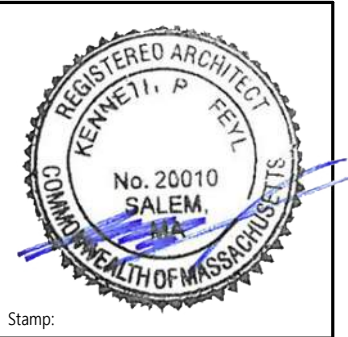
* Net SF is measured at interior wall finish and **does not** include garage or unfinished spaces.

GROSS SQUARE FOOTAGE OF TRIPLEX BUILDING

FIRST FLOOR	- 4,846 GSF
SECOND FLOOR	- 2,497 GSF
TOTAL BUILDING GROSS SF	- 7,343 GSF



LYFarchitects
LAGRASSE YANOWITZ & FEYL
Architecture • Land Planning • Construction Management
One Elm Square | Andover | MA | 01810
(978) 470.3675 | www.LYFarchitects.com



133 ESSEX STREET
HAMILTON, MA.

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TRIPLEX SECOND FLOOR PLAN

prepared for:
location: Approver

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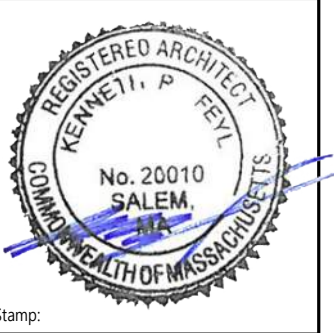
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A101A



LYFarchitects
 LAGRASSE YANOWITZ & FEYL
 Architecture • Land Planning • Construction Management
 One Elm Square | Andover | MA | 01810
 (978) 470.3675 | www.LYFarchitects.com



FRONT / LEFT CORNER VIEW

133 ESSEX STREET
 HAMILTON, MA.

Enter address here

TRIPLEX 3D VIEWS

Prepared for:
 Location: Approver

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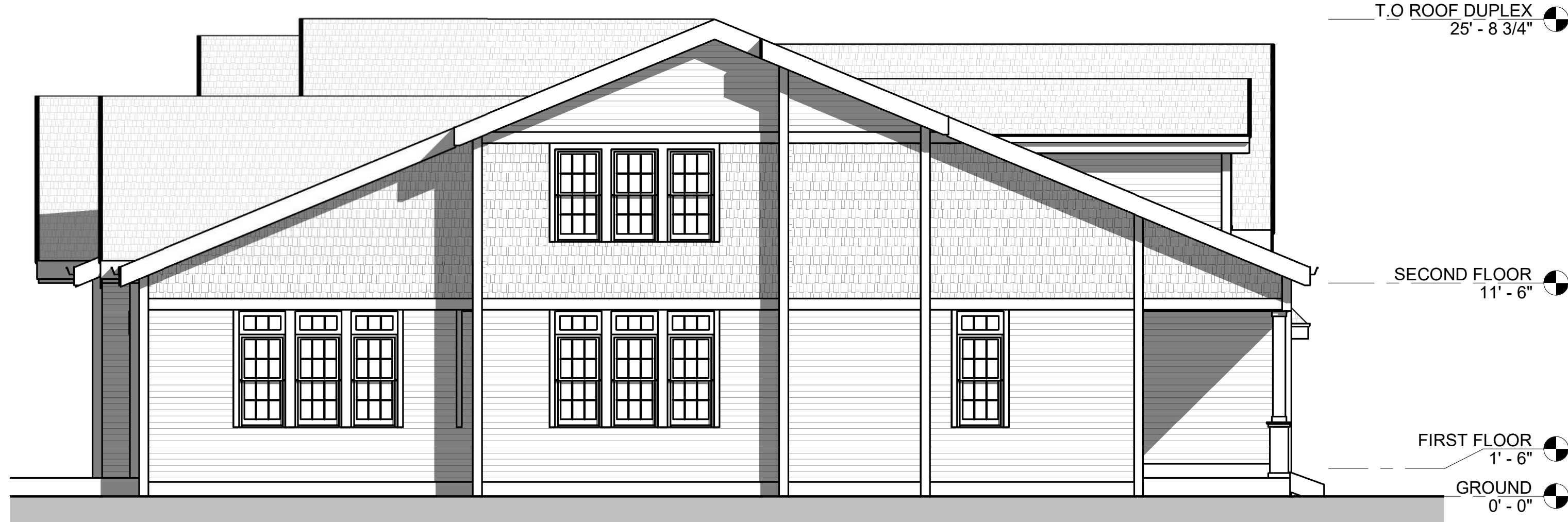
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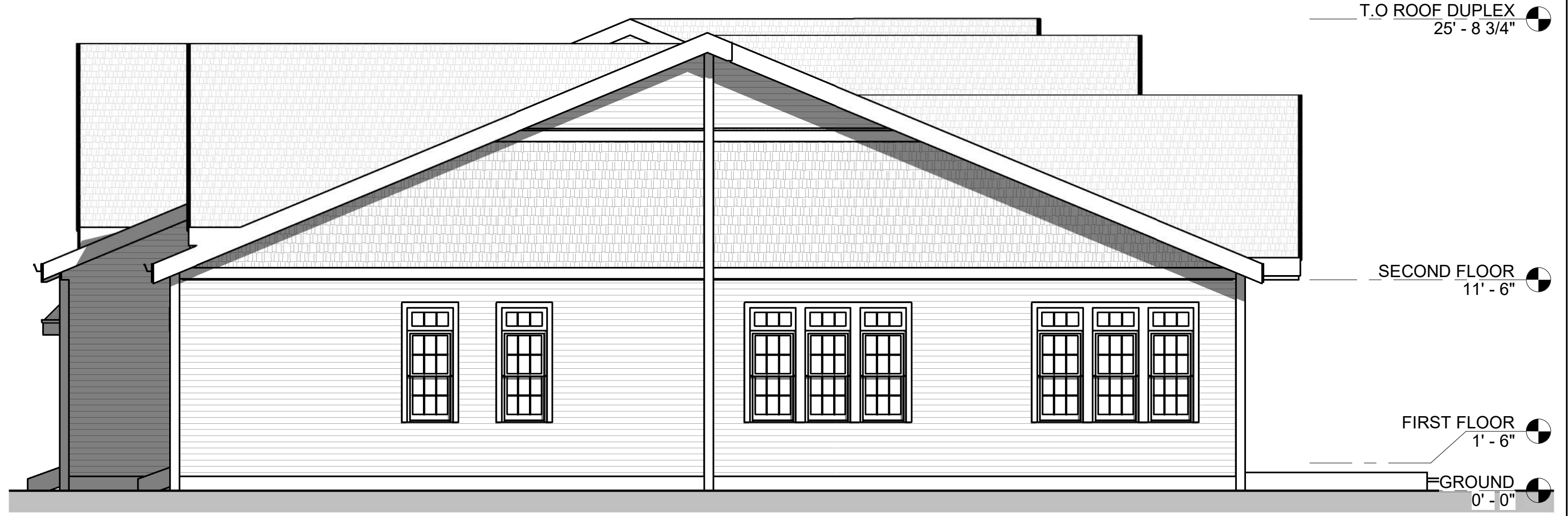
A101D



1 DUPLEX FRONT ELEVATION
3/16" = 1'-0"



2 DUPLEX LEFT ELEVATION
3/16" = 1'-0"



3 DUPLEX RIGHT ELEVATION
3/16" = 1'-0"



4 DUPLEX BACK ELEVATION
3/16" = 1'-0"

LYFarchitects
LAGRASSE YANOWITZ & FEYL
Architecture + Land Planning + Construction Management
One Elm Square | Andover | MA | 01810
(978) 470.3675 | www.LYFarchitects.com

REGISTERED ARCHITECT
KENETH P. FEYL
No. 20010
SALEM
STATE OF MASSACHUSETTS

133 ESSEX STREET
HAMILTON, MA.

Enter address here

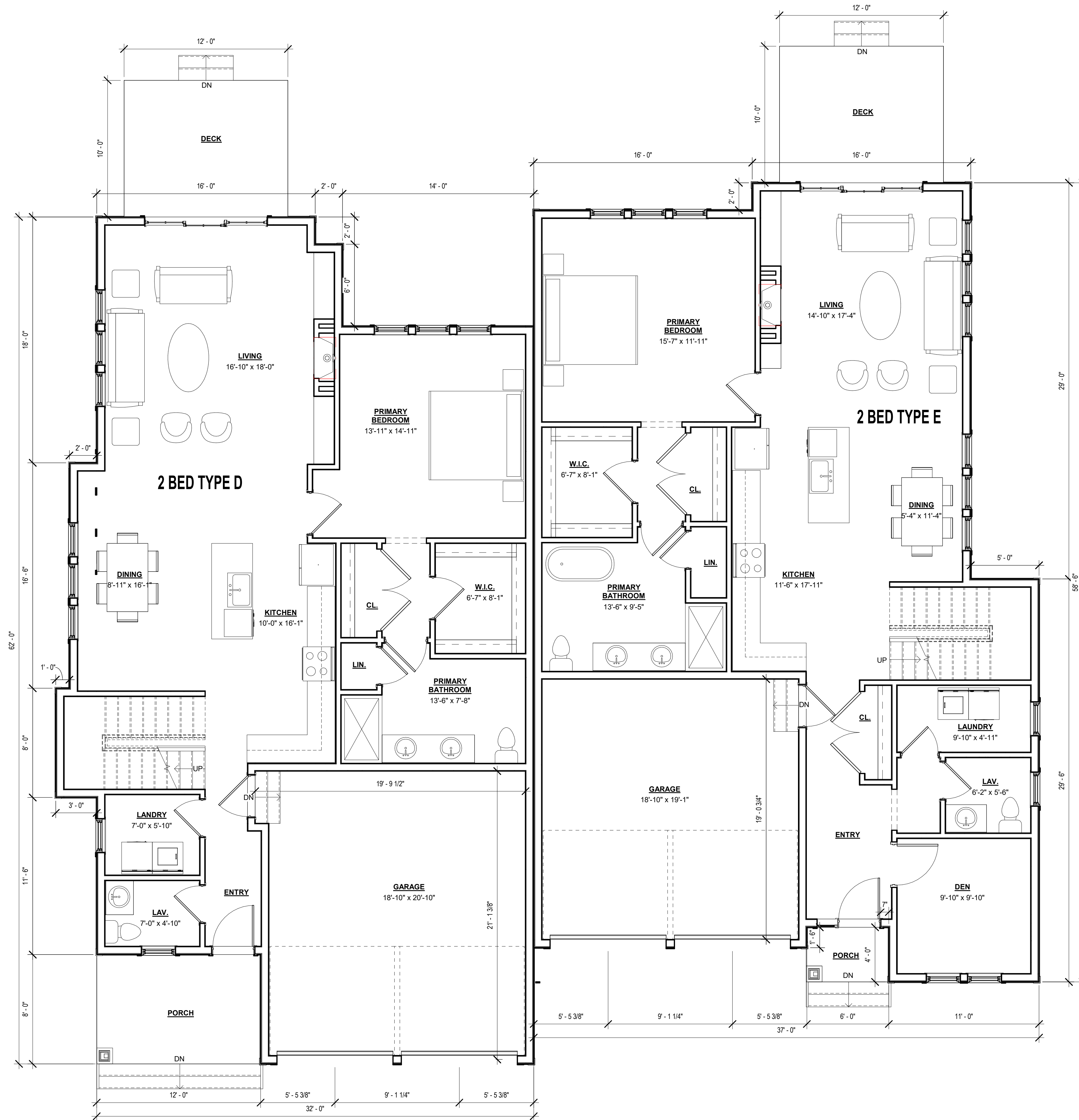
DUPLEX ELEVATIONS

prepared for: _____
location: Approver

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Mark	Date
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Scale	3/16" = 1'-0"
Job No.	3222
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A102B



1 DUPLEX FIRST FLOOR PLAN
1/4" = 1'-0"

DUPLEX SQUARE FOOT CALCULATION (NET SF*)

FIRST FLOOR	
• 2 BED TYPE D	1,168 NSF
• 2 BED TYPE E	1,168 NSF
FIRST FL NET SF =	2,336 NSF SUB-TOTAL
SECOND FLOOR	
• 2 BED TYPE D	882 NSF
• 2 BED TYPE E	882 NSF
SECOND FL NET SF =	1,764 NSF SUB-TOTAL
TOTAL BLDG NET SF =	4,100 NSF TOTAL

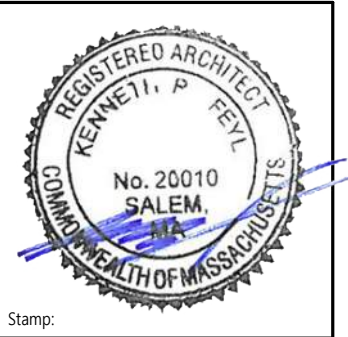
* Net SF is measured at interior wall finish and does not include garage or unfinished spaces.

DUPLEX SQUARE FOOT CALCULATION (GROSS SF)

FIRST FLOOR	- 3,343 SF
SECOND FLOOR	- 1,800 SF
TOTAL BLDG GROSS SF	- 5,724 GSF SF TOTAL



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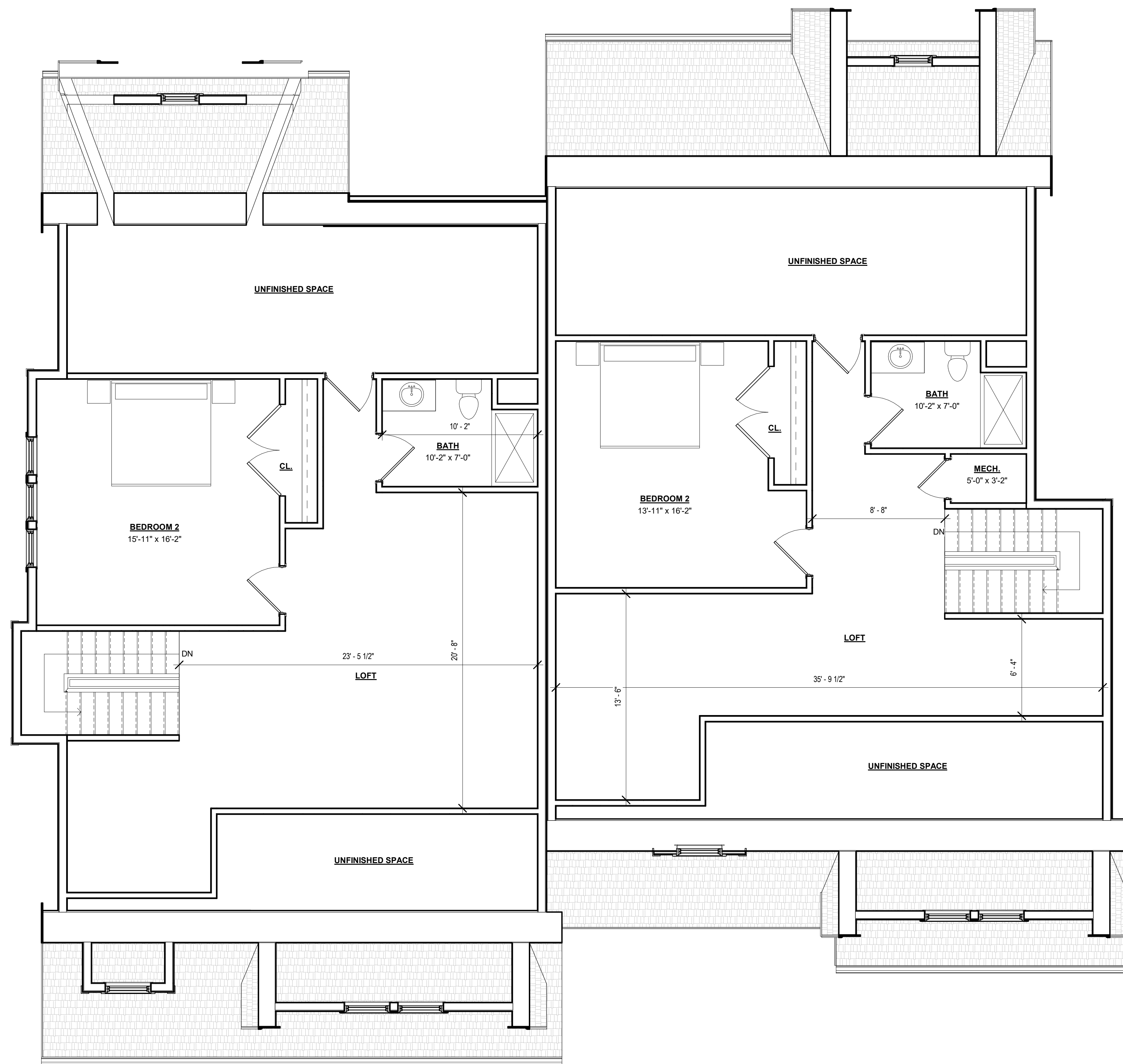
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DUPLEX FIRST FLOOR PLAN

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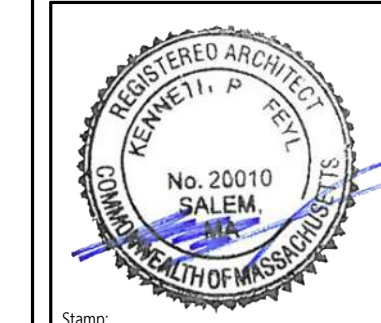
A102



1 DUPLEX SECOND FLOOR PLAN
1/4" = 1'-0"



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DUPLEX SECOND FLOOR PLAN

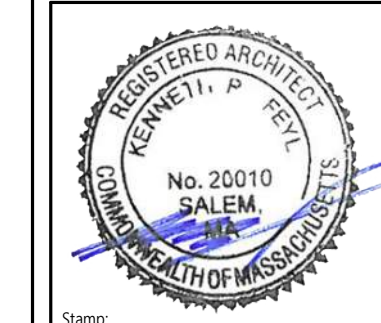
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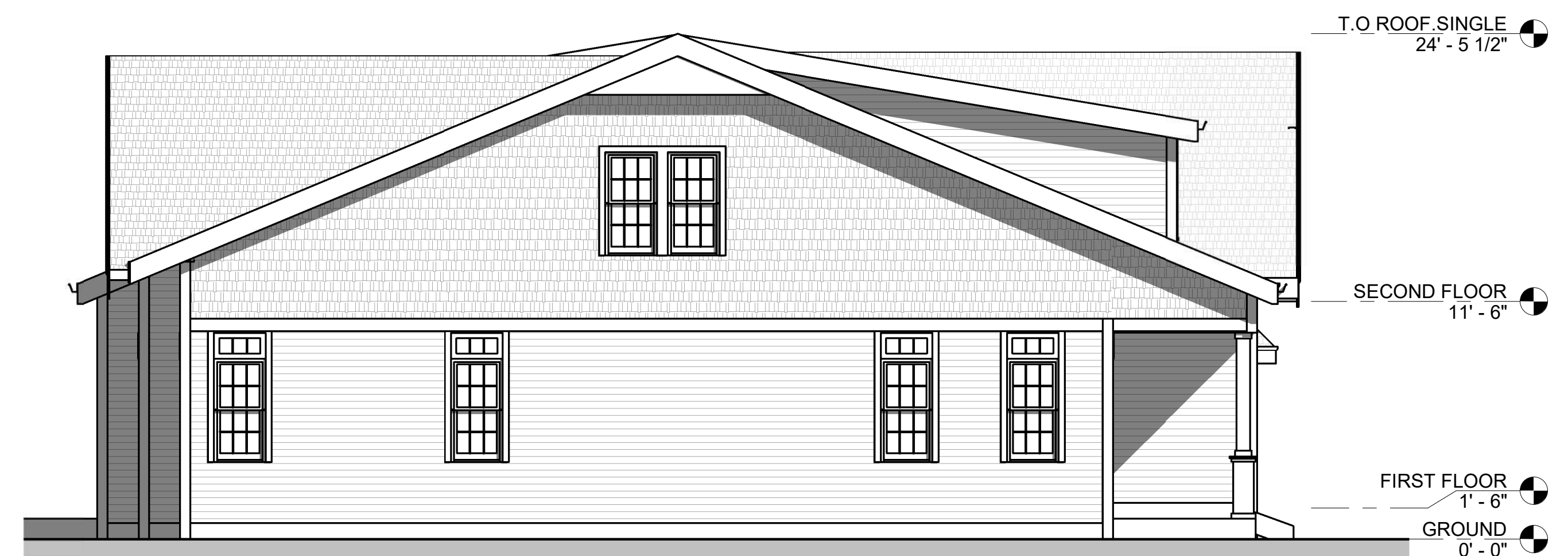
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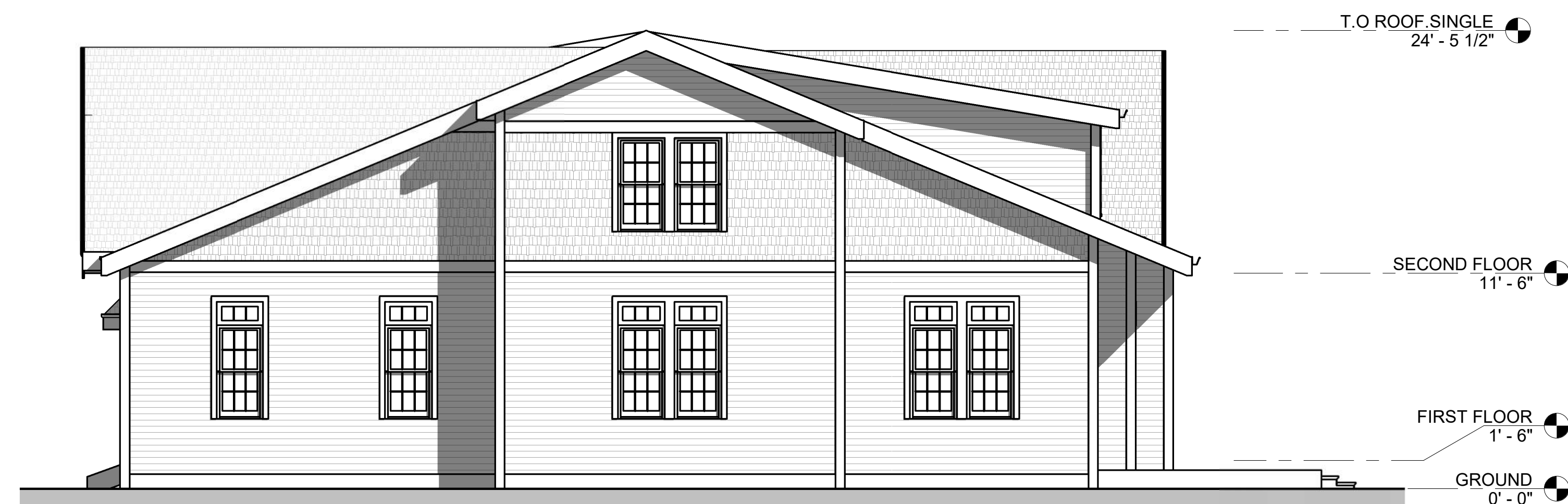
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1 SINGLE FAMILY FRONT ELEVATION
3/16" = 1'-0"



2 SINGLE FAMILY LEFT ELEVATION
3/16" = 1'-0"



3 SINGLE FAMILY RIGHT ELEVATION
3/16" = 1'-0"



4 SINGLE FAMILY BACK ELEVATION
3/16" = 1'-0"

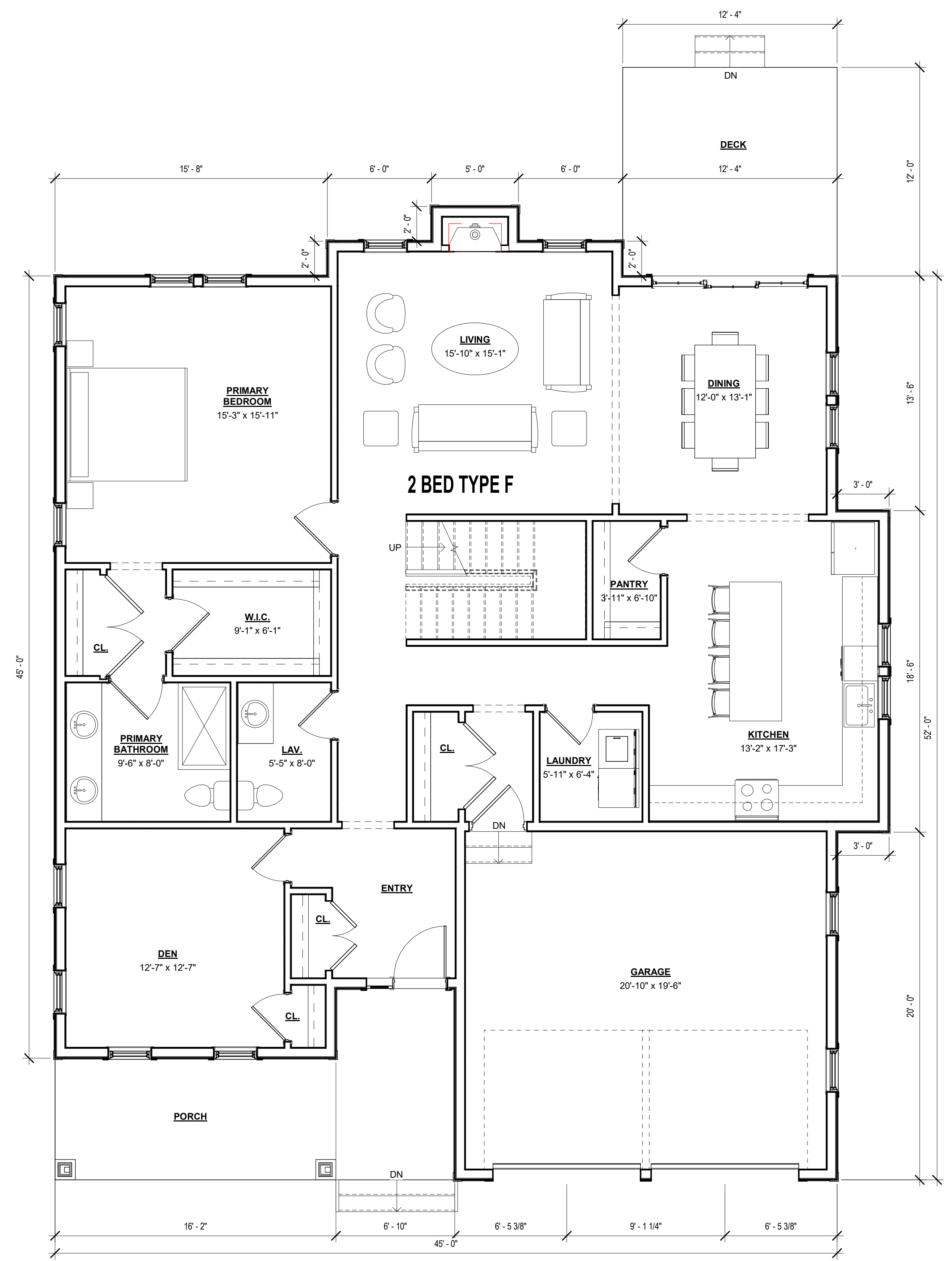
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SINGLE FAMILY ELEVATIONS

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A103B



1 SINGLE FAMILY FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOT CALCULATION (NET SF*)

FIRST FLOOR	
2 BED TYPE F	-1,168 NSF
SECND FLOOR	
2 BED TYPE F	- 987 NSF
TOTAL BLDG NET SF=	2,350 NSF

* Net SF is measured at interior wall finish and does not include garage or unfinished spaces.

SQUARE FOOT CALCULATION (GROSS SF*)

FIRST FLOOR	- 1,801 GSF
SECOND FLOOR	- 1,058 GSF
TOTAL BLDG GROSS SF	- 2,859 GSF

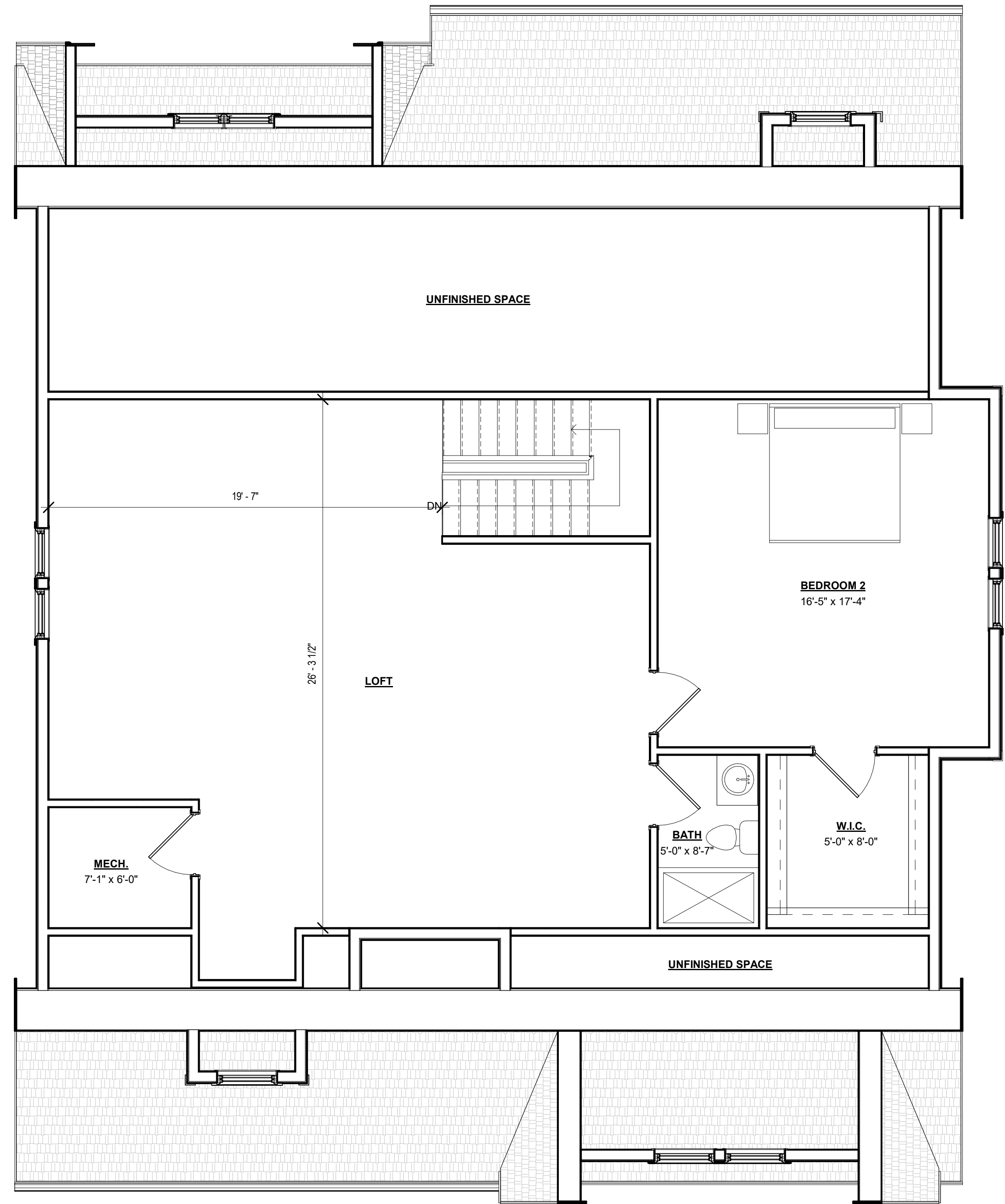
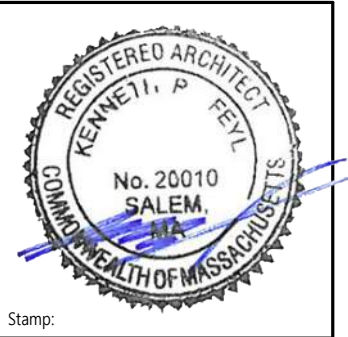
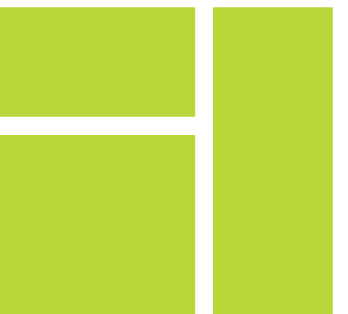
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SINGLE FAMILY FIRST FLOOR PLAN

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1 SINGLE FAMILY SECOND FLOOR PLAN
1/4" = 1'-0"

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SINGLE FAMILY SECOND FLOOR PLAN

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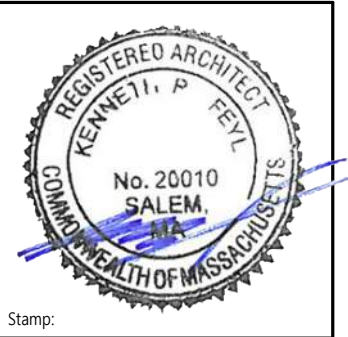
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FRONT / LEFT CORNER VIEW

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SINGLE FAMILY 3D VIEWS

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A103D

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- Questions from the Zoning Board of Appeals
- Engagement of Peer Reviewers