

# Town of Lynnfield



## TOWN CLERK'S OFFICE

55 Summer Street, Lynnfield, Mass. 01940  
781-334-9400

June 17, 2008

Owner: PHF-ND Colonial LLC  
c/o National Development  
2310 Washington Street  
Newton Lower Falls, MA 02462

Applicant: National Development  
c/o Edward Marsteiner  
2310 Washington Street  
Newton Lower Falls, MA 02462

Re: Planned Village Development District Site Plan Application  
Meadow Walk at Lynnfield  
Assessors Map 45, Parcel 999 and Assessors Map 50, Parcel 1553  
Town of Lynnfield, MA 01940

" I hereby certify that this is a true and complete copy of the Site Plan Decision dated May 16, 2008, and that no appeal of the Decision was filed with this office within twenty (20) days after the date the Decision was filed with this office."

A handwritten signature in black ink, appearing to read "Amy Summers", is written over the printed name and title.

Amy K. Summers  
Town Clerk

RECEIVED

03 MAY 16 AM 8:36

*Town of Lynnfield, Massachusetts*



PLANNING BOARD  
[www.town.lynnfield.ma.us](http://www.town.lynnfield.ma.us)

55 Summer Street  
Lynnfield, MA 01940  
781-334-7209  
FAX 781-334-7661

May 16, 2008

Ms. Amy Summers, Town Clerk  
Lynnfield Town Hall  
55 Summer Street  
Lynnfield, MA 01940

**Owner:** PHF-ND Colonial LLC  
c/o National Development  
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**Re:** Planned Village Development District Site Plan Application  
Meadow Walk at Lynnfield  
Assessors Map 45, Parcel 999 and Assessors Map 50, Parcel 1553  
Town of Lynnfield, 01940

Dear Ms. Summers:

At a regularly scheduled meeting of the Lynnfield Planning Board held on May 14, 2008 with members Richard J. O'Neil, Jr., Thomas Hill, Donald Harriss, and Alan Dresios present and voting<sup>1</sup>, the Planning Board voted 4-0 to APPROVE WITH CONDITIONS a

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<sup>1</sup> Since Planning Board member Richard Dalton was absent for two sessions of the public hearing, he was ineligible to vote on the Application. Planning Board member Richard J. O'Neil, Jr. was absent for one session of the public hearing, but due to the Town of Lynnfield's adoption of Mass. Gen. Laws Ch. 39, Section 23D on October 15, 2007, was eligible to vote subject to the requirement stating that such member shall "certify in writing that he has examined all evidence received at the missed session, which evidence shall include an audio or video recording of the missed session or a transcript thereof." The written certification was submitted by Mr. O'Neil on May 14, 2008 and was made part of the record for the missed

Site Plan pursuant to Sec. 9.5 of the Lynnfield Zoning Bylaws (the “District Bylaw”) to construct the proposed “Meadow Walk at Lynnfield” Development Project (the “Development Project”).

The approved Development Project is shown on the Site Plans entitled “Meadow Walk at Lynnfield – Planned Village Development District 40R Review Plans” dated January 18, 2008 with revisions through May 2, 2008, including a cover sheet, drawing index and sixty-six (66) accompanying plan sheets and drawn by Stantec Planning and Landscape Architecture, 29 Washington Street, Wellesley, MA 02481 and Elkus Manfredi, Architects, 300 A Street, Boston, MA 02210 (the “Site Plans”). The cover sheet and drawing index include a Planning Board signature block. The additional sixty-six (66) sheets included in the Site Plans, including the title of each plan and the date of most recent revision, are listed on the endorsed drawing index and on the attached Exhibit A. Architectural, landscaping, lighting, streetscape and parking drawings included in the Site Plans or as additional supplementary materials submitted by the Applicant during the review process are incorporated in this decision. A copy of such plans and materials are on file with the Planning Board.

The public hearing for the proposed Meadow Walk Development was opened on February 13 with continuations on February 27, March 13, March 26, April 10, April 30, May 5 and May 14, 2008. This decision was voted and submitted to the Town Clerk within 120 days of the date of the application in accordance with Mass. Gen. Laws Ch. 40R Sec. 11 and 760 CMR 59.04(1)(f) and Sec. 9.5.12 of the District Bylaw.

#### PROJECT DESCRIPTION:

The Meadow Walk Development application proposes the redevelopment of a portion of the Lynnfield Colonial golf course site. Said parcel of land is shown on Lynnfield Assessors Map 45, Parcel 999 and Assessors Map 50, Parcel 1553. The areas in Wakefield owned by the Applicant are shown on the Wakefield Assessors Maps as Parcels 36W-031-07A and 41-030-26F, and are not the subject of this decision.

The proposal is comprised of a mixture of uses that includes retail, office and housing development. Approximately 70 of the 202 acre site owned by PHF-ND Colonial LLC c/o National Development are to be developed under the plan submitted in the application. Over 110 acres of the land owned by PHF-ND Colonial, LLC will be permanently protected as open space through a Conservation Restriction that currently is being reviewed by the Commonwealth of Massachusetts. Approximately 100 acres of this open space will be donated to the Town of Lynnfield for use as a nine-hole municipal golf course.

Residences will include three four-story apartment buildings, each including sixty rental units. Twenty-five percent of the housing units will be affordable to households earning less than 80% of Area Median Income (AMI), and marketed subject to an affirmative fair marketing plan approved by the Board of Selectmen. The residences will overlook the

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hearing held on March 26 2008. All other members of the Planning Board attended each session of the public hearing.

nine-hole municipal golf course and will be served by pedestrian connections to the retail and office portion of the site. Parking for the three apartment buildings will be located partially below the buildings, and pervious pavement is proposed for the surface parking accompanying the residential development.

#### PROCEDURAL HISTORY:

The Town of Lynnfield adopted a 40R Zoning Overlay District known as the Planned Village Development District (PVDD) at a Town Meeting in April, 2007. The Town Meeting followed several months of public meetings and workshops, and was attended by over 1,800 citizens. Over 80% of the citizens in attendance voted in favor of the Bylaw. The approved Bylaw (the "District Bylaw") incorporates by reference the "Lynnfield 40R Planned Village Development District Design Standards and Procedures" (the "Design Standards"), which were endorsed by vote of the Planning Board on April 16, 2007.

The Meadow Walk Development Application was submitted to the Lynnfield Town Clerk on January 23, 2008. At the time of application, no waivers from the Design Standards were requested. However, within the public hearing process, the Applicant requested two waivers as documented in this decision.

In order to improve public accessibility, the application materials were placed on the Town of Lynnfield website. Throughout the review process, written comments received by the Planning Board, including staff reports completed by Planning Board peer reviewers Concord Square Planning & Development, Weston & Sampson and Bartlett Design as well as additional supplemental materials received from the Applicant and the public, were placed online on a regular basis.

Prior to Town Meeting adoption of the District Bylaw, the Owner executed a Development Agreement dated April 23, 2007, with the Town of Lynnfield, acting by and through its Board of Selectmen (the "Development Agreement"). The Development Agreement contains binding commitments upon the Owner with respect to (a) its effectuation of various mitigation measures for the Development Project, including significant traffic and sewer improvements and its observance of various operational controls and limitations, and (b) its provision of community benefits, including the donation of adjoining land for a nine-hole municipal golf course and for age-restricted housing, and making community space available within the Development Project.

The Applicant submitted a separate application for review with the Lynnfield Conservation Commission. The Conservation Commission reviewed the stormwater management system within their public hearing, which closed on May 13, 2008. Bill Jones, the project manager for John G. Crowe Associates, Inc., the peer review firm retained by the Conservation Commission, presented his findings to the Planning Board at the April 30, 2008 session of their public hearing and indicated that the project meets or exceeds applicable stormwater management requirements. Betty Adelson, the Conservation Administrator for the Conservation Commission, appeared at the May 14, 2008 session of the Planning Board public hearing to provide the Board with a summary

of the Conservation Commission review process. The Development Project will be regulated by an Order of Conditions issued by the Lynnfield Conservation Commission.

The Applicant filed an Expanded Environmental Notification Form (ENF) with the Massachusetts Environmental Policy Act ("MEPA") Office on August 31, 2007, a Draft Environmental Impact Report (DEIR) dated February 15, 2008 (transmittal letter dated February 29) and a limited scope Final Environmental Impact Report (FEIR) on April 15, 2008. The MEPA review process is currently underway. Copies of the DEIR and FEIR are on file in Town Hall.

Within the public hearing, the Applicant proposed revisions to the Design Standards Sec. 5.E. Exterior Signs and Sec. 5.F. Lighting which have the effect of revising those sections of the Design Standards as approved on April 16, 2007. These revisions add new requirements applicable to signage and lighting not included in the original Design Standards. Consistent with the procedures in Sec. 2 of the Design Standards, the proposed revisions to the Design Standards were reviewed by the Planning Board within the public hearing and adopted by vote of the Planning Board on May 14, 2008. As required by Mass. Gen. Laws Ch. 40R, the revised Design Standards were approved by the Massachusetts Department of Housing and Community Development (DHCD) on May 12, 2008. By mutual consent of the Planning Board and the Applicant, the Application was reviewed for consistency with the modified Design Standards as so amended and dated May 14, 2008.

The Planning Board has taken into consideration the testimony of the Applicant, communications from various municipal departments and the peer review consultants retained by the Planning Board, members of the public and interested parties and the requirements of the Development Agreement. Without limiting the foregoing, the Board received and entered into the record both a letter dated May 14, 2008, from William J. Gustus, Town Administrator, and a letter dated May 13, 2008, from DHCD, concerning the compliance of the Development Project with the affordable housing requirements of the District Bylaw. The Board entered into the written record the Fiscal Impact Analysis for Meadow Walk at Lynnfield prepared by Connery Associates and dated February 7, 2007, which was received prior to Town Meeting adoption of the District Bylaw. The Board also received oral testimony as described in the minutes of the public hearings as maintained by the Planning Board.

The application and notice of public hearing relative thereto, exhibits, minutes of the public hearing sessions and all written submissions received in the course of the proceedings, including all peer review reports, the Development Agreement and the above-described MEPA submittals, are incorporated by reference into, and shall be part of, the record in this matter.

#### FINDINGS:

In reviewing the application for consistency with the District Bylaw and the Design Standards, the Planning Board voted the following findings:

1. The Planning Board finds by a vote of 4-0 that the Applicant has submitted the required application fees and information as set forth in the District Bylaw and the Design Standards.
2. The Planning Board finds by a vote of 3-1 with Mr. Dresios dissenting that the Development Project is consistent with Sec. 9.5.1 of the District Bylaw – Purposes:
  - a. The Development Project will create a mixed-use development as stated as an objective of the Lynnfield Master Plan (2002).
  - b. The Development Project includes mixed-use and economic development in a form that is safe, pedestrian friendly and meets the objectives of “smart growth” pursuant to Mass. Gen. Laws Ch. 40R.
  - c. The Development Project preserves significant open space for recreational use as identified in the Lynnfield Master Plan.
  - d. The Development Project includes high quality site planning, architecture and landscape design that enhances the distinct visual character and identity of Lynnfield and provides an environment with safety, convenience and amenities.
  - e. The Development Project provides for a diversified housing stock within Lynnfield by including 25% affordable housing and housing types that meet the needs of the Town’s population, all as identified in the Lynnfield Master Plan (2002) and the Lynnfield Affordable Housing Plan (2006).
  - f. The Development Project is anticipated to generate positive tax revenue and the community will benefit from the financial incentives provided by Mass. Gen. Laws Ch. 40R, while providing the opportunity for new business growth and additional local jobs.
3. The Planning Board finds by a vote of 4-0 that the Development Project does not include any prohibited uses or activities included in Sec. 9.5.6 of the District Bylaw.
4. The Planning Board finds by a vote of 4-0 that the Development Project is consistent with Sec. 9.5.7 of the District Bylaw – Dimensional and Other Requirements:
  - a. The Development Project includes multi-family residential units at a density of at or below the permitted density of at least twenty-five (25) Dwelling Units per acre of Developable Land.
  - b. The Development Project establishes a Multi-Family Residential Sub-District with a maximum height of four stories or fifty (50) feet, whichever is taller.
  - c. The Development Project establishes the Traditional Neighborhood Village Sub-District with heights consistent with the maximum heights established in the District Bylaw.

- d. The Development Project provides the required buffer from adjacent existing residential development.
  - e. The Development Project as described in the application will create 180 Dwelling Units, the maximum residential development permitted by the District Bylaw.
  - f. The Development Project is consistent with Sec. 9.5.8 of the District Bylaw – Parking:
    - i. The Site Plans and the corresponding “Parking Summary Plan” submitted by the Applicant to the Planning Board on March 26, 2008, demonstrate that the number and design of parking spaces meets or exceeds the minimum parking requirements established in the District Bylaw.
    - ii. The Site Plans submitted by the Applicant have been designed to comply with applicable disability access requirements for parking, including the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB).
5. The Planning Board finds by a vote of 3-1 with Mr. Dresios dissenting that the Development Project is consistent with the Design Standards adopted pursuant to Sec. 9.5.9 of the District Bylaw – Design Standards:
- a. Section 5.A. – Placement, alignment, width, and grade of sidewalks – consistency was determined with Sec. 5.A.
  - b. Section 5.B. – Scale, proportions, and exterior appearance of buildings – consistency was determined with Sec. 5.B.
  - c. Section 5.C. – Location and design of on-site open space – Consistency was determined with Sec. 5.C.
  - d. Section 5.D. – Landscaping – Consistency was determined, as conditioned, with Sec. 5.D.
  - e. Section 5.E. – Exterior signs – Consistency was determined with Sec. 5.E. of the Design Standards as amended by vote of the Planning Board on May 14, 2008.
  - f. Section 5.F. – Lighting – Consistency was determined, as conditioned, with Sections 5.F.1., 5.F.2., 5.F.3., 5.F.4., 5.F.6., 5.F.7. and 5.F.8. of the Design Standards as amended by vote of the Planning Board on May 14, 2008. A waiver was requested from a provision of Sec. 5.F.5., as noted below.
  - g. Section 5.G. – Stormwater Management – The proposed stormwater management plan was included in the Applicant’s Notice of Intent filed with the Lynnfield Conservation Commission and dated January 10, 2008. The Development Project is subject to a separate Order of Conditions issued by the Lynnfield Conservation Commission. Within the public hearing, the Conservation Commission designee presented findings to the

Planning Board that the project meets or exceeds applicable stormwater management requirements.

- h. Section 5.H. – Off-Street Parking – Consistency was determined with all of Sec. 5.H.1. A waiver was requested from Sec. 5.H.2.a., as noted below. Consistency was determined with the other sub-sections of Sec. 5.H.2.
  - i. Section 5.I. – Buffering in relation to adjacent properties, and protection of significant natural site features – Consistency was determined, as conditioned, with Sec. 5.I.
- 6. The Planning Board finds by a vote of 4-0 that the Development Project is consistent with Sec. 9.5.10 of the District Bylaw – Transportation Network:
  - a. The Development Project includes a cohesive transportation network providing for vehicular and pedestrian circulation to and within the District. The Development Project incorporates sound engineering and construction standards, including adequate provisions for drainage.
  - b. The Applicant has submitted plans demonstrating the general location, size, character and general area of traveled ways and public spaces or facilities.
- 7. The Planning Board finds by a vote of 4-0 that the Development Project is consistent with Sec. 9.5.11 of the District Bylaw and that the requirements of said Section have been satisfied – Affordable Housing. The Development Project includes forty-five (45) Affordable Rental Units (25% of the 180 total Dwelling Units), which meets the requirements of the District Bylaw and Mass. Gen. Laws Ch. 40R.
- 8. The Planning Board finds by a vote of 4-0 that the Development Project is consistent with Sec. 9.5.12 of the District Bylaw – Site Plan Review.
- 9. The Planning Board finds by a vote of 4-0 that any extraordinary adverse impacts of the Development Project on nearby properties have been adequately mitigated.
- 10. Based on the foregoing findings 1-9, the Planning Board finds by a vote of 3-1 with Mr. Dresios dissenting that the Development Project meets all of the requirements and standards set forth in the District Bylaw and applicable Design Standards, or, as provided below, a waiver has been granted therefrom.

#### WAIVER REQUESTS:

During the public hearing, the Applicant requested the following waivers from the Standards for Compliance in the Design Standards and Procedures:

Section 5.F.5.

*Requirement that reflectors shall be used instead of light poles along the outside edge of the Perimeter Loop.*

The Board voted 4-0 to approve the Applicant's request to install light poles with shielding as shown on the approved Site Plans upon a finding



that such additional lighting is preferable to the use of reflectors and will result in enhanced safety and wayfinding, and that such waiver will allow the Development Project to achieve the physical character allowable under the District Bylaw.

Section 5.H.2.a.

*Requirement that “surface parking lots shall be located to the side and the rear of buildings as oriented toward a Residential Traveled Way.”*

The Board voted 4-0 to approve the Applicant’s request to locate the parking lots and buildings in the Multi-Family Residential Sub-district as shown on the Site Plans upon a finding that this site design resulted in part from design objectives incorporated within the MEPA review process, including efforts to keep vehicular headlights, paved surfaces and activity away from Reedy Meadow to the extent practicable; and upon a finding that such waiver will allow the Development Project to achieve the density, affordability, and physical character allowable under the District Bylaw.

CONDITIONS:

In order to ensure compliance with the District Bylaw and the Design Standards, or to mitigate any extraordinary adverse impacts of the Development Project which might occur to nearby properties, the Planning Board's decision to grant Site Plan Approval is subject to the following conditions:

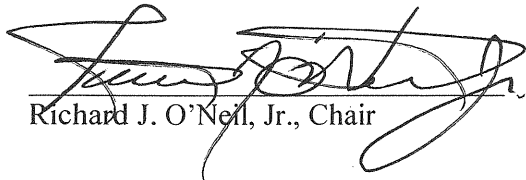
1. Within each application for a building permit, in accordance with Sections 9.5.7.10 (a) and (b) of the District Bylaw, the Applicant will submit to the Building Department a tracking spreadsheet in the form previously approved by the Planning Board for use in conjunction with the issuance of building permits. This spreadsheet shall monitor and ensure continued compliance with all space limitations defined in the District Bylaw and Design Standards. The tracking spreadsheet shall be updated with each building permit application to provide a current summary of all space-related limitations.
2. The Applicant shall:
  - a. Ensure, with approval of the Conservation Commission, that the ‘compost berm’ slope stabilization method as shown in Detail #1 on the Landscaped Berm Plan (Sheet LR-5.0B of the Site Plans) is adequate given the 2:1 proposed slopes. If they are deemed inadequate by the Conservation Commission, the Applicant shall provide an additional slope stabilization technique until the seed mix is established.
  - b. Provide fifteen (15) 6-8’ tall evergreen trees to be field located during construction to supplement further the proposed plantings on the berm.
  - c. In the event that the Applicant does not use the specific lighting equipment included in the illuminance calculations, the Applicant shall confirm that the updated illuminance calculations are in compliance with the Design Standards.

3. Pursuant to the requirements Sec. 5.I.3. of the Design Standards, the Applicant shall make reasonable efforts to work with the Conservation Commission and the direct residential abutters at 285, 299 and 325 Walnut Street in order to restrict potential trespass on those abutting properties and to supplement those aspects of the Site Plans already intended to provide needed privacy, subject to such constraints as may be imposed by the Conservation Commission due to consideration of wetlands protection.
4. The Applicant shall provide such documentation to the Building Inspector of the Town of Lynnfield as he may need in order for the Town to file an application to DHCD, in a form to be prescribed by DHCD, for authorization of payment of a one-time density bonus payment for each residential building permit approved pursuant to Mass. Gen. Laws Ch. 40R.
5. Prior to the start of construction, the Applicant shall be required to:
  - a. Pursuant to Sec. 7.J.1. of the Design Standards, submit an inspection project review fee in the amount of \$10,000.00 for the purpose of the Planning Board, in its discretion, to retain a professional engineer or other qualified professional to serve as the Planning Board's designee for the purposes set forth therein.
  - b. Attend a pre-construction meeting to which representatives of at least the Planning Board, Conservation Commission, Department of Public Works and the Building Department will be invited.
  - c. Mark the limits of construction in the field prior to the start of any earth work at the site. Tag trees intended for preservation within the Walnut Street Buffer and other areas within the limits of construction. Said stakes and markings are to remain in place until such time as a Certificate of Occupancy is issued.
  - d. Record a copy of this decision with the title of the land in the Southern Essex District Registry of Deeds and index in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title, if applicable. Provide proof of such recording to the Planning Board.
6. Pursuant to Sec. 9.5.7.6. of the District Bylaw, an easement must be recorded with the Southern Essex District Registry of Deeds, and a copy of said easement filed with the Planning Board, prior to the issuance of building permits for any Non-Frontage Development resulting from the subdivision of land within the District.
7. As part of each tenant's building permit application, the Applicant shall certify that each building permit application complies with the applicable signage-related Design Standards. Construction shall be consistent with the building permit application.
8. Unless otherwise provided herein, the Applicant shall comply with the following conditions prior to issuance of a Certificate of Occupancy:

- a. The Applicant shall record an Affordable Housing Restriction with the Essex South Registry of Deeds and/or the Essex South Registry of the Land Court, if applicable, in a form which satisfies the requirements of Sec. 9.5.11(6) of the District Bylaw. Proof of such recording shall be provided to both the Lynnfield Board of Selectmen and the Lynnfield Planning Board. The Applicant also shall provide the Planning Board with confirmation that the Administering Agency is satisfied that the method by which affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to the Town of Lynnfield.
  - b. The term required pursuant to Sec. 5.I. of the Design Standards shall have been completed, subject only to seasonal considerations.
  - c. Prior to issuance of a Certificate of Occupancy for each building, primary and secondary address signs shall be provided for each such building and/or storefront or office.
9. Waivers may be requested from the tenant signage Design Standards approved by the Planning Board. The procedure for issuance of any such waiver shall be consistent with the procedures for review of a Minor Change as detailed in Sec. 9.5.15.1. of the District Bylaw.
10. The Development Project shall not include any prohibited uses or activities included in Sec. 9.5.6 of the District Bylaw.
11. This approval shall remain valid and shall run with the land indefinitely provided that construction has commenced within two (2) years after this decision issues, which time shall be extended by the time required to adjudicate any appeal from such approval. Said time shall also be extended if the project proponent is actively pursuing other required permits for the project or if there is good cause for the failure to commence construction.

Any person aggrieved by this decision may appeal it to the Superior Court, the Land Court, or other court of competent jurisdiction under the provisions set forth under Mass. Gen. Laws Ch. 40R, Sec. 11, within twenty (20) days after this Site Plan decision has been filed with the office of the Town Clerk.

Sincerely,  
Lynnfield Planning Board

  
Richard J. O'Neil, Jr., Chair

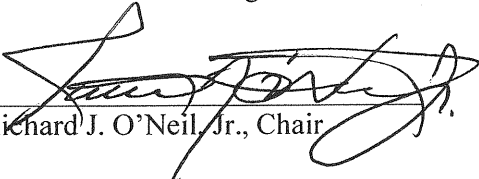
  
Thomas Hill

  
Donald Harriss

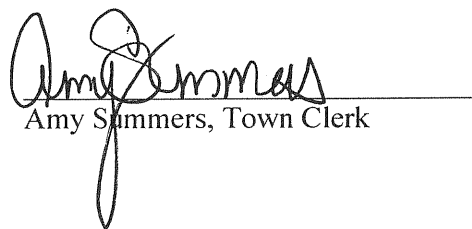
  
Alan Dresios

Date: May 16, 2008

I certify that a copy of this decision and all plans referred to in this decision have been filed with the Planning Board and Town Clerk.



Richard J. O'Neil, Jr., Chair



Amy Summers, Town Clerk

Date: May 16, 2008

cc:     Assessors  
         Board of Selectmen  
         Health Department  
         Building Department  
         Conservation Commission  
         Department of Public Works  
         Town Clerk  
         Fire Department  
         Police Department  
         Zoning Board of Appeals

Note: Pursuant to Sec. 9.5.12(4)(e) of the District Bylaw, contemporaneously with the filing of this decision with the Town Clerk, a notice of this decision also will be mailed to the parties in interest and to persons who requested a notice at the public hearing.

EXHIBIT A

<u>Plan Sheet</u>	<u>Title</u>	<u>Date of Latest Revision</u>
	COVER SHEET	Revised May 02, 2008
	DRAWING INDEX	Revised May 02, 2008
LR-2.0	OVERALL LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.1	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.2	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.3	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.4	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.5	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.6	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.7	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.8	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-2.9	LAYOUT AND MATERIALS PLAN	Revised May 02, 2008
LR-5.0A	OVERALL PLANTING PLAN	Revised May 02, 2008
LR-5.0B	PLANTING PLAN NOTES AND LEGEND	Revised May 02, 2008
LR-5.1	PLANTING PLAN	Revised May 02, 2008
LR-5.2	PLANTING PLAN	Revised May 02, 2008
LR-5.3	PLANTING PLAN	Revised May 02, 2008
LR-5.4	PLANTING PLAN	Revised May 02, 2008
LR-5.5	PLANTING PLAN	Revised May 02, 2008
LR-5.6	PLANTING PLAN	Revised May 02, 2008
LR-5.7	PLANTING PLAN	Revised May 02, 2008
LR-5.8	PLANTING PLAN	Revised May 02, 2008
LR-5.9	PLANTING PLAN	Revised May 02, 2008
LR-6.0	SWALE ENLARGEMENT	Revised May 02, 2008
LR-6.3	MAIN STREET SECTIONS	Revised May 02, 2008
LR-8.0	OVERALL PHOTOMETRICS PLAN	Revised March 13, 2008
LR-8.1	PHOTOMETRICS PLAN	Revised March 13, 2008
LR-8.2	PHOTOMETRICS PLAN	Revised March 13, 2008
LR-8.3	PHOTOMETRICS PLAN	Revised March 13, 2008
LR-8.4	PHOTOMETRICS PLAN	Revised March 13, 2008
LR-8.5	PHOTOMETRICS PLAN	Revised March 13, 2008
LR-9.0	INTERNAL TRAFFIC CONTROL PLAN	Revised May 02, 2008
LR-10.0	SIGNAGE PLAN	Revised May 02, 2008
LR-11.0	PARKING SUMMARY PLAN	Revised May 02, 2008
A1.01	SITE PLAN	Revised May 02, 2008
A1.01A	PARTIAL SITE / SOUTH	Revised May 02, 2008
A1.01B	PARTIAL SITE / NORTH	Revised May 02, 2008
A1.02	OFFICE PLANS	Revised May 02, 2008
A1.03A	PARTIAL ROOF / SOUTH	Revised May 02, 2008
A1.03B	PARTIAL ROOF / NORTH	Revised May 02, 2008
A2.01	BUILDING 100 ELEVATIONS	Revised May 02, 2008
A2.02	BUILDING 100 ELEVATIONS	Revised May 02, 2008
A2.03	BUILDING 300 ELEVATIONS	Revised May 02, 2008
A2.04	BUILDING 300 ELEVATIONS	Revised May 02, 2008

EXHIBIT A (CONT'D)

<u>Plan Sheet</u>	<u>Title</u>	<u>Date of Latest Revision</u>
A2.05	BUILDING 500 ELEVATIONS	Revised May 02, 2008
A2.06	BUILDING 700 ELEVATIONS	Revised May 02, 2008
A2.07	BUILDING 900 ELEVATIONS	Revised May 02, 2008
A2.08	BUILDING 1100 ELEVATIONS	Revised May 02, 2008
A2.09	BUILDING 1100 ELEVATIONS	Revised May 02, 2008
A2.10	BUILDING 1300 ELEVATIONS	Revised May 02, 2008
A2.11	BUILDING 1500 ELEVATIONS	Revised May 02, 2008
A2.12	BUILDING 600 ELEVATIONS	Revised May 02, 2008
A2.13	BUILDING 600 ELEVATIONS	Revised May 02, 2008
A2.14	BUILDING 1200 ELEVATIONS	Revised May 02, 2008
A2.15	BUILDING 1200 ELEVATIONS	Revised May 02, 2008
A2.16	BUILDING 400 ELEVATIONS	Revised May 02, 2008
A2.17	BUILDING 200 ELEVATIONS	Revised May 02, 2008
A2.18	BUILDING 200 ELEVATIONS	Revised May 02, 2008
A3. 1	EXTERIOR ELEVATIONS BUILDING 1000	Revised May 02, 2008
A3. 2	EXTERIOR ELEVATIONS BUILDING 1000	Revised May 02, 2008
A3. 3	EXTERIOR ELEVATIONS BUILDING 1000	Revised May 02, 2008
A3. 4	EXTERIOR ELEVATIONS BUILDING 2000	Revised May 02, 2008
A3. 5	EXTERIOR ELEVATIONS BUILDING 2000	Revised May 02, 2008
A3. 6	EXTERIOR ELEVATIONS BUILDING 2000	Revised May 02, 2008
A3. 7	EXTERIOR ELEVATIONS BUILDING 3000	Revised May 02, 2008
A3. 8	EXTERIOR ELEVATIONS BUILDING 3000	Revised May 02, 2008
A3. 9	EXTERIOR ELEVATIONS BUILDING 3000	Revised May 02, 2008
A3. 10	EXTERIOR ELEVATIONS BUILDING CLUBHOUSE	Revised May 02, 2008