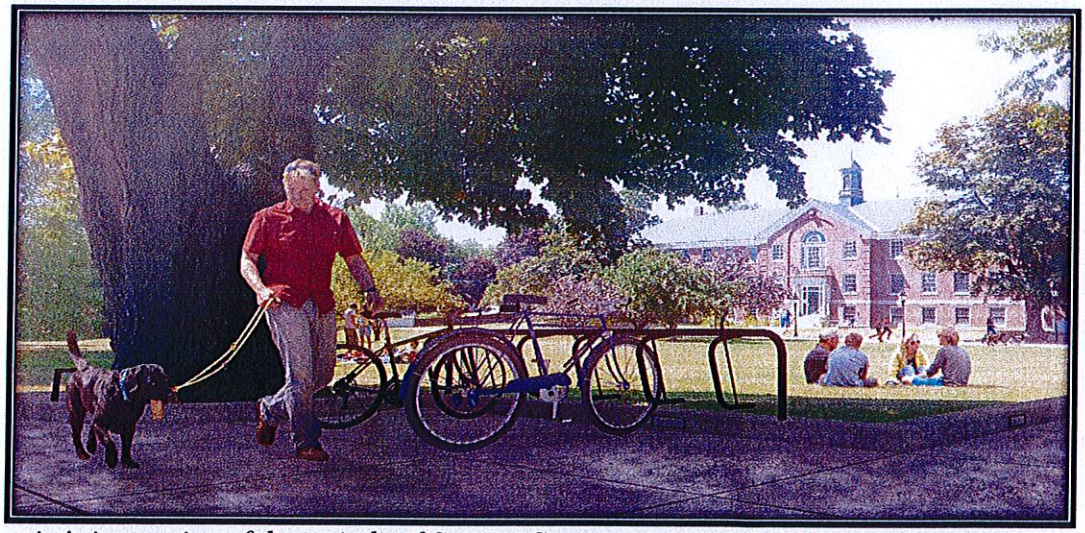
Master Plan Revisions and additional information

- Page 2, added in language about identifying and conserving natural features
- Page 11, changed typo from 1920's to 1970's
- Page 14, modified soil description for RcA soil
- Letter from State Archeologist, still pending
- Page 15,16,17, added in language about new plantings of native species
- Page 15, added in language about the 5 subwatersheds and included Stream Stats watershed maps
- Page 15, added in language about deterring invasive plants and added in map of invasive species found onsite by the Maine Conservation Commission
- Page 25, fixed the wording in the 3rd paragraph from the bottom of the page to (Sub Chapter VIII A)
- Page 28, added in language about "Dark Sky Lighting"
- MP-4, fixed dashed lines delineating open space
- MP-5, MP-19, MP-20, pages 4 & 12 modified anticipated uses listed for each lot, removing specific examples as requested
- MP-8, delineated countour lines on the entire property
- MP-9, fixed dashed lines delineating open space
- MP-16, fixed dashed lines to delineate the privately built streets
- Included letter from AE Hodsdon Engineers regarding the available water supply and design requirements for fire suppression and domestic water needs

B. Project Goals

All development and conservation initiatives at Stevens Commons will be guided by the following overarching goals. They are drawn from Hallowell's Comprehensive Plan, the City's Stevens School Planned Development District guidelines, and the developer's vision for this unique, historically significant property.

- Provide a mix of appropriate and compatible land uses, including residential, business, commercial, and recreational uses.
- Retain the historic character of the properties landmark buildings and grounds.
- Ensure that all development creates a quality environment and exhibits a common set of design elements.
- Provide the infrastructure needed to support development and generate tax revenue over the long term.
- Permanently conserve those areas of the site with exceptional natural qualities and public value.
- Connect to the surrounding properties, streets, and neighborhoods, where appropriate, with sidewalks, trails, and/or vehicular connections.
- Link the site (and the existing Stevens field) to the adjacent Howard Hill forested park and to Winthrop Street; assure public access.
- Buffer adjacent properties where there may be negative visual impacts.
- Design and engineer the development so as to handle stormwater on-site and avoid off-site impacts.
- Cluster new residential subdivisions so there is easy access to open space and trials.
- Phase development by working with partners and responding to market opportunities.
- Collaborate with the City of Hallowell to meet City goals and provide essential infrastructure.
- Comply with the City's Comprehensive Plan and Master Plan application requirements.
- Identify and conserve the onsite natural resources and natural features.



An artist's impression of the revitalized Stevens Commons as seen from the middle of the Campus/Beech Street

D. Plan Description

The redevelopment of the Stevens School Campus is one of utmost importance to the City of Hallowell. The campus, currently flanked by varying types of housing, municipal and educational facilities, as well as conservation land, will be put to new uses which should enhance and benefit the surrounding neighborhoods and the City as a whole.

Imagine a variety of housing options from affordable rental units to single and multi-family homes to luxury condominiums all situated in and amongst professional office space and commercial and service businesses. All of this will be interconnected with a network of streets, sidewalks, and hiking trails that provide safe travel for pedestrians, as well as public access to the newly acquired Howard Hill Conservation area and the elementary school.

Stevens Commons Master Plan can best be understood by looking at its component parts. The overall plan comprises five distinct and inter-related areas (see map, MP-2), linked by roads, sidewalks, trails, and utilities and supported by open space.

Each of the five areas (A through E) has its own attributes, based on careful site analyses; each supports specific land uses, as described below. All share a road system and open space. The accompanying "Land Use" map shows the five development areas; the table below summarizes the land-use program for each.

Area Description	**Land Uses**
Area A Historic Stevens Campus (next to Winthrop Street)	Offices, residential, commercial, institutional, low intensity retail, services
Area B The Extended Campus (north of Area A)	Offices, residential, commercial, services
Area C Phase 1 Residential (north of Area B)	Clustered single-family homes and duplexes
Area D Phase 2 Residential (west of Stevens field)	Clustered single-family homes
Area E Phase 3 Residential (west of Pleasant Street)	Clustered single-family homes

Providing access to and serving these five areas is an upgraded street system and utilities for sewer, water, gas, electricity, and fiber optics.

The road and utilities serving Areas A, B, and C are to be built with City bond funds. The remaining roads, in Areas D and E, will be built by the developer and dedicated to the City. (See Map, MP-3)

Supporting the aforementioned development is some 20 acres of open space land (See Map, MP-2). The nature of the open space is dictated, in large part, by the sites historic and natural features. The table below describes the open space components.

D. Site Inventory

a. Site Description

The existing site is best described in the two accompanying maps – the "Site Survey" (MP-7) and the "Existing Site Plan" (MP-8) – as well as the other maps (referenced below) in the Site Analysis (Section E). Together they show, along with the narrative:

a) the project name, north arrow, date, and scale;
b) site boundaries;
c) existing easements;
d) topography (See Map, MP-8);
e) key natural features;
f) soils (See Map, MP- 10);
g) vegetative cover (See Maps, MP-11 & MP-12);
h) watershed boundaries (See Map, MP-13);
i) existing buildings, streets, stone walls, driveways;
j) building locations;
k) existing utilities (See Map, MP-20);
l) natural environmental constraints (See Map, MP-14) .

b. Site Survey Map (see Map 7) **This map shows the entire 54-acre property.**

c. Site History

Area A represents the historically important site of Stevens School, also known as "Maine Industrial School for Girls" or the "State School for Girls in Hallowell."

Given that this campus is a designated National Register of Historic Places site it is worth documenting its essential features. (A detailed description of the history of each building is provided in Part 3.)

The historic site includes 5 buildings: Baker, Central, Stevens, Erskine, and the Administration building. (The Farwell house to the west is not included.) The Administration Building is a wood frame, clapboard structure in the Colonial Revival style. The four others are brick and granite and draw on Colonial Revival and Classical Revival styles. The positioning of the long Stevens building helps create the large common onto which the Erskine and Central buildings face.

The Maine Industrial School for Girls was founded in 1874 by the State as a place where "wayward" girls could be housed and given a moral, social, and academic education. Over the years the schools mission changed from education to a reform institution. It closed in the early 1970s.

d. Existing Buildings Inventory

Existing Building Inventory[2] *(see Map 8)*				
Name	**Footprint (sf)**	**Total Floor Area (sf)**	**Potential Uses**	**Condition/Comments**
1. Farwell	±2,400	3,230	commercial, low intensity retail, services, office, res.	poor; 1½ floors; clapboard; older house
2. Stevens	4,700	17,950	multi-use, commercial, restaurant, office, res., low intensity retail, services	historic; brick; 3 floors
3. Administration	1,600	4,570	Offices, residential	fair; current rental; wood frame; historic; 2 1/2 floors
4. Baker	4,650	11,350	Offices; residential	good; 2 1/2 story brick; historic
5. Central	9,200	24,780	residential, educational, offices	fair; 3 story brick; historic
6. Erskine Hall	4,150	5,060	Community Center, Res., services, restaurant, low intensity retail commerical, Hotel	poor condition; historic
7. Flagg-Dummer	8,350	8,350	residential; services congregate or senior housing	fair; single story; brick
8. Cleveland	6,060	6,060	Residential, offices, congregate or senior housing	good; single story; brick
9. Hayden	6,060	6,060	residential; service, congregate or senior housing	Fair-poor; single story; brick

e. Existing Site Plan (see Map 8)

This map focuses on the core campus (Areas A, B & C) where all existing buildings and utilities are located.

[2] Primary Structures – does not include minor sheds, garages, pump house, etc.; Boiler House will become maintenance garage.

Site Topography

The accompanying "Site Survey" and "Existing Site Plan" maps (MP-7 & MP-8) show that slope conditions vary throughout the property. The historic campus is relatively flat; the Stevens Field area has adequate, developable slopes, as does the wooded area north of the campus where a subdivision is proposed. To the east of the campus, however, is an excessively steep slope that divides the property. It is inappropriate for development. Yet between it and Pleasant Street the slope is less severe and can be developed.

Soils

The National Cooperative Soil Survey map for Stevens School and its immediate surrounds is shown on the following page (See Map, MP-10).

The entire core campus (Areas A, B & C) is a Hollis fine sandy loam; most of the slopes are in the 3 to 15% range although the east, wooded, part of the site has steeper slopes.

The northern part of the property, the woods, and the large field is roughly equal parts Paxton-Charlton, Woodbridge, Ridgebury, and Hollis; all are fine sandy loams with slopes in the 3 to 15% range. Most of which are well draining soils except for the Ridgebury Fine Sandy loam that is found around the lower part of the field and wetland/pond area.

Area E is predominantly a Suffield silt loam; slopes here range from 8 to 25%.

All of these soils are well drained and present no foreseeable problems. They support a hayfield, a healthy mature hardwood forest, and extensive mowed lawns on the campus itself.

Tree Inventory and Site Vegetation

The "Tree Inventory" map (See Map, MP-11) shows all large, plus 2 foot diameter-at-breast-height (dbh) trees within the built-up area of the site. Clusters of large trees (groves of pine and oak) that include plus 2 foot dbh trees are also shown on the map.

Large (plus 2 foot dbh) trees in the existing wooded areas (almost half the site) have not been recorded as individual trees. However, the "Tree Inventory" map and the color aerial photograph of the entire property (See Maps MP-11 & MP-12) show these extensive wooded areas and vegetation, including the large hay field adjacent to Howard Hill.

The mapped, individual trees are primarily hardwoods (ash, oak, and maple). A few are dying or are diseased and will be removed. The Winthrop Street property line is edged with a buffer planting of healthy crimson maples; they will be retained.

The few large single conifers (fir and pine) are not good specimens and may be removed for road construction purposes or for safety reasons.

The line of mature, large ash trees on Beech Street, along the east side of the common, are a feature and will set the theme for new tree planting around the common. New tree plantings shall be done with native species. The spread of onsite invasive species shall be deterred during construction.

Preliminary analysis, based on information on file at the State's Natural Areas Program, indicates that there are no known rare or threatened plant species on site (see Part 3).

The overall, existing, site vegetation can best be seen on Map MP-12: Aerial Photograph of Site.

Site Watersheds

The Stevens School property falls into two small watersheds. They both originate at the top of Howard Hill to the north. One drains to the west, the other to the east. The dividing line is essentially Hallowell's ridge roughly defined by High Street, Coos Lane, and the easterly edge of Stevens field (See Map, MP-13). Also attached are five subwatersheds that are delineated on USGS Stream Stats maps that originate from the top of Howard Hill and through the Stevens Commons Campus.

The easterly watershed is devoid of water courses; sheet flow characterizes this land and the contours run roughly north/south parallel to the Kennebec River. The north/south band of woods east of the campus provides an effective filter to runoff.

The westerly watershed includes the Stevens field and adjacent wooded areas. The small pond at the base of the field drains south and west to ultimately join Vaughan Stream and then enter the Kennebec River.

Given Stevens School location near the top of the Hallowell ridge, little run-off is generated. No erosion problems are foreseen.

Traffic Analysis

Two traffic analyses were undertaken to assess traffic impacts in Phase 1A and at build-out of the entire property.

The Phase 1A traffic study looked at "trip generation" (i.e., the number of vehicles entering and leaving the site onto Winthrop Street), accident reports, and safety (i.e., safe sight distances for vehicles, principally when exiting the site). These analyses are based on full occupancy and use of Area A, the historic campus. A copy of both analyses is in Part 3.

The analysis shows the number of trips generated at this phase (i.e., with 5 buildings fully in use) does not trigger the need for a Traffic Movement Permit from MaineDOT. The peak hour trips do not exceed the 100-trip threshold.

The safety analysis for Phase 1A is based on an assessment of intersections and accidents near the site. Given that there are no high crash locations in the vicinity no additional review of safety is necessary.

The "Sight Distance Review" indicates that the Beech Street intersection with Winthrop Street presents no sight distance issues. Coos Lane, as presently configured, requires some adjustment to conform with MaineDOT standards. It will be moved uphill, west, to meet the standard.

The Stevens Street entry is to remain as an access to the parking associated with the Stevens building and will not be a principal street.

The second traffic analysis, that looked at the traffic impacts for the entire site when eventually built-out, took a conservative approach. In other words, it assumed higher trip generation by some of the possible future commercial uses while taking all proposed residential trip generation into account. Under these circumstances the peak hour trips exceed 200. Hence, a full Traffic Study will be required once Phase 1 of the project is completed.

b. Site Opportunities and Constraints

"...highlight the opportunities and constraints of the site in a bubble diagram or annotated format." (SSPDD Ordinance Language)

The "Opportunities and Constraints" map (See Map, MP-14) identifies areas, buildings, roads, and natural features on the existing Stevens School site and indicates how each can inform and help shape the Master Plan. Often a "constraint" turns out to be an "opportunity" when interpreted creatively. Given the extent to which the site already has extensive (and historically significant) development there are many opportunities to turn "lemons" into lemonade.

The four existing conditions that "inform" the Master Plan to the greatest extent are:

- the historic campus;
- outstanding natural features;
- wooded areas with moderate slope conditions; and
- adjacent land uses and infrastructure.

The Historic Campus

Historic elements that offer opportunities include:

Element	Opportunity
National Historic Register status	Revitalize the campus; honor the history
Buildings in good condition	Restore and re-use
A fine central common	Retain and embellish
An intact infrastructure	Utilize and improve to modern standards

A mature landscape	Retain all healthy large trees
Good access to Winthrop Street	Use, but improve safety

Outstanding Natural Features

These features add to the natural/environmental quality of the site. Under the Master Plan, these features are made part of the open space plan. They include:

Element	Opportunity
Excessively steep slopes between the campus and Pleasant Street	Keep as wooded, accessible, open space
The oak grove	Create as part of a park-like common
The pond and immediate surrounds	Protect as natural area and part of open space system
The large, open, hay field	Conserve for open space and extension of the Howard Hill conservation area

Wooded Areas with Moderate Slopes

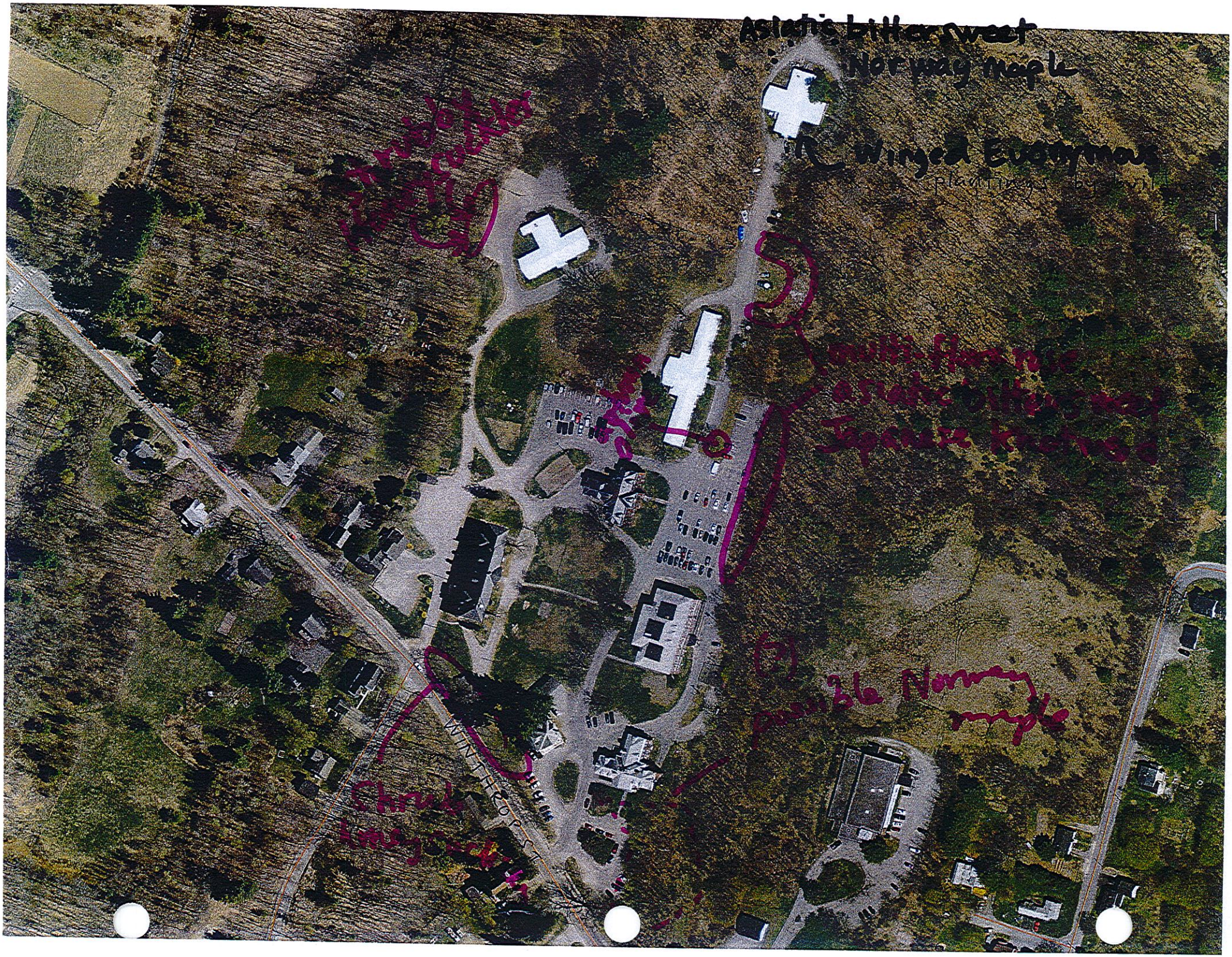
There are three such areas on the property; two are adjacent to existing neighborhoods and one adjoins the campus and existing buildings.

Element	Opportunity
Area C, north of the oak grove	Topography is suitable for residential subdivision lots
Area D, east of the Overlook project and west of the field	Topography is suitable for residential subdivision lots
Area E, below steep slopes, west of Pleasant Street, north of RSU2	Topography is suitable for residential subdivision lots

Adjacent Land Uses and Infrastructure

The "Locational Assets" map (See Map, MP-1) together with the narrative under Part 2-E-a "Site Characteristics" describe the land uses adjacent to the Stevens site. These uses, and the street system that serves them, can also be seen on the aerial photograph.
(See Map, MP- 12)

c. Site Opportunities and Constraints Map (see Map 14)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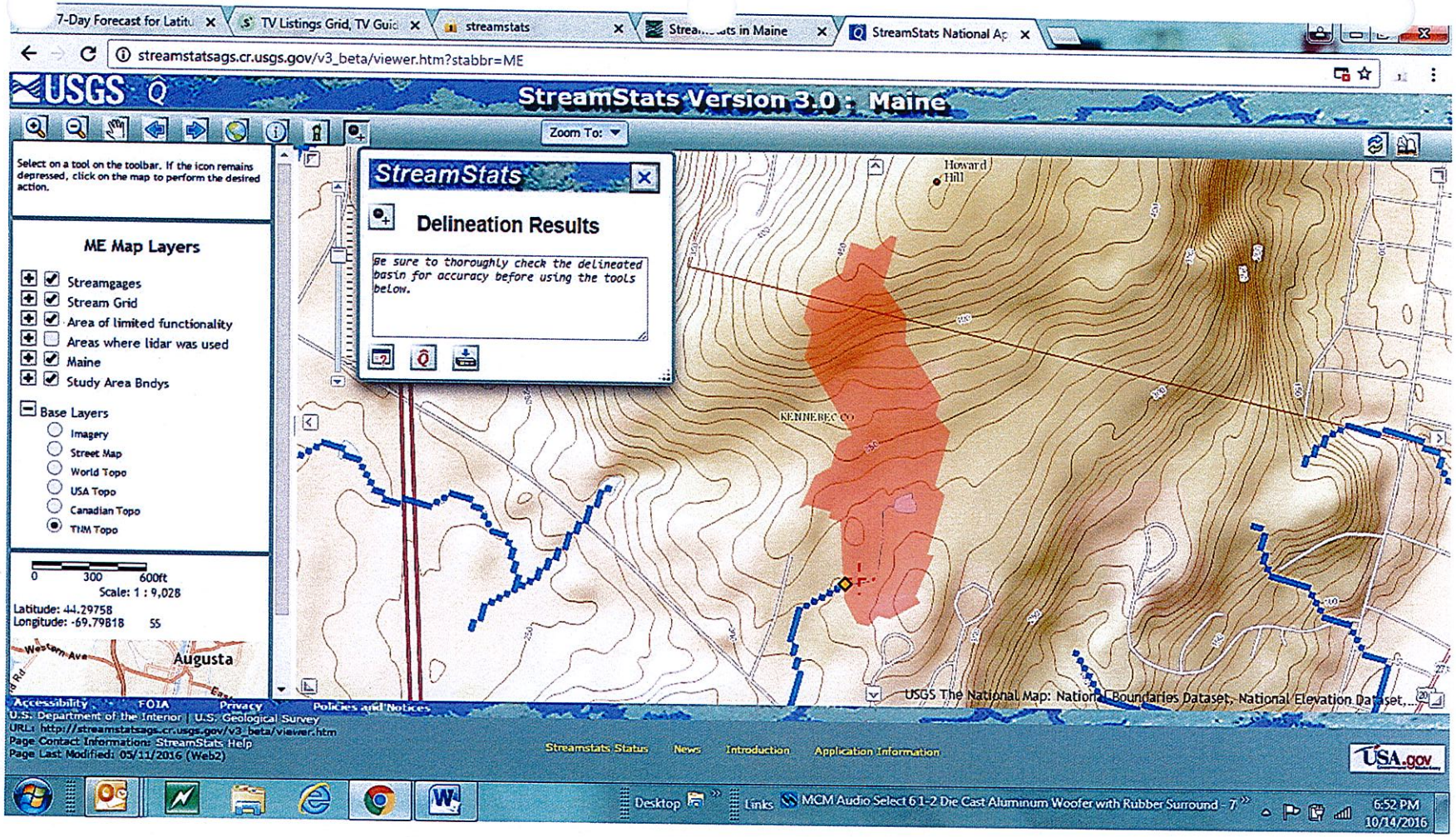
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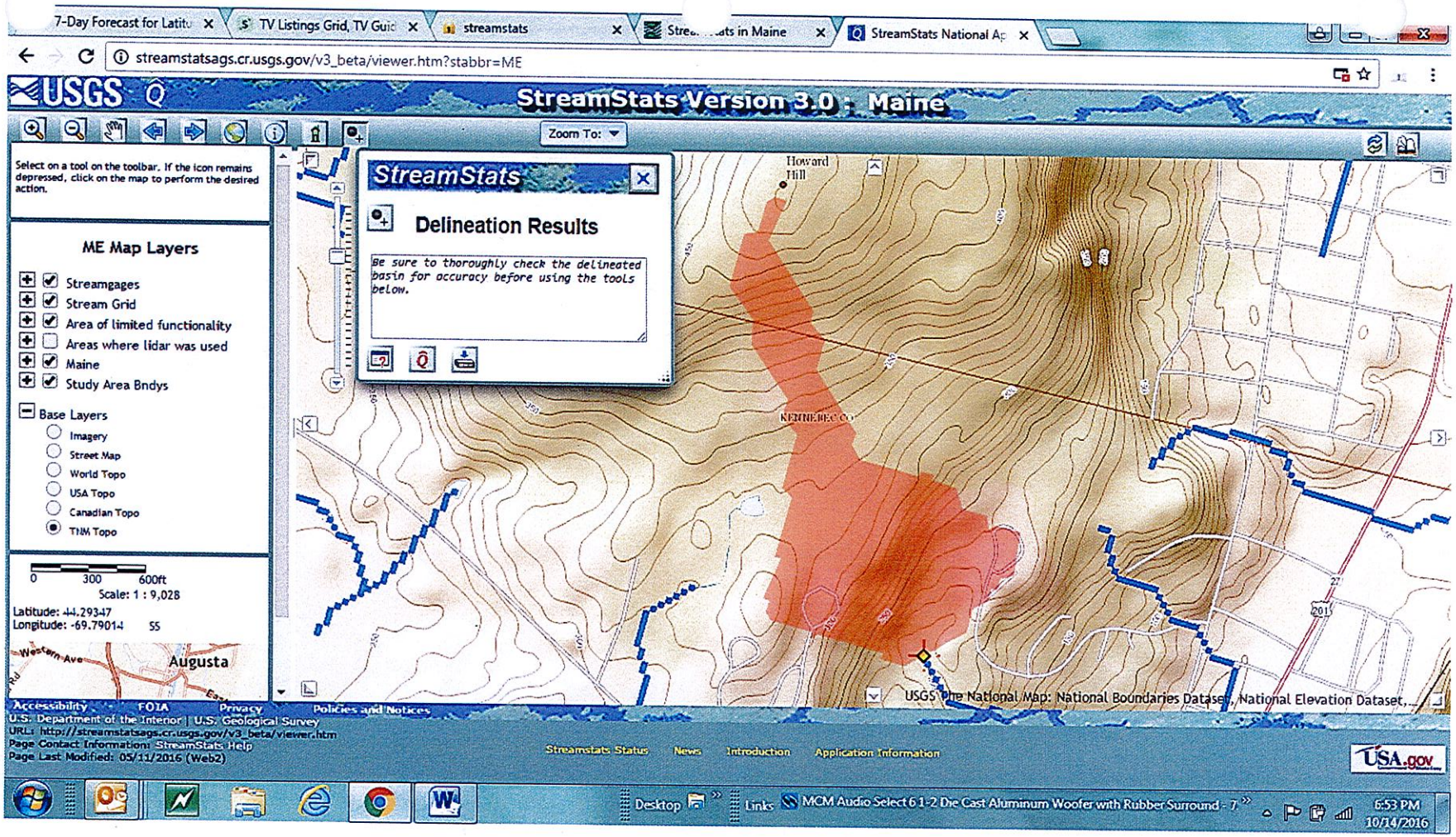
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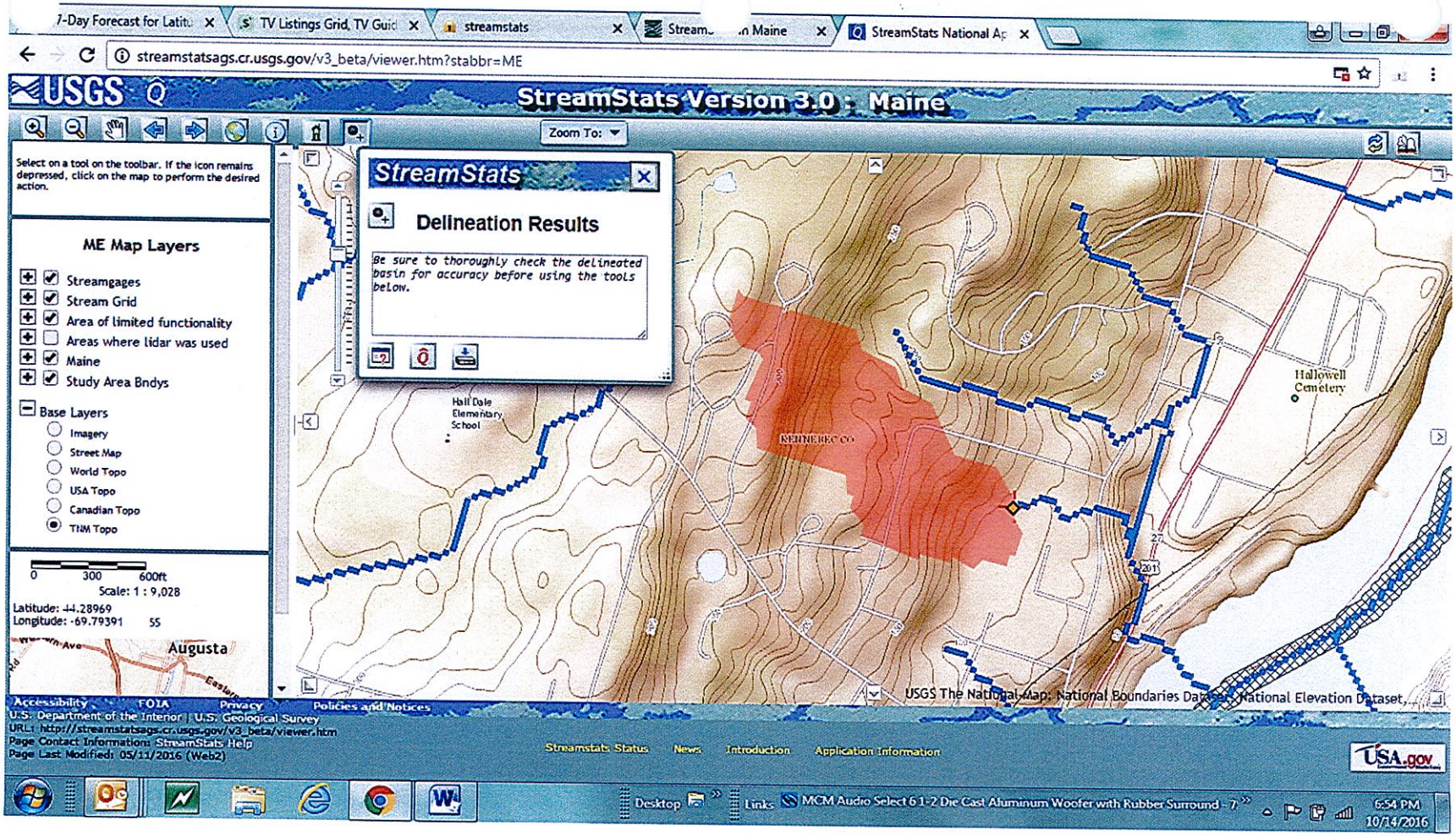
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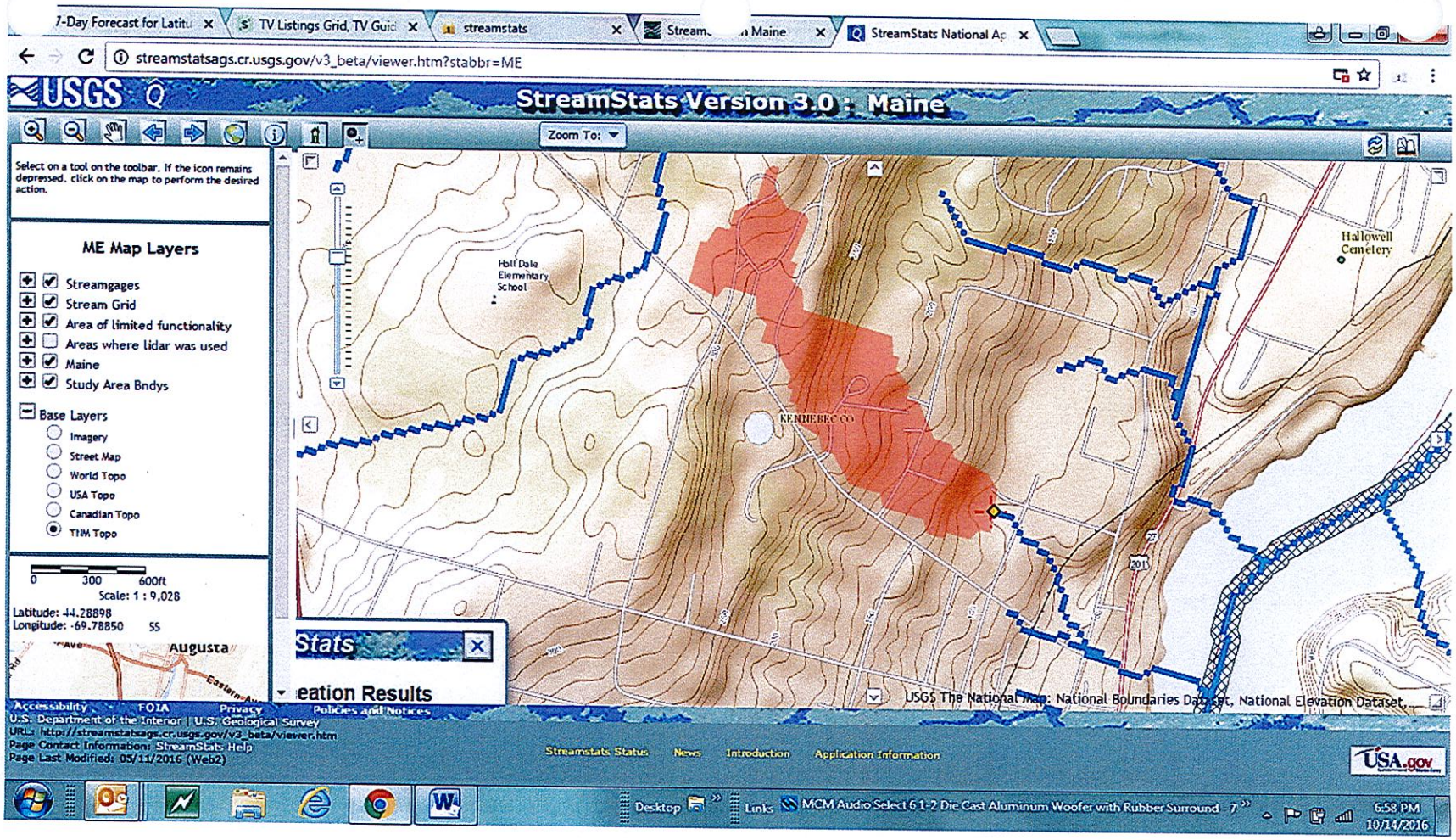
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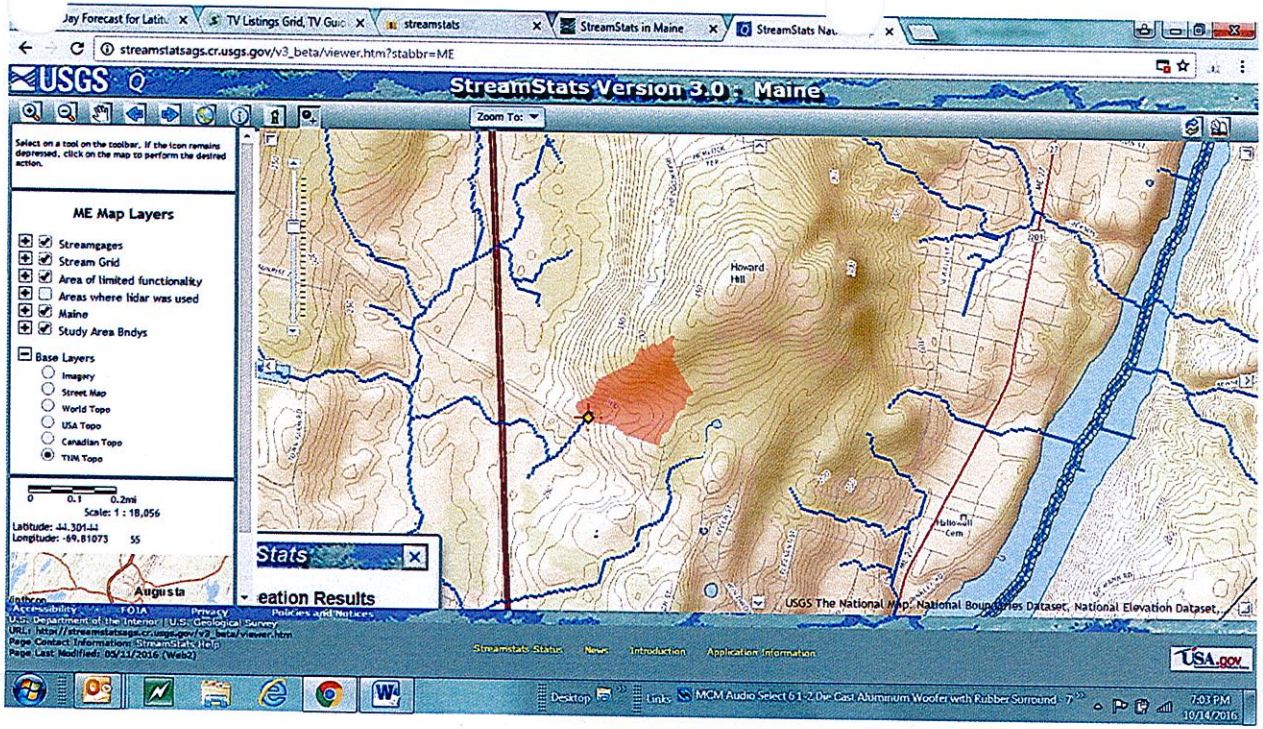
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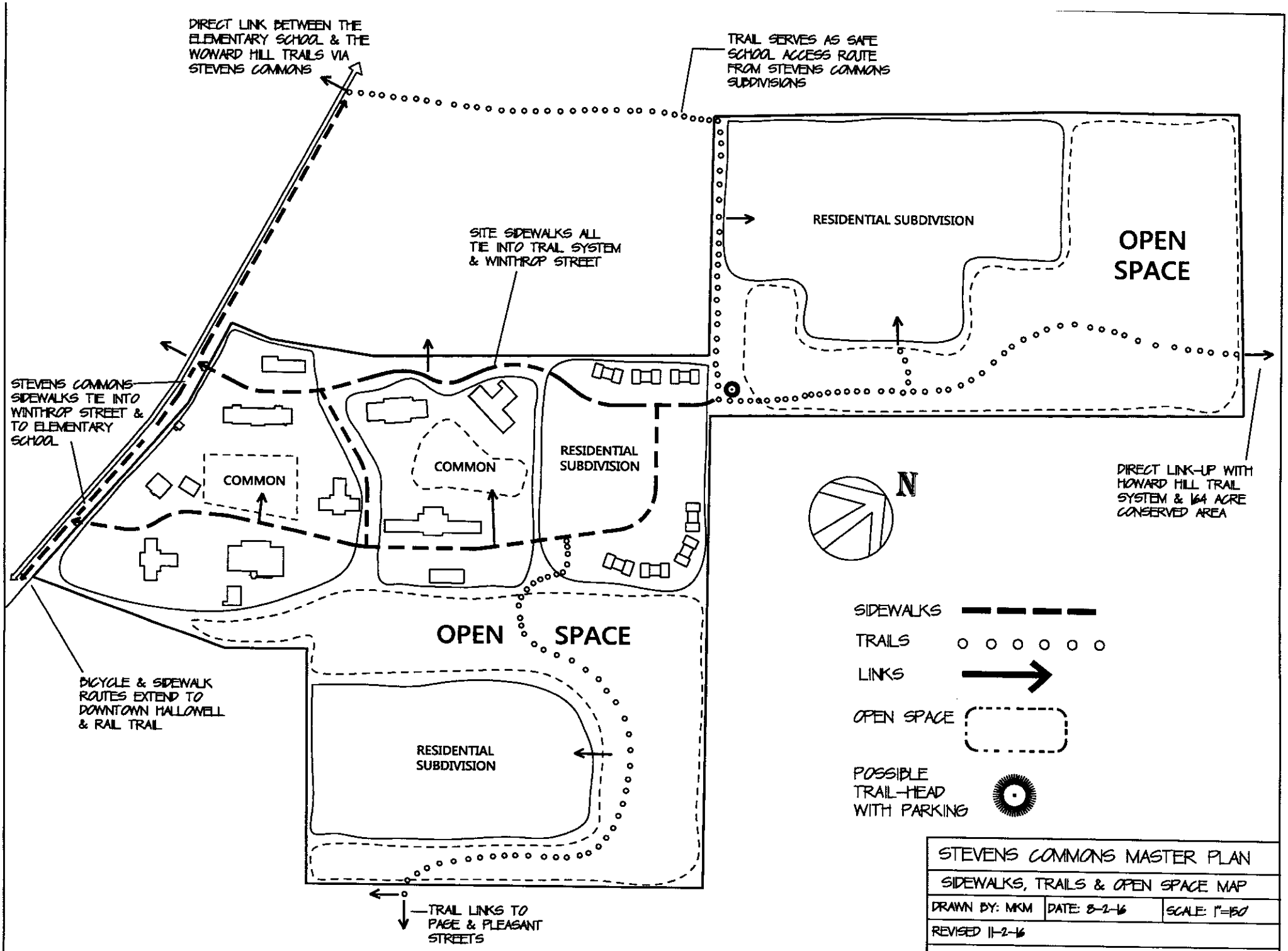

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SIDEWALKS, TRAILS & OPEN SPACE MAP		
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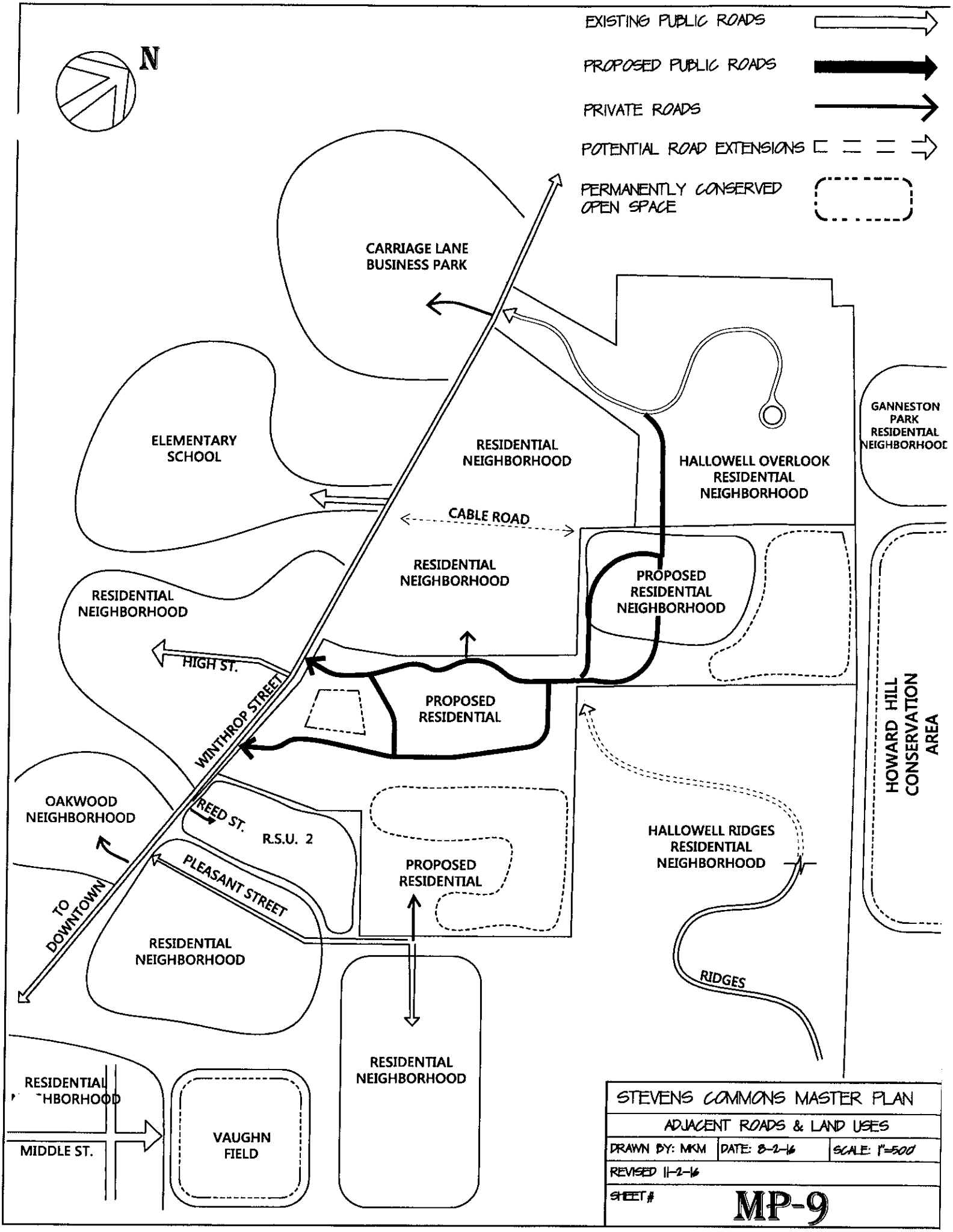
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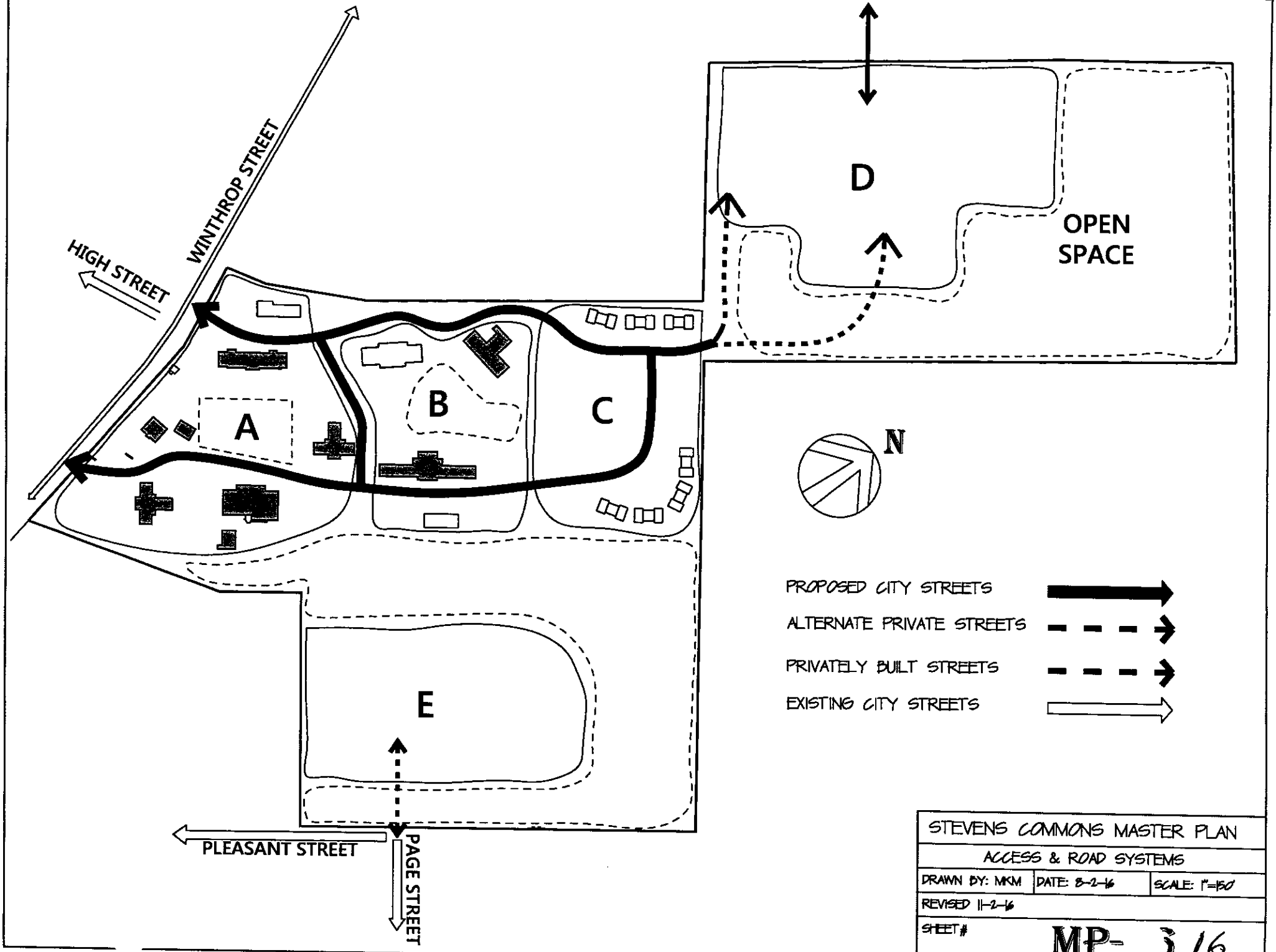

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G. Master Plan Development Standards

Under the provisions of Hallowell's Stevens School Planned Development District (SSPDD) the Master Plan narrative must contain development standards that the Planning Board will use when reviewing Site Plans or Subdivisions proposed for specific development parcels within the Master Plan. The SSPDD states:

"...a Planned Mixed-Use Development must demonstrate that it is consistent with the approved Master Plan and its development standards." (Page 325)

Further, it states:

"The objective...is to allow the owner/developer of the property significant flexibility in the use of the former Stevens School complex as long as the development will meet the City's objectives for the reuse of the complex as articulated in the Master Plan approval criteria set forth in this section." (Page 325)

Other pertinent SSPDD language that helps clarify the required development standards that apply to buildings or areas in the development includes the following:

"The standards should...result in a coordinated visually-integrated district. These standards must address, at a minimum, parking layout and design, landscaping, exterior lighting, signage, pedestrian and bicycle facilities, and architectural design, and the preservation of the character of the existing National Register historic district." (Page 329)

The SSPDD identifies 18 specific areas to be addressed. It states that the standards may reference *"the existing site plan review standards where appropriate or establish modified or new standards."*

Under this Master Plan approach the City's Site Plan Review language (Sub Chapter VIII A) shall apply to all development parcels *except* single-family subdivision parcels and dimensional requirements for existing structures and pertinent additions thereto, to meet accessibility or fire protection requirements. Duplex residential development will be reviewed as a Site Plan application as will all mixed-use, commercial, or congregate housing.

Further, all such applications shall be viewed as *minor* development because they are part of the approved Master Plan and are required to conform with that plan.

In addition, where the Site Plan Review language applies, development projects under this Master Plan shall *not* be subject to the "Additional Standards" of the ordinance; only the "Basic Standard," if applicable, shall govern unless a waiver is requested and granted. However, the specific additional standards under this Master Plan, and described here in Part 2-G, shall apply.

(8) *Provision of landscaping within parking areas and around buildings*

See Site Plan Review standards. In addition, the landscaping concept around the "commons," as shown in the "Illustrative Site Plan shall guide the placement of trees in these locations. The goal shall be to create park-like areas that provide a sense of enclosure for public enjoyment. The existing landscaped, tree, buffer along the length of Winthrop Street shall be maintained and enhanced.

(9) *Provisions for snow storage and management of related runoff*

Most parking areas on the east of the campus are existing and abut an extensive line of woodland where excess snow can be dumped without an adverse impact from runoff. Other, new, parking lots are sited so that plowed snow can be piled on flat, lawn areas where the melted snow can infiltrate the lawn.

(10) *Provisions for the screening/buffering of parking lots*

See Site Plan Review standards.

(11) *The location of and provisions for the screening of service areas, overhead doors, waste disposal areas, and similar facilities*

See Site Plan Review standards.

(12) *The general treatment of outdoor lighting including parking lots, security lighting, roadways, and pedestrian ways*

Throughout the project area the following standards shall apply:

- no light fitting shall project light upward to light the night sky;
- all street lights shall be of uniform, historic design on +10-foot high posts, spaced 100- to 150-feet apart;
- no parking lot or free-standing light poles shall be greater than 20 feet in height;
- all electrical wiring to outdoor lights shall be buried;
- no light fixture is to create intense glare conditions and/or face into a driver's (or pedestrian's) eyes;
- outdoor lights for signage shall adhere to the Site Plan Review standards.

Further, "Exterior Lighting" shall be in conformance with the City lighting Standards in regards to "Dark Sky Lighting". standards of Section 9-616 shall apply.

(13) *The location, width, and treatment of buffers*

See Site Plan Review standards.

A.E.Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

June 6, 2016
15-16

Mr. Dennis Kinney, Superintendent
Hallowell Water District
52 Winthrop Street
Hallowell, ME 04347

RE: ***Flow from Two (2) Hydrants Near the Old State Facility Close to your Office***

Dear Mr. Kinney:

I have looked at the maximum flow that your system can supply at or near the locations of these two (2) hydrants. Both will supply a substantial amount of water.

The first hydrant is 1,000 feet from the standpipe. The difference in elevation is 90 feet. However, we need to evaluate the flow with 20 psi remaining in the pipe. So instead of 90 feet of available head, we only have 44 feet (20 psi = 46 ft. of head). The following table shows the flows available depending on the condition (C-value) of the pipe.

FLOWS FOR FIRST HYDRANT		
C-Value	***Headloss/100 feet***	***Maximum Flow Capacity From Cameron's Tables***
100	4.4 ft/100	3600 gpd
110	5.24 ft/100	3900 gpd
120	6.20 ft/100	4300 gpd

It needs to be understood that these flows are quite difficult to get out of a single hydrant, but if this is for a complex, they could certainly extend mains and install additional hydrants.

The second hydrant is 1,200 feet from the standpipe and it has an elevation of 280 feet. The total head of 110 feet again needs to be reduced by 46 feet to allow for the 20 psi residual. The available headloss is 64 feet.

The headloss per 100 feet available to this hydrant at C of 100 has been calculated to be 5.12 feet/100. The following table shows what the flows will be depending on pipe condition.

FLOWS FOR SECOND HYDRANT		
C-Value	***Headloss/100 feet***	***Maximum Flow Capacity From Cameron's Tables***
100	5.12 ft/100	3800 gpd
110	6.09 ft/100	4200 gpd
120	7.21 ft/100	4600 gpd

Needless to say, your system can provide a substantial amount of flow at these locations. If the buildings are built of fire retardant materials, the demand for fire protection can be minimized. Furthermore, the buildings could have life safety sprinklers installed, and this would again lower the fire insurance.

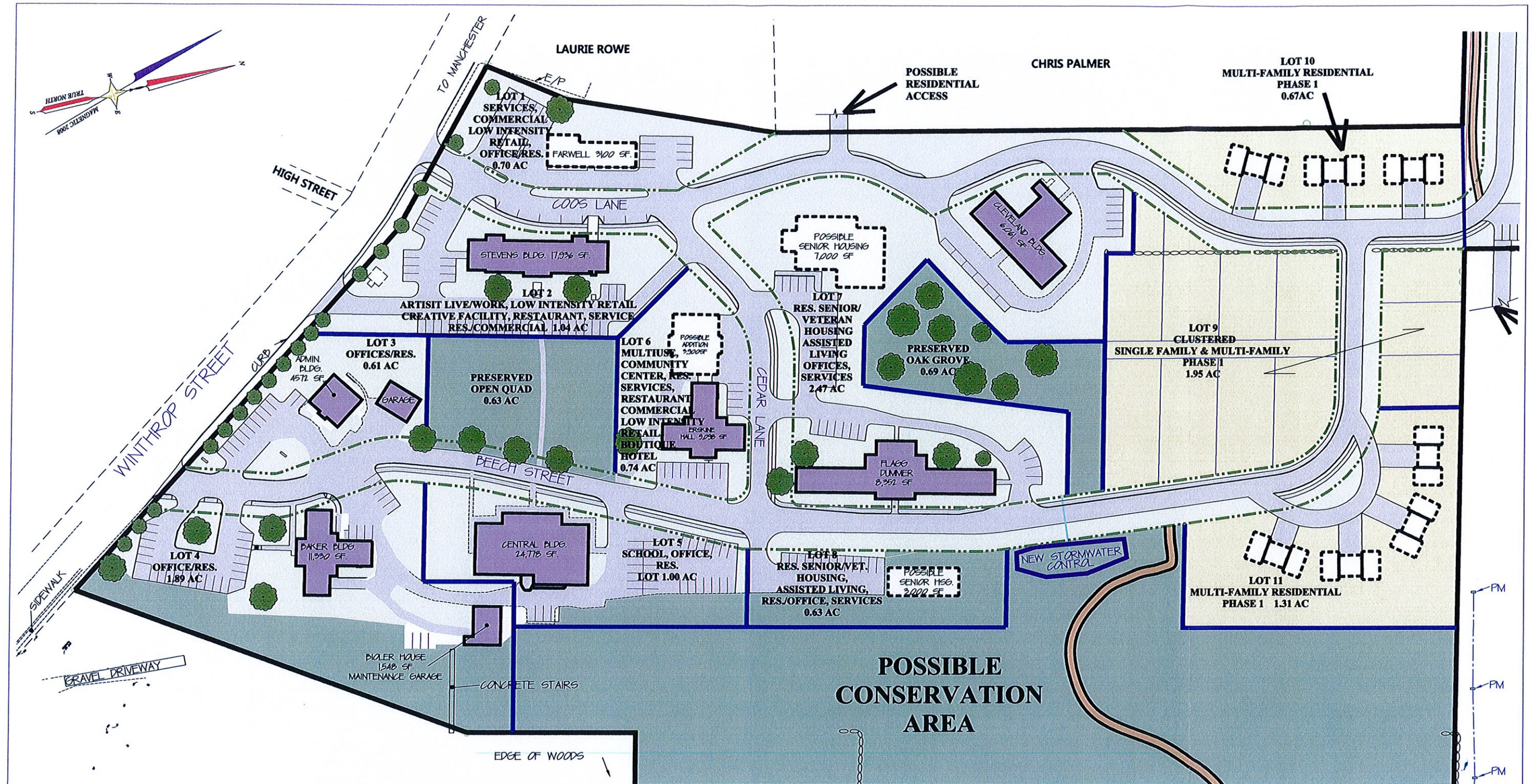
I am available if you have any questions.

Sincerely,

STATE OF MAINE
ALBERT E. HODSDON, III
No. 2926
LICENSED
PROFESSIONAL ENGINEER

Albert E. Hodsdon III
Engineer

RECEIVED
JUN - 8 2016



100 50 0 100 200 300 400 FEET
GRAPHIC SCALE

NOTE: THIS IS A CONCEPTUAL MASTER PLAN THAT SHOWS THE GENERAL LAYOUT AND USES. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.

POSSIBLE WOODED CONSERVATION AREAS

PROPOSED RESIDENTAIL AREAS

POSSIBLE NEW STRUCTURES

PROPOSED NEW LOT LINES

PROPOSED ROAD RIGHT OF WAY

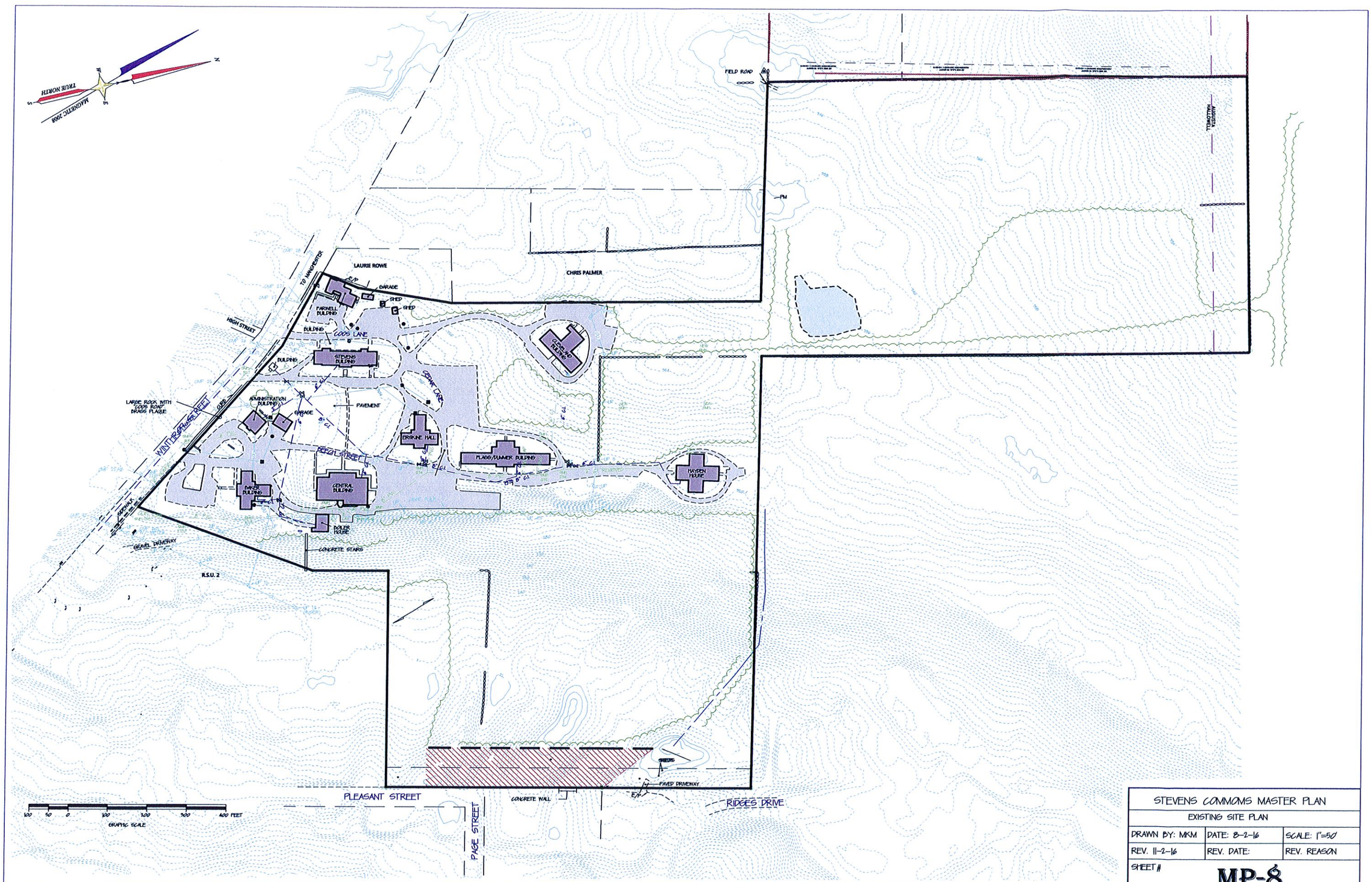
STEVENS COMMONS

A REVITALIZED MIXED USE DEVELOPMENT

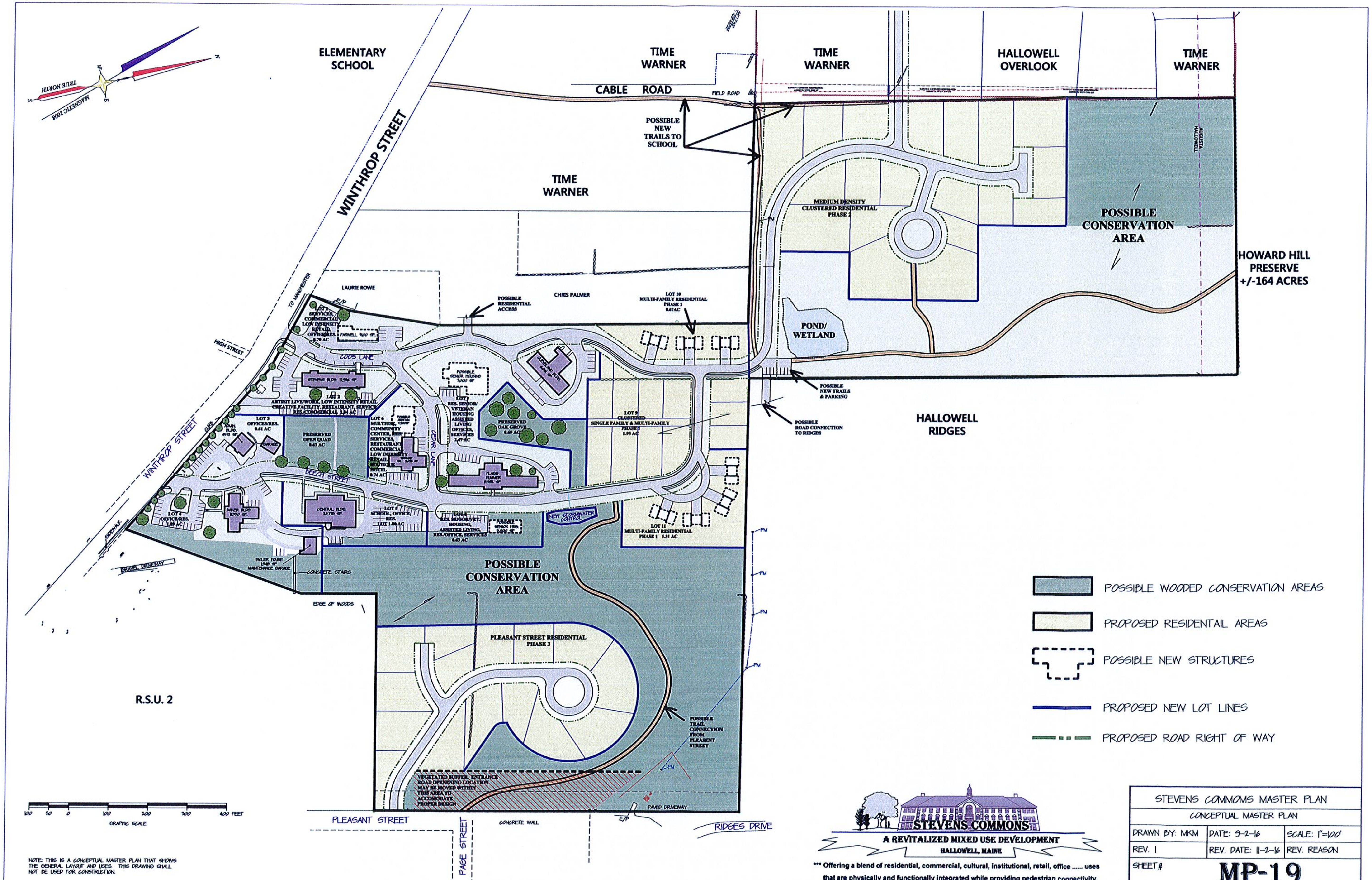
HALLOWELL, MAINE

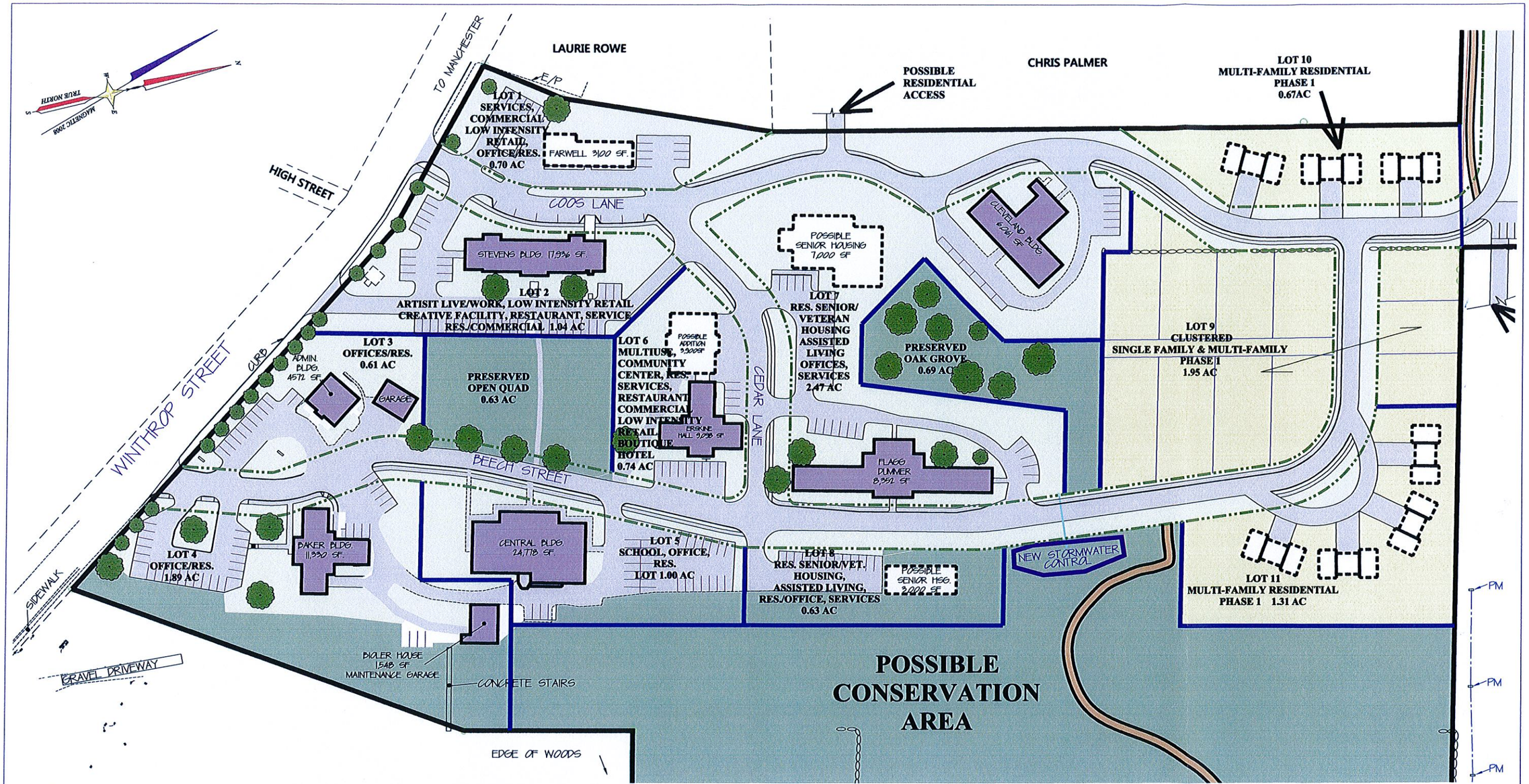
*** Offering a blend of residential, commercial, cultural, institutional, retail, office ..... uses that are physically and functionally integrated while providing pedestrian connectivity.

STEVENS COMMONS MASTER PLAN		
CONCEPTUAL MASTER PLAN		
DRAWN BY: MKM	DATE: 9-2-16	SCALE: 1"=50'
REV. 1	REV. DATE: 11-2-16	REV. REASON
SHEET#	**MP-5**	



STEVENS COMMONS MASTER PLAN		
EXISTING SITE PLAN		
DRAWN BY: MKM	DATE: 8-2-16	SCALE: 1"=50'
REV. 11-2-16	REV. DATE:	REV. REASON
SHEET #	MP-8	


ELEMENTARY SCHOOL
TIME WARNER
TIME WARNER
HALLOWELL OVERLOOK
TIME WARNER
CABLE ROAD
POSSIBLE NEW TRAILS TO SCHOOL
WINTHROP STREET
TIME WARNER
POSSIBLE CONSERVATION AREA
HOWARD HILL PRESERVE +/-164 ACRES
MEDIUM DENSITY CLUSTERED RESIDENTIAL PHASE 2
POND/ WETLAND
LAURIE ROWE
CHRIS PALMER
POSSIBLE RESIDENTIAL ACCESS
LOT 10 MULTI-FAMILY RESIDENTIAL PHASE 1
POSSIBLE NEW TRAILS & PARKING
POSSIBLE ROAD CONNECTION TO RIDGES
HALLOWELL RIDGES
HIGH STREET
COOS LANE
PRESERVED OPEN QUAD
PRESERVED OAK GROVE
BEECH STREET
CEDAR LANE
LOT 9 CLUSTERED SINGLE FAMILY & MULTI-FAMILY
LOT 11 MULTI-FAMILY RESIDENTIAL PHASE 1 1.31 AC
NEW STORMWATER CONTROL
POSSIBLE CONSERVATION AREA
CONCRETE STAIRS
EDGE OF WOODS
PLEASANT STREET RESIDENTIAL PHASE 3
POSSIBLE TRAIL CONNECTION FROM PLEASANT STREET
R.S.U. 2
POSSIBLE WOODED CONSERVATION AREAS
PROPOSED RESIDENTAIL AREAS
POSSIBLE NEW STRUCTURES
PROPOSED NEW LOT LINES
PROPOSED ROAD RIGHT OF WAY
PLEASANT STREET
PAGE STREET
CONCRETE WALL
PAVED DRIVEWAY
RIDGES DRIVE
GRAPHIC SCALE
NOTE: THIS IS A CONCEPTUAL MASTER PLAN THAT SHOWS THE GENERAL LAYOUT AND USES. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.
STEVENS COMMONS
A REVITALIZED MIXED USE DEVELOPMENT
HALLOWELL, MAINE
*** Offering a blend of residential, commercial, cultural, institutional, retail, office ...... uses that are physically and functionally integrated while providing pedestrian connectivity.
STEVENS COMMONS MASTER PLAN
CONCEPTUAL MASTER PLAN
DRAWN BY: MKM
DATE: 9-2-16
SCALE: 1"=100'
REV. 1
REV. DATE: 11-2-16
REV. REASON
SHEET #
MP-19



NOTE: THIS IS A CONCEPTUAL MASTER PLAN THAT SHOWS THE GENERAL LAYOUT AND USES. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.

POSSIBLE WOODED CONSERVATION AREAS

PROPOSED RESIDENTAIL AREAS

POSSIBLE NEW STRUCTURES

PROPOSED NEW LOT LINES

PROPOSED ROAD RIGHT OF WAY

STEVENS COMMONS

A REVITALIZED MIXED USE DEVELOPMENT

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STEVENS COMMONS MASTER PLAN		
CONCEPTUAL MASTER PLAN		
DRAWN BY: MKM	DATE: 9-2-16	SCALE: 1"=50'
REV. 1	REV. DATE: 11-2-16	REV. REASON
SHEET #	**MP-20**	