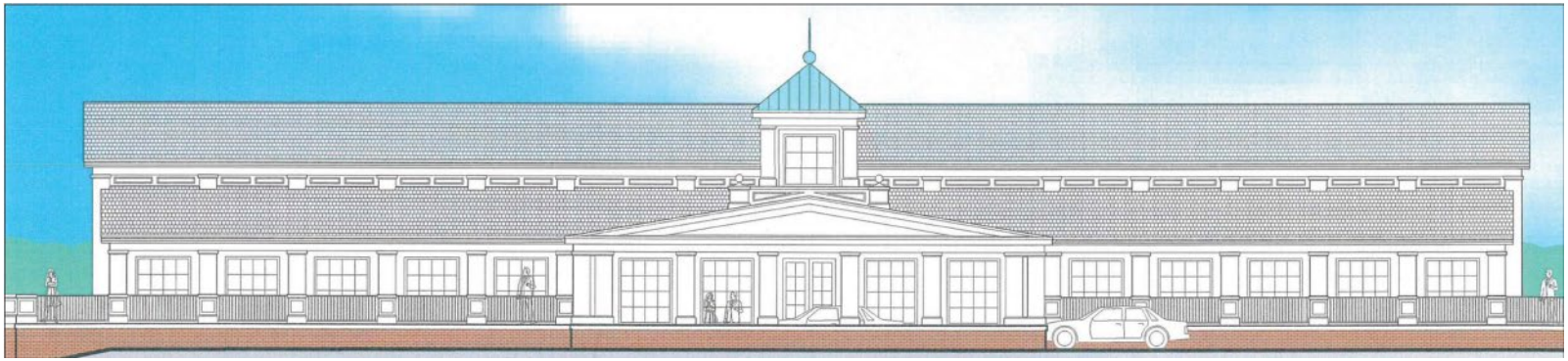
The Lofts At Black Birch LLC

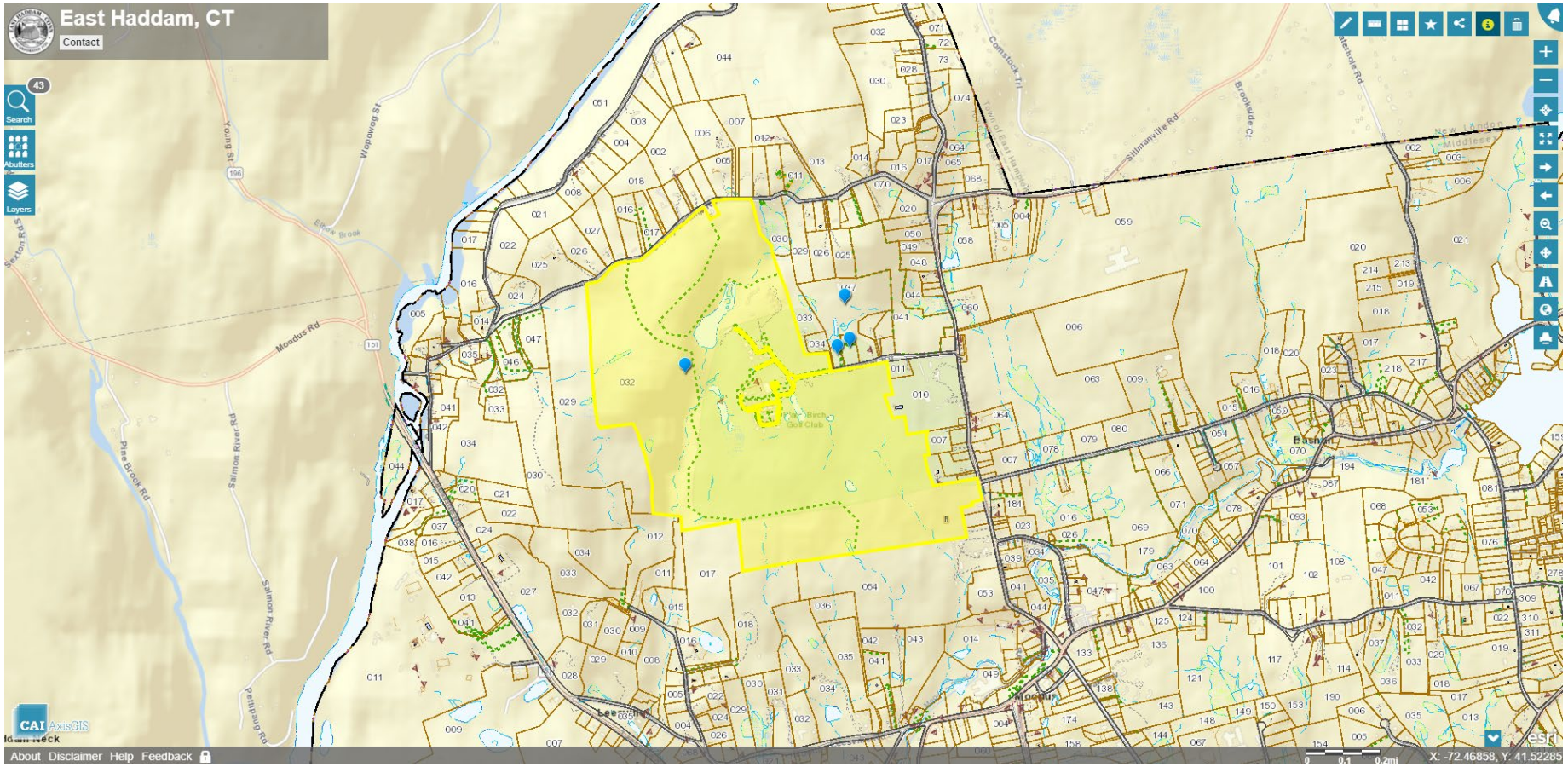
Community Center Redevelopment, 1 Banner Road



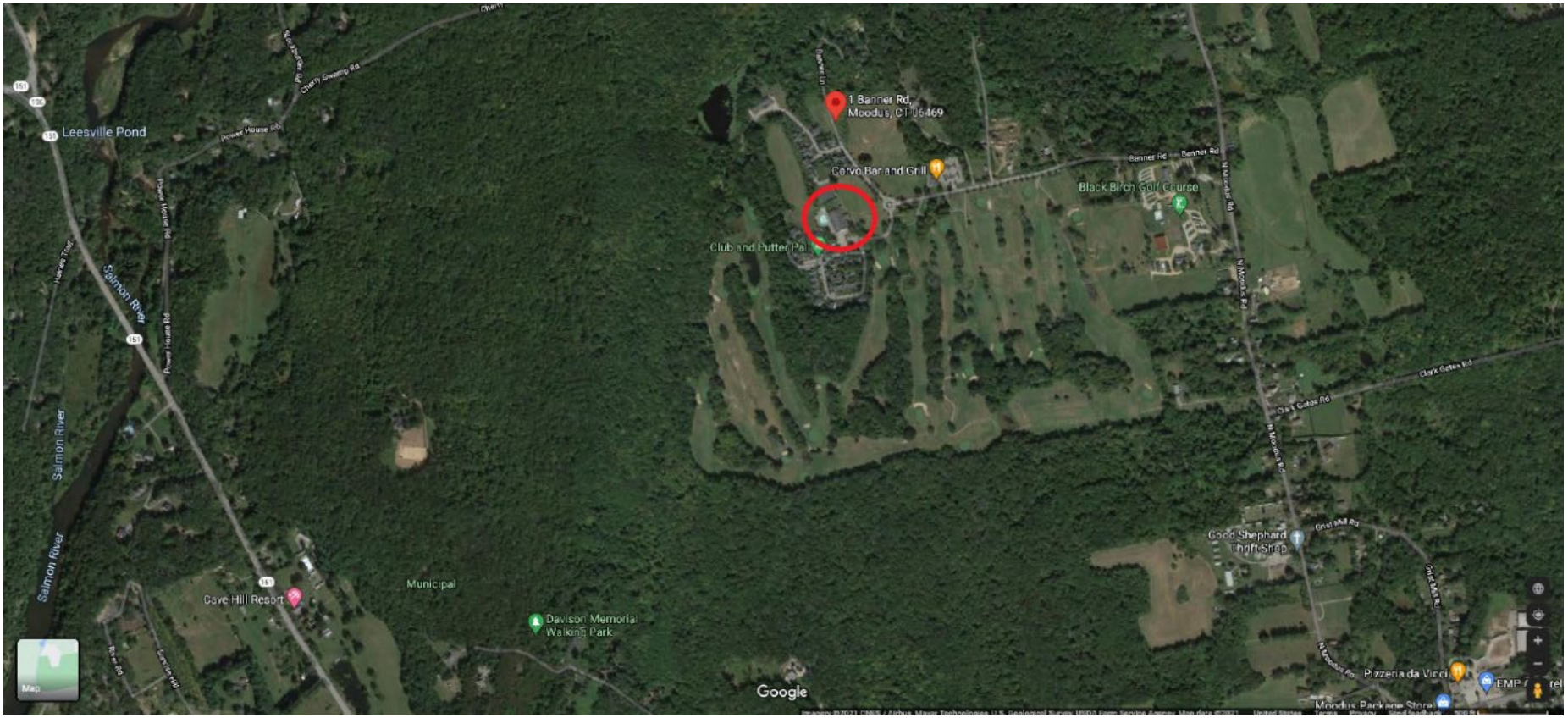
East Haddam Planning & Zoning Commission

July 27, 2021

Subject Property



Subject Property



Community Center Building



Community Center Building



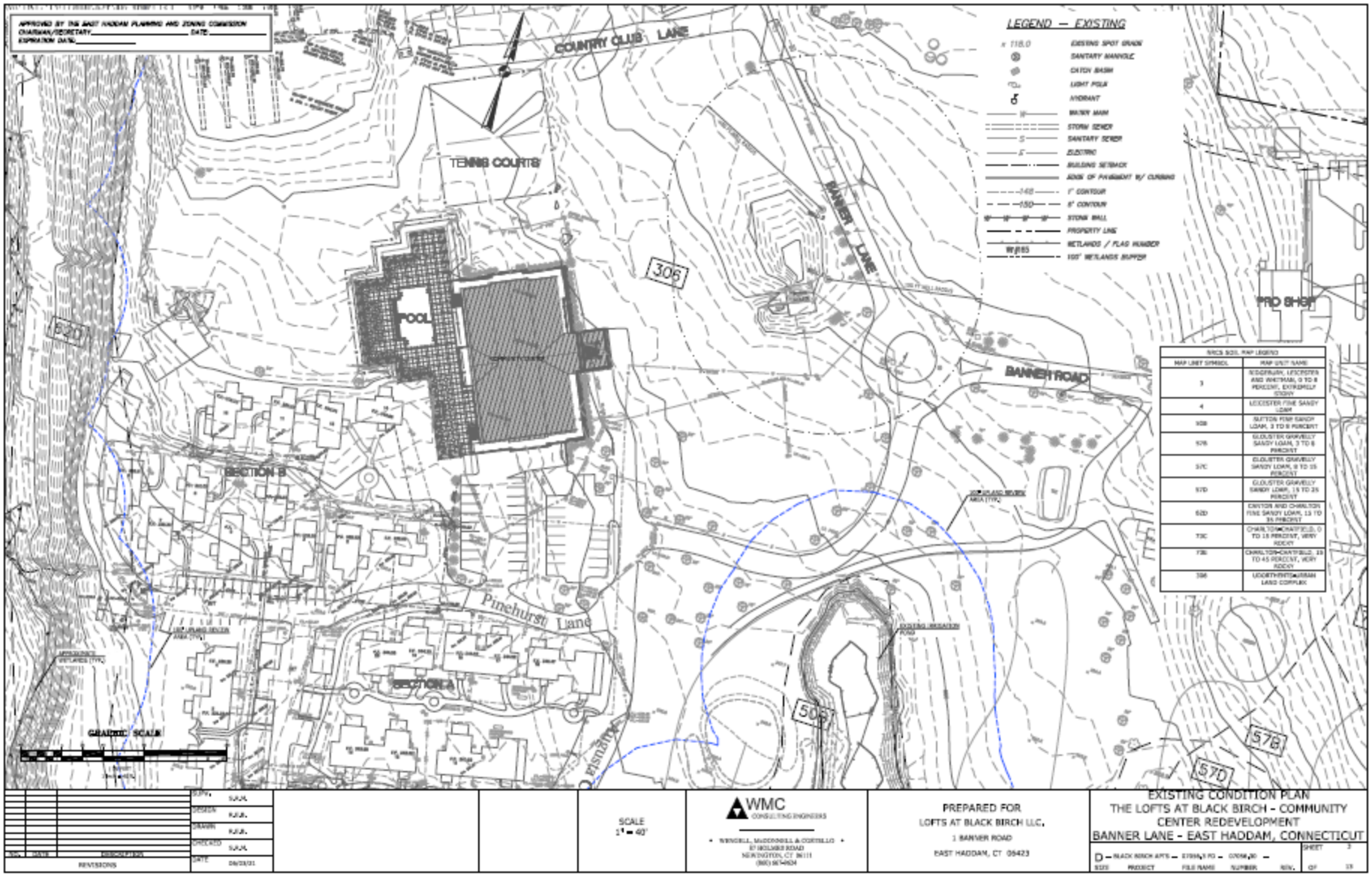
Community Center Building



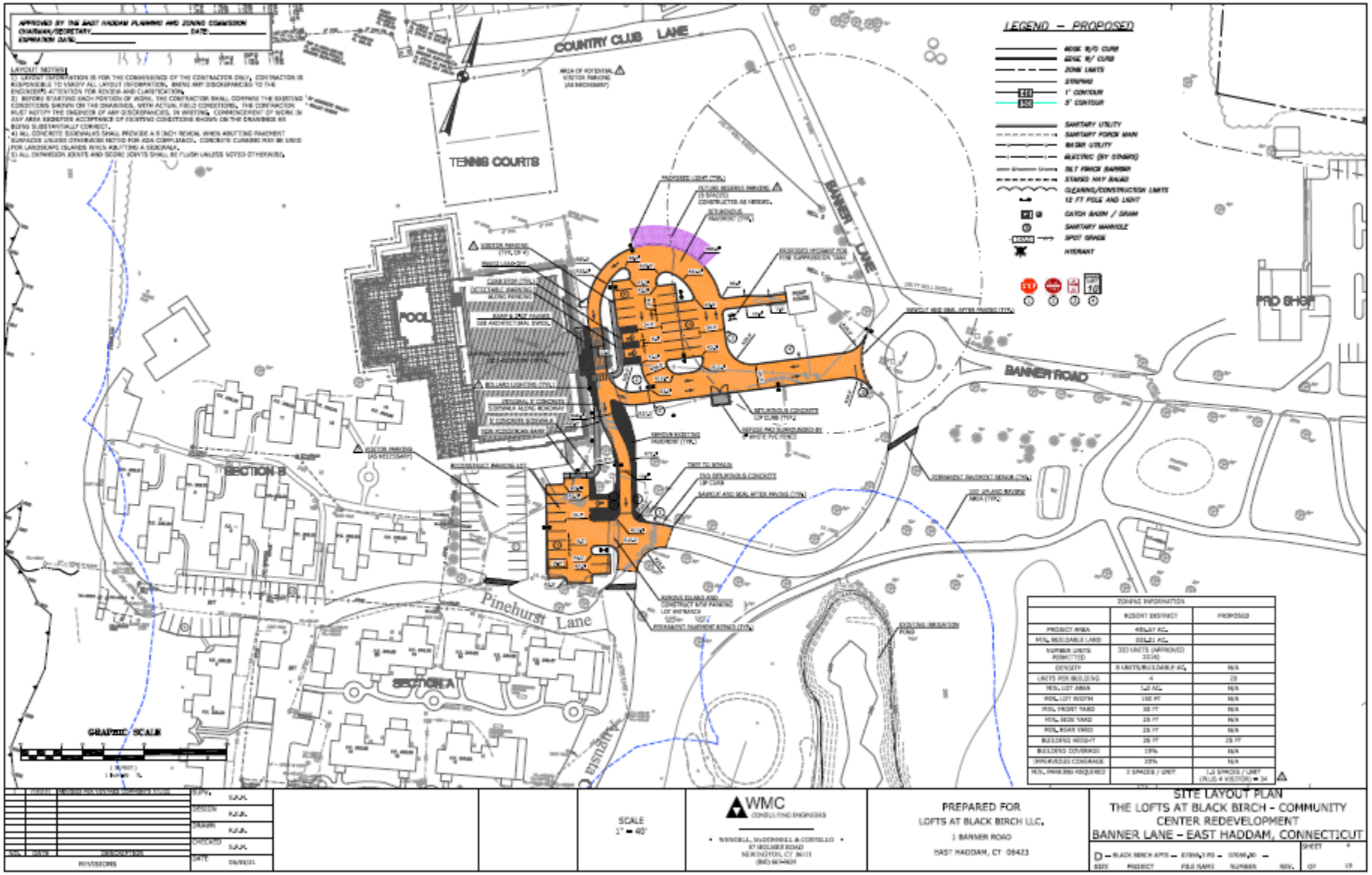
Community Center Building



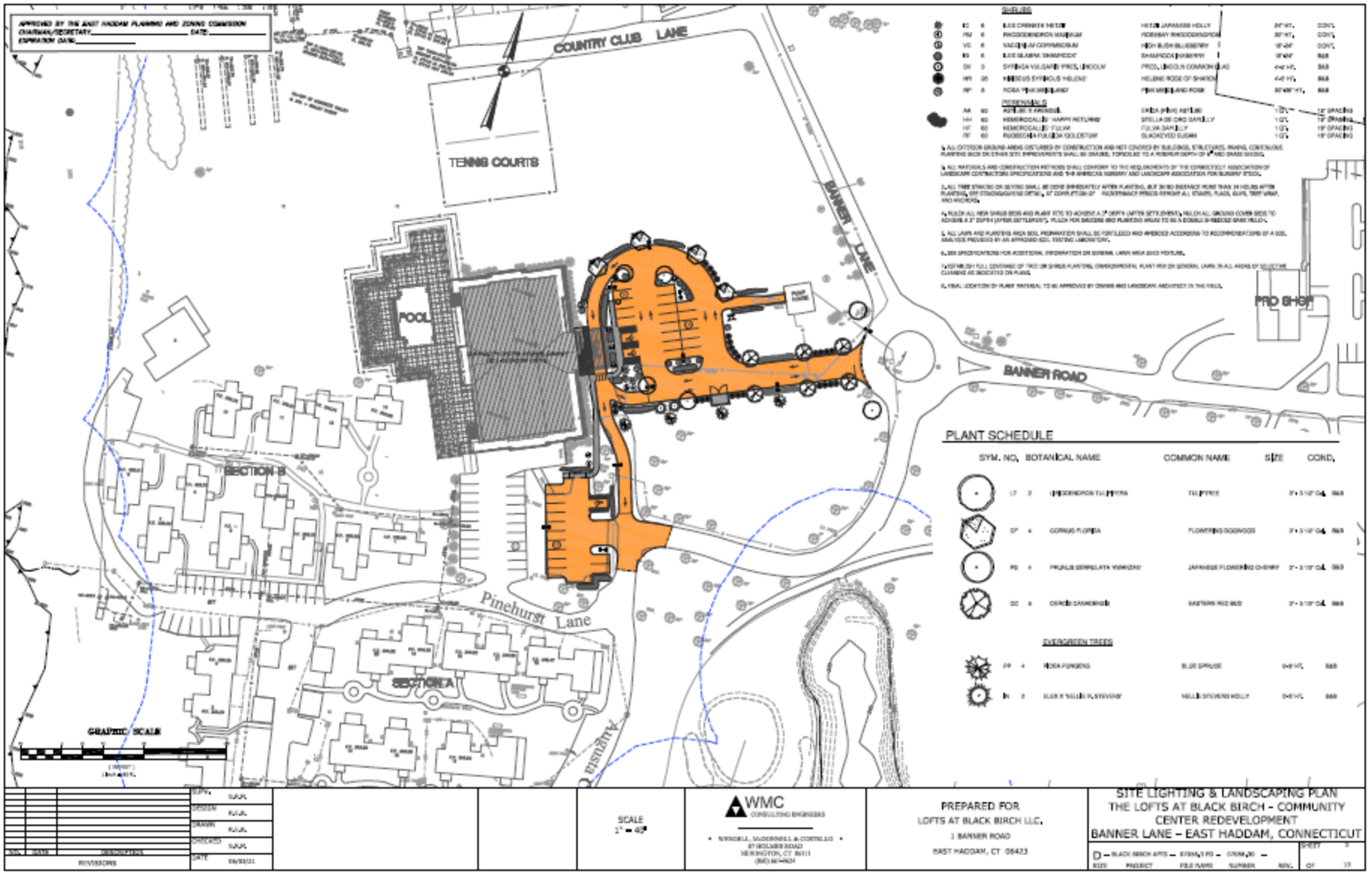
Existing Conditions



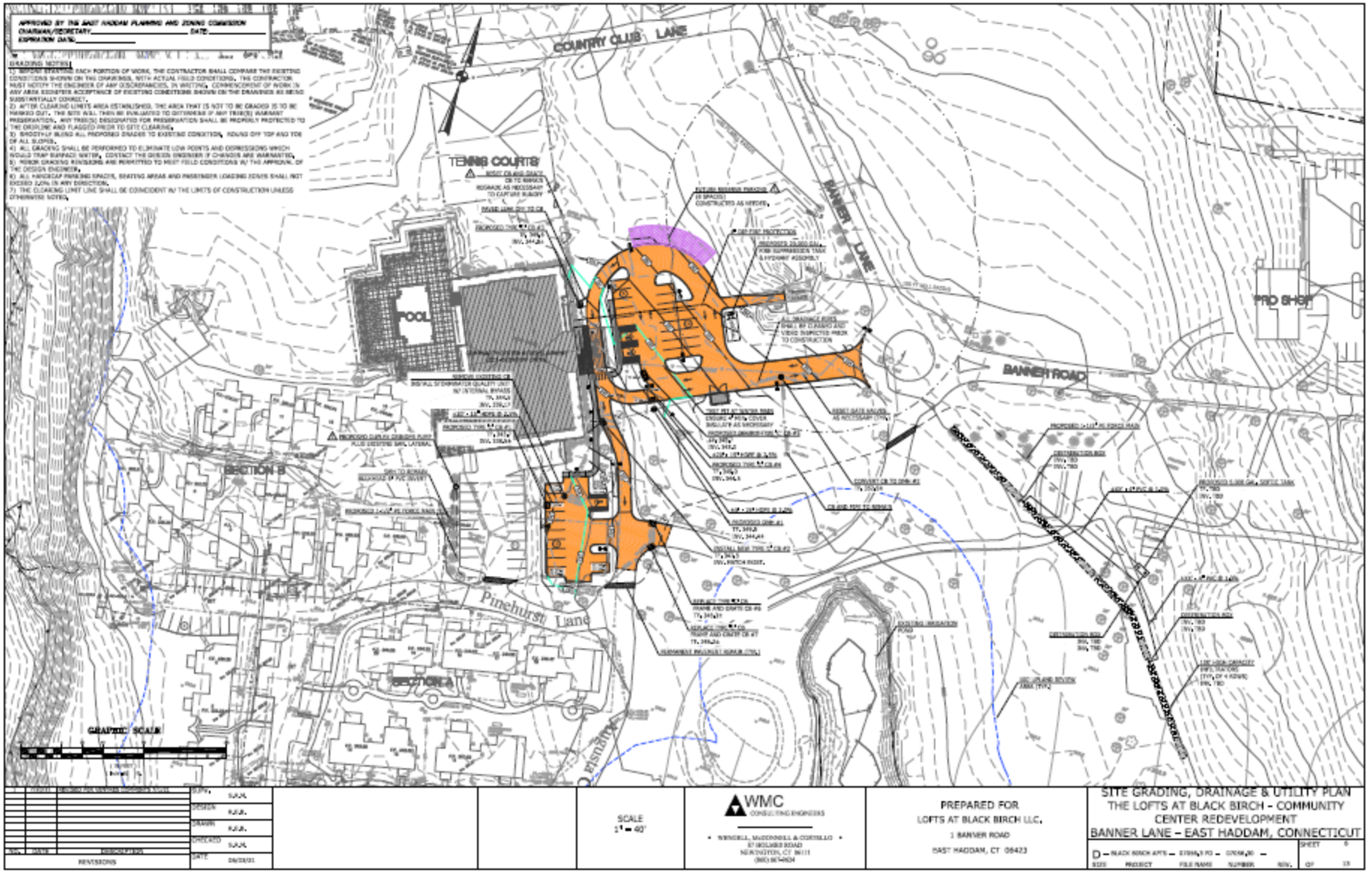
Site Plan (Revised)



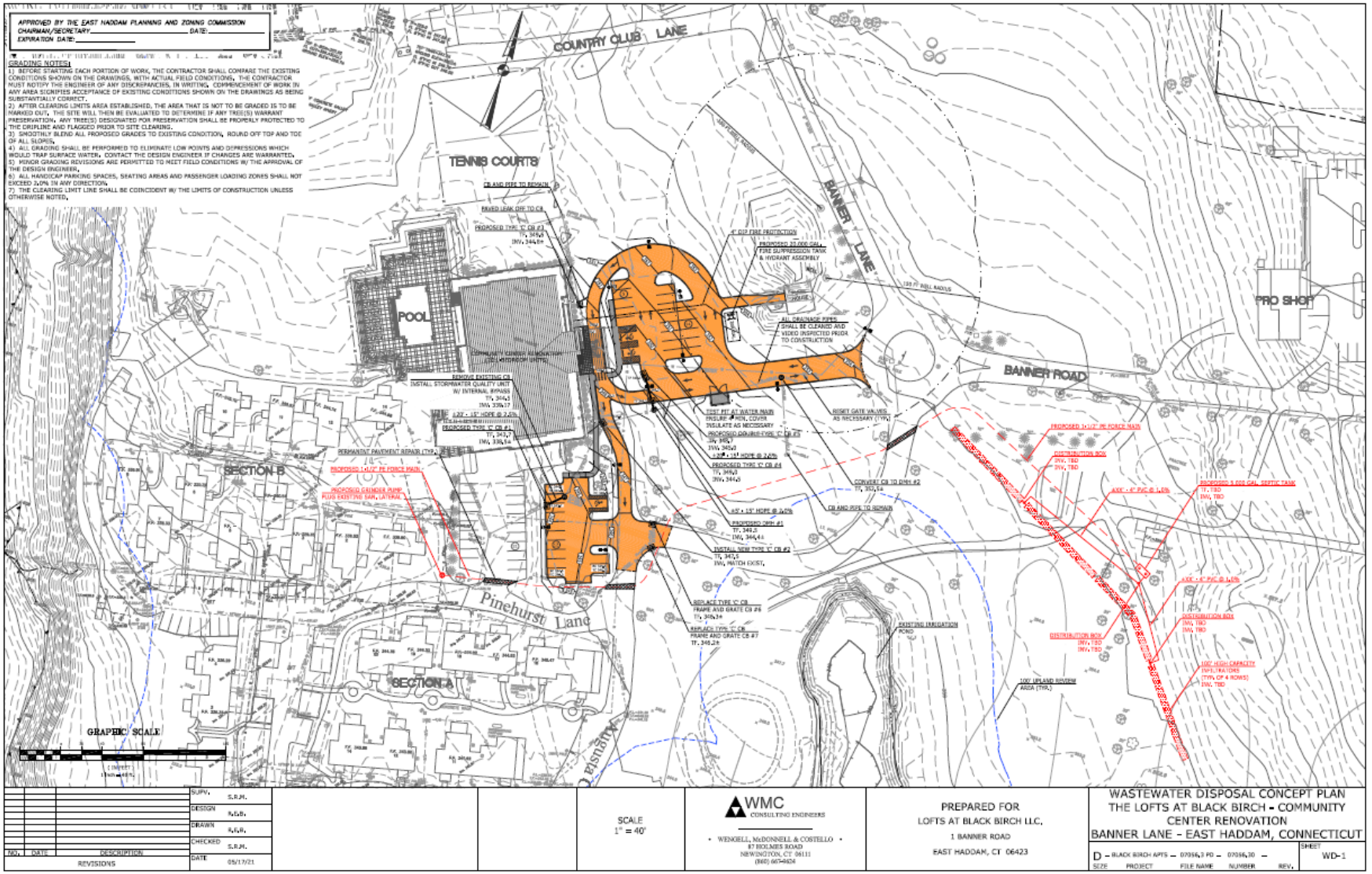
Lighting & Landscaping



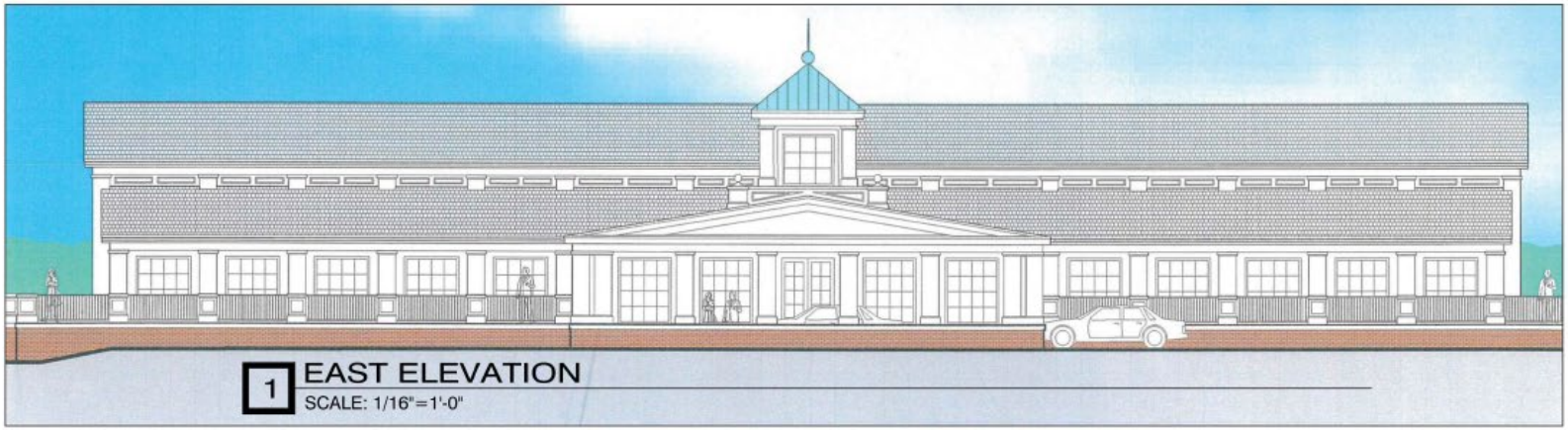
Grading, Drainage & Utilities (Revised)

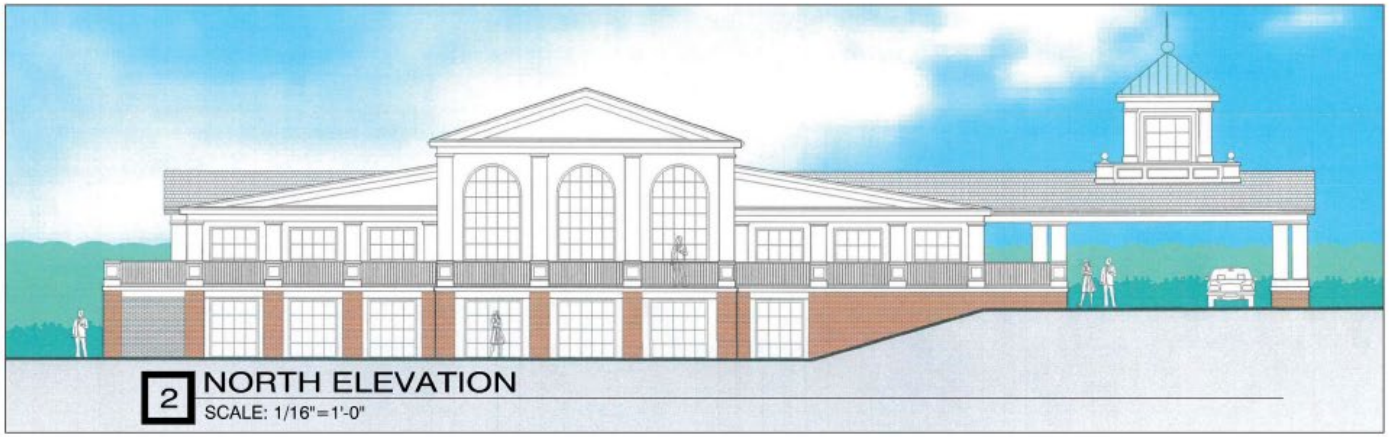


Septic Feasibility Plan



Elevations





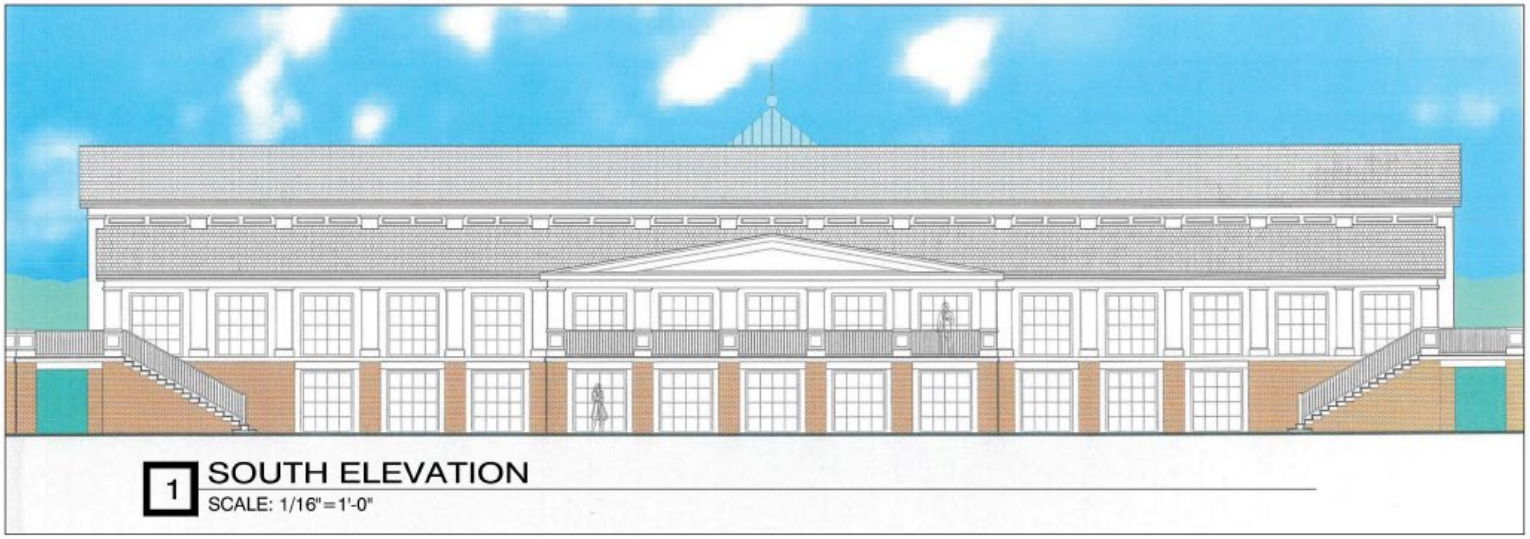
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The Lofts at Black Birch
Community Center Redevelopment

SHEET TITLE: EXTERIOR ELEVATIONS	DWG. NO.: PR-4
DATE: 06/16/21 SCALE:	
DRAWN BY: GGO CHKD. BY:	
JOB NO.:	

Elevations



1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

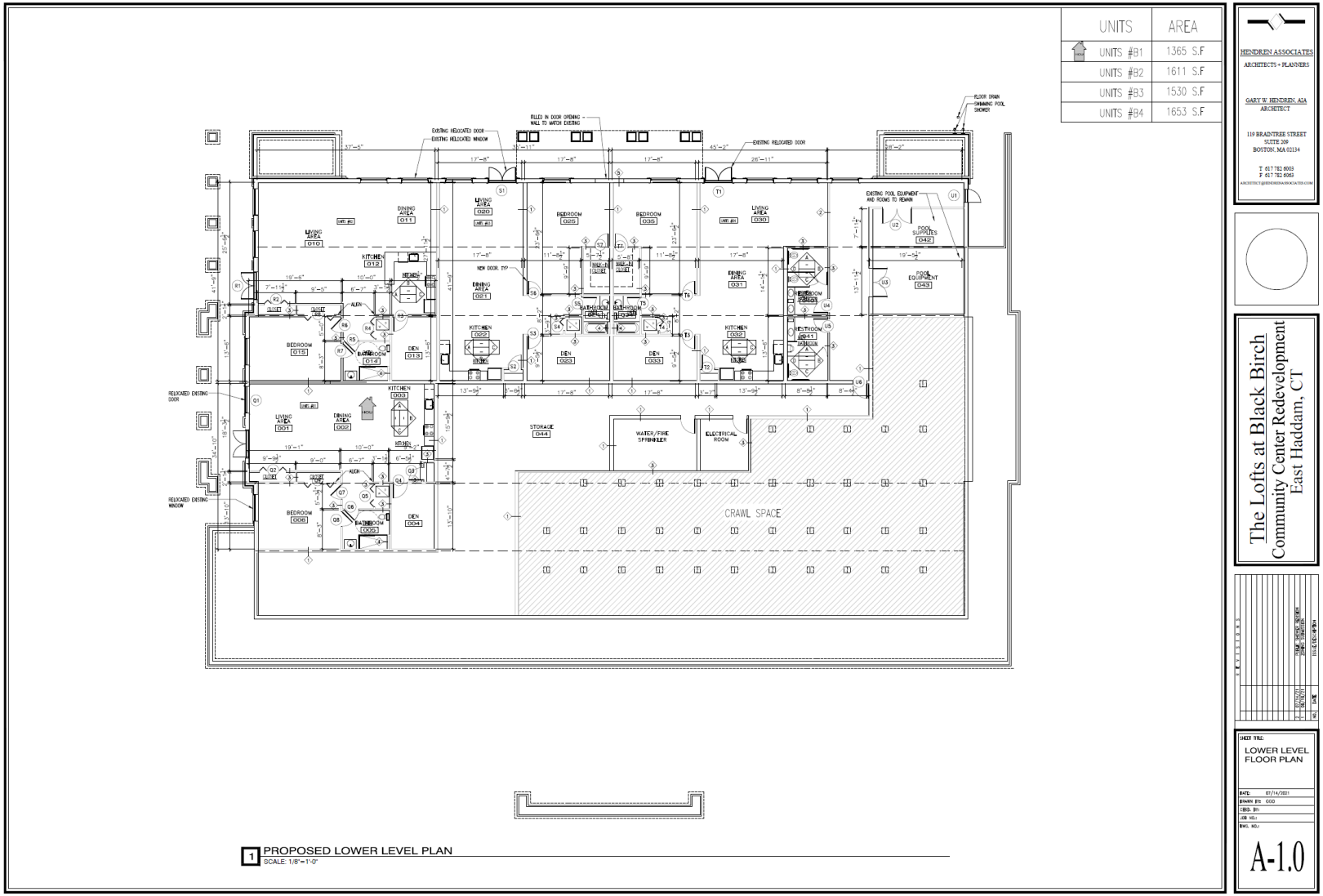
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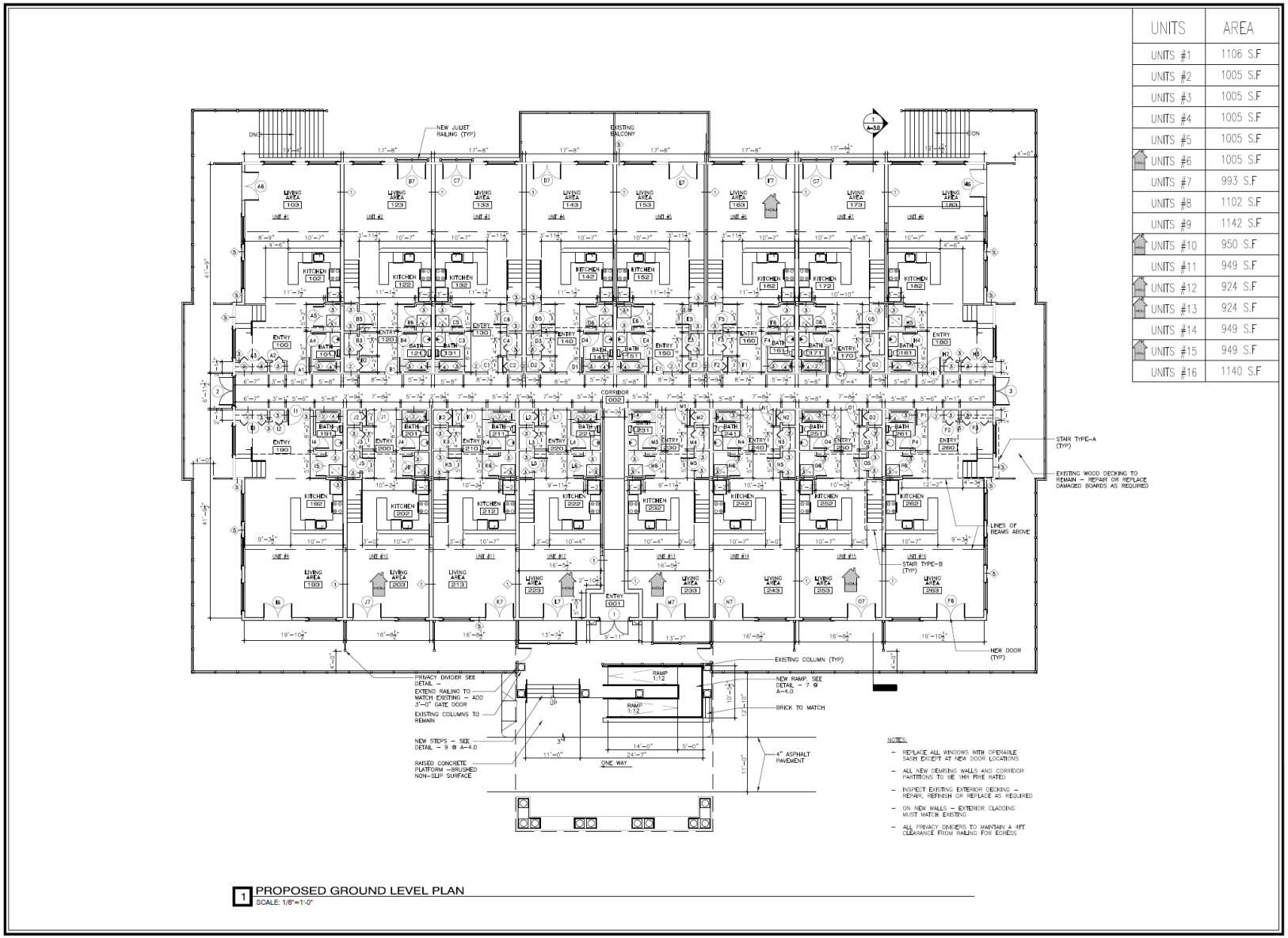
The Lofts at Black Birch
Community Center Redevelopment

SHEET TITLE: SECOND PROPOSED PLAN	DWG. NO.: PR-5
DATE: 06/16/21 SCALE:	
DRAWN BY: GGO CHKD. BY:	
JOB NO.:	

Sample Floor Plan – Lower Level



Sample Floor Plan – Ground Level



1 PROPOSED GROUND LEVEL PLAN
SCALE: 1/8"=1'-0"

UNITS	AREA
UNITS #1	1106 S.F
UNITS #2	1005 S.F
UNITS #3	1005 S.F
UNITS #4	1005 S.F
UNITS #5	1005 S.F
UNITS #6	1005 S.F
UNITS #7	993 S.F
UNITS #8	1102 S.F
UNITS #9	1142 S.F
UNITS #10	950 S.F
UNITS #11	949 S.F
UNITS #12	924 S.F
UNITS #13	924 S.F
UNITS #14	949 S.F
UNITS #15	949 S.F
UNITS #16	1140 S.F

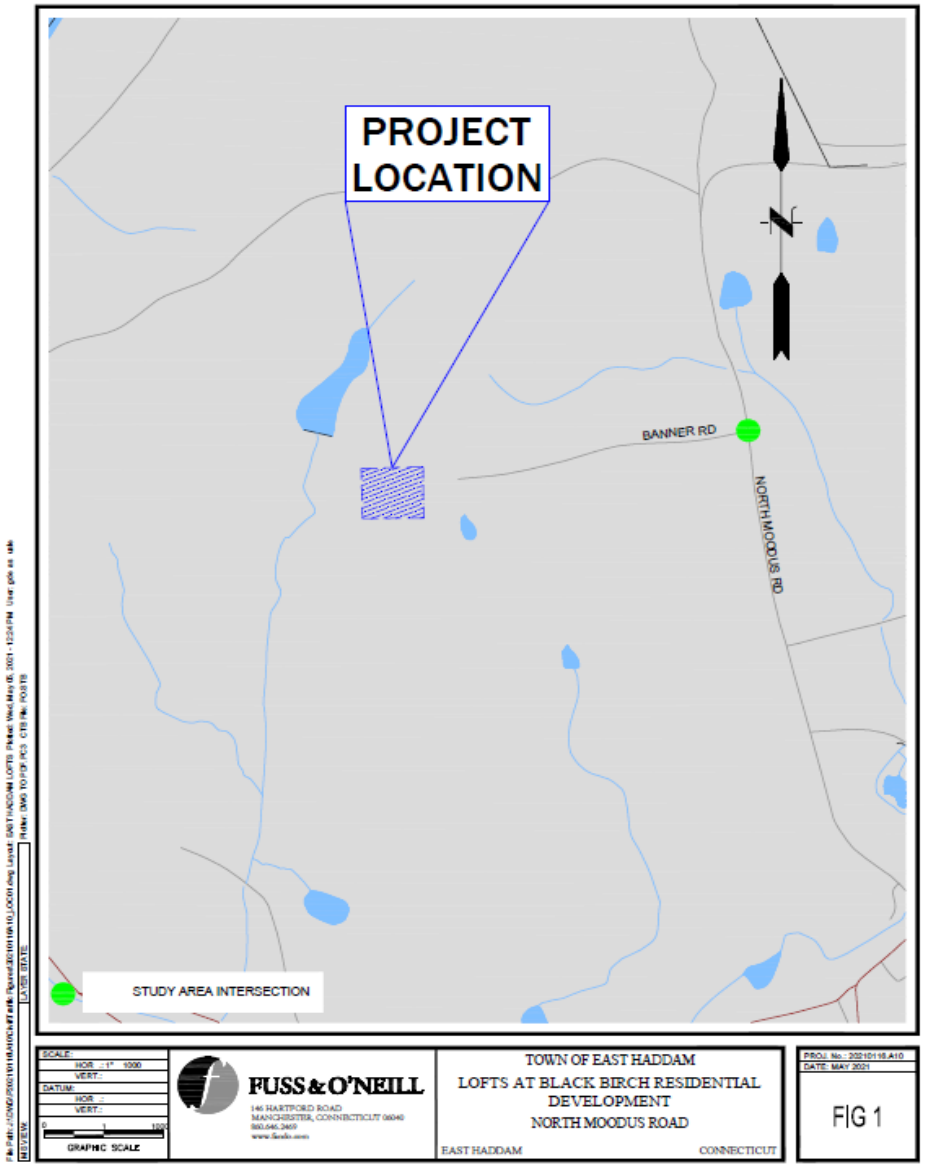
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The Lofts at Black Birch
Community Center Redevelopment
East Haddam, CT

REVISIONS
NO. DATE DESCRIPTION
1 07/14/21 PB/IWC REVIEW
2 08/30/21 ZONE SUBMISSION

SHEET TITLE:
GROUND LEVEL FLOOR PLAN
DATE: 07/14/2021
DRAWN BY: GCD
CHKD. BY:
JOB NO.:
DWG. NO.:
A-1.1

Traffic Impact Statement – Site Area



Traffic Impact Statement – Trip Distribution

