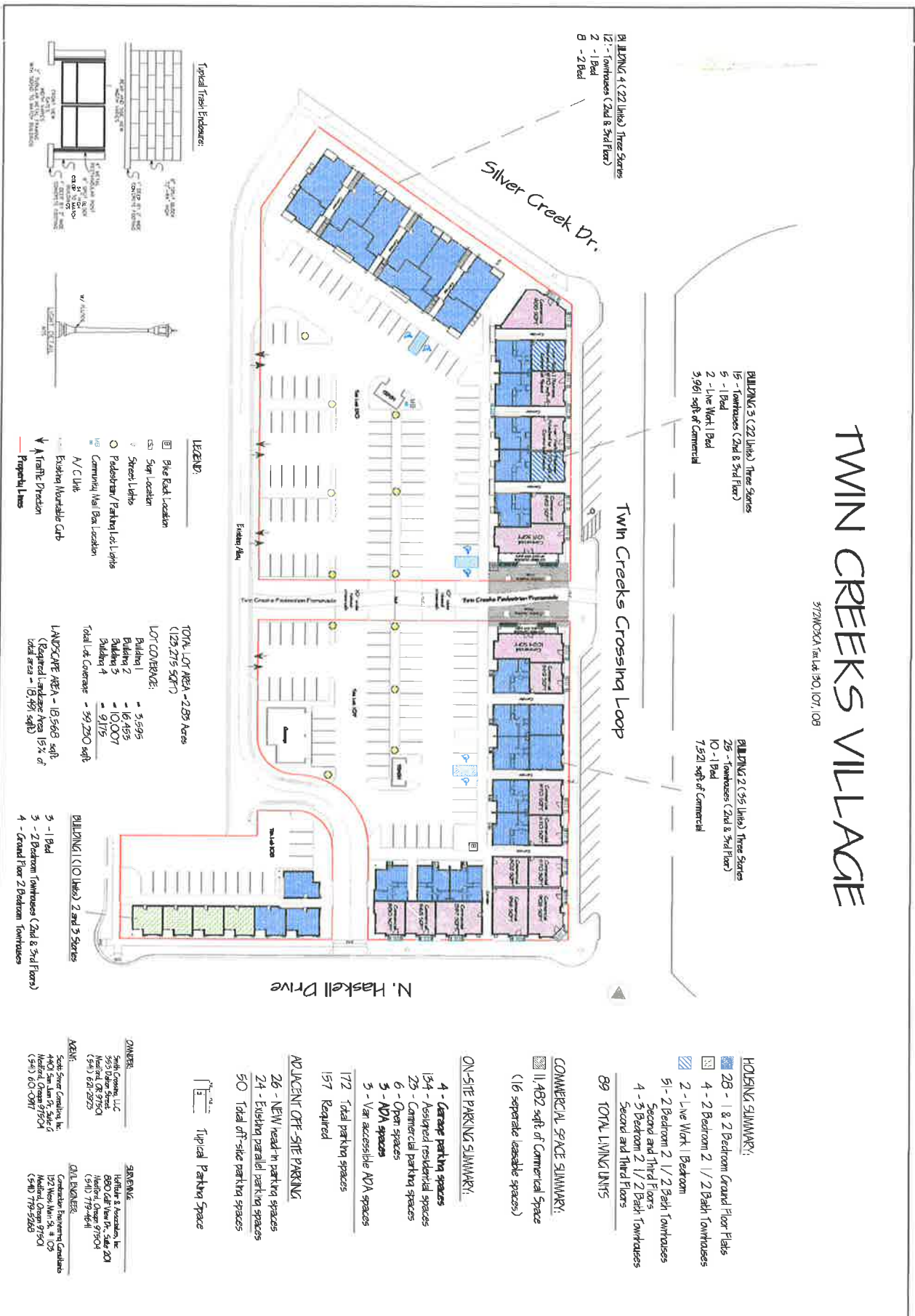


# TWIN CREEKS VILLAGE

3723050X4 (Final) 130.107.108

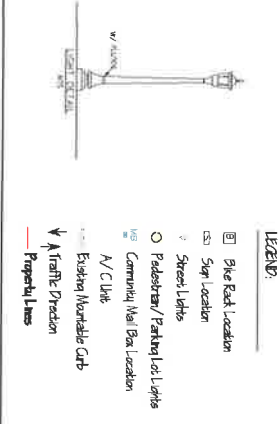
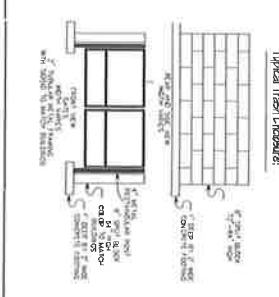


**BUILDING 4 (222 Units) Three Stories**  
 12 - 1 Townhouses (2nd & 3rd Floor)  
 2 - 1 Bed  
 8 - 2 Bed

**BUILDING 3 (222 Units) Three Stories**  
 15 - Townhouses (2nd & 3rd Floor)  
 5 - 1 Bed  
 2 - Live Work 1 Bed  
 3,961 sqft of Commercial

**BUILDING 2 (395 Units) Three Stories**  
 29 - Townhouses (2nd & 3rd Floor)  
 10 - 1 Bed  
 1,521 sqft of Commercial

**BUILDING 1 (110 Units) 2 and 3 Stories**  
 3 - 1 Bed  
 3 - 2 Bedroom Townhouses (2nd & 3rd Floor)  
 4 - Ground Floor 2 Bedroom Townhouses



**LANDSCAPE AREA - 18,568 sqft**  
 (Required landscape area 15% of total area = 18,391 sqft)

**LOT COVERAGES:**  
 Building 1 = 3,599%  
 Building 2 = 16,455%  
 Building 3 = 10,007%  
 Building 4 = 9,175%  
 Total Lot Coverage = 39,236 sqft

**ADJACENT OFF-SITE PARKING:**  
 26 - NEW head-in parking spaces  
 24 - Existing parallel parking spaces  
 50 - Total off-site parking spaces

**OWNER:** Smith Group, LLC  
 1400 Spring Lane, Suite 201  
 Nashville, TN 37217  
 (615) 681-2929

**ARCHITECT:** Scales Stone Consulting, Inc.  
 1400 Spring Lane, Suite 201  
 Nashville, TN 37217  
 (615) 601-0211

**ENGINEER:** Harkler & Associates, Inc.  
 6800 Oak View Dr., Suite 201  
 Nashville, TN 37221  
 (615) 779-9941

**CONTRACTOR:** Construction Management  
 1400 Spring Lane, Suite 201  
 Nashville, TN 37217  
 (615) 779-2269

NO.	REVISION	DATE

**COMMERCIAL SPACE SUMMARY:**  
 11,482 sqft of Commercial Space  
 (16 separate leaseable spaces)

**ON-SITE PARKING SUMMARY:**  
 4 - Garage parking spaces  
 134 - Assigned residential spaces  
 29 - Commercial parking spaces  
 6 - Open spaces  
 3 - ADA spaces  
 3 - Van accessible ADA spaces  
 172 - Total parking spaces  
 157 - Required

**HOUSING SUMMARY:**  
 28 - 1 & 2 Bedroom Ground Floor Flats  
 4 - 2 Bedroom 2 / 1.2 Bath Townhouses  
 2 - Live Work 1 Bedroom  
 51 - 2 Bedroom 2 / 1.2 Bath Townhouses  
 Second and Third Floors  
 4 - 3 Bedroom 2 / 1.2 Bath Townhouses  
 Second and Third Floors

**ON-SITE PARKING SUMMARY:**  
 4 - Garage parking spaces  
 134 - Assigned residential spaces  
 29 - Commercial parking spaces  
 6 - Open spaces  
 3 - ADA spaces  
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## Twin Creeks Village

TO BE BUILT BY  
**P.M.C.I. INC.**  
 365 DALTON STREET  
 NEWTON, MA 02459  
 PHONE: (617) 552-2922

PLOT PLAN

# TWIN CREEKS VILLAGE



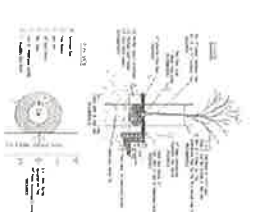
TOTAL LOT AREA = 233 Acres  
 (10,275 SQ FT)  
 LANDSCAPE AREA = 18,808 SQ FT  
 (Required Landscape Area 15% of  
 Total Area = 18,911 SQ FT)  
 City map area (imposed area = 2317 sq ft  
 (not included in total landscape or total area))

- LEGEND:**
- Blue square: Drive Road Location
  - Circle: Sign Location
  - Circle with dot: Street Lights
  - Circle with cross: Pedestrian/Parking Lot Lights
  - Circle with asterisk: Community Mail Box Location
  - Circle with 'A': A/C Unit
  - Circle with 'X': Existing mountain view
  - Circle with 'V': V-tile direction

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
PACIFIC SHAGBARK MAPLE	ACER BRONKHORSTIA	2' CAL. 22	2
EASTERN RED BUD		2' CAL. 8	5
Starburst Tree		0	0
RED MAPLE (NO SUNSET)	ACER RUBRUM	2' CAL. 25	25
Japanese Green Maple	Acer buergeri	25 gallon 9	9
Kawano Flowering Cherry	Prunus serrulata 'Kawano'	2' CAL. 3	3
RAYWOOD ASH	FRAXINUS OVICARPUS	2' CAL. NA	NA
AYUMIHI WHITE ASH	FRAXINUS AMERICANA	2' CAL. 0	0
Cornelian Dogwood	The cordata 'Cornel'	2' CAL. 17	17
HANDKERCHIEF PLUM	PRAIRIE DOGWOOD	6-10' 0	0
WITCHIN RED CEDAR	THUNBERGIA	2' CAL. NA	NA
Very Very Dappled	Cornus stolonifera	2' CAL. 2	2
Bruner's Maple	ACER RUBRUM 'Brunner'	2' CAL. 17	17

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
ABELIA	ABELIA	2' CAL. 81	1
DAY LILY		2' CAL. 63	1
DAVON'S VIB	VIBURNUM	2' CAL. 79	1
SAFARI CALITY	MECHERISIA	1' CAL. 64	1
GRASS, 'Nouveau'	Stenandrium	1' CAL. 88	1
GRASS, 'Little White'	Muhlenbergia	1' CAL. 105	1
HOSPITAL PALM	HEAVILY BAMBOO	15-18" 35	35
HEAVILY BAMBOO		15-18" 21	21
HEAVILY BAMBOO		15-18" 21	21
EMERALD GEM		14	14

N. Haskell



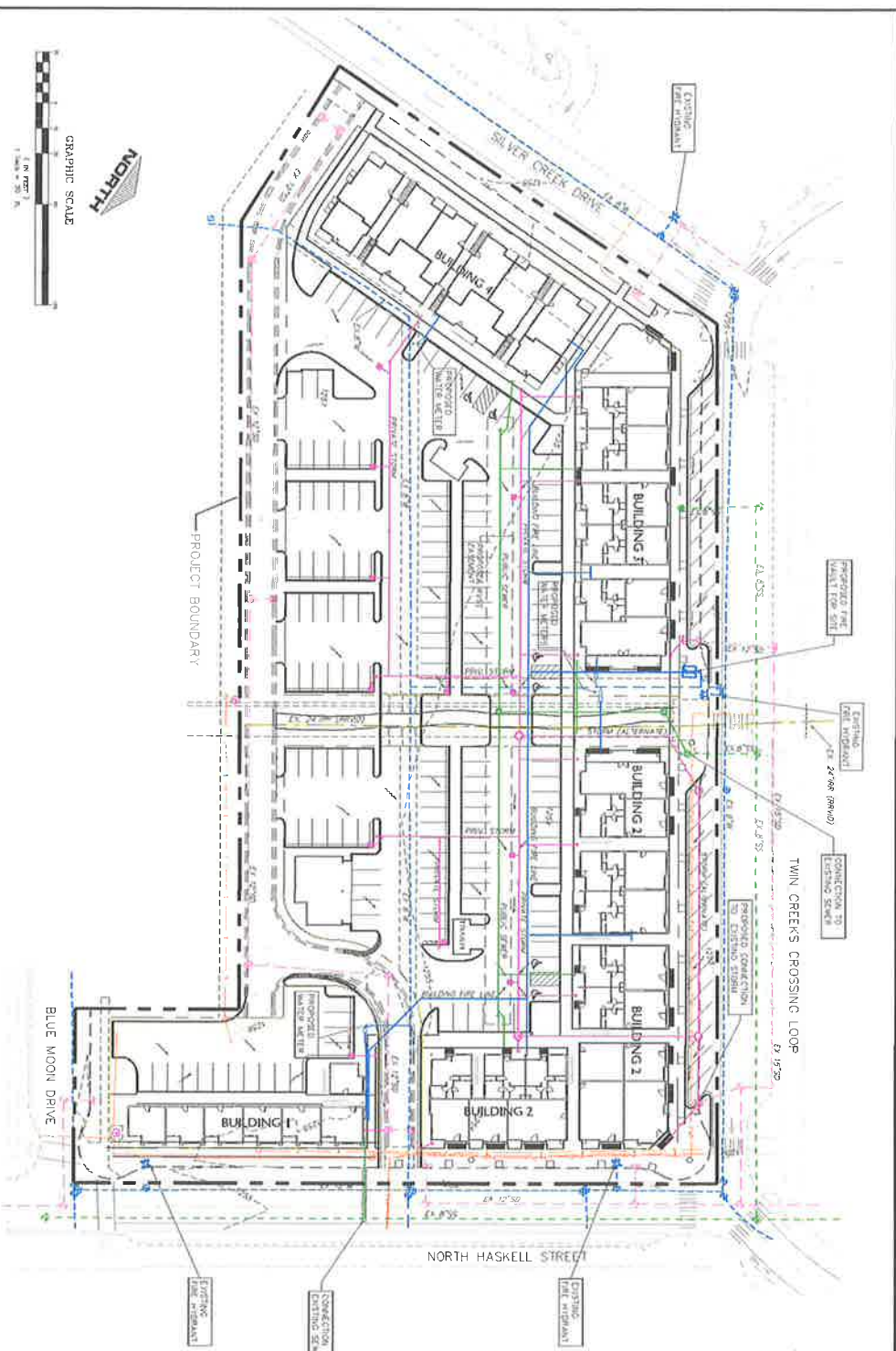
- LANDSCAPE NOTES:**
1. Tolerant to shade.
  2. 4" Unexcavated drip margin in all plant or cross.
  3. 1/2" drip margin in all parking lot and snow zones.
  4. Drip margin in all parking lot and snow zones.
  5. 1/2" drip margin in all parking lot and snow zones.
  6. 1/2" drip margin in all parking lot and snow zones.
  7. 1/2" drip margin in all parking lot and snow zones.
  8. PROVIDE SUFFICIENT FREE OF SHADE.
  9. PROVIDE WATER TO DOUBLE CHECK 40 GPM.
  10. WATER IN 1/2" V. CONSIDERATION.
  11. PROVIDE 1/2" SLOPE ON ALL ROADS.
  12. PROVIDE 1/2" SLOPE ON ALL ROADS.
  13. PROVIDE 1/2" SLOPE ON ALL ROADS.

REVISION	DATE

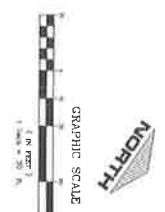
## Twin Creeks Village

**TO BE BUILT BY**  
**P.M.C.I. INC.**  
 1515 13TH STREET  
 MEDFORD, OR 97501  
 PHONE: (541) 621-2023

### Landscape Plan



- LEGEND**
- EXISTING GAS
  - EXISTING TELEPHONE
  - EXISTING POWER
  - EXISTING STREET LIGHT
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING SANITARY SEWER LINE
  - EXISTING CURB INLET
  - EXISTING STORM DRAIN MANHOLE
  - EXISTING STORM LANE
  - EXISTING STORM INLET
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING WATER MAIN
  - EXISTING WATER METER
  - PROPOSED WATER SERVICE LINE
  - PROPOSED WATER METER
  - PROPOSED STORM LINE
  - PROPOSED STORM MANHOLE
  - PROPOSED CURB INLET
  - PROPOSED AREA DRAIN
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER CLEANOUT
  - PROPOSED SANITARY SEWER SERVICE
  - PROPOSED LIGHT POLE
  - SURFACE DRAINAGE DIRECTION



**811**  
Know what's Below.  
Call before you dig.

**CONSTRUCTION ENGINEERING CONSULTANTS, INC.**  
TWIN CREEKS VILLAGE  
AT TWIN CREEKS

PH: 800 779-1440 / 408-533-1101  
FAX: 408 779-2340

DATE: 11/23  
DRAWN BY: JSS

DATE: 11/23  
CHECKED BY: JSS

DATE: 11/23  
DATE: 11/23

DATE: 11/23  
DATE: 11/23

NO. OF SHEETS: 81

DATE: 81

**CONSTRUCTION ENGINEERING CONSULTANTS, INC.**  
TWIN CREEKS VILLAGE  
AT TWIN CREEKS

CONCEPTUAL  
UTILITY, GRADING, & DRAINAGE PLAN

PROJECT NO. \_\_\_\_\_

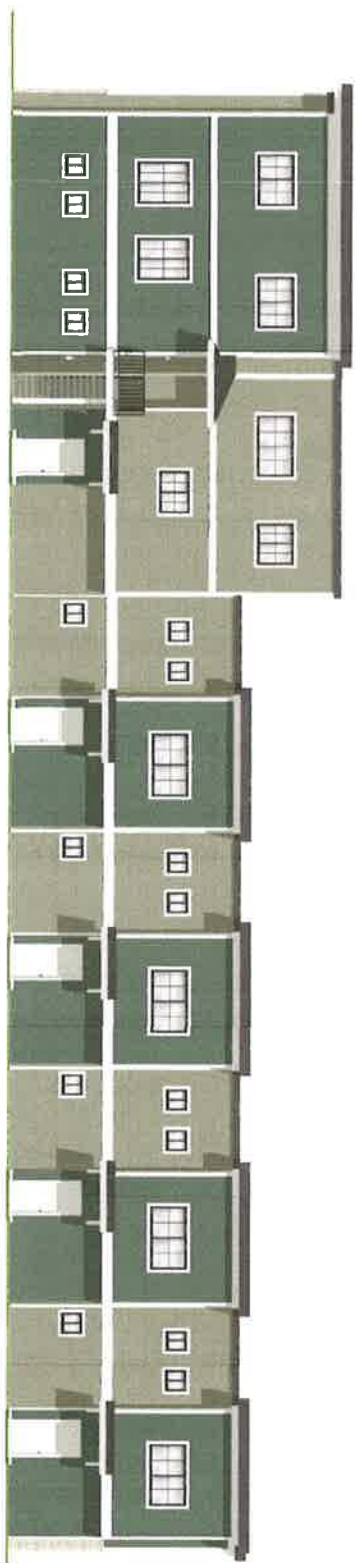
**EXHIBIT C.1**

# Twin Creeks Village

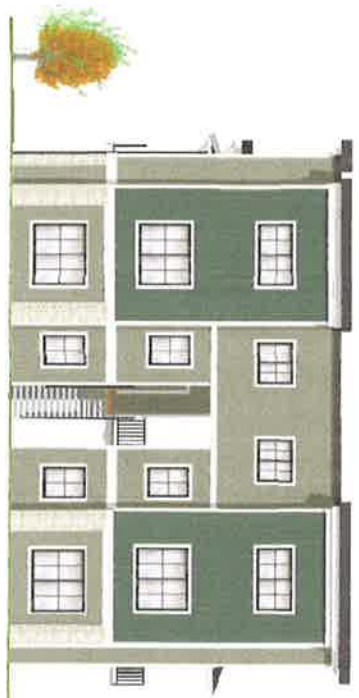
Conceptual Design



East Elevation



West Elevation



North Elevation



South Elevation

REVISION TABLE	
NUMBER	DATE

Building 1 - 10 Plex

DRAWINGS PROVIDED BY:  
 PMCI, INC  
 353 Dalton Street  
 Medford, OR 97501

DATE: 3/1/2021  
 SCALE: 3/16" = 1'  
 SHEET:

# Twin Creeks Village

Conceptual Design

Segmented building elements designed to reduce the massing of the building into smaller distinct pieces



East Elevation (Along N Haskell Street)



Street Perspective View (Looking Northwest)



Street Perspective View (Looking West)



Street Perspective View (Looking Southwest)



West Elevation

DRAWINGS PROVIDED BY:  
 PHCI, INC.  
 353 Dalton Street  
 Medford, OR 97501

NO.	REVISION	DATE

Building 2  
 35 Dwelling Units and 1500 sqft of Commercial Space

DATE	2/27/2021
SCALE	1/4"
SHEET	

## Elevations

# Twin Creeks Village

Conceptual Design



North Elevation (Along Twin Creeks Crossing Loop)



South Elevation

Elevations

Building 2 and Court Yard  
35 Dwelling Units and 7500 sqft of Commercial Space

DATE	2/21/2021
SCALE	3/8" = 1'-0"
SHEET	3/1

NO.	DATE	DESCRIPTION

DRAWINGS PROVIDED BY:  
PMCI, INC  
353 Dalton Street  
Medford, OR 97501

# Twin Creeks Village

Conceptual Design



North Elevation (Along Twin Creeks Crossing Loop)



South Elevation



East Elevation



West Elevation

## Building 3

22 Dwelling Units and 3960 sq.ft. of Commercial Space

NO.	DESCRIPTION	DATE	BY

DRAWINGS PROVIDED BY:  
 FPCI, INC.  
 353 Canton Street  
 Westford, MA 01886

DATE:  
2/23/2021

SCALE:  
3/8" = 1'

SHEET:  
P-1

## Elevations

# Twin Creeks Village

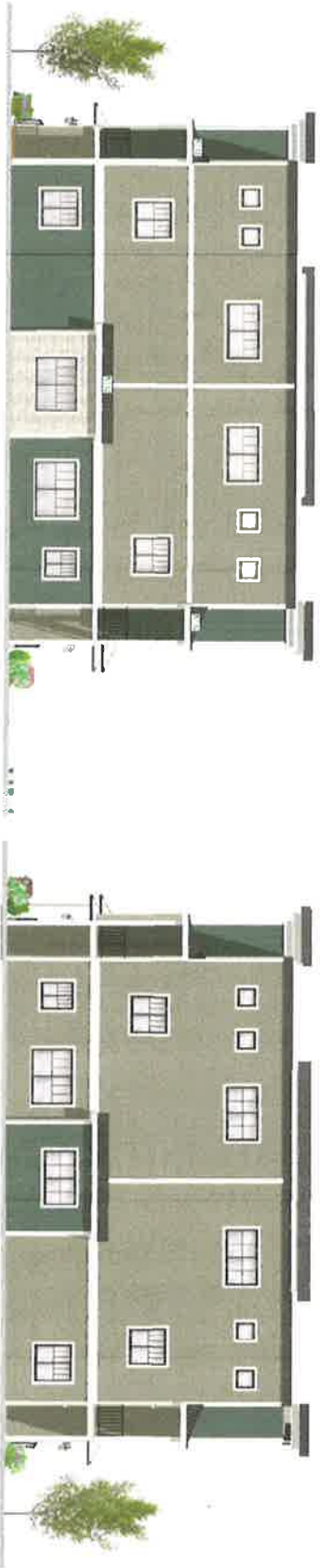
Segmented building elements designed to reduce the massing of the building into smaller distinct pieces



West Elevation - Along Silver Creek Dr. (Scale: 1/4"=1')



East Elevation



South Elevation

North Elevation

Building 4 - 22 Plex

REVISIONS	
NO.	DESCRIPTION

DRAWING PROVIDED BY:  
 PFC3, INC  
 353 DuMan Street  
 Madras, OR 97501

DATE:	2/27/2021
SCALE:	1/4"
SHEET:	

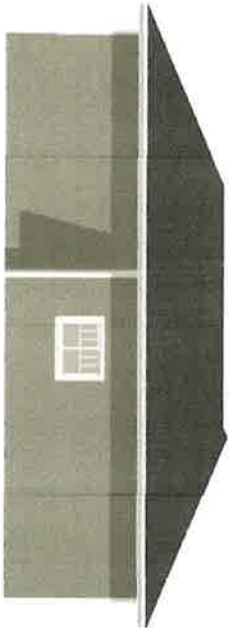


# Twin Creeks Village

Conceptual Design



South Elevation



North Elevation



West Elevation



East Elevation

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**Garage**  
Elevation Overview

PROJECT DESCRIPTION:  
**Twin Creeks Village**

DRAWINGS PROVIDED BY:  
**PMCI, Inc.**  
393 Dalton Street  
Meadow OK 47502  
541-621-2429

DATE: 3/11/2021  
SCALE: 1/4" = 1"  
SHEET: **A-1**

Twin Creeks  
Pedestrian Promenade



REVISION TABLE	
NO.	DESCRIPTION

Twin Creeks Pedestrian Promenade

DRAWINGS PROVIDED BY:

DATE:

2/23/2021

SCALE:

SHEET: