**COUNTRY CLUB ESTATES**

**NARRATIVE DESCRIPTION OF DESIGN APPROACH**

**EXISTING SITE CONDITIONS:**

Country Club Estates is proposed to be located on the southern side of Plymouth Street (State Route 106), near the intersection with Monponsett Street (State Route 58). The project area is primarily agricultural land and includes a large field actively used to grow corn and other vegetables. The proposed entrance roadway from Plymouth Street will be opposite the entrance driveway to the Stop and Shop plaza and will utilize the existing lights to improve access to the project. The total project area is 7.7 acres, including two parcels owned by R&J LLC and a portion of the 209-acre Halifax Country Club located just south of the site. The Halifax Country Club land is limited to drainage and septic needs. The front portion of the property is located within the Commercial & Business Zone and the remainder of the site is in the Agricultural & Residential Zoning District. The site is further identified on the Assessor Tax Map 63, Lots 6A and 31, and Map 73 Lot 5.

The wetlands on the site have been delineated and are approved by the Halifax Conservation Commission. The wetlands are located on both sides of the entrance road leading to the proposed duplex and quadraplex homes, connected by a pipe culvert. The wetlands also border several home sites and are adjacent to the drainage basin located on the existing golf course. The area to be developed for home sites are adjacent to an existing green and tee on the course.

The site location is not within any mapped environmentally sensitive areas such as 100-year floodplain, outstanding resource waters, state-designated Areas of Critical Environmental Concern, Zone II of public wells or Zone A of public water supplies, vernal pools, or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife. The Flood Insurance Rate Map identifies the property to be in Zone X, an area of minimal flooding Community Panel No. 25023Co326J, dated July 17, 2012.

The site is located in close proximity to the following areas:

* State Highways: Route 106, (0 miles), Route 58 (0.5 miles), and Route 3 (7 miles).
* Commuter Rail Service: The Kingston/Plymouth line is 3 miles to the northeast.
* Retail areas: Walking distance.
* Schools: Halifax Elementary is under a mile and Silver Lake Regional Middle School and High school in Kingston is 7 miles
* Town Government: Town Hall is under a mile.
* Center of Town: (0.5 miles west)
* Recreation: Golf adjacent; fishing/boating at East Monponsett Ramp (1 mile)
* Religious: Halifax Congregational Church is just under 1 mile west, and Our Lady of the Lake Catholic Church is 1.5 miles north.
* Places of employment: There are many employment opportunities within a very short driving distance and within commuting distance to Boston and other major places of employment.

**SITE DESIGN**

Country Club Estates consists of 30 townhouse condominiums in a uniquely creative development which will add to the revitalization of Halifax and the golf course. The private setting with views of fairways and a green and tee of the Halifax Country Club. There are also numerous commercial plazas and large businesses within walking distance of the development, and within a short drive, municipal services and other recreational areas. Open farmlands, cranberry farms, and two recreational ponds are within a mile of the entrance. The development is in close proximity to a commuter rail station that allows for easy access to Boston. The site’s proximity to the shopping areas along Plymouth Street can be reached by walking, biking and by automobile.

The site as designed by Silva Engineering Associates (SEA) of Bridgewater, MA has the homes located over 350 feet off Plymouth Street, and will accessed via Condo Drive a private way that will continue into the site, terminating with a cul-de-sac. The homes are placed back from Plymouth Street to allow for businesses to be located along Plymouth Street. Form A lots have been created to facilitate commercial development in the front of this residential development.

The mix of duplex and quadraplex units provides choices for prospective buyers with each unit having a dedicated garage and patio area. Several of the units have front row views of action at the course including putting on a nearby green and driving from an adjacent tee. Expansive green areas both on and adjacent to the residential units provides a unique setting for the residents. Special rates for residents will be available for the golfing enthusiasts, and the onsite restaurant and bar at the Halifax Country Club will provide an inviting atmosphere for residents of all ages.

The site design features sustainable development technologies to minimize the impact on the environment. It utilizes many low impact/sustainable development techniques site design, stormwater management and waste water infiltration, including the following:

* No disturbance to wetland resource areas, and plans to provide a buffer to the surrounding wetland areas include removal of invasive species and replacement of the pipe culvert with a larger one to better control flow along the existing drainage ditch.
* Stormwater retention areas include roof drains, bioretention areas or rain gardens, and permeable pavement in several areas, to minimize offsite discharge and promote groundwater recharge.
* Wastewater infiltration system is planned to be enviro septic pipes that provide a degree of treatment prior to leaching into the underlying soil strata.
* Solar-powered street lighting and roof top solar arrays for energy conservation are being considered.
* Use of native plantings that are drought tolerant to minimize water dependence.
* Safe pedestrian friendly dead-end road with beautiful golf course backdrop.

**ARCHITECTURAL DESIGN**

The homes shall be wood-framed with clad with low maintenance exterior materials.  The style of the buildings will architecturally harmonious with the style of the buildings in the area. The exterior detailing of the buildings, such as covered porches and profiled trim work, will help reduce the overall massing of the buildings.   The height and scale of buildings will be compatible with other residential and commercial buildings in the area. Architectural designs can be found in TAB 6.