STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

ORDINANCE 2021-14

AN ORDINANCE TO REZONE PROPERTIES ALONG RIDGEWAY DRIVE AND VAN FLEET CIRCLE* FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO RSFA (SINGLE FAMILY ATTACHED RESIDENTIAL) FOR AN 85 UNIT TOWNHOME DEVELOPMENT LOCATED IN LAND LOT 342 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA.

WHEREAS: Notice to the public regarding said request has been duly published in the DeKalb Champion and via signs posted on the property;

WHEREAS: A Public Hearing was held by the Doraville City Council; and

WHEREAS: The rezoning is consistent with the Comprehensive Plan.

NOW THEREFORE, the Mayor and City Council of the City of Doraville while in Regular Session hereby ordains the following action(s) on Ordinance 2021-14:

APPROVE ☐   APPROVE WITH CONDITIONS ☒   DENY ☐

CONDITIONS

1) Prior to issuance of a Certificate of Occupancy, the developer will install sidewalks along all City of Doraville public right-of-way and private streets, not including alleys. Sidewalks along City of Doraville public right-of way shall have a six (6) foot wide clear zone and five (5) foot wide planting/furniture zone. The planting/furniture zone shall be adjacent to the street on public streets. Further, the developer shall provide sidewalks along Peachtree Industrial Boulevard subject to GDOT approval.

2) Prior to the issuance of a Building Permit, the developer shall ensure compliance with local, state, and federal ordinances pertaining to stormwater run-off including but not limited to the update and approval of the flood map by the Federal Emergency Management Agency (FEMA).

3) Per the proposed site plan, townhomes shall be oriented away from Peachtree Industrial Boulevard (PIB) and a planted buffer a minimum of 10' in width shall be planted and maintained and meet the specifications outlined in Sec. 23-1103 of the City Code. A buffer shall also be planted within the GDOT right-of-way subject to GDOT approval.

4) The developer shall be in substantial compliance to the revised site plan, titled *Zoning Site Plan* with the revised date of January 26, 2021 (Exhibit C).

5) The developer shall provide townhomes consistent with the elevations, materials, and floor plans provided and called Lainston, Hamilton, and Smithtown (Exhibit D).

6) The developer shall provide 15 additional guest parking spaces at locations within the development to be determined during the engineering of the project.

7) Parties (City of Doraville and Carson Developments, Inc.) acknowledge that a land agreement will be subject to mutually agreed upon stipulations at a later date.

8) No entrances to the development shall be gated.

9) All driveways on private streets, not including alleys, must be at least 18 feet in length, measured from the front face of the building to the back of the sidewalk.

* See Exhibits A and B, attached to this ordinance, for legal descriptions and Parcel IDs of all affected properties.

STATE OF GEORGIA
DEKALB COUNTY
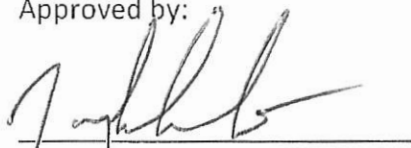CITY OF DORAVILLE
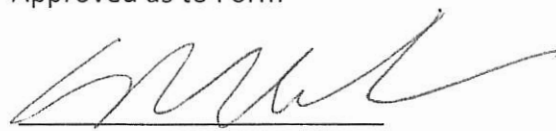
February 17, 2021   February 17, 2021
_____   _____
First Reading   **Second Reading**

So effective this 17th day of February 2021.

Approved by: Approved as to Form

_____   _____
Joseph Geierman, Mayor   Cecil McLendon, City Attorney

Attest:
_____
Allison Tarpley, City Clerk

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

EXHIBIT A: VAN FLEET ASSEMBLAGE
CARSON DEVELOPMENTS, INC.

TRACT 1

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the concrete monument found at the intersection of the southerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies);
Thence South 00 Degrees 54 Minutes 39 Seconds West for a distance of 162.89 feet to a point;
Thence North 87 Degrees 44 Minutes 40 Seconds West for a distance of 130.34 feet to a point;
Thence North 00 Degrees 52 Minutes 52 Seconds East for a distance of 160.03 feet to a point;
Thence South 89 Degrees 00 Minutes 06 Seconds East for a distance of 130.38 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 21,045 Square Feet, 0.483 Acres more or less.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies);
Thence North 89 Degrees 00 Minutes 06 Seconds West for a distance of 133.12 feet to a point;
Thence North 06 Degrees 10 Minutes 55 Seconds West for a distance of 148.95 feet to a point;
Thence South 85 Degrees 57 Minutes 58 Seconds West for a distance of 138.71 feet to a point;
Thence North 02 Degrees 46 Minutes 37 Seconds East for a distance of 139.87 feet to a point;
Thence along a curve to the right having a radius of 25.00 feet and an arc length of 30.96 feet, being subtended by a chord of North 38 Degrees 15 Minutes 01 Seconds East for a distance of 29.02 feet to a point;
Thence with a reverse curve to the left having a radius of 340.00 feet and an arc length of 39.33 feet, being subtended by a chord of North 70 Degrees 24 Minutes 36 Seconds East for a distance of 39.31 feet to a point;
Thence North 67 Degrees 05 Minutes 47 Seconds East for a distance of 360.16 feet to a point;
Thence South 16 Degrees 12 Minutes 02 Seconds East for a distance of 127.53 feet to a point;
Thence along a curve to the left having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of South 22 Degrees 58 Minutes 30 Seconds West for a distance of 362.79 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 113,973 Square Feet, 2.616 Acres more or less.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

TRACT 3

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said northerly right-of-way of Van Fleet Circle North 89 Degrees 00 Minutes 06 Seconds West for a distance of 133.12 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence North 89 Degrees 00 Minutes 06 Seconds West for a distance of 39.96 feet to a point;
Thence along a curve to the right having a radius of 180.00 feet and an arc length of 54.35 feet, being subtended by a chord of North 80 Degrees 21 Minutes 06 Seconds West for a distance of 54.14 feet to a point;
Thence North 71 Degrees 42 Minutes 06 Seconds West for a distance of 27.97 feet to a point;
Thence along a curve to the right having a radius of 55.00 feet and an arc length of 71.49 feet, being subtended by a chord of North 34 Degrees 27 Minutes 45 Seconds West for a distance of 66.57 feet to a point;
Thence North 02 Degrees 46 Minutes 37 Seconds East for a distance of 64.96 feet to a point;
Thence North 85 Degrees 57 Minutes 58 Seconds East for a distance of 138.71 feet to a point;
Thence South 06 Degrees 10 Minutes 55 Seconds East for a distance of 148.95 feet to a point; which is the TRUE POINT OF BEGINNING.

Said property contains 19,516 Square Feet, 0.448 Acres more or less.

TRACT 4

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point; thence North 32 Degrees 14 Minutes 40 Seconds East for a distance of 186.28 feet to a point; thence along a curve to the right having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of North 36 Degrees 23 Minutes 21 Seconds East for a distance of 86.16 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence along a curve to the left having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of South 36 Degrees 23 Minutes 21 Seconds West for a distance of 86.16 feet to a point;
Thence South 32 Degrees 14 Minutes 40 Seconds West for a distance of 186.28 feet to a point;
Thence along a curve to the left having a radius of 825.80 feet and an arc length of 122.69 feet, being subtended by a chord of South 71 Degrees 21 Minutes 09 Seconds West for a distance of 122.58 feet to a point;
Thence South 67 Degrees 05 Minutes 47 Seconds West for a distance of 451.37 feet to a point;
Thence along a curve to the right having a radius of 280.00 feet and an arc length of 171.46 feet, being subtended by a chord of South 84 Degrees 38 Minutes 21 Seconds West for a distance of 168.80 feet to a point;
Thence North 77 Degrees 49 Minutes 04 Seconds West for a distance of 76.96 feet to a point;
Thence North 04 Degrees 16 Minutes 12 Seconds East for a distance of 307.11 feet to a point;
Thence North 35 Degrees 05 Minutes 14 Seconds East for a distance of 12.21 feet to a point;
Thence North 76 Degrees 36 Minutes 18 Seconds East for a distance of 16.91 feet to a point;
Thence South 59 Degrees 03 Minutes 20 Seconds East for a distance of 5.21 feet to a point;
Thence South 87 Degrees 25 Minutes 14 Seconds East for a distance of 15.65 feet to a point;
Thence North 77 Degrees 02 Minutes 02 Seconds East for a distance of 10.84 feet to a point;
Thence South 55 Degrees 38 Minutes 51 Seconds East for a distance of 13.15 feet to a point;
Thence South 37 Degrees 14 Minutes 59 Seconds East for a distance of 52.89 feet to a point;
Thence South 73 Degrees 41 Minutes 01 Seconds East for a distance of 14.47 feet to a point;
Thence North 84 Degrees 37 Minutes 46 Seconds East for a distance of 7.68 feet to a point;
Thence North 65 Degrees 26 Minutes 07 Seconds East for a distance of 17.58 feet to a point;
Thence North 46 Degrees 05 Minutes 34 Seconds East for a distance of 52.63 feet to a point;
Thence North 66 Degrees 19 Minutes 42 Seconds East for a distance of 43.17 feet to a point;
Thence South 72 Degrees 17 Minutes 12 Seconds East for a distance of 18.76 feet to a point;
Thence North 78 Degrees 00 Minutes 02 Seconds East for a distance of 15.57 feet to a point;
Thence North 89 Degrees 37 Minutes 32 Seconds East for a distance of 17.10 feet to a point;
Thence South 69 Degrees 46 Minutes 07 Seconds East for a distance of 26.17 feet to a point;
Thence South 59 Degrees 40 Minutes 30 Seconds East for a distance of 52.00 feet to a point;
Thence South 67 Degrees 16 Minutes 54 Seconds East for a distance of 28.45 feet to a point;
Thence South 71 Degrees 10 Minutes 44 Seconds East for a distance of 33.02 feet to a point;
Thence North 89 Degrees 50 Minutes 38 Seconds East for a distance of 19.95 feet to a point;
Thence North 78 Degrees 37 Minutes 22 Seconds East for a distance of 18.10 feet to a point;
Thence North 66 Degrees 17 Minutes 58 Seconds East for a distance of 54.98 feet to a point;
Thence North 15 Degrees 16 Minutes 59 Seconds East for a distance of 17.90 feet to a point;
Thence North 40 Degrees 55 Minutes 02 Seconds East for a distance of 21.98 feet to a point;
Thence North 46 Degrees 41 Minutes 39 Seconds East for a distance of 16.82 feet to a point;
Thence North 67 Degrees 04 Minutes 28 Seconds East for a distance of 36.95 feet to a point;
Thence South 82 Degrees 04 Minutes 56 Seconds East for a distance of 35.60 feet to a point;
Thence North 65 Degrees 48 Minutes 01 Seconds East for a distance of 25.95 feet to a point;
Thence North 47 Degrees 00 Minutes 54 Seconds East for a distance of 32.15 feet to a point;
Thence North 29 Degrees 20 Minutes 14 Seconds East for a distance of 13.86 feet to a point;
Thence North 13 Degrees 20 Minutes 32 Seconds East for a distance of 17.54 feet to a point;
Thence North 33 Degrees 55 Minutes 55 Seconds East for a distance of 29.69 feet to a point;
Thence North 47 Degrees 23 Minutes 50 Seconds East for a distance of 12.19 feet to a point;
Thence South 89 Degrees 30 Minutes 00 Seconds East for a distance of 241.48 feet to a point;
which is the TRUE POINT OF BEGINNING.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

Said property contains 213,108 Square Feet, 4.892 Acres more or less.

TRACT 5

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point; thence North 32 Degrees 14 Minutes 40 Seconds East for a distance of 186.28 feet to a point; thence along a curve to the right having a radius of 2994.79 feet and an arc length of 86.16 feet, being subtended by a chord of North 36 Degrees 23 Minutes 21 Seconds East for a distance of 86.16 feet to a point; thence leaving said easterly right-of-way of Peachtree Industrial Boulevard, North 89 Degrees 30 Minutes 00 Seconds West for a distance of 241.48 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence South 47 Degrees 23 Minutes 50 Seconds West for a distance of 12.19 feet to a point;
Thence South 33 Degrees 55 Minutes 55 Seconds West for a distance of 29.69 feet to a point;
Thence South 13 Degrees 20 Minutes 32 Seconds West for a distance of 17.54 feet to a point;
Thence South 29 Degrees 20 Minutes 14 Seconds West for a distance of 13.86 feet to a point;
Thence South 47 Degrees 00 Minutes 54 Seconds West for a distance of 32.15 feet to a point;
Thence South 65 Degrees 48 Minutes 01 Seconds West for a distance of 25.95 feet to a point;
Thence North 82 Degrees 04 Minutes 56 Seconds West for a distance of 35.60 feet to a point;
Thence South 67 Degrees 04 Minutes 28 Seconds West for a distance of 36.95 feet to a point;
Thence South 46 Degrees 41 Minutes 39 Seconds West for a distance of 16.82 feet to a point;
Thence South 40 Degrees 55 Minutes 02 Seconds West for a distance of 21.98 feet to a point;
Thence South 15 Degrees 16 Minutes 59 Seconds West for a distance of 17.90 feet to a point;
Thence South 66 Degrees 17 Minutes 58 Seconds West for a distance of 54.98 feet to a point;
Thence South 78 Degrees 37 Minutes 22 Seconds West for a distance of 18.10 feet to a point;
Thence South 89 Degrees 50 Minutes 38 Seconds West for a distance of 19.95 feet to a point;
Thence North 71 Degrees 10 Minutes 44 Seconds West for a distance of 33.02 feet to a point;
Thence North 67 Degrees 16 Minutes 54 Seconds West for a distance of 28.45 feet to a point;
Thence North 59 Degrees 40 Minutes 30 Seconds West for a distance of 52.00 feet to a point;
Thence North 69 Degrees 46 Minutes 07 Seconds West for a distance of 26.17 feet to a point;
Thence South 89 Degrees 37 Minutes 32 Seconds West for a distance of 17.10 feet to a point;
Thence South 78 Degrees 00 Minutes 02 Seconds West for a distance of 15.57 feet to a point;
Thence North 72 Degrees 17 Minutes 12 Seconds West for a distance of 18.76 feet to a point;
Thence South 66 Degrees 19 Minutes 42 Seconds West for a distance of 43.17 feet to a point;
Thence South 46 Degrees 05 Minutes 34 Seconds West for a distance of 52.63 feet to a point;

Thence South 65 Degrees 26 Minutes 07 Seconds West for a distance of 17.58 feet to a point;
Thence South 84 Degrees 37 Minutes 46 Seconds West for a distance of 7.68 feet to a point;
Thence North 73 Degrees 41 Minutes 01 Seconds West for a distance of 14.47 feet to a point;
Thence North 37 Degrees 14 Minutes 59 Seconds West for a distance of 52.89 feet to a point;
Thence North 55 Degrees 38 Minutes 51 Seconds West for a distance of 13.15 feet to a point;
Thence South 77 Degrees 02 Minutes 02 Seconds West for a distance of 10.84 feet to a point;
Thence North 87 Degrees 25 Minutes 14 Seconds West for a distance of 15.65 feet to a point;
Thence North 59 Degrees 03 Minutes 20 Seconds West for a distance of 5.21 feet to a point;
Thence South 76 Degrees 36 Minutes 18 Seconds West for a distance of 16.91 feet to a point;
Thence South 35 Degrees 05 Minutes 14 Seconds West for a distance of 12.21 feet to a point;
Thence South 40 Degrees 11 Minutes 55 Seconds West for a distance of 36.71 feet to a point;
Thence North 82 Degrees 16 Minutes 47 Seconds West for a distance of 16.82 feet to a point;
Thence North 56 Degrees 29 Minutes 20 Seconds West for a distance of 41.47 feet to a point;
Thence North 64 Degrees 11 Minutes 43 Seconds West for a distance of 34.80 feet to a point;
Thence North 56 Degrees 40 Minutes 35 Seconds West for a distance of 17.61 feet to a point;
Thence North 62 Degrees 48 Minutes 53 Seconds West for a distance of 12.21 feet to a point;
Thence North 78 Degrees 25 Minutes 21 Seconds West for a distance of 17.15 feet to a point;
Thence South 73 Degrees 01 Minutes 58 Seconds West for a distance of 13.34 feet to a point;
Thence South 57 Degrees 56 Minutes 59 Seconds West for a distance of 17.87 feet to a point;
Thence North 04 Degrees 20 Minutes 25 Seconds West for a distance of 125.89 feet to a point;
Thence North 89 Degrees 55 Minutes 49 Seconds East for a distance of 143.28 feet to a point;
Thence South 89 Degrees 30 Minutes 00 Seconds East for a distance of 704.20 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 112,076 Square Feet, 2.573 Acres more or less.

TRACT 6

All that tract or parcel of land lying and being in Land Lot 342 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the concrete monument found at the intersection of the northerly right-of-way of Van Fleet Circle (60' R/W) and the easterly right-of-way of Peachtree Industrial Boulevard (R/W varies), proceed along said easterly right-of-way of Peachtree Industrial Boulevard along a curve to the right having a radius of 2989.79 feet and an arc length of 363.02 feet, being subtended by a chord of North 22 Degrees 58 Minutes 30 Seconds East for a distance of 362.79 feet to a point; thence along a curve to the right having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of North 29 Degrees 13 Minutes 34 Seconds East for a distance of 289.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence along a curve to the left having a radius of 2989.79 feet and an arc length of 289.36 feet, being subtended by a chord of South 29 Degrees 13 Minutes 34 Seconds West for a distance of 289.25 feet to a point;
Thence North 16 Degrees 12 Minutes 02 Seconds West for a distance of 127.53 feet to a point;
Thence South 67 Degrees 05 Minutes 47 Seconds West for a distance of 360.16 feet to a point;

Thence along a curve to the right having a radius of 340.00 feet and an arc length of 39.33 feet, being subtended by a chord of South 70 Degrees 24 Minutes 36 Seconds West for a distance of 39.31 feet to a point;
Thence North 16 Degrees 16 Minutes 35 Seconds West for a distance of 60.00 feet to a point;
Thence along a curve to the left having a radius of 280.00 feet and an arc length of 32.39 feet, being subtended by a chord of North 70 Degrees 24 Minutes 36 Seconds East for a distance of 32.37 feet to a point;
Thence North 67 Degrees 05 Minutes 47 Seconds East for a distance of 451.37 feet to a point;
Thence along a curve to the right having a radius of 825.80 feet and an arc length of 122.69 feet, being subtended by a chord of North 71 Degrees 21 Minutes 09 Seconds East for a distance of 122.58 feet to a point;
which is the TRUE POINT OF BEGINNING.

Said property contains 43,229 Square Feet, 0.992 Acres more or less.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

EXHIBIT B: PARCEL LIST

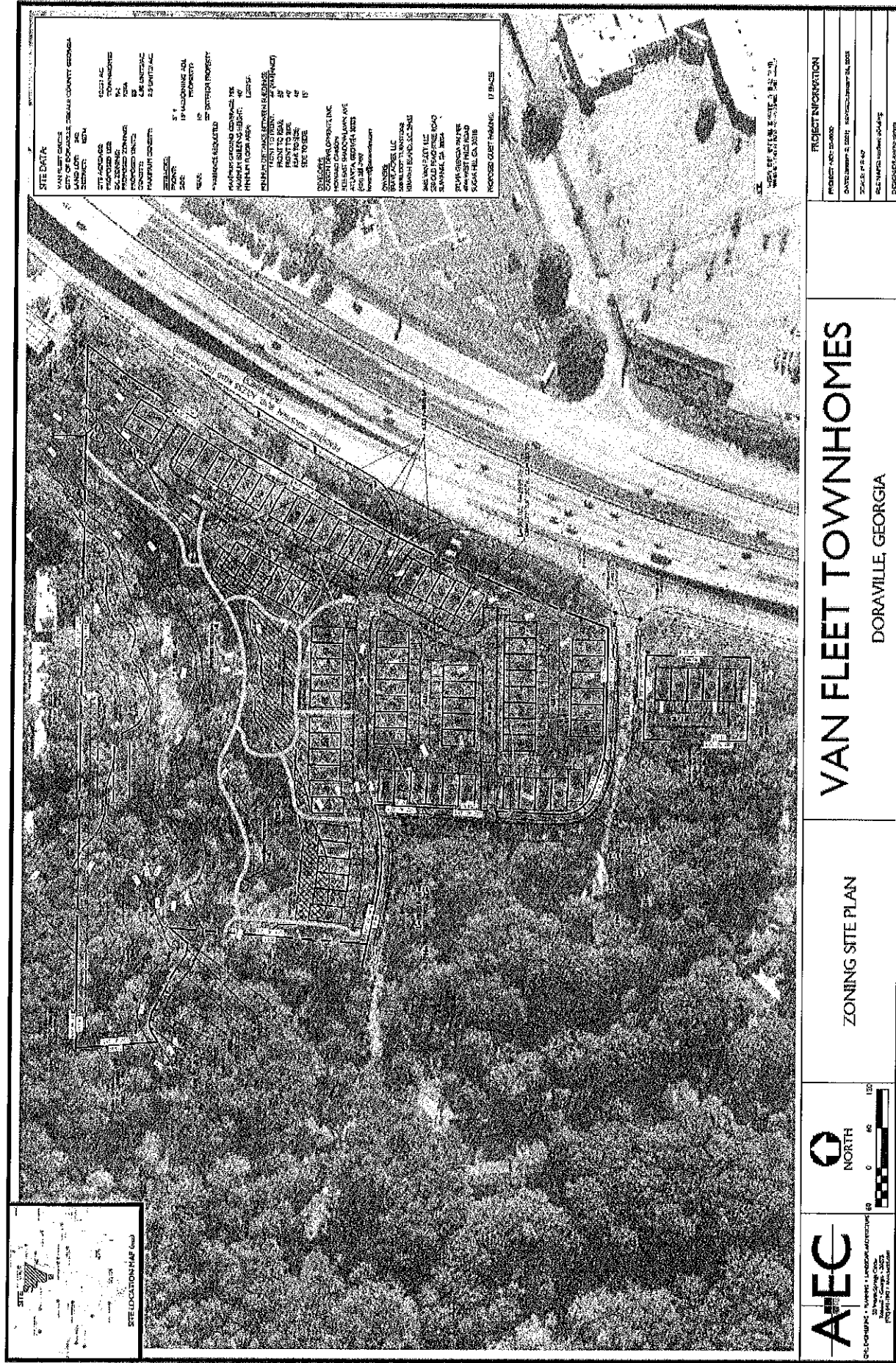| Parcel ID No.	Property Address	
18 342 01 057	2568 Ridgeway Dr	(Lot 7)
18 342 01 056	2560 Ridgeway Dr	(Lot 8)
18 342 01 055	2552 Ridgeway Dr	(Lot 9)
18 342 01 054	2546 Ridgeway Dr	(Lot 10)
18 342 01 053	2540 Ridgeway Dr	(Lot 11)
18 342 01 052	2530 Ridgeway Dr	(Lot 12)
18 342 01 051	2524 Ridgeway Dr	(Lot 13)
18 342 01 050	2518 Ridgeway Dr	(Lot 14)
18 342 01 049	2514 Ridgeway Dr	(Lot 15)
18 342 01 048	2508 Ridgeway Dr	(p/o Lot 16)
18 342 01 133	2512 Ridgeway Dr	(p/o Lot 16)
18 342 01 047	2504 Ridgeway Dr	(Lot 17)
18 342 01 046	2500 Ridgeway Dr	(Lot 18)
18 342 01 045	2496 Ridgeway Dr	(Lot 19)
18 342 01 044	2492 Ridgeway Dr	(Lot 20)
18 342 01 064	2580 Ridgeway Dr	(Rear Lots 9-22)
18 342 01 051	2519 Van Fleet Cir	(Lot 22, Block C)
18 342 01 052	2515 Van Fleet Cir	(Lot 23, Block C)
18 342 10 015	2482 Van Fleet Cir	(2.84 Acres)
18 342 10 016	2507 Van Fleet Cir	(0.46 Acres)

Exhibit C: Zoning Site Plan
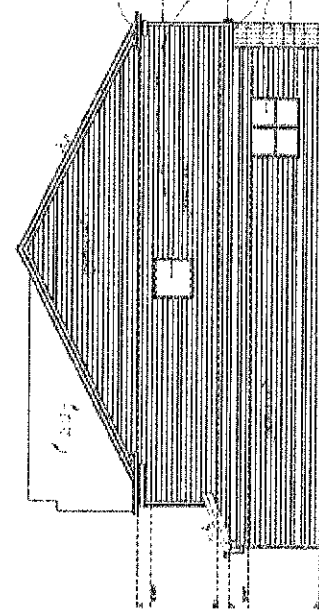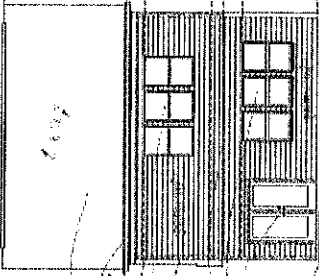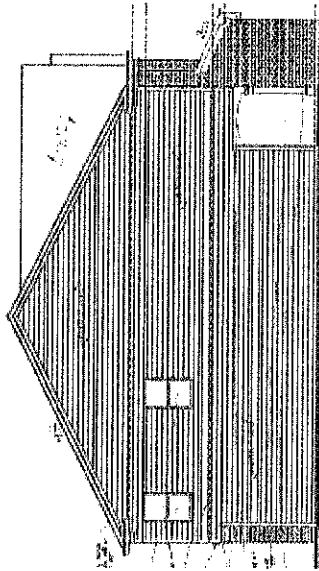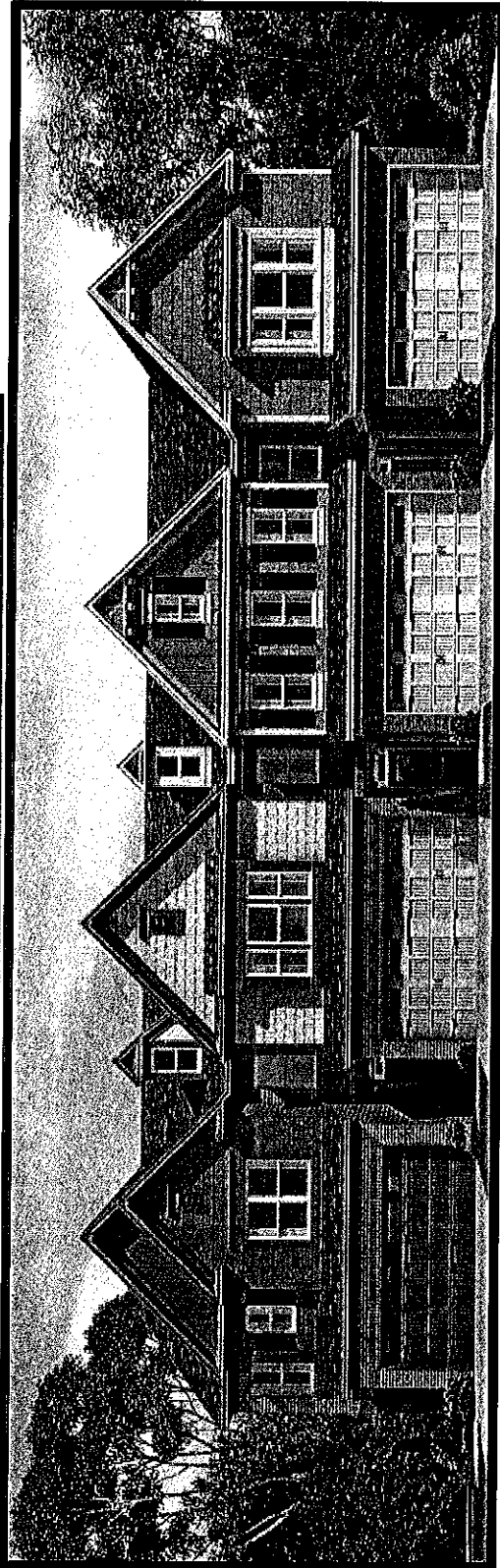

VAN FLEET TOWNHOMES

DORAVILLE, GEORGIA

ZONING SITE PLAN
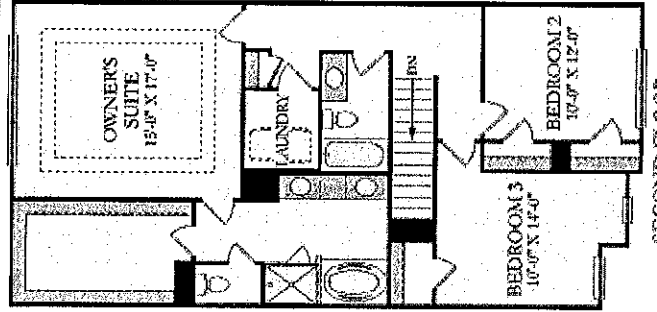
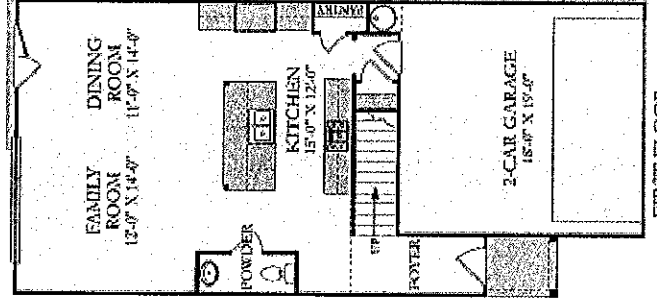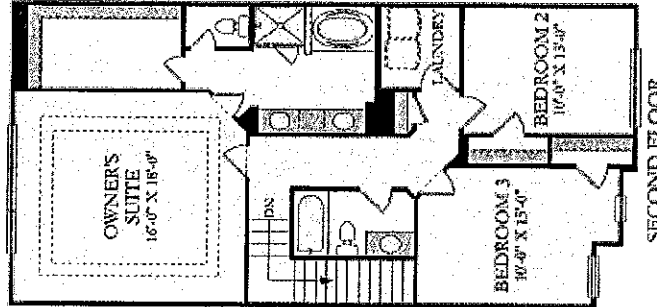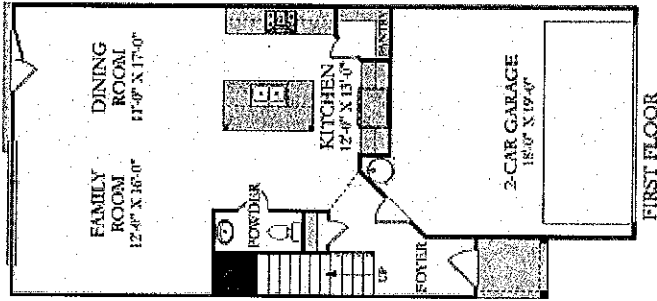Exhibit D: Lainston, Hamilton, and Smithtown Townhomes

VAN FLEET

HAMILTON & SMITHTOWN

Z-21-04

*SIDE & REAR ELEVATION: HARDIE LAP

VAN FLEET

SMITHTOWN

OWNER'S SUITE 15'-8" X 17'-0"

LAUNDRY

BEDROOM 3 10'-0" X 14'-0"

BEDROOM 2 10'-0" X 12'-0"

SECOND FLOOR

FAMILY ROOM 13'-1" X 14'-5"

DINING ROOM 11'-9" X 14'-0"

KITCHEN 15'-0" X 12'-0"

POWDER

FOYER

2-CAR GARAGE 15'-0" X 19'-0"

FIRST FLOOR

1847 SQ FT
3 BED – 2.5 BATH
2 CAR GARAGE
MAX ROOF HEIGHT FROM GRADE: 30' 7"

HAMILTON

OWNER'S SUITE 16'-0" X 16'-0"

LAUNDRY

BEDROOM 3 10'-4" X 13'-0"

BEDROOM 2 10'-0" X 13'-0"

SECOND FLOOR

FAMILY ROOM 12'-4" X 16'-0"

DINING ROOM 11'-9" X 17'-0"

KITCHEN 12'-4" X 13'-0"

POWDER
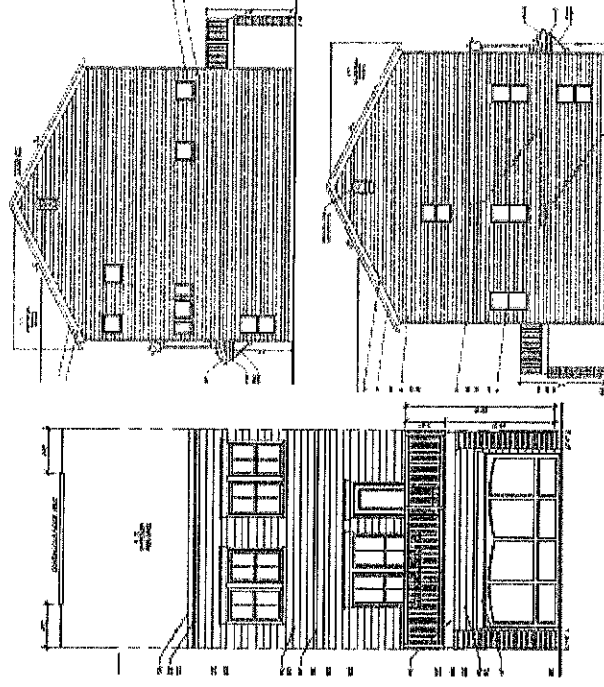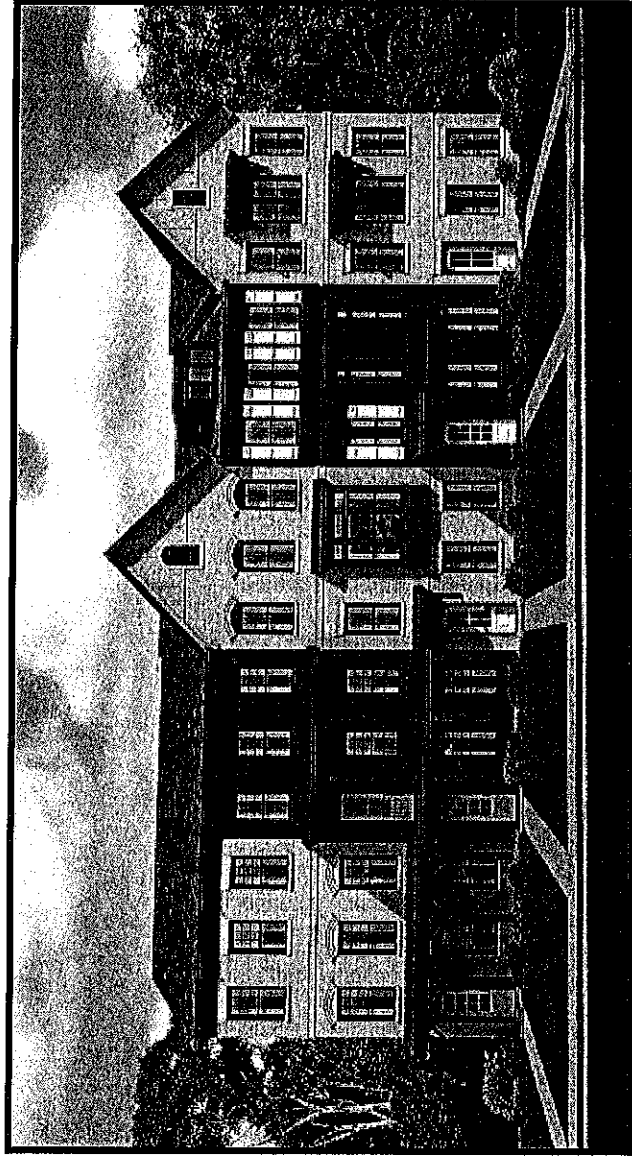
FOYER

2-CAR GARAGE 18'-0" X 19'-0"

FIRST FLOOR

1817 SQ FT
3 BED – 2.5 BATH
2 CAR GARAGE
MAX ROOF HEIGHT FROM GRADE: 30' 7"

VAN FLEET

LAINSTON

Z-21-04

*SIDE & REAR
ELEVATION: HARDIE LAP

VAN FLEET

LAINSTON

2018 SQ FT
3 BED/4 BED – 3.5 BATH
2 CAR GARAGE
MEAN ROOF HEIGHT FROM GRADE: 39' 10"

ENTRY LEVEL

2-CAR GARAGE
19'-0" X 21'-0"

GUEST BEDROOM
12'-0" X 11'-0"

FOYER

UP

MAIN LEVEL

DECK

GREAT ROOM
14'-0" X 15'-0"

POWDER

KITCHEN
15'-0" X 16'-0"

DINING ROOM
19'-0" X 10'-0"

DN

UP

2 MASTER

OWNER'S SUITE
12'-0" X 15'-0"

LAUNDRY

LOFT
7'-0" X 5'-0"

OWNER'S SUITE 2
12'-0" X 13'-0"

DN

OPTIONAL BEDROOM

BEDROOM 3
8'-0" X 12'-0"

BEDROOM 2
10'-0" X 10'-0"

DN