



# CITY OF EAGLE POINT

*"Gateway to the Lakes"*

---

## OREGON

**EAGLE POINT PLANNING COMMISSION**  
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

### **REGULAR MEETING AGENDA**

June 18, 2013

1. CALL TO ORDER - 7:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. PUBLIC HEARING(S).
  - 4.1 Planning Action #13-03, Greenhills Planned Development Amendment and Tentative Subdivision Plat Amendment. A public hearing to request approval to amend a previously-approved planned development and recommend tentative subdivision plat approval for the Greenhills Village project located on Dianne Way, east of Merlee Circle (Map #351W34DC, lots 1400 and 1429 – 1450).

Applicant/Agent: Clark Stevens, Richard Stevens & Associates  
Owner: PremierWest Bank  
Submitted by: Mike Upston, Principal Planner (541) 826-4212, ext 111
5. CONSENT CALENDAR.
  - 5.1 Presentation of Regular Meeting Minutes of May 21, 2013.
6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.

**City of Eagle Point Planning Commission Meeting Agenda**

June 18, 2013

Page 2 of 2

10. REPORTS FROM STAFF.

11. INFORMATION.

11.1 June 2013 City of Eagle Point Newsletter.

12. ADJOURNMENT.

*AGENDA AND COUNCIL PACKETS ALSO AVAILABLE ON WEBSITE*

**BUSINESS OF THE PLANNING COMMISSION  
EAGLE POINT, OREGON**

**STAFF REPORT**

**Item Number:** 4.1

**Meeting Date:** June 18, 2013

**ITEM TITLE:** Planning Action #13-03, Greenhills Planned Development Amendment and Tentative Subdivision Plat Amendment. Request for approval to amend a previously-approved planned development and tentative subdivision plat for the Greenhills Village project located on Dianne Way, east of Merlee Circle (Map #35SR1W34DC, lots 1400 and 1429 – 1450).

Applicant/Agent: Clark Stevens, Richard Stevens & Associates

Owner: PremierWest Bank

Submitted by: Mike Upston, Principal Planner (541) 826-4212, ext 111

**I. BACKGROUND & PROPOSED AMENDMENTS**

The proposed amended planned development and tentative subdivision plat would allow detached single-family residences, as opposed to the townhouse configuration approved in 2005. The proposal is to re-plat the previously approved planned development for this property, from 22 pad-lots to 11 single-family lots, including the common area but excluding the two homes existing on site. Refer to Attachment A – Amended Tentative Subdivision Plat for the property location and layout of the project site, and Attachment B – Home Plans for conceptual depictions of the kind of homes that could be built with this approval.

This project was originally approved in 2005 as *Greenhills Village Planned Unit Development*, a 22-lot pad-lot design under the Planned Development process (Planning Action No. 04/05-18:SUB/PUD/CUP, City Council May 24, 2005). Sometime after the death of the developer, the property was obtained by the current owner, PremierWest Bank. Then in 2011, at the request of PremierWest, and upon recommendation of the Planning Commission, the Comprehensive Plan and Zoning designations for the tract were changed by the City Council from R-4 (High Density) residential to R-2 (Medium Density) residential (Planning Action No. 10/11-04:CPA/ZCH). The requested change in land use designation was due to PremierWest's belief that single family detached homes had become a more viable development option for this property, and the City's support for lower density development at this location given the surrounding neighborhood's existing single family density and scale.

The proposed amended planned development and tentative subdivision plat is an implementation step toward the development envisioned with the adopted Comprehensive Plan and zoning amendments. The re-plat would provide for 11 new single family lots ranging from 3,961 square feet to 6,034 square feet, with an average lot size of 5,354 square feet. The two developed lots are not part of the re-plat, but the proposal maintains the existing private street and other common area.

## II. PROPERTY OVERVIEW

The property currently has a private street, curbs and gutters, streetlights, drainage, water and sewer. The property also contains a dedicated open-space area on its western edge along Dianne Way. This area contains a drainage easement that has been improved to mitigate a pre-existing flood hazard, along with wetland remediation. This open space area and the other common areas are the responsibility of the current property owner, and will continue to be until the Greenhills Homeowners Association is established, consistent with the attached CC&R's (Attachment C) and Bylaws (Attachment D).

**Comprehensive Plan Designation:** Multi-Family Medium Density

**Zoning:** R-2 (Multi-Family Low Density)

**Permitted Uses:** Single family and multiple family dwellings within prescribed densities.

**Surrounding Land Uses:** Uses surrounding the project site are single family residential and a public school as summarized below.

- North: Single-family residential along Dianne Way and Crystal Drive
- West: Single-family residential along Merlee Circle
- South: Single-family residential along Buchanan Avenue
- East: Eagle Point High School

**Access:** Private cul-de-sac connecting the development with Dianne Way, a public street.

**Slope:** Mostly flat, except for drainage area on the west side and slope on the east side of the property.

**Wetlands & floodplains:** The Buchanan ditch traverses the western boundary of the site, occupying approximately one-third of it. In addition to providing storm drainage, it is also classified by the Department of State Lands (DSL) as a wetland. Flood hazard and wetland mitigation has already been completed by the City. A recommended condition of approval in Section VIII of this report requires that, prior to City approval of the final plat, the owner must provide the City with a signed approval from DSL stating that all State requirements associated with the wetland have been met.

**Water:** Provided by the City through its contract with the Medford Water Commission. Water service is available to the general area, and service to this subdivision has already been constructed.

**Sanitary Sewer:** Available to the general area and provided by the City. Treatment of domestic waste is provided by the regional wastewater treatment plant located off Table Rock Road and Kirtland Road, south and east of the City. The property has already been developed with sewer collection facilities and connected to the regional system.

**Storm Drainage:** Previously installed.

**Fire Protection:** Fire protection is provided by Jackson County Fire Protection District #3, which provides fire protection responsibilities within the city of Eagle Point.

### III. LAND USE APPROVAL REQUIREMENTS

Chapter 17.76 of the Eagle Point Zoning Ordinance establishes the Planned Development procedures and sets forth under Section 17.76.030.B that the Planning Commission shall make the decision after receiving a recommendation from City staff. These procedures also apply to amendments to previously-approved planned developments.

Chapters 16.08 and 16.12 of the Eagle Point Subdivision Ordinance establish the Tentative Plan procedures and set forth under Sections 16.12.010 and 16.12.020 that the City Council shall make the decision after receiving a recommendation by the Planning Commission. These procedures also apply to amendments to previously-approved tentative subdivision plans.

### IV. APPLICABLE DECISION CRITERIA

The decision criteria applicable to planned development and tentative subdivision plat amendments pertain to conformance with the City's Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance. Discussion regarding project conformance with each of these is provided below.

#### A. FINDINGS OF CONFORMANCE WITH THE COMPREHENSIVE PLAN

The City has an adopted Comprehensive Plan which is acknowledged by the State's Land Conservation and Development Commission (LCDC). This Comprehensive Plan is patterned on the scope and intent of the Statewide Planning Goals and Guidelines. Since the Plan is acknowledged by LCDC to be consistent with the Goals and Guidelines, any activities processed consistent with the Comprehensive Plan and enabling ordinances can be found to be consistent with the Statewide Goals and Guidelines, which do not contain approval criteria, but were written specifically to enable local jurisdictions to prepare and implement the planning process.

The City finds that the application, by demonstrating compliance with the Eagle Point Comprehensive Plan and the enabling Ordinances, which have been acknowledged by LCDC, is in compliance with the Statewide Goals and Guidelines. The Comprehensive Plan designation on this property has recently been changed from Multifamily High Density to Multifamily Medium Density, and the zoning changed from R-4 High Density to R-2 Low Density. The proposed amended planned development and tentative subdivision plat are consistent with both new designations, thereby implementing the Comprehensive Plan Goals and Policies.

The proposal conforms to the following Eagle Point Comprehensive Plan goals and policies:

- 1. Chapter III – Land Use Element (Statewide Planning Goal #2):** To provide a long-range guide for community development, maximizing livability.

The Land Use Element of the Comprehensive Plan provides the framework for the City's zoning districts. The subject property is designated on the Comprehensive Plan Map as Medium Density Residential, with an R-2 zoning designation, both of which are designed to implement the urban residential goals and guidelines of the City. The property is fully contained within the Urban

Growth Boundary and City Limits, and the original planned development was approved consistent with the City's relevant development requirements. This re-plat, which simply changes the lot configuration, is intended to make best and highest use of the property given its residential land use designation and the existing single family detached neighborhood pattern.

**FINDING:** The subject property lies within the Urban Growth Boundary and city limits. The proposed amended planned development and tentative subdivision plat are a minor modification of the original approval. The proposed plan provides for development consistent with the new zoning designation - a single family residential planned development of 11 lots rather than 22. The project proposal is consistent with the Zoning and Comprehensive Plan Map designations recently amended by the City Council, and thus consistent with the Land Use Element.

**2. Chapter IV – Public Facilities and Services Element (Statewide Planning Goal #11):** To provide public facilities and services in a timely, orderly and efficient manner to meet the needs of present and future citizens of Eagle Point.

**FINDING:** All public services/facilities are in place as required by the original plat.

**Fire Protection:** To provide for the safety of the Citizens of Eagle Point by continuing to maintain effective fire protection services.

**Policy 1:** *The city shall continue to meet the fire protection needs of its citizens.*

**Policy 3:** *The City shall strive to maintain adequate fire flow capabilities in its water source, storage and distribution system.*

**Policy 4:** *The location of fire hydrants throughout the city shall be based upon engineering and fire fighting principles and standards, in compliance with the National Fire Code.*

**FINDING:** All fire protection issues were originally addressed by the City Engineer, Public Safety Director, Public Works Superintendent and Fire Chief of District #3. The proposed new subdivision is consistent with the previously approved engineered plans, and fully complies with all City fire protection standards; adequate capacity exists to service the site. Compliance with this standard will demonstrate compliance with the Public Facilities and Services Element.

**Police Protection:** The subject property contains approximately 4+ acres which are proposed for a reduction in density from the originally approved planned development. The reduction in density will reduce the impacts on the Police Department.

**FINDING:** Police services have been, and will continue to be, provided to this property as it develops, consistent with demands for service. The application is consistent with the Public Facilities and Services Element.

**Street Lighting:** This section reviews the requirements for adequate and consistent street lighting considerations, as well as related features.

**FINDING:** Street lighting, street design and layout, and related features have been prepared with public safety issues in mind, including policing and fire/emergency service. The application is consistent with the Public Facilities and Services Element.

**3. Chapter V – Housing Element (Statewide Planning Goal #10):** To provide for the long range housing needs for all citizens.

**FINDING:** The proposed development will provide 11 lots with single family dwellings consistent with the R-2 zoning criteria. A large area of the site is existing open space and common area, which will not be affected by the proposed amended planned development and tentative subdivision plat. The intent of the Goals and Policies of the Housing Element are met by this application to provide 11 new units, consistent with the R-2 land use designation.

**FINDING:** The intent of re-platting the planned development to create single-family homes on modestly-sized lots will do away with a high-density “spot zone”, typically viewed as poor planning practice.

**4. Chapter VI – Physical Element (Statewide Planning Goal #7):** To encourage development that is accommodated to the physical characteristics of the area.

**Policy 1:** *Approval of any development shall be contingent upon the adequate consideration of natural hazards found to exist on the site proposed for development.*

**FINDING:** The property has an existing drainage ditch that has been designed into the project as protected open space, and the pre-existing flood hazard has been mitigated by the City. In addition, soils on the site are generally clay, with a high shrink/swell potential. Appropriate engineering considerations will need to be incorporated into construction drawings to ensure that the project complies with the Construction Limitations section of this Element of the Plan.

**Policy 2:** *In all cases, land development shall be encouraged to take into consideration the natural topography, drainage pattern and soil characteristics of the proposed development site.*

**Policy 8:** *The City shall discourage development and construction techniques which result in rapid runoff and accelerated erosion.*

**Policy 10:** *The City Building Official, Public Works & Safety Department and engineer shall jointly review and approve all construction plans for development in slope areas to insure that proposed structures and uses will not become a hazard to themselves or adjacent properties due to inadequate construction techniques, unstabilized slopes, insufficient compaction, inadequate or severe grading, and all other problems related to steep slopes and subsequent urban development.*

**FINDING:** The policies above provide guidelines for staff and public officials to review and approve, or condition, various development proposals within the City. The amendment and tentative re-plat of this planned development, as provided by the applicant, indicates that the

topography, drainage pattern, soils, and orientation of the parcel can be developed consistent with the Subdivision Ordinance, and approval conditions and standards applied by the City addressed each of the considerations above, mitigating any impact. With compliance with the Subdivision and Zoning criteria, *de facto* compliance with the Physical Element is demonstrated.

- 5. Chapter VII – Transportation (Statewide Planning Goal #12):** To guide transportation planning and project development in the Eagle Point Urban Growth Boundary over the next 20 years, and support the City’s long term land use planning.

### **Arterials, Collectors, and Local Streets**

***Policy 8:*** All new subdivisions shall provide improved streets to adopted City standards, including curbs, gutters, and sidewalks or an alternative pedestrian system such as separated/meandering or multi use pathways.

***Policy 10:*** The City shall seek to reduce direct access of local streets and private driveways onto arterial streets to the maximum extent feasible. Access requests and modifications shall conform to Eagle Point’s adopted access management standards and guidelines or move in the direction of those standards, except in cases when alternative access solutions are not possible..

***Policy 15:*** All land use decisions shall include a consideration of their impact on existing and planned transportation facilities, protection of the safety and function of transportation facilities. Proposals for specific types of development projects, zone changes or other types of plan amendments shall include traffic impact studies and proposed mitigation measures for any significant impacts. The City shall adopt mobility standards for its local roads and adhere to State and County mobility standards for roads under their respective jurisdictions. These jurisdictional mobility standards shall be used in determining transportation impacts.

### **Bicycle and Pedestrian Facilities and Programs**

***Policy 4:*** Sidewalks, or approved, alternative systems, shall be included on all new streets within the Urban Growth Boundary.

**FINDING:** The proposed amended planned development and tentative subdivision plat are consistent with all relevant goals and policies contained in the Transportation Element of the Comprehensive Plan. Streets have been developed consistent with the City’s criteria for both public and private streets, and sidewalks will be provided as part of the plat.

Based upon information from the *ITE Traffic Generation Manual, 6TH edition*, single family homes generate 9.57 average daily trips. The proposed 11-unit project is therefore estimated to generate approximately 105 average daily trips, a reduction of approximately 95 trips from the previously approved 22-unit PUD. With this as the baseline for calculating traffic, the project provides for a reduction, and thus is consistent with the City’s Transportation System Plan.



- 6. Chapter XIII – Citizen Involvement Element (Statewide Planning Goal #1):** To provide opportunities for citizen involvement throughout the City’s planning process.

***Policy 3:*** *The City shall continue to emphasize the public hearing process during land use decision making. All hearings shall be well advertised and open to all affected citizens.*

***Policy 4:*** *The City shall continue to maintain public availability of planning related proposals and reports.*

***Policy 5:*** *The City shall continue to notice affected agencies and organizations of specific planning related activities, proposals and reports.*

***Policy 6:*** *The City shall continue to coordinate land use actions with affected agencies.*

**FINDING:** The City has an adopted citizen involvement program based upon the policies noted above. The program involves a complete and open public information and involvement process which incorporates public noticing and open public meetings and hearings. This development application is being processed consistent with that program, and is consistent with the goals and policies of the Citizen Involvement Element.

## **B. FINDINGS OF CONFORMANCE WITH THE ZONING ORDINANCE**

The original approval by the Planning Commission in 2005 included a Site Plan review which is typically required pursuant to Chapters 17.60 and 17.76 of the Eagle Point Zoning Ordinance (EPZO) for all new planned development projects. Since the project site has already been significantly developed based on that Site Plan approval and no significant changes are proposed, a new Site Plan approval is not required as part of this application. Therefore, findings of conformance with the EPZO site plan requirements are not included. All other requirements applicable to the EPZO and related findings of conformance are described as follows:

- 1. Legal Notifications.** All legal notifications and advertisements have been made in satisfaction of the legal requirements to hold public hearings on this application.
- 2. Zoning.** All zoning requirements will be met as summarized below.
  - a. The R-2 zoning district allows single family dwellings subject to approval under Chapter 17.16 (District Regulations) and Chapter 17.22 (R-2 Two-Family Residential District).
  - b. Planned developments are subject to the requirements of Chapter 17.76. Section 17.76.010 states that planned developments allow diversification in the relationships of various uses, buildings and structures in planned building groups and the allowable heights of buildings and structures, while insuring substantial compliance with the basic district regulations relative to adjacent land uses, density, parking and signs. Chapter 17.76.030 requires Site Plan approval, plus compliance with all other applicable public hearing procedures.

**FINDING:** The applicant is seeking planned development approval to permit single family homes clustered on individual lots that are smaller than the 6,000 square foot minimum lot size required by the R-2 zoning. The Site Plan is essentially unchanged from that approved by the Planning Commission with the original application in 2005.

- c. Planned development approval includes review of Conditions, Covenants and Restrictions (CC&R's) and by-laws for any homeowner's association, meeting the provisions of ORS 94.595 (creating a reserve account for maintenance of all common property) and submittal of architectural drawings which depict a typical building design.

**FINDING:** The applicant has submitted draft CC&R's and by-laws for review. These are provided as Attachment C - Conditions, Covenants and Restrictions (CC&R's) for Greenhills Village, and Attachment D - Bylaws of Greenhills Village Property Owners Association. The primary purpose of reviewing the CC&R's is to confirm that common areas will be maintained in perpetuity (required under ORS 94.595 - Reserve Account for Common Property). The draft CC&R's have been reviewed as part of this application, and will be reviewed again at the final plat stage. Architectural drawings are included with the application, therefore meeting the approval criteria.

Note that Home Plan #592-013D-0083 as originally submitted indicated a 38 foot depth for the home footprint. Since a maximum of 35 feet can be accommodated within the largest, 70 foot deep lots due to the combined front and rear setback requirement of 35 feet total, the City's copy of that home plan has been changed to reflect a 35 foot building depth with the applicant's verbal approval. This is to ensure that required minimum setbacks will be provided. For further assurance, a recommended condition of approval is included in Section VIII of this staff report requiring that all minimum building setbacks be met by the future subdivision drawing and building permit plans.

- d. Section 17.76.040(C) states that regulations normally applicable to the base zone (Subdivision Ordinance, street standards, parking regulations, etc.) shall be applicable within a PUD, except that the Commission and Council may alter them if they specifically find it to be in the best interest of the City's citizens and planning process, and in conformance with the intent of the Comprehensive Plan.

**FINDING:** The applicant requests only one modification to the R-2 zoning requirements - to permit lots sized under the 6,000 square foot minimum. This modification can be permitted through the planned development process. The proposal is to permit eleven (11) single-family units between Diane Way and Eagle Point High School on parcels ranging from 3,961 to 6,034 square feet. This revision is appropriate as the property will make for a sensible transition between the school to the east and the less dense single family neighborhoods to the north, west, and south.

## C. FINDINGS OF CONFORMANCE WITH THE SUBDIVISION ORDINANCE

### 1. Subdivision Ordinance Requirements

**FINDING:** The proposed amended tentative subdivision plat meets all relevant Eagle Point Subdivision Ordinance requirements.

### 2. Inspections, Bonding & Design Standards

**FINDING:** All aspects of this proposed amended tentative subdivision plat shall be subject to required inspections, bonding requirements and design standards.

### 3. Private Streets – Public Protection vs. Innovative Site Planning

**FINDING:** A goal of planned developments is to respect standards intended to protect the public without unduly inhibiting innovative site planning. The proposed private street titled “Greenhills Way” on the plan provides appropriately sized and configured street type access for these small lots (“Minor Street”, Eagle Point Subdivision Ordinance, Section 16.04.020), enabling them to be clustered in the proposed configuration in order to preserve the existing wetland and floodway on the west side of the project.

### 5. Land for Public Purposes

**FINDING:** Eagle Point Subdivision Ordinance, Section 16.32.010, *Land for Public Purposes*, lists criteria for dedication of parkland, or fees to be paid in lieu thereof. Since the tentative subdivision plat does not designate any public lands or common space, all applicable Park SDC fees shall be paid for each dwelling unit.

## V. CONCLUSIONS

1. The application was declared complete.
2. The proposal has been found to be consistent with the Comprehensive Plan.
3. The proposal has been found to be consistent with applicable requirements of the Zoning and Subdivision Ordinances.
4. All legal notifications have been satisfied with respect to the application.
5. No concerns have been expressed by affected agencies.

## VI. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Planned Development Amendment and recommend that the City Council adopt the Findings and approve the Tentative Subdivision Plat Amendment with the recommended conditions of approval provided under Section VIII below.

## **VII. PLANNING COMMISSION OPTIONS**

1. Approve the Planned Development Amendment and recommend that the City Council adopt the Findings and approve the Tentative Subdivision Plat Amendment with the recommended conditions of approval; or,
2. Approve the Planned Development Amendment and recommend that the City Council adopt the Findings and approve the Tentative Subdivision Plat Amendment with the recommended conditions of approval as amended by the Planning Commission; or,
3. Deny the Planned Development Amendment and recommend that the City Council deny the Tentative Subdivision Plat Amendment; or,
4. Postpone action to a time specified providing additional information is required and the applicants or their representatives agree to such postponement.

## **VIII. RECOMMENDED CONDITIONS OF TENTATIVE SUBDIVISION PLAT AMENDMENT APPROVAL**

### **1. DSL SIGN-OFF ON MITIGATION IMPROVEMENTS**

Prior to approval of the final subdivision plat, the owner shall provide the City with documentation from the Department of State Lands that requirements associated with the wetland have been met. AUTHORITY: City of Eagle Point Comprehensive Plan, Chapter XII – Environmental Quality Element, Vegetation and Wildlife (Policies 3 & 6)

### **2. SETBACKS**

All proposed buildings shall meet the minimum setbacks required by the City's Zoning Ordinance, and shall be fully dimensioned on the future subdivision drawing and building permit plans. AUTHORITY: City of Eagle Point Zoning Ordinance, chapter 17.22

It shall be the sole responsibility of the developer to comply with the approval conditions listed above. Failure to satisfy the terms and conditions of this approval shall constitute grounds for the City to take action which may include, but not be limited to, denial of plat sign-offs, permission to proceed, issuance of a stop-work order, or denial of certificates of occupancy.

These conditions shall be binding upon and inure to the benefit of the heirs, successors and assigns of the property owner. These conditions are not personal, but are for the benefit of all the land herein described, and shall be binding upon the developer and all successive owners of all or part of said property.

Should these conditions inadvertently omit any applicable item as determined by the Planning Director from any affected agency correspondence contained in the whole record, said condition shall be incorporated herein with notice being provided to the developer.

**ATTACHMENTS:**

- A: Amended Tentative Subdivision Plat
- B: Home Plans
- C: Conditions, Covenants and Restrictions (CC&R's) for Greenhills Village
- D: Bylaws of Greenhills Village Property Owners Association

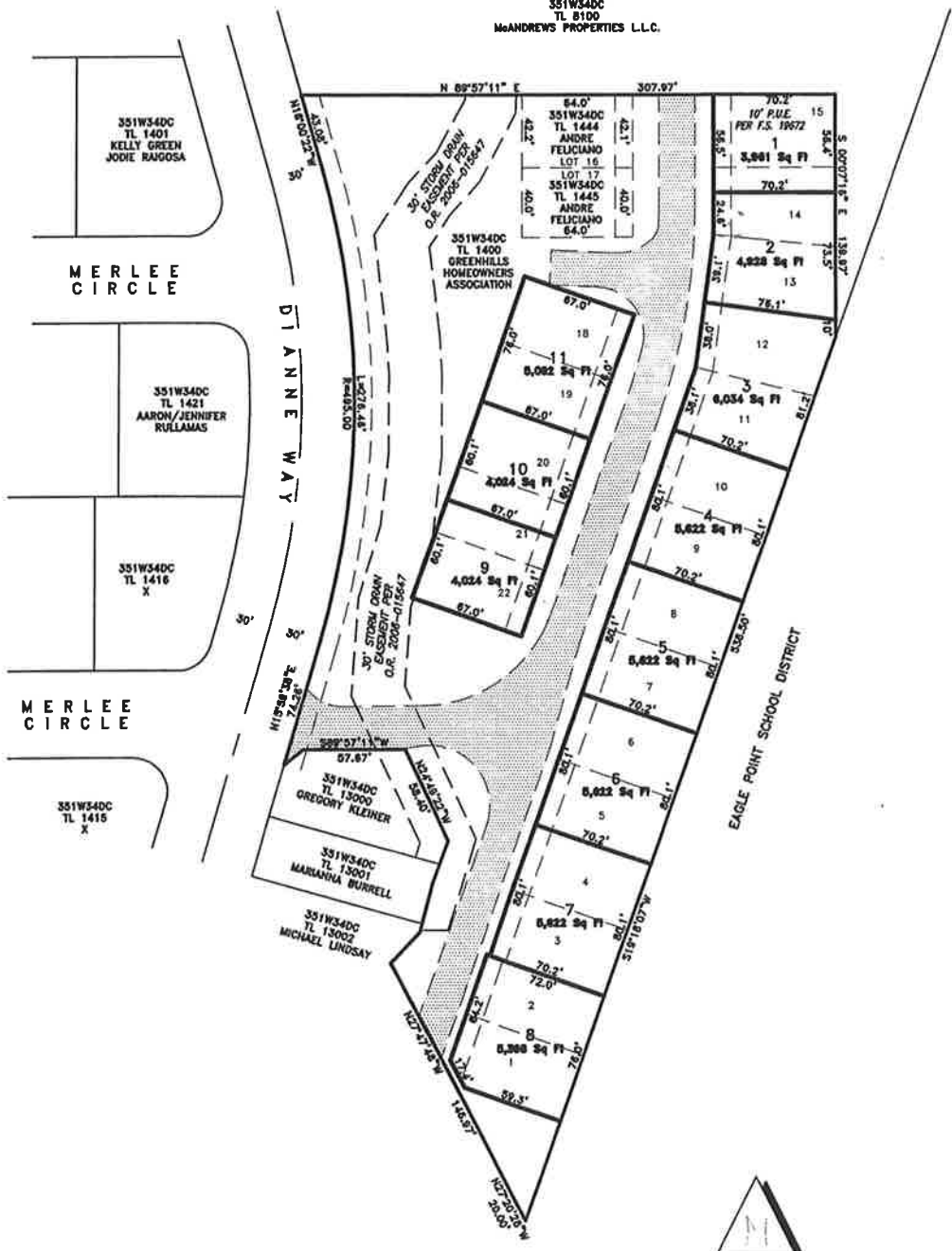
# **Attachment A**

Amended Tentative Subdivision Plat

TENTATIVE PLAT  
 A REPLAT OF LOTS 1 THROUGH 15 AND  
 LOTS 18 THROUGH 22 OF GREENHILLS VILLAGE  
 A PLANNED UNIT DEVELOPMENT,

LOCATED IN:  
 THE S.W. 1/4 SEC. 34, T. 35S., R. 1W., W.M.,  
 CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

351W34DC  
 TL 8100  
 McANDREWS PROPERTIES L.L.C.



<p><b>HOFFBUHR</b>          &amp; ASSOCIATES, INC.  <small>(CERTIFIED PLANNERS)</small>          680 Golf View Drive          SUITE 201          MEDFORD, OR 97504          (541) 770-4641          FAX (541) 770-2073</p>	BY: DARRELL L. HUCK	L6 2023
	PROJECT: PREMIER WEST	
	PROJECT NO: 11-095	
	DRAWING FILE NO: 11095 tent.DWG	
	SCALE: 1" = 50'	January 11, 2012
	REVISION NO:	
	REVISION DATE:	
	SHEET 1 OF 1	
	BASIS OF BEARING:	Greenhills Village
	ELEVATION DATUM:	n/a
DRAWN BY:	DLH	
REVIEWED BY:	DLH	

# **Attachment B**

## **Home Plans**





Print this Plan  
 1-800-DREAM-HOME  
 Monday-Friday 8am to 5pm CST  
 www.houseplansandmore.com



© Copyright by architect/designer  
 Drawings and photos may vary slightly.  
 Refer to floor plan for accurate layout.

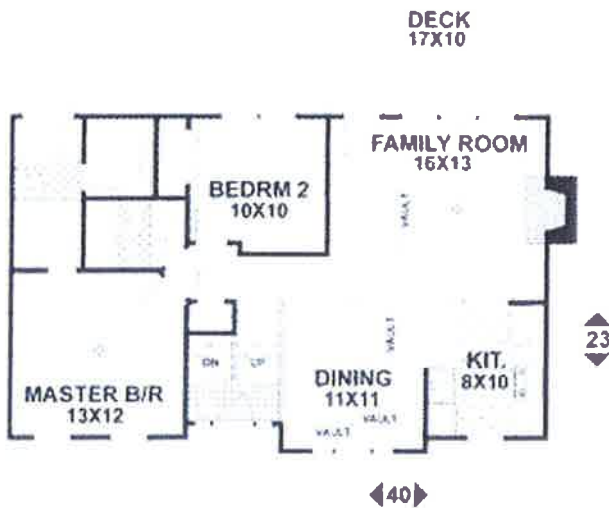
## HOME PLAN #592-013D-0054

- 999 Total Square Feet
- 1st Floor 963
- Width: 42'-0" Depth: 24'-0"
- 2 Bedrooms
- 2 Full Baths
- 2-Car Garage
  - 2-Car Drive Under, Front Entry
    - Size: 19ft. 4in. x 22ft. 4in.
- Standard Foundation - Basement

### Special Features

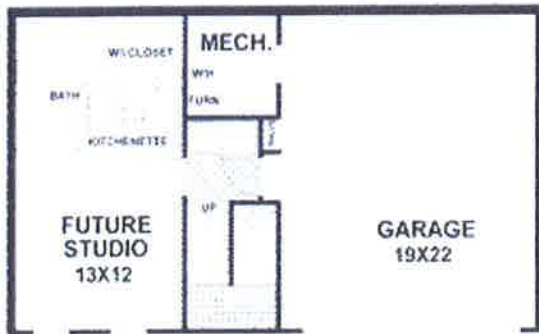
- Shallow Lot
- Basement Home Plans
- Multi-Level House Plans
- Covered Front Porch
- Laundry Room/Utility
- Drive Under Garage House Plans
- Vaulted/Volume Ceiling
- Finished Basement House Plans
- Bi-Level House Plans
- Split-Level House Plans
- Main Level Master Bedroom
- Family Room
- Small House Plans
- Two-Car
- PDF File

### First Floor



### Lower Level

Reproducible Master (recommended)	\$830.00
8-Set Pkg.	\$730.00
5-Set Pkg. (Min. Construction Pkg.)	\$630.00
1-Set Pkg.	\$530.00
Additional Sets	\$45.00
Mirror Reverse	\$15.00
PDF File Format	\$830.00



© 2012 houseplansandmore.com. All rights reserved.



Ordering Information  
 1-800-DREAM-HOME  
 Monday-Friday 8am to 5pm CST  
 www.houseplansandmore.com



© Copyright by architect/designer  
 Drawings and photos may vary slightly.  
 Refer to floor plan for accurate layout.

PLAN PACKAGES

Reproducible Master (recommended)

For minor design changes. These drawings contain the same information as the blueprints but are printed on reproducible paper that is easy to alter and clearly indicates your right to copy or reproduce. This will allow your builder or a local design professional to make the necessary drawing changes without the major expense of redrawing the plans.

Price is \$830.00

8-Set Package

Price is \$730.00

For best results in terms of cost, schedule and quality of construction, we recommend you order eight (or more) sets of blueprints. Besides one set for you, additional sets of blueprints will be required by your mortgage lender, local building department, general contractor and all subcontractors working on foundation, electrical, plumbing, heating/air conditioning, carpentry work, etc.

5-Set Package (Minimum Construction Package)

Price is \$630.00