



**WILLMAR PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 1, 2023 @ 6:30 PM
CITY OF WILLMAR
333 6TH STREET SW, CONF ROOM #1
WILLMAR MINNESOTA**

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Proposed Additions or Deletions to Agenda
4. Minutes
 - A. Approval of Minutes
5. Public Hearing:
 - A. Bethesda Conditional Use Permit
6. Regular Business
 - A. Review Amended Conditional Use Permit-Justin Paffrath
7. Miscellaneous

**WILLMAR PLANNING COMMISSION
THURSDAY, OCTOBER 5TH, 2023
333 6TH STREET SW, CONFERENCE ROOM 1
MINUTES**

The Willmar Planning Commission met on Thursday, October 5th, 2023, at 6:30pm at City Hall.

Members Present: Stacy Holwerda, Steve Dresler, Chair Jonathan Marchand and Yvon Fils-Aime.

Members Absent: Vice Chair Kelsey Vosika and Christopher Buzzeo.

Others Present: Leslie Valiant, City Administrator and Sarah Swedburg, Economic Development Commission

1. Chair Marchand called for order at 6:30pm.
2. Roll Call
3. No additions or deletions to the agenda.
4. Chair Marchand asked if there are any questions regarding the minutes from September 20th, 2023. No questions were asked. Commissioner Holwerda motioned to approve the minutes and Commissioner Fils-Aime seconded. Commissioner Fils-Aime voted aye, Commissioner Holwerda voted aye, Commissioner Marchand and Commissioner Dresler voted aye. The motion was approved.
- 5.

a. CALL FOR A PUBLIC HEARING – BETHESDA PRELIMINARY PLAT

Administrator Valiant overviewed the project according to agenda. She stated this plat just arrived and it is for a Conditional Use Permit. Application and information presented, so far everything appears to be in order. The sideline setbacks are all in place, as far as 10 feet for easements and such, along the perimeters. They are not going to split the property; they will keep it as one lot. A call for a public hearing is needed for the preliminary plat and the PUD.

Administrator Valiant stated that they have asked for TIF funding and that no permits can be issued until the TIF has been gone through. Questions from Commissioner Fils-Aime were answered about what the TIF process and the timeline involved.

Commissioner Dresler motioned to set the Public Hearing for November 1st, 2023. Commissioner Holwerda seconded the motion. Motion passed unanimously.

b. CALL FOR A PUBLIC HEARING – BETHESDA PUD

Motion was made by Commissioner Holwerda, seconded by Commissioner Dresler to set the Public Hearing for Novembers 1st, 2023. Motion passed unanimously.

c. DUININCK CONCRETE, LLC PURCHASE AGREEMENT - Preliminary

Administrator Valiant introduced Sarah Swedburg to present the purchase agreement for Duininck Concrete, LLC in the Willmar Rail Park. Ms. Swedburg presented maps and material

to the Commission. The EDC has been interacting with Duininck Concrete since earlier this year and they are interested in accessing rail to bring in material in relation to their concrete business. Ms. Swedburg stated Duininck is interested in Spur #3 as well as the 13.6 acres north of this spur. Commissioner Dresler asked if it is known what type of material they will be transporting. Ms. Swedburg stated that it would be concrete powder and other materials. Commissioner Dresler brought up the question regarding how they plan to manage those materials and stated a concern about infiltration into the Hawk Creek waterway. Commissioner Holwerda raised concern also about what will be going into the air as well as will the sale hinder other ag industries from wanting to develop next to this. Commissioner Dresler brought up the question about how they will be unloading and transporting the material. He also asked about what the City's control measures are as far as material. Do we have anything in place regarding the height of mounds and setback requirements from Highway 12? Commissioner Fils-Aime asked what the alternative uses would be if not used for this purpose? Administrator Valiant stated that is unknown, however there are several companies interested in the Rail Park, mostly ag related. Further discussion regarding concerns of contamination, uses and timeline concluded.

Commissioner Marchand recommended moving this on to the City Council with the list of points and concerns. The Board unanimously approved recommending to the City Council the sale of city property to Duininck Concrete.

6. MISCELLANY

Commissioner Dresler stated he is working with Habitat for Humanity on a house move to High Ave Sperryville and the 30-foot setback. They may apply for a variance. Administrator Valiant advised that they look at redesigning the house and garage site plan on the 140' x 75' existing lot and submit pictures of the house that they want to move in. Commissioner Dresler will continue to work with them to get a site plan submitted.

7. ADJOURN

Commissioner Dresler motioned to adjourn at 7:07pm. It was seconded by Commissioner Holwerda. All members present voted aye. The motion carried. With no further business, the meeting was adjourned.



CITY OF WILLMAR

FILE #: _____

CONDITIONAL USE PERMIT APPLICATION

Applicant: Ross Brandt Address: 901 Willmar Avenue SE

Phone Number: (320) 214-5618 Email: ross.brandt@bethesdawillmar.com

Owner: Bethesda Address: 901 Willmar Ave SE

Applicant's Property Interest: Bethesda to develop site Parcel #: 95-914-2610

Ordinance Section Number: Sec. 14-228 Zoning District: LB (rezoned from A)

Legal Description: _____

THAT PART OF THE S1/2 OF SE1/4 DESC AS FLWS: COMM AT SE COR OF SD SEC, TH N 500' TO SE COR OF LOT 2, BLK 1 OF GESCH YMCA ADDN, TH W 1004.65' TO PT OF BEG OF TRACT HEREIN DESC, TH CONT W 15.35' TO SW COR OF SD LOT 2, TH N 200.2', TH W 363.89', TH N 54' TO S LINE OF PLAT OF PERKINS FIFTH ADDN, TH W 100' TO E LINE OF CITY OF WILL- MAR 12TH ST SE ROW PLAT, TH S 754.03' ALONG LAST SD LINE TO S LINE OF SD SEC, TH E 478.61' TO A PT BRG S FROM PT OF BEG, TH N 499.84' TO PT OF BEG.

The Applicant requests a conditional use permit for the above-described property to: _____

Phase 1 - development of approximately 120 apartments of independent senior living (R-2)

Phase 2 - development of approximately 90 apartments of senior living (R-2 &/or I-1)

What will be the impact of this use on neighborhood property values?: We believe that the aesthetic and quality of senior living proposed is an investment in the site and will have a positive impact.

How does this use conform to the Zoning Ordinance and the Comprehensive Plan goals and objectives?: Fulfills part of the Economic Growth policy to provide housing (seniors).

How will the use affect the development and improvement of other properties in the neighborhood?: Encourages the expansion of the existing business of Bethesda in order to better serve the community.

Have appropriate utilities, access roads, ingress/egress, stormwater management, and traffic flow, been designed/planned for the use so as to not negatively affect the public health, safety and welfare of the neighborhood?: Yes. The stormwater management design has not been finalized, but in concept, it will not negatively affect the public.

How will the use "fit into" the neighborhood and be compatible with abutting properties?: The proposed site is designed as an extension of the existing Bethesda Senior Living site located across 12th St SE.

How will the uses architectural appearance, design, and function of the use conform with the surrounding built environment?: The design features residential design elements at a pedestrian scale. Modern appearance and design are to provide a pleasant environment.

Applicant's Signature: [Handwritten Signature] Date: 10-3-2023

(For staff use only)

Commission Date: _____

Fees: \$350 to City of Willmar

\$46 to Kandiyohi County Recorder

Zoning Administrator

DECISION OF THE CITY OF WILLMAR PLANNING COMMISSION

This _____ day of _____, 20__ the City of Willmar Planning Commission:

Any person aggrieved by this decision shall have the right to appeal to the District Court of Kandiyohi County.

Signed: _____

Chairperson

Zoning Administrator

Conditional Use Permit Site Plan Check List:

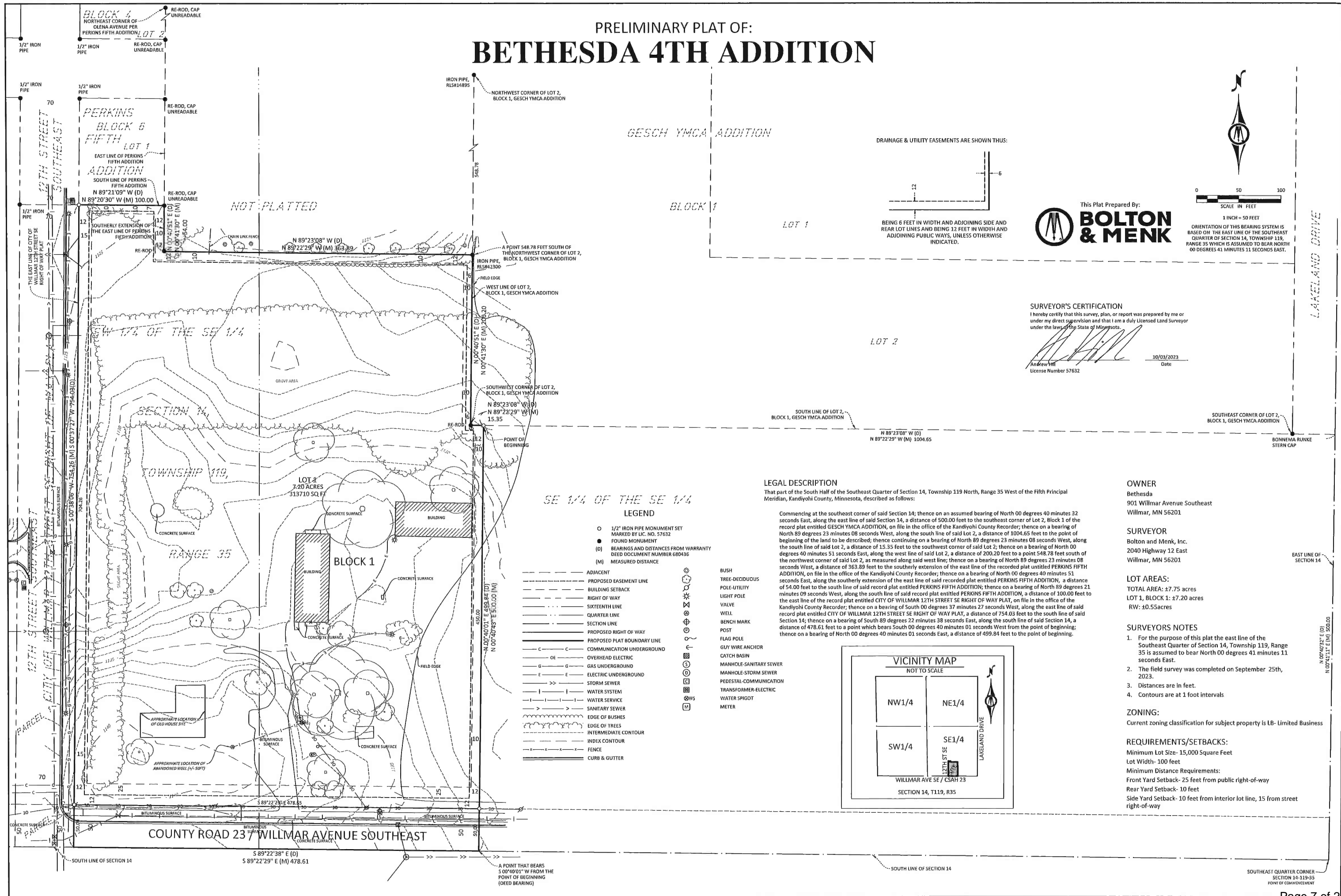
(all items below shall be submitted or application will be considered incomplete)

(digital) Ten (10) copies of the site plan (11" x17" size)

- X Drawn to scale
- X Lot dimensions
- X North arrow
- X Size and location of existing and proposed buildings/additions
- X Setbacks of existing and proposed buildings/additions
- X Off-street parking (existing and proposed) including pavement type and curbing
- X Existing/proposed traffic flow, including accesses and streets
- X Elevation drawings of proposed structure/addition
- X Location of all proposed/existing utilities
- X Landscape plan

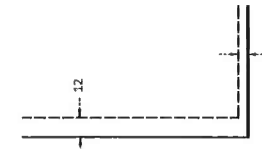
** Signage is approved separate from Conditional Use Permit approval.

PRELIMINARY PLAT OF: BETHESDA 4TH ADDITION



GESCH YMCA ADDITION

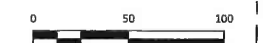
DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES AND BEING 12 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED.



This Plat Prepared By:



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 119, RANGE 35 WHICH IS ASSUMED TO BEAR NORTH 00 DEGREES 41 MINUTES 11 SECONDS EAST.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Andrew Mill
Andrew Mill
License Number 57632

10/03/2023
Date

LEGAL DESCRIPTION

That part of the South Half of the Southeast Quarter of Section 14, Township 119 North, Range 35 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, described as follows:

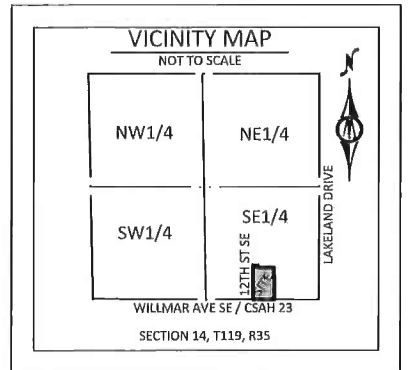
Commencing at the southeast corner of said Section 14; thence on an assumed bearing of North 00 degrees 40 minutes 32 seconds East, along the east line of said Section 14, a distance of 500.00 feet to the southeast corner of Lot 2, Block 1 of the record plat entitled GESCH YMCA ADDITION, on file in the office of the Kandiyohi County Recorder; thence on a bearing of North 89 degrees 23 minutes 08 seconds West, along the south line of said Lot 2, a distance of 1004.65 feet to the point of beginning of the land to be described; thence continuing on a bearing of North 89 degrees 23 minutes 08 seconds West, along the south line of said Lot 2, a distance of 15.35 feet to the southwest corner of said Lot 2; thence on a bearing of North 00 degrees 40 minutes 51 seconds East, along the west line of said Lot 2, a distance of 200.20 feet to a point 548.78 feet south of the northwest corner of said Lot 2, as measured along said west line; thence on a bearing of North 89 degrees 23 minutes 08 seconds West, a distance of 363.89 feet to the southerly extension of the east line of the recorded plat entitled PERKINS FIFTH ADDITION, on file in the office of the Kandiyohi County Recorder; thence on a bearing of North 00 degrees 40 minutes 51 seconds East, along the southerly extension of the east line of said recorded plat entitled PERKINS FIFTH ADDITION, a distance of 54.00 feet to the south line of said record plat entitled PERKINS FIFTH ADDITION; thence on a bearing of North 89 degrees 21 minutes 09 seconds West, along the south line of said record plat entitled PERKINS FIFTH ADDITION, a distance of 100.00 feet to the east line of said record plat entitled CITY OF WILLMAR 12TH STREET SE RIGHT OF WAY PLAT, on file in the office of the Kandiyohi County Recorder; thence on a bearing of South 00 degrees 37 minutes 27 seconds West, along the east line of said record plat entitled CITY OF WILLMAR 12TH STREET SE RIGHT OF WAY PLAT, a distance of 754.03 feet to the south line of said Section 14; thence on a bearing of South 89 degrees 22 minutes 38 seconds East, along the south line of said Section 14, a distance of 478.61 feet to a point which bears South 00 degrees 40 minutes 01 seconds West from the point of beginning; thence on a bearing of North 00 degrees 40 minutes 01 seconds East, a distance of 499.84 feet to the point of beginning.

SE 1/4 OF THE SE 1/4

LEGEND

- 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 57632
- FOUND MONUMENT
- (D) BEARINGS AND DISTANCES FROM WARRANTY DEED DOCUMENT NUMBER 680436
- (M) MEASURED DISTANCE

- ADJACENT
- PROPOSED EASEMENT LINE
- BUILDING SETBACK
- RIGHT OF WAY
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- PROPOSED RIGHT OF WAY
- PROPOSED PLAT BOUNDARY LINE
- C --- COMMUNICATION UNDERGROUND
- OE --- OVERHEAD ELECTRIC
- G --- GAS UNDERGROUND
- E --- ELECTRIC UNDERGROUND
- S --- STORM SEWER
- W --- WATER SYSTEM
- WS --- WATER SERVICE
- SS --- SANITARY SEWER
- --- EDGE OF BUSHES
- --- EDGE OF TREES
- --- INTERMEDIATE CONTOUR
- --- INDEX CONTOUR
- --- FENCE
- --- CURB & GUTTER
- ⊗ BUSH
- ⊙ TREE-DECIDUOUS
- ⊙ POLE-UTILITY
- ⊙ LIGHT POLE
- ⊙ VALVE
- ⊙ WELL
- ⊙ BENCH MARK
- ⊙ POST
- ⊙ FLAG POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ CATCH BASIN
- ⊙ MANHOLE-SANITARY SEWER
- ⊙ MANHOLE-STORM SEWER
- ⊙ PEDESTAL-COMMUNICATION
- ⊙ TRANSFORMER-ELECTRIC
- ⊙ WATER SPIGOT
- ⊙ METER



OWNER

Bethesda
901 Willmar Avenue Southeast
Willmar, MN 56201

SURVEYOR

Bolton and Menk, Inc.
2040 Highway 12 East
Willmar, MN 56201

LOT AREAS:

TOTAL AREA: ±7.75 acres
LOT 1, BLOCK 1: ±7.20 acres
RW: ±0.55 acres

SURVEYORS NOTES

- For the purpose of this plat the east line of the Southeast Quarter of Section 14, Township 119, Range 35 is assumed to bear North 00 degrees 41 minutes 11 seconds East.
- The field survey was completed on September 25th, 2023.
- Distances are in feet.
- Contours are at 1 foot intervals

ZONING:

Current zoning classification for subject property is LB- Limited Business

REQUIREMENTS/SETBACKS:

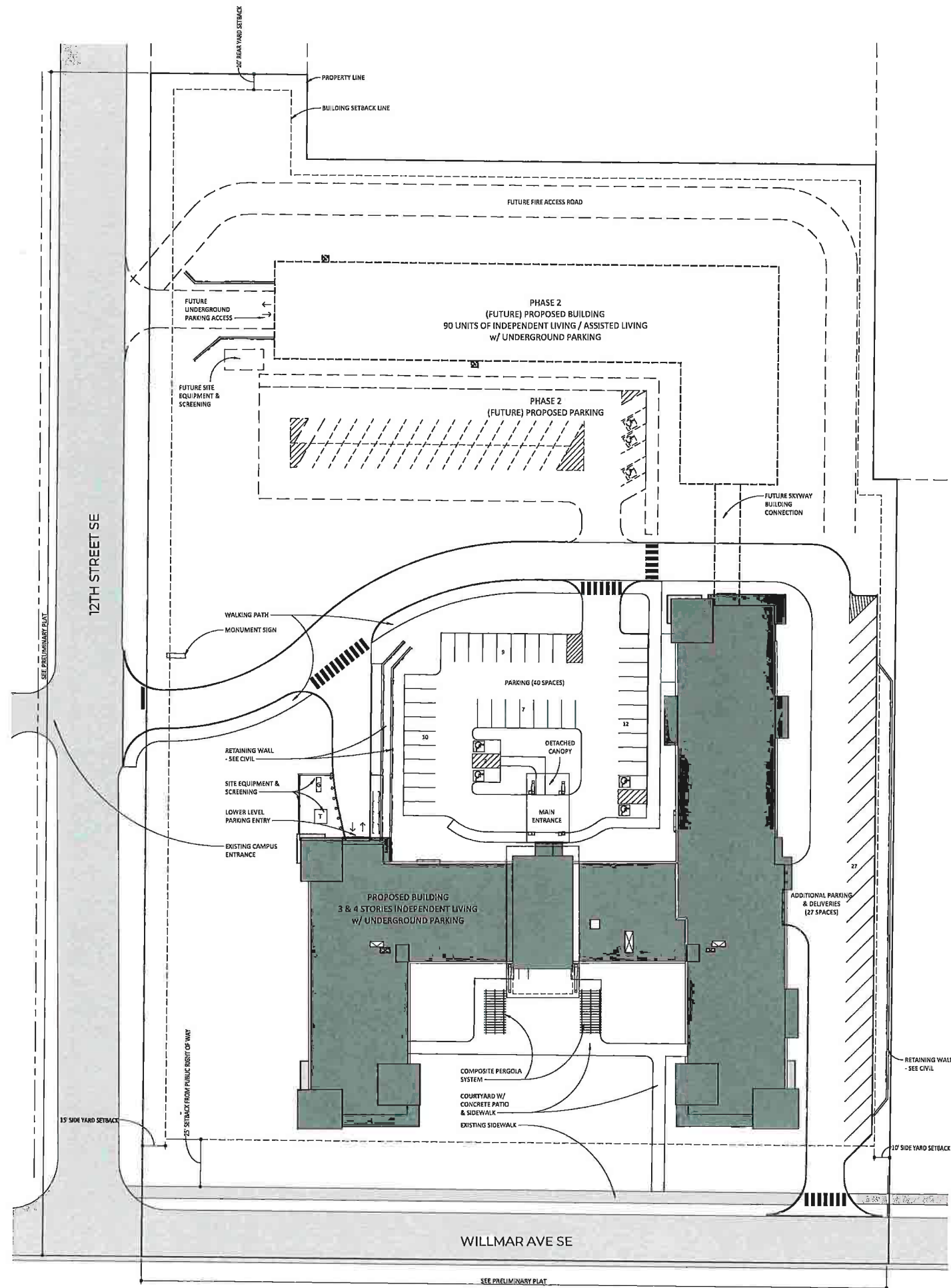
- Minimum Lot Size- 15,000 Square Feet
- Lot Width- 100 feet
- Minimum Distance Requirements:
- Front Yard Setback- 25 feet from public right-of-way
- Rear Yard Setback- 10 feet
- Side Yard Setback- 10 feet from interior lot line, 15 from street right-of-way

SITE PLAN GENERAL NOTES

A) THE LOCATION AND SIZE OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION FOR INFORMATION. VERIFY ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES, OTHER APPROPRIATE AGENCIES AND OBSERVED EXISTING CONDITIONS.

B) EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THE DRAWINGS ARE APPROXIMATE AND MAY NOT REPRESENT ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES WITH DRAWINGS.

C) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.



POPE DESIGN GROUP
 767 N. EUSTIS STREET, SUITE 190
 ST. PAUL, MINNESOTA 55114
 651.642.9200
 WWW.POPEDESIGN.COM



BETHESDA
 WILLMAR
 INDEPENDENT
 LIVING
 WILLMAR, MN

NOT FOR CONSTRUCTION

ARCHITECTURAL
 SITE PLAN

ISSUES & REVISIONS	DATE
DD PRICING SET	9/29/2023

COMMISSION NO: 12739-23085
 DRAWN BY: HP/NJ
 CHECKED BY: AL

SHEET

A1.1





Real People. Real Solutions.

2040 Highway 12 East
Willmar, MN 56201-5818

Ph: (320) 231-3956
Fax: (320) 231-9710
Bolton-Menk.com

October 16, 2023

Leslie Valiant, City Administrator
City of Willmar
333 SW 6th Street
Willmar, MN 56201

Via email: lvaliant@willmarmn.gov

RE: Bethesda Independent Living PUD
City of Willmar, Minnesota
Project No.: OW1.124785

Dear Leslie,

We have reviewed the preliminary plat, drainage calculations and civil construction plans which were submitted for the above-referenced project on October 3, 2023. We have the following comments:

1. The applicant shall obtain all necessary regulatory agency permits/approvals and provide verification to the City of Willmar for our files prior to construction. Such permits include but are not limited to, MPCA NPES Construction Stormwater Permit, MN Department of Labor and Industry, etc.
2. The applicant shall enter into a Stormwater Maintenance Agreement for the proposed stormwater management devices.
3. The proposed stormwater management devices, underground storage, shall be covered by easements and identified on the plat.
4. All easements shall be shown on the construction plans.
5. The need for a concrete sidewalk along 12th Street SE adjacent to the property should be considered.
6. The existing HydroCAD model shall use sheet-flow or shallow concentrated flow methods to calculate time of concentration (Tc) in lieu of direct entry.
7. The existing low point in catchment E2 should be modeled as a pond in the existing condition with an overflow to the north.
8. Sheet flow or shallow concentrated flow methods shall be utilized to calculate Tc for subcatchment P3 in the proposed HydroCAD model.
9. The 8-inch orifice invert in pond 2P (UGS 1) should be raised above the outlet invert.
10. The 12-inch invert for device #1 in pond 1P (UGS-Future) should be adjusted to 1119.83.
11. An exfiltration rate of 0.06 inches/hour shall be utilized for pond 3P (USG 2).
12. The decorative metal fencing in the plan view of sheet C1.01 should match the legend.

13. The erosion control plans shall identify erosion control blanket on all slopes 4:1 or greater.
14. The SWPPP shall include BMP quantities.
15. Additional slope arrows along the access drive from Willmar Avenue shall be included on sheet C3.01. An additional spot elevation near the northeast corner of the access drive should be provided at the catch basin rim.
16. Sheet C3.02 plan view shall identify the proposed grading limits per the legend. In addition, the slope arrow noted northwest of the proposed parking area shall be reviewed.
17. Skimming devices shall be added to all storm sewer structures immediately prior to the proposed underground storage systems.
18. The location of maintenance access risers for the underground storage systems shall be shown on the grading and utility plans.
19. The applicant shall verify that all pipe lengths, slopes, and invert elevations have been identified on sheet C4.01 including the proposed building sanitary sewer and water service.
20. The proposed hydrant in the southeast corner of the site shall be constructed with a wet-tap and noted on sheet C4.01.
21. All storm sewer within public right of way shall be RCP.
22. Connections to existing storm sewer structures shall be water tight, Kor-n-Seal or approved equal.
23. The orifice elevation identified in OCS 1 detail on sheet C5.01 shall be revised.
24. The subsurface drain detail on sheet C5.01 shall be revised to locate the drain tile behind the back of curb.
25. #12 AWG tracer wire coated green for sanitary sewer and blue for water shall be installed on all non-conductive service piping according to MN Rural Water Standards.
26. Sanitary sewer service clean-out spacing shall not exceed 75 feet.
27. The applicant shall be responsible for testing the utilities in accordance with the City Engineer's Association of Minnesota (CEAM) standards.
28. The applicant shall submit a lighting plan complete with a photometric diagram for the review of the City of Willmar.
29. All construction shall be in accordance with the City of Willmar Standards.
30. Revised plans shall be labeled "Final Construction Plans".
31. The applicant shall submit record drawings to the City of Willmar in .pdf and .dwg format following construction.
32. A pre-construction meeting shall be held prior to any construction at the site.

We recommend approval of the preliminary plat contingent on the above referenced comments and those comments as submitted by other city staff, commissions, and council.

Leslie Valiant, City Administrator

October 16, 2023

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If you have any questions on the above, please call.

Sincerely,

Bolton & Menk, Inc.



Jared Voge, P.E.

City Engineer

CITY PLANNER - CONDITIONAL USE PERMIT APPLICATION ('22)

Print

Submitted by: JUSTIN PAFFRATH

Submitted On: 2023-10-18 19:35:42

Submission IP: (98.97.10.158)
proxy-IP (raw-IP)

Assigned To: David Hillenbrand

Due Date: Open

Status: Open

Priority: Normal



CONDITIONAL USE PERMIT APPLICATION

333 Southwest 6th Street, Willmar, MN 56201 | 320-235-8311 | Fax: 320-235-4917

APPLICANT INFORMATION

* Date	* First Name	* Last Name
10/18/2023	JUSTIN	PAFFRATH

Format: MM/DD/YYYY

* Address
P.O. Box 935

* City	* State	* Zip Code
Spicer	MN	56288

* Phone	* Email
3204919035	paffrath@edinarealty.com

* Owner:	* Address:
JUSTIN PAFFRATH	P.O. Box 935
Owner	Address

* Applicant's Property Interest:	* Parcel:
CUP/PUD	95-672-1020+
Applicant's Property Interest	Parcel

Ordinance Section (s):	Zoning District:
Ordinance Section	Zoning District

Legal Description

LOT3BLK1 PLEASANT VIEW FOURTH ADDITION

Legal Description:

The Applicant requests a conditional use permit for the above-described property to:

AMENDMENT TO AN EXISTING APPLICATION - Change in venue to no longer be a "tiny home community" and instead seek to build entry level homes with factory home center as GC to place three manufactured homes on each lot, seeking to build and complete in three phases.

The Applicant requests a conditional use permit for the above-described property to

What will be the impact of this use on neighborhood property values?:

Stabilize and conform with the look and feel of the neighborhood.

What will be the impact of this use on neighborhood property values?

How does this use conform to the Zoning Ordinance and the Comprehensive Plan goals and objectives?:

The city recognizes a need for detached single family housing despite a lack of any building projects of an entry level nature.

How does this use conform to the Zoning Ordinance and the Comprehensive Plan goals and objectives?

How will the use affect the development and improvement of other properties in the neighborhood?:

Same or positively.

How will the use affect the development and improvement of other properties in the neighborhood?

Have appropriate utilities, access roads, ingress/egress, stormwater management, and traffic flow, been designed/planned for the use so as to not negatively affect the public health, safety and welfare of the neighborhood?:

These are finished lots.

Have appropriate utilities, access roads, ingress/egress, stormwater management, and traffic flow, been designed/planned for the use so as to not negatively affect the public health, safety and welfare of the neighborhood?

How will the use "fit into" the neighborhood and be compatible with abutting properties?:

Like kind and seamless fit.

How will the use "fit into" the neighborhood and be compatible with abutting properties?

How will the uses architectural appearance, design, and function of the use conform with the surrounding built environment?:

Graceful transition to other homes of similar composition.

How will the uses architectural appearance, design, and function of the use conform with the surrounding built environment?

Fees and Charges

The fee for the Conditional Use Permit form is \$350 with a \$45 Recorder fee.

By selecting the option below, you acknowledge that payment is required and must be paid to validate this reservation. Payments can be made by mail, in person, or by calling Planning & Zoning at 320-214-5195.

*** Select**

I agree to make payment

*** Applicant's Signature:**

Justin Paffrath

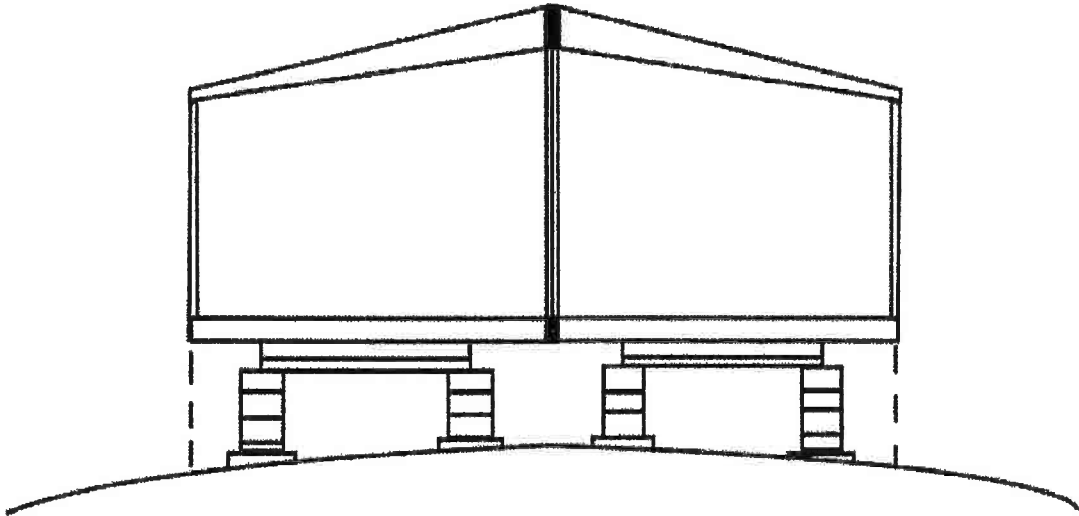
Applicant's Signature

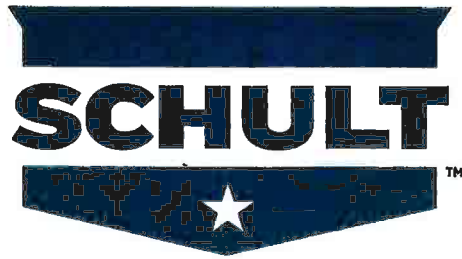
Date

10/18/2023

Format: MM/DD/YYYY

IMPORTANT!
The site should be crowned and graded to slope away from the home to prevent moisture from accumulating under the home (See detail below).

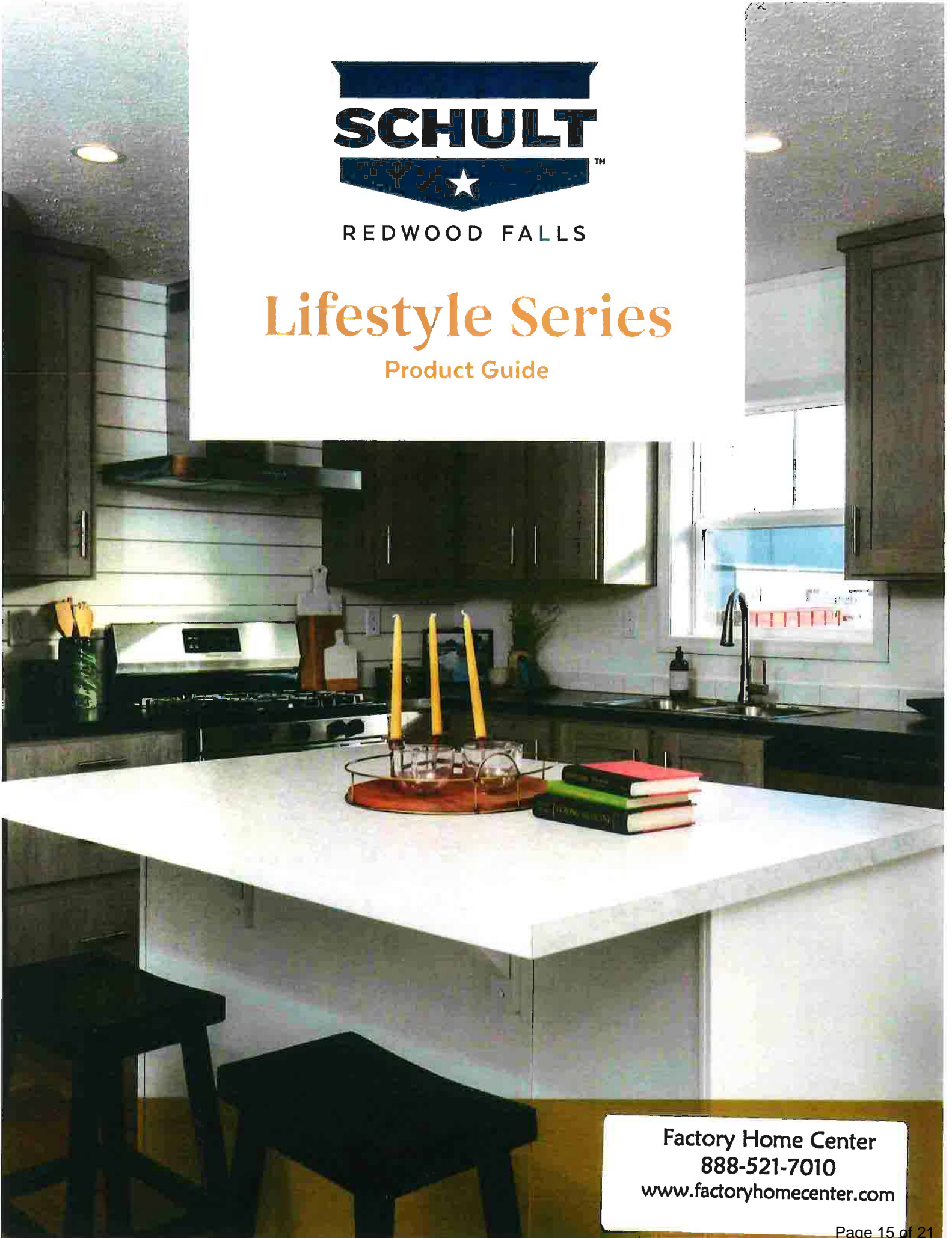




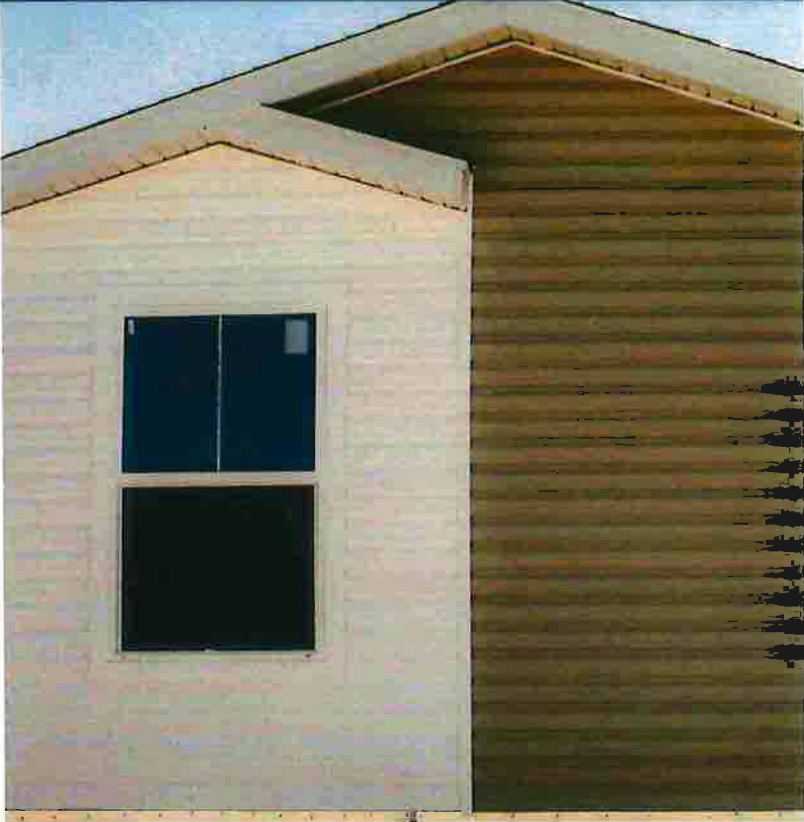
REDWOOD FALLS

Lifestyle Series

Product Guide



Factory Home Center
888-521-7010
www.factoryhomecenter.com



Lifestyle Series

INTERIOR

- 2 Pendant Lights Over Island (where applicable)
- 3 LED Can Lights Kitchen
- Flat Ceilings Throughout
- 8 ft Sidewall Height
- 25 oz "New Wave" Carpet and 8# Pad
- Shaw® Vinyl Flooring
- Textured Stipple Ceiling
- Drywall T/O (Except in Non Walk-In Closets)
- Wire Vented Shelving - Closets, Linens, Pantries
- White Hollow Core Interior Doors
- In Line Heat Duct
- DuraCraft® Trim
- Pfister® Faucets
- Interior Accent Wall per Floorplan

KITCHEN

- DuraCraft® Cabinets
- 42" Overheads with 2 Fixed Shelves
- Fixed Shelf Over Refrigerator
- Industrial Range Hood
- Stainless Steel Sink with High Neck Pull-Down Faucet
- Frigidaire® 18 cu. ft. 2-Door SS
- Frigidaire® 30" Free Standing Gas Range SS
- Drawer Bank in Kitchen
- 1 Row Ceramic Backsplash
- Kitchen Island (floor plan specific)
- Fixed Shelf in Base Cabinets

BATHS

- Square Chinette Lavs with Dual Control Faucets
- 60" 1 Piece Tub/Shower - All Baths
- Single Lever Tub/Shower Faucets
- Mirror Over Vanity - All Baths
- Ventline Power Bath Vent - All Baths
- 1 Row Ceramic Backsplash
- Elongated Stools
- 36" Vanity Height
- DuraCraft® Cabinets

UTILITY

- 100 AMP/24 Circuit Entrance Service
- Wire and Vent for Washer/Dryer
- 40 Gallon Electric Water Heater
- Hi E Gas MIMB056 Furnace
- ecobee® 5 Thermostat
- AC Disconnect

INSULATION

- Energy Star® Pkg (N/A with Electric Furnace)

EXTERIOR

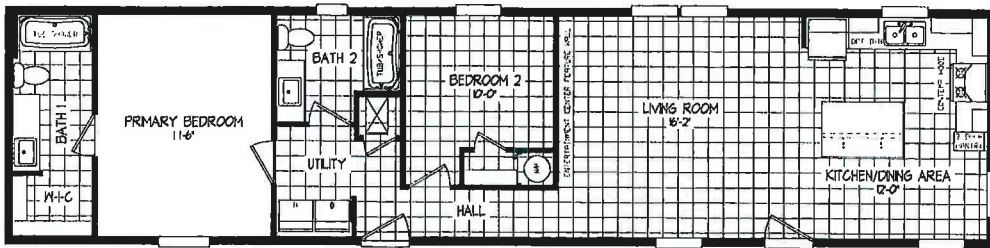
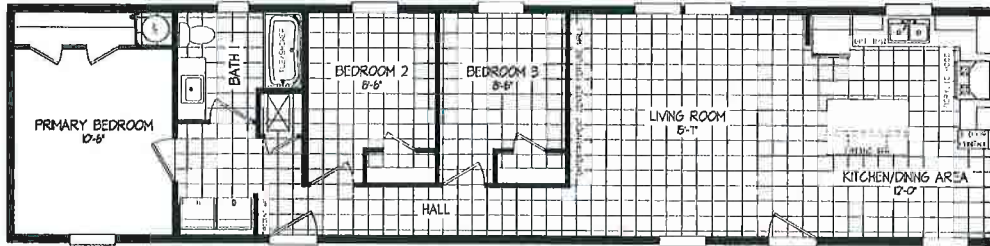
- 36" 6-Panel Tru Pro Steel Front Door and Rear Door
- Vinyl Lap Siding
- Vinyl Low E Windows (meet 2015 Energy Code) Essential Grid
- Ridgevent
- 3 1/2" Vinyl Trim around Windows
- Kwikset® Door Locks
- Wind Wrap Exterior Walls

CONSTRUCTION

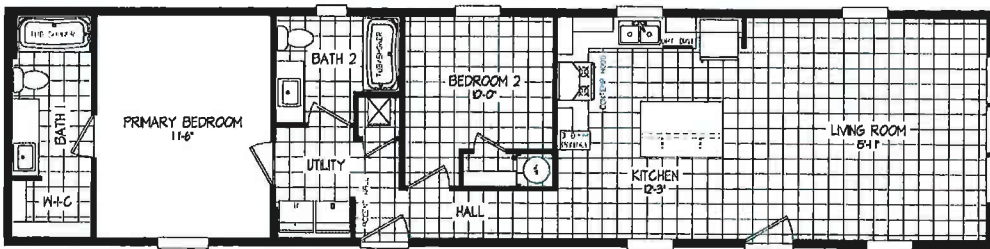
- 2" x 6" Exterior Walls
- HUD Seal
- Steel I-Beam Frame
- Tongue and Groove Floor Decking
- Self-Sealing Architectural Style Shingles

Lifestyle 208

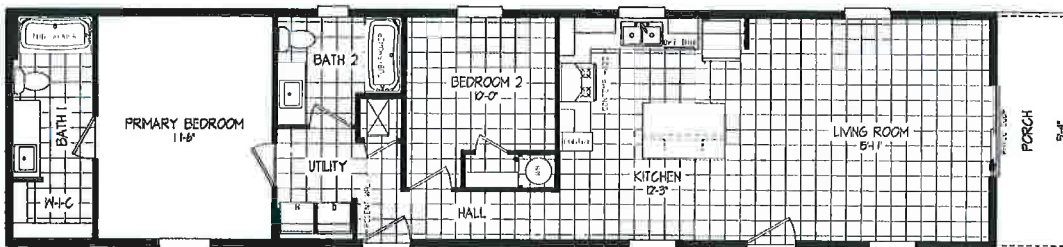
16 x 66 | 1034 SQ FT. | 3 BR | 1 BA



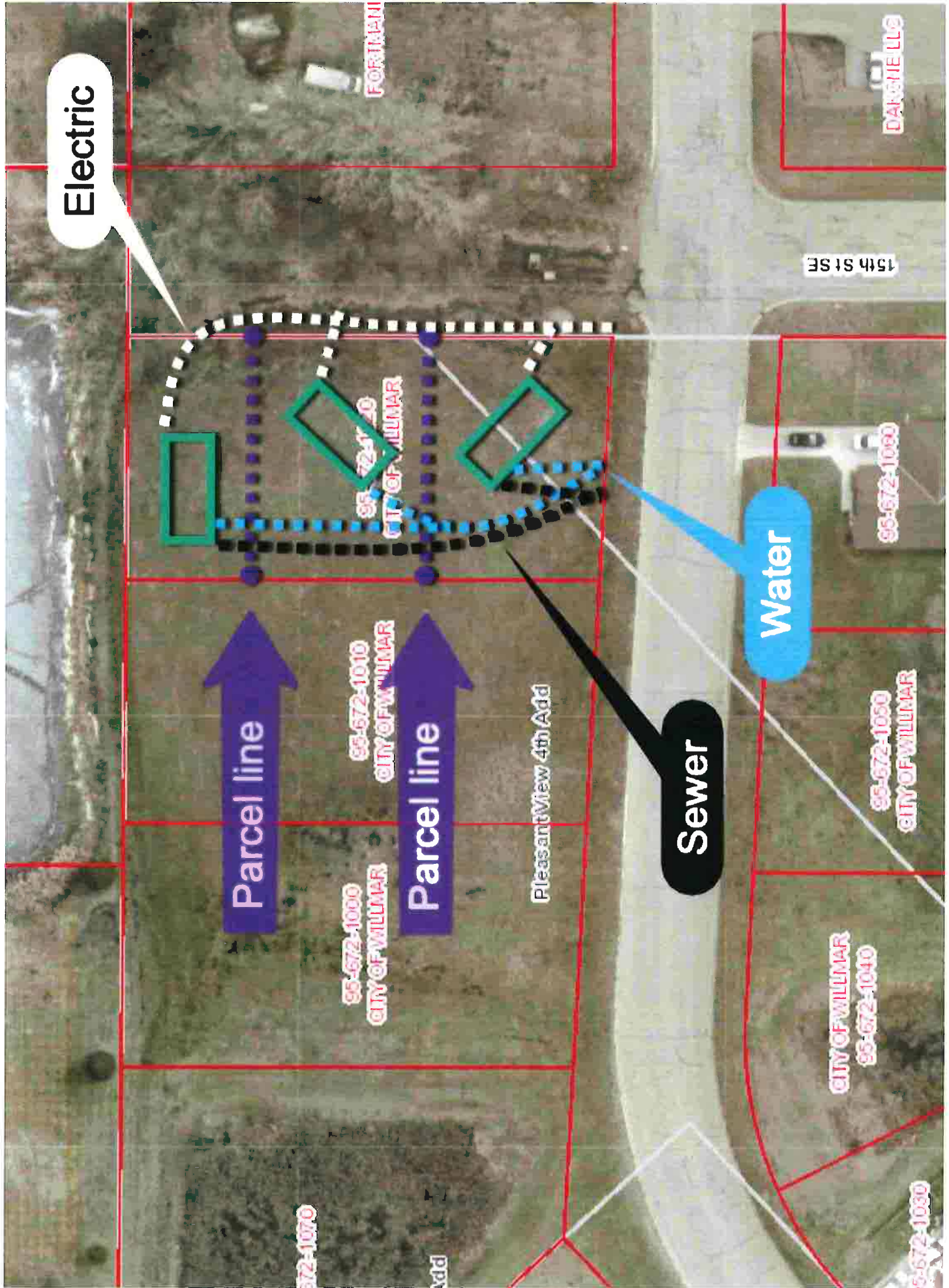
**Optional Plan:
2 BR | 2 BA**



**Optional Plan:
End Living Room**



**Optional Plan:
Porch**



Electric

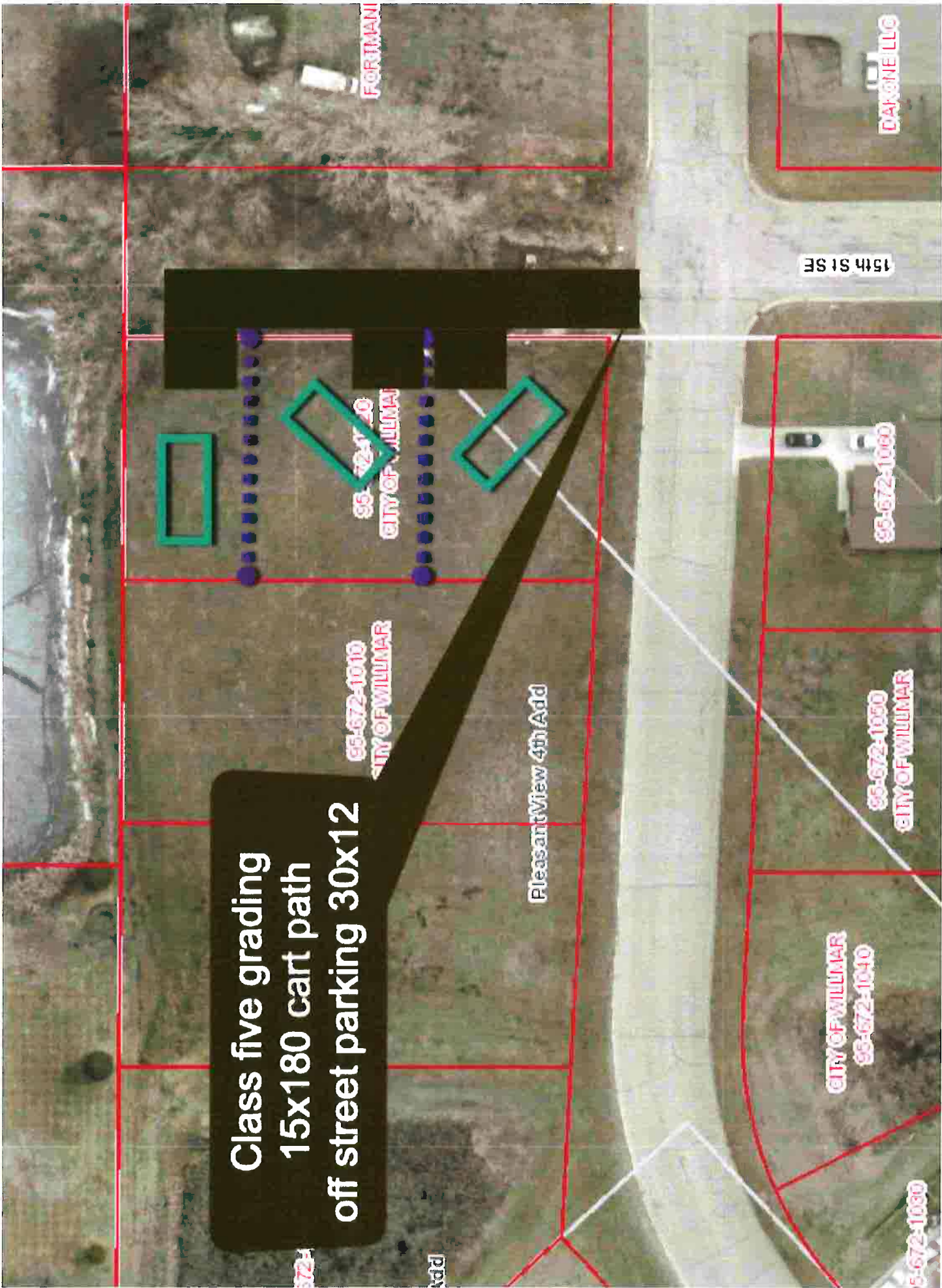
Water

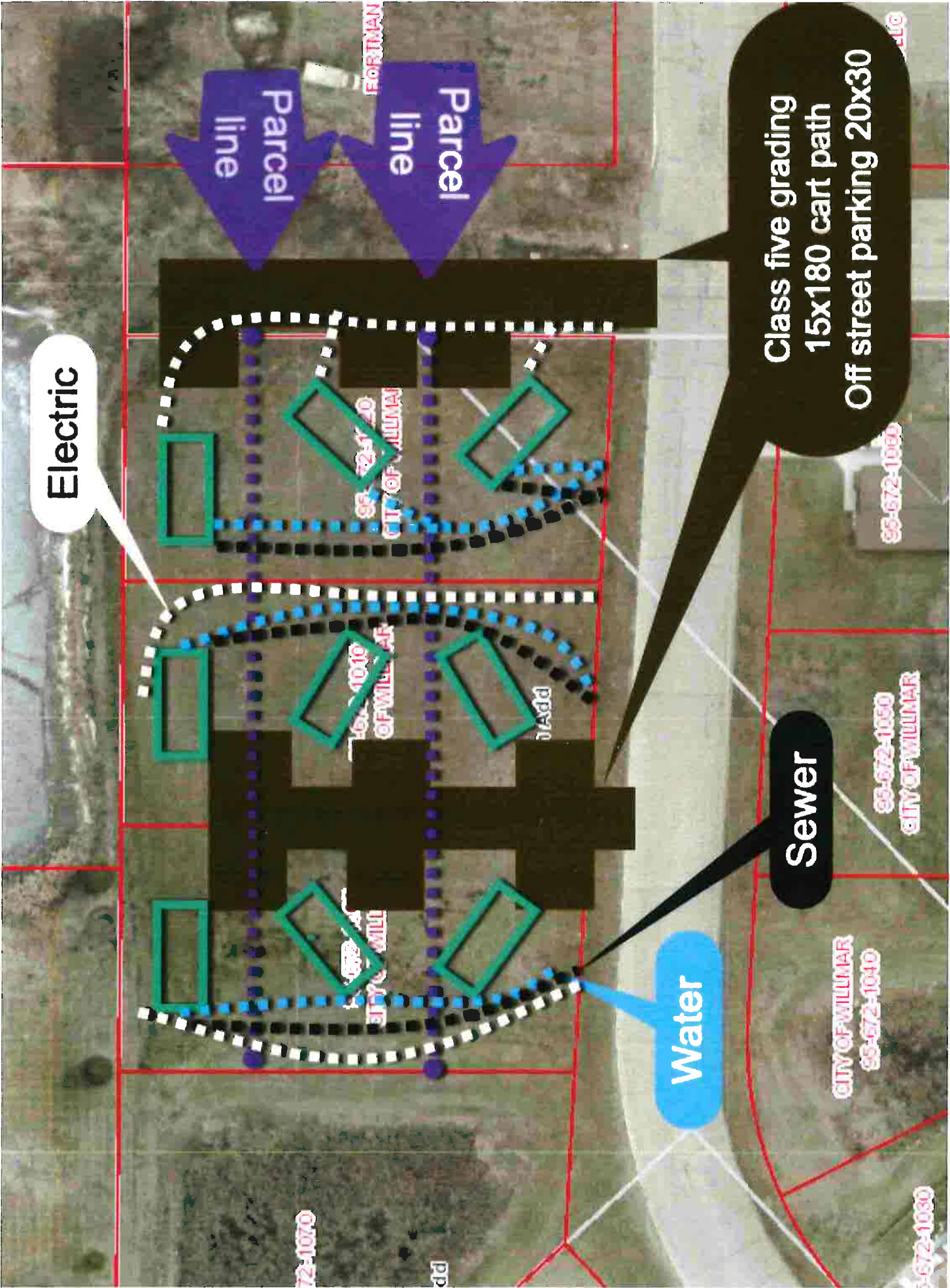
Sewer

Parcel line

Parcel line

Class five grading
15x180 cart path
off street parking 30x12





Electric

Parcel line

Parcel line

Water

Sewer

Class five grading
15x180 cart path
Off street parking 20x30