WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	November 4th, 2026
ACTION REQUESTED:	Time extension for the George Towns Preliminary plat, located at approximately 1190 E Bulloch Street
APPLICANT:	DS INV & PROPERTIES MGMT LLC
OWNER:	DS INV & PROPERTIES MGMT LLC
ENGINEER:	GILSON ENGINEERING
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

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*The applicant is requesting a time extension for the Preliminary Plat, which was approved on December 18, 2024. The first time extension (6-month) was approved by the Community Development Department. The second and final time extension (6-month) must be approved by the Land Use Authority which if approved will expire on December 18, 2026.

Background - Original Staff Report 12/18/2024

The applicant is requesting approval of a Preliminary plat for the George Towns subdivision, located at approximately 1190 East Bulloch Street. This property is zoned R-3. The surrounding zoning to the north and west is R-3, PUD to the south and PCD to the east. This project received Conditional Use Permit approval from the Planning Commission (C-23-05) last year.

This subdivision is proposing 17 townhome units on an area covering 1.78 acres. Amenities for the project include an outdoor pool/cabana area along with a separate sports court. Each unit will have a 2-car garage providing 34 garage parking stalls and there are 11 designated visitor parking stalls bringing the total parking stall count to 45. Required parking for the project is 41. Parking is adequate for the subdivision.

The proposed subdivision conforms to the approved R-3 zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Land Use Authority approve the Preliminary plat for the George Towns subdivision, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. The preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
   A. A title report
   B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to

the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

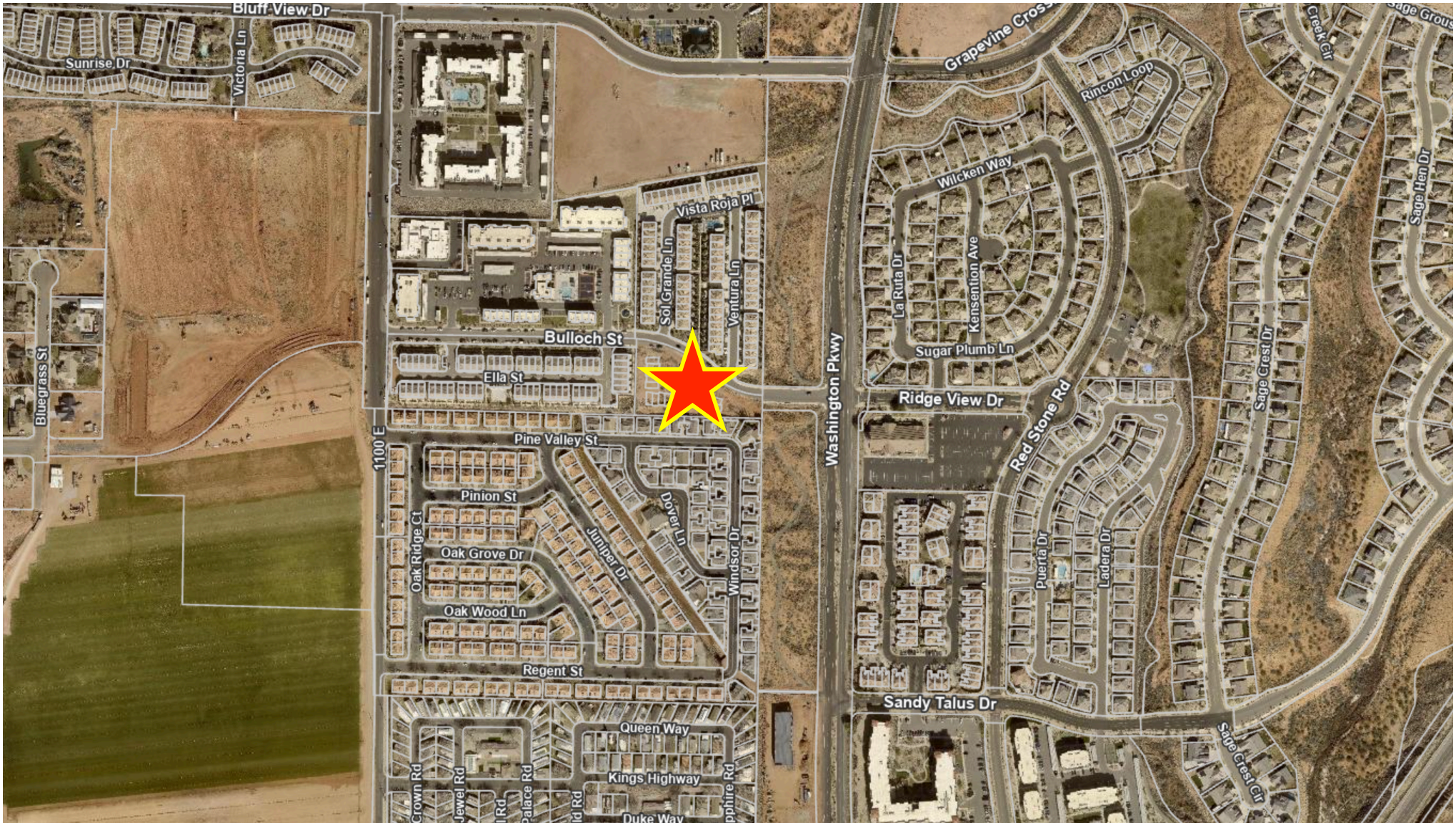
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the PUblic Works Department before any final plat application can be submitted.

13. The amenity area and the 15 foot landscape strip adjacent to Bulloch Street shall be installed at the completion of 1/3rd of the units (6th townhome) or completion of one set of attached units whichever may come first.

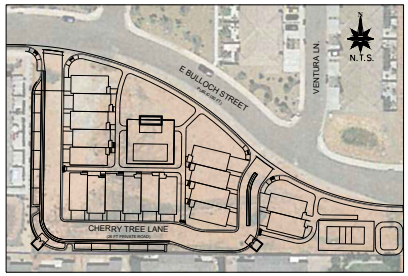
DS INV & PROPERTIES MGMT LLC Requesting a time extension due to necessary personnel changes to improve project oversight and additional time required to finalize financing and resources, both of which have now been addressed. Original Approval date Dec 2024

Thanks


Bluff View Dr
Sunrise Dr
Victoria Ln
Grapevine Cross
Creek Cir
Rincon Loop
Wilcken Way
Sage Hen Dr
Vista Roja Pl
Sol Grande Ln
Ventura Ln
La Ruta Dr
Kensenton Ave
Sugar Plumb Ln
Bulloch St
Ella St
Bluegrass St
1100 E
Washington Pkwy
Ridge View Dr
Red Stone Rd
Sage Crest Dr
Pine Valley St
Pinion St
Dover Ln
Windsor Dr
Juniper Dr
Oak Ridge Ct
Oak Grove Dr
Oak Wood Ln
Puerta Dr
Ladera Dr
Regent St
Sandy Talus Dr
Sage Crest Cir
Queen Way
Kings Highway
Duke Way
Crown Rd
Jewel Rd
Palace Rd
Sapphire Rd

GEORGE TOWNS

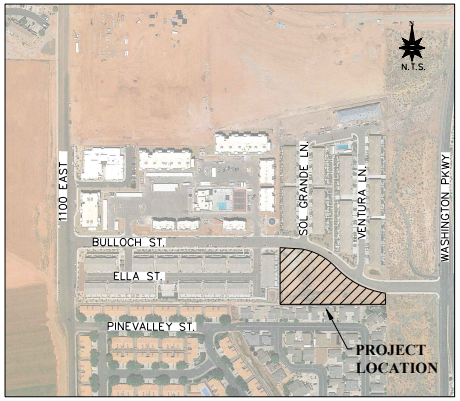
PRELIMINARY PLAT



PROJECT MAP

PROJECT # GIL.012.23
DECEMBER 2024

SHEET INDEX	
	COVER SHEET
G.101	GENERAL NOTES
P.101	PRELIMINARY PLAT
C.102	OVERALL SITE PLAN
C.201	OVERALL UTILITY PLAN
C.205	FIRE PROTECTION PLAN
C.507	DETAILS
ER.101	EROSION CONTROL



VICINITY MAP

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ENGINEER
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DRAPER, UTAH 84020
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PHONE: 801-571-9414
EMAIL: Brad@gilsonengineering.com

LOCATED AT EAST BULLOCH STREET
IN THE CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

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No. 362116
Bradley S. Gilson

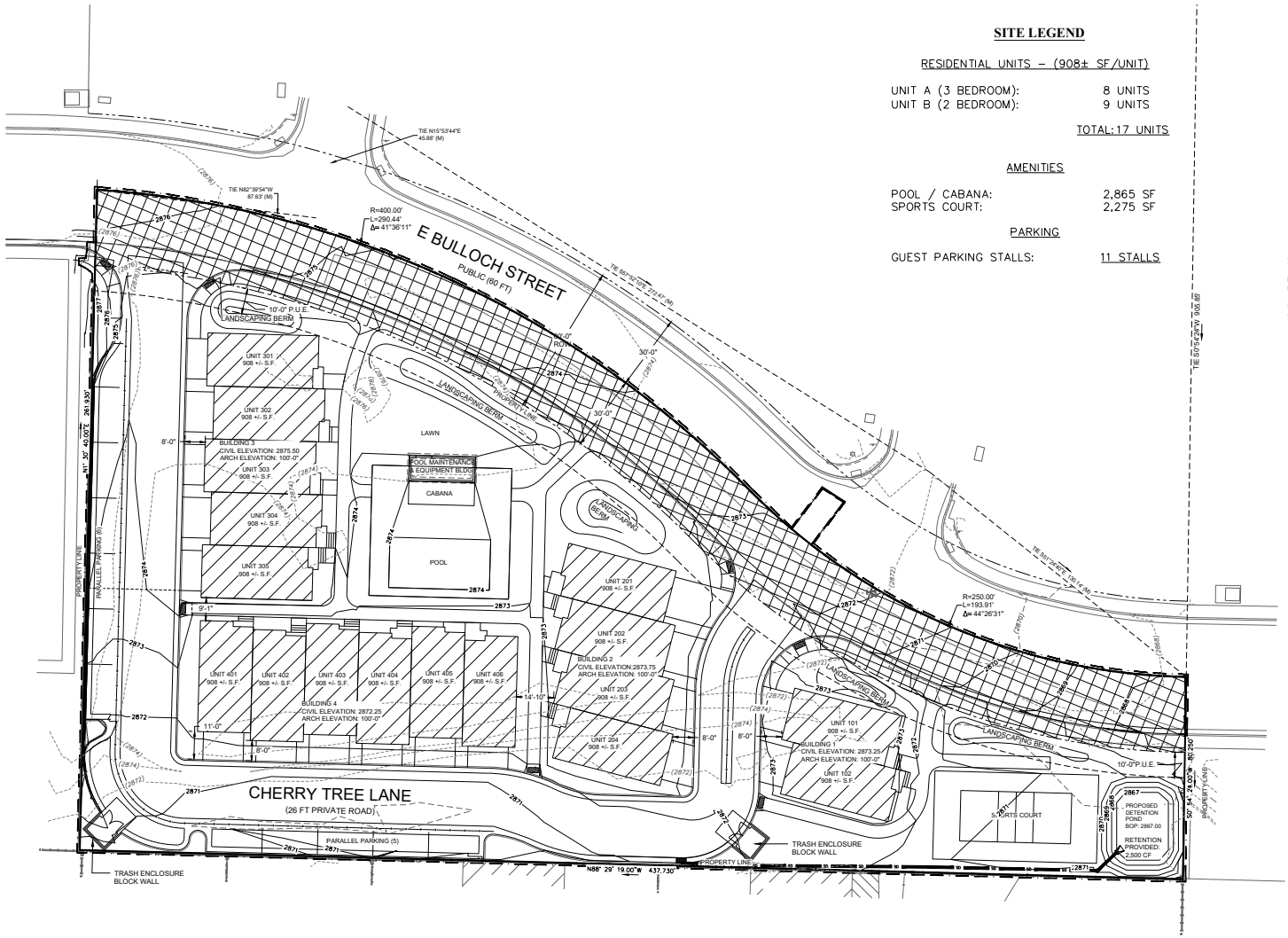
REVISIONS
NO. DATE BY COMMENTS

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DATE: DECEMBER 2024
DRAWING NAME: ## COVER SHEET
DESIGNED/DRAWN BY: AG
CHECKED: APPROVED

PRELIMINARY PLAT COVER SHEET
GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -
PROJ. # GIL.012
COVER



SITE LEGEND

RESIDENTIAL UNITS – (908± SF/UNIT)

UNIT A (3 BEDROOM):	8 UNITS
UNIT B (2 BEDROOM):	9 UNITS
TOTAL:	17 UNITS

AMENITIES

POOL / CABANA:	2,865 SF
SPORTS COURT:	2,275 SF

PARKING

GUEST PARKING STALLS:	11 STALLS

N

-20 0 20 40

SCALE IN FEET
24x36 = 20
11x17 = 10

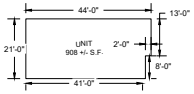
HATCH LEGEND

- PRIVATE OWNERSHIP
- ROAD DEDICATION
- COMMON AREA INCLUDES PRIVATE ST

PRELIMINARY PLAT NOTES

1. AMENITIES FOR THE PROJECT ALONG WITH THE 15 FOOT LONG LANDSCAPING & IRRIGATION INFRASTRUCTURE ADJACENT TO BULLOCH STREET SHALL BE INSTALLED AT THE COMPLETION OF ONE-THIRD OF THE UNITS (6TH TOWNHOME) OR COMPLETION OF ONE SET OF ATTACHED UNITS WHICHEVER MAY COME FIRST.

BUILDING DIMENSIONS



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12/05/24
No. 382116
Bradley S. Gilson
STATE OF UTAH

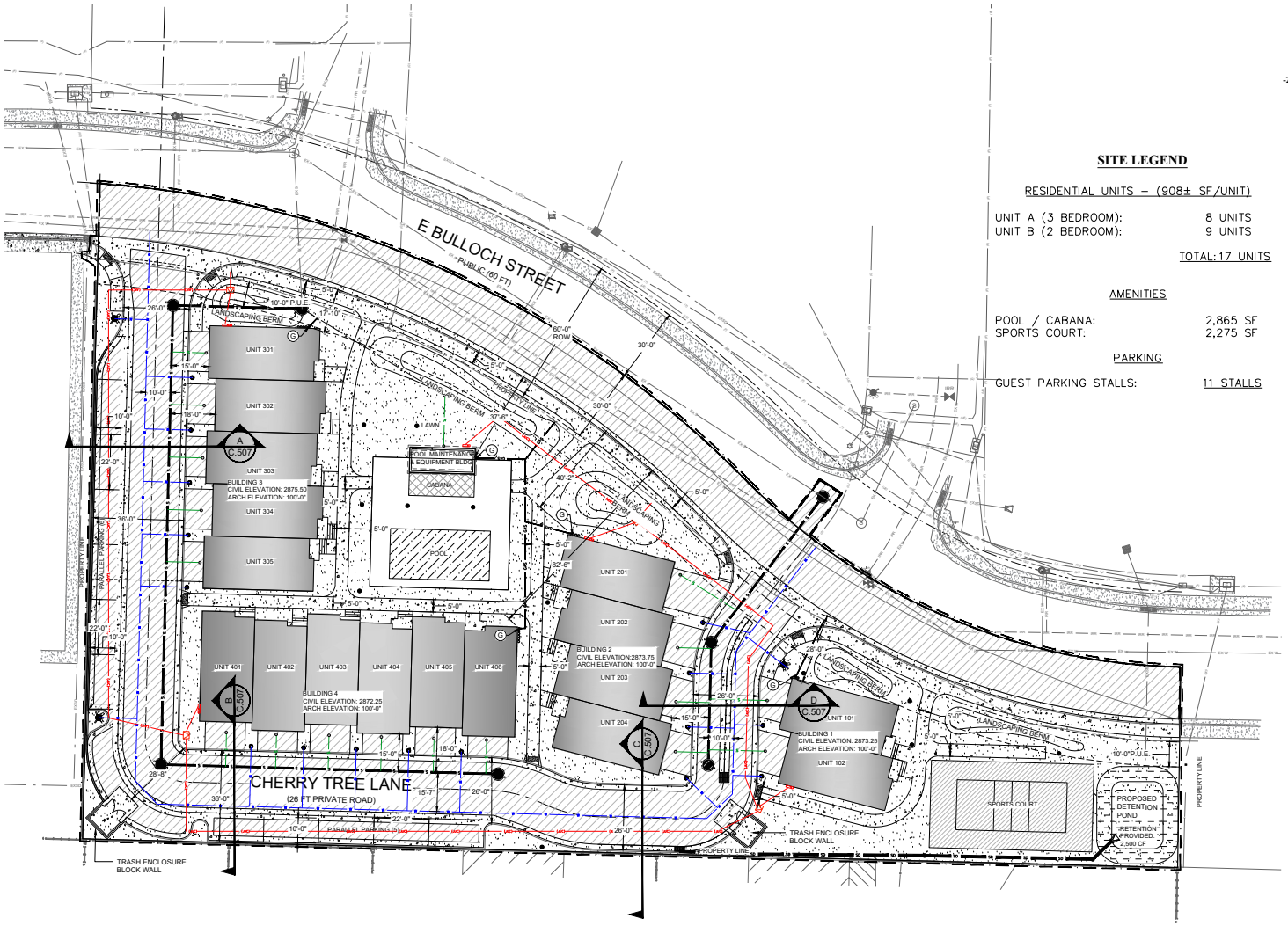
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REV	DATE	BY COMMENTS

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ADJUST FOR HALF SIZE SHEET

DATE: DECEMBER 2024	DRAWING NAME: PRELIMINARY PLAT	DESIGNED/DRAWN BY: AG
CHECKED	APPROVED	

PRELIMINARY PLAT
GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -
PROJ # GIL.012
P.101



N

-20 0 20 40

SCALE IN FEET
24x36 = 20
11x17 = 10

SITE LEGEND

RESIDENTIAL UNITS – (908± SF/UNIT)

UNIT A (3 BEDROOM):	8 UNITS
UNIT B (2 BEDROOM):	9 UNITS
TOTAL:	17 UNITS

AMENITIES

POOL / CABANA:	2,865 SF
SPORTS COURT:	2,275 SF

PARKING

GUEST PARKING STALLS:	11 STALLS

HATCH LEGEND

- LIMITS OF DISTURBANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED XERISCAPE
- PROPOSED POOL
- PROPOSED CABANA
- PROPOSED RETENTION POND
- PROPOSED LANDSCAPE BY OTHERS

*NOTE PROPOSED LANDSCAPING SHALL MEET SIGHT DISTANCE REQUIREMENTS AND NOT INTERFERE WITH PROPOSED OR EXISTING UTILITIES

G — GAS — GAS

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STATE OF UTAH

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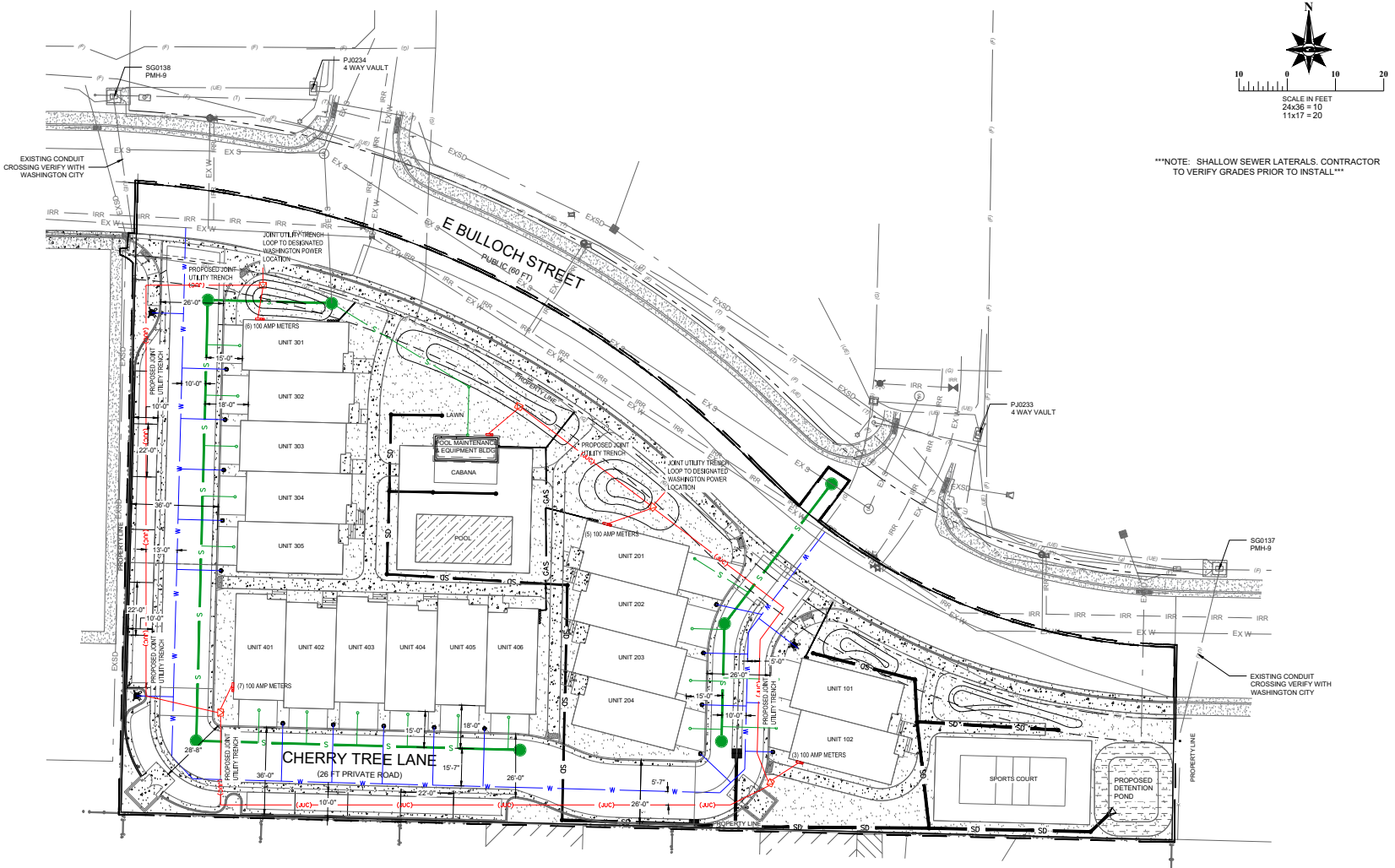
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DATE: DECEMBER 2024
DRAWING NAME: SITE PLAN
DESIGNED/DRAWN BY: AG
CHECKED: APPROVED

OVERALL SITE PLAN

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -
PROJ. # GIL.012
C.102



NOTE: SHALLOW SEWER LATERALS. CONTRACTOR TO VERIFY GRADES PRIOR TO INSTALL

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REV	DATE	BY	COMMENTS
			REVISIONS

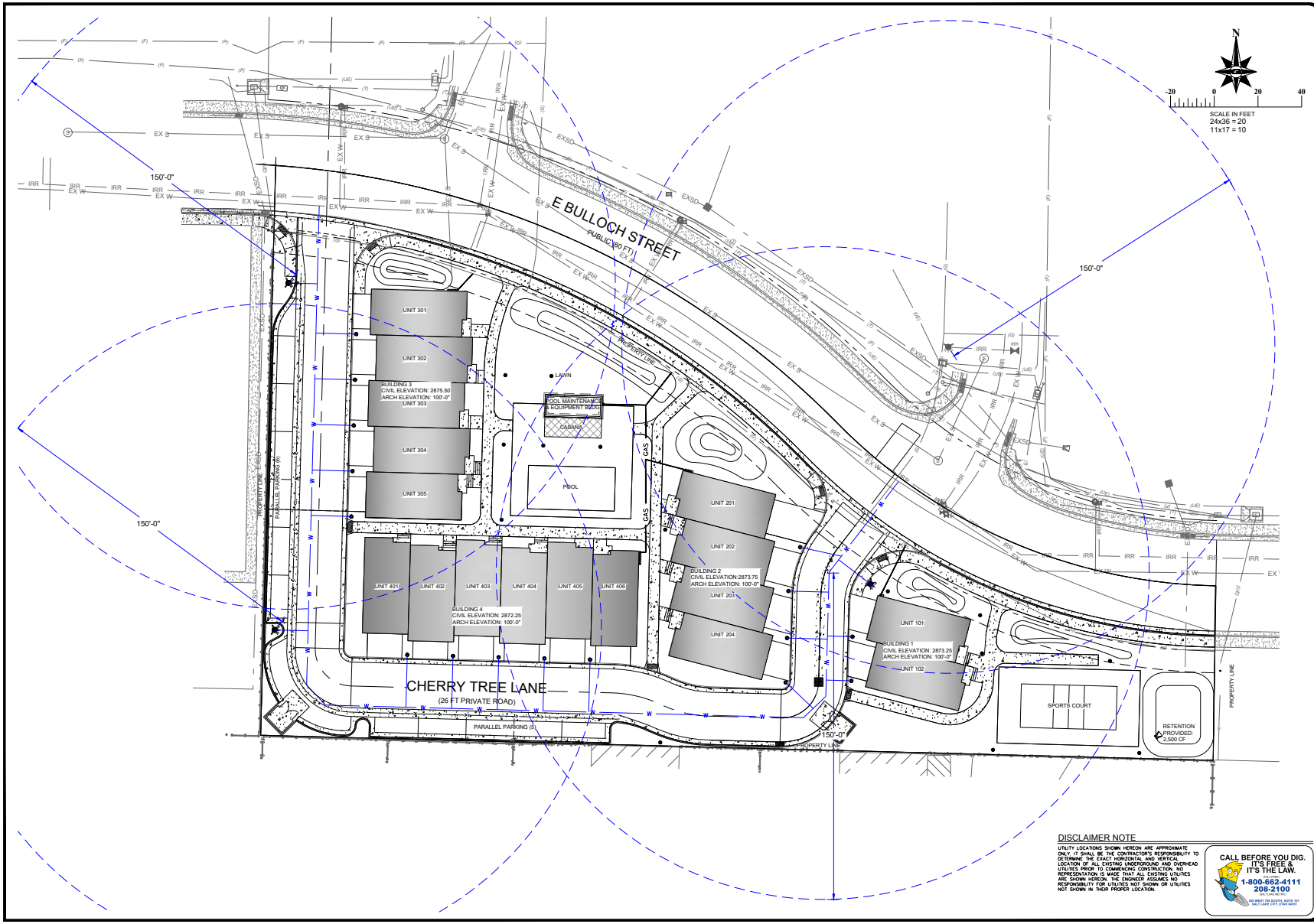
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DATE: DECEMBER 2024
DRAWING NAME: UTILITY PLAN
DESIGNED/DRAWN BY: AG
CHECKED | APPROVED

OVERALL UTILITY PLAN

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -
PROJ. # GIL.012
C.201



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REV	DATE	BY	COMMENTS

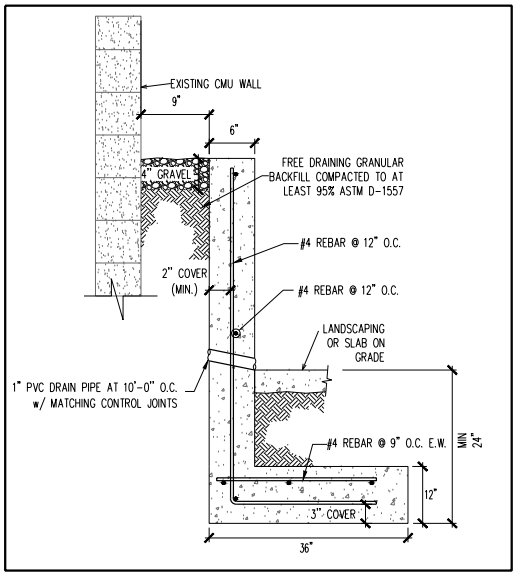
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DATE: DECEMBER 2024
DRAWING NAME: FIRE PROTECTION PLAN
DESIGNED/DRAWN BY: AG
CHECKED | APPROVED

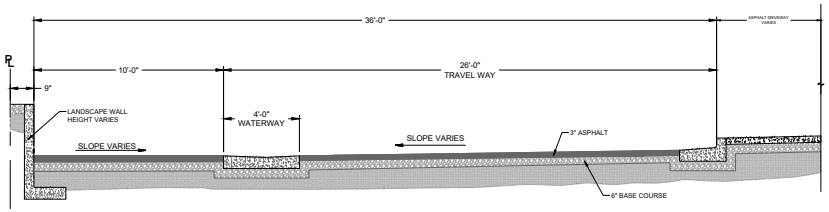
FIRE PROTECTION PLAN

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

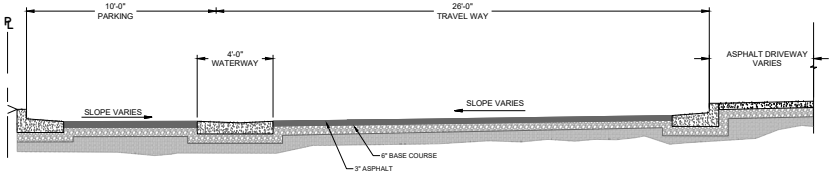
REVISION: -
PROJ # GIL.012
C.205



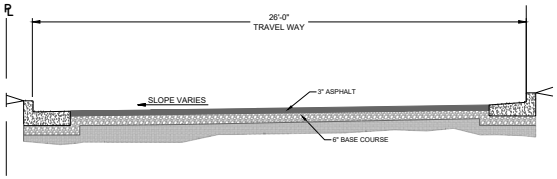
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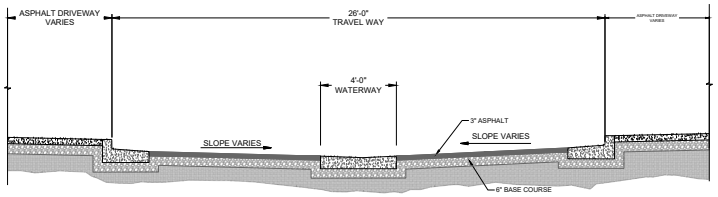
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SCALE: NTS
A / C.102



TYPICAL CROSS SECTION SECTION "B"
SCALE: NTS
B / C.102



TYPICAL CROSS SECTION SECTION "C"
SCALE: NTS
C / C.102



TYPICAL CROSS SECTION SECTION "D"
SCALE: NTS
D / C.102

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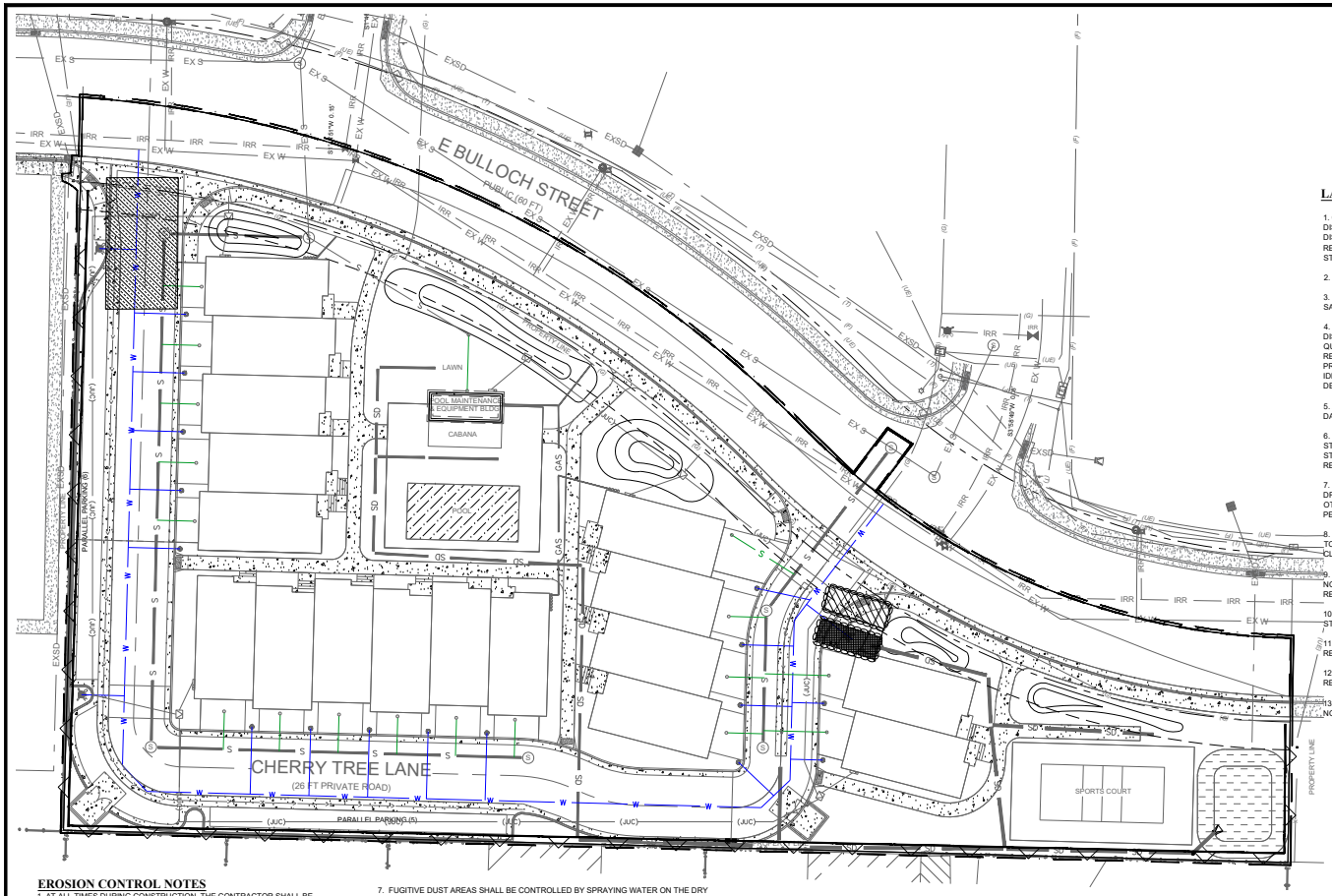
NO.	DATE	BY	COMMENTS

IF SHEET MEASURES 11" X 17" FULL SIZE SHEET ADJUST FOR 24" X 36" SHEET

DATE: DECEMBER 2024
DRAWN/CHKD: DETAILS
DESIGNED/DRAWN BY: AG
CHECKED: APPROVED

DETAILS
GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -
PROJ # GIL.012
C.507



N

20 0 20 40

SCALE IN FEET
24x36 = 20
11x17 = 40

LAND DISTURBANCE NOTES

1. CONTRACTOR SHOULD PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY LAND DISTURBANCE ORDINANCE, THE CITY'S STANDARD SPECIFICATIONS, THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, REVEGETATION REQUIREMENTS, AND THE DUST CONTROL PLANS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.

2. THE SEQUENCE OF CONSTRUCTION IS TO BE FOLLOWED.

3. SEDIMENTATION BMPS AND SEDIMENT CONTROL PLANS TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.

4. DUST CONTROL BMPS ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS. THE DUST CONTROL AS REQUIRED BY THE STATE OF UTAH AIR QUALITY PLAN IS SHALL BE SUBMITTED BY THE CONTRACTOR. THE DEVELOPER IS RESPONSIBLE FOR CONTROLLING THE DUST PRODUCED AT THIS PROJECT AND SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP THE DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FOR THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND DIVISION OF AIR QUALITY.

5. ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPS WITHIN 21 DAYS OF DISTURBANCE.

6. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THIS GRADING PLAN, STOP WORK AND CONTACT THE CITY, ENGINEERING DEPARTMENT. WORK IS TO REMAIN STOPPED UNTIL THE CITY'S ENGINEERING DEPARTMENT PROVIDES A WRITTEN NOTICE TO RESUME WORK.

7. THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE CITY'S PERMIT, STATE OR FEDERAL LAWS, OR PREVENT THE FACILITY FROM OPERATING.

8. ALL CONCRETE TRUCKS ARE TO USE THE DESIGNATED WASHOUT AREA(S). FAILURE TO COMPLY WILL RESULT IN A WORK STOP AND THE OFFENDER COULD BE GUILTY OF A CLASS C MISDEMEANOR.

9. L.O.D. BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING L.O.D. BARRIERS.

10. IF DISTURBANCE OCCURS OUTSIDE THE L.O.D. WORK WILL STOP AND REMAIN STOPPED UNTIL THE WRITTEN RESPONSE IS RECEIVED FROM THE TOWN.

11. THE OWNER IS TO BE RESPONSIBLE FOR ADDITIONAL GRADING INFORMATION AS REQUIRED THROUGHOUT THE REMAINDER OF THE PROJECT.

12. SILT FENCES TO BE INSTALLED AT ALL DOWN GRADE SLOPES AND SHALL BE REQUIRED ON PHASE LINE FOR NON-CONCURRENT CONSTRUCTION.

13. ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE REQUIRED ON PHASE LINE FOR NON-CONCURRENT CONSTRUCTION.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.

3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.

4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN AND THE STATE OF UTAH DISCHARGE PERMIT SYSTEM. GENERAL PERMIT FOR "STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR WITH THEIR CONTENT.

6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

7. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE. CONTRACTOR WILL SUPPLY THE CITY WITH A DUST CONTROL PLAN AT THE TIME OF THE PRE-CONSTRUCTION MEETING.

8. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.

11. ALL INLETS WILL HAVE TEMPORARY INLET CONTROL.

12. TEMPORARY SANITATION FACILITIES REQUIRED.

13. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON ALL REQUESTS TO MODIFY OR MAKE CHANGES TO SWPPP/EROSION CONTROL PLAN.

LEGEND

- -BMP SILT FENCE
- -BMP INSPECTION AND MAINTENANCE, BMP STABILIZED CONSTRUCTION ENTRANCE AND WASH AREA
- -TOPSOIL STOCKPILE AREA (OR AS DIRECTED BY OWNER) BMP EARTH BERM BARRIER
- -BMP MATERIALS STORAGE, BMP VEHICLE AND EQUIPMENT FUELING, BMP CONCRETE WASTE MANAGEMENT, BMP PORTABLE TOILETS, BMP EARTH BERM BARRIER
- -BMP DUST CONTROLS, BMP GRADING PRACTICES, BMP CONTAMINATED OR ERODIBLE SURFACE AREAS, REPOSITORY STOCKPILE AREA (OR AS DIRECTED BY OWNER), BMP EARTH BERM BARRIER
- -BMP INLET PROTECTION

CONTRACTOR AND

_____

APPROVED THE STORMWATER PROTECTION PLAN ITEMS CONTAINED HEREIN AND WILL COMPLY WITH IT'S PROVISIONS.

_____

CONTRACTOR'S REPRESENTATIVE

NOTE: SIGNED COPIES OF THIS PLAN AND STATE NOI SHALL BE KEPT ON SITE AT ALL TIMES.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

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LICENSED PROFESSIONAL ENGINEER
12/05/24
No. 362116
Bradley S. Gilson
STATE OF UTAH

REVISIONS		
REV	DATE	BY COMMENTS

IF NOT ARCHITECT'S 24"x36" FULL SIZE SHEET ADJUST FOR HALF SIZE SHEET

DATE: DECEMBER 2024
DRAWN/CHKD: EROSION CONTROL
DESIGNED/DRAWN BY: AG
CHK'D/QC'D | APPROVED

EROSION CONTROL PLAN

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -
PROJ. # GIL.012
ER.101

SITE PLAN



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SITE PERSPECTIVE A



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SITE PERSPECTIVE B



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BUILDING 'A' - ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

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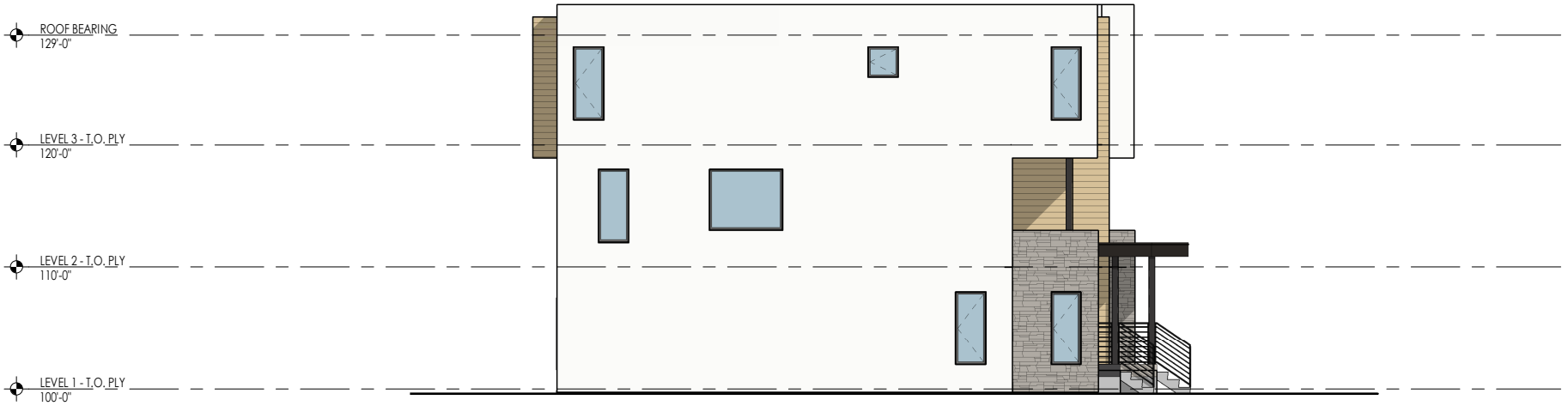
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BUILDING 'A' - ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

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BUILDING 'A' - PERSPECTIVES



FRONT PERSPECTIVE



REAR PERSPECTIVE

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BUILDING 'B' - ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

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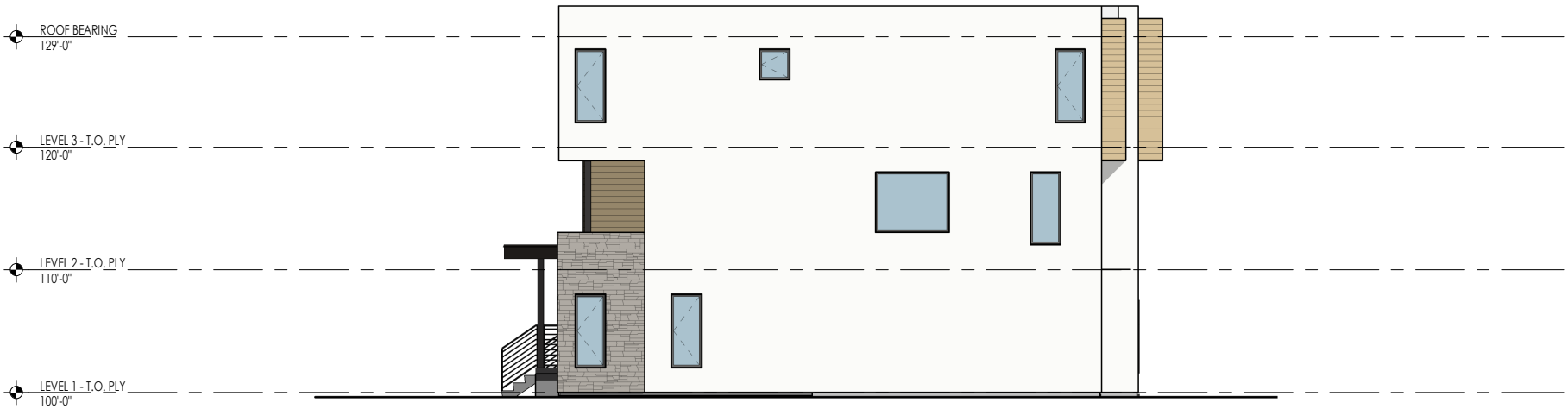
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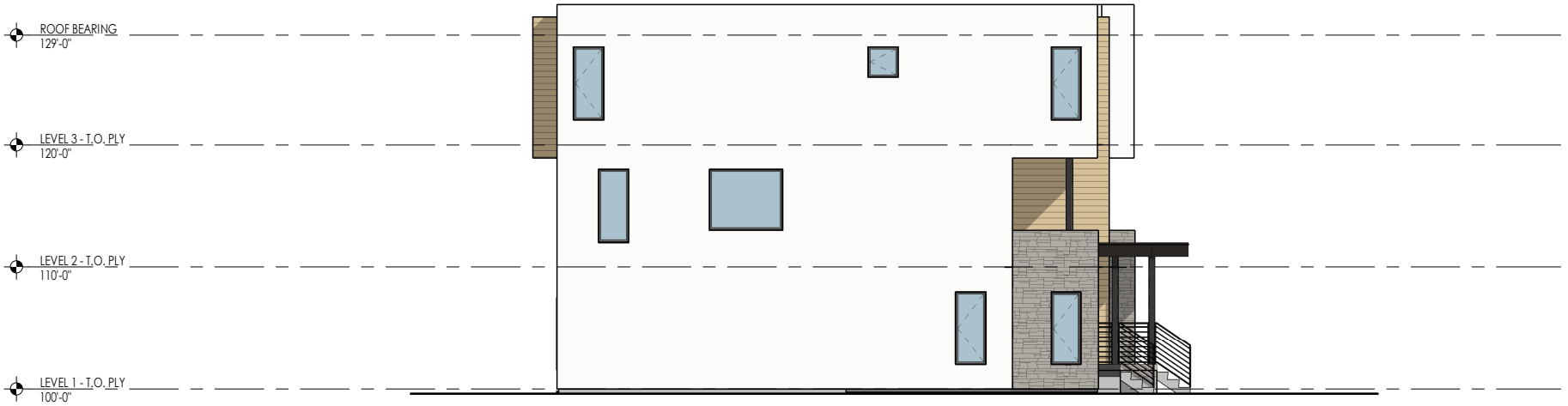
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RIGHT ELEVATION



LEFT ELEVATION

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BUILDING 'B' - PERSPECTIVES



FRONT PERSPECTIVE



REAR PERSPECTIVE

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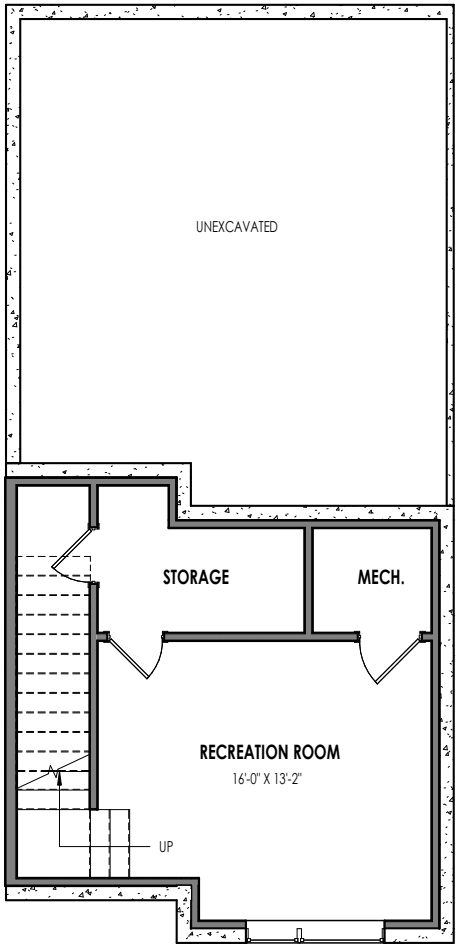
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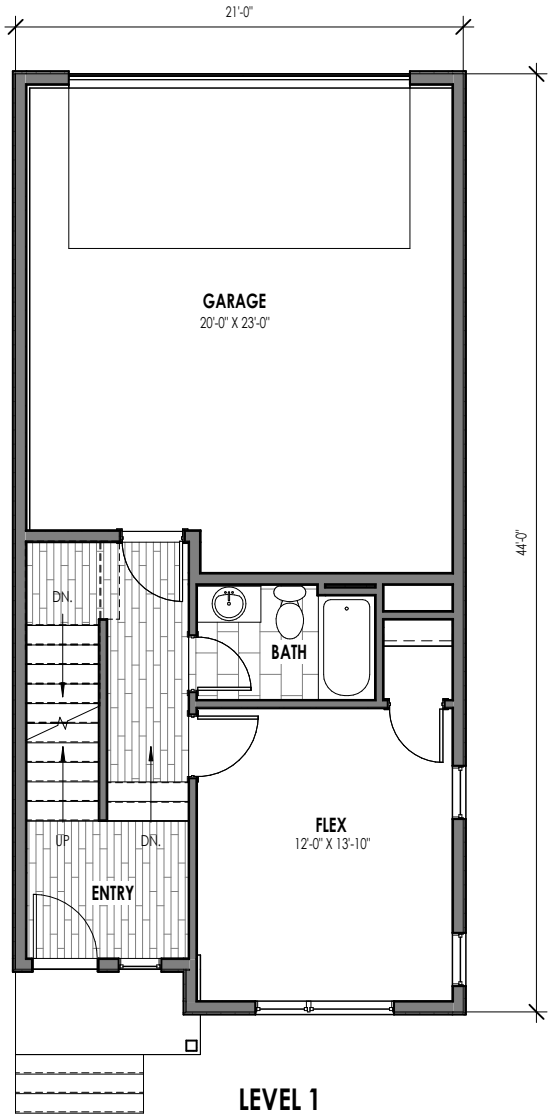
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UNIT A

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 0	432 SF
LEVEL 1	433 SF
LEVEL 2	819 SF
LEVEL 3	847 SF
	2531 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE	475 SF
	475 SF
BUILDING AREA - TOTAL	
TOTAL	
3006 SF	



LEVEL 0



LEVEL 1

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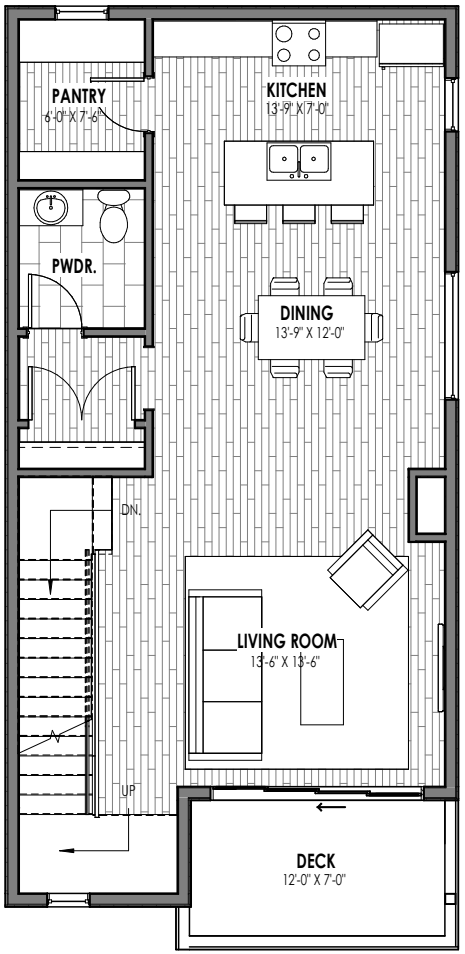
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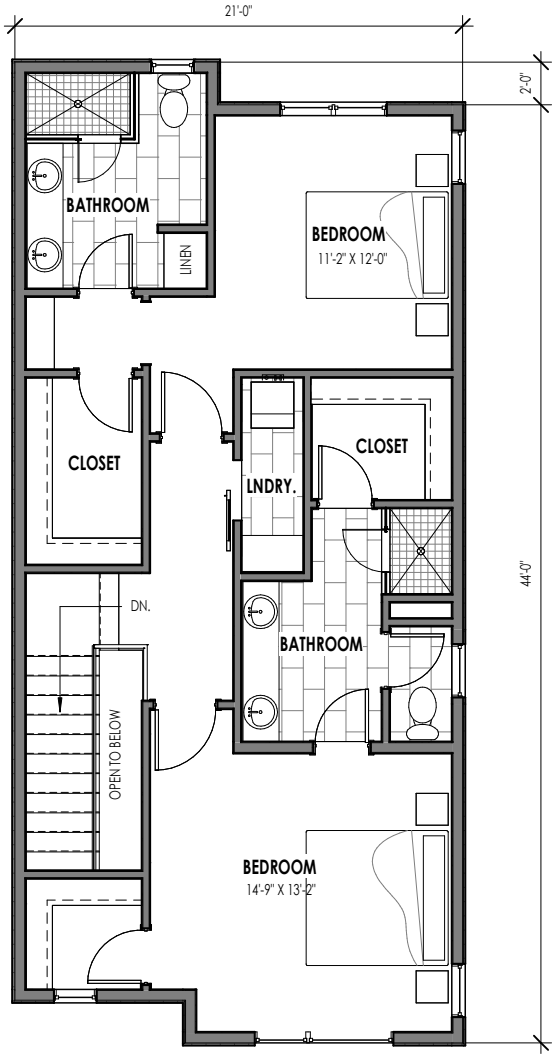
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UNIT A

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 0	432 SF
LEVEL 1	433 SF
LEVEL 2	819 SF
LEVEL 3	847 SF
	2531 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE	475 SF
	475 SF
BUILDING AREA - TOTAL	
TOTAL	
3006 SF	



LEVEL 2



LEVEL 3

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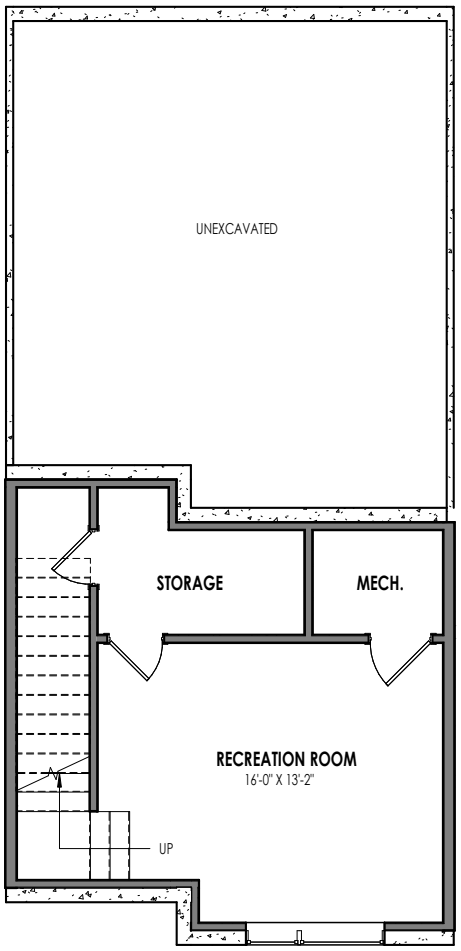
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UNIT B

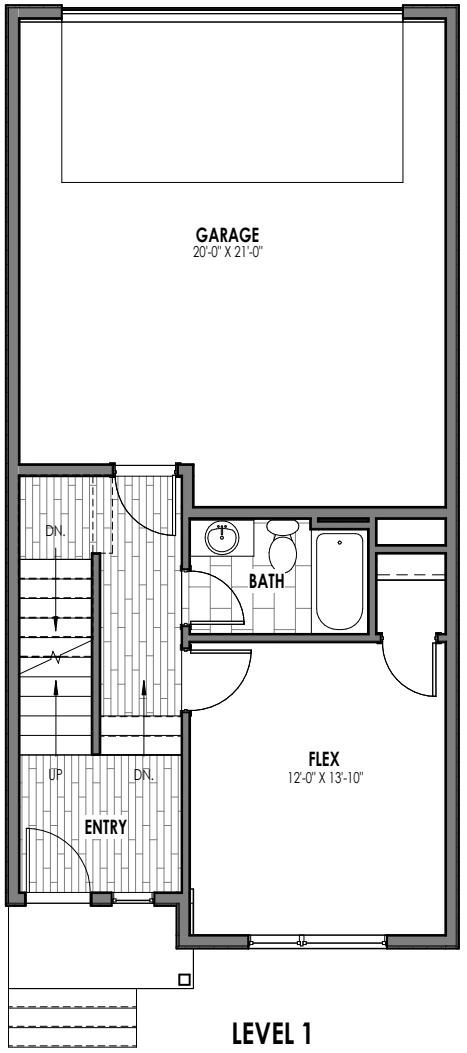
BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 0	432 SF
LEVEL 1	433 SF
LEVEL 2	819 SF
LEVEL 3	849 SF
	2533 SF

BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE	475 SF
	475 SF

BUILDING AREA - TOTAL
TOTAL
3009 SF



LEVEL 0



LEVEL 1

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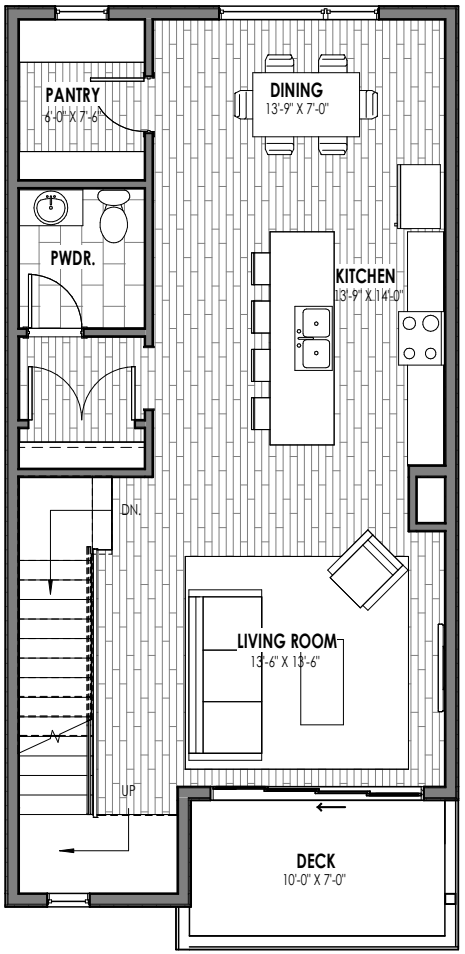
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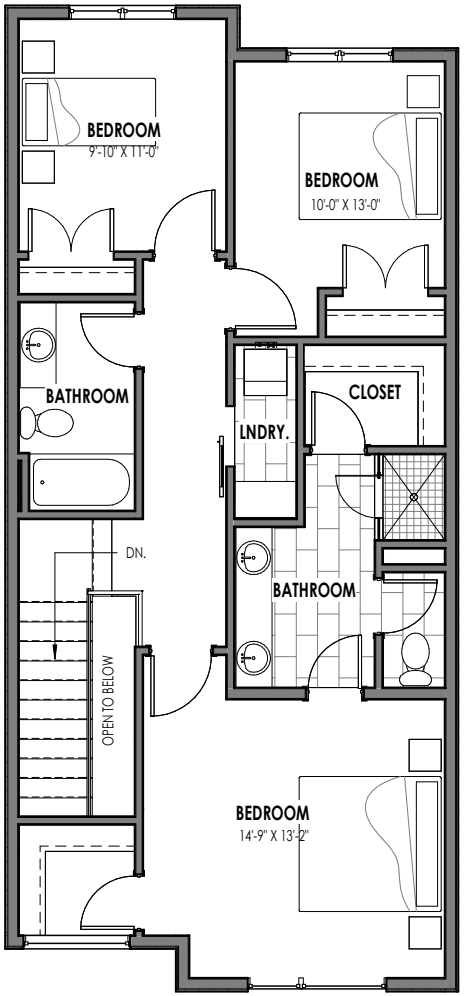
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UNIT B

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 0	432 SF
LEVEL 1	433 SF
LEVEL 2	819 SF
LEVEL 3	849 SF
	2533 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE	475 SF
	475 SF
BUILDING AREA - TOTAL	
TOTAL	
3009 SF	



LEVEL 2



LEVEL 3

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EXTERIOR STONE
LIMESTONE BUFF





EXTERIOR PLANKING &
PORCH SOFFIT
5” VESTA PLANK STEEL
GILDED GRAIN

THE GEORGE
TOWNHOMES

EXTERIOR

SMALLS & CO.
DESIGN

DARK BRONZE
FASCIA
POSTS
RAILING
WINDOWS

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TOWNHOMES

EXTERIOR

SMALLS & CO.
DESIGN

EXTERIOR STUCCO
SHERWIN WILLIAMS
SHOJI WHITE

THE GEORGE
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