Town of Garden City
69 N. Paradise Parkway, Bldg B.
P.O. Box 207
Garden City, UT 84028

Phone: (435) 946-2901
Email: office@gardencityutah.gov

Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk **by the due date listed on the "Procedure for Submittal Poster"** for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- [x] **Subdivision Plat**: $3,000 Deposit * 11E
  - Preliminary Plat: $500 per plat + $10 per lot 11E-400
  - Final Plat: $500 per plat + $10 per lot 11E-500
  - Amended Plat: $300 per plat
  - *Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- [ ] **Condominium Plat**: $3000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
  - Condominium Plat: $500 per plat + $10 per lot 11E-524
  - Townhouse Plat: $500 per plat + $10 per lot 11E-525
  - *Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- [ ] **Planned Unit Development or Planned Residential Development (PUD or PRUD)**:
  - $3,000 Deposit * 11C-1950, 11F & 11 E
  - Preliminary PUD Development Plan: $1,000 11F-103
  - Final Development Plan: $1,000 11F-107
  - *PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- [ ] **Readjustment of Lot Lines or Lot Splits**: $250 11E-506
  - *Packets must include A, B, C, D, E, & F, Also, a deed for each lot*
- [ ] **Vacation of Subdivision**: $300 11E-523
  - *Packets must include A, 20 of B, 1 each of C, D, E, & F*
- [x] ~~**Amended Subdivision**: $300~~
  - *Packets must include* A, B, C, D, E & F
- [ ] **Conditional Use Permit:** $300
  - *CUP packets must include A, 9 of B, D, E, & F*
- [ ] **Variance**: $250 11B-308
  - *Variance Packets must include A, B, D, E, & F*
- [ ] **Annexation:** $300 for first acre or less, $20 per acre for each additional acre (Maximum of $1,000) 11A-300
  - *Annexation packets must include A, 20 of B, 4 of C, D, E, & F*

☐ **Zone Change:** $300 for first acre or less, $20 per acre for each additional acre (Maximum of $1,000) 11A-302
Zone Change packets must include A, 20 of B, 1 each of C, D, E, & F

☐ **Encumbrance**: $250
Encumbrance Packets must include A, B (only 9), D, E, & F

☐ **Un-Encumbrance**: $250
Un-Encumbrance Packets must include A, B (only 9), D, E, & F

☐ **Appeal**: $250
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.

☐ **Extension of Time**:
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.

☐ **Other Land Use Permits**: $50
Packets must include A, B, D, E, & F

☐ **Water Share Transfer**:
Water Share Transfer Packets must include A

☐ **PID:** $2000
Review the Garden City PID Policy for requirements. 9 copies of the required.

☐ **AEG Meeting, (Affected Entity Group):** $350 Deposit
Packets must include A, 10 of B

Note:

* The $3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.
** Land Use Fees are set by Resolution (Garden City Resolution 23-03). Applicants are responsible for paying application fees and any Garden City attorney, engineering, and administrative costs not covered by the application fee.

PACKET DOCUMENTATION REQUIREMENTS

A. Completed Garden City "Application for Project Review" form.
B. 11"x14' or 11'x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
D. A legal description and current ownership plat of the property.
E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

Application for Project Review
Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):	Ordinance Reference:
☐ Annexation	11A-301
☐ Appeal	11B-400
☐ Conditional Use Permit	11C-500
☐ Condominium/Townhouse	11E-524 or 11E-525
☐ Encumbrance	
☐ Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
☐ Lot Split/Lot Line Adjustment	11E-506
☐ Plat Amendment (Subdivision)	
☐ PUD Development Plan	11C-1950, 11E-100, and 11F-100
☐ PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ PRUD Conceptual	11C-1950, 11E-100, and 11F-100
☐ PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☒ Subdivision	11E-100
☐ Vacation of Subdivision	11E-523
☐ Variance	11B-308
☐ Water Transfer	13A-1300
☐ Zone Change	
☐ AEG Meeting, (Affected Entity Group)	
☐ Public Infrastructure District	Garden City PID Policy
☐ Other Land Use Permit _____	

Project Name: Sweetwater Resort SFR Current Zone: CH Proposed Zone: CH

Property Address: Pickleville Parkway & Sweetwater Parkway

Parcel # 36-04-00-055

Contact Person: Eric Thomas Phone #: 801-430-1882

E-mail address: ethomas@regencyx.com

Mailing Address: 2637 N. 400 E # 127 North Ogden UT 84414

Applicant (if different): Tyson Lund Phone #: 385-333-9548

Mailing Address: 2637 N. 400 E # 127 North Ogden UT 84414

Property Owner of Record (if different): Bear Lake Towns LLC Phone #: 801-430-1882

Mailing Address: Same

Project Start date: Jan 2026 Completion date: Spring/Summer 2027

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Changing a portion of the project to Single family Homes to mix up product type and increase project success

Lot Size in acres or square feet: 20.652 Number of dwellings or lots: 64 lots

Non-residential building size: N/A

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

6-10-2026

Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

Bear Lake Towns, LLC

Signature of Owner of Record

N/A

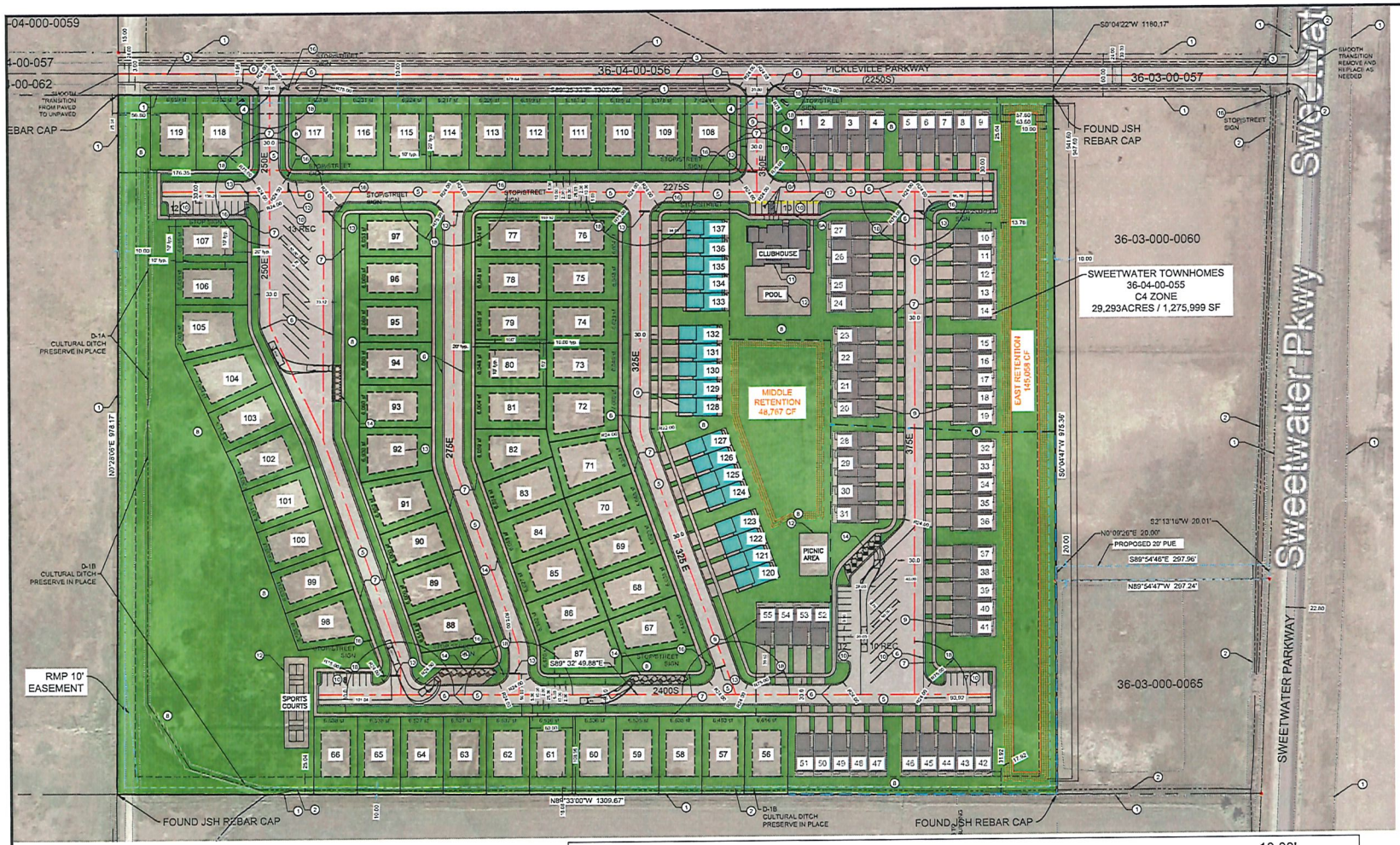
Signature of Owner of Record

N/A

Signature of Owner of Record

Office Use Only
Date Received: _____ Fee: _____ By: _____

Revised: 11/4/2024



SITE INFORMATION	ZONE = C4	
BUILDINGS	280,664 SF	22.56%
CONCRETE	160,307 SF	12.56%
ASPHALT	176,716 SF	13.85%
LANDSCAPE	658,312 SF	51.59%
TOTAL SITE AREA	1,275,999 SF 29.293 ACRES	100%

PARKING INFORMATION

REQUIRED PARKING - 3 PER UNIT + 1 PER 3 UNITS, 137*3+(137/3) = 466.66 ~ 467 SPACES

LOT PARKING - 4 SPACES PER UNIT (2 GARAGE / 2 DRIVEWAY), 137 LOTS IS 548 SPACES

COMMON SPACE PARKING - 49 NORMAL STALLS / 23 RECREATIONAL STALLS

TOTAL PARKING - 548+49+23 = 620 SPACES ON THE SITE

DUMPSTER INFORMATION

REQUIRED DUMPSTERS - 1 X 6 CUYD DUMPSTER PER 12 UNITS

DUMPSTERS - 137 UNITS / 12 = 11.42 ~ 12 DUMPSTER

TOTAL DUMPSTERS - 24 PROVIDED

LEGEND

BUILDING
SIDEWALK
TBC
NO PARKING
PARKING STRIPING
SETBACK
EASEMENT
RIGHT OF WAY
CENTERLINE
BOUNDARY
NEW ASPHALT
NEW CONCRETE
NEW LANDSCAPE
OPEN FACE C&G
NEW GRAVEL ROAD
EXISTING DITCH
EXISTING FENCE

SITE PLAN GENERAL NOTES

1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
5. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
6. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.SEE ALSO DETAIL SHEETS.
7. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
8. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
9. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.

FEMA FLOODPLAIN
UNMAPPED - FEMA

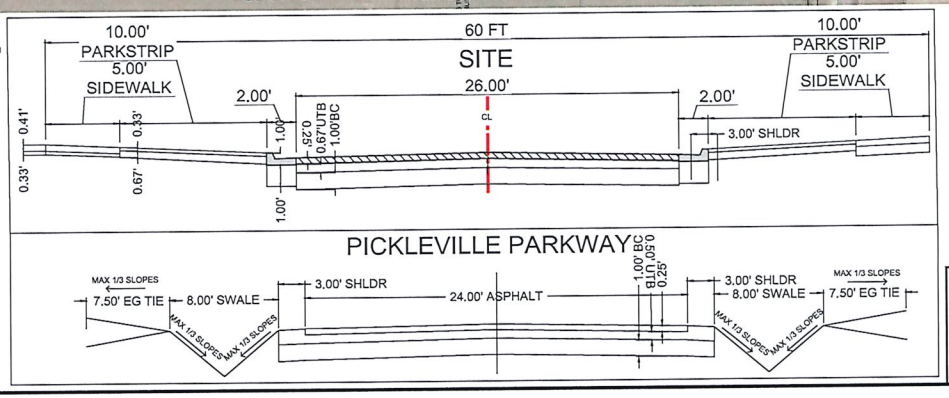
BENCHMARK
JSH REBAR CAP
NORTHWEST PROPERTY CORNER
ELEVATION 5946.44
GPS 41.904607, -111.386313

OWNER/DEVELOPER
OLYMPUS CONSTRUCTORS
TYSON LUND
1384 WASHINGTON BLVD
OGDEN, UTAH 84414

1. EXISTING FENCE
2. EXISTING DITCH
3. PROPOSED CITY ASPHALT ROAD (3" ASPHALT/ 6" UBC/ 12" BC MINIMUM, PER GARDEN CITY STANDARDS, SECTION ON THIS PAGE, DETAIL SHEET C7 D1)
4. PROPOSED SITE ACCESS (PER GARDEN CITY STANDARDS)
5. PROPOSED SITE ASPHALT (3" ASPHALT/ 8" UBC/ 12" BC MINIMUM, OR PER GEOTECH REPORT IF SPECD GREATER, SEE SHEET C7 D2)
6. PROPOSED SITE CATCH CURB AND GUTTER (SEE SHEET C7 D3)
6A. PROPOSED SITE SPILL CURB AND GUTTER (SEE SHEET C7 D3)
7. PROPOSED SIDEWALK (PER GEOTECH REPORT, SEE SHEET C7 D4)
8. PROPOSED LANDSCAPING (DETAIL BY OTHERS)
9. PROPOSED BUILDING (3, 4, AND 5 PLEX BUILDINGS, SEE ARCHITECTURAL PLANS)
10. PROPOSED PARKING, RECREATIONAL USE PARKING (STRIPING 4" TYPICAL)
10A. PROPOSED ADA PARKING, UNLOADING ZONE, STALL SIGNAGE, AND RAMP, PER ADA STANDARDS
11. PROPOSED CLUBHOUSE (SEE ARCHITECTURAL PLANS)
12. PROPOSED COMMON SPACE AMENITIES (DETAILS BY OTHERS)
13. PROPOSED STOP BAR (PER GARDEN CITY STANDARDS, TYPICAL STOP BAR STRIPING)
14. PROPOSED CLUSTERED DUMPSTER ZONES, INSTALLED ON 6" CONCRETE FROM EDGE OF ASPHALT TO REAR ENCLOSURE WALL, (SEE SHEET C7 D5,6,7)
16. PROPOSED STOP SIGN AND/OR STREET SIGN, (SEE KEYNOTING FOR CALLOUT, PER GARDEN CITY STDS, SEE DETAIL C7B DETAIL 3 FOR SIGN DETAIL)
17. PROPOSED 2FT WATERWAY
18. NO BUILDING WITHIN 75' OF INTERSECTION

DRIVEWAYS AND DUMPSTER ENCLOSURES TO BE FLARED, COORDINATE WITH THE OWNER.

PROPOSED STOP SIGN AND/OR STREET SIGN, (SEE KEYNOTING FOR CALLOUT, PER GARDEN CITY STDS, SEE DETAIL C7B DETAIL 3 FOR SIGN DETAIL)



REVISIONS

DESCRIPTION	DATE
ADDRESS UPDATE	6-3-26

SCALE 1"=70'
DATE 6-3-26
DESIGN RSJ/CJL
DRAWN CJL
CHECKED

REGISTERED PROFESSIONAL ENGINEER
6-3-26
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE PLAN - REVISION

SWEETWATER TOWNHOMES

SWEETWATER PARKWAY AND PICKLEVILLE PARKWAY

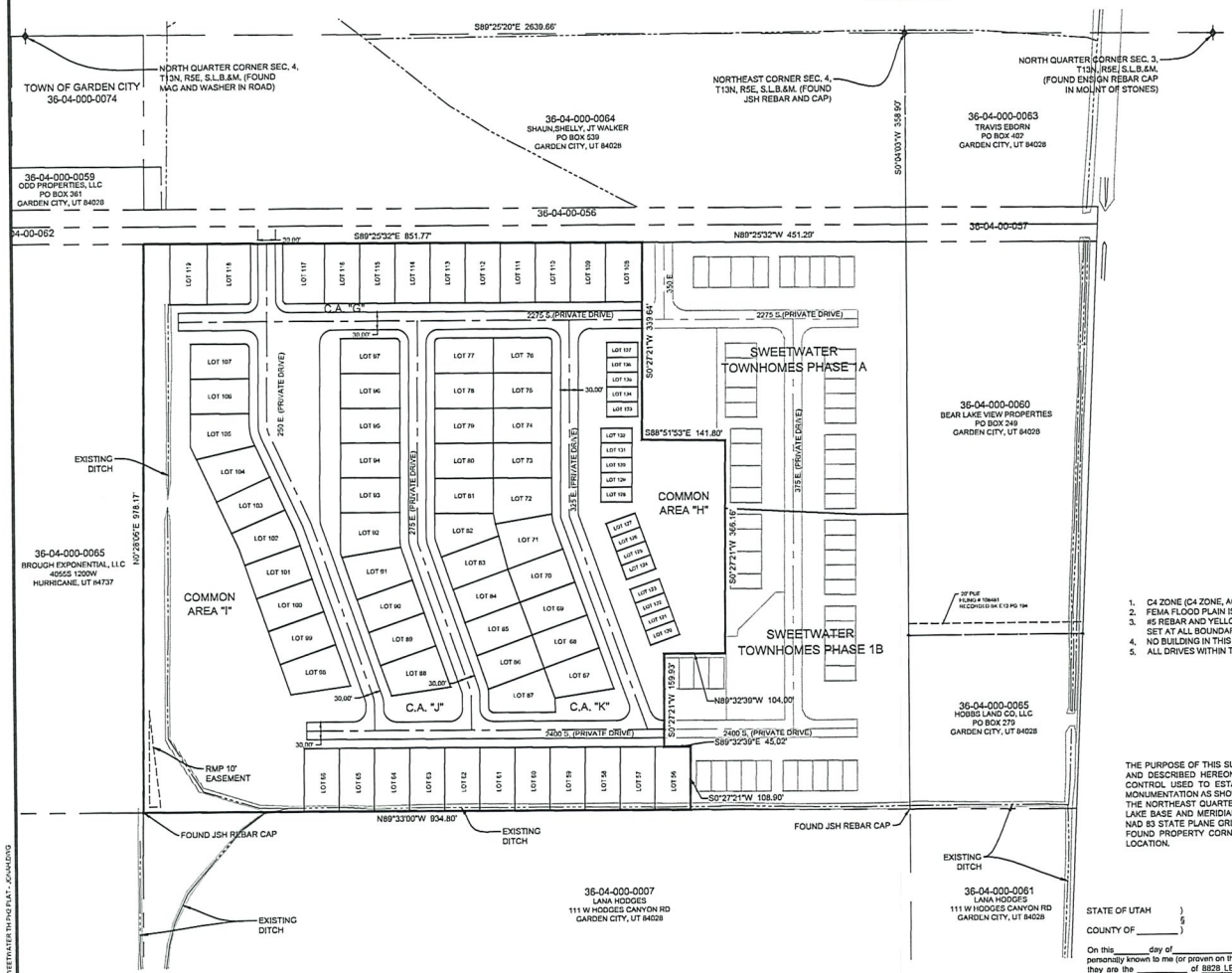
GARDEN CITY, RICH, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1120 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

C1

SWEETWATER TOWNHOMES PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
GARDEN CITY, RICH COUNTY, UTAH
JUNE, 2026



VICINITY MAP

NOT TO SCALE



0' 50' 100' 200' 300'

Scale In Feet
1" = 100'

LEGEND

- RICH COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

1. C4 ZONE (C4 ZONE, ACCORDING TO GARDEN CITY ZONING MAP)
2. FEMA FLOOD PLAIN IS UNMAPPED PER FEMA MAPPING
3. #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENGINEERING) TO BE SET AT ALL BOUNDARY CORNERS.
4. NO BUILDING IN THIS DEVELOPMENT SHALL BE HIGHER THAN 35 FEET.
5. ALL DRIVES WITHIN THE SITE ARE PRIVATE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEAR LAKE TOWNS, LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING RICH COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°25'20" WEST RICH COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE 2019 JSH SURVEY JOB NUMBER 19-003 WAS AND THE FOUND PROPERTY CORNERS REFERENCED HEREON WERE USED TO DETERMINE BOUNDARY LOCATION.

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF _____)

On this_____day of_____2026, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the _____ of 8828 LENDING LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC

PHASE 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SWEETWATER TOWNHOMES PHASE 1A, SAID POINT BEING LOCATED SOUTH 00°04'03" WEST 358.90 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SECTION AND NORTH 89°25'32" WEST 451.29 FEET ALONG THE NORTH LINE OF SAID PHASE 1A FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (BASIS OF BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER WHICH BEARS SOUTH 89°25'20" EAST N.A.D. 83 STATE PLANE GRID BEARING); RUNNING THENCE ALONG THE WEST BOUNDARY OF SWEETWATER TOWNHOMES PHASE 1 THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 00°27'21" WEST 339.64 FEET; (2) SOUTH 88°51'53" EAST 141.80 FEET; (3) SOUTH 00°27'21" WEST 366.16 FEET; (4) NORTH 89°32'39" WEST 104.00 FEET; (5) SOUTH 00°27'21" WEST 159.93 FEET; (6) SOUTH 89°32'39" EAST 45.02 FEET; (7) SOUTH 00°27'21" WEST 108.90 FEET; THENCE NORTH 89°33'00" WEST 934.80 FEET; THENCE NORTH 00°26'06" EAST 978.17 FEET; THENCE SOUTH 89°25'32" EAST 851.77 FEET TO THE POINT OF BEGINNING. CONTAINING 899,599 SQUARE FEET OR 20.652 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SWEETWATER TOWNHOMES PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2026.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

THE OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND NAME SAID TRACT SWEETWATER TOWNHOMES PHASE 2 AND HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, PREPARED IN ACCORDANCE WITH UTAH LAW CREATING LOTS, COMMON AREAS, ALSO DEDICATE AND CONVEY COMMON AREAS TO THE HOME OWNERS ASSOCIATION SWEETWATER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., AND ALSO DEDICATE TO GARDEN CITY AND THE HOME OWNERS ASSOCIATION SWEETWATER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., THE PRIVATE DRIVES AND COMMON AREAS AS PUBLIC UTILITY EASEMENTS AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GARDEN CITY, UTAH.

BEAR LAKE TOWNS, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS ___ DAY OF _____2026.

BY: ERIC THOMAS - MANAGER

783 TRUST

NAME:_____ TITLE:_____

8828 LENDING LLC

NAME:_____ TITLE:_____

CC&R'S FILED ON DATE_____, ENTRY NUMBER_____, BOOK NUMBER_____, PAGE NUMBER_____

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF _____)

On this_____day of_____2026, personally appeared before me ERIC THOMAS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the MANAGER of BEAR LAKE TOWNS, LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said ERIC THOMAS acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF _____)

On this_____day of_____2026, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the _____ of 783 TRUST, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC

GARDEN CITY WATER DISTRICT APPROVAL

CULINARY WATER SYSTEM APPROVAL.

SIGNED THIS___DAY OF _____, 2026.

_____
SIGNATURE

GARDEN CITY FIRE DISTRICT APPROVAL

APPROVED THIS___DAY OF _____, 2026 BY THE GARDEN CITY FIRE DISTRICT.

_____
FIRE CHIEF

GARDEN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF THE VILLAGE AT LIGHTHOUSE POINTE - P.R.U.D. - PHASE 2 SUBDIVISION, AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS___DAY OF _____, 2026.

_____
CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL

THIS___DAY OF _____, 2026 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

ATTEST:_____

CITY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS___DAY OF _____, 2026.

_____
ENGINEER

GARDEN CITY PLANNING COMMISSION APPROVAL

APPROVED THIS___DAY OF _____ 2026 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION

_____
CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

WASTE DISPOSAL SYSTEM APPROVAL.

APPROVED THIS___DAY OF _____, 2026.

_____
SIGNATURE

DEVELOPER:
OLYMPUS CONSTRUCTORS
2637 NORTH 400 EAST #127
NORTH OGDEN, UTAH

S1
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____, IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

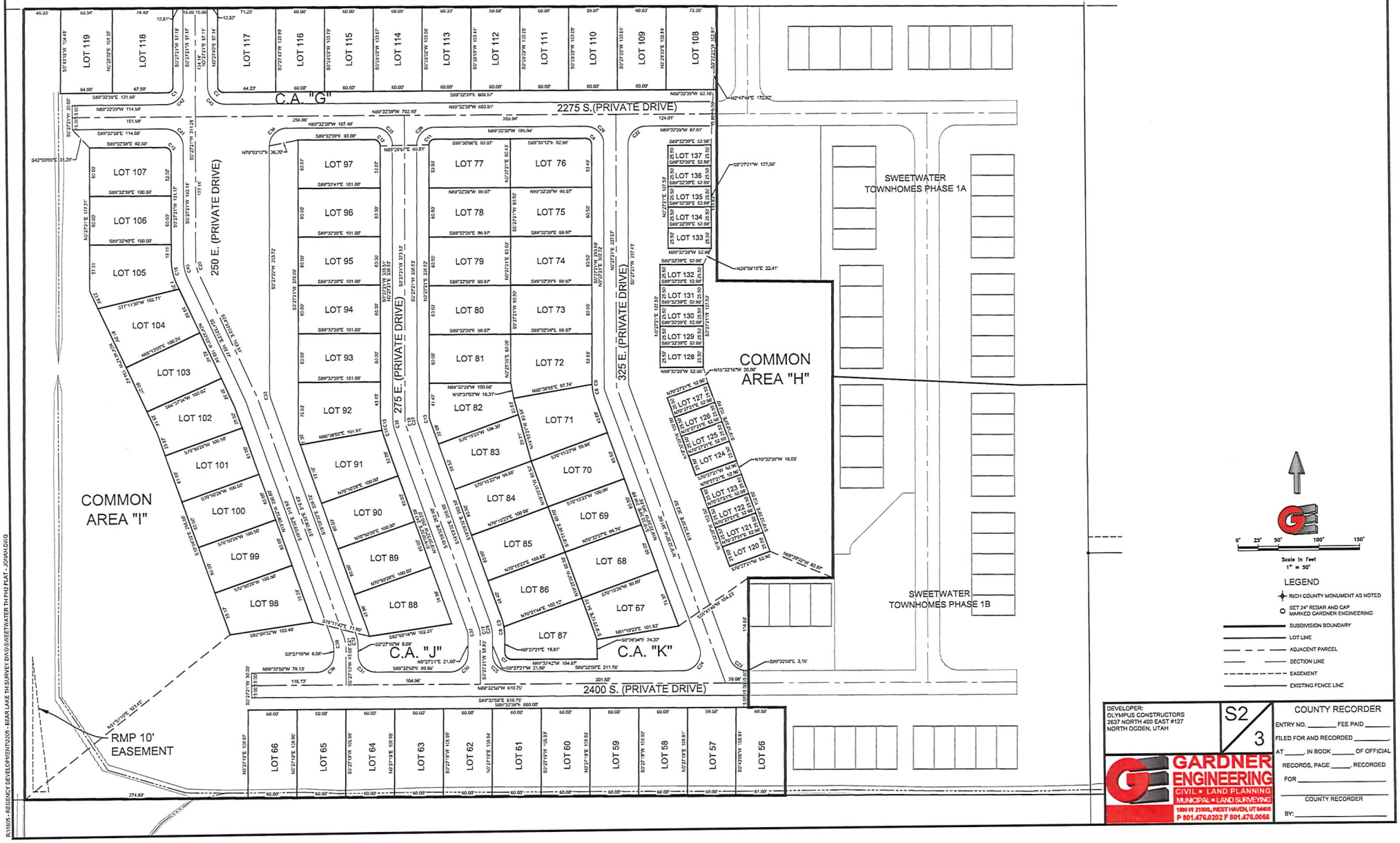
BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1120 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

R11105 - PEGRACY DEVELOPMENT 2025 - BEAR LAKE TH SURVEY\DWG SWEETWATER TH PH2 PLAT - JOHN.DWG

SWEETWATER TOWNHOMES PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
GARDEN CITY, RICH COUNTY, UTAH, JUNE, 2026



LEGEND

- RICH COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

DEVELOPER:
OLYMPUS CONSTRUCTORS
2637 NORTH 400 EAST #127
NORTH OGDEN, UTAH

S2
3

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____, IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
MUNICIPAL ▪ LAND SURVEYING
1280 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

R:\1505 - REGENCY DEVELOPMENT\2205 - BEAR LAKE TH SURVEY DWGS\SWEETWATER TH PH2 PLAT - JOHN.DWG

SWEETWATER TOWNHOMES PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
GARDEN CITY, RICH COUNTY, UTAH, JUNE, 2026

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.00	7.01	90°00'04"	S45° 27' 47"W	9.91
C2	11.00	7.01	90°00'00"	N44° 32' 39"W	9.91
C4	11.01	7.02	89°47'31"	S44° 35' 14"E	9.91
C5	3.46	52.88	3°44'51"	S0° 53' 39"E	3.46
C6	19.23	64.43	17°08'04"	S11° 08' 22"E	19.16
C7	14.14	9.00	89°59'57"	N44° 32' 38"W	12.73
C8	11.98	70.00	9°48'26"	N4° 26' 52"W	11.97
C9	11.98	70.00	9°48'26"	S14° 15' 19"E	11.97
C10	3.42	10.00	19°36'53"	N9° 21' 05"W	3.41
C11	11.00	7.00	89°59'46"	N45° 27' 24"E	9.90
C12	12.57	8.00	90°00'00"	S44° 32' 39"E	11.31
C13	18.24	70.00	13°17'47"	S6° 11' 33"E	18.21
C14	7.72	70.00	6°19'08"	S15° 59' 59"E	7.72
C15	12.55	8.00	89°52'25"	S44° 36' 32"E	11.30
C16	30.75	69.94	25°11'24"	S12° 07' 59"E	30.50
C17	13.59	40.00	19°36'53"	S9° 21' 05"E	13.63
C18	34.57	22.08	89°43'00"	S45° 24' 22"W	31.14
C19	13.69	40.00	19°36'53"	S9° 21' 05"E	13.63
C20	17.62	40.00	25°14'04"	S12° 09' 41"E	17.47
C21	13.89	40.00	19°36'42"	S9° 21' 11"E	13.82
C22	34.56	22.00	90°00'00"	S45° 27' 21"W	31.11
C23	26.88	22.00	70°00'11"	S54° 32' 44"E	25.24
C24	42.24	22.00	109°59'49"	N35° 27' 16"E	36.04
C25	34.56	22.00	90°00'11"	S44° 32' 44"E	31.11
C26	18.83	55.00	19°36'53"	S9° 21' 05"E	18.74
C27	8.56	25.00	19°36'53"	S9° 21' 05"E	8.52
C28	34.56	22.00	90°00'00"	S45° 27' 21"W	31.11
C29	34.56	22.00	90°00'00"	N44° 32' 39"W	31.11
C30	34.56	22.00	89°59'49"	N45° 27' 16"E	31.11
C31	34.56	22.00	90°00'00"	S44° 32' 50"E	31.11
C32	18.83	55.00	19°36'42"	S9° 21' 11"E	18.73
C33	8.56	25.00	19°37'04"	S9° 21' 00"E	8.52
C34	34.73	22.00	90°27'21"	S45° 13' 40"W	31.24
C35	34.56	22.00	90°00'00"	N44° 32' 39"W	31.11
C36	18.83	55.00	19°36'53"	N9° 21' 05"W	18.74
C37	8.56	25.00	19°36'53"	N9° 21' 05"W	8.52
C38	34.56	22.00	90°00'00"	S45° 27' 10"W	31.11
C39	8.56	25.00	19°36'42"	S9° 21' 11"E	8.52
C40	24.19	55.00	25°12'03"	S12° 08' 40"E	24.00
C41	34.56	22.00	90°00'00"	S44° 32' 39"E	31.11
C42	34.58	22.00	90°00'00"	S45° 27' 21"W	31.11
C43	34.56	22.00	90°00'00"	N44° 32' 39"W	31.11

LOT NUMBER	ADDRESS	AREA	LOT NUMBER	ADDRESS	AREA	LOT NUMBER	ADDRESS	AREA
56		6616 SQ. FT.	85		6027 SQ. FT.	114		6217 SQ. FT.
57		6453 SQ. FT.	86		6102 SQ. FT.	115		6224 SQ. FT.
58		6535 SQ. FT.	87		6470 SQ. FT.	116		6231 SQ. FT.
59		6535 SQ. FT.	88		6514 SQ. FT.	117		7403 SQ. FT.
60		6536 SQ. FT.	89		6000 SQ. FT.	118		7757 SQ. FT.
61		6536 SQ. FT.	90		6000 SQ. FT.	119		6658 SQ. FT.
62		6537 SQ. FT.	91		6853 SQ. FT.	120		1351 SQ. FT.
63		6537 SQ. FT.	92		6930 SQ. FT.	121		1351 SQ. FT.
64		6537 SQ. FT.	93		6060 SQ. FT.	122		1351 SQ. FT.
65		6538 SQ. FT.	94		6060 SQ. FT.	123		1351 SQ. FT.
66		6538 SQ. FT.	95		6060 SQ. FT.	124		1351 SQ. FT.
67		6450 SQ. FT.	96		6060 SQ. FT.	125		1351 SQ. FT.
68		6014 SQ. FT.	97		6053 SQ. FT.	126		1351 SQ. FT.
69		6021 SQ. FT.	98		6555 SQ. FT.	127		1351 SQ. FT.
70		6049 SQ. FT.	99		6030 SQ. FT.	128		1351 SQ. FT.
71		6975 SQ. FT.	100		6030 SQ. FT.	129		1351 SQ. FT.
72		7061 SQ. FT.	101		6130 SQ. FT.	130		1351 SQ. FT.
73		6048 SQ. FT.	102		6282 SQ. FT.	131		1351 SQ. FT.
74		6023 SQ. FT.	103		6130 SQ. FT.	132		1351 SQ. FT.
75		6048 SQ. FT.	104		7090 SQ. FT.	133		1351 SQ. FT.
76		6034 SQ. FT.	105		6998 SQ. FT.	134		1351 SQ. FT.
77		6034 SQ. FT.	106		6030 SQ. FT.	135		1351 SQ. FT.
78		6048 SQ. FT.	107		6016 SQ. FT.	136		1351 SQ. FT.
79		6048 SQ. FT.	108		7425 SQ. FT.	137		1351 SQ. FT.
80		6048 SQ. FT.	109		6178 SQ. FT.	COMMON AREA "G"		12131 SQ. FT.
81		6004 SQ. FT.	110		6184 SQ. FT.	COMMON AREA "H"		82506 SQ. FT.
82		6059 SQ. FT.	111		6187 SQ. FT.	COMMON AREA "I"		182975 SQ. FT.
83		6074 SQ. FT.	112		6199 SQ. FT.	COMMON AREA "J"		34623 SQ. FT.
84		6049 SQ. FT.	113		6226 SQ. FT.	COMMON AREA "K"		30320 SQ. FT.

DEVELOPER:
OLYMPUS CONSTRUCTORS
2637 NORTH 400 EAST #127
NORTH OGDEN, UTAH

S3
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GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1380 W 2700S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____. IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____

R:\1605 - REGENCY DEVELOPMENT\2026 - BEAR LAKE TH SURVEY DWGS\SWEETWATER TH PH2 PLAT - 2026\4 DWG