

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: |
|---|--|
| <input type="checkbox"/> Annexation | 11A-301 |
| <input type="checkbox"/> Appeal | 11B-400 |
| <input type="checkbox"/> Conditional Use Permit | 11C-500 |
| <input type="checkbox"/> Condominium/Townhouse | 11E-524 or 11E-525 |
| <input type="checkbox"/> Encumbrance | |
| <input type="checkbox"/> Extension of Time | Subdivision 11E-503/PUD or PRUD 11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input checked="" type="checkbox"/> PUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input checked="" type="checkbox"/> PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> Subdivision | 11E-100 |
| <input type="checkbox"/> Vacation of Subdivision | 11E-523 |
| <input type="checkbox"/> Variance | 11B-308 |
| <input type="checkbox"/> Water Transfer | 13A-1300 |
| <input type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group): | |
| <input checked="" type="checkbox"/> Other Land Use Permit | <i>Preliminary Plat Subdivision</i> |

As per Tyson + Dan 5/24/23 @ 11:53 SA

Project Name: Sweetwater Townhomes Current Zone: _____ Proposed Zone: _____

Property Address: _____

Parcel # 36 - 04 - 000 - 0055

Contact Person: Preston Thomas Phone #: 385-205-7582

E-mail address: preston@olympus.build

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

Applicant (if different): Eric Thomas Phone #: 801-430-1882

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

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.
2 phase townhome development with an activity building at the center.

Lot Size in acres or square feet: 38 Acres Number of dwellings or lots: 190

Non-residential building size: _____

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.

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.**

Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

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

8.5X11 VICINITY MAP

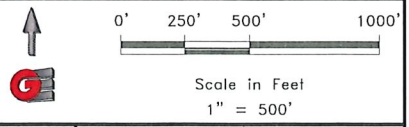
SWEETWATER TOWNHOMES

SWEETWATER PARKWAY AND BEAR LAKE BLVD

GARDEN CITY, RICH, UTAH



SWEETWATER TOWNHOMES
 36-04-00-055
 C4 ZONE
 29.31 ACRES / 1276542 SF

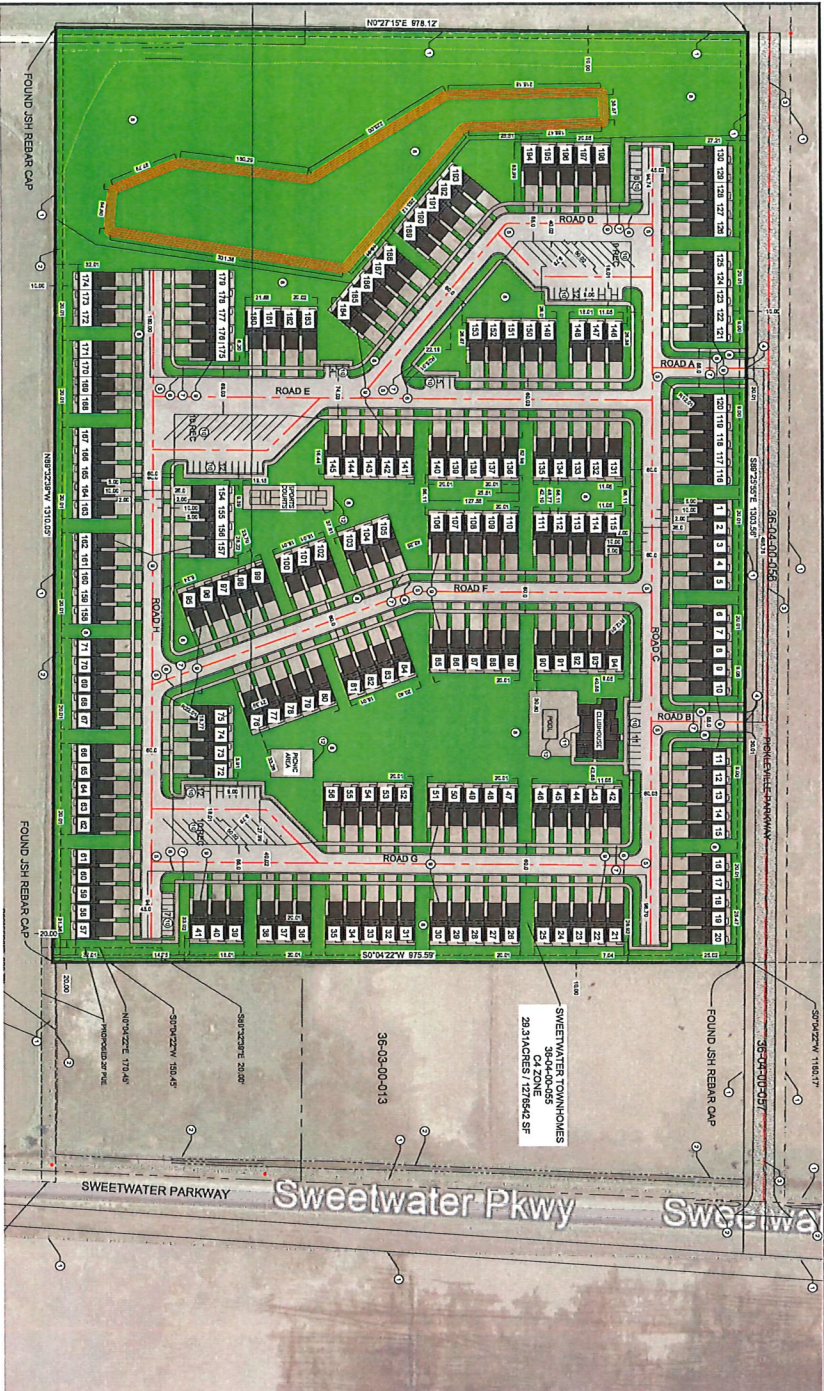


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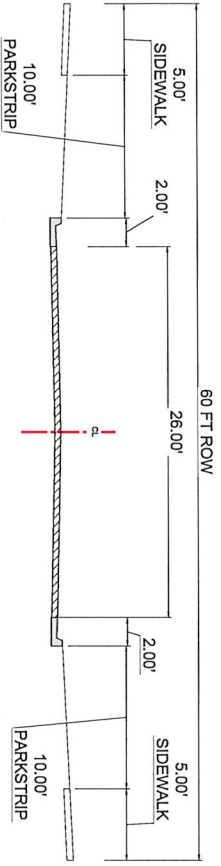
GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 1880 W 2100S, WEST HAVEN, UT 84405
 P 801.476.0202 F 801.476.0066

VICINITY MAP
 SWEETWATER TOWNHOMES
 SWEETWATER PARKWAY AND BEAR LAKE BLVD
 GARDEN CITY, RICH, UTAH

| Revisions | | Date: 4-4-23 |
|-----------|-------------|-------------------|
| Date | Description | Scale: 1" = 500' |
| | | Designed: RC / RP |
| | | Drafted: RP |
| | | Checked: CHECKED |



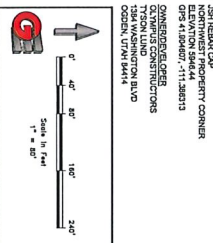
- 1 EXISTING FENCE
- 2 EXISTING DITCH
- 3 PROPOSED GRAVEL ROAD PERUT (CIVIL CITY STANDARDS)
- 4 PROPOSED SITE ACCESS
- 5 PROPOSED SITE ASPHALT PER GEOTECH REPORT (SEE SHEET C DETAIL)
- 6 PROPOSED SITE CURB AND GUTTER (SEE SHEET C DETAIL)
- 7 PROPOSED SIDEWALK PER GEOTECH REPORT (SEE SHEET C DETAIL)
- 8 PROPOSED LANDSCAPING DETAIL (BY OTHERS)
- 9 PROPOSED BUILDING Q, A, AND PLEX BUILDINGS (SEE ARCHITECTURAL PLAN)
- 10 PROPOSED PAVING, RECREATIONAL, USE, PARKING
- 11 PROPOSED CLUBHOUSE
- 12 PROPOSED COMMON SERVICE AREAS



| SITE INFORMATION | |
|------------------------|---|
| BUILDINGS | 20376 SF |
| CONCRETE | 2129% SF |
| ASPHALT | 18233 SF |
| LANDSCAPE | 56418 SF |
| | 43.41% |
| TOTAL SITE AREA | |
| | 29131 SQUARE FEET |
| DESIGN INFORMATION | |
| REQUIRED PARKING | 1 PER UNIT - 1 PER 3 UNITS (1874-11893) = 600 SPACES |
| LOT PARKING | 4 SPACES PER UNIT (2 GARAGE / 2 DRIVEWAY / 180 LOTS IS 732 SPACES |
| COMMON SERVICE PARKING | 72 (NORMAL STALLS) / 28 (RECREATIONAL STALLS |
| TOTAL PARKING | 1127(72+28) = 880 SPACES ON THE SITE |

| LEGEND |
|------------------|
| BUILDING |
| CONCRETE |
| ASPHALT |
| LANDSCAPE |
| NO PARKING |
| PARKING STRIPING |
| SETBACK |
| EASEMENT |
| RIGHT OF WAY |
| BOUNDARY |
| NEW ASPHALT |
| NEW CONCRETE |
| NEW LANDSCAPE |
| OPEN FACED C&G |
| NEW GRAVEL ROAD |
| EXISTING DITCH |

- SITE PLAN GENERAL NOTES**
1. ALL EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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SITE PLAN
SWEETWATER TOWNHOMES
SWEETWATER PARKWAY AND BEAR LAKE BLVD
GARDEN CITY, RICH, UTAH



| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |

SCALE: 1" = 80'
 DATE: 5-9-23
 DESIGN: RC / JP
 DRAWN BY: []
 CHECKED: []
 DWG#: 23-01