

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R-3 zone. The following is the purpose and intent of the R-3 zone:

The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 3 is located in the R-3 zone. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. For clustered single family cottage lots, there is no minimum lot size or frontage. The proposed single family cottage lots range in size from 3,300 square feet to 7,500 square feet with frontages ranging from 45 feet to 115 feet.

The R-3 zone also allows for townhomes. The development agreement states that there is no minimum lot size or unit size for townhomes and no minimum frontage requirement. The developer is proposing eight buildings, including two 6-plex buildings and six 4-plex buildings.

Master Plan and Development Agreement: The Orchards Phase 3 is located in the Southeast Village of the JDC Ranch Master Plan, as shown in the development agreement. Townhomes and single family cottage lots are allowed in each of these villages.

Common and Open Space: The Phase 3 plan includes 1.447 acres of open space included as part of the townhome project. The proposed open space with this project will be maintained by the HOA. The final plats for each phase will be required to indicate how the open space will be owned, and it is anticipated that this open space will be common area.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided by Bona Vista Water Improvement District for culinary water. Proof of secured secondary water is a requirement from Bona Vista prior to their granting final approval. Central Weber Sewer will be providing wastewater treatment services for this development. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 60 ft. wide streets connecting to the public street infrastructure to the orchards phases 1 and 2.

Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase. There are no public trails planned through this project, other than sidewalks or within the public streets.

Review Agencies: This final plan has been reviewed by the Planning Division and the Weber County Engineering. The final subdivision plat and improvement drawings will need to be reviewed and approved by the County Surveyor, and Weber Fire District, prior to recording the final plat.

Planning Commission Preliminary Approval

The Western Weber Planning Commission has granted preliminary approval of The Orchards at JDC Ranch Phase 3, located at 2850 W 2600 N, Plain City. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Open spaces will need to be properly labeled as common area on each final plat.
3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

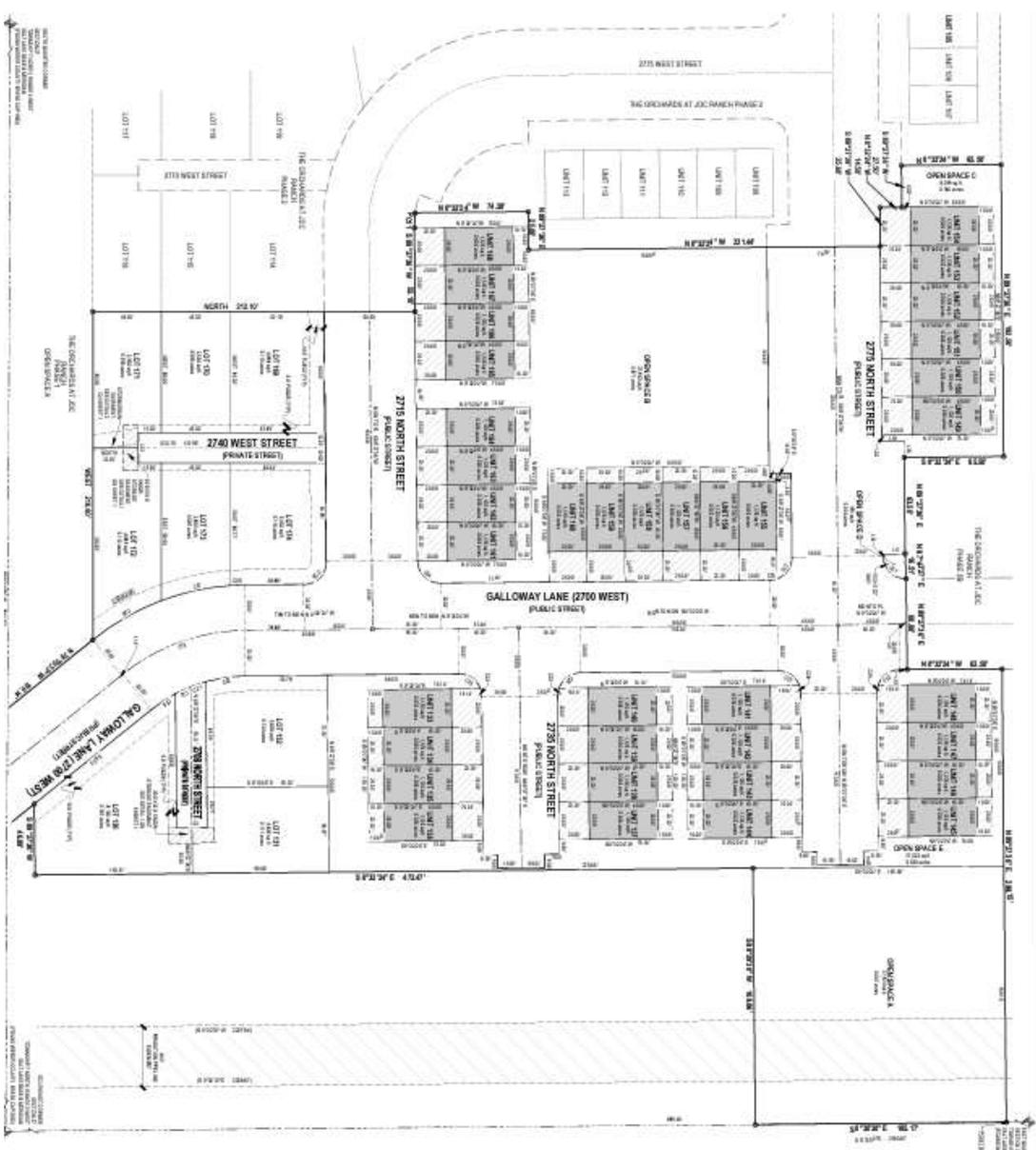
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and recorded development agreement.

Exhibits

- A. The Orchards at JDC Ranch Phase 3 Proposed Final Plat

Location map





THE ORCHARDS AT JDC RANCH PHASE 3A

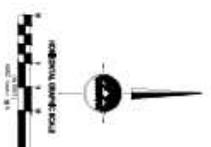
LOT 1000 TO LOT 1009 AND 1010 TO LOT 1019
 (SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES)
 AND LOT 1020 TO LOT 1029 AND 1030 TO LOT 1039
 (SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES)

LINE TABLE

LINE NO.	DESCRIPTION
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CLUMP TABLE

CLUMP NO.	CLUMP NAME	CLUMP TYPE	CLUMP AREA
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3	CLUMP 3	CLUMP	1000
4	CLUMP 4	CLUMP	1000
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LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED IMPROVEMENTS
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(Symbol)	EXISTING LOT LINES
(Symbol)	PROPOSED LOT LINES
(Symbol)	EXISTING DRIVEWAYS
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(Symbol)	EXISTING TREES
(Symbol)	PROPOSED TREES
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(Symbol)	PROPOSED OPEN SPACE
(Symbol)	EXISTING PUBLIC STREETS
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(Symbol)	EXISTING ADJACENT PROJECTS
(Symbol)	PROPOSED ADJACENT PROJECTS

THE ORCHARDS AT JDC RANCH PHASE 3A

DESIGNED BY: ENSIGN
 1000 WEST HAWKINS BLVD SUITE 200
 COSTA MESA, CA 92626
 PHONE: (714) 440-1111
 WWW.ENSIGN.COM

CLIENT: JDC RANCH
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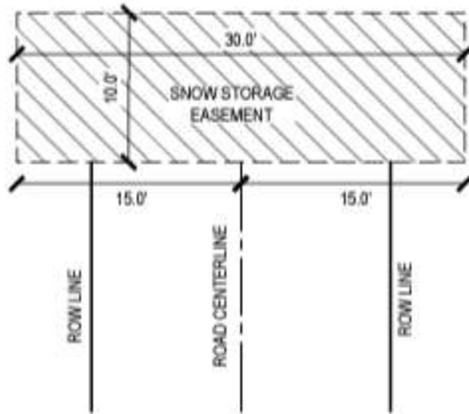
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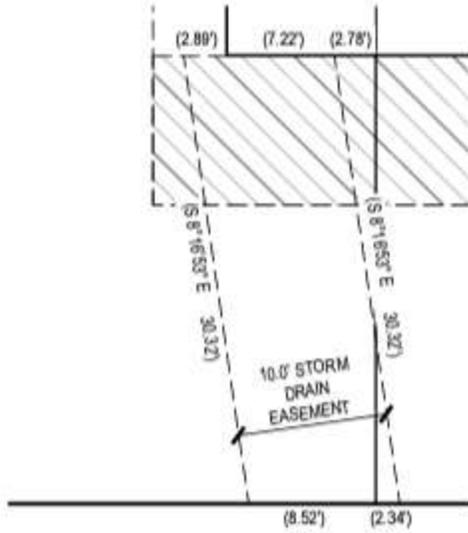
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GENERAL NOTES:

1. PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - A. FRONT YARD SETBACK IS 20' FROM PUBLIC RIGHT OF WAY
 - B. REAR YARD SETBACK IS 10'
 - C. SIDE YARD SETBACK IS 5' TOTAL
 - D. ADJACENT TO RIGHT OF WAY IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
3. OPEN SPACE A, B AND C ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 3A HOMEOWNER'S ASSOCIATION.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
5. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
7. THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42__ FT.



1 SNOW STORAGE EASEMENT TYPICAL DETAIL
SCALE: NONE



2 STORM DRAIN EASEMENT
SCALE: 1" = 10'