



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for final subdivision approval of The Ridge Townhomes PRUD Phase 3A, consisting of 4 units.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, December 14, 2016

**Applicant:** Ridge Utah Development Corporation, a Utah corporation

**Authorized Representative:** Eric Householder

**File Number:** UVR111816

### Property Information

**Approximate Address:** 5300 East Moose Hollow Drive

**Project Area:** 0.0749 acres

**Zoning:** FR-3

**Existing Land Use:** Vacant

**Proposed Land Use:** PRUD

**Parcel ID:** 22-281-0004

**Township, Range, Section:** T7N, R1E, Section 27



### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Open Space
<b>East:</b> Vacant/Future Development	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Ronda Kippen  
[rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us)  
 801-399-8768

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development

## Development History

- A positive recommendation for approval of the conditional use permit (PRUD), design review, overall phasing plan and preliminary subdivision from OVPC on November 11, 2013
- Approval of the conditional use permit (PRUD), design review, overall phasing plan and preliminary subdivision approval from County Commission on December 10, 2013
- A positive recommendation for approval of the final subdivision for Phase 3 from the OVPC on November 1, 2016

## Summary and Background

The Planning Division recommends final subdivision approval of The Ridge Townhomes PRUD Phase 3A. The proposed subdivision is zoned FR-3 and is part of the master planned community within the Wolf Creek Resort known as “The Ridge Townhomes at Wolf Creek PRUD” which consists of five phases (48 units) over 14.46 acres and approximately 10.11 acres (63%) of open space/common area (see Exhibit A). The Ridge Townhomes PRUD Phase 3 consists of 5.89 acres with 12 townhomes in three 6,802 square foot 4-plex buildings and approximately 4.247 acres (72%) of common area.

The Ridge Townhomes PRUD Phase 3 will include a club/pool house for the owners and guests of the townhomes, 29 parking stalls for the townhomes and the amenities and will complete the connection from Moose Hollow Drive to the intersection of Elkridge Trail and Eagle Crest Court. The applicant would like to move forward with the construction of one of the three buildings; however, due to the winter season is unable to install the required improvement to move forward with the complete installation of Phase 3. The applicant has decided to split Phase 3 into Phase 3A and Phase 3B to allow for the construction of units 501-504. Phase 3B will include two 4-plexes, a club house, pool and the final connection of Moose Hollow Drive.

The PRUD received the required Conditional Use Permit, Design Review, Ogden Valley Architectural, Landscape and Screening Design Standards and Preliminary Subdivision approval from the Weber County Commission on December 10, 2013 after receiving a positive recommendation from the Ogden Valley Planning Commission on November 11, 2013. The Ogden Valley Planning Commission has forwarded a positive recommendation for Phase 3 which was heard in an open public meeting on November 1, 2016. The application has not been forwarded for approval by the County Commission due to the applicant needing to provide the County with the required funds to be held in conjunction with the Subdivision Improvement Agreement.

The Uniform Land Use Code of Weber County (LUC) §106-1-8(f) identifies the approval process for final subdivision. The proposed subdivision qualifies as a "Small Subdivision" per LUC§ 101-1-7 which states:

*A subdivision phase consisting of five or fewer lots, which has a valid preliminary approval by the planning commission and meets all conditions of preliminary approval, including proposed street layouts and phasing plan. The county commission will have to accept the roads and the financial guarantee, unless under \$25,000.00.*

The proposed subdivision and lot configuration is in conformance with the current zoning, the approved PRUD and the Zoning Development Agreement Conceptual Land Use Plan as well as the applicable subdivision requirements as required in the LUC.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

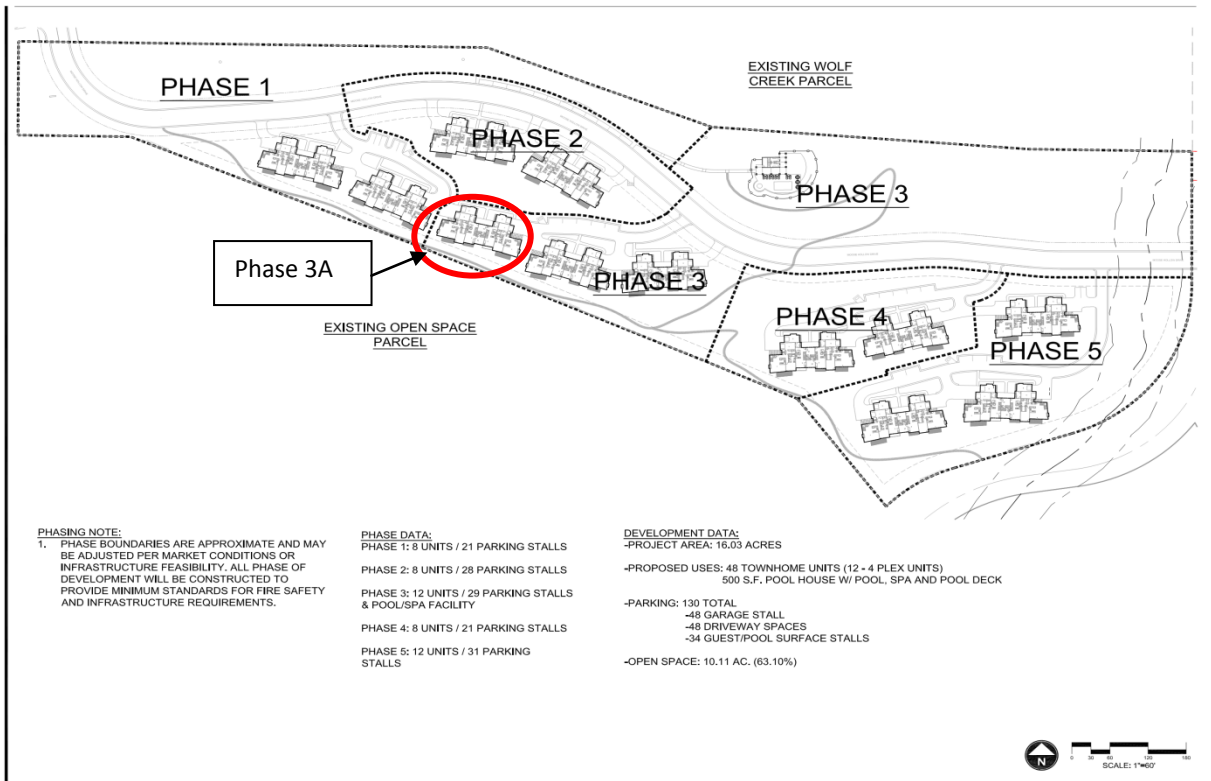
Zoning: The subject property is located in the Forest Residential Zone more particularly described as the FR-3 zones. The purpose and intent of the FR-3 zone is identified in the LUC § 104-17-1 as:

*"The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts."*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the PRUD ordinance in LUC §108-5, and the applicable standards in the FR-3 zone (LUC §104-17) to ensure that the regulations and standards have been adhered to. The proposed subdivisions, with the recommended conditions listed in this staff report, are in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The proposed subdivision is a portion of one of five phases in The Ridge Townhomes PRUD and is in compliance with the approved PRUD and preliminary subdivision for the multi-phased development.

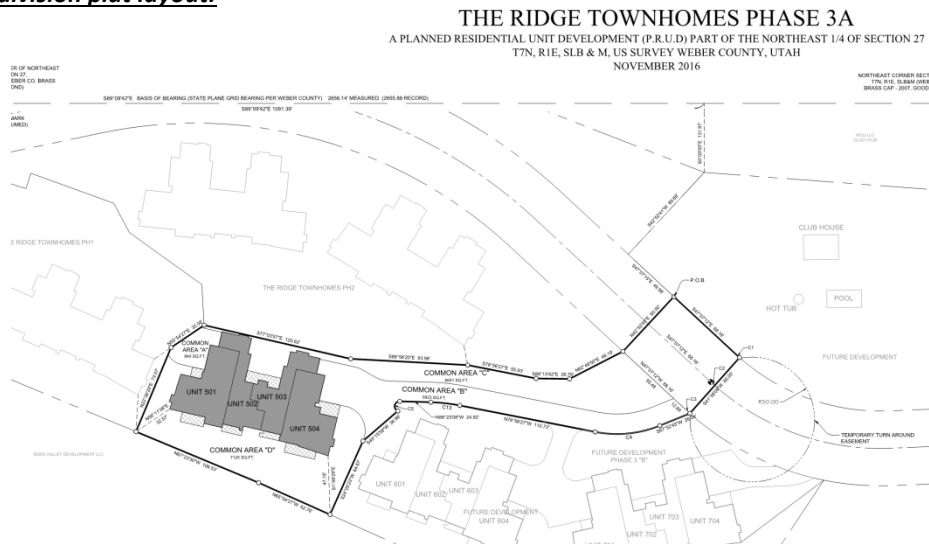
The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to "allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas" (LUC§ 108-5-2). The Ridge Townhomes PRUD Phase 3A utilizes the allowed flexibility with the proposed townhomes.



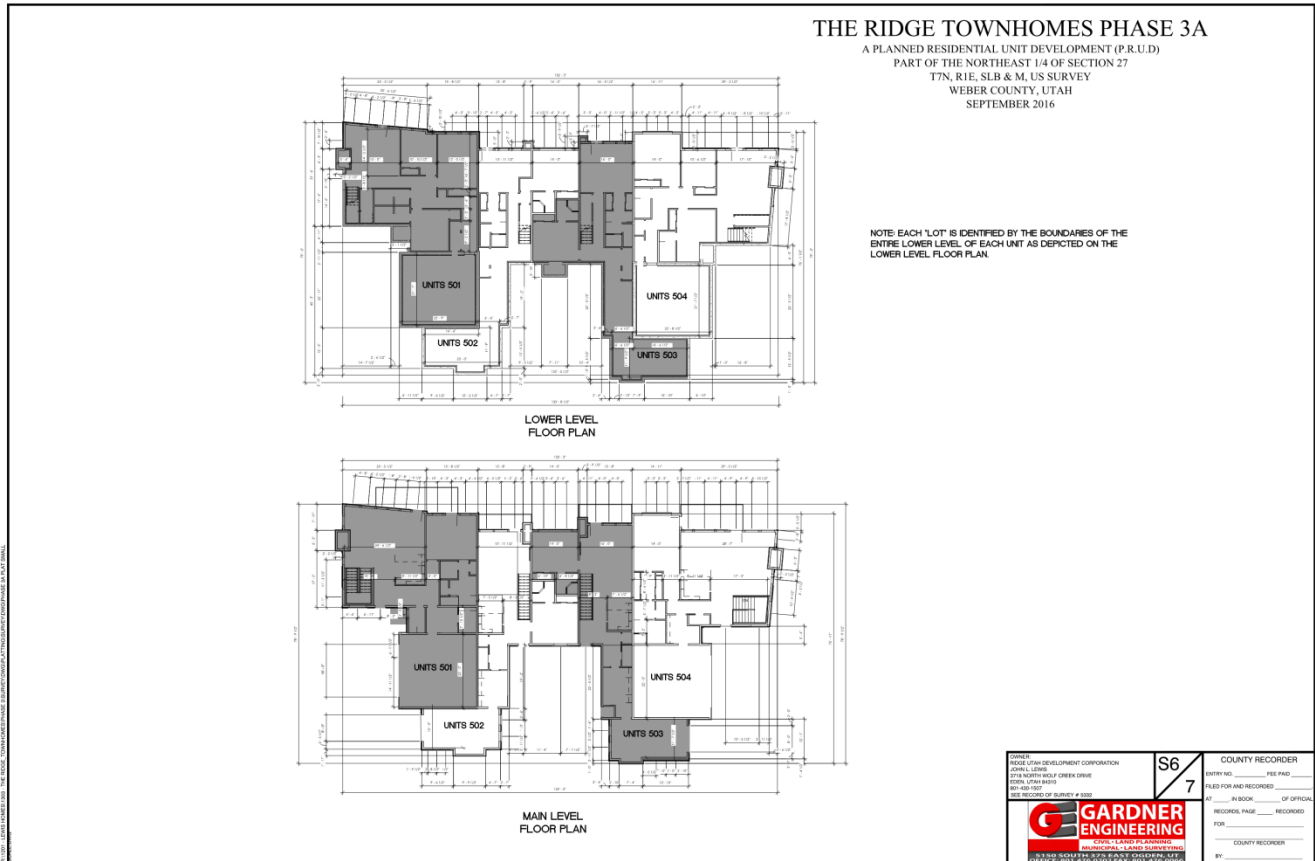
Phase 3A is 0.749 acres and consists of one 4-plex. The overall common area is broken into four parcels with an accumulative area of approximately 20,539 square feet. The 4-plex and limited common area will be located on the remaining 0.471 acres. The proposed layout is arranged in such a way to provide the occupants of the townhomes views of Pineview Reservoir and Mt. Ogden. The 4 townhomes are all two stories with limited common area and common area surrounding the 4-plex.

Access to the townhome will be via two shared driveways. Units 501 & 502 will gain access from the shared driving in Phase 1 and the shared drive for units 503 & 504 will be accessed from Moose Hollow Drive. As part of the conditions of the preliminary subdivision approval, the townhomes must be located a minimum of 15 feet from Moose Hollow Drive and will be constructed within the building envelope shown on the subdivision plat. The architectural style of the proposed townhomes is considered to be "Mountain Modern" and will vary in size from approximately 1400 to 2200 square feet with a maximum building height of 26 feet. Based on the allowed flexibility of the approved PRUD, the subdivision layout, building configurations and unit sizes in Phase 3A the proposal is acceptable as reflected below:

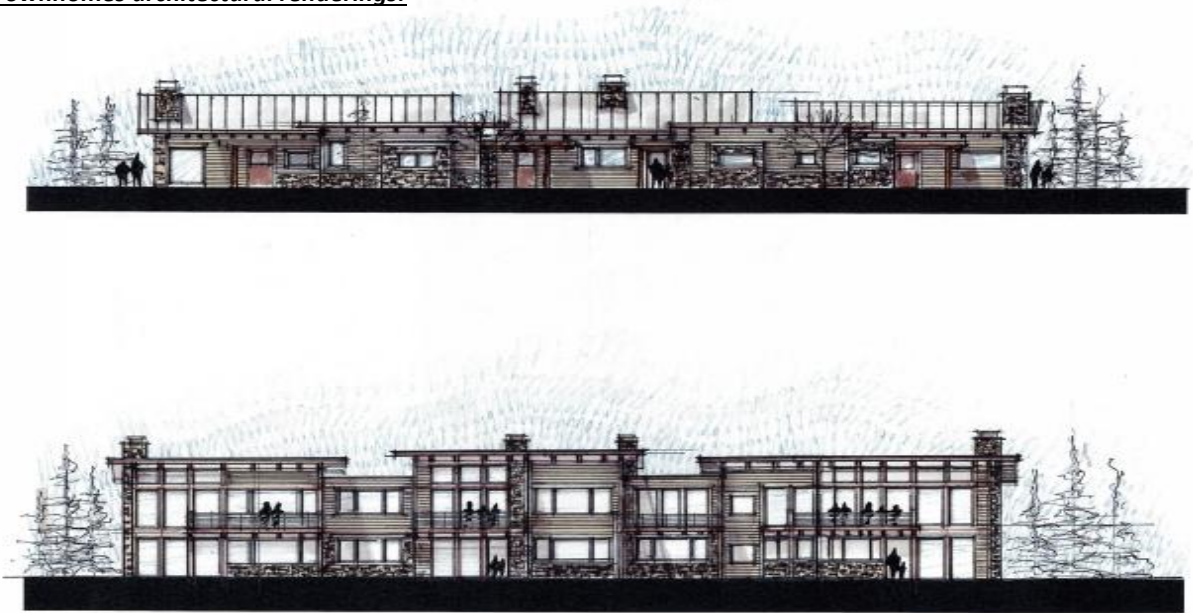
**Phase 3A subdivision plat layout:**



**Townhomes layout:**



**Townhomes architectural renderings:**



**Ogden Valley Sensitive Lands Overlay Districts:** The development area falls within an area identified as an "Important Wildlife Habitat Area" that is part of the Ogden Valley Sensitive Lands Overlay Districts (LUC§ 104-28). The proposed subdivision has been designed to ensure that development standards in this area will follow the principles and standards established regarding the location of buildings, structures, roads, trails and other similar facilities to protect important wildlife habitat and their functions including wildlife movement across areas dominated by human activities by limiting the areas of disturbance.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone “X” as determined by FEMA to be an area determined to be outside 500-year floodplain.

A geologic hazards assessment has been performed and a report has been prepared by IGES dated September 12, 2016, identified as Project #02348-001. All site development will need to adhere to the geologic and geotechnical recommendations in the report. A note shall be added to the plat to notify the future property owners of the geologic and geotechnical report on file with the Weber County Planning Division.

Upon recording the final subdivision Mylar a separate “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff’s recommendations to ensure that a note is on the final Mylar to provide adequate notification for future property owners.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a capacity assessment letter from the Wolf Creek Water and Sewer District for the culinary and irrigation water and sanitary sewer.

Review Agencies: The Weber County Surveyor’s Office and Engineering Division have reviewed the proposal and have provided the applicant with the additional items that will be required prior recording the final Mylar. A review from the Weber Fire District has not been provided to the applicant to date. A condition of approval has been made part of staff’s recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Additional design standards and requirements: If the applicant would like to utilize the ability to have nightly rentals as an option allowed in the PRUD ordinance for the owner’s in The Ridge Townhomes PRUD Phase 3A, a note will need to be added to the final Mylar to declare that the subdivision is approved for nightly rentals per LUC§ 108-5-4(d) which states:

*“Any housing units to be developed or used, in whole or in part, for sleeping rooms (including lockout sleeping rooms) for nightly rentals shall be declared and designated on the site development plan, and shall adhere to the additional parking requirements for rental sleeping rooms as provided in title 108, chapter 8, section 2 of this Land Use Code.”*

A condition of approval has been made part of staff’s recommendations to ensure that if the applicant desires to allow nightly rentals as part of The Ridge Townhomes PRUD Phase 3A, a note will be added to the final subdivision Mylar to provide notice of the approved nightly rental option.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

## Staff Recommendation

Staff recommends final subdivision approval of The Ridge Townhomes PRUD Phase 3A, consisting of 4 units. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A cost estimate for the improvements and a draft copy of any CC&R’s will be required prior to recording the final Mylar.
2. Prior to recording, a note will be added to the final subdivision Mylar to provide notice that the final geologic and geotechnical report is on file with Weber County Planning Division.
3. A “Natural Hazards Disclosure” document will be required to be recorded with the final subdivision Mylar to provide adequate notice of any geotechnical and geological recommendations for future property owners.
4. If the applicant desires, a note must be added to the final Mylar to provide notice of the approved nightly rental option.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision conforms to the approved Zoning Development Agreement.
3. The proposed subdivision conforms to the approved PRUD.
4. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.

## Exhibits

- A. The Ridge Townhomes at Wolf Creek PRUD Phasing Plan
- B. The Ridge Townhomes PRUD Phase 3A

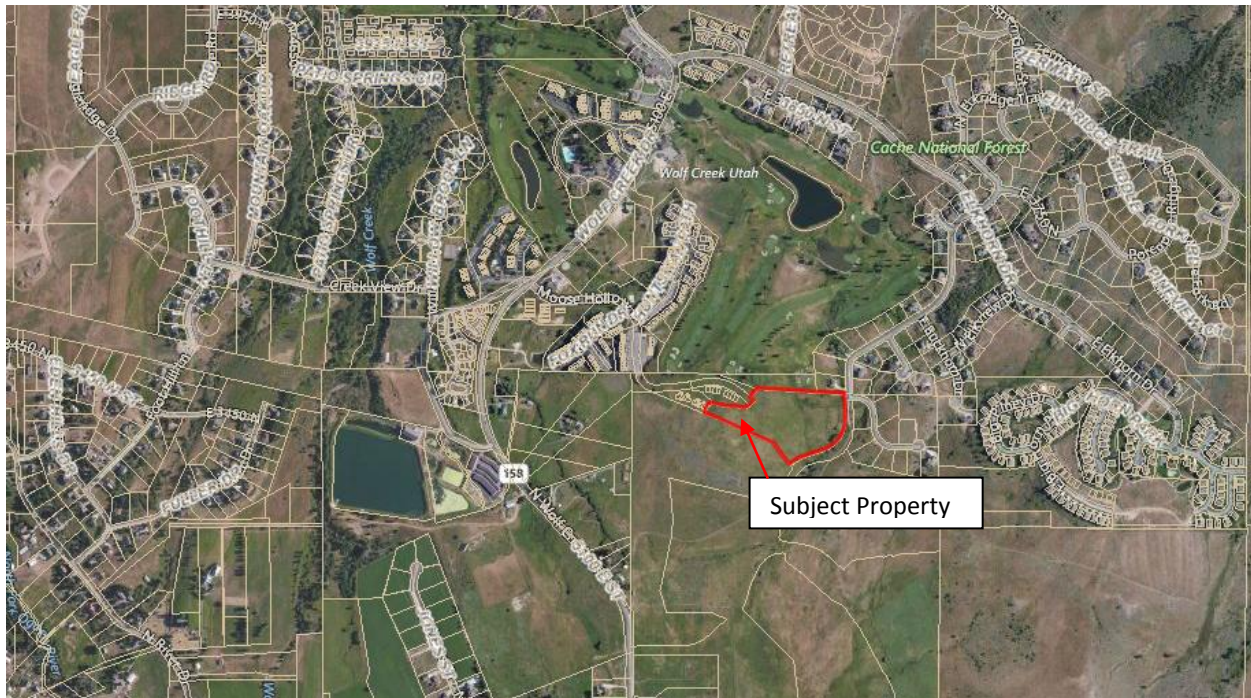
## Administrative Approval

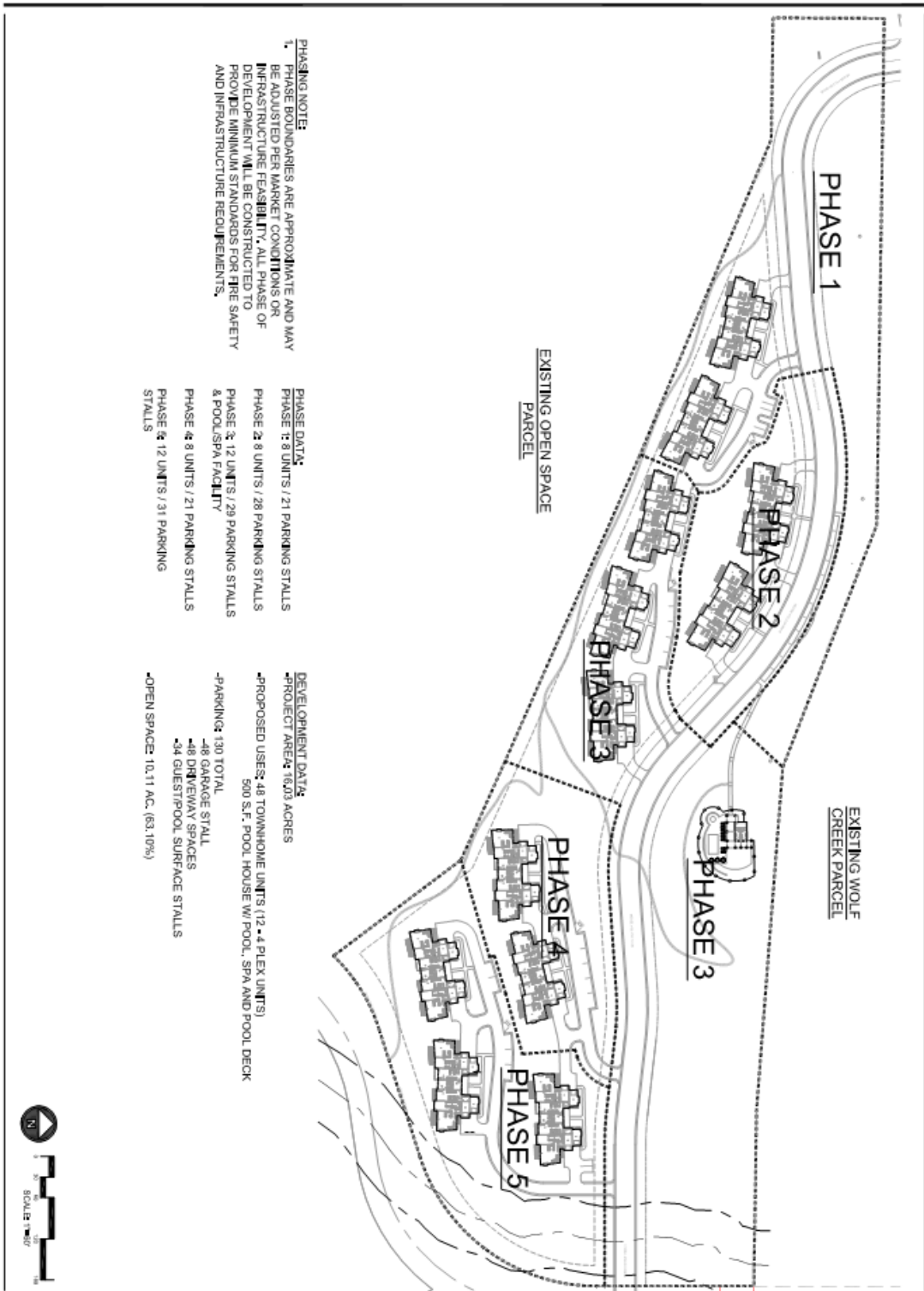
Administrative final approval of The Ridge Townhomes PRUD Phase 3A, consisting of 4 units, a small subdivision consisting of 4 units that has received preliminary phasing plan approval, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

## Location Map





**PHASING NOTE:**  
 1. PHASE BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED PER MARKET CONDITIONS OR INFRASTRUCTURE FEASIBILITY. ALL PHASE OF DEVELOPMENT WILL BE CONSTRUCTED TO PROVIDE MINIMUM STANDARDS FOR FIRE SAFETY AND INFRASTRUCTURE REQUIREMENTS.

**PHASE DATA:**  
 PHASE 1: 8 UNITS / 21 PARKING STALLS  
 PHASE 2: 8 UNITS / 28 PARKING STALLS  
 PHASE 3: 12 UNITS / 29 PARKING STALLS & POOL/SPA FACILITY  
 PHASE 4: 8 UNITS / 21 PARKING STALLS  
 PHASE 5: 12 UNITS / 31 PARKING STALLS

**DEVELOPMENT DATA:**  
 -PROJECT AREA: 16.09 ACRES  
 -PROPOSED USES: 48 TOWNHOME UNITS, (12 -4 PLEX UNITS), 500 S.F. POOL, HOUSE W/ POOL, SPA AND POOL DECK  
 -PARKING: 130 TOTAL  
 -48 GARAGE STALL  
 -48 DRIVER/VAN SPACES  
 -34 GUEST/POOL SURFACE STALLS  
 -OPEN SPACE: 10.11 AC. (63.10%)



<h2 style="margin: 0;">THE RIDGE TOWNHOMES</h2> <p style="margin: 0;">WEBER COUNTY, UT</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 8px;"> <p>PROJECT NO. 1000000001</p> <p>DATE: 02/20/2024</p> <p>PROJECT: 208</p> <p>DESIGNER: [Logo]</p> <p>SCALE: 1/8"=1'-0"</p> <p>DATE: 02/20/24</p> <p>SCALE: 1/8"=1'-0"</p> </div> <div style="font-size: 8px;"> <p>PROJECT NO. 1000000001</p> <p>DATE: 02/20/2024</p> <p>PROJECT: 208</p> <p>DESIGNER: [Logo]</p> <p>SCALE: 1/8"=1'-0"</p> <p>DATE: 02/20/24</p> <p>SCALE: 1/8"=1'-0"</p> </div> </div> <div style="text-align: center; margin-top: 10px;"> <p style="font-weight: bold; font-size: 12px;">P1.0</p> <p style="font-size: 8px;">SHEET TOTALS: 3</p> </div>
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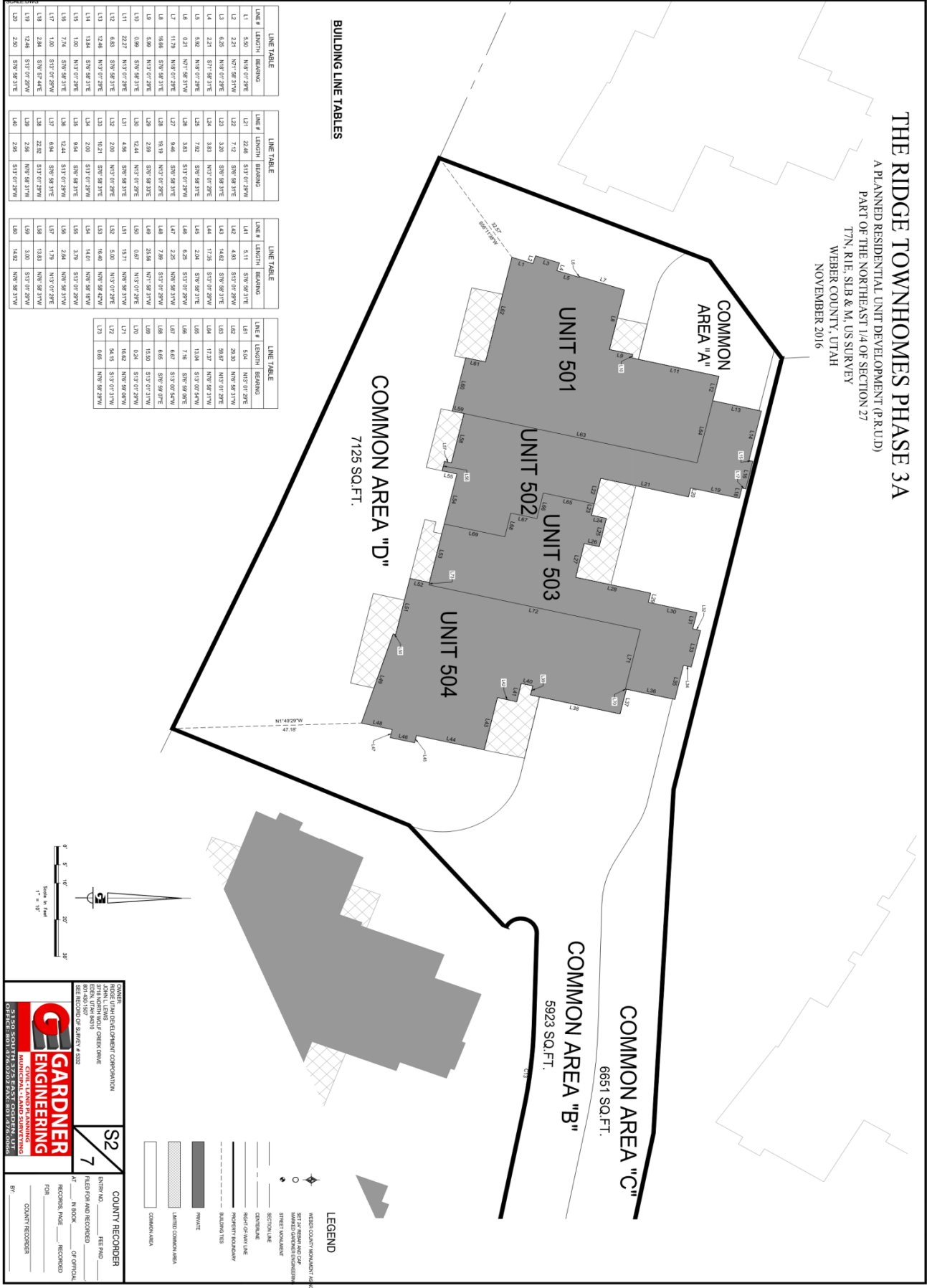




# Exhibit B-The Ridge Townhomes PRUD Phase 3A

PL1201 LEVINS HOMES1303 - THE RIDGE TOWNHOMES PHASE 3 SURVEY DWG PLATTING SURVEY DWG PHASE 3A PLAT SMALL

**THE RIDGE TOWNHOMES PHASE 3A**  
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)  
 PART OF THE NORTHEAST 1/4 OF SECTION 27  
 T7N, R1E, SLB & M, US SURVEY  
 WEBER COUNTY, UTAH  
 NOVEMBER 2016



**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L1	5.20	N87.07.29W
L2	22.21	N87.06.31W
L3	6.25	N87.07.29E
L4	2.21	S71.04.31E
L5	3.92	N87.07.29E
L6	0.21	N71.04.31W
L7	11.79	N87.07.29E
L8	16.66	S79.06.31E
L9	0.99	N87.07.29E
L10	0.99	S79.06.31E
L11	22.27	N87.07.29E
L12	4.83	S79.06.31E
L13	12.48	N87.07.29E
L14	1.00	N87.07.29E
L15	7.74	S79.06.31E
L16	1.00	S79.07.29W
L17	2.04	S79.07.29W
L18	2.04	S79.07.29W
L19	2.96	N87.06.31E
L20	2.96	S79.07.29W

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L21	22.48	S73.07.29W
L22	7.72	S79.06.31E
L23	3.20	N87.06.31E
L24	3.83	N87.07.29E
L25	7.92	S79.06.31E
L26	3.83	S73.07.29W
L27	9.46	S79.06.31E
L28	18.19	N87.07.29E
L29	2.59	S79.06.31E
L30	12.44	N87.07.29E
L31	4.86	S79.06.31E
L32	2.00	N87.07.29E
L33	10.21	S73.07.29W
L34	2.00	S73.07.29W
L35	0.64	S79.06.31E
L36	12.44	S73.07.29W
L37	0.64	S79.06.31E
L38	22.62	S73.07.29W
L39	2.96	N87.06.31E
L40	2.96	S73.07.29W

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L41	5.17	S79.06.31E
L42	4.93	S73.07.29W
L43	14.62	S79.06.31E
L44	17.35	S73.07.29W
L45	2.04	S79.06.31E
L46	7.16	S73.07.29W
L47	2.25	N87.06.31E
L48	7.89	S73.07.29W
L49	23.56	N71.04.31W
L50	0.87	N87.07.29E
L51	15.71	N87.06.31E
L52	5.00	N87.07.29E
L53	16.60	N87.06.31E
L54	14.01	N87.06.31E
L55	3.79	S73.07.29W
L56	2.04	N87.06.31E
L57	1.75	N87.07.29E
L58	13.83	N87.06.31E
L59	3.00	S73.07.29W
L60	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L61	5.04	N87.07.29E
L62	29.30	N87.06.31E
L63	9.87	N87.07.29E
L64	11.27	N87.06.31E
L65	11.04	S73.07.29W
L66	7.16	S79.06.31E
L67	6.67	S73.07.29W
L68	6.65	S79.06.31E
L69	14.50	S73.07.29W
L70	12.4	S73.07.29W
L71	16.62	N87.06.31E
L72	16.43	S73.07.29W
L73	14.01	N87.06.31E
L74	16.60	N87.06.31E
L75	3.79	S73.07.29W
L76	2.04	N87.06.31E
L77	1.75	N87.07.29E
L78	13.83	N87.06.31E
L79	3.00	S73.07.29W
L80	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L81	5.04	N87.07.29E
L82	29.30	N87.06.31E
L83	9.87	N87.07.29E
L84	11.27	N87.06.31E
L85	11.04	S73.07.29W
L86	7.16	S79.06.31E
L87	6.67	S73.07.29W
L88	6.65	S79.06.31E
L89	14.50	S73.07.29W
L90	12.4	S73.07.29W
L91	16.62	N87.06.31E
L92	16.43	S73.07.29W
L93	14.01	N87.06.31E
L94	16.60	N87.06.31E
L95	3.79	S73.07.29W
L96	2.04	N87.06.31E
L97	1.75	N87.07.29E
L98	13.83	N87.06.31E
L99	3.00	S73.07.29W
L100	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L101	5.04	N87.07.29E
L102	29.30	N87.06.31E
L103	9.87	N87.07.29E
L104	11.27	N87.06.31E
L105	11.04	S73.07.29W
L106	7.16	S79.06.31E
L107	6.67	S73.07.29W
L108	6.65	S79.06.31E
L109	14.50	S73.07.29W
L110	12.4	S73.07.29W
L111	16.62	N87.06.31E
L112	16.43	S73.07.29W
L113	14.01	N87.06.31E
L114	16.60	N87.06.31E
L115	3.79	S73.07.29W
L116	2.04	N87.06.31E
L117	1.75	N87.07.29E
L118	13.83	N87.06.31E
L119	3.00	S73.07.29W
L120	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L121	5.04	N87.07.29E
L122	29.30	N87.06.31E
L123	9.87	N87.07.29E
L124	11.27	N87.06.31E
L125	11.04	S73.07.29W
L126	7.16	S79.06.31E
L127	6.67	S73.07.29W
L128	6.65	S79.06.31E
L129	14.50	S73.07.29W
L130	12.4	S73.07.29W
L131	16.62	N87.06.31E
L132	16.43	S73.07.29W
L133	14.01	N87.06.31E
L134	16.60	N87.06.31E
L135	3.79	S73.07.29W
L136	2.04	N87.06.31E
L137	1.75	N87.07.29E
L138	13.83	N87.06.31E
L139	3.00	S73.07.29W
L140	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L141	5.04	N87.07.29E
L142	29.30	N87.06.31E
L143	9.87	N87.07.29E
L144	11.27	N87.06.31E
L145	11.04	S73.07.29W
L146	7.16	S79.06.31E
L147	6.67	S73.07.29W
L148	6.65	S79.06.31E
L149	14.50	S73.07.29W
L150	12.4	S73.07.29W
L151	16.62	N87.06.31E
L152	16.43	S73.07.29W
L153	14.01	N87.06.31E
L154	16.60	N87.06.31E
L155	3.79	S73.07.29W
L156	2.04	N87.06.31E
L157	1.75	N87.07.29E
L158	13.83	N87.06.31E
L159	3.00	S73.07.29W
L160	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L161	5.04	N87.07.29E
L162	29.30	N87.06.31E
L163	9.87	N87.07.29E
L164	11.27	N87.06.31E
L165	11.04	S73.07.29W
L166	7.16	S79.06.31E
L167	6.67	S73.07.29W
L168	6.65	S79.06.31E
L169	14.50	S73.07.29W
L170	12.4	S73.07.29W
L171	16.62	N87.06.31E
L172	16.43	S73.07.29W
L173	14.01	N87.06.31E
L174	16.60	N87.06.31E
L175	3.79	S73.07.29W
L176	2.04	N87.06.31E
L177	1.75	N87.07.29E
L178	13.83	N87.06.31E
L179	3.00	S73.07.29W
L180	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L181	5.04	N87.07.29E
L182	29.30	N87.06.31E
L183	9.87	N87.07.29E
L184	11.27	N87.06.31E
L185	11.04	S73.07.29W
L186	7.16	S79.06.31E
L187	6.67	S73.07.29W
L188	6.65	S79.06.31E
L189	14.50	S73.07.29W
L190	12.4	S73.07.29W
L191	16.62	N87.06.31E
L192	16.43	S73.07.29W
L193	14.01	N87.06.31E
L194	16.60	N87.06.31E
L195	3.79	S73.07.29W
L196	2.04	N87.06.31E
L197	1.75	N87.07.29E
L198	13.83	N87.06.31E
L199	3.00	S73.07.29W
L200	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L201	5.04	N87.07.29E
L202	29.30	N87.06.31E
L203	9.87	N87.07.29E
L204	11.27	N87.06.31E
L205	11.04	S73.07.29W
L206	7.16	S79.06.31E
L207	6.67	S73.07.29W
L208	6.65	S79.06.31E
L209	14.50	S73.07.29W
L210	12.4	S73.07.29W
L211	16.62	N87.06.31E
L212	16.43	S73.07.29W
L213	14.01	N87.06.31E
L214	16.60	N87.06.31E
L215	3.79	S73.07.29W
L216	2.04	N87.06.31E
L217	1.75	N87.07.29E
L218	13.83	N87.06.31E
L219	3.00	S73.07.29W
L220	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L221	5.04	N87.07.29E
L222	29.30	N87.06.31E
L223	9.87	N87.07.29E
L224	11.27	N87.06.31E
L225	11.04	S73.07.29W
L226	7.16	S79.06.31E
L227	6.67	S73.07.29W
L228	6.65	S79.06.31E
L229	14.50	S73.07.29W
L230	12.4	S73.07.29W
L231	16.62	N87.06.31E
L232	16.43	S73.07.29W
L233	14.01	N87.06.31E
L234	16.60	N87.06.31E
L235	3.79	S73.07.29W
L236	2.04	N87.06.31E
L237	1.75	N87.07.29E
L238	13.83	N87.06.31E
L239	3.00	S73.07.29W
L240	14.82	N87.06.31E

**BUILDING LINE TABLES**

LINE #	LENGTH	BEARING
L241	5.04	N87.07.29E
L242	29.30	N87.06.31E
L243	9.87	N87.07.29E
L244	11.27	N87.06.31E
L245	11.04	S73.07.29W
L246	7.16	S79.06.31E
L247	6.67	S73.07.29W
L248	6.65	S79.06.31E
L249	14.50	S73.07.29W
L250	12.4	S73.07.29W
L251	16.62	N87.06.31E
L252	16.43	S73.07.29W
L253	14.01	N87.06.31E
L254	16.60	N87.06.31E
L255	3.79	S73.07.29W
L256	2.04	N87.06.31E
L257	1.75	N87.07.29E
L258	13.83	N87.06.31E
L259	3.00	S73.07.29W
L260	14.82	N87.06.31E

**BUILDING LINE TABLES**

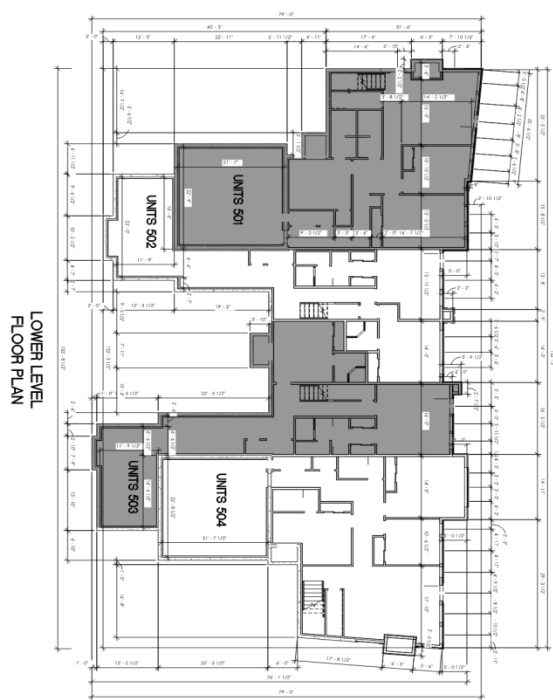
LINE #	LENGTH	BEARING
L261	5.04	N87.07.29E
L262	29.30	N87.06.31E
L263	9.87	N87.07.29E
L264	11.27	N87.06.31E
L265	11.04	S73.07.29W
L266	7.16	S79.06.31E
L267	6.67	S73.07.29W
L268	6.65	S79.06.31E
L269	14.50	S73.07.29W
L270	12.4	S73.07.29W
L271	16.62	N87.06.31E
L272	16.43	S73.07.29W
L273	14.01	N87.06.31E
L274	16.60	N87.06.31E
L275	3.79	S73.07.29W
L276	2.04	N87.06.31E
L277	1.75	N87.07.29E
L278	13.83	N87.06.31E
L279		

# Exhibit B-The Ridge Townhomes PRUD Phase 3A

R:\1201 - LEWIS HOMES\1303 - THE RIDGE\_TOWNHOMES\PHASE 3\SURVEY\DWG\PLATTING\SURVEY\DWG\PHASE 3A PLAT SMALL



MAIN LEVEL  
FLOOR PLAN



LOWER LEVEL  
FLOOR PLAN

NOTE: EACH LOT IS DEFINED BY THE BOUNDARIES OF THE  
ENTIRE LOWER LEVEL OF EACH UNIT AS DEPICTED ON THE  
LOWER LEVEL FLOOR PLAN.

## THE RIDGE TOWNHOMES PHASE 3A


A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE NORTHEAST 1/4 OF SECTION 27

T7N, R1E, S1B & M, US SURVEY

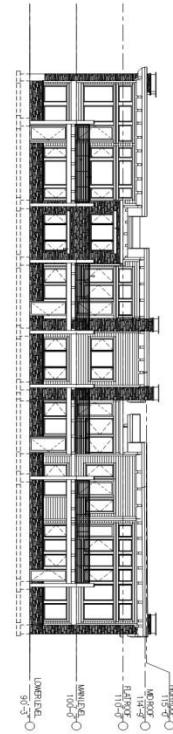
WEBER COUNTY, UTAH

SEPTEMBER 2016

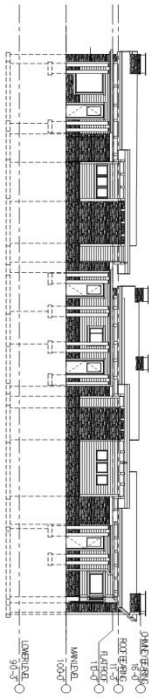
 <p><b>GARDNER</b> ENGINEERING ARCHITECTS AND ENGINEERS 1000 SOUTH 200 WEST, SUITE 200, OGDEN, UTAH 84401</p>	<p>PROJECT: RIDGE TOWNHOMES PHASE 3A DRAWING: SURVEY PLATTING DATE: 09/20/16 BY: [Redacted]</p>	<p><b>S6</b> <b>7</b></p>	<p>COUNTY RECORDER ENTRY NO. _____ FILED FOR AND RECORDED RECORDS MADE _____ BY _____</p>
	<p>DATE: _____ BY: _____</p>	<p>DATE: _____ BY: _____</p>	<p>DATE: _____ BY: _____</p>

# Exhibit B-The Ridge Townhomes PRUD Phase 3A

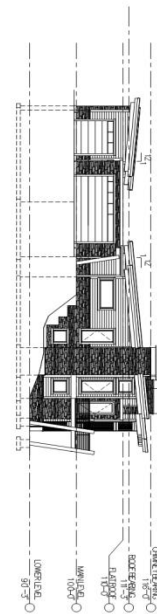
R:\1201 - LEWIS HOMES\1303 - THE RIDGE\_TOWNHOMES\PHASE 3\SURVEY\DWG\PLATTING\SURVEY\DWG\PHASE 3A PLAT SMALL



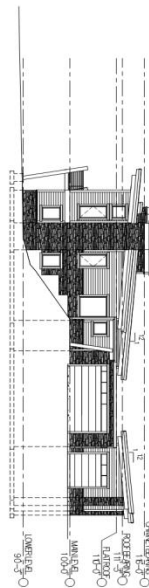
SOUTH ELEVATION  
BUILDINGS 501-504 100-00 **5242.50**



NORTH ELEVATION  
BUILDINGS 501-504 100-00 **5242.50**



WEST ELEVATION  
BUILDINGS 501-504 100-00 **5242.50**



EAST ELEVATION  
BUILDINGS 501-504 100-00 **5242.50**

**THE RIDGE TOWNHOMES PHASE 3A**  
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)  
 PART OF THE NORTHEAST 1/4 OF SECTION 27  
 T7N, R1E, S1B & M, US SURVEY  
 WEBER COUNTY, UTAH  
 SEPTEMBER 2016

	NAME RIDEAU LAND DEVELOPMENT CORPORATION 3718 NORTH WALK CIRCLE DR SALT LAKE CITY, UT 84143 SET RECORD OF SURVEY # SIZE	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ DATE _____
	S7 7	COUNTY RECORDER RECORD NAME _____ BY _____