



THE RETREAT - TOWNHOMES

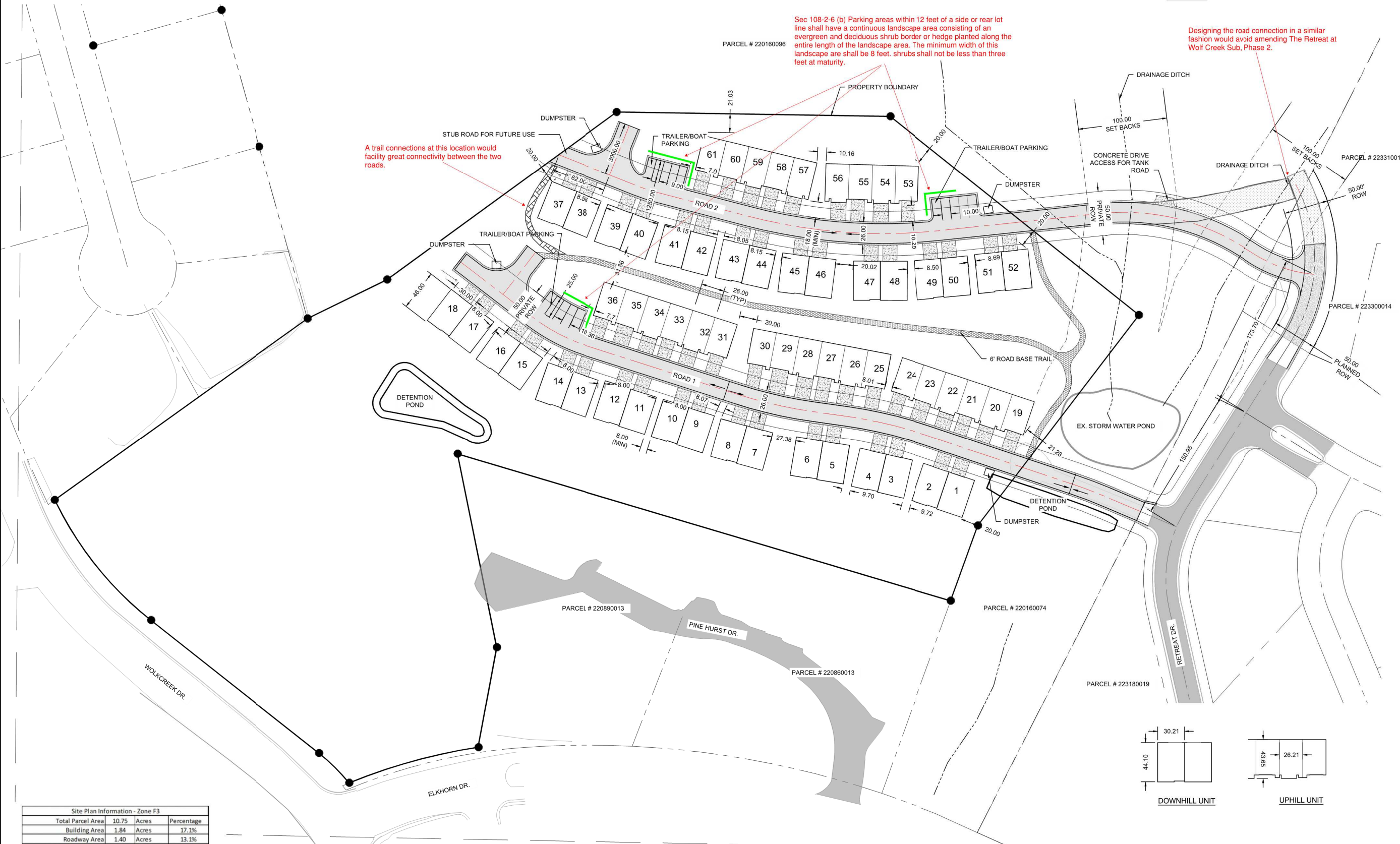
PARCEL # 220160093

 PROPOSED CONCRETE DRIVEWAY
 PROPOSED ASPHALT

Sec 108-2-6 (b) Parking areas within 12 feet of a side or rear lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border or hedge planted along the entire length of the landscape area. The minimum width of this landscape area shall be 8 feet. shrubs shall not be less than three feet at maturity.

Designing the road connection in a similar fashion would avoid amending The Retreat at Wolf Creek Sub, Phase 2.

A trail connections at this location would facility great connectivity between the two roads.



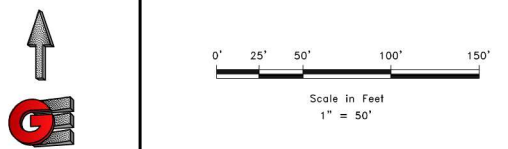
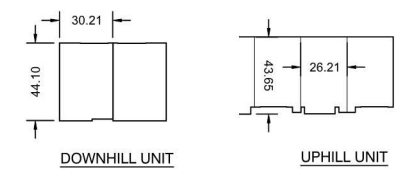
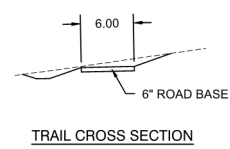
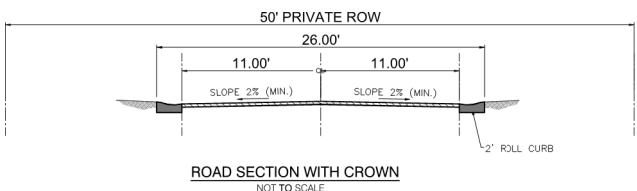
REVISIONS	DESCRIPTION
DATE	

SCALE: 1" = 50'
 DATE: 1-15-19
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: []
 DWG: []

SITE PLAN
 THE RETREAT
 TOWNHOMES
 EDEN, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST, OGDEN, UT
 OFFICE: 801.476.0252 FAX: 801.476.0066

Site Plan Information - Zone F3		
Total Parcel Area	10.75 Acres	Percentage
Building Area	1.84 Acres	17.1%
Roadway Area	1.40 Acres	13.1%
Landscape/OpenSpace	7.50 Acres	69.8%
Parking		
2 Car Garage (2 parking)	122	
Driveways (2 parking)	122	
Additional Parking Spaces	16	
Total Parking	260	
Townhomes		
Uphill Units	27	
Downhill Units	34	
Total Units	61	



RA\0271 - BRENNY MUEY, RETREAT TOWNHOMES DESIGN (DWG) THE RETREAT PRELIMINARY DESIGN 3-1-19.DWG