



I am still waiting to hear if the 3.2 acres can encroach into the FV-3 zone or if it must be in the CVR-1 zone. I will get with you as soon as I get the information.

Can the rock retaining walls be located in the easement?
Do you have approval from the ditch company for the improvements?

CVR-1 Zone rear zone line
-Building will need to be located in the CVR-1 zone

Side property line needs to be moved to allow for a 20' setback.

If this is temporary, where will the permanent be located?

Civil Drawings have identified the easement as "Pine Creek"- please verify.

CVR-1 Zone rear zone line based on 400' from the centerline of the ROW with a 33' ROW dedication.

Items still needed prior to December 20th:

1. New Elevations showing the new location of the building with natural and finished grade lines.
2. New Landscaping Design with new location of the building.
3. New Architectural drawings showing modifications made to floor plans (including 4th floor redesign).
4. New Civil Drawings with new location of building.
5. Letter from Weber County Fire Marshall.

Will you change this to show the "Average Building Height" instead of the 25'?

Please correct to show 3567 Nordic Valley

Will you change this to say "Average Building Height" instead of maximum?

Temporary or Permanent? If temp, where will the permanent location be?

ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION	CVR-1	
BUILDING USE:	CONDOMINIUMS	
SETBACKS	YARD	DISTANCE
	FRONT	30 FT.
	REAR	20 FT.
	SIDE	20 FT.
MAX. BLDG. HT.	25 FT.	
COVERAGES		

	AREA	% REQ.	% OF LOT
LOT AREA	3.2 ACRES		
BUILDING	54,003 SQ. FT. (FOOTPRINT)		36%
LANDSCAPING	79,454 SQ. FT.	20% MIN.	57%
PAVING	7,109 SQ. FT.		5%

PARKING MATRIX	USE	RATIO	REQ. STALLS
RESIDENTIAL	1 3/4 SPACES PER UNIT (54 UNITS)		95
COMMERCIAL	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE		11
STALLS REQUIRED			106
STALLS PROVIDED			112

10	0	10	20	40	60
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GRAPHIC SCALE



PROJECT NO: 14024
DRAWN BY: PAG
CHECKED BY: ---

REVISIONS:

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
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SITE PLAN

SHEET NUMBER:
AS101

DATE: 12/10/14

SITE PLAN
AS101 SCALE: 1" = 20'-0"

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