

ISSUE DESCRIP.	DATE
	06.18.2020

#	REV. DESCRIPTION	DATE

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JDC RANCH
WEBER COUNTY, UTAH
NILSON HOMES
4016 SOUTH 625 WEST
WEST POINT, UTAH 84015

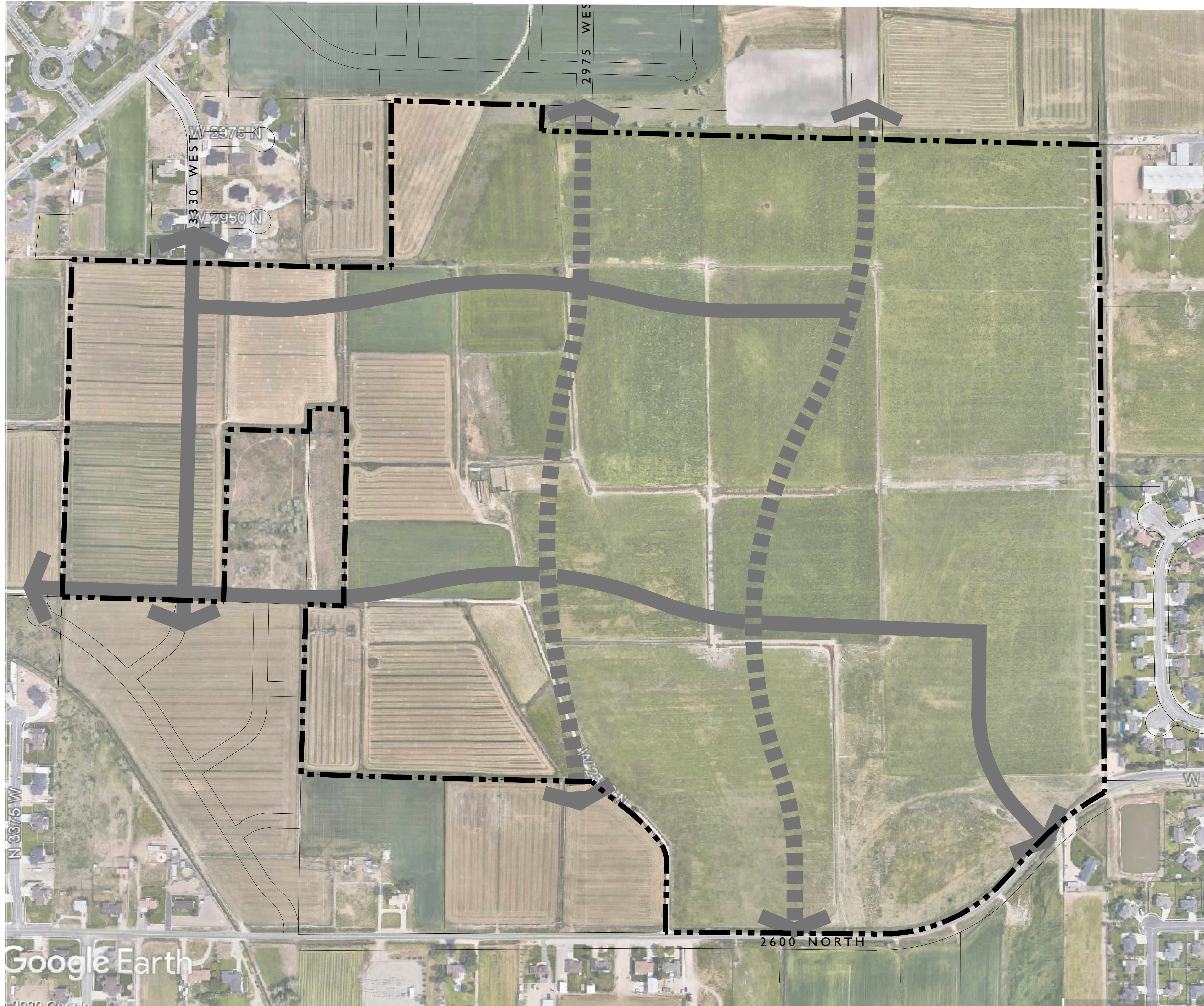
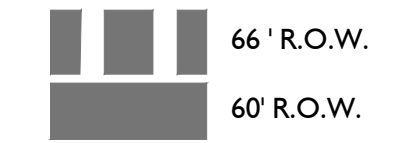
EXISTING
CONDITIONS

A

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TRANSPORTATION

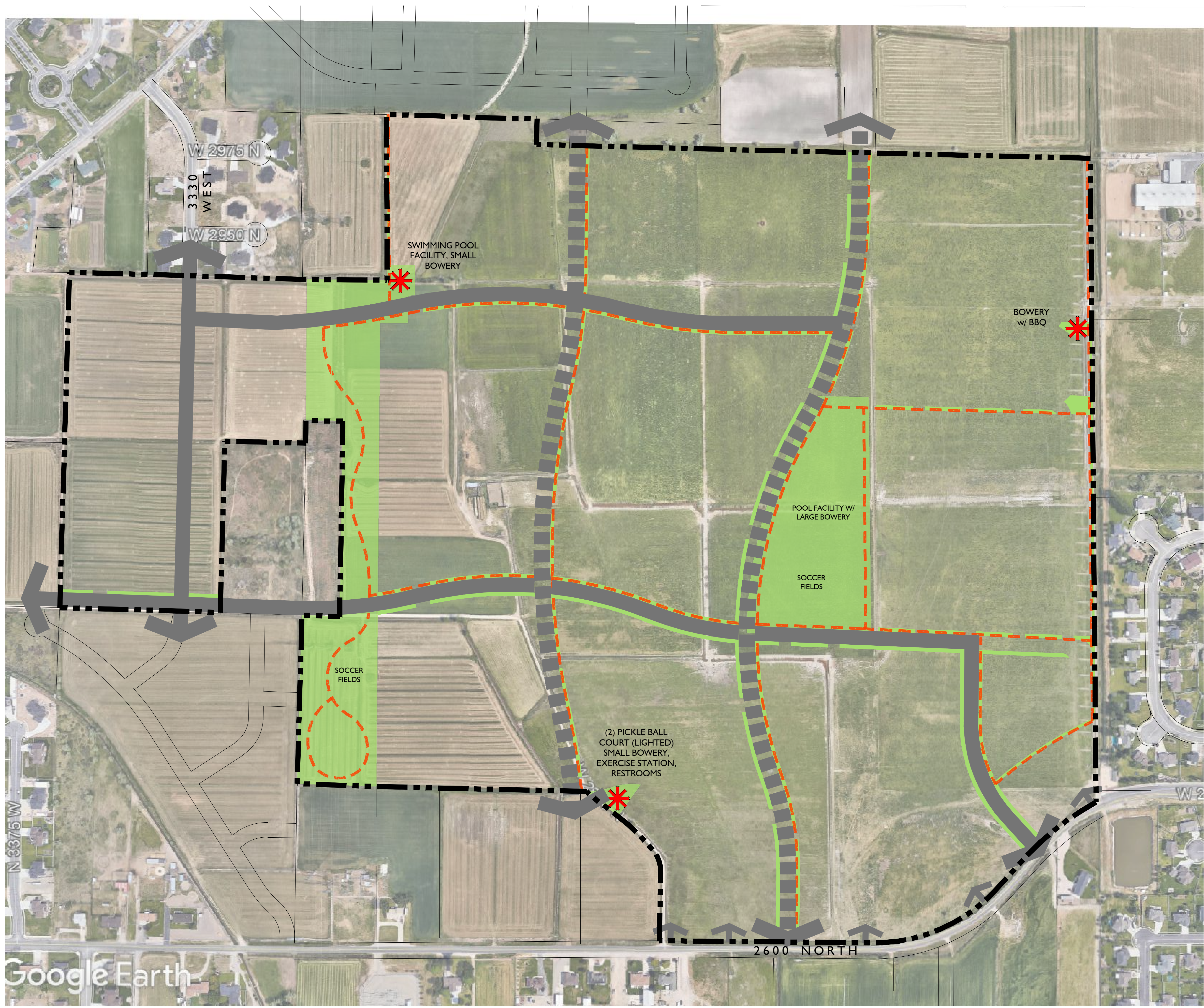
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TRANSPORTATION PLAN
SCALE: 1"=200'-0" NORTH

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PARCEL TYPE	ACRES +/-
PARKS / OPEN SPACE CORRIDORS	27.9 AC.
MAJOR TRAIL SYSTEM	
TOTAL ACREAGE	236.1 AC

JDC RANCH
WEBER COUNTY, UTAH

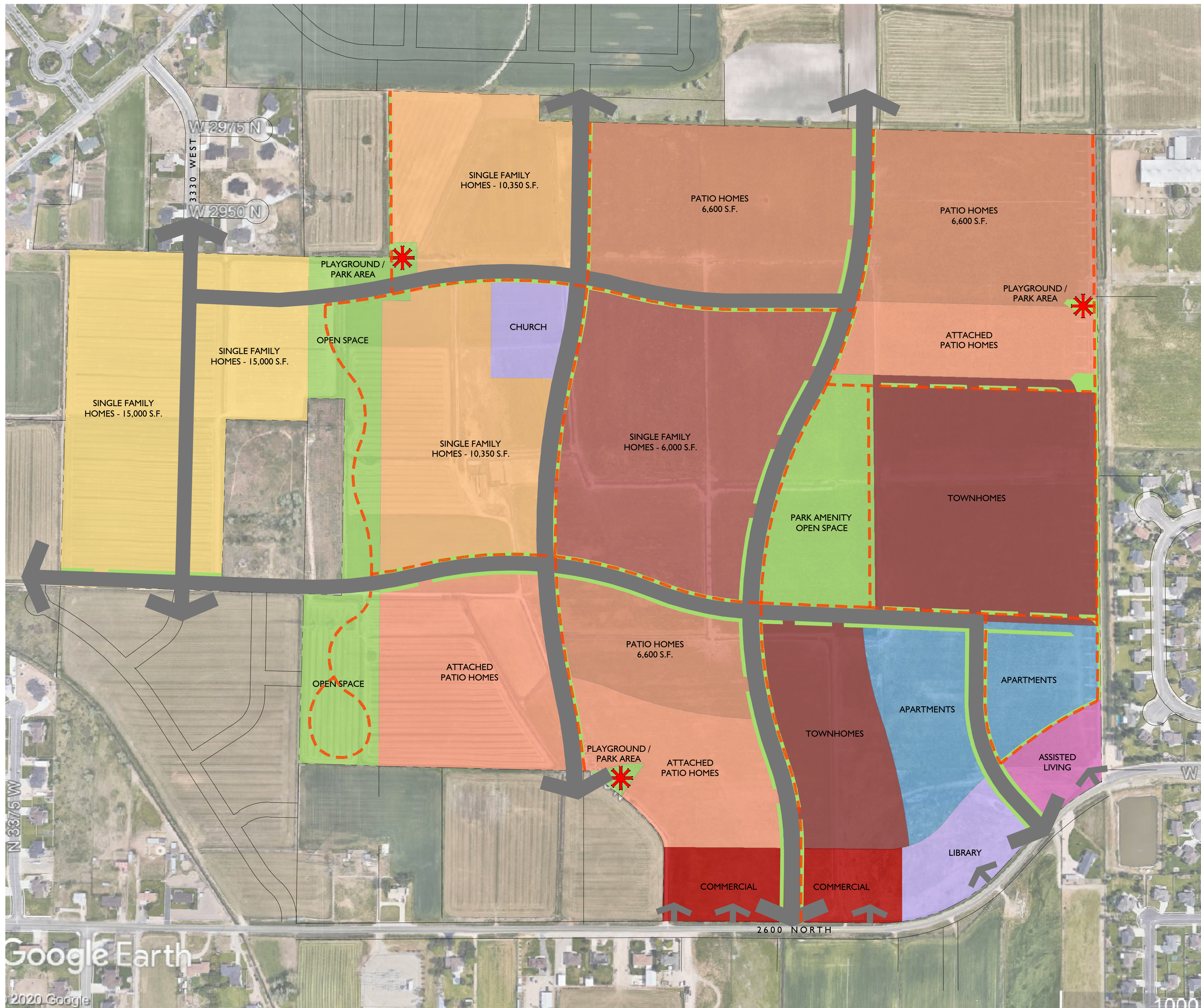
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OPEN SPACE

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PARCEL TYPE	QUANTITY	ACRES +/-
APARTMENT	288 UNITS	11.6 AC.
TOWNHOMES	436 UNITS	30.0 AC.
SF HOMES - 6,000 SF	111 UNITS	25.2 AC.
PATIO HOMES - 6,600 S.F.	190 UNITS	41.6 AC.
ATTACHED PATIO HOMES	168 UNITS	29.6 AC.
SF HOMES - 10,350 S.F.	83 UNITS	28.3 AC.
SF LOTS - 15,000 S.F.	53 UNITS	25.7 AC.
TOTAL LOTS	1,329 UNITS	192.0 AC.
COMMERCIAL		6.2 AC.
ASSISTED LIVING		3.0 AC.
CHURCH		3.2 AC.
LIBRARY		3.8 AC.
OPEN SPACE - PARK		27.9 AC.
TOTAL ACREAGE		236.1 AC.

Google Earth
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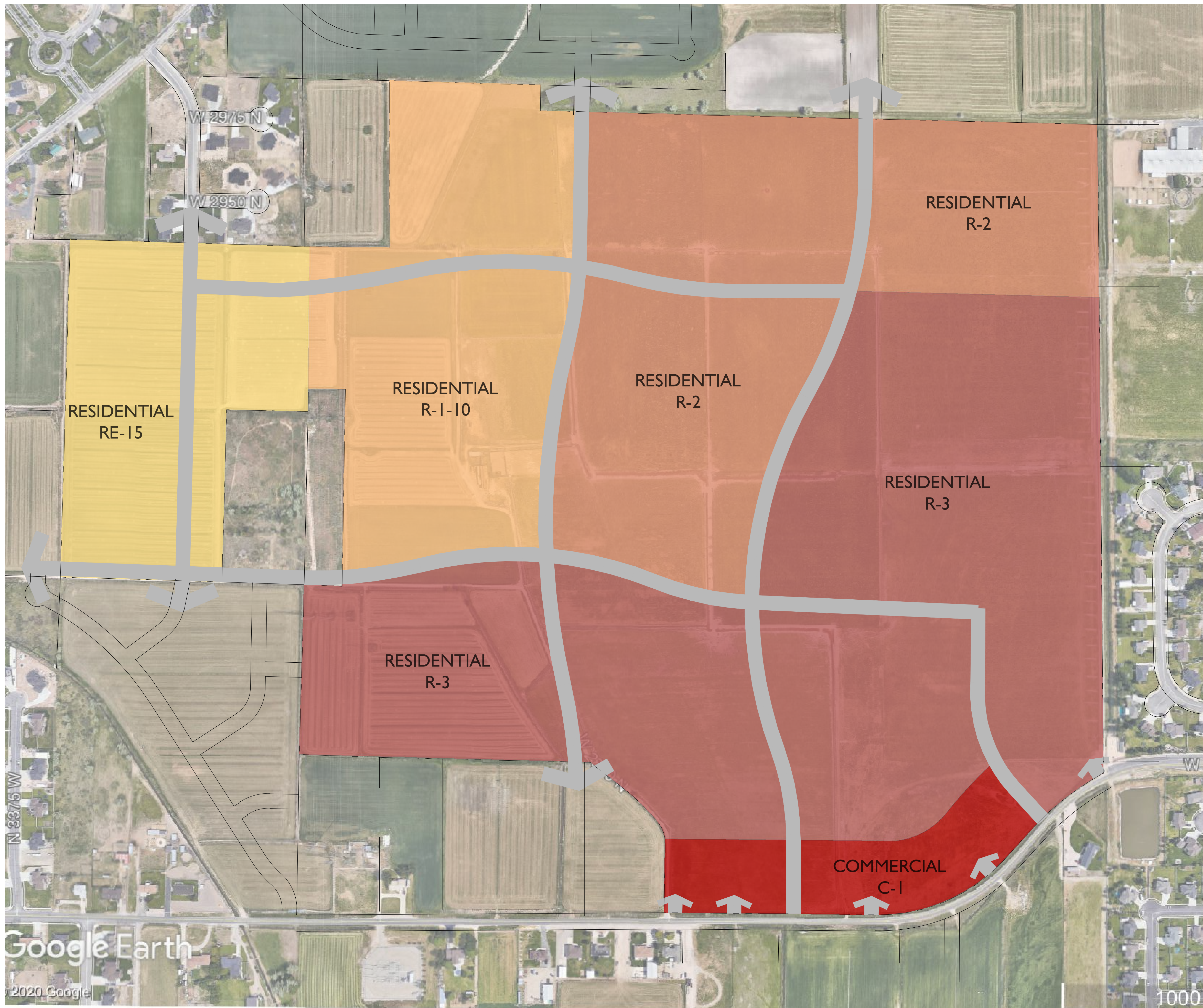
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LAND USE

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PARCEL TYPE	ACRES +/-
COMMERCIAL C-1	10.7 AC.
RESIDENTIAL R-3 OPEN SPACE - 40.05 AC (40%)	100.1 AC.
RESIDENTIAL R-2	60.5 AC.
RESIDENTIAL R-1-10	39.1 AC.
RESIDENTIAL RE-15	25.7 AC.
TOTAL	236.1 ACRES

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(A)

ZONING PLAN
SCALE: 1"=200'-0" NORTH

JDC RANCH
WEBER COUNTY, UTAH

NILSON HOMES
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ZONING

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