

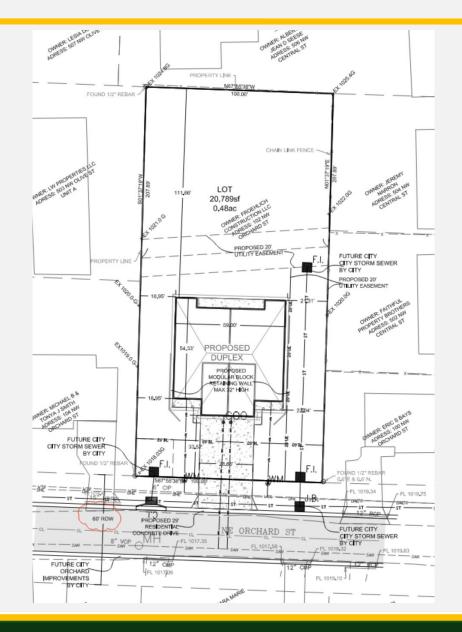
102 NW Orchard Duplex Preliminary Development Plan PL2024-127



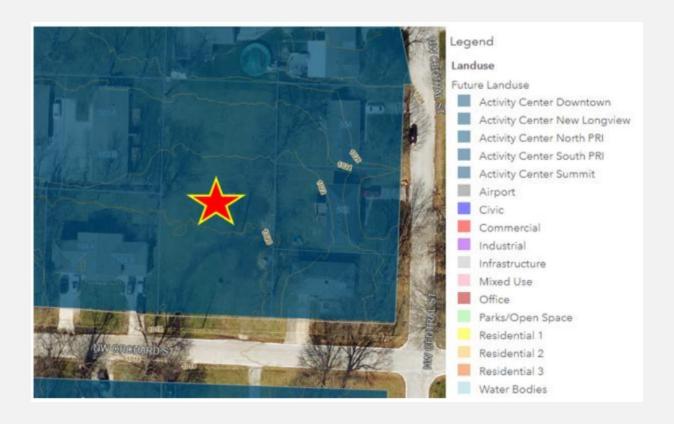
Project Request

The applicant requests preliminary development plan approval of a 3,270 sq. ft. duplex residential unit on Lot 1 of the Froehlich Addition subdivision.

No modifications are requested.



Zoning and Land Use Information





Adjacent Land Uses

North

- Single-family, detached

East

- Single-family, detached

South

- Duplex
- Single-family,
 detached

West

- Duplex
- Single-family, detached

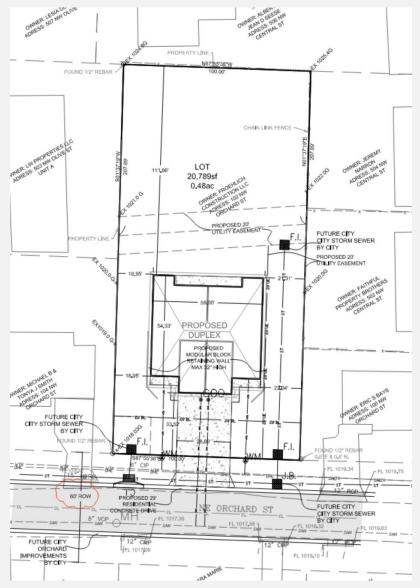


Site Plan

Proposed

- 0.48 acres
- 3,270 sq. ft. duplex residential
- Parking
 - o 4 parking spaces required (2 enclosed)
 - o 4 parking spaces
 (2 enclosed)

Project meets all UDO development standards.

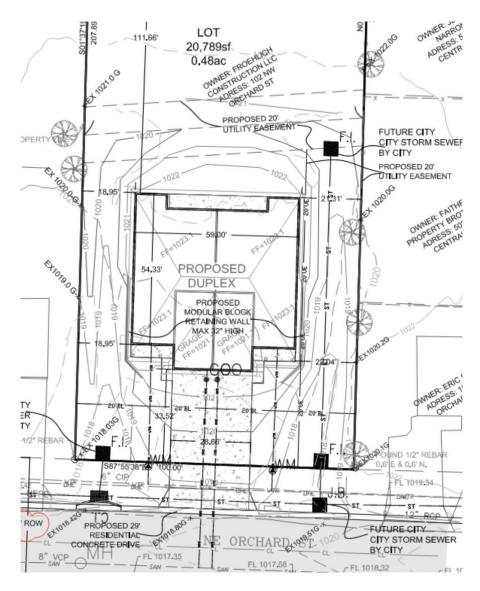


Proposed Plan

Site Plan

Proposed

- Swale will be added to handle stormwater in the interim
 - Required with the building permit submittal
- Future Public Works
 CIP project amended
 to add two more
 inlets to the site
 for long-term
 drainage



Proposed Plan

Building Elevations



Materials

- LP Smart Lap Siding
- LP Smart Trim
- Asphaltic Shingles

North

BULDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, FAD LOCATIONS, AND COLUMN SIZES.

FRONT ELEVATION

V4" - 10"

NOTE: ACTEAL BLENNY MANY DESCRIPTION MANY DESCRIPTION

ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC

Sout

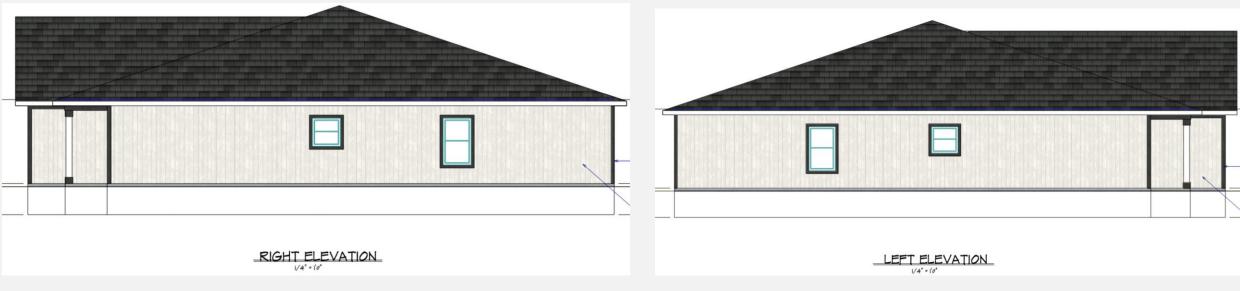
h



REAR ELEVATION

SQUARE FOOT

Building Elevations



East West

Approval Conditions

- 1. Development shall be in accordance with the preliminary development plan dated August 18, 2025, and building elevations uploaded August 20, 2025.
- 2. An engineered plot plan will be required as part of the building permit submittal.



102 NW Orchard Duplex Preliminary Development Plan PL2024-127

