



Group Dwelling Application

Ogden City Development Services
2549 Washington Blvd. Suite 240
Ogden, UT 84401
(801) 629-8930

Please print legibly and complete all areas:

Project Name:

Project Address:

Project Contact Person:

Address:

State:

Zip:

E-mail:

Phone:

Property owner's name (if different than applicant):

Project Description (check one)

Small lot: less than 1 acre

Neighborhood: between 1 and 10 acres. Number of units proposed _____

The final product is intended for (check one):

Individual ownership

One owner for the entire project

If this is a neighborhood group dwelling, are you looking for bonus density points? YES NO

Preliminary Submittal checklist:

- Six (6) site plans (see checklist 1-18 on back of page)
- A general landscape plan showing areas to be landscaped, general types of landscaping to be used (i.e.: trees, shrubs, and grass), areas to be preserved in their existing conditions, and any open space amenities.
- Preliminary building elevations of all four sides, showing the proposed building materials.
- Materials board showing examples of selected building materials
- Preliminary utility plan showing the manner in which water, sewer and storm sewer services will be provided.
- Drawings and written explanation of proposed improvements if seeking bonus density points.
- If located in the Sensitive Area Overlay Zone, all necessary reports, additional fees, or information required for compliance with the Sensitive Area Overlay Zone.
- Copy of County plat.
- PDFs of above items
- **Fees**
Preliminary: \$1,800 plus \$40 per unit
Final: \$1,000 plus \$30 per unit

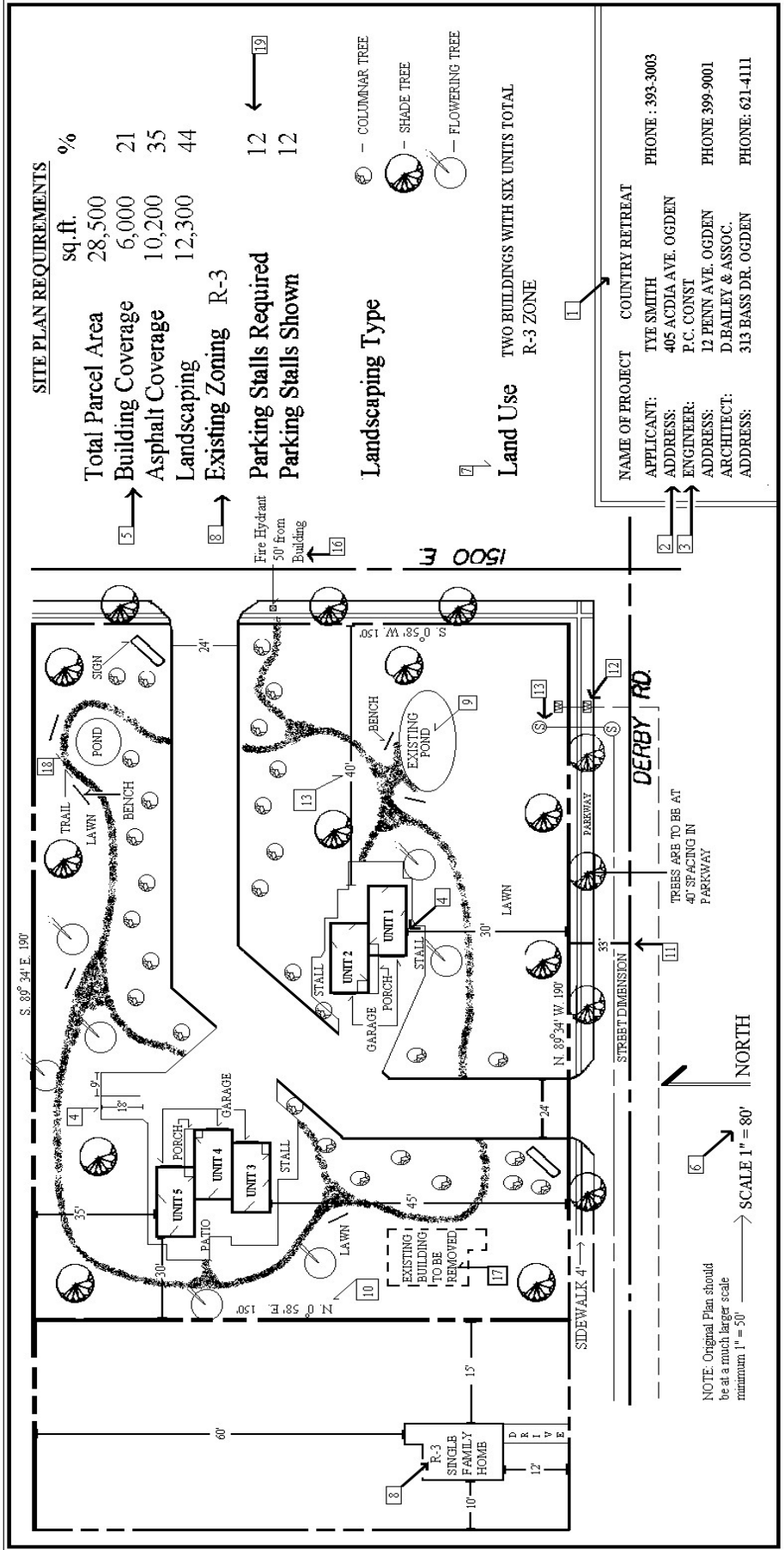
Final Submittal Checklist:

- Six (6) final site plans (see checklist 1-18 on page 3) with bearings/lengths of property lines including precise locations of buildings, access lanes, water courses, public improvements, easements etc.
- A final site grading plan at no more than 2-foot contours showing all walls, cut and fills proposed.
- A final landscape plan showing the location, types and sizes of all plant materials, irrigation, and features.
- A final building elevation showing all four sides of the proposed building.
- Detailed engineering plan including site drainage, street improvements and utilities, showing line sizes.
- Two sets of complete building plans may be submitted at this time to the Building Services Division.
- If the development will not be retained in one ownership (i.e. PRUD), subdivision or condominium plat Covenants Conditions and Restrictions (CC&R) documents will be reviewed prior to the sale of any units.

CHECK LIST FOR SITE PLAN REVIEW (1-18)

1. Name of the proposed development.
2. Name & address of owner of property.
3. Name and address of the preparer of the site plan.
4. The proposed location of buildings, parking, carports, driveways, sidewalks and fences. These shall be properly dimensioned.
5. Table showing total acreage-hard surface-landscape-building coverage in square footage.
6. A north arrow & scale (not less than 1:50).
7. The land use & zoning of the development site.
8. Adjacent development within 30' of the property.
9. Existing vegetation, buildings, canals, ditches, streams, easements, utility poles, or other features.
10. A valid & accurate legal description of the property. Property lines shall be shown with bearings & dimensions.
11. Adjacent streets shall be shown and identified, along with distance from centerline to property.
12. Off-site water service shall be shown, along with proposed service lateral & meter location.
13. Off-site sewer service shall be shown, along with proposed service lateral & cleanout locations.
14. Contour lines at no greater than 5' intervals if there is more than a 10' grade difference on site.
15. Show how on site storm water will be managed.

16. Fire hydrant location & distance from hydrant to bldg.
17. Existing structures which will be removed from the site.
18. Common open space development.



SAMPLE SITE PLAN