



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) <input type="checkbox"/> Small lot: less than 1 acre <input type="checkbox"/> Neighborhood: between 1 and 10 acres. Number of units proposed __ The final product is intended for (check one): <input type="checkbox"/> Individual ownership <input type="checkbox"/> One owner for the entire project If this is a neighborhood group dwelling, are you looking for bonus density points? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Preliminary Submittal checklist: <ul style="list-style-type: none"> ▪ 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: \$1,913 plus \$43 per unit Final: \$1,063 plus \$32 per unit 		
Final Submittal Checklist: <ul style="list-style-type: none"> ▪ 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.
- Name & address of owner of property.
- Name and address of the preparer of the site plan.

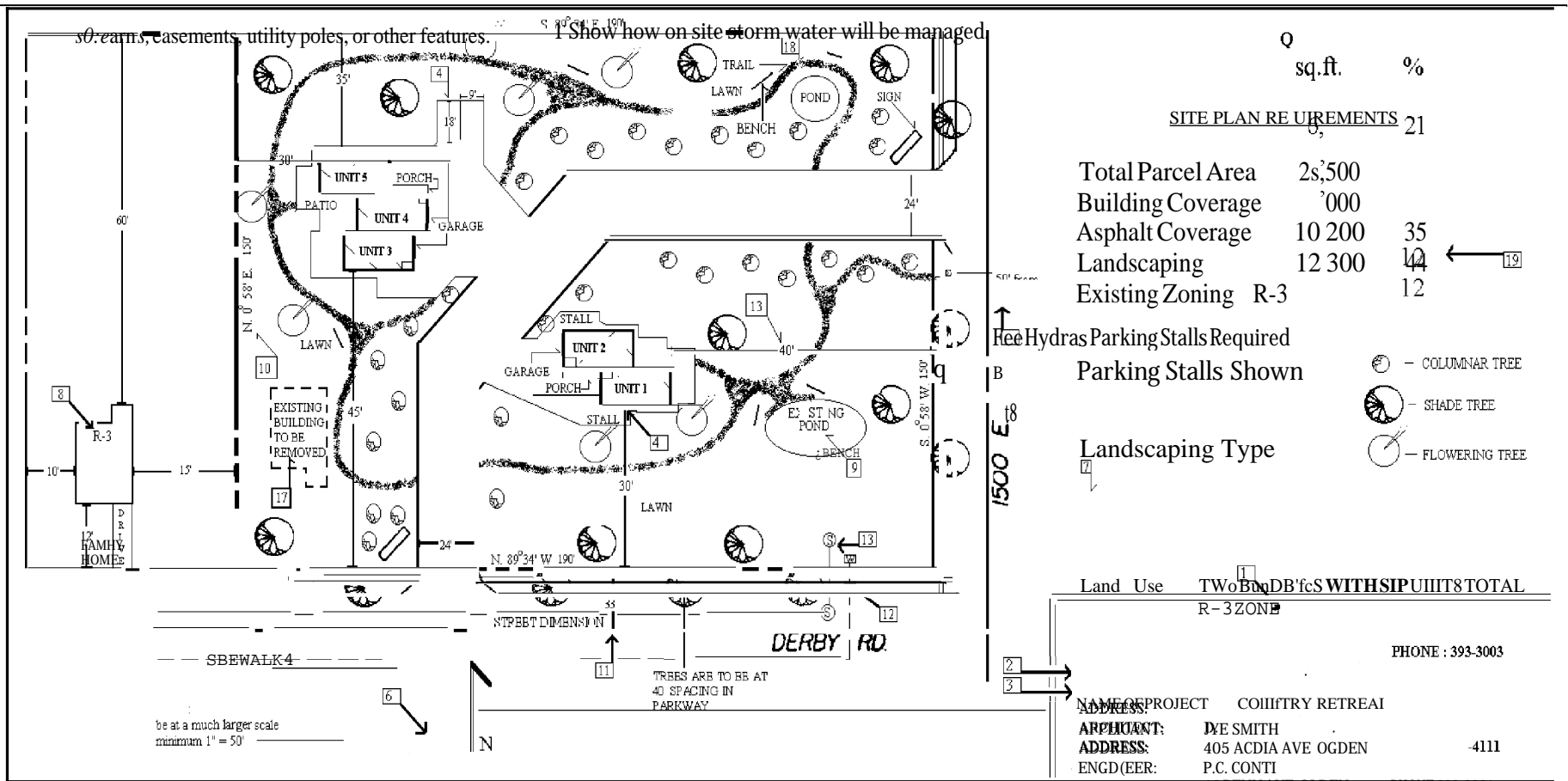
- Q4 The proposed location of buildings, parking, carports, driveways, sidewalks and fences. These shall be properly dimensioned.
- Table showing total acreage-hard surface-landscape-building coverage in square footage.
- A north arrow & scale (not less than 1:50).
- The land use & zoning of the development site.
- Adjacent development within 30' of the property.
- Existing vegetation, buildings, canals, ditches,

10. A valid & accurate legal description of the property. Property lines shall be shown with

- bearings & dimensions.
- 1 Adjacent streets shall be shown and identified,
- 12. along with distance from centerline to property.
- Off-site water service shall be shown, along with
- 13. proposed service lateral & meter location.
- Off-site sewer service shall be shown, along with proposed service lateral & cleanout locations.
- 1 Contour lines at no greater than 5' intervals if there is more than a 10' grade difference on site.

- 16 Fire hydrant location & distance from hydrant to bldg.
- m Existing structures which will be removed from the site.

- 1 Common open space development.



NOTE Original PM should

SCALE 1" = 80' NORTH

NAME OF PROJECT: COUNTRY RETREAT
 APPLICANT: D/E SMITH
 ADDRESS: 405 ACIDIA AVE OGDEN -4111
 ENGR(EER): P.C. CONTI
 12 PENN AVE. OLDEN PHONE 399-9001
 BAILEY & ASSOC
 313 BAGSDR. OGDEN PHONE: 621

SAMPLE
SITE
PLAN