



## 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 2 acres
- Neighborhood: between 2 or more. Number of units proposed \_\_\_\_\_
- Mixed use group: 4 or more acres and include a commercial component

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:**

- A site plan (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: \$2,024.67 plus \$44.99 per unit**

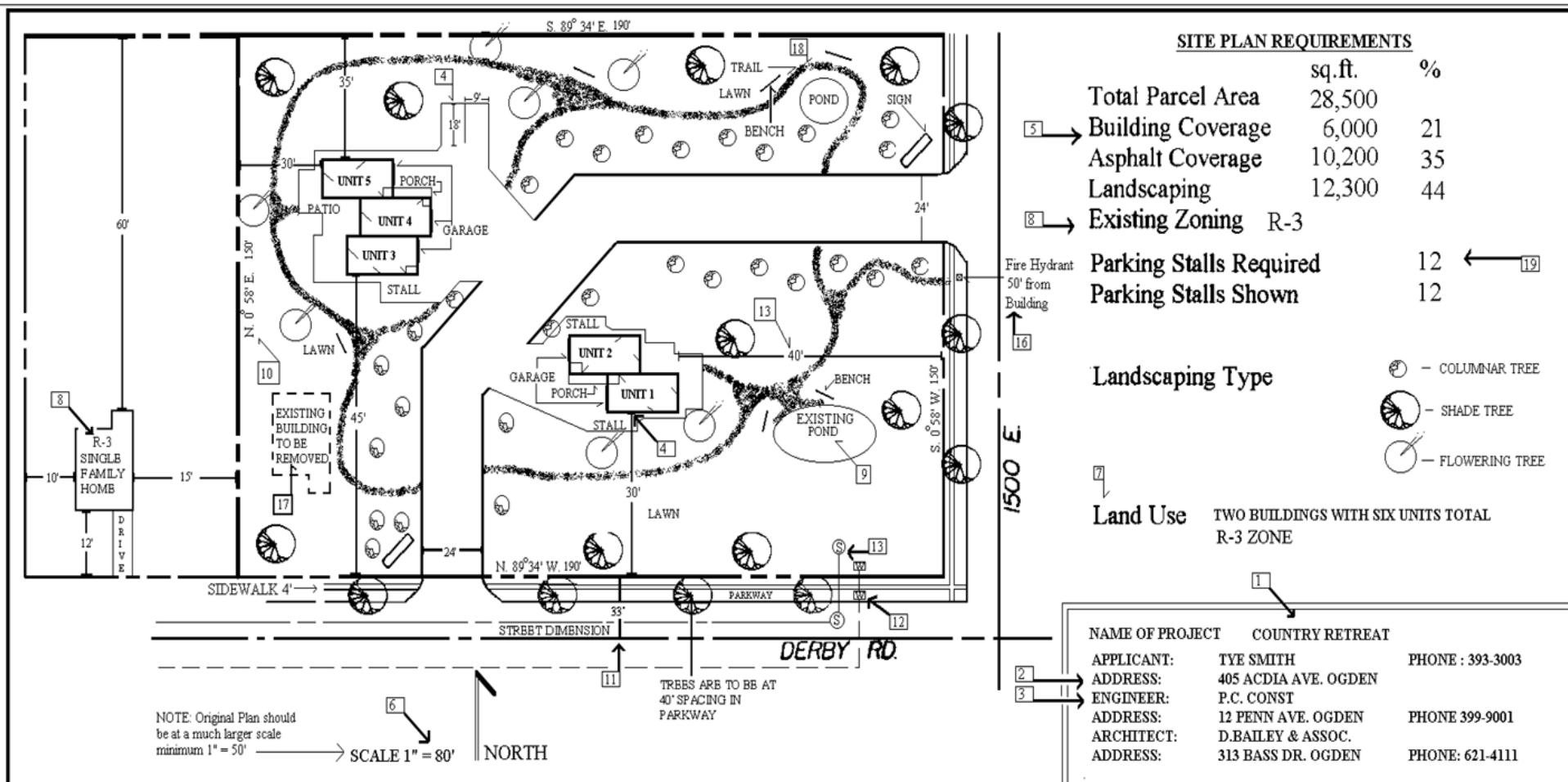
**Final: \$1,124.82 plus \$33.74 per unit**

**Final Submittal Checklist:**

- A site plan (see checklist 1-18 on back of page) 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**