



## 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:**

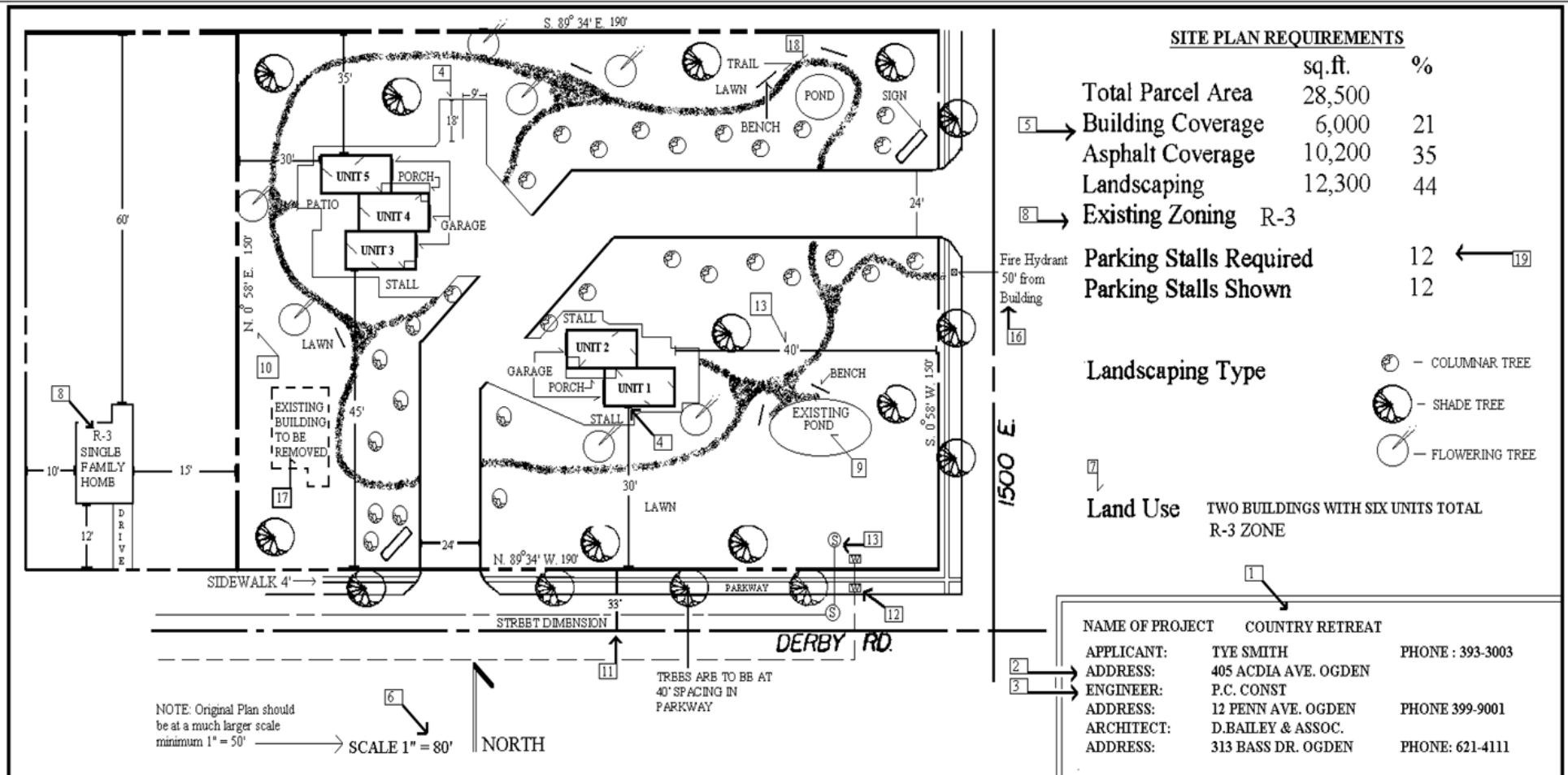
- A site plan (see checklist 1-18 on back of page)
- A general landscape plan showing areas to be landscaped, general types of landscaping to be used (i.e.: trees, shrubs, and grass), areas to be preserved in their existing conditions, and any open space amenities.
- Preliminary building elevations of 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)

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>1 Name of the proposed development.</li> <li>2 Name &amp; address of owner of property.</li> <li>3 Name and address of the preparer of the site plan.</li> <li>4 The proposed location of buildings, parking, carports, driveways, sidewalks and fences. These shall be properly dimensioned.</li> <li>5 Table showing total acreage-hard surface-landscape-building coverage in square footage.</li> <li>6 A north arrow &amp; scale (not less than 1:50).</li> <li>7 The land use &amp; zoning of the development site.</li> <li>8 Adjacent development within 30' of the property.</li> <li>9 Existing vegetation, buildings, canals, ditches, streams, easements, utility poles, or other features.</li> </ul> | <ul style="list-style-type: none"> <li>10 A valid &amp; accurate legal description of the property. Property lines shall be shown with bearings &amp; dimensions.</li> <li>11 Adjacent streets shall be shown and identified, along with distance from centerline to property.</li> <li>12 Off-site water service shall be shown, along with proposed service lateral &amp; meter location.</li> <li>13 Off-site sewer service shall be shown, along with proposed service lateral &amp; cleanout locations.</li> <li>14 Contour lines at no greater than 5' intervals if there is more than a 10' grade difference on site.</li> <li>15 Show how on site storm water will be managed.</li> </ul> | <ul style="list-style-type: none"> <li>16 Fire hydrant location &amp; distance from hydrant to bldg.</li> <li>17 Existing structures which will be removed from the site.</li> <li>18 Common open space development.</li> </ul> |
|---|---|---|



## SAMPLE SITE PLAN