



Planned Residential Unit Development (PRUD) Application

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

Please print legibly and complete all areas:

PRUD Project Name:

Project Address:

Project Contact Person:

Address:

City:

State:

Zip:

E-mail:

Phone:

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

PRELIMINARY SUBMITTAL CHECKLIST

Site Package

- Detailed** site plan, drawn to scale (see back of this form for criteria)
- Ownership plat, available at Weber County, 2380 Washington Blvd., or on their website:
<http://www.co.weber.ut.us/psearch/index.php>
- Landscape plan
- Building elevations, including proposed materials
- Utilities plan
- PDFs of the above items

Written Package

- A tabulation chart of areas used for roads, open space, building coverage, building densities. If building in phases, a breakdown of this information for each phase is required.
- A statement of the design theme and intent of the project, and why a PRUD is a better use for the area than a standard subdivision.
- If seeking bonus density points, explain proposed improvements per ordinance 15-8-8.
- If located in the Sensitive Overlay Zone, include all necessary reports and additional fees required for compliance with the Sensitive Area Overlay Zone.
- Indicate if this project will be held in one ownership or subdivided after development.
- FEE: \$2,024.67** plus an additional \$44.99 per unit

FINAL APPROVAL CHECKLIST

Items required for final approval

- Detailed site plan, drawn to scale, including items 1-18 on back of this form.
- Grading plan of entire project. Include all storm drainage features and required calculations for system.
- Detailed design of entry features and other improvements required for development.
- Detailed landscape planting and irrigation plan including types and sizes of plants.
- Detailed engineering plans of all required infrastructure improvements including streets, sewer, water, storm sewer.
- Final building elevations of all four sides showing proposed building materials.
- PDFs of above items
- FEE: \$1,124.82** plus an additional \$33.74 per unit

Time limitation

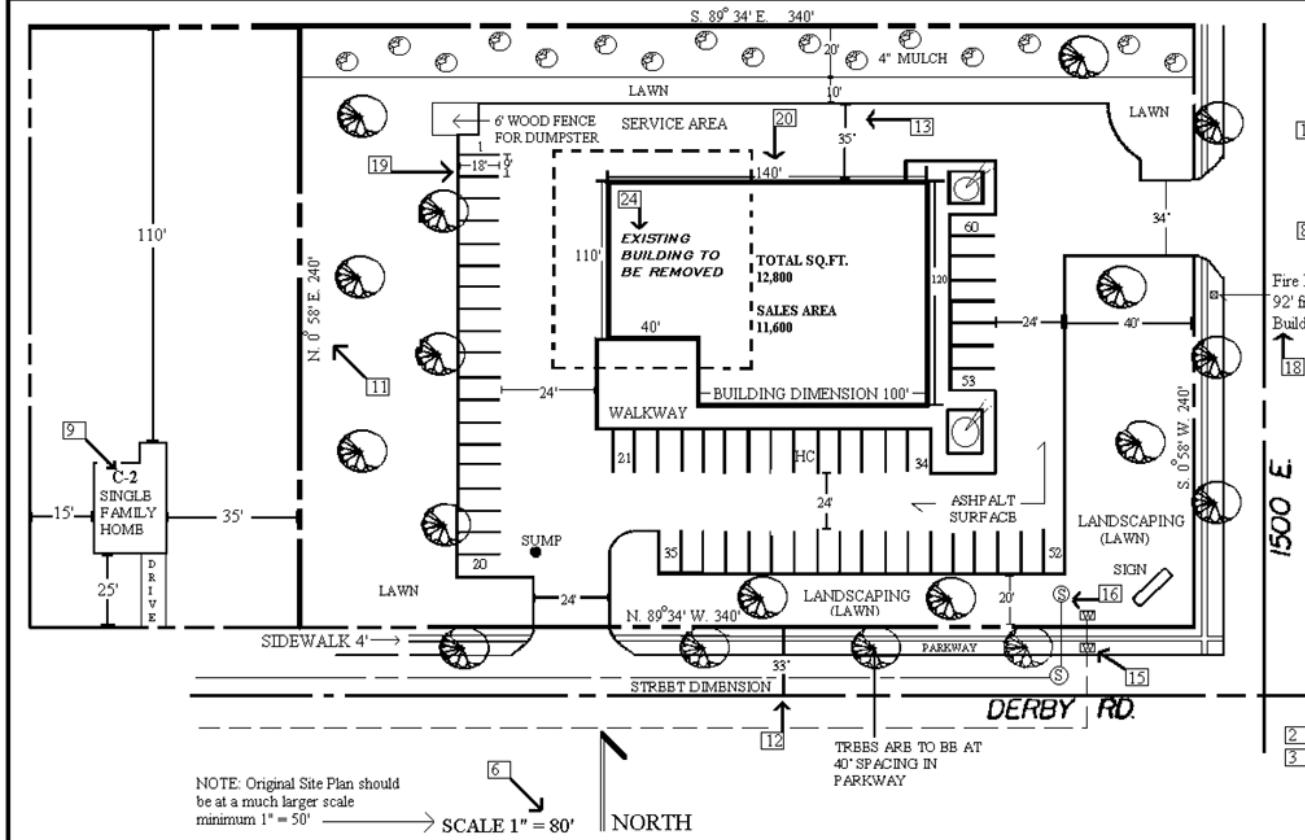
Building permits shall be obtained for the development of an approved PRUD, or for the first phase of a PRUD, within eighteen (18) months from the date of application. Otherwise, approval will expire and be rendered null.

CHECK LIST FOR SITE PLAN REVIEW (1-24)

- Name of the proposed development.
- Name & address of owner of property.
- Name and address of the preparer of the site plan.
- A statement describing the intended use of the development.
- A vicinity map oriented in the same direction as site plan.
- A north arrow & scale (not less than 1:50).
- The tax ID number of the development site.
- The land use & zoning of the development site.
- Adjacent land use & zoning.
- Identify the percentage of property covered by buildings and hard surface.

- A valid & accurate legal description of the property. Property lines shall be shown with bearings & dimensions.
- Adjacent streets shall be shown and identified, along with distance from centerline to property.
- Building setbacks and distances.
- Easements on property & on abutting property that could be affected by the development shall be shown including plat book & page.
- Off-site water service shall be shown, along with proposed service lateral & meter location.
- Off-site sewer service shall be shown, along with proposed service lateral & cleanout locations.

- Grease trap locations, sizes & construction information.
- Fire hydrant location & distance from hydrant to bldg.
- Parking Info.: a.) parking calculations indicating the # of required regular & H.C. spaces. b.) dimensions of parking angles. c.) vehicle stacking for drive-through uses.
- The geometric layout & dimensions of proposed buildings, driveways, parking areas, loading areas, signs, structures & other physical features of the development.
- A landscape plan is required.
- A grading & drainage plan is required.
- Elevation drawings depicting architectural theme, building features, materials & colors is required.
- Existing structures which will be removed from the site.



SITE PLAN REQUIREMENTS		
	sq.ft.	%
Total Parcel Area	81,600	
Building Coverage	12,800	15.7
Asphalt Coverage	54,928	67.3
Landscaping	13,872	17.0
Existing Zoning	C-2	
Parking Stalls Required	58	
Parking Stalls Shown	60	
Landscaping Type		
Existing Elevations		
Proposed Elevations		(by contours or points)
Land Use		
Clothing Store		
NAME OF TENANT	SALLY'S BOUTIQUE	
Applicant:	B.B. BAGINS	Phone: 393-3003
Address:	405 Acdia Ave. Ogden	(NEW BUILDING)
Engineer:	P.C. CONST	
Address:	12 Penn Ave. Ogden	Phone: 399-9001
Architect:	D.BAILEY & ASSOC.	
Address:	313 Bass Dr. Ogden	Phone: 621-4111

SAMPLE SITE PLAN