

Group Dwelling Application



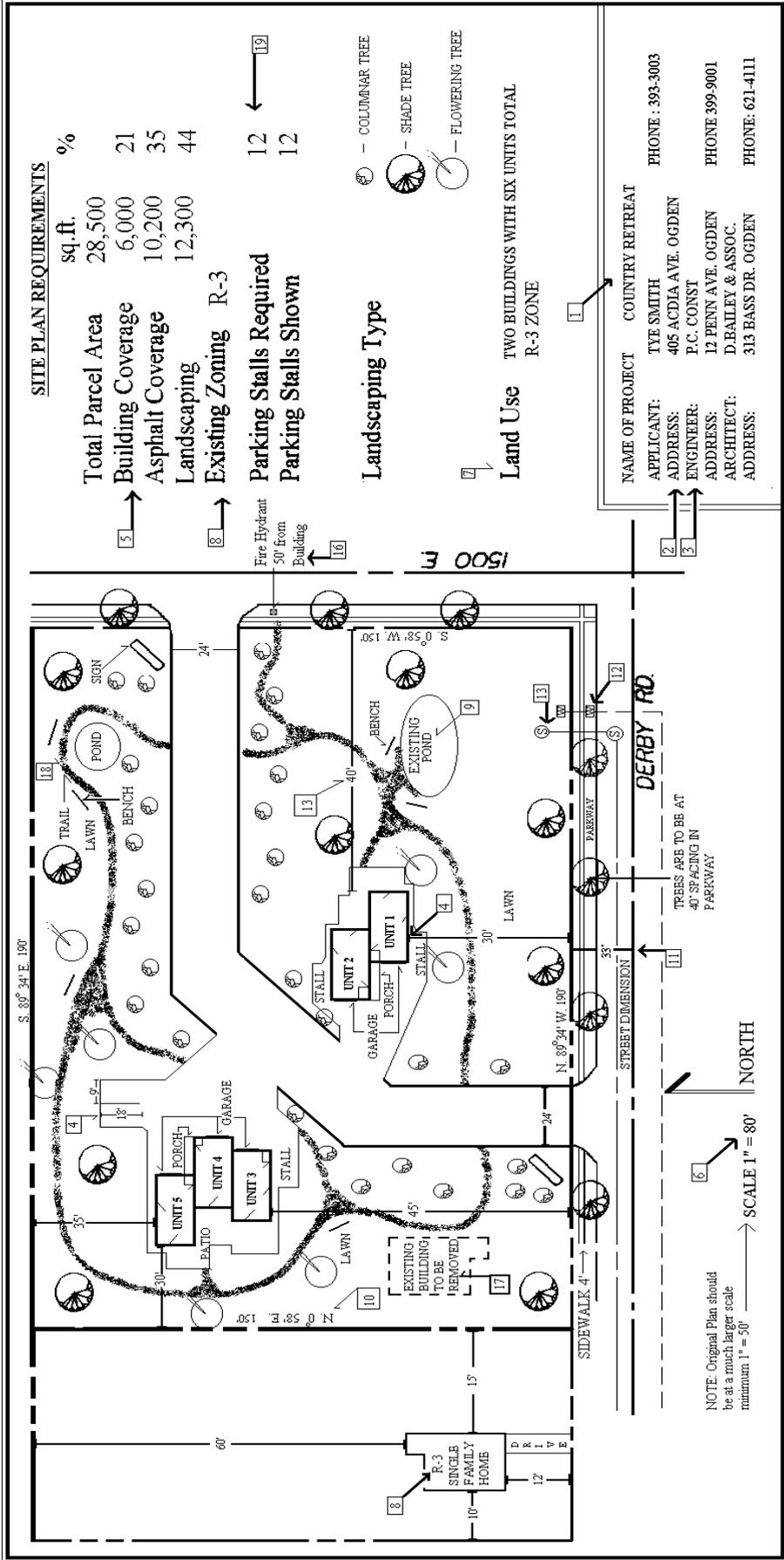
Ogden City Development Services
2549 Washington Blvd. Suite 240
Ogden, UT 84401
(801) 629-8930

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"><input type="checkbox"/> Six (6) site plans (see checklist 1-18 on back of page)<input type="checkbox"/> A general landscape plan showing areas to be landscaped, general types of landscaping to be used (ie: trees, shrubs and grass), areas to be preserved in their existing conditions, and any open space amenities.<input type="checkbox"/> Preliminary building elevations of all four sides, showing the proposed building materials.<input type="checkbox"/> Materials board showing examples of selected building materials<input type="checkbox"/> Preliminary utility plan showing the manner in which water, sewer and storm sewer services will be provided.<input type="checkbox"/> Drawings and written explanation of proposed improvements if seeking bonus density points.<input type="checkbox"/> If located in the Sensitive Area Overlay Zone, all necessary reports, additional fees, or information required for compliance with the Sensitive Area Overlay Zone.<input type="checkbox"/> FEES: \$600<input type="checkbox"/> Copy of County ownership plat, available at Weber County (2380 Washington Blvd.) or on their website: http://www.co.weber.ut.us/psearch/index.php<input type="checkbox"/> PDFs of above items		
Final Submittal Checklist: <ul style="list-style-type: none"><input type="checkbox"/> 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.<input type="checkbox"/> A final site grading plan at no more than 2 foot contours showing all walls, cut and fills proposed.<input type="checkbox"/> A final landscape plan showing the location, types and sizes of all plant materials, irrigation and features.<input type="checkbox"/> A final building elevation showing all four sides of the proposed building.<input type="checkbox"/> Detailed engineering plan including site drainage, street improvements and utilities, showing line sizes.<input type="checkbox"/> Two sets of complete building plans may be submitted at this time to the Building Services Division.<input type="checkbox"/> If the development will not be retained in one ownership (ie: 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, carpools, 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