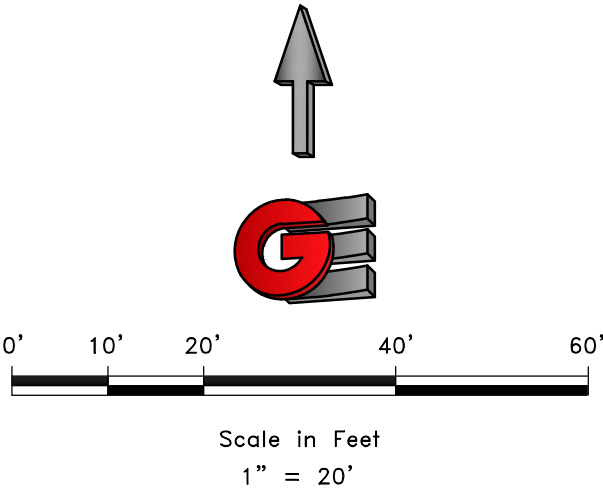




- NOTES:
1. It is proposed to combine the existing (4) lots into one lot, and amend the Zone to go from a combination of R-2 Zone and 12th Street Corridor Overlay Zone to entirely 12th Street Corridor Overlay Zone with an underlying R-2 Zone. The Town Home buildable areas as laid out in this plan shall be in accordance with the Ogden Municipal Code Chapter 10 for Group Dwellings, and 12th Street Corridor Overlay Zone Chapter 25.
 2. According to the Group Dwelling Code R-10-4:1. "Buildings in a group dwelling shall meet the underlying zoning district's minimum setbacks from the exterior property lines. According to code, setbacks on sides change based on number of stories. Side setbacks are 30' for three stories, which is shown here.
 3. This concept shows 17 Units, in (3) 4-Plexes and (1) 5-plex. The Minimum Lot Area in the 12th Street Corridor Zone with an R-2 underlying zone allows 1 unit for the first 6000 sf then 2500 sf for each unit after. This lot has 46,468 sf allowing a maximum of 17 Units. (15-10-3:B)

SITE LAND USE SUMMARY	SF	AC	%
PARCEL AREA	46468	1.07	100%
ASPHALT	8254	0.19	18%
CONCRETE	4173	0.10	9%
BUILDINGS	13464	0.31	29%
LANDSCAPE	20577	0.47	44%

DEVELOPER:
JAIME PONCE DE LEON
1091 N HIWY 89
HARRISVILLE, UT 84404
(801) 940-2480

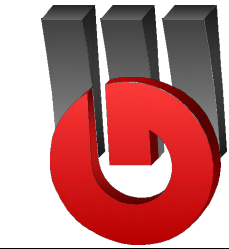


REVISIONS		SCALE	1" = 20'
DATE	DESCRIPTION	DATE	6-9-2025
		DESIGN	JJS
		DRAWN	JJS
		CHECKED	TJM

DWG: 151801 - 151801 SURVEY 151801 151801 - JAIME PONCE DE LEON SURVEY CONCEPT PLAN 15-10-3-B

PONCE DE LEON - CONCEPT PLAN
12TH STREET RESIDENTIAL
584 12TH STREET
OGDEN, WEBER COUNTY, UTAH

GARDNER
ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580W 2100S, WEST HAVEN UT 84401
P 801.476.0202 F 801.476.0066



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