



HILLSIDE PLAN REQUIREMENTS

The following items must be provided to obtain final plan approval

- Two (2) copies of the site plan and architectural elevations; and,
- CSFD Residential Construction Plan Review Check List.

Site plan to include all of the following information:

➤ Notes to be placed on the Site Plan:

1. Hillside Certification Statement: I, _____, as Applicant and duly representative of the owner, hereby certify that the information included upon the attached Hillside Site/Lot Grading Plan is true and accurate and the development of the site will occur in accord with the Plan.

Signature: _____ Date: _____

2. No disturbance, grading or significant feature/vegetation removal will occur beyond the 'Limit of Disturbance' line as shown on this plan.
3. The 'Limit of Disturbance' line shall be delineated during construction with flags, rope and/or four foot (4') tall orange construction fencing.

➤ Hillside Height:

- Identify all major corners of the existing and/or proposed structure and label the building and finished grade adjacent to each of the corners on the site plan;
- Calculate hillside height of all existing and proposed structure(s). See calculating hillside building height for additional information.

➤ Architectural Elevations:

- Scaled elevations illustrating front, rear, right and left side profiles of all existing and/or proposed structures. Preferred drawing scale is ¼" equals 1'.
- Note the main level finished floor elevation on each of the four (4) profiles and carry the line across for each elevation; and,
- Show all existing and/or proposed finished grades.

➤ Applicant's name, address, phone number and email address;

➤ Bar and numeric scale (preference drawing scale is 1:20);

➤ North arrow

➤ Vicinity map;

➤ Legal description;

➤ Site address;

➤ Tax schedule number;

➤ Zoning district classification;

➤ Parcel size;

➤ Source of the contour information (FIMS contour information should **NOT** be relied upon for permit);

➤ Property line locations and dimensions;

➤ Building envelopes, easements, preservation areas and 'no build' areas;

➤ Stockpile/equipment storage location;

➤ 'Limit of Disturbance' location. This should be a 10'-15' perimeter around the building and should include utility service lines and driveway(s);

➤ Utility service line location and type i.e. water, sewer, electric, gas, phone and/or cable;

➤ Dimensions of existing and proposed structure(s);

- Square footage of existing and/or proposed building footprint(s);
- Square of existing and/or proposed garage footprint;
- Percent of lot coverage. Covered decks and second story decks 8' or taller to be included in lot coverage;
- Distance from all structures to property lines;
- Existing permanent fixed benchmark(s) i.e. top of curb or fire hydrant;
- Finished floor elevations for both house and garage;
- Existing building grade and proposed finished grade. Topography to be at a minimum of 2' contour intervals;
- Existing and/or proposed drainage pattern locations. Drainage needs to maintain historic drainage patterns or be returned to the street;
- Driveway location, size, grade, materials and curb cut dimension;
- Percent of driveway coverage within front yard setback. Divide area of the driveway (located between the front property line and front yard setback line) by the total front yard setback area. Maximum of 40% coverage for front setback lines of 75' or greater. Maximum of 45% coverage for front setback lines of less than 75'.
- Street name, location and width and alley location and width if applicable);
- Location of sidewalks, walkways, curb and gutter, curb cuts and any other right-of-way improvements;
- Retaining wall and/or fence locations including type, height, dimension and typical detail/cross section;
- Identify all natural features to be saved; and,
- Identify significant natural features including slopes of 25% or greater, ridgelines, bluffs, rock formations, vegetation, natural streams/drainage ways and/or geologic condition. Vegetation should include the perimeter line of any scrub vegetation and individual trees with a 4" trunk or greater within 20' of the limit of disturbance.