



Department of Planning and Community Development

HILLSIDE DEVELOPMENT SUBMITTAL REQUIREMENTS

In addition to the information required for a Conditional Use Permit application, please submit the following information and materials with your application for hillside development:

- Ten (10) full size copies of an accurate topographic map and one (1) reduced (to 8.5"x11") copy indicating the following information:

1. Natural topographic features with an overlay of the proposed contours of the land after completion of the proposed grading.
2. Existing land contours with a maximum five foot contour interval and a slope analysis showing the following slope categories:

10% - 15%	26% - 30%
16% - 20%	31% - 35%
21% - 25%	36% and over

Note: The slope analysis must be determined based on the slope formula included in Section 9652.12 of the City Hillside Ordinance.

3. Elevations of existing topographic features and the elevations of any proposed building pads, street centerlines and property corners.
4. Locations and dimensions of all proposed cut and fill operations.
5. Locations and details of existing and proposed drainage patterns, structures and retaining walls.
6. Locations of disposal sites for excess or excavated material.
7. Locations of existing trees, other significant vegetation and biological features.
8. Locations of all significant geological features, including bluffs, ridgelines, cliffs, canyons, rock outcroppings, fault lines and waterfalls.
9. Locations and sizes of proposed building areas and lot patterns.
10. An analysis by a qualified person describing:

- a. Average natural slope of the land.
 - b. Height of contour lines in feet.
 - c. Acreage and square footage calculations.
 - d. Ratio of structures to total land area.
 - e. Ratio of parking spaces to building square footage.
 - f. Ratio of parking area to total land area.
 - g. Ratio of open space to total land area.
11. Description of maintenance program for proposed development involving joint or common ownership.
 12. Any other specific information determined by the Director of Planning and Community Development to be relevant to the applicant's proposal.
- Five (5) copies of archaeological studies in areas where existing evidence indicates that significant artifacts or historic sites are likely to be encountered in order to ensure that these artifacts and/or sites are not inadvertently destroyed.
 - One (1) completed copy of the Supplemental Questionnaire for Development on Hillside Areas.

END