

HILLSIDE REVIEW
APPLICATION



FILE #: _____ FILING DATE: _____ RECEIVED BY: _____
FEE: \$200 FEES PAID: _____ PSR Date: _____

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: _____

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: _____

ASSESSOR'S PARCEL NUMBER(S): _____

ZONING: _____ GENERAL PLAN: _____

LEGAL DESCRIPTION: (Attach separate sheet if necessary) _____
Lot / Plat

EXISTING USE: _____
Use of property and/or Buildings

PROPOSED USE: _____
Use of property and/or Buildings

SUBMITTAL “CHECK LIST”

Note: The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A “Hillside Development Overlay Zone” of the St. George City Code Zoning Regulations from which this check list was condensed.

Density and Disturbance Standards

Any area greater than 40% will not be reviewed for development.
 No portion of the parcel having a slope greater than 40% shall be included in the calculations for conformity with the density requirements shown below.

Complete the following checklist:

Submitted

Yes	No	N/A	
___	___	___	<u>1-19%:</u> See the underlying zone.
___	___	___	<u>20-29%:</u> 2 d.u. per acre, provided clustering is done on 30% or less of the land in this category. 70% remained undisturbed.
___	___	___	<u>30-39%:</u> 1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
___	___	___	<u>40% +:</u> Development is not permitted.
___	___	___	Contour intervals, maps and calculations prepared by a professional civil engineer.
___	___	___	Engineer’s certification and signature on reports and plans.

Slope Determination

The location of the natural 20%, 30%, or 40% is determined by a professional licensed engineer or surveyor who is to prepare contour maps, conduct a field survey, and calculate the slope area.

___	___	___	Slope Analysis Map
___	___	___	Contours at intervals no greater than five (5) feet.
___	___	___	Scale to be drawn at one-inch equals one hundred (1”= 100’) feet scale maximum.

Lot Size

___	___	___	Lot size determined
-----	-----	-----	---------------------

Site Plan

___	___	___	A grading plan showing existing and proposed contours extending at least 100 feet beyond property has been submitted.
___	___	___	All excavations and fills conform to Appendix “K” of the Utah Uniform Building Standards Act rules and the current adopted edition of the International Building Code.
___	___	___	The height of cut(s) does not exceed 10’. (Combined height of cuts and fills does not exceed 20’)

___	___	___	Detailed plans of all surface and subsurface drainage systems are shown.
___	___	___	Location of existing and proposed streets, buildings, structures, and easements have been shown.
___	___	___	Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.
___	___	___	Cross sections provided

Earth Moving Plan (Shall be prepared by a licensed Civil Engineer and shall include but not be limited to the following items)

___	___	___	Topography. 2' for tableland. 5' for steep slopes.
___	___	___	Terrain details
___	___	___	Proposed earth-moving details
___	___	___	Description of the method used to dispose of earth, etc.
___	___	___	A time table for each step of the project has been submitted. This shall include the starting and completion dates.

Drainage

___	___	___	A drainage control plan (study) has been prepared by a licensed Civil Engineer.
-----	-----	-----	---

Geology & Soils Report (Study)

(Shall be prepared by a licensed professional engineer trained in geo-technical engineering) (A geology & soils report/study shall include but not be limited to the following items)

___	___	___	Slope stability analysis.
___	___	___	Foundation investigation.
___	___	___	Location and yield of springs.
___	___	___	Structural features.
___	___	___	Existence of surface hazards.
___	___	___	Conclusions and recommendations regarding effect of geological conditions.

Landscape & Vegetation Plan (Shall be prepared by a qualified professional prior to Final Plat and approved) (A landscape and vegetation plan shall include but not be limited to the following items)

___	___	___	Replant disturbed areas.
___	___	___	Types of retention to be used
___	___	___	Sprinkler plans and projected water usage.

Street Design

___	___	___	Street design conforms to City standards.
-----	-----	-----	---

Submitted by

(Print Name)

(Signature)

(Date)