

HILLSIDE DEVELOPMENT PERMIT APPLICATION CHECKLIST

DIGITAL SUBMISSION

Submitted through the Citizenserve portal

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.

Project Area Map

Slope Analysis Map including but not limited to:

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. 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.

Site Plan

Contours at intervals no greater than five (5) feet. Scale to be drawn at one-inch equals one hundred (1" = 100') feet scale maximum.

A grading plan showing existing and proposed contours extending at least 100 feet beyond property.

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 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 Control Plan (study) that has been prepared by a licensed Civil Engineer.

Geology & Soils Report (Study) 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 prepared by a licensed engineer in the State of Utah that shall include but not be limited to the following items:

Replanting of disturbed areas

Types of retention to be used

Sprinkler plans and projected water usage

Street Design – conforming to City standards

Payment may be made on the portal or in person. Hillside Permits \$200.00