DEVELOPMENT APPLICATION REVIEW CRITERIA

7.3.504.D.2: HS - HILLSIDE AREA OVERLAY:

D. Hillside Development Submittal Package:

2. Submittal Requirements:

a. Master Facilities Plan:

(1) Objective: The nature of construction in hillside areas requires that street design, drainage facilities and utilities be reviewed in conjunction with the development plan. This additional level of review will help assure that the components of street construction in the hillside area overlay will reduce the amount of land disturbance and protect the public safety.

(2) Components:

(A) Preliminary design of all streets to include:

(i) Grades: Existing and proposed centerline grades and separate curb line grades if significantly different;

(ii) Curve Data: Vertical curve data, K values and design speed;

(iii) Intersection Stationing: Only minor street grade/elevation changes will be allowed between preliminary and final approved street plans. Allowed changes will be those which do not affect health, safety or welfare or cause significant terrain disturbance.

(B) Drainage facilities, including stormwater quality control facilities, and utilities to include telecommunications;

(C) Plan view of all structures, such as retaining walls;

(D) Typical street section for all proposed streets to include utility and drainage facilities;

(E) All off street facilities/improvements including necessary easements;

(F) Preliminary drainage report, per drainage criteria manual;

(G) Note for all master facility plans and construction plans:

(i) Construction of gas and electric facilities in twenty four foot (24') and twenty foot (20') street widths will necessitate installation prior to curb construction. Contractors will be required to stake curbs and finish grade to within six inches (6") of subgrade prior to gas and electric installation. Gas will not install steel lines of any size or plastic lines larger than four inches (4") in these twenty four foot (24') and twenty foot (20') streets.

(ii) The Fire Department and Water Services Division reserve their option to set requirements for access width, turning mechanisms, intermediate and terminal turnarounds and special features needed to achieve their operational requirements.

(iii) The order of construction shall be as follows:

(a) Wastewater;

(b) Storm sewer, if required;

(c) Water;

(d) Electric;

(e) Telecommunications; and

(f) Gas.

b. Land Suitability Analysis: A land suitability analysis shall be submitted with the development submittal package. The map component of the land suitability analysis shall be at the same scale as the development plan. Refer to subsection C of this section for specific components of a land suitability analysis.

c. Grading Plan, Erosion And Stormwater Quality Control Plan, Reclamation And Maintenance:

(1) Objective: The primary objectives of the grading, erosion, stormwater quality control and reclamation plans are to minimize terrain disturbance, provide erosion and stormwater quality control measures and to restore and stabilize those areas which are disturbed.

(2) When Required: Plans for grading, erosion and stormwater quality control shall be submitted by the applicant with the development plan, development plan amendment, plat or replat, whichever is applicable, in any designated hillside area. When deemed appropriate, the Manager may allow a hillside grading plan to be submitted, reviewed and approved in conjunction with the review of a concept plan for a hillside zoned project. Grading approved in conjunction with concept plan applications is limited to the grading necessary to install streets and/or utilities. No land so designated shall be subdivided, graded, or otherwise disturbed for purposes of development, or any other purpose until the plans for grading, erosion and stormwater quality control are approved by the Manager and the City Engineer.

(3) Requirements: The grading plan shall meet all the requirements of the Subdivision Code. In addition, the grading plan shall show all areas to be disturbed by excavation and fill and shall show proposed final contours for these areas. The contour interval shall be two feet (2') and the horizontal scale one inch equals fifty feet (1" = 50') unless otherwise approved by the City Engineer. Street grades and elevations shown shall be in conformance with the preliminary street profiles.

The erosion and stormwater quality control plan shall state in detail the measures to control

erosion and the quality of stormwater runoff due to any land disturbance. The erosion and stormwater quality control plan shall meet all the requirements of section 7.7.1504 of this chapter and the "Drainage Criteria Manual, Volume II: Stormwater Quality Policies, Procedures And Best Management Practices". No cleared, graded or otherwise disturbed land may be left without temporary protective stabilizing cover longer than sixty (60) days or without permanent cover longer than one year from the date of disturbance as described in the erosion and stormwater quality control plan. All necessary erosion control measures shall remain in place and be maintained until effective stabilization is achieved. The reclamation plan or program shall state in detail how each type of restoration situation will be dealt with, recognizing that different combinations of slope and material may require varied stabilization methods.

All grading plans prepared and submitted under this subsection shall include plans for limiting ecological damage through restrictions on the use of construction equipment and placement of supply and equipment storage areas and measures for drainage and erosion control to be employed during construction. Whenever possible and wherever appropriate, erosion control and restoration shall incorporate the use of live native plant materials. Criteria for treatment shall include visual compatibility with the surrounding landscape, sustained survivability under arid conditions and effectiveness in prevention of soil erosion and slope failure.

(4) Obligation To Maintain: All facilities, vegetation and other items required by the approved grading, erosion and stormwater quality control and reclamation plans shall be properly maintained by the owners of the property. Such maintenance shall include, but not be limited to, keeping all erosion control facilities in good order and functional, repairing any erosion damage that occurs, keeping all vegetation healthy and in growing condition and replacing any dead vegetation as soon as practical. This obligation to maintain shall not apply to individual lots except as the individual lots may be subject to maintenance obligations incurred under the approved grading, erosion and stormwater quality control and reclamation plans and except for obligations incurred on an approved hillside site plan/lot grading plan.

(5) Revisions: Any proposed revisions to approved grading plans and erosion and stormwater quality control plans shall be submitted to the Community Development Department for review and shall be acted upon by the Manager and the City Engineer within ten (10) working days of receipt. These revisions shall be in compliance with the development plan.

(6) Assurances: A letter of credit or surety bond shall be required to assure restoration of areas disturbed during grading of the overall development to install the roads, utilities, drainage facilities/detention ponds/stormwater quality control facilities, etc. Restoration shall be in accord with the approved erosion and stormwater quality control and reclamation plans. Submittal of this letter of credit or bond is not required for final plat approval but is required prior to any land and/or vegetation disturbance or prior to issuance of any building permit, whichever occurs first.

d. Hillside Development Plan: In addition to the normal development plan submittal requirements, hillside development plans shall also include the following:

(1) Building Lots: The location of building lots and the building envelopes within these lots are essential to the quality of hillside development. The overall layout of the building lots and the building envelopes should be drawn with consideration of the following factors:

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(A) Lots and building envelopes should be located to preserve significant vegetation and features in preservation easements or common open space;

(B) Lots and building envelopes should be located to allow significant variation in front and side yard setbacks to avoid a repetitious appearance along the street frontage;

(C) Slopes greater than twenty five percent (25%) shall be avoided;

(2) Street Type And Placement: The development plan shall demonstrate that each proposed building lot meets the following standards:

(A) Adequate Access: Adequate vehicular access to each individual building lot. Adequate access will be evaluated based upon:

(i) Driveways should follow the natural contour of the land. However, cut and/or fill for driveway construction will be considered on a case by case basis. Cut and fill slopes should be limited to four feet (4') in height and no more than two (2) 4-foot tiers in total. There should be a minimum horizontal separation of four feet (4') between each tier and the face of the retaining wall will be screened by vegetation. It is recognized that in some circumstances one retaining wall will allow the amount of land disturbance to vegetation removal to be minimized. In cases where it can be demonstrated that one retaining wall will be beneficial, the maximum height shall be six feet (6');

(ii) A maximum slope of twenty percent (20%) for individual driveways and fifteen percent (15%) for a shared driveway. When the driveway serves a required Fire Department access the width shall be a minimum of twelve feet (12') and not greater than twelve percent (12%) grade;

(iii) The amount of significant vegetation proposed to be removed;

(iv) The driveway locations should be arranged in such a manner to facilitate emergency service response. On streets with less than twenty eight foot (28') mat widths, driveways should be offset to facilitate emergency response;

(v) Shared driveways, where appropriate, are encouraged as a method of reducing grading, paving and site disturbance.

(B) Satisfactory Location Of Individual Utility Service Lines: The installation of individual utility service lines can cause removal of large quantities of natural vegetation. Service lines should be located to minimize disturbance of significant vegetation and natural features. The retention of the significant vegetation will be the main factor in the evaluation of the utility service line location. A lot may not be approved if a satisfactory utility service line location cannot be agreed upon.

(C) Retention Of The Significant Vegetation On An Individual Building Lot: On lots with significant vegetation the placement of the home should utilize this vegetation to soften

structural mass and maintain vegetation. Special emphasis should be placed upon preserving significant natural vegetation within the front yard and streetscape areas.

(D) Setbacks: Front and side yard setbacks should be sufficiently varied throughout the development to avoid a repetitious appearance along the street frontage.

(E) Grading: Grading for the construction of the streets and utilities should be minimal.

(F) Slopes: Slopes greater than twenty five percent (25%) shall not be included in the building envelope.