

Tennis Courts & Sports Courts:

Tennis Courts and Sports Courts are permitted under the Site Development Ordinance of the Town's Municipal Code. The goal of the Ordinance is to protect public and private lands from erosion, earth movement, flooding and degradation of water quality, to ensure the maximum preservation of the natural and scenic character of the Town, and to ensure that the site work on each site harmoniously relates to adjacent lands and minimizes physical problems which could result in safety hazards and increased maintenance costs.

The project will be reviewed by the Town Engineer and the Planning Department staff for conformance with the Woodside Zoning and Site Development Ordinances. Section 151.23 lists the Site Development Ordinance review criteria. Review may involve one or more site visits. The project will also be reviewed by the Recycling Department if the project is over \$10,000 or produces more than 10 tons of exported debris.

- *Number of plan sets normally required-*
3 sets.

NOTE: 2 sets are to be wet-stamped/signed by designer or architect or plan preparer and by structural engineer on those pages where his/her work appears.

- *Information normally required on the site plan –*
Site plans must be prepared by a registered civil engineer, licensed architect or licensed landscape architect and drawn to a minimum scale of one inch equals 50 feet.
 - Accurate property boundaries with adjacent roadways identified. Source of survey information is to be noted on the plans.
 - The location of existing and proposed buildings and structures.
 - Scale, north arrow, location map, name/address of architects, engineers, surveyors, etc. Plans prepared by registered professionals require their signature and stamp.
 - Topography: delineate any areas of slope greater than 35%. Provide calculation of average slope of the property (excluding those areas with slopes greater than 35%) per Woodside Zoning Ordinance Section 153.137, and total area of site that will be developed from its natural state. Include source and date of topographical information. The existing contours shown in dashed lines and the proposed contours shown in solid lines.

- The limits of all cuts and fills (see Site Development if greater than 1,500 cubic yards of total cut and fill).
 - Easements for ingress/egress, utilities, trails, open space preservation, etc.
 - Major natural features: existing trees (indicate any trees to be removed), creeks/streams (identify center line and top of bank), ponds, springs, etc. Stream setbacks are also to be shown (50 ft. from center line or 25 ft. from top of bank, whichever distance is greater).
 - Geologic features: landslide areas, earthquake fault traces and fault trace setbacks (50 ft. from known trace for habitable structures; 125 ft. from inferred fault trace for habitable structures).
 - A winterization plan.
- *Supplemental Information required-*
 - Estimates, in cubic yards, of the quantity of excavations, fills, and stockpiling,
 - The disposition of all excavated or stockpiled earth material,
 - If required by the Planning Commission, Architectural and Site Review Board, or Planning Director landscape plans and specifications shall be prepared by a licensed landscape architect. The Planning Director may require a landscape plan. Such a plan will probably be required where erosion control or high visibility is an issue on the site. Such a plan shall include:
 - a) The distribution of plant materials; the location, quantity, and identification number of each species of plant in each group; an outline of all lawn areas and areas to be seeded, sodded, and sprigged; the existing trees, if any, to be preserved, transplanted, or removed; and the kind, size, and work involved as related to slope control and or physical environment,
 - b) A list of plant materials, giving standard botanical plant names and identification numbers for each variety for reference to the plan and, in addition, the size, quality, or other pertinent description common to the trade,
 - c) A plan or specification describing the methods for planting the areas to be landscaped with special emphasis on soil preparation, fertilization, plant materials, and methods of planting; the initial maintenance of the plant materials and

slopes until a specified percentage of plant coverage is established uniformly on the, cut and fill slopes; and the irrigation system,

- d) A statement by the licensed landscape architect regarding the length of time after planting with the specified maintenance required to produce the specified percentage of plant coverage on the slopes; and the additional length of time, without any special maintenance, normally required to produce a coverage of permanent planting which will control erosion, and,
- e) Details of all items and features pertaining to site preservation and improvements, such as retaining walls and tree wells, and details not shown on other plans accompanying the application.

- The name, address, and telephone number of the person to have effective control of the work,
- The names, addresses, and telephone numbers of all persons within the Town who will receive excavated material in excess of 100 cubic yards,
- A statement as to the source and type of fill materials if such materials are obtained off the site,
- The route proposed to be followed within the Town coming to and going from the site by equipment used to haul excavation or fill materials,
- Such further applicable information as the Town Engineer or Planning Director may require in order to carry out the purposes of the Site Development Ordinance.

- *Additional Information which may be required-*

Soils/geotechnical report = 4 reports, 2 - wet stamped and signed by report preparer. Dependent upon where the tennis or sports court is proposed and proximity to faults, slopes, etc. Please contact the Town Geologist, [Greg link Town Geologist](#), for more information.

- *Permits usually associated with tennis and sports court construction –*

- Building permit(s) – retaining walls, exterior lighting, arbors/canopys
- Fence permit

- *What are the fees for a Tennis and/or Sports Court Permit?*
 - FEES: See fee schedule.
 - DEPOSITS: The deposit is used by the Town Engineer to bill against his time for review of the project. Any deposit balance remaining when the project is finalled is refundable.
 - A fee and deposit will be collected for Geology review, if warrented.
 - A Road Impact Fee will be collected based upon valuation of the project.
 - The Town of Woodside has implemented a construction and demolition debris recycling and diversion program in order to reduce landfilled waste by requiring the reuse, recycling or salvage of at least 60% of debris generated by construction and demolition activities. The regulations apply if 1.) the total projected costs of the demolition project is greater than \$10,000 or 2.) the project will generate more than 10 tons of demolition material. An administration fee of and a deposit is required to be paid prior to the issuance of the demolition permit. The deposit is determined by the Town's Recycling Coordinator based upon estimated ton of debris the project will generate. The deposit will be refunded when it has been shown via weight tickets that 60% of the material has been recycled.