

# DO I NEED A LICENSED SURVEY FOR A PROJECT?

Although site boundary and topographic information are always required, a licensed survey may or may not be required for your project. Use the chart below as a guideline for determining if a licensed survey will be required by starting with question #1 and continuing down the page. *This chart is intended to be a guideline only – for specific determination on whether or not a survey will be required for your project contact a planner.*

<b>1</b>	Will this project create more than 120 square feet of either new impervious surface or new gross floor area?	Yes	Go to Question #2										
		No	Go to question #4										
<b>2</b>	Is the slope of the lot close to one of the thresholds for determining lot coverage? (13-15% or 28-30%, 48-50% slope) <table border="0" style="font-size: small;"> <tr> <td><u>Lot Slope</u></td> <td><u>Allowed Lot Coverage</u></td> </tr> <tr> <td>Less than 15%</td> <td>No more than 40%</td> </tr> <tr> <td>15% - 30%</td> <td>No more than 35%</td> </tr> <tr> <td>31% - 50%</td> <td>No more than 30%</td> </tr> <tr> <td>Greater than 50%</td> <td>No more than 20%</td> </tr> </table>	<u>Lot Slope</u>	<u>Allowed Lot Coverage</u>	Less than 15%	No more than 40%	15% - 30%	No more than 35%	31% - 50%	No more than 30%	Greater than 50%	No more than 20%	Yes	Topographic survey limited to information necessary to determine lot slope typically required unless project meets the lower coverage limit.
<u>Lot Slope</u>	<u>Allowed Lot Coverage</u>												
Less than 15%	No more than 40%												
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		No	Go to Question #3										
<b>3</b>	Does the site contain critical lands, such as: <ul style="list-style-type: none"> <li>critical slopes (12 foot elevation rise in any 30 foot run)</li> <li>streams or wetlands</li> <li>shorelines</li> <li>geologically hazardous areas</li> </ul>	Yes	Topographic survey typically required for all developments on sites that contain critical areas.										
		No	Go to Question #4										
<b>4</b>	Will the height of the proposed building or portion of the building be within 2 feet of the maximum allowable height? (30' from average building elevation to top of structure and 35' on downhill side to top of wall framing)	Yes	Topographic survey typically required.										
		No	Go to Question #5										
<b>5</b>	Will there be any construction within 2 feet of a required setback line? Front Yard = 20 feet Rear Yard = 25 feet Side Yards = Sum of side yards must be 15 feet, no side yard can be less than 5 feet.	Yes	Survey of Property Line required only for the property lines that are near the construction. However, no survey is typically required if undisturbed and uncontested property corners are present.										
		No	Typically no survey required if existing undisturbed property corners are present.										

If you still have any questions about whether or not a survey is required or why this chart says that you need a survey, please contact Development Services Group at (206) 275-7605 and ask to speak with a planner.