

PROTECTED RIDGE & STEEP SLOPE OVERLAYS

This form is for reference purposes only. All items must be printed on the site plan for SPR permit review.

SITE PLAN INCLUDING:

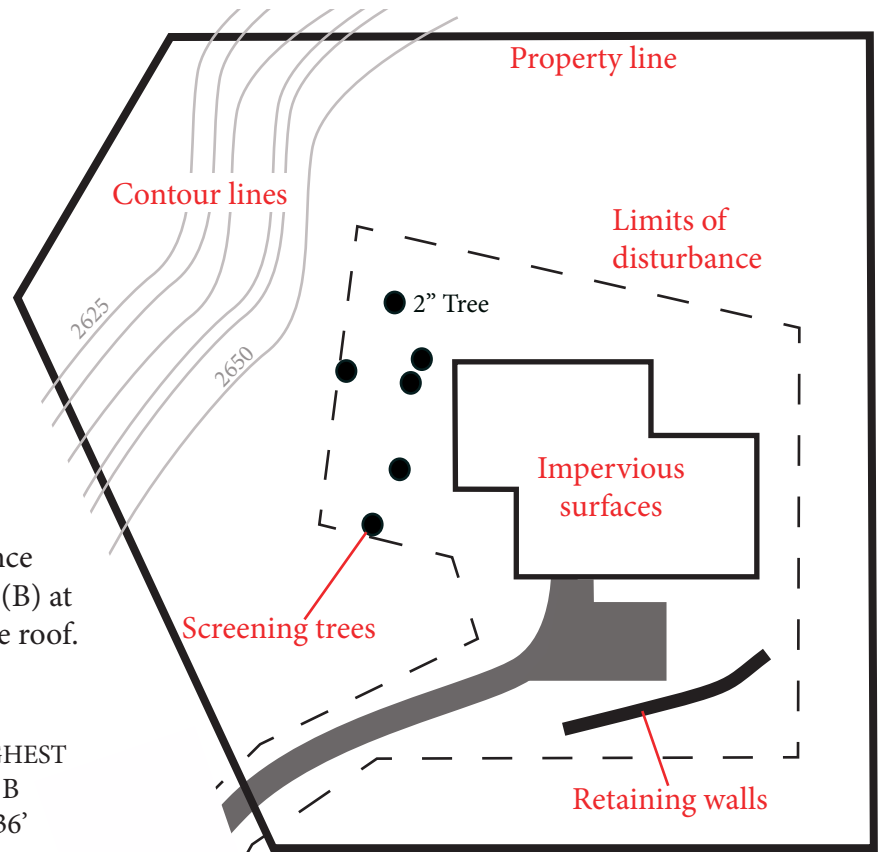
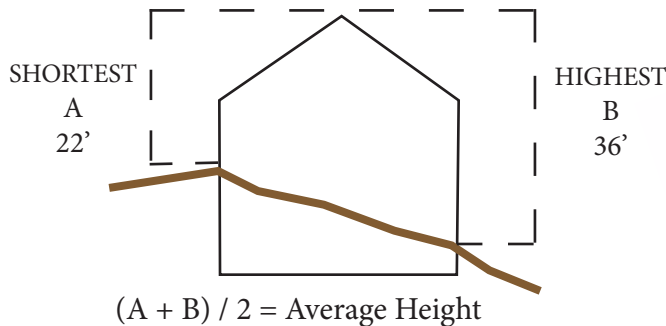
- Professionally prepared
- Drawn to-scale, with scale bar
- Structures drawn to true dimensions
- 5 ft min. topo lines
- impervious surface areas shown
- Areas of disturbance shown
- Retaining walls shown, list height
- Tree screening plan shown

GEOTECH REPORT

Submitted prior to land disturbance.

ELEVATIONS

Side profile of the structure, showing the distance from the shortest side (A) and the highest side (B) at the finished foundation grade to the peak of the roof.



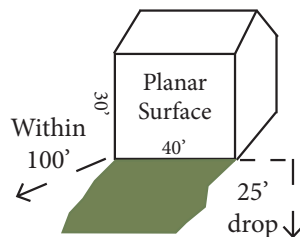
SCREENING PLAN (If applicable)

When the downhill facing slope at the structure drops 25+ vertical feet in elevation within 100 horizontal feet, a screening plan is required. Trees required is based on the Planar Surface calculation.

PLANAR SURFACE

Sq. ft. area (vertical x horizontal) of the downhill facing surface of the structure.

For every 200 square feet of planar surface, 1 new tree or existing tree credit is required within 50 feet of the downhill side of the structure.



Example:
 $30' \times 40' = 1,200 \text{ sq.ft.}$
 $1,200 / 200 = 6 \text{ Trees}$

BUILDING WIDTH (Protected Ridge)

Building width in Protected Ridge shall not exceed 30% of lot width as measured at face(s) of building oriented to downhill slope, or adjacent topography.

CALCULATIONS

Print the following calculations on the site plan:

- Site Disturbance (Including well, not septic)
- Impervious surface (Including graveled areas)
- Building height avg ($A + B / 2 = \text{Avg. Height}$)
- Planar surface calculation (Vertical x Horizontal)

OVERLAY EXPLAINED

WHAT IS THE STEEP SLOPE OVERLAY?

The overlay is intended to limit the intensity of development in steep areas, preserve viewsheds, and protect natural resources on land higher than 2,500 feet above sea level with a natural slope of 35% or more.

WHAT IS THE PROTECTED RIDGE OVERLAY?

The protected ridge overlay includes additional requirements for minimum lot size, density, height, and building and lot width that apply when a structure is within 500 horizontal feet of a designated protected ridge.

DISTURBANCE & IMPERVIOUS LIMITS

LOT SIZE	SITE AREA DISTURBANCE	IMPERVIOUS SURFACES
	<i>Gross maximum, excluding septic systems</i>	<i>Gross maximum, including graveled areas</i>
Less than 2 acres	0.3 acres max	0.16 acres max
2+ acre lot	15% of lot size max	8% of lot size max

GEOTECHNICAL REPORT REQUIREMENTS

Submit a geotechnical report, prepared by a licensed and qualified professional engineer. Such report shall cover the house and all grading/land disturbing activities, must include an investigation for colluvial deposits and a Global Stability Analysis, and must contain recommendations for appropriate construction and site development. Prior to issuance of a Certificate of Occupancy, the same engineer must provide a post-construction report certifying that recommendations were followed during construction.

SCREENING PLAN & PLANAR SURFACE CALCULATION

A screening plan is required when the slope at the downhill facing side of the building drops 25 vertical feet or more in elevation within 100 horizontal feet of the structure (*See visual on reverse side*). 1 tree credit for existing trees, or 1 new tree planted with a 1.5" diameter, measured at 6" above the root ball, is required for every 200 square feet of planar surface (i.e. all combined vertical exterior surfaces within a single face of the structure).

All trees must be within 50' of the downhill side of the structure, and must consist of varying, native species. No single species can comprise more than 50% of the plantings, and must be between 10' to 30' apart. Existing credit trees must be flagged to count.

CREDIT FOR EXISTING TREES

Tree diameter (Diameter at Breast Height)	Min. Tree Height	Tree Credits
2.5" – 4"	8'	1
4" – 6"	15'	1.5
6" – 10"	20'	2
10" – 16"	25'	2.5
16" +	30'	3

HEIGHT STANDARDS

Structures located within 50 vertical feet of a designated protected ridge have a maximum average height from ground level to roof peak of 25'. Structures located more than 50 vertical feet from a protected ridge and structures in the Steep Slope overlay have a maximum average height of 35'.

OTHER INFORMATION

- Areas disturbed or made impervious prior to October 5, 2010 should be identified on the site plan as they do not count towards your maximum allowed disturbance and impervious cover.
- When using CAD or GIS software to create a site plan, NAD 83 grid data is recommended.

