

# PROTECTED RIDGE & STEEP SLOPE OVERLAY

## SITE PLAN

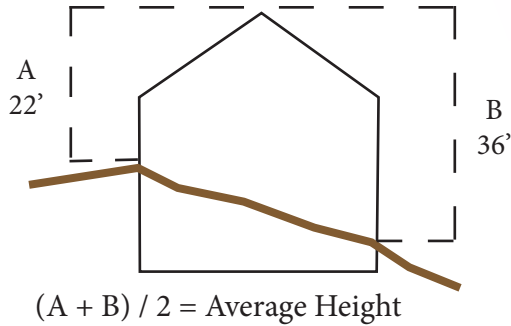
Scaled site plan, with 5' min. topo lines, showing all impervious surfaces, areas of disturbance, retaining walls, and screening trees.

## GEOTECH REPORT

Geotech report submitted prior to any land disturbance for structures in the overlay.

## ELEVATIONS

Side profile of the structure, showing the distance from the lowest ground level (A) and highest ground level (B) at the foundation to the peak of the roof.

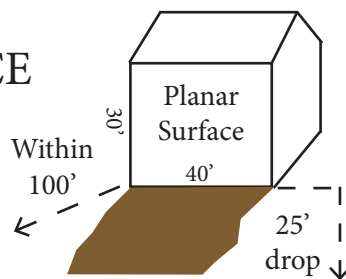


## SCREENING PLAN *(If applicable)*

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

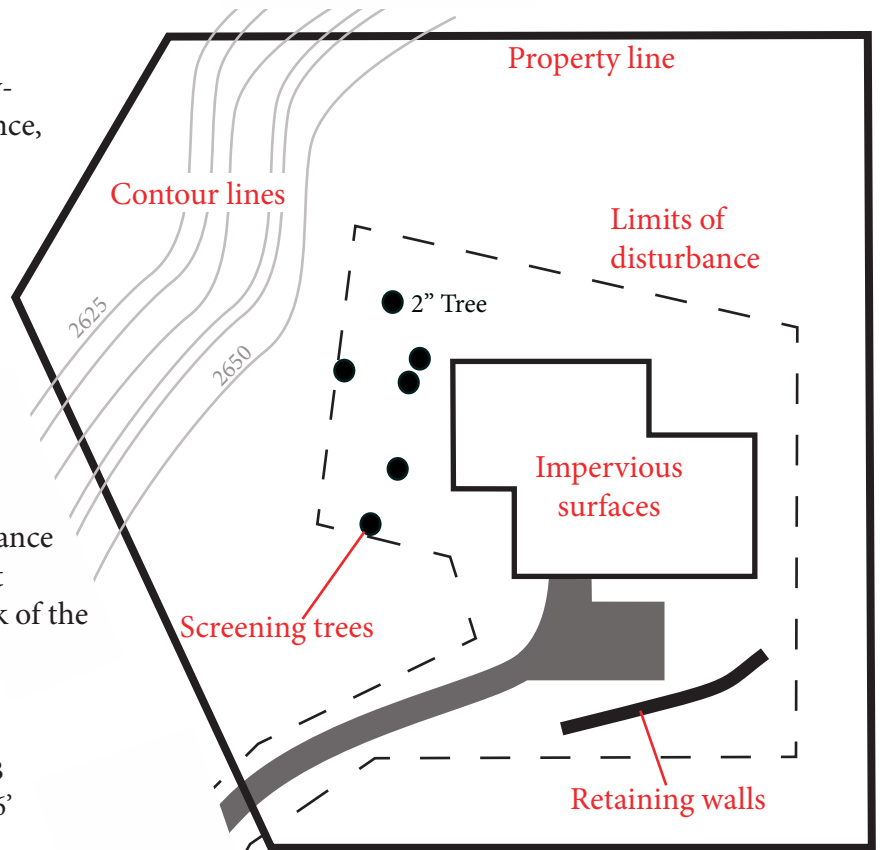
## PLANAR SURFACE

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



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

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



## CALCULATIONS

Provide the following calculations or print them directly on the site plan:

- \_\_\_\_\_ SF Site Disturbance  
*(Including well but not septic)*
- \_\_\_\_\_ SF Impervious surfaces  
*(Including graveled areas)*
- \_\_\_\_\_ Building height average  
*(A + B / 2 = Avg. Height)*
- \_\_\_\_\_ SF Planar surface calculation  
*(Vertical x Horizontal = PS)*

PLANNING & DEVELOPMENT DEPARTMENT  
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# PROTECTED RIDGE & STEEP SLOPE OVERLAY SUMMARY

## 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

	SITE AREA DISTURBANCE	IMPERVIOUS SURFACES
LOT SIZE	<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

Buildings constructed within the overlays require consultation with a geotechnical engineer when in areas over 35% slope or in high/moderate hazard areas on the Slope Stability Index map. A geotech report must be submitted **prior to any land disturbance**. Once the home is constructed a report must be submitted from the engineer certifying that their 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, 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 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 before grading.

### CREDIT FOR EXISTING TREES

Tree diameter (At 6" above root ball)	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'.

## BUILDING WIDTH

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

## 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.