



Steep Slope/High Elevation & Protected Ridge Zoning Permit Review

A. Property Information			
Date: _____	ZON20 _____ - _____	BLD20 _____ - _____	
PIN (Number): _____		Physical Address: _____	
Property Size: _____	Acres: _____	Square Feet: _____	
B. Site Plan, to-scale, showing the following		Provided	Revise
1. 5 foot minimum topographic contour lines. <i>Including elevation numbers above sea level</i>			
2. Boundaries of nearby Steep Slope and Protected Ridge Overlay areas			
3. Crests of designated protected ridges. <i>Including elevation above sea level</i>			
4. Property boundaries			
5. Location of all proposed structures. <i>Including dimensions, and setbacks from property lines</i>			
6. Location and height of all proposed retaining walls			
7. Proposed areas of disturbance. <i>Include structures, drives, parking, yards, patios, walls, etc.</i>			
8. Proposed impervious surfaces. <i>Include driveways, paved/graveled areas, structures, patios, etc.</i>			
9. Location of screening landscaping. <i>Indicate location, type, and height of trees to be saved or planted to meet requirements.</i>			
10. Architectural plans showing building elevations. <i>Including dimensions of shortest and tallest sides from finished grades to peak of roof</i>			
C. Geotechnical Report			
<i>A Geotech report is required 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. A final Geotech report is also required prior to issuing a CO.</i>			
1. Signed, sealed, and dated Geotechnical Engineer report			
2. Test pit location is same as house site shown on zoning site plan			
3. Steep Slope Exemption Certification submitted in place of Geotech Report. <i>Applicable when area was historically graded prior to Oct. 5, 2010, or less than 35% natural slope</i>			
D. Calculations		Proposed	Allowed
1. Impervious Surfaces: <i>Include driveways, structure roofs, parking, asphalt & gravel areas, etc.</i> <i>Gross max. allowed: <2 acres is 0.16 acres max; 2+ acres is 8% max of lot size</i>		SF	SF
2. Site Disturbance: <i>Land disturbance, including driveways, structures, parking, yards, etc. Not including septic.</i> <i>Gross max. allowed, excluding septic: <2 acres is 0.3 acres max; 2+ acres is 15% of lot size</i>		SF	SF
3. Planar Surface Area: <i>The vertical x horizontal measurement of the downhill facing surface of the structure.</i>			SF
4. Tree Screening: <i>Required when slope at downhill side of structure drops 25 vertical ft or more in elevation within 100 horizontal ft. Trees must be within 50 ft of the downhill side of structure and must be of varying, native species. No single species can be >50% of plantings, and must be 10 to 30 ft apart. Saved trees must be flagged to be counted.</i>	Total credits required		
	# of saved tree credits <i>See credit chart</i>		
	# of trees planting <i>1.5" diameter at 6" above root ball</i>		
5. Structure height: <i>Measured from finished grade to peak of roof. May include decks, porches, or other elements connected to the structure.</i>	Tallest	FT	FT (Avg of tall/short)
	Lowest	FT	
6. Building Width (Protected Ridge areas only): <i>Building width 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.</i>	Lot width		FT
	Building width	FT	FT

OFFICE USE ONLY

Notes:

Revisions Required, Date: _____ Reason:

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Denied, Reason:

Approved
CONDITIONS OF APPROVAL:

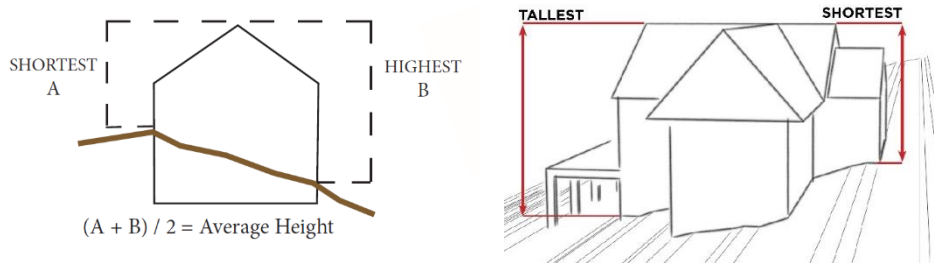
PLANAR SURFACE

Planar surface is the square foot area (*vertical x horizontal*) of the downhill facing side(s) of the structure. The graphic to the right shows an example of which faces of the structure to use when calculating the planar surface. Planar surface is used to determine the tree screening requirements for a project.



AVERAGE HEIGHT

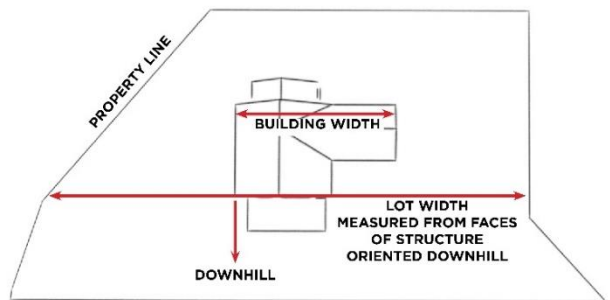
The average height of a structure is found by taking the height of the shortest and the tallest sides of the structure, from ground level to the tallest peak of the roof, and finding the average.



$(A + B) / 2 = \text{Average Height}$

BUILDING WIDTH

Building width in the 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. Allowable building width may change depending on the location of the structure on the property depending on lot shape and topography.



TREE SCREENING

For every 200sf of planar surface, 1 new tree or existing tree credit is required within 50 feet of the downhill side(s) of the structure. Trees to be saved must be flagged.

CREDIT FOR EXISTING TREES

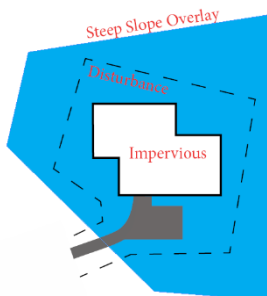
Tree diameter (Diameter at Breast Height)	Min. Tree Height	Tree Credits
2.5" – 4"	8'	1
4" – 6"	15'	1.5
6" – 10"	20'	2
10" – 16"	25'	2.5
16" +	30'	3

DISTURBANCE & IMPERVIOUS SURFACES

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

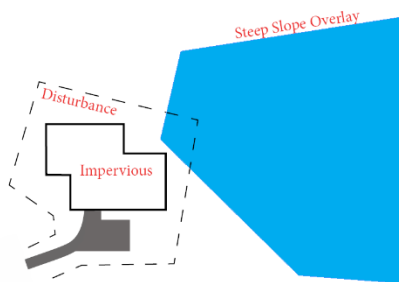
ALL REQUIREMENTS APPLY

If all or portions of the structure are located in the overlay district, and on slopes 35% or greater, then all aspects of the Steep Slope Overlay requirements must be followed.



IMPERVIOUS/DISTURBANCE

If all of the structure is outside of the overlay, or areas 35% natural slope or greater, as indicated on a signed and sealed survey, but some areas of disturbance are within the Overlay, then only impervious/disturbed surface limits must be followed.



NO REQUIREMENTS

If all structures, disturbance, and development is outside of the overlay, and areas 35% natural slope or greater, as indicated on a signed and sealed survey, then none of the steep slope requirements will apply.

