How to Prepare a Slope Density Exhibit

Applicability: For residential projects only, if subject property terrain has natural slopes of 25 percent or greater. Previously-graded project sites must depict naturally sloping terrain that existed prior to grading.

REQUIRED MAP FEATURES	MAP GRAPHIC EXAMPLE

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| 1. All below information contained on one map sheet, sized 11 x 17 inches or greater. Map sheet shall be sized appropriately so that map details are readable. |
| 2. Full depiction of the subject property boundaries shown on one map sheet, with a thick solid black line. Include at least 100 feet of buffer area around the project boundary lines, showing terrain and existing development. |
| 3. Contour lines and intervals shown at a readable scale, with minimum 10-foot intervals, and contour elevation numbers shown. If necessary, increase map sheet size to enhance readability. |
| 4. Color-coded rendering of terrain within each slope category based on the following:
 • 0 to 24.99 percent slopes (COLOR GREEN)
 • 25.00 to 49.99 percent slopes (COLOR YELLOW)
 • 50.00 percent slopes and greater (COLOR RED) |
| 5. Depiction of all Plan Category boundary lines, with each Plan Category area labeled on the terrain with a text abbreviation of the Category. |
| 6. Depiction of all proposed lots and lot line boundaries. Number each lot to correspond to lot numbering on the tentative map. |
| 7. Depiction of all proposed streets, including full right-of-way. |
| 8. Depiction of all proposed grading, including grading for building pads, streets and driveways. Depict full grading envelope (cut and fill) and clearly delineate grading boundary lines from undisturbed terrain. |
| 9. Depiction of all proposed building pads, with each pad elevation labeled. |
| 10. Include the following standard map features: north arrow; title block with name "Slope Density Exhibit", project number/map number, applicant and engineer contact information and date; engineer stamp; map scale (in feet); key describing General/Area Plan designations, symbols, graphics and abbreviations used. |
| 12. The density calculation table (see example below). |
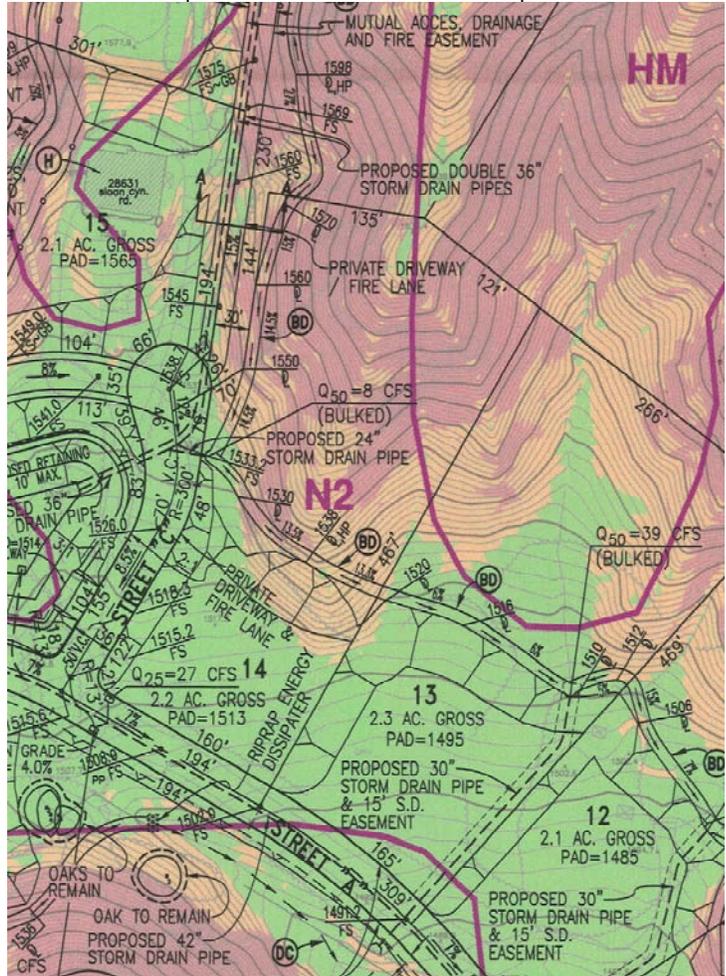
TABLE EXAMPLE

Plan Category	Slope Range	Gross Acreage	Low Density (Threshold for CUP)	Low Yield No. of Units	Max Density	Max Yield No. of Units
HM	0-24.99%	45.2	1DU/5ac	9.1	1 DU/2ac	22.6
	25-49.99%	12.7	1 DU/10ac	1.3	1 DU/2ac	6.3
	50%+	4.0	n/a	0	1 DU/20ac	0.2
N2	0-24.99%	17.3	1 DU/2ac	8.7	1 DU/1ac	17.3
	25-49.99%	8.4	1 DU/10ac	0.8	1 DU/2ac	4.2
	50%+	0.9	n/a	0	1 DU/20ac	0.1
Total Project		88.5		19.9, or 19		50.7, or 50

Midpoint Density= (50+19)/2 = 34.5, or 34 units (round down)

TABLE INSTRUCTIONS
1. Separate the density calculations for each Plan Category (HM, N2, etc.).
2. Calculate the project area in acres, to the nearest tenth of an acre, rounded up.
3. Calculate the subtotal of project density for each Plan Category to the nearest tenth of a unit, rounded down.
4. Calculate the final low, mid and max density, rounding down to the nearest whole unit.