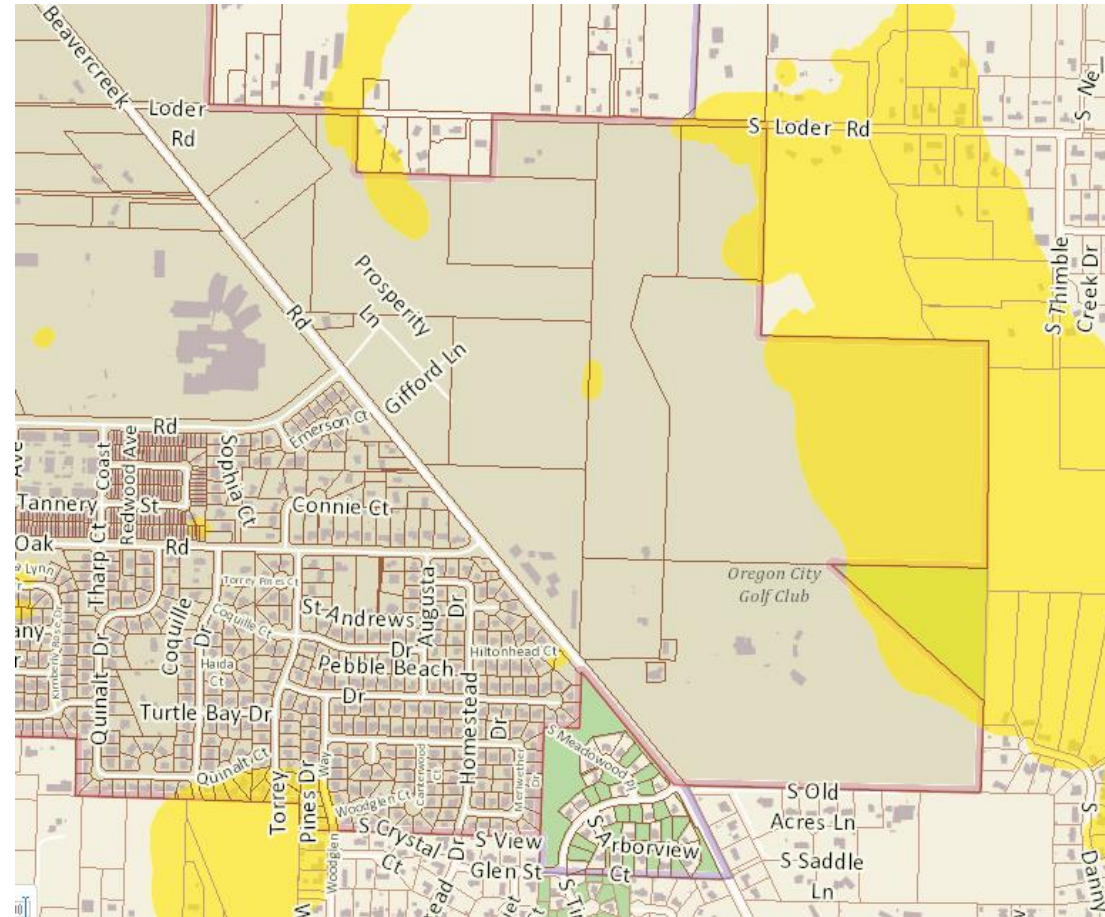
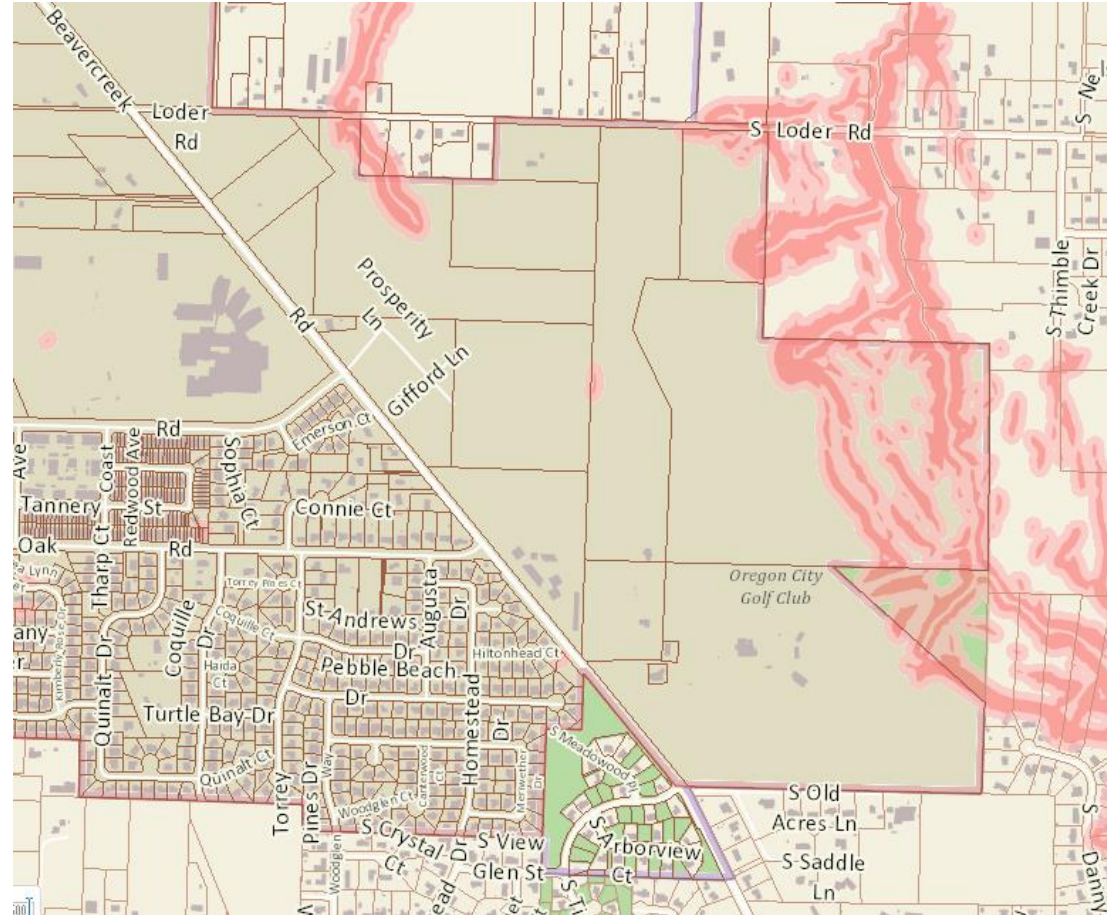


Beavercreek Concept Area : Geologic Hazards



General Geologic Hazard Overlay

Beavercreek Concept Area : Geologic Hazards



Slopes greater than 25%

Beavercreek Concept Area : Geologic Hazards

- Detailed Analysis required when:
 - Installation of construction of accessory structure greater than 500 square feet
 - General development
 - Tree removal on slopes greater than 25% where canopy removal exceeds 25%
 - Excavation which exceeds 2 feet in depth or 25 cubic yards of earth

Beavercreek Concept Area : Geologic Hazards

- Exemptions from the Geologic Hazard Code :
 - Excavation or fill less than 2 feet in depth, less than 25 cubic yards of volume
 - Structural alteration of any structure less than 500 square feet
 - Installation, construction, replacement of utility lines in right of way
 - Removal of noxious vegetation
 - Emergency Actions

Beavercreek Concept Area : Geologic Hazards

- Geologic Hazard Code Standards :
 - Minimize Cuts and Fills
 - Work is only allowed between May 1 and October 31
 - Follow natural topography as much as possible
 - Density is more restrictive than underlying zoning for slopes greater than 25%
 - Shall not exceed 2 dwelling units per acre
 - No more than 4,000 square feet of surface area (or 50% of the surface area, whichever is smaller)
 - Development is prohibited in slopes greater than 35%
 - Additional detailed technical requirements

Beavercreek Concept Area : Geologic Hazards

- New Geologic Hazard State Standards:
 - Created by Department of Land Conservation Development (DLCD)
 - To be published soon
 - City was used as an example within the document
 - Short presentation at the City Commission Work Session October 8