United States
Department of
Agriculture

Soil
Conservation
Service

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RECOMMENDATION FOR USE OF SOILS INFORMATION IN ASHEVILLE CITY PLANNING

AUGUST 7, 1985

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In any type of land use planning, soils information is vital to making wise long-range decisions. There are 13 different soils mapped within the city limits of Asheville. According to management similarities and differences among these soils, they are grouped into 19 mapping units. The mapping units may contain one or more soils and delineate areas with similar use and management requirements.

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are shallow to bedrock. Some are too unstable to be used as a foundation for buildings or roads. A high water table makes a soil poorly suited to basements or underground installations. Extremely steep areas may be highly erosive.

One rating method by which SCS evaluates a soil for a particular use is given in terms of the soil's limitations and restrictive features for that use. It's important to remember that soils are rated in their "natural state"--an altered soil may have very different limitations.

A soil may be rated as having slight, moderate, or severe limitations for a particular use. These ratings are defined as follows:

Slight is the rating given soils that have properties favorable for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

Moderate is the rating given soils that have properties moderately favorable for the use. This degree of limitation can be overcome or modified by special planning, design, or maintenance. During some part of the year, the expected performance of the structure or other planned use is somewhat less desirable than for soils rated slight. Some soils rated moderate require treatment such as artificial drainage, control of runoff to reduce erosion, extended septic tank absorption fields, extra excavation, etc.

Severe is the rating given soils that have one or more properties unfavorable for the rated use, such as steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance. Some of these soils, however, can be improved by reducing or removing the soil feature that limits use, but in most situations, it is difficult and costly to alter the soil or to design a structure so as to compensate for a severe degree of limitation.

A soil map of Asheville has been prepared to show the soils which exist in the area. In this report, the mapping units shown are rated for the following land uses:

local roads and streets
dwellings
septic tank absorption fields
shallow excavations

All areas colored designate a severe rating. Those units not colored have only slight or moderate limitations to the above use. The restrictive feature or features which give the mapping unit the severe rating are shown by color as follows:

	Restrictive Feature
	STEEP SLOPE
	STEEP SLOPE AND SHALLOW DEPTH TO ROCK
	STEEP SLOPE AND CUTBANKS CAVE EASILY
	FLOODING AND WETNESS
	FLOODING, WETNESS, AND CUTBANKS CAVE EASILY
	FLOODING, WETNESS, CUTBANKS CAVE EASILY, AND SOIL IS POOR FILTER
	LOW SOIL STRENGTH (APPLIES TO ROADS ONLY IN THIS REPORT)

Also attached is a legend of the soils mapped within the Asheville city limits and a color key to their restrictive features. Additional information on the soils of Buncombe County is available from the USDA Soil Conservation Service or the Buncombe County Soil and Water Conservation District.

SOIL MAP LEGEND

Symbol	Page	Mapping Unit NAME?
13	64	Biltmore fine sandy loam, 0-3% slopes
33	59	Iotla loam, 0-2% slopes
111U		Braddock-Urban land complex, 2-15% slopes
121B		Tate loam, 2-8% slopes
121C		Tate and French loams, 2-15% slopes
121U		Tate-Urban land complex, 2-15% slopes
169 and 53	109	French loam, 0-3% slopes
171E	51	Brevard loam, 10-30% slopes
233B		Dillard loam, 2-8% slopes
244C		Braddock loam, 8-15% slopes
313C		Hayesville loam, 8-15% slopes
313E	123	Hayesville loam, 15-25% slopes
313F	125	Saluda and Fannin loams, 30-50% slopes
313U		Hayesville-Urban land complex, 2-15% slopes
351C	97	Fannin loam, 8-15%
351E	101	Fannin loam, 15-30%
351U		Fannin-Urban land complex, 2-15% slopes
513E	91	Evard loam, 15-30% slopes
513U	95	Evard-Porters-Urban land complex, 15-30% slopes
783E	140	Saluda stony loam, 15-30% slopes
801	182	Tusquitee, Tate, and Brevard soils, 10-30% slopes
ES	210	Evard and Saluda loams, 30-50% slopes
TT	232	Tusquitee, Spivey, and Haywood soils, 30-70% slopes
UR		Urban land