

SUBDIVISION ORDINANCE
ARTICLE 4 - Standards Text Amendment

Adopted by Town Council: February 12, 2013

4-1 Suitability of Land; Conformance to Town Public Facilities Manual

4-1.1 Land encumbered by any of the following characteristics may be deemed by the Planning Commission as being unsuitable for subdivision:

- a. Land lying within a 100-year flood area designated by the Flood Insurance Study and accompanying maps as completed by the U. S. Department of Housing and Urban Development, Federal Insurance Administration.
- b. Land having physical characteristics, such as poor drainage, highly erodible soils, and wetlands, where subdivision would increase danger to health, life, or property or aggravate erosion or flood hazard.
- c. Slopes with grades in excess of twenty-five (25) percent

4-1.2 The Planning Commission may recommend the subdivision of any land which falls under 4-1.1 provided that:

- a. Sufficient land is provided in each subdivided lot to provide a building site free from flood, steep slopes, or other danger or nuisance.
- b. The developer installs adequate protective measures as may be required to prevent increased danger to health, life, or property and to render the land safe and otherwise acceptable for development of steep slope areas with grades in excess of twenty-five (25) percent.
 - 1. To demonstrate that sufficient controls are planned, the following factors should be incorporated on an erosion and sediment control plan to be submitted with the preliminary plat:
 - a. Identify the proposed density of development on steep slopes and the extent of grading proposed to accommodate this development;
 - b. Indicate whether the soils are particularly prone to erosion and likely to be subject to accelerated erosion rates due to alteration of the natural topography and disturbance or removal of existing ground cover;
 - c. Show the proposed placement of buildings as they relate to the contour lines and natural form of the terrain. Building placement should be designed to retain these natural features of the site. Development on steep slopes shall be designed to minimize grading;
 - d. Illustrate adequate protective measures for steep slopes that are graded or temporarily denuded of existing ground cover as needed per the Site Conservation Manual and per the Virginia Erosion and Sediment Control Handbook, including the use of terracing, retaining walls, replanting or supplemental planting with suitable vegetation, or a combination of these methods, to reduce excessive runoff and soil erosion, provided further that

provisions for the maintenance of and responsibility for any structural slope control is provided for in a manner deemed acceptable to the Town;

e. Ensure that adequate protection exists for structures and properties that lie below the steep slopes in case of slope failure or excessive runoff and sedimentation by explaining why each protective measure was chosen in the narrative of the plan; and

f. Illustrate if the design of the proposed development uses other innovative design techniques that might eliminate or reduce the need for grading and/or development on steep slopes.

c. The requirements of Section 4-7 of this Ordinance are met.

4-1.3 In connection with this Section, the Planning Commission may require the subdivider to furnish topographical maps, elevations, flood profiles, and other relevant data as necessary.

4-1.4 All construction of public infrastructure as required in this Ordinance must conform to the Public Facilities Manual.