

(7) The development plats shall be fitted to the topography and soils so as to create the least erosion potential.

(8) Wherever feasible, natural vegetation shall be retained and protected.

Section 13-109.6 STEEP SLOPE DEVELOPMENT

In order to prevent abnormal or excessive grading, the following additional requirements shall pertain to those areas where steep slopes exist.

(1) Development may occur within steep slope areas provided that a minimum of thirty percent (30%) of the lot or parcel upon which the principal structure is to be situated, is less than fifteen percent (15%) grade and contiguous to an approved County standard road so that direct access by car to the principal structure can be achieved without the necessity of cutting and filling. The extent of cutting and filling that will be permitted on any lot will be based on the soil conditions at the site and as determined by the Department of Public Works upon recommendation of the Soil Conservation Service DISTRICT. CONSTRUCTION ON PILING AND/OR SUPPORTS SHALL BE PERMITTED.

(2) All roads and streets shall be placed ~~along~~ AS CLOSE TO the contour AS POSSIBLE, to minimize cutting or filling.

(3) The construction of all structures shall be preceded by the installation of storm drainage system(s) and stabilization measures.

(4) In the case of a single lot development within such areas where no central storm drainage system exists, run-off from driveways, roofs and other improved surfaces shall be diverted and carried to an acceptable outlet by one or a combination of the following methods: filtration beds, subsurface dry wells, storm drainage systems and/or underground conduit ~~system~~ SYSTEMS OR OTHER ADEQUATE OR PROTECTED OUTLETS.

ARTICLE III PROCEDURES FOR FILING AND PROCESSING SUBDIVISION APPLICATIONS

Section 13-110 GENERAL

(a) Prior to submission of any plats, the subdivider should consult with the Office of Planning and Zoning to become aware of existing and proposed conditions in the neighborhood where he wishes to subdivide.

(b) The subdivider submits a Sketch Plat to the Office of Planning and Zoning, said plat to conform to the requirements of Section 13-111.1 of these regulations.

(c) The Office of Planning and Zoning will then transmit the Sketch Plat to the Committee and such other agencies of the County and State for their approval and/or recommendations.

(d) The Office of Planning and Zoning will then schedule a meeting of the Committee and other agencies, the subdivider, and his surveyor or engineer; said meeting will be normally within fourteen (14) days of formal application of the Sketch Plat.

(e) Within seven (7) days after the meeting on the Sketch Plat, the Office of Planning and Zoning will correspond with the subdivider confirming results of the meeting and will indicate whether the Sketch Plat is approved, approved with modifications or denied.