

3 General Provisions

3.1 GENERAL REQUIREMENTS - The Planning Commission shall impose the following general requirements and compel all subdividers to comply with the following principles of design in the layout of subdivisions:

1. Suitability of Land for Subdivision -

(1) Land Not Suitable for Development -

(1) Sinkholes - Sinkholes and other similar depressions and the area within 25 feet horizontally from the lowest point of said sinkhole or that area subject to periodic flooding, whichever is greater, shall be preserved in its natural state for the purpose of providing drainage of the surrounding area. No building, street or any other improvement shall be made within the given area around a sinkhole. The Planning Commission shall have the power to increase the area around the sinkhole if drainage conditions warrant such action. The sinkhole may be "punched" or otherwise altered to improve drainage.

This subdivision regulation for Hancock County, City of Hawesville, and City of Lewisport, dated December 17, 1991, is hereby amended to read as follows:

3. General Provisions

Section 1.A, Subsection (2) Flood Hazards, is deleted in its entirety and amended to read as follows:

- (2) **Flood Hazards** - Parts of Hawesville and a major part of Lewisport have been identified in a Designated Flood Prone Area. These areas can be seen in the 1997 Hancock County Comprehensive Plan update; Figure 4.5 (Hawesville flood zones) and Figure 4.6 (Lewisport flood zones). FIRM or Federal Insurance Rate Maps are provided for these two areas. Development within identified flood prone areas is possible but requires the bottom floor of a structure to be equal to or higher than the 100 year flood plain. Development plans may be approved by the Hancock Urban Planning Commission, but the Commission requires the property owners to provide the flood zone of the area being platted by using the Federal Insurance Rate Map located in the Hancock County Comprehensive Plan Update.

Other parts of Hancock County within the planning and zoning boundaries have not been mapped by FEMA or do not have FIRM mapping.

If it appears to the Planning Commission that a proposed development is located within a flood prone area, the development plan may be approved by the Planning Commission but the plat or plats of such area shall be clearly marked with the following warning:

NOTICE: This development may be located in a flood prone area; it is recommended that the bottom floor of any structure to be built in this development be constructed equal to or above the level reached by the 100 year flood plain, as defined by the Army Corps of Engineers for that mile point on the river.

NOTE: The Flood Prone Area was provided by the U.S. Geological Survey, as requested by the 89th Congress House Document 465. This 100 year flood of record established these elevations or feet above sea level as the upper reaches of the Designated Flood Plain.

(3) Other Conditions - If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to bad drainage, steep slopes, rock formations, and other such conditions as may increase the danger of health, life, or property, or aggravate erosion or flood hazards; and, if from adequate investigations, conducted by all the public agencies concerned, it has been determined that in the best interest of the public the land or portion thereof

not be platted and developed for the purpose proposed, the Planning Commission shall not approve the land or portions thereof for subdivision.

B. Premature Development - The Planning Commission may refuse to approve what it considers to be scattered or premature subdivision of land which would involve danger or injury to the public health, safety, welfare, or prosperity by reason of lack of adequate water supply, schools, proper drainage, good roads and transportation facilities, or other public services; or which would necessitate an excessive expenditure of public funds for the supply of such services.

2. Community Assets - In all subdivisions, due regard shall be shown for natural features such as large trees, unusual rock formations, and water courses; for sites which have historical significance; and for similar assets which if preserved will add attractiveness and value to the subdivision and to the community. The Planning Commission may prepare a list of all such features within its area of subdivision jurisdiction which it deems worthy of preservation.

3. Large Tracts or Parcels - When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical resubdivision.