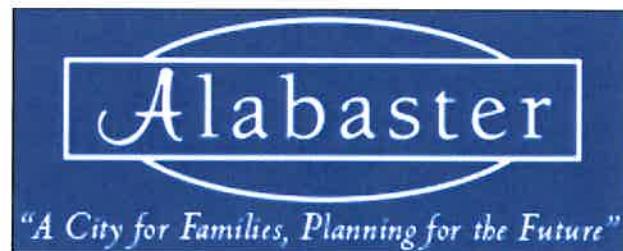


SUBDIVISION AND DEVELOPMENT REGULATIONS



NOVEMBER, 2009

THE CITY OF ALABASTER, ALABAMA

SUBDIVISION AND DEVELOPMENT REGULATIONS

OF

THE CITY OF ALABASTER, ALABAMA

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ARTICLE I. GENERAL PROVISIONS

Section 1.1 AUTHORITY

1. It is hereby declared to be the policy of the City to consider the subdivision of land and the subsequent development of the subdivided land as subject to the control and regulation of the Alabaster Planning Commission (the "Commission") pursuant to the authority granted to the City by Code of Alabama, § 11-52-1, et seq. (1975), as amended.
2. Land to be subdivided shall be of such character that it can be used safely for development purposes without danger to health, safety or welfare. Except as exempted by these Regulations, no land shall be subdivided until proper provision has been made for drainage, utilities and streets, and approval has been granted in accordance with the procedures prescribed by Code of Alabama, § 11-52-1, et seq. (1975), as amended, and set out in these Regulations.
3. Prior to the actual sale, offering for sale, transfer or lease of any Lots as defined herein for the purpose of creating, establishing or modifying a Subdivision as defined herein, any Owner or Developer of a Subdivision which is not exempt from such requirements, as described in Section 2.4 below, which lies within the Subdivision Jurisdiction of the City shall submit the Preliminary Plat and Preliminary Engineering Plan of the proposed Subdivision or proposed additions to an existing Subdivision to the Commission and obtain for approval of the Proposed Plat in accordance with the procedures prescribed by Code of Alabama, § 11-52-1, et seq. (1975), as amended, and set out in these Regulations.
4. No Owner or Developer of a Subdivision shall proceed with improvements or installation of any utilities in a Subdivision which is not exempt from such requirements, as described in Section 1.4 below, until the Preliminary Plat and Preliminary Engineering Plan has been granted approval by the Commission in accordance with the procedures prescribed by Code of Alabama, § 11-52-1, et seq. (1975), as amended, and set out in these Regulations.

Section 1.2 STATEMENT OF POLICY

Section 1.2.1 Orderly Development It is hereby declared to be the policy of the Alabaster City Planning Commission to consider the subdivision of land the initial and principal step in carrying out the general purpose of the Comprehensive Plan: to guide and accomplish a coordinated, adjusted and harmonious development of the land within the subdivision jurisdiction which will, in accordance with existing and future needs, best promote the public health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economically in the process of development for this citizens of the City of Alabaster, Alabama.

Section 1.2.2 Public Safety and Services Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace, and land shall not be subdivided until or unless adequate provision is made for drainage, water supply, sanitary sewerage and access, as well as other improvements required by these regulations, and unless adequate community facilities, including schools and park and recreation areas, are available in reasonable proximity to the subdivision.

Section 1.2.3 Correlation with Other Development Measures A proposed subdivision shall be correlated with the Comprehensive Plan, the Zoning Ordinances and with capital budgets and public improvements programs of the governing bodies of the City of Alabaster and Shelby County and their agencies having responsibility for public improvements. It is intended that these regulations shall supplement the provisions and standards contained in the building, housing and related codes, zoning ordinances and other measures governing development, construction, fire prevention, public works and life safety. These Regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law. Where any provision of these Regulations imposes restrictions different from those imposed by any other provision of these Regulations or any other ordinance, rule or regulation or other provision of law, whichever provision is more restrictive or imposes higher standards shall control.

Section 1.2.4 Minimum Requirements These regulations shall be viewed solely as minimum requirements to be followed by the subdivider. Because of exceptional and unique conditions of topography, location, shape, size, drainage, geotechnical or other physical features of the proposed Subdivision minimum standards specified herein would not reasonably protect or provide for public health, safety or welfare, increased measures may be required by the City prior to Improvements being accepted by the City of Alabaster.

Section 1.3 PURPOSES

In pursuit of this policy, these regulations shall be so applied as to accomplish the following purposes:

Section 1.3.1 Future Growth To guide the future growth and development of the land within the subdivision jurisdiction in accordance with the Comprehensive Plan.

Section 1.3.2 Health and Safety To provide for adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent the overcrowding of land and undue congestion of population.

Section 1.3.3 Social and Economic Stability To protect the character and the social and economic stability of all parts of the area within the subdivision jurisdiction.

Section 1.3.4 Land Uses To protect and conserve the value of land and the value of buildings and improvements on the land and, through subdivision design, to minimize the conflicts among the uses of land and buildings.

Section 1.3.5 Public Services and Facilities To encourage residential development where public services and community facilities are available or will be available when the subdivision is ready for occupancy.

Section 1.3.6 Circulation To provide an efficient relationship between development and the circulation of traffic, having particular regard to the avoidance of congestion; to expedite circulation and the protection of land use values through the separation of local and through traffic; and to make adequate provision for traffic through the proper location and width of streets, including major streets set out in the Comprehensive Plan for future construction.

Section 1.3.7 Environment To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources in order to preserve the integrity, stability and beauty of the community and value of the land.

Section 1.3.8 Natural Features To preserve the natural beauty of the land, and to utilize as elements of the urban environment, the physiographic features of land and water.

Section 1.3.9 Open Space To provide open space through efficient design and layout of subdivisions; to encourage the setting aside as permanent open space land that is subject to flood or has soils unsuited to urban development.

Section 1.3.10 Innovative Design To encourage innovative subdivision design that will produce attractive and convenient arrangements of housing and neighborhood environment, affording a variety of lifestyles.

Section 1.4 AREA OF JURISDICTION

These regulations shall govern all subdivision of land within the subdivision jurisdiction, as defined herein, of the Alabaster City Planning Commission.

Section 1.5 APPLICATION OF REGULATIONS

From and after the date of these Subdivision Regulations, every plat of land that is a subdivision, as defined herein, shall be prepared, presented for approval, and recorded as required herein.

No building permit and no certificate of occupancy shall be issued for any parcel of land created by subdivision, as defined herein, unless a Final Plat of such subdivision has been approved and recorded as required by these regulations and all contingencies of Architectural Review, if required by the City Zoning Ordinance or as a contingency by the Planning Commission to a resubdivision of an existing subdivision, have been met. No excavation of land and no

construction of any public or private improvements shall take place or be commenced in a subdivision except in conformity with these regulations.

ARTICLE II. DEFINITIONS

For the purposes of these Subdivision Regulations, certain words and phrases used herein are defined as follows:

ALLEY: A public right-of-way less than twenty-one feet in width between rear or side property lines, which provides access to adjacent properties.

ARCHITECTURAL REVIEW: A review by the Planning Commission of exterior architectural plans for structures within a zoned planned unit development or overlay district for approval prior to the issuance of building permits or required as a part of the subdivision.

APPLICATION: The act of submission of a plan for Subdivision and/or Architectural Review to the Planning Commission of the City of Alabaster in a format approved by the Planning Commission.

ARTERIAL STREET: Streets which are used primarily for moving fast or heavy traffic as shown on the Major Street Plan.

BLOCK: A parcel of land entirely surrounded by streets, streams, railroad rights-of-way, parks or other public spaces or by a combination thereof.

BUILDING OFFICIAL: The person or persons charged by the City of Alabaster with the coordination and enforcement of ordinances, rules, and regulations related to the improvement of real property within the City of Alabaster.

BUILDING SETBACK LINE: The line indicating the minimum horizontal distance between the right of way line and the face of buildings, in front of which no structure may be constructed.

CITY ADMINISTRATOR: The duly appointed Administrator or Manager of the City of Alabaster, Alabama.

CITY ATTORNEY: The duly designated official appointed as the City Attorney of the City of Alabaster.

CITY CLERK: The duly designated or acting official designated as the Clerk of the City of Alabaster.

CITY COUNCIL: The governing body of the City of Alabaster.

CITY ENGINEER: The duly appointed official of the City of Alabaster to provide engineering services to the City of Alabaster.

CITY SPECIFICATIONS: All construction specifications which have been adopted by the City Council or as required by the Planning Commission, Building Official, Fire Official, and/or all utility departments.

CLOSED-END STREET: A short street having one end open to traffic and being terminated at the other end with a vehicular turnaround.

COLLECTOR STREET: A street, existing or planned, which serves or is intended to serve as a secondary traffic way, collecting traffic from minor streets and feeding it into major streets or to important generators of traffic.

COMPREHENSIVE PLAN: The comprehensive plan made and adopted by the Alabaster City Planning Commission, as provided by law, for the physical development of the City of Alabaster and surrounding area; the term includes any unit or component part of such plan and any amendment to such plan or part thereof when adopted.

CORNER LOT: A lot abutting two (2) or more streets at their intersection.

CROSSWALKWAY: A public right-of-way between property lines, which provides pedestrian access but no vehicular access to adjacent properties.

CURB or CURB LINE: The inside vertical face of a masonry curb, the center line of a valley gutter, or the edge of pavement where no curb or gutters exist.

DEVELOPMENT: The act of installing site improvements and building structures.

DOUBLE FRONT LOT: A lot having frontage on two (2) non-intersecting streets as distinguished from a Corner Lots.

EASEMENT: A grant by the owner of the use of a strip of land by others for specific purposes.

FAMILY SIBDIVISION: The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land, for the purpose of establishing a residential use to be occupied by legally related immediate family members (spouse, child, parent, grandparent, sibling or step-related individuals of the same status). Proof of legal relation shall be the unique responsibility of the applicant.

FINAL PLAT: The final map or drawing on which the subdivision plan is submitted to the Planning Commission technical staff for final approval.

FIRE OFFICIAL: The City Official designated by the City and charged with enforcement of fire control regulations.

FLAG LOT: A lot which contains a relatively narrow strip of land solely in order to provide street and utility access to a parcel of property that otherwise does not front a public street or right of way.

GROUP DEVELOPMENT: A development comprised of two or more structures, built on a single lot, tract, or parcel of land, and designed for occupancy by separate entities, firms, or other enterprises. (i.e. shopping center, etc).

HEALTH DEPARTMENT: The Shelby County, Alabama Department of Health.

IMPROVEMENTS: Street surfacing curb and gutter, sidewalks, street lights, water mains, sanitary sewers, storm sewers, utilities, monuments, and other required items as required by City Specifications.

LOT: A portion of a subdivision intended as a unit for transfer of ownership or for development.

MAJOR STREET: A street, existing or planned, which serves or is intended to serve as a principal traffic way and which is designated on the Major Street Plan as a limited access highway, major street, parkway or other term to identify those streets comprising the basic structure of the street system. Also known as a Principal Arterial Street.

MAJOR STREET PLAN: The component part of the Comprehensive Plan showing the general locations of principal thoroughfares.

MARGINAL ACCESS STREET (SERVICE ROAD): A street running parallel to and adjacent to or in the immediate vicinity of another street and which has as its principal purpose the relief of such other street from the local service of abutting properties.

MINOR STREET: A street of limited continuity which serves or is intended to serve the local needs of a neighborhood.

MONUMENT: Any monument set by a land surveyor to mark or reference a point on a property or land line that is permanently marked or tagged with the certificate number of the land surveyor setting it.

MUNICIPAL OR MUNICIPALITY: The City of Alabaster and, where appropriate to the context, that area lying within the corporate limits of such city as such corporate limits exist or may exist in the future.

OPEN SPACE: Any land either publicly or privately owned which is designated as being permanently undeveloped and used for recreation, conservation, or preservation.

OWNER'S ENGINEER: The a licensed professional engineer or engineering firm designated by the Owner to render engineering plans and draws consistent with the City Specifications.

PLANNING AND ZONING COORDINATOR: The person or persons designated by the City to coordinate Applications and the various departmental reviews of Applications.

PLANNING COMMISSION OR COMMISSION: The City Planning Commission of the City of Alabaster, as such Commission was created heretofore by ordinance adopted by the City Council of the City of Alabaster, pursuant to Title 37, Chapter 16, of the Code of Alabama, 1940, as amended.

PRELIMINARY ENGINEERING PLANS: The drawings on which the proposed improvements are shown and which, if approved, will be used for construction of the improvements.

PRELIMINARY PLAT: The preliminary map or drawing on which the proposed layout of a subdivision is submitted to the Planning Commission for consideration and tentative approval.

RE-SURVEY: Any platting of a greater number of lots to a lesser number of lots; also, modifications to lot lines without creating additional lots or parcels.

ROADWAY: The portion of a street available for vehicular traffic; where curbs are laid, the portion between curbs.

SIDEWALK: The portion of a street or crosswalkway, paved or otherwise surfaced, intended for pedestrian use only.

SINGLE TIER LOT: A lot which is adjacent to an arterial street, a railroad, a physical barrier, or one used for residential or nonresidential purposes and to which access from the rear of the lot is usually prohibited.

STREET: A public right-of-way which provides vehicular and pedestrian access to adjacent properties.

SUBDIVIDER: Any person, group or corporation acting as a unit, or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as defined herein.

SUBDIVISION: The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes a resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territories subdivided.

SUBDIVISION JURISDICTION: All land located in the corporate limits of the City of Alabaster and its extraterritorial jurisdiction as defined by the State Code, and not located within the corporate limits of any other municipality or within the subdivision jurisdiction of any other municipality having a planning commission.

SURVEYOR: A licensed professional surveyor who determines the boundaries and elevations of land or structures.

TENTATIVE APPROVAL: The approval by the Planning Commission of the Preliminary Plan as such approval is required by these regulations.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT: Generally a large-scale development, comprehensively incorporating mixed uses, mixed densities, relatively small lots, a rectilinear street layout and pedestrian-oriented design. Shall also include all Planned Development Districts.

ZONING ORDINANCE: The ordinance of the City of Alabaster, Alabama setting land use restrictions within the City of Alabaster, as amended from time to time.

ARTICLE III. PROCEDURES

Section 3.1 GENERAL PROCEDURE

The procedure for review and approval of a subdivision by the Planning Commission consists of three consecutive steps as follows:

Section 3.1.1 Preliminary Plat and Plan Preparation and filing for review and tentative approval of a Preliminary Plat, together with the Attendant Items required herein. To develop a general design on which to base the Preliminary Plan and thus to avoid having to revise the Preliminary Plat to make it conform to the Comprehensive Plan and to relate it to surrounding development, it is suggested that the Subdivider consult with the City Officials staff and other appropriate administrative officials prior to actual preparation of the Preliminary Plat.

Section 3.1.2 Preliminary Engineering Plans Preparation and filing for review and approval by appropriate authorities of Engineering Plans for the construction of improvements.

Section 3.1.3 Final Plat Preparation and submission for review and final approval of a Final Plat, together with the Attendant Items required herein. In no event shall the Preliminary Plan be considered as a submission of a plat for approval or disapproval as required by Title 37, Chapter 16, Section 799, but only the Final Plat shall be so considered.

Section 3.2 CORRELATIONS WITH OTHER OFFICES

Section 3.2.1 Intent It is the intent of the procedure established in this section to correlate and expedite the submission, review, and action on proposed subdivisions. At the same time, it is recognized that the development process requires review and approval of several different officials and agencies such as: the City and County Engineers, the County Health Officer, the Building Official, Fire Official, water board, sewer board, and in some instances, the State Highway Department, the Shelby County School Board, the U. S. Corps of Engineers, and others concerned with the improvements and other aspects of land subdivision.

It is the further intent of these regulations that when land subdivision is in connection with a planned unit development, special exception or other review required by the Zoning Ordinance, the review and approval processes be carried out as nearly simultaneously as feasible. Insofar as is practicable, plans required for such zoning action shall be submitted in a form that will satisfy the requirements of these Subdivision Regulations.

Section 3.2.2 Responsibility for Correlation The responsibility for correlating and expediting the subdivision approval process is centered by these regulations in the office of the Building Official, or his agent, and the Subdivider. The Subdivider is encouraged to consult directly with officials and agencies having jurisdiction, but the reports, recommendations, and evidence of approvals and disapprovals of such officials and agencies shall be made to the Building Official or his/her agent. The Planning and Zoning Coordinator shall then be responsible for correlating them so that information is furnished in the appropriate manner to the Planning Commission and the Subdivider clearly and promptly.

Section 3.2.3 Applications and Forms To insure that the required information and documentation are furnished in proper form and as simply as possible, all applications shall be made on forms furnished by the Planning and Zoning Coordinator.

Section 3.3 PRELIMINARY PLAT AND PLAN

Prior to beginning of any design or preparation of drawings or plats, the subdivider and their engineers / surveyors are encouraged to schedule a planning meeting with City of Alabaster Staff (City Engineer, Building Official, Fire Official, and City Planner) to discuss the overall proposed plan for the land and general conformance with the zoning ordinance and comprehensive plan. No such meetings shall constitute official approval of a subdivision plan, but rather shall serve to provide the parties concerned as much knowledge of the intended project as possible.

Section 3.3.1 Purpose The purpose of the Preliminary Plat and Plan is to provide a basis for plans for the construction of the subdivision and its improvements. To this end, during preparation of the Preliminary Plat and Preliminary Plan the Subdivider should consult with the City's staff, with the City Engineer, and with other officials and agencies concerned with the subdivision and the improvements.

Section 3.3.2 Filing and Review The Subdivider shall file with the Planning Commission technical staff (3) full sized and three (3) reduced size copies of the Preliminary Plan, together with the Attendant Items required herein, with written application for tentative approval according to the deadline schedule established year to year by the Building Official. Prior to submission to the Planning Commission, The Preliminary Plat and Plan shall be reviewed and report by the City Engineer or County Engineer, as appropriate, the water board, sewer board, Fire Official, Building Official, the County Health Officer, and other appropriate officials. The review shall take into consideration, in addition to the requirements set out in these regulations, conformance of the subdivision design to the Comprehensive Plan and the particular requirements and conditions affecting installation of improvements. (See Appendix 2 PP-1)

Section 3.3.3 Action on Preliminary Plat Notice of the time and place at which a Preliminary Plat will be considered shall be sent by the Planning Commission to the Subdivider and to the person whose name and address appears upon the plan as the owner of the land. At a regular meeting following the timely filing of a Preliminary Plat, the Planning Commission shall communicate to the Subdivider its tentative approval or its disapproval, and said approval or

disapproval shall be followed by a written communication to the Subdivider. In the case of tentative approval, the Planning Commission may state the specific changes, if any, required to be made in the Preliminary Plan. In the case of disapproval, the Planning Commission shall state the grounds of disapproval.

Section 3.3.4 Effect of Tentative Approval Tentative approval of a Preliminary Plat shall not constitute acceptance of the "plat" of the proposed subdivision, but shall be deemed only as an expression of approval of the plan submitted as a guide to preparation of the Final Plat, which Final Plat will be submitted for approval of the Planning Commission and for recording upon fulfillment of the requirements of these regulations and the conditions of tentative approval. Tentative approval of a Preliminary Plat shall be effective for a **maximum time of one year**, unless, upon application by the Subdivider, the Planning Commission grants an extension. It is the duty of the Subdivider to make timely applications requesting extensions according to the published meeting dates of the Planning Commission. If the Final Plat has not been submitted for final approval within twelve months, and no extension has been requested or granted, the Preliminary Plat may again be filed for tentative approval; provided, that at any time after the expiration of the initial one year period during which the Preliminary Plat approval is effective, the Planning Commission may notify the Subdivider of changes it will require to meet new or changed conditions. A corrected preliminary plat with all conditions fulfilled, shall be submitted to the Building Official or his/her agent, prior to the construction or installation of any improvements.

Section 3.4 ENGINEERING PLANS

Section 3.4.1 Purpose The purpose of the Engineering Plans is to provide information, including drawings and specifications, for the construction or installation of the improvements. To this end, the Subdivider and his engineer or land surveyor should consult with the City Engineer or County Engineer, as appropriate, and with other officials and agencies concerned with construction or installation of improvements. Further, the Subdivider and or Developer may submit a comprehensive subdivision plan for future development outside of the Preliminary Plat and Preliminary Engineering Plan.

Section 3.4.2 Filing and Review After tentative approval of the Preliminary Plat and prior to the construction or installation of any of the improvements, the Subdivider shall prepare and submit to the City Engineer or County Engineer, as appropriate, or to other officials or agencies concerned, (3) full sized and three (3) reduced size copies of the updated Engineering Plans for the Preliminary Plat. The Engineering Plans shall be reviewed by the appropriate authorities, and the review shall take into consideration, in addition to the requirements set out in these regulations, conformance of the plans with the applicable standards and regulations of the City of Alabaster or Shelby County, as appropriate, and of other agencies concerned. (See Appendix 2 EP-1)

Section 3.4.3 Action on Engineering Plans The City Engineer or County Engineer, as appropriate and other officials and agencies concerned shall notify the Subdivider of the approval or disapproval of the Preliminary Engineering Plans. In the case of approval, specific changes, if any, required to be made shall be stated; in the case of disapproval, the grounds for

such disapproval shall be stated. Any disapproval of changed Preliminary Engineering Plans by City Officials may be appealed to the Planning Commission.

Section 3.5 FINAL PLAT

Section 3.5.1 Purpose The purpose of the Final Plat, together with the Attendant Items required herein, is to provide an accurate record of street and property lines and other elements being established on the land and the conditions of their use. The Final Plat shall be based upon the Preliminary Plan, together with the required changes.

Section 3.5.2 Submission and Review The Subdivider shall file with the Planning Commission technical staff (3) full sized and three (3) reduced size copies of the Final Plan according to the deadline schedule established year to year by the Building Official. The Subdivider shall submit to the Planning Commission three (3) full sized and three (3) reduced size copies of the Final Plat, together with the Attendant Items required herein, together with a list of deviations from the Tentatively Approved Preliminary Plat and Preliminary Engineering Plan and a list of items required to be completed but not yet installed and an estimated cost of completion of such items. Prior to submission of the Final Plat, together with the Attendant Items required herein, the Final Plat shall be reviewed by the Building Official, or his/her agent, and may be referred for review and report to the City Engineer or County Engineer, as appropriate, Fire Official, the water and sewer department, the County Health Officer, and other appropriate officials. The review shall take into consideration conformance to the approved Preliminary Plan and fulfillment of any conditions of such approval and the proper installation of improvements in conformance with the requirements of these regulations. (See Appendix 2 FP-1)

Section 3.5.3 Action on Final Plat Final approval of the plat will be given upon: (1) fulfillment of all conditions attached to, and conformance with the preliminary plat and plan; and, (2) certification of the proper installation of the improvements and compliance with the requirements of these Regulations. The Planning Commission shall act upon the Final Plat within 30 days of its submission and shall communicate to the Subdivider the action taken. In the case of approval, the Building Official, or his/her agent, shall enter such approval upon the Final Plat by the signature of the Chairman of the Planning Commission. The Planning Commission shall, in the case of approval of the Final Plat, set the amount of Improvement Bond required by the Subdivider to cover costs of all items not installed based upon a report by the City Engineer and Building Official of the cost to install the remaining improvements should the Subdivider fail to timely install same. However, if, in the determination of the Planning Commission, the required improvements, or any parts thereof, should be installed prior to acceptance of the Final Plat, then the Planning Commission may disapprove the Final Plat. In the case of disapproval, the Planning Commission shall state the grounds for disapproval. If disapproval is predicated upon the failure of the Subdivider to complete necessary improvements, the Subdivider may resubmit its Final Plat after completion of the required items. However, the Final Plat shall not be finally approved until such time as appropriate bonds and assurances of improvements that were not installed at the time of final plat have been filed with the City of Alabaster, and the Final Plat has been duly signed by the Mayor of the City of Alabaster, City Clerk of the City of Alabaster, Building Official of the City of Alabaster, the City Engineer, and the Fire Official.

Section 3.5.4 Recording of Plat Once all conditions of the Final Plat have been met, the Subdivider shall return (7) seven full size copies and one official mylar containing all appropriate third party signatures. Once this is received and verified the Planning and Zoning Coordinator shall obtain all required City signatures and record the Final Plat in the Office of the Judge of Probate of Shelby County, Alabama. In the event all of the conditions have not been fulfilled within 12 months of the Approval of the Final Plat by the Planning Commission, the Final Plat shall be null and void unless application for an extension of time is made in writing and granted by the Planning Commission during such twelve month period.

Section 3.5.5 Copies of Final Plat Once recorded, the applicant shall receive from the Building Official, or his/her agent three (3) copies of the final plat as recorded in the Office of the Judge of Probate of Shelby County. The City shall retain one copy for its records.

Section 3.6 SMALL RESUBDIVISIONS

Section 3.6.1 Purpose The purpose of this procedure for small resubdivisions is to simplify the preparation and expedite the processing of the plats of such resubdivisions. Except as otherwise specified, the resubdivision and the plat thereof shall conform to all the requirements of these regulations. For the purpose of this section, a small resubdivision is one in which not more than five lots are being created from one or more land parcels constituting an existing subdivision and containing an aggregate of not more than four acres and in which every lot will face an existing dedicated street and have access to all required existing utilities.

Section 3.6.2 Submission and Review No Preliminary Plan or Engineering Plans are required to be submitted for a small resubdivision, but the Subdivider should consult with the City's technical staff and with other Officials and agencies concerned with the resubdivision prior to preparation of the Final Plat. The Subdivider shall file with the Planning Commission (3) full sized and three (3) reduced size copies of the Final Plat and (1) non adverse effects letter, with written application for final approval. The Final Plat shall be reviewed by the Planning Commission and shall take into consideration conformance with the requirements of these regulations and other applicable standards and regulations. (See Appendix 2)

Section 3.6.3 Action on Final Plat Action on the Final Plat shall be in accordance with the procedure prescribed herein for other Final Plats. In existing subdivisions, the Planning Commission may approve a small resubdivision contingent upon its Architectural Review of plans for new or remodeled structures which are consistent with existing structures in the subdivision so as to promote uniformity and consistency, and such review shall be noted on the Final Plat.

ARTICLE IV. DOCUMENTS

Section 4.1 SPECIFICATIONS FOR PRELIMINARY PLAT

Section 4.1.1 General Form The Preliminary Plat shall show accurately and in sufficient detail for construction of the subdivision and its improvements the design of the proposed subdivision in relation to existing conditions and its surroundings. It shall be drawn to a standard engineering scale of no greater than 1" = 100', one inch equals one hundred feet, on a 24" x 36" sheet. Size and Text must be sufficient to accommodate proper review of the required information. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire subdivision. (See Appendix 2)

Section 4.1.2 Information to be Shown The Preliminary Plan shall contain the following information:

- a. Vicinity Map: A diagram showing the location of the proposed subdivision.
- b. GASB34 required information: Linear footage of street, sidewalk, curbing, water, sanitary sewer, storm sewer, and acreage in right of way.
- c. Survey Data: The boundary lines of the subdivision with length and bearings of lines; distance and angle, section and corporation lines. All existing easements and drainage ways must be shown.
- d. Miscellaneous Data: Present tract designation according to the records of the Office of the Judge of Probate of Shelby County; the title or name under which the proposed subdivision is to be recorded, with name and address of the Owner and the Subdivider; notations giving scale (graphic and written); (true) north arrow; Horizontal and Vertical Datum; benchmarks; Property location (section, township, range); Property Zoning; buffers; flood certification; general notes; date of survey and name of the registered Professional Engineer and Land Surveyor.
- e. Streets and Infrastructure: The name, right-of-way width, and location of streets and other public ways on and adjacent to the tract; the type, width, and elevation of surfacing (typical roadway section); legally established center line data for streets, etc; walks, curbs, gutters, culverts, sewers, and similar features, intersection sight distance, speed limit.
- f. Lots and Blocks: Lot lines, lot numbers, lot dimensions, bearings, and angles; tabulations stating gross and net acreage of the subdivision, total number of lots, total acreage of existing and proposed public areas within the tract; noted minimum typical lot size, and standard lot drainage detail; front, rear, and side setbacks.
- e. Non-Residential Sites: Sites to be reserved or dedicated for parks, recreation areas, schools, or other public uses; sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.

g. Easements: The location, width, legal centerline data, and purpose of existing and proposed easements.

h. Adjoining Land: The approximate direction and gradient of the ground slope; the character and location of buildings, railroads, power lines, towers, and other nearby non-residential or commercial land uses or adverse influences; surrounding property zoning, and names of recorded subdivision plats of adjoining platted land by record name, date, and number and the names and addresses of all record owners of adjoining unsubdivided land, as such names appear upon the plats in the Shelby County Tax Assessors Office and such addresses appear in the Building Officials office of the City of Alabaster or on the tax records of Shelby County.

i. Other Existing Conditions: The locations of water courses, marshes, wooded areas, buildings or structures and other significant features on the tract.

j. Proposed Public Improvements: Where information is available, highways or other major public improvements required by public authorities for access to the subdivision or for future construction on or adjacent to the tract.

k. Miscellaneous: Accompanying the preliminary plat, if adjoining the state or county right of way, should be a letter from the appropriate governing authority granting access from the proposed subdivision to the roadway being accessed.

Section 4.2 SPECIFICATIONS FOR PRELIMINARY ENGINEERING PLANS

Section 4.2.1 General Form The Engineering Plans shall show accurately and in sufficient detail, for their construction or installation, the design of the subdivision improvements. The plans shall be of no greater than 1" = 50', one inch equals one fifty feet, on a 24" x 36" sheet. (See Appendix 2)

Section 4.2.2 Information to be Shown. The Engineering Plans shall contain a cover sheet, boundary, topographic, and tree survey, preliminary plat, and the appropriate sheets containing the following information:

a. Streets Plan: Plan and Profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; horizontal and vertical curve and centerline data meeting AASHTO requirements (Lengths, K values, Sight Distances, Etc); cross sections of the proposed roadways; typical section; required asphalt build up; locations, species and sizes of existing trees within street rights-of-way.

b. Grading Plan: Grading Plan for the entire site showing all cuts and fills, slopes and grades, ditches, etc; Slopes, grades, etc should meet the recommendation of the

Subdividers geotechnical report. No slopes shall be steeper than 3:1 or taller than 10' Feet without a written certification from the Subdividers geotechnical report.

c. Erosion Control Plan: Erosion Control plan for the entire site showing all Best Management Practices (BMP's), Grades, Rip Rap, Silt Fencing, Hay Bales, Inlet Protection, Flumes, Stabilization, Etc. meeting the requirements of the City of Alabaster Land Disturbance and ADEM guidelines. BMP plan should be designed for both non adverse impact pre and post flows both during clearing / construction and after completion of the site work. Temporary sediment ponds are required as need to eliminate erosion during construction.

d. Sanitary Sewer Plans: Sanitary Sewer Plan and Profiles showing the locations, size, type, and elevation of all sanitary sewer and services; Plan should meet the requirements of the City of Alabaster's Sanitary Sewer Specifications. Plans should also include any other information necessary to complete the installation.

e. Storm Sewer Plan: Plan and Profiles of the location, sizes, and invert elevations of existing and proposed storm sewers, storm water drainage lines, and storm ditches; Plan should also include any other data on utilities that may be necessary to complete the installations and subdivision. Storm Sewer Plan should show all existing areas subject to flooding, ponding, etc. Closed storm sewer plans less than 48 inch diameter should be designed at minimum of a 25 years storm event. Open storm sewer systems should be designed at a 25 year storm event and should also include proper stabilization for design velocities. Storm sewer detention plan should include all detention facilities with appropriate designs for 2 year through 100 year events.

f. Utility Plan: Plan showing the location, sizes, type, and elevations of existing and proposed water lines and meters; Plan should meet the Alabaster Water Board specifications and requirements and any other data on utilities that may be necessary to complete the installation and subdivision.

g. Signage and Lighting Plan: Plans should include all necessary subdivision signage (speed limit, stop, yield, street, etc.) and a detail for installation; Plan must also include sidewalk placement and typical sidewalk section (width, cross slope, etc.); plan must also include street light placement locations. Street lights should be placed on a common lot line approximately 250 feet (maximum) apart alternating side of the street.

h. Details: Plans shall contain all appropriate detail required to construct the project in its entirety.

i. Subsurface Conditions Report: A full geotechnical report containing subsurface conditions with locations and results of soil tests and recommendations is required with every subdivision development. Recommendation should cover asphalt build ups, compaction requirements, slope recommendations, and any other items that are necessary for the required development. If individual onsite sewage disposal systems are proposed, percolation test should also be included.

j. Boundary and Topographical Survey: A certified boundary and topographical survey with contours at intervals of 2 feet on properties have grades over 5% and intervals of 1 feet on properties having grades less than 5%, Horizontal Data Based on NAD 83 Alabama State Plane West with Vertical Datum on NGVD 88; where contours will not provide adequate information for drainage determinations, spot elevations in sufficient number to show drainage conditions shall be given added to ensure positive drainage.

k. Other Items: Adverse Effects Letter, Drainage Calculations, and Checklist must accompany preliminary engineering plans; if required by question, concern, problem, or historic information a hydraulic study, traffic study, or flood study may be required and must be returned prior to preliminary engineering plan approval.

Section 4.3 SPECIFICATIONS FOR FINAL PLAT

Section 4.3.1 General Form. The Final Plat shall show accurately the subdivision as established on the ground and in relation to its surroundings. It shall be drawn to a standard engineering scale of no greater than 1" = 100', one inch equals one hundred feet, on a 24" x 36" sheet and of sufficient size to accommodate proper review for the required information. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the Final Plat may be submitted for approval progressively in sections satisfactory to the Planning Commission.

Section 4.3.2 Information to be Shown The Final Plat shall contain the following information:

a. Vicinity Map: A diagram showing the location of the proposed subdivision.

b. Survey Data: Primary control points approved by the City Engineer or County Engineer, as appropriate, or descriptions and ties to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred; the boundary lines of the subdivision, right-of-way lines of streets, easements, and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles, radii, arcs, and central angles of all curves; the location and description of monuments, according to state law; and statement of the closure error.

c. Miscellaneous Data: Present tract designation according to the records of the Office of the Judge of Probate of Shelby County; the title or name under which the proposed subdivision is to be recorded, with name and address of the Owner and the Subdivider; notations giving scale (graphic and written); (true) north arrow; Horizontal and Vertical Datum; benchmarks; Property location (section, township, range); property zoning and requirements; adjacent property zoning, names, and addresses; buffers; flood certification and boundaries shown; general notes; date of survey and name of the registered Professional Engineer and Land Surveyor.

d. Streets: The name and rights-of-way width of each street or other public way, with horizontal centerline data.

e. Lots and Blocks: Identification number of lot; with acreage contained within lot.

f. Non-Residential Sites: The purpose for which sites, other than residential lots, are intended. (common area, etc.)

g. Utilities: The location, dimensions, and purpose of any utility rights-of-way or easements.

h. Easements: The location, dimensions, and purpose of any other easements.

i. Building Setback Line: Minimum building setback line on all lots and other sites; should include front, rear, and side; on double frontage lots if a single rear is chose front facing of house / building should be noted.

j. Certificate of Owner: Notarized certification by the land owner of the adoption of the plat and the dedication of streets and other public areas.

k. Certificate of Survey: Certification by the registered Professional Engineer or Land Surveyor that the plat represents a survey made by him, that the monuments shown thereon actually exist as located and that all dimensional and other data are correct.

l. Approvals: Space for certificates of approval of the Planning Commission and the City Engineer or County Engineer, Mayor, Fire Official, Building Official, Sewer Official, Water Official, and City Clerk as appropriate.

m. GASB34 Information: GASB34 required information: Linear footage of street, sidewalk, curbing, water, sanitary sewer, storm sewer, and acreage in right of way.

n. Other: Other miscellaneous items required on a per case basis, which may include an adverse effects letter on any family subdivision, Resubdivision, or Resurvey.

Section 4.3.3 Attendant Items The Final Plat shall be accompanied by the following items:

a. Protective Covenants: The Protective Covenants, if any, as they are to be recorded. If the subdivision contains common open space or other amenity for the use of the residents of the subdivision only, protective covenants shall provide for a home owners' association or other means of maintaining the common open space or other amenity.

b. Statement of Deviations: A statement from the Owner and Owner's Engineer of all deviations shown on the Final Plat from the Tentatively Approved Preliminary Plat and Preliminary Engineering Plans to include deviations in grade, layout, storm sewer, lot size, tree plan or any other deviations from the originally proposed plans, together with a statement of reason for the deviation.

c. Statement of Improvements: A list of Required Improvements that the Subdivider proposes to install after the recording of the Final Plat. Further, a statement signed by the City Engineer or County Engineer, as appropriate, that the Subdivider has complied with one of the following alternatives:

- (1) All improvements have been installed in accord with the requirements of these regulations and with the action of the Planning Commission in giving tentative approval of the Preliminary Plan.
- (2) A recommendation for the amount of the bond or certified check or other acceptable surety to be posted, which is to be available to the City of Alabaster or Shelby County, as appropriate, and in sufficient amount to assure such completion of all required improvements.
- (3) A lien on the property pursuant to section 6.4.3 , approved by the City Attorney, must be furnished to the City of Alabaster in sufficient amount to assure such completion of all required improvements.

Section 4.4 SMALL RESUBDIVISIONS

Section 4.4.1 General Form The Final Plat of a small resubdivision shall conform to the requirements for other Final Plats.

Section 4.4.2 Information to be Shown The Final Plat of a small resubdivision shall contain items of information required to be shown on other Final Plats if such items are applicable.

Section 4.4.3 Attendant Items The Final Plat of a small resubdivision shall be accompanied by the Attendant Items required to accompany other Final Plats if such Attendant Items are applicable.

Section 4.5 RESURVEY

Resurvey Requirements: To qualify to be classified as a resurvey the total number of lots may be redivided, shifted, or combined to produce an equal or lesser amount of lots. Any creating of additional lots will constitute a Subdivide; Also to qualify for this classification all public improvements and utilities must be existing. A resurvey shall not encompass any changes to roadways, rights of way, or utility extensions, but may include laterals for sewer and water services.

Section 4.5.1 General Form The Final Plat of a Resurvey shall conform to the requirements for other Final Plats.

Section 4.5.2 Information to be Shown The Final Plat of A Resurvey shall contain items of information required for other for Final Plats.

Section 4.5.3 Attendant Items The Final Plat of a Resurvey shall be accompanied by the Attendant Items required to accompany other Final Plats if such Attendant Items are applicable.

Section 4.5.4 Administrative Review A resurvey can be handled administratively at the discretion of City Staff.

ARTICLE V. DESIGN STANDARDS

Section 5.1. PRINCIPLES OF ACCEPTABILITY

Section 5.1.1 Conformance to Comprehensive Plan In general, the subdivision shall conform to the adopted Comprehensive Master Plan for the City of Alabaster and to the Zoning Ordinance, and other applicable ordinances or regulations. If a suggested plan for the neighborhood in which the land to be subdivided is located has been made by the Planning Commission, the layout of the subdivision shall be in general conformance thereto.

Section 5.1.2 Provision for Future Subdivision If a tract is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged to allow the opening of future streets and logical further streets and logical future subdivision. In addition, the Subdivider may submit, for informational purposes only, its Preliminary Engineering Plans, a design and plan, which encompasses future anticipated development on other portions of the Subdivider's property. When a street is to be completed at some point in the future, a sign must be placed at the end stating such, giving notice to buyers in the subdivision.

Section 5.1.3 Land Subject to Flooding Land subject to periodic flooding and land deemed by the Planning Commission to be uninhabitable shall not be platted for residential occupancy nor for any use that may increase danger to health, life, or property or aggravate the flood hazard, but such land within the tract to be subdivided shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory or unsanitary or unhealthful living conditions. If the land to be subdivided is located in an area having poor drainage or other physical impairment or is subject to flooding (as determined by the City or County Engineering Department), the Planning Commission may approve the subdivision, provided the subdivider agrees to make such improvements as are necessary to render the area substantially safe for residential use, or, in lieu of the improvements, shall furnish a surety bond or a certified check covering the cost of the required improvements, as provided herein and any necessary permits from applicable federal, state and local agencies. Any lot containing flood zone or land subject to flooding must reach its required acreage with inclusion of the flood zone area or area subject to flooding. (See City Clerk for a Copy of the Flood Ordinance)

Section 5.1.4 Natural Features Consideration shall be given to the natural scenic features of the land, such as streams, and the design of the subdivision should protect and utilize such natural scenic features.

Section 5.1.5 Trees Because of their value in soil conservation, health, and community appearance, large trees shall be preserved wherever possible. All trees planted or existing within the subdivision shall be subject to the City's Zoning Ordinances and Tree Ordinances, as they may be amended from time to time. Generally, however, street trees placed within the public right-of-way shall not be of a low, bushy, species that might obstruct vision of traffic at the intersection. No tree shall be planted in the neutral ground within 40 feet of the intersecting property lines at a street intersection or in any area obstructing sight distance.

Section 5.1.6 Reserve Strips. There shall be no reserve strips controlling land dedicated or intended to be dedicated to street or other public use except where their control is placed in the appropriate governing body under conditions approved by the Planning Commission.

Section 5.1.7 Buffer Planting Strips or Privacy Fence Where a residential subdivision adjoins land zoned for or used for a railroad right-of-way, an industrial area, a commercial area, or other land use which would have a depreciating effect on the residential use of the land, a buffer planting strip or a wooden privacy fence of 6 feet in height may be required by the Planning Commission. Said required buffers, planting strips or privacy fences shall be installed by the subdivider pursuant to a notice to proceed from the Building Official.

Section 5.1.8 Names The name of the subdivision and new street names shall not duplicate nor closely approximate phonetically the name of any other subdivision or street in Shelby County. Street names shall be subject to approval of the Planning Commission. In general, the use of names associated with the history and development of the City of Alabaster and the State of Alabama is desirable. For 911 consistencies, the Subdivider should check proposed subdivision and street names with the Fire Official and City Engineer, as appropriate, prior to preparation of a Final Plat.

Section 5.1.9 Completion of Required Improvements To insure consistency with City services the design should incorporate and complete all required improvements of the City of Alabaster.

Section 5.1.10 Safety and Access If a development, or any extension, phase or sector thereof, will cause a subdivision to exceed a total of 150 residences there shall be a primary and secondary access to a major street, separated by no less than 900 feet. In addition, a traffic study may be required to ensure that traffic flow in and out of developments shall reduce the threat to public health and safety and maintain adequate access for emergency vehicles.

Section 5.2 STREETS

Section 5.2.1 Street Layout The street layout shall be devised for the most advantageous development of the entire neighborhood or neighborhoods in which the land to be subdivided is located. Existing streets that abut the subdivision shall be continued, and the continuations shall be at least as wide as the existing streets and in alignment with them. The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation.

Section 5.2.2 Major Street Wherever a subdivision embraces a major street, as shown on the Major Street Plan component of the Comprehensive Plan, such major street shall be platted in the general location and of the width called for by the Major Street Plan, and, to the extent that the right-of-way for such major street is embraced within such subdivision, shall be dedicated for public use.

Section 5.2.3 Marginal Access Streets Where a subdivision has frontage on a major or collector street, as shown on the Major Street Plan, a marginal access street may be required if a need for such marginal access street is determined by the Planning Commission. Within the right-of-way of the marginal access street, a separation strip at least 10 feet wide shall be provided. In any event, to the extent that the right-of-way for such marginal access street and separation strip shall be embraced within the subdivision, such right-of-way shall be dedicated for public use.

Section 5.2.4 Collector Streets Collector streets shall be provided to collect traffic from minor streets and feed it into major streets or to important generators of traffic, such as schools and shopping centers.

Section 5.2.5 Minor Street Minor streets shall be so arranged that their use by through traffic will be discouraged. Four-way intersections of minor streets shall be avoided if reasonably possible with proper horizontal separation. Otherwise a four-way ninety degree intersection will be required.

Section 5.2.6 Closed-End Streets Ordinarily, closed-end streets (cul-de-sacs) shall not be longer than 600 feet and shall be provided at the closed end with a turnaround. Where the closed-end street is expected to be continued in the future into unsubdivided land, the turnaround may be a temporary one.

Section 5.2.7 Alleys In general, alleys will not be approved for residential districts or subdivisions, except as part of an acceptable Traditional Neighborhood Development.

Section 5.2.8 Streets at Business Centers Adjacent to school sites and adjacent to areas zoned or designed for commercial or industrial uses, the street width of a minor street, a collector street (except a collector street for which a marginal access street is required), or a closed-end street, shall be increased on the side or sides on which the land for the school or for commercial or industrial use is located by at least 15 feet to allow for the free flow of traffic without interference by vehicles entering or leaving parking areas. In the case of commercial or industrial

uses, the roadway width for at least 150 feet on each side of an entrance or exit driveway also shall be increased by at least 15 feet. (This is not a parking space requirement and shall not affect requirements by Zoning Ordinance or otherwise for off-street parking facilities; neither shall fulfillment of this requirement and its acceptance by the Planning Commission be deemed approval or endorsement of any amendment to the Zoning Ordinance necessary for such commercial or industrial uses.)

Section 5.2.9 Half Streets No new half street shall be platted. Where a tract of land to be subdivided abuts upon an existing half street, the other half of the street shall be platted.

Section 5.2.10 Intersections Street intersections shall be at right angles or nearly so. Where, for topographic or other reasons, an intersection cannot be at right angles, the intersection shall be so designed as to ensure safety. There shall be a minimum number of intersections of minor streets with major streets. Street jogs with centerline offsets less than 125 feet shall be avoided. All intersections must meet the AASHTO guidelines for intersection sight distance based on speed limit.

Section 5.2.11 Curvature of Streets The minimum radius of curvature of streets on the centerline shall be:

Major Street	600 feet
Collector Street	300 feet
Minor Street	200 feet
Closed-End Street	175 feet

Speed Limits and AASHTO requirements may be utilized in various situations for connections, odd shape properties, or other items. The above listed are meant for minimum guidelines. If the proposed speed limit requires larger degrees of curvature based on AASHTO requirements then AASHOT will govern.

Reverse curves should be avoided. In an unavoidable event a tangent of at least 100 feet long is required between reverse curves.

AASHTO requirements will govern based on speed limit for Vertical Curve Design. Vertical Curves should not be smaller than 100 feet.

Section 5.2.12 Street Grades Street grades shall conform in general to the terrain and shall be sufficient for adequate surface drainage. They shall not be less than 0.5% nor more than 5% for major streets and not less than 0.5% nor more than 12% for other streets. All cul-de-sacs shall be between 1% and 5%. In the event a street requires a grade greater than 12%, AASHTO guide lines shall govern. Intersection approach grades shall not exceed 5% within 100 feet of the centerline.

Section 5.2.13 Right-of-Way Widths The minimum right-of-way widths for streets, alleys, and crosswalkways shall be:

Major Street	100 feet
(Except where a greater or lesser width is called for by the Major Street Plan or by a federal or state highway requirement.)	
Marginal Access Street	40 feet
Collector Street	70 feet
Minor Street	50 feet
Minor Street (not provided with Curb & Gutter)	60 feet
Closed-End Street*	50 feet
*(Turnaround right-of-way diameter)	(100 feet)
Alley	20 feet
Crosswalkway	6 feet

Section 5.2.14 Roadway and Sidewalk Widths The minimum roadway widths for streets and alleys and the minimum sidewalk widths for streets and crosswalkways shall be:

Major Street	Varies
As called for by the Major Street Plan or otherwise determined by the governing body or agency responsible for construction	
Marginal Access Street (pavement)	20 feet
Collector Street (pavement)	36 feet
Minor Street (pavement) ** See Typical Section	22 / 24 feet
Closed-End Street* ** See Typical Section	22 / 24 feet
*(Turnaround right-of-way diameter, pavement)	(85 feet)
Alley (pavement)	20 feet
Collector Street Sidewalk	6 feet
Other: Sidewalk	5 feet

Grades behind the back of curb for a minimum of 7' (feet) shall not be rise or fall more than 8 inches from the back of curb. (See Appendix 1 RD-6 & RD-7)

Section 5.2.15 Curb Radii Curb radii shall be not less than 25 feet, unless used for traffic calming. Where an angle of intersection of less than 60 degrees is permitted, curb radii shall be increased as necessary to ensure safety. (See Appendix 1 RD-1 thru RD-3)

Section 5.2.16 Curb and Gutter Curb and Gutter or Valley Gutter is required unless otherwise granted by the Planning Commission. Curb and Gutter shall be standard 24"; Valley Gutter shall be standard 30"; Valley Gutter is acceptable on grades up to 5.5%; Curb and Gutter is required on grades over 5.5%.

Section 5.2.17 Asphalt The minimum asphalt build up required is 8:2:1 (Dense Grade (inches), Binder (inches), Seal Coat (inches)). The City of Alabaster shall accept no less than 8:2:1 and any roadways required to be surface. This minimum shall be increased should subsurface conditions warrant, as recommended by Owner or Developer's geotechnical engineer in consultation with the city engineer. (See Appendix 1 RD-4 & RD-5)

Section 5.3 BLOCKS

Section 5.3.1 Size and Shape of Blocks The Designation of Blocks shall be allowed only within existing subdivisions which currently utilize block designations. The lengths, widths, and shapes of blocks shall be determined with consideration of the limitations and opportunities of topography, the provision of building sites suitable to the intended uses and the need for convenient access, circulation, control of and safety from street traffic. In general, block lengths shall not exceed 1,200 feet and block lengths shall not be less than 500 feet; provided, however, that where site conditions make longer blocks necessary or desirable, such blocks may be as long as 1,600 feet.

Section 5.3.2 Cross Walkways Pedestrian cross walkways shall be provided across blocks longer than 1,200 feet. Cross walkways shall also be provided where necessary for convenient access to schools, playgrounds, shopping centers and other community facilities.

Section 5.3.3 Blocks on Major Streets Where the proposed subdivision is adjacent to or contains a major street, the long dimensions of the blocks shall be parallel, or approximately parallel, to the major street.

Section 5.3.4 Blocks for Commercial or Industrial Use Blocks intended for commercial or industrial use shall be designed specifically for such use, with consideration of off-street loading and unloading and off-street parking facilities and access thereto.

Section 5.4 LOTS

Section 5.4.1 Size and Shape of Lots Notwithstanding anything to the contrary herein, the size, width, depth, shape, and orientation of lots and the minimum building setback lines shall be appropriate to the location of the subdivision and the type of development and use contemplated and comply in every respect to the Zoning Ordinances of the City of Alabaster, Alabama. Every lot shall contain a suitable building site. Each lot must be capable of meeting the minimum lot width at the required minimum front and required rear building line. Each lot shall be designed to and arranged to eliminate unnecessary jogs or off sets in easements to help facilitate power distribution, telephone service, sewers, drainage, and water services and mains. Each lot shall

also contain the required square footage of the zoning classification outside of any flood zone on the proposed lot.

Section 5.4.2 Minimum Dimensions Lots for residential use shall meet the minimum lot widths at both the minimum front and rear building setback line, exclusive of drainage easements, and shall contain at least required acreage as set forth in the zoning ordinance of the City of Alabaster, Alabama.

In areas where potable water or public sewer is not available and onsite sewer or wells are required minimum lot dimensions may be increased above the minimum zoning ordinance requirements to meet the requirements of the Alabama Department of Public Health.

Flag Lots shall have a leg (pole) width of a minimum of 30 feet. The setbacks shall be considered minimums inside the flag portions of the lot. Flag lots will only be allowed in situations arising from unobtainable minimum lot width access to public streets or rights of ways. The maximum distance of the flagged portion (from the public roadway to the remainder of the lot) is 200 feet.

Minimum lot dimensions shall also take into account drainage easements, pathways, flood zones, etc. and should be designed as necessary to accommodate the minimum square footage house as allowed by the City of Alabaster zoning ordinance.

For the purpose of this regulation, individual wells and individual sewage disposal systems are not considered to be approved private water supply and approved private sanitary sewerage systems.

Section 5.4.3 Maximum Depth In general, the maximum depth of any lots, exclusive of unusable land, shall not be more than 3.5 times the width of the lot at the minimum building setback line.

Section 5.4.4 Lot to Abut on a Street Except for lots on private streets as allowed by Section VIII., every lot shall abut a dedicated and maintained public street.

Section 5.4.5 Corner Lots Corner lots for residential use shall be increased in width over the minimum specified herein so that front yard distance can be provided on both streets, and the building setback line shall be so located. Corner lots shall also provide for the most stringent side setback.

Section 5.4.6 Property Lines at Corners Where necessary by reason of curb radii, property lines at street intersection corners shall be arcs having radii of at least 25 feet or shall be chords of such arcs.

Section 5.4.7 Side Lines of Lots Side lines of lots shall be approximately at right angles or radial to the street line.

Section 5.4.8 Double Frontage Lots Double frontage lots will be permitted only where necessary to provide separation of residential development from major streets or to overcome specific disadvantages of topography and orientation. A buffer park strip, at least 10 feet wide and across to which there shall be no right of access, shall be provided along the line of lots abutting such major streets or disadvantageous use.

Section 5.4.9 Minimum Setbacks A minimum setback according to the City of Alabaster Zoning Ordinance from all property lines shall be provided on every lot, and the setback line shall be shown on the final plat. Where a lot abuts a future major street, the front yard setback shall be measured from the right-of-way line of such future major street as established by the Major Street Plan of the City of Alabaster.

Section 5.4.10 Drainage Appropriate lot drainage shall be provided on every lot. No lot should discharge water adversely onto another lot. Water should be diverted to easements, rights of ways, and drainage features as required to prevent drainage problems.

Section 5.5 PUBLIC SPACES

Section 5.5.1 Parks, Recreation Areas, and School Sites Wherever a subdivision embraces a park, a combination playground and elementary school site, a combination playfield and junior high school site, or a combination athletic field and senior high school site, as shown on the Comprehensive Plan, such park, recreation area, or school site shall be platted in the general location and of the size called for by the Comprehensive Plan.

Section 5.5.2 Utility Easements Easements provided for public utilities, and placed on rear property lines, shall be at least 20 feet wide, 10 feet on each side of the property lines of lots. The width of easements shall be increased, or they shall be extended, where necessary, to provide space for utility pole bracing or other construction. No new half easement for utilities shall be platted adjacent to an existing subdivision which has not provided the other half of such easement. An 8 foot utility easement is required inside each lot adjacent to the right of way all new and existing rights of ways upon recording of Final plat. (See Appendix 1 UT-1)

Section 5.5.3 Drainage Easements Easements for water courses, drainage ways or streams shall conform substantially with the lines of such water course and shall have such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection with open drainage ways in front of lots. In the case of an existing water way, creek, or ditch any modification to the property by plat or subdivision will require an easement containing such feature, said easement may be 'floating' and a width capable of allowing maintenance. A minimum of a 5 foot drainage easement is required along all side property lines, unless a storm sewer or ditch is present in which case a minimum 20 foot easement is required. This provision does not apply to zero lot line or town home zonings.

Section 5.6 DRAINAGE AND GRADING

Section 5.6.1 General Material Requirements All Storm Sewer piping must be a minimum of class 3 concrete. No size smaller than 18" will be accepted. All roadway inlets must be "S" type. Inlet Structures, Boxes, and Manholes must be pre-cast or poured in place. Brick will only be allowed for grade adjustment. No plastic, metal, or unacceptable material will be allowed. All materials, concrete, asphalt, etc. must be pre approved prior to installation. (See Appendix 1 PB-1 thru PB-4, SD1thru SD10)

Section 5.6.2 Storm Sewer Design Requirements Inlet spacing will be required for less than $\frac{1}{2}$ travel lane gutter spread and no further spacing than 500 feet. S Inlets, Yard Inlets, Grate Inlets, and Headwalls shall be constructed as necessary to collect all storm water and to alleviate cross drainage from lots and within the roadway. All storm piping should be installed between .5% and 12% slopes. All storm piping should be designed on a 25 year storm event and verified on a 100 year event. Any deviation will require pre-approval. All existing adjacent upstream and downstream drainage structures shall be shown on the plans and analyzed. All off site drainage shall be accounted and provisions therefore installed. Any structure containing more than 20 square feet of opening must be noted and pre approved. Ditches shall be flat bottom with maximum of 2:1 side slopes. In low flat areas with minimal grades concrete linings may be required. All ditches must be sodded or lined with geo-mat. V bottom ditches will only be allowed in special cases. Detention Ponds shall be designed using good engineering practice and safety. Ponds shall be designed to maintain 2, 5, 10, 25, 50, & 100 years storm events. All ponds must have at least 18 inches of freeboard. The pre-development flows must be equal or less than the post-development flows. All designs should consider the ultimate saturation of the development and tributary. All ponds shall have an emergency spillway and be encompassed by a safety fence with access gates and service entrances. Upon completion of all drainage and grading plans an adverse effects letter should accompany each submittal. Deviations from the detention pond requirements will be granted rarely and only in unusual situations. Any request shall be filed with the Building Official in the form of a variance request and shall be accompanied by technical engineering data concerning the unusual conditions and proposed deviations. Under no circumstances will a variance be granted where the detention/retention structures are not designed to improve the outfall water quality prior to exit from the detention facility to a quality greater than that required by the detention pond requirements.

Section 5.6.3 Drainage Compliance Storm and Sanitary sewer plans shall be designed to promote the flow of each by gravity. Off premise drainage and utility upgrades and easements and improvements may be necessary to handle runoff and service to conform this regulation. Under no circumstance should storm sewer be connected to the sanitary sewer. All aspects of storm water management in new developments, and phases or sectors of existing developments, should meet or exceed the City of Alabaster's flood ordinance, erosion control ordinance, and storm water ordinance, as such may be amended from time to time, together with all other federal, state, or city ordinances which may from time to time be enacted for the purpose of storm water management. If additional area is required for flood control or stormwater control above and beyond the requirements of the proposed development, the Planning Commission may

require additional area on-site or off-site of the proposed development to be constructed to meet the requirements herein. The City of Alabaster shall not take over maintenance of offsite or onsite of storm water management without the express approval of and an authorizing resolution of the Alabaster City Council after recommendation from the Public Works Director. In no circumstance will the City of Alabaster take over maintenance of storm water management facilities that have not been constructed in accordance with the required regulations and ordinances of the City.

Section 5.6.4 Grading All sites shall have a grading plan in accordance with sound engineering. The grading should encompass the natural layout of the land and be designed not to trap water or create un-maintainable slopes. The grading plan should be prepared with manageable grades proportional to the minimum lot size. The lot drainage, finished grades, final minimum finished floor elevations, and cut / fill slope top and toes should be designed in accordance with the current adopted version of the International Residential Building Code and Standard Engineering Practices.

Section 5.6.5 Testing All fill areas and slopes should be tested by Subdividers geotechnical engineer. All testing reports should pass the recommendation from the Geotechnical engineer and should meet minimum requirements of AASHTO T-99 for fill sections. Areas tested should include slopes, fill sections, road beds, ditch lines, and all other disturbed areas. The testing reports should be submitted with the final plat.

Section 5.7 EROSION CONTROL

Section 5.7.1 General Requirements All materials, design, and installation must conform to the Land Disturbance Ordinance of the City of Alabaster, Alabama Handbook for Erosion Control, Sediment Control, and Stormwater Management on Construction Sites and Urban Area as published by ADEM. Site over an acre should hold and maintain a current NPDES permit. All sites, under or over an acre, should obtain a City of Alabaster Land Disturbance prior to beginning construction. Each Best Management Practices Plan (BMP) should be designed for provision both during construction and after construction until permanent vegetation is reached. All sites should include temporary sedimentation ponds where applicable. All sites are required by law to maintain erosion control, keep records, and perform inspections monthly or after a specified rainfall event. ADEM requirements for stabilization and inspections must be adhered. (See Appendix 1 EC-1 thru EC-9)

Section 5.8 UTILITIES

Section 5.8.1 Utility Installation All utilities should be installed meeting the governing authority's requirements. Water, Sewer, Storm, Gas, Power, Telephone, Cable, Etc should be installed as depicted in the City of Alabaster's utility district detail. The installation should

include, materials, testing, compaction, and reports. Proper excavation and backfill must be installed for acceptance.

Section 5.8.2 Testing All utilities should be tested to ASTM and Local standards and requirements. The testing reports should be submitted with the final plat.

ARTICLE VI. REQUIRED IMPROVEMENTS

Section 6.1 GENERAL REQUIREMENTS

Street, utility, and other improvements shall be installed in each new subdivision in accordance with the standards and requirements specified herein, meeting all governing authorities' regulations. When a conflict occurs between the Subdivision Ordinance and other governmental regulations, the more stringent reading shall apply.

Section 6.2 ENGINEERING REQUIREMENTS

Improvements required by these regulations shall be made in accordance with the engineering specifications and subject to review and inspection by the City Engineer, the water department and sewer official, the County Health Officer, and other appropriate authorities.

Section 6.3 REQUIRED IMPROVEMENTS

Section 6.3.1 Monuments Lot corners shall be marked with iron pipes at least 1/2 inch in diameter and 16 inches long. Angle points, points of curves in streets, the out-boundary corners of the subdivision, block corners, and intermediate points as required by the City Engineer shall be marked with concrete monuments 4 inches square and 30 inches long. Marks shall be provided with center points. Markers must be installed prior to the final plat being submitted. (See Appendix 1 RD-1 thru RD-7, RD-11)

Section 6.3.2 Roadways Roadways, except roadways of major streets, shall be surfaced for their entire width and those within the City of Alabaster shall have curb and gutter edge, in accordance with the engineering specifications of the City Engineer or County Engineer, as appropriate. The construction of the roadway of a major street shall be the responsibility of the Subdivider; the construction of the roadway of a collector street for which a marginal access street is required shall be the responsibility of the Subdivider.

Section 6.3.3 Drainage A Drainage Plan shall be provided for such Subdivision by the Owner's or Developer's engineer, and shall be adhered pursuant to Section 5.6 of this Ordinance.

Section 6.3.4 Sidewalks Pursuant to the City's Zoning Ordinance requirements, in all zoning classifications where sidewalks are to be provided, they shall be provided on both sides of streets of a subdivision simultaneously with construction of buildings therein. Sidewalks along or contiguous to common areas or "non-lotted" areas within a proposed subdivision shall be

installed prior to recording a final plat. Sidewalks shall be 5 feet wide and shall be located in the street right-of-way one foot from the property line. Cross walkways shall be provided with paved walks 5 feet wide; sidewalks and paved walks of cross walkways shall be concrete at least 4 inches thick meeting federal requirements. In addition, the Planning Commission may require sidewalks in industrial and commercial subdivisions to facilitate the orderly flow of pedestrian traffic in such subdivisions. (See Appendix 1 RD-9)

Section 6.3.5 Water Supply Where a public water supply is reasonably accessible, as determined by the Alabaster Water Board and the County Health Officer, the subdivider is to construct a water supply system with a water stub-out (laterals) for each lot in the proposed subdivision. The layout, materials, etc. should meet the minimum requirements as set forth by the Alabaster Water Board Specifications and coincide with the requirements of the governing authorities. To avoid cutting pavement or roadway when connections are made, stub outs (laterals) shall extend from the main to the right of way line. At which point it should clearly marked. The lines should also be capable of meeting the minimum requirements for fire flow as required in the current version of the International Fire Code adopted by the City of Alabaster. Fire Hydrant spacing should be a maximum of 600 feet in residential areas and a maximum of 300 feet in commercial areas. The public water supply system should be designed to consider service both within and adjacent to the development.

Section 6.3.6 Sanitary Sewerage Where a public sanitary sewer is reasonably accessible, as determined by the Sewer Committee, and the County Health Officer, the Subdivider to install a sanitary system with a stub-out (lateral) for each lot in the proposed subdivision and shall connect such system to the public sanitary sewer. The layout, materials, etc. should meet the minimum requirements as set forth by the City of Alabaster Sanitary Sewer Specifications and coincide with the requirements of the governing authorities. To avoid cutting pavement or roadway when connections are made, stub-outs shall extend from the sewer line to the right of way line. At which point it should be clearly marked. The public sewer system should be designed to consider service both within and adjacent to the development. Where sewer is unavailable, cap sewer shall be required.

Section 6.3.7 Street Signs Each intersection shall have signs identifying the streets which form the intersection and shall be erected by the subdivider as a part of required improvements. Construction and installation of street signs shall be in accordance with the requirements of the City Engineer, County Engineer, and/or MUTCD. (See Appendix 1 RD-8)

Section 6.3.8 Street Lights Street lights shall be required in all developments. They shall be designed in a manor as not to be a nuisance but to promote public safety. Streets lights shall be placed according to the subdivders engineering layout with a maximum spacing of 250 feet in residential areas and 250 feet in commercial areas. The installation of these lights should be installed with every other light alternating sides of the roadway. Decorative and themed post and lights are required but will only be replaced with standard City of Alabaster equipment in the event of a failure. It is recommended that all themed and decorative post areas be contained under the homeowners / businesses owner association for maintenance.

Section 6.4 GUARANTEE OF PERFORMANCE OF REQUIRED IMPROVEMENTS

Section 6.4.1 Completion of Improvements The Planning Commission shall not approve the Final Plat of any subdivision unless the improvements required by these regulations have been installed in accordance with the standards and specifications of the appropriate officials and agencies and their approval has been certified to the Planning Commission. In lieu of all Required Improvements, the Planning Commission may approve, in its discretion, a Final Plat contingent upon a surety bond or lien to be furnished to the City of Alabaster as required herein.

Section 6.4.2 Payment and Performance Bond In lieu of completing the improvements prior to approval of the Final Plat, and subject to approval by the Planning Commission, the Subdivider may post a payment and performance bond issued by a company licensed in the State of Alabama for the issuance of payment and performance bonds, or certified check in an amount set by the Planning Commission providing for and securing the City of Alabaster for 150% of the actual construction and installation of the uninstalled required improvements within a specified period, not to exceed 24 months, plus a specified sum for maintenance and upkeep of roads until such roads are accepted by the City. Certified Checks shall be deposited into a fund of the City of Alabaster and retained until such time as the required improvements have been satisfactorily installed, and the subdivider shall be entitled to no interest thereon.

Section 6.4.3 Lien In lieu of the completion of improvements prior to approval of the Final Plat, and subject to approval by the Planning Commission, and in lieu of the posting of a bond or certified check, the Subdivider may furnish a lien on the property comprising the subdivision providing for and securing to the City of Alabaster for 150% of the actual construction and installation of the uninstalled required improvements within a specified period, not to exceed 24 months, plus a specified sum for maintenance and upkeep of roads until such roads are accepted by the City. The first lien shall be in a form acceptable to the City Attorney and shall be released pursuant to a plan agreed between the City Attorney, Building Official and Subdivider.

Section 6.4.4 Release of Bond Upon inspection by the Public Works Director, City Engineer or his or her designee and a report of satisfactory completion of all required improvements in accordance with these Regulations, the Commission shall authorize the release of the remaining portion of the improvement bond.

Section 6.5 FAILURE TO COMPLETE REQUIRED IMPROVEMENTS

Section 6.5.1 Completion Within 24 Months The Subdivider shall complete all Required Improvements in a satisfactory and acceptable manner within 24 months, or earlier if conditions warrant, of the recording of the Final Plat unless an extension has been requested by the Subdivider upon good cause shown and granted by the Planning Commission.

Section 6.5.2 Notice to Show Cause Upon failure of the Subdivider to complete all Required Improvements in a satisfactory and acceptable manner within 24 months, or earlier upon request of the Building Official for cause, the Planning Commission shall hold a public hearing with the Subdivider wherein the Subdivider shall show cause for the failure to complete the Required Improvements within the time specified by these regulations, as such may be extended by previous resolution of the Planning Commission. Upon completion of the Show Cause hearing, the Planning Commission, and upon a finding that the Subdivider has not shown good cause why the Required Improvements have not been satisfactorily and acceptably installed, shall cause to be made a report to the City Council as to the failure of the Subdivider to complete the Required Improvements together with a recommendation to the Council for action by the City to cure the deficiencies of the Subdivider.

6.5.3 Abandonment of Subdivision An owner /developer shall not abandon a subdivision that has been finally platted prior to the completion of all requirements. Not notwithstanding anything herein, an owner who abandons the subdivision prior to the installation of said improvements shall be in default and performance shall be immediately due. Any developer or owner who sells, conveys, or otherwise disposes (whether by foreclosure or deed in lieu of foreclosure) of all or substantially all of the lots in a subdivision, or phase thereof, prior to the completion of required improvements shall be made to show cause to the Planning Commission why it should not be deemed by the Planning Commission as having abandoned the required improvements, and be subject to having their surety immediately forfeited to complete the outstanding improvements required by these regulations. Any successor developer or owner of the original developer or owner shall post sufficient surety as required herein prior to a release of any bonds or obligations of the original developer or owner.

ARTICLE VII. DEDICATIONS

Section 7.1 RIGHTS-OF-WAY

Section 7.1.1 Streets and Cross Walkways The rights-of-way for existing and new streets, including that part of major streets shown on the Major Street Plan, which is embraced within the subdivision, and the rights-of-way for new crosswalkways shall be platted to the minimum widths called for by these regulations and dedicated for public use.

Section 7.1.2 Major Streets The rights-of-way for existing and for new major streets shown on the Major Street Plan which are embraced in whole or in part by the subdivision shall, to the extent of that part which is embraced by the subdivision, be platted to the minimum widths called for by these minimum regulations or by the Major Street Plan and dedicated. The rights-of-way for secondary streets for which marginal access streets are required to the extent that such rights-of-way or secondary street are embraced in whole or in part by the subdivision shall be similarly platted and dedicated.

Section 7.2 EASEMENTS

Section 7.2.1 Utilities Easements for utilities shall be provided as required herein, together with the right of ingress and egress.

Section 7.2.2 Drainage Easements for drainage shall be provided as required herein, together with the right of ingress and egress.

Section 7.3 PARKS, RECREATION AREA, AND SCHOOL SITES

Section 7.3.1 Proposed Sites Where a proposed park, recreation area or school site shown on the Comprehensive Plan is located in whole or in part in a subdivision, the Planning Commission may require the reservation and platting of such area within the subdivision in those cases in which the Planning Commission deems such requirement to be reasonable.

Section 7.3.2 Large Scale Development Where deemed essential by the Planning Commission, upon consideration of the particular type of development proposed in the subdivision, and especially in large scale neighborhood unit developments not anticipated in the Comprehensive Plan, the Planning Commission may require the reservation of such other areas or sites of a character, extent, and location suitable to the needs created by such development for parks, recreation, schools, and other neighborhood purposes.

ARTICLE VIII. MODIFICATION AND VARIANCE OF SUBDIVISION REQUIREMENTS

Subdivisions considered under this section may be approved if they demonstrate unusual difficulties or innovative design.

Section 8.1 OBJECTIVES

The purpose of this section is to allow for exception to the strict application of the Subdivision Regulations in order to allow for innovative design or unusual difficulty of proposed subdivisions. Subdivisions considered under this provision may be approved if they demonstrate unusual difficulties, promote innovative design or are a family subdivision, (as defined in Sections 8.2., 8.3. or 8.4.) and follow the standards set out in Section VIII.E.

Section 8.2 UNUSUAL DIFFICULTIES

In cases where the strict application of any of these regulations would result in peculiar and practical difficulties or exceptional and undue hardship, the Planning Commission may modify

the application of the regulations to relieve such difficulty or hardship. The difficulty or hardship must be inherent in the exceptional topographic or other extraordinary or exceptional characteristics of the tract proposed to be subdivided and shall not be the result of actions of the Subdivider. No modification shall be made that will produce a conflict with the Comprehensive Plan or with the intent and purposes of these regulations, and any modification shall be the minimum modification that will make possible the reasonable subdivision of the land.

Section 8.3 INNOVATIVE DESIGN

In pursuit of the purposes of these regulations, the Planning Commission may modify their application in the case of a proposed subdivision of innovative or unconventional design. For the purposes of this Section, an innovative subdivision can include a single-family residential project such as a cluster, or Traditional Neighborhood Development subdivision or a subdivision designed for townhouses, terrace houses, or patio homes; a multiple-family residential project; or other building groups such as a shopping center, office park, or industrial park.

Section 8.4 FAMILY SUBDIVISION

In order to allow for the family division of land, a private street subdivision consisting of five (5) lots or fewer, where the purpose of the subdivision is to divide the property amongst family members, may be considered.

Section 8.5 CRITERIA AND STANDARDS FOR PRIVATE ROADS

All subdivisions of land within the jurisdiction should adhere to the requirements of these Regulations. If the proposed subdivision is deemed to contain unusual difficulties or innovative design, or is a family subdivision as defined above, private streets may be allowed subject to the following criteria and standards. However, as a general rule, the Planning Commission will not permit private roads except as set forth herein.

Section 8.5.1 Criteria

Privately maintained streets in single-family residential subdivisions shall NOT be permitted. However, subdivisions designed for townhouses, terrace houses or patio homes; a multiple-family residential project; or other building groups such as a shopping center, office park, or industrial park shall be subject to site-specific review to ensure the adequate circulation of traffic and so that the purposes of these Regulations are achieved. Other streets, whether minor, marginal access, collector or arterial, shall be for public maintenance and shall be public thoroughfares. Areas and frontages for lots shall be determined by the requirements of Section V. of these regulations, without regard to whether or not the street is privately maintained.

Section 8.5.2 Standards

The standards for consideration of Modification and Variance from the Subdivision Regulations shall be:

- a. Adequate facilities to control surface drainage and to prevent excessive runoff onto adjacent property shall be installed. Adequate measures shall be provided to prevent runoff and siltation onto adjacent areas during and after construction. Developers shall conform to all Federal, State and Local laws and regulations affecting storm water control. The design of storm water drainage facilities for every subdivision shall be such that post development runoff and velocity shall be equal to or less than that of predevelopment. The design engineer shall provide the appropriate regulating body with design calculations and the storm frequency upon which his design is based. The Commission may, for good cause, require design based upon a greater storm frequency.
- b. Where sufficient evidence of unusual difficulties is presented to the Commission, curb and gutter requirements may be waived if the developer provides an engineered drainage plan acceptable to the City or County Engineer as appropriate. In such case, however, ribbon curb shall be required adjacent to pavement edges to prevent pavement deterioration.
- c. There shall be designated on the plat utility easements acceptable to the appropriate provider of utility services within the subdivision.
- d. Presentation of a legal document to run as a covenant with the land, providing for continuing maintenance of the street by an owners' association or other entity, granting right of ingress and egress for emergency and utility maintenance vehicles, saving harmless the governing body from damages to any owner within the association arising or which may arise out of the existence of such private street, said document shall be approved by the City Attorney or his designee as to form and legality and shall be properly executed and recorded simultaneously with the plat in the Probate Records of Shelby County, Alabama.
- e. Each and every owner of property abutting upon and with legal access to any proposed private street shall be a party to such document and agreement.
- f. The Plat of Record shall contain a prominent notation to the effect that streets are privately maintained and not dedicated to the public.
- g. A sign shall be posted and maintained at the entrance to any private drive with the street name and identifying it as a Private Drive. Signage shall be made to City standards. Street names must be approved by the City Engineer.
- h. A note on the Final Plat and clearly stated in the legal document referenced above that if the Street(s) or Drive(s) is not constructed and maintained to the appropriate city or county standard, and is ultimately not dedicated for public use and maintenance, 100

percent of the cost of the improvements required to bring the street up to the prevailing standard, and that there shall be assessed to the property owners at the time the Private Drive is deemed by the City to be required to be dedicated. Said assessment will run with the land to any subsequent property owners.

i. On any Subdivision Plat which indicates that the Subdivision includes Private Drives, streets or roads, a provision shall be included whereby the Property Owners, as owner of the Private Improvements and appurtenances, agrees to release, indemnify, defend and hold harmless the City, any governmental entity and any public utility for damages to the Private Drives, streets or roads occasioned by the reasonable use of such by the governmental entity or public utility; for damages and injury (including death) arising from the condition of said Private Drives, streets or roads; for damages and injury (including death) arising from the use of the Private Drives, streets or roads by any governmental entity or public utility; and for damages and injury (including death) arising from the use of the Subdivision by any governmental entity or public utility. Further, such language shall provide that all owners of all Lots shall release the City and any public utility for such damages and injuries. The indemnifications contained in this paragraph apply regardless of whether or not such damages and injuries (including death) are caused by the negligent act or omission of the City and of its respective officers, employees or agents.

j. The Subdivision Final Plat and Property Owners' Association documents shall note that certain City services may not be provided on Private Drives, roads and streets. All private traffic regulatory signs shall conform to the Alabama manual on Uniform Traffic Control Devices. Depending on the characteristics of the proposed development, other services may not be provided.

k. A letter bearing the seal of a registered land surveyor or civil engineer certifying all the aforementioned Criteria and Standards have been complied with must be submitted with the Final Plat. The original letter to be recorded with the Final Plat and a copy of the recorded letter to remain on file with the Planning and Zoning Coordinator.

Section 8.6 PROCEDURES

An application for review and approval of a subdivision approved under Article VIII shall be subject to the procedures for review and approval of a subdivision as set forth in Article III of these regulations.

ARTICLE IX. ARCHITECTURAL REVIEW

Section 9.1 WHEN REQUIRED

To insure uniformity and consistency with the Zoning Ordinance, Architectural Review shall first be submitted to the Planning Commission upon platting any subdivision located in a zoning classification of a Planned Development District (PDD) to insure that an architecturally unified design theme runs throughout the planned community. Current PDD districts are: PDD, PRD-1, PRD-2, POD, PCD, PCD-2, PID and the Peavine Creek Overlay District. Further, the Planning Commission may require Architectural Review as a condition of a grant of a resubdivision in an existing subdivision to preserve consistency with the surrounding property in the subdivision.

Section 9.2 SUBMISSION FOR APPROVAL

When required in a proposed new subdivision, or as part of a resubdivision, no building permits may be issued for buildings in such districts without Architectural Review and approval. The subdivider may submit together with the Final Plat plans for Architectural Review for pre-approval by the Planning Commission and the City Council, or the subdivider may submit such plans prior to the construction of each building within such districts. Such plans should show front, side, and rear elevations of buildings and structures, colors, size, external materials and designs with an architecturally unified design theme, lot layout, landscaping, and locations of amenities associated with the Planned Development. The Planning Commission shall review the Architectural Review and recommend to the City Council approval or disapproval of the submission, together with any comments concerning the development. The City Council shall have final approval or disapproval of Architectural Review submissions. Building Permits may be issued for any plans that are consistent with pre-approved Architectural Review without the necessity of requesting a review of each structure by the Planning Commission or City Council. In the event a particular plan has not been approved at the time of the Final Plat, the plan shall first be submitted to and approved by the architectural review board of the subdivision, if any, and then to the Planning Commission, for review and comment, and then to the City Council for approval.

Section 9.3 FAILURE TO COMPLY TO ARCHITECTURAL REVIEW

It shall be the responsibility of every Owner whose property is subject to Architectural Review to obtain approval of plans and specifications and to construct its structures in conformity therewith. Each and every Owner whose proposed structures lie within a zone of the City of Alabaster which requires Architectural Review, or who proposes to build on a resubdivided parcel upon which a contingency of resubdividing the parcel was Architectural Review for consistency with existing structures in the subdivision, shall be denied a building permit until such time as Architectural Review of the proposed structure has been submitted to the Planning Commission and approved by the City Council. In the event an Owner presents building plans that, in the opinion of the Building Official, are not consistent with the plans previously approved by the Planning Commission, or alters plans and builds a structure that is not in conformity with the approved plans, shall be denied a building permit and/or a certificate of occupancy by the Building Official. Any Owner aggrieved by the decision of the Building Official to not issue a building permit or a certificate of occupancy on the basis of the failure to comply with Architectural Review may appeal that decision to the Planning Commission at its next regularly scheduled meeting. The Planning Commission may sustain or override the decision of the Building Official only as to consistency with approved Architectural Review.

ARTICLE X. ACCEPTANCE OF STREETS, ROADS AND OTHER IMPROVEMENTS

Section 10.1 General Provisions

No street or utility facility as shown on the plat shall be accepted for maintenance by the City unless the developer shall fully comply with all requirements imposed by this Section. The requirements for obtaining an acceptance of the dedication of streets and utilities are as follows:

A. All streets and utilities shall be installed as platted or mapped and in accordance with required City Specifications, including application of final seal coat.

B. Upon completion of such streets and utilities, the Director of Public Works and the City Engineer shall conduct inspections to determine compliance or noncompliance with the terms of this Section. If said streets and utilities are in compliance, they shall issue a certificate recommending the terms and conditions upon which the City should take over maintenance of the roads, the recommended length of warranty, and certifying that all other required improvements have been installed on said roads as provided in Section 10.1 (A), signed by the Director of Public Works. The certificate shall be presented to the Planning Commission for recommendation to the City Council.

C. The developer shall submit a deed, in form as approved by the City Attorney, granting to the public the premises intended for public streets and utilities and assenting to the maintenance of all streets and utilities for a period of two (2) years, or longer if required by the Planning Commission, from the date of acceptance of the dedication thereof by the City Council. Factors to be considered shall include: amount of repairs necessary, subsurface condition of property and road base, and quality of final seal coat application.

D. The City Council shall acknowledge its acceptance of such roads, streets and utilities by a formal resolution recognizing them as dedicated streets and utilities. Upon the expiration of the maintenance period the City of Alabaster shall be responsible for each street and utility which has been accepted by the City Council.

Section 10.2 MAINTENANCE OF IMPROVEMENTS

Prior to final acceptance of the roads by the City, the Subdivider shall be required to file a Maintenance Surety Bond with the City prior to the beginning of the maintenance period. The Surety shall be in the amount of Five Thousand Dollars (\$5,000) or twenty-five percent (25%) of the total cost of all improvements in the Subdivision, whichever is greater, in a form satisfactory to the City Attorney, including a provision for the automatic renewal of the Surety, in order to assure the satisfactory condition of the required improvements for a minimum period of two (2) years after the date of acceptance by the Council and Dedication of same to the City by the City Council. If problems have been noted by the City Engineer with the roads and streets prior to acceptance, and upon his recommendation, the City may require a maintenance warranty of up to five (5) years. The maintenance period shall not begin until a written request by the Subdivider or Owner's Engineer is submitted to and approved by the City Council. The request should be in

the form show on Appendix I-17. The maintenance Surety will be returned to the Applicant only upon inspection and final acceptance for maintenance by the City Engineer. During this maintenance period, a Developer or Owner may be required to enter into easements or rights-of-way to construct, repair, replace or maintain public improvements.

ARTICLE XI. ADMINISTRATION AND AMENDMENTS

Section 11.1 GENERAL PROVISIONS

These Subdivisions Regulations shall be administered by the Alabaster City Planning Commission. The Building Official or his/her agent shall be the officer in charge of such administration.

Section 11.2 PENALTIES

As prescribed in Section 800 of Title 37, Chapter 16 of the Code of Alabama, 1975, as amended, whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded in the records of the Office of Judge of Probate of Shelby County, shall forfeit and pay a penalty of one hundred dollars for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The City of Alabaster may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the same penalty by a civil action in any court of competent jurisdiction.

Further, in any action for the enforcement of these Regulations and Ordinances against the Owner, Developer or Subdivider, in addition to any equitable and legal relief, the Owner, Subdivider or Developer shall be responsible, to pay the reasonable attorneys fees and costs incurred in prosecuting a case against the Owner, Developer or Subdivider.

Section 11.3 FEES

Upon submission of a subdivision application for tentative approval, the applicant shall pay to the City of Alabaster a nonrefundable initial filing fee of \$200.00 to partially cover the cost of review and approval. In addition, a fee of \$20.00 per lot and the amount of certified postage for notification letters, shall also be paid upon submission. A fee of \$100.00 will be required upon submission of an application for extension of approval of a previously approved preliminary subdivision. Further, the Subdivider shall reimburse the City for its actually incurred engineering review costs prior to the issuance of the Final Plat for recording.

After filing an application with the City of Alabaster for review, if the applicant, engineer, and/or owner requests withdrawal of the subdivision application at any time before the application is

acted on by the Planning Commission, and if said application is withdrawn from consideration before being acted on by the Planning Commission, any subsequent requests by the applicant, engineer, and/or owner for review of the same or similar application will be treated as a new application; therefore, the fee schedule as set out above will apply as if it were a new application; provided, however, that the foregoing shall not apply to withdrawal requests made by the Planning Commission or the City Council. Furthermore, an application may receive a maximum of one (1) holdover request at the request of the applicant, and the applicant shall be responsible for any costs incurred for re-notification of property owners. Any additional requests for holdover shall be deemed a new application, requiring a new submission, including all application and mailing fees.

Section 11.4 AMENDMENT POLICY

These Subdivision Regulations are based on comprehensive planning studies and on the need for uniform standard of design and construction of subdivision and improvements to carry out the objective of a sound, stable, and desirable development. It is recognized that casual change or amendment to the regulations would be detrimental to the achievement of that objective, and it is therefore declared to be the policy of the Planning Commission to amend these regulations only when one or more of the following conditions prevail:

1. Error. There is a manifest error in the regulations.
2. Change in Conditions. Changed or changing conditions in a particular area, or in the subdivision jurisdiction generally, making a change in the regulations necessary and desirable.

Section 11.4.1 Amendment Procedure

Amendments to these Subdivision Regulations may be requested by any person concerned with or affected by the application of the regulations. A request for amendment shall state the name, address, and interest of the person requesting the amendment, the nature and purpose of the amendment requested, and the need therefore.

Section 11.4.2 Adoption of Amendments

The adoption of any amendment to these Subdivision Regulations shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of the members of the Commission.

ARTICLE XII. MISCELLANEOUS PROVISIONS

Section 12.1 INTERPRETATION

In interpreting and applying the provisions of these regulations they shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. Whenever the provisions of these regulations require higher standards than are required in any other applicable statute, ordinance or regulation, the provisions of these regulations shall govern; whenever other applicable statutes, ordinances or regulations require higher standards than the provisions of these regulations, such other applicable statutes, ordinances or regulations shall govern.

Section 12.2 VALIDITY

The requirements and provisions of these regulations are severable, and should any section or part thereof be declared by any court of competent jurisdiction to be unconstitutional or invalid, the decision of the court shall not affect the validity of the regulations as a whole or any section or part thereof other than the section or part so declared to be unconstitutional or invalid.

Section 12.3 SAVINGS CLAUSE

Except as expressly provided in these Regulations, these Regulations shall have prospective application only and shall not be construed as abating, modifying or altering any action, including any penalty, pending under any Subdivision regulations in existence on the effective date of these Regulations. These Regulations shall not affect the rights or liability of any person, firm or corporation, nor operate as a waiver of any right of the City under any section or provision existing at the time of adoption of these Regulations. Notwithstanding the foregoing, any application for plat approval made after the Commission's adoption of these Regulations which is pending on the effective date of these Regulations shall be reviewed, approved or disapproved in accordance with these Regulations, provided that the Owner or Developer was given written notice at the time of application that these Regulations would be utilized in the approval of the Subdivision's design and development.

Section 12.4 APPROVAL OF SUBDIVISION PLATS REQUIRED

From and after the effective date of these Regulations, no Subdivision plat of land within the Subdivision Jurisdiction, as defined in Article II of these Regulations, shall be filed or recorded nor shall any Lots be offered for sale, transferred or leased to the public until the Final Plat has been submitted to and approved by the Commission and the Final Plat has been recorded in the Office of the Probate Judge. The Probate Judge shall not file or record a Final Plat of a Subdivision of land located within the City's Subdivision Jurisdiction, as defined herein, without the approval of such plat in accordance with these Regulations. No Street, road or other public improvement shall be accepted pursuant to these Regulations by the City unless and until the requirements set forth in these Regulations have been satisfied and the Final Plat has been approved by the Commission and recorded in the Office of the Probate Judge

Section 12.5 EFFECTIVE DATE

These regulations shall take effect upon adoption and publication as required by law.

ADOPTED THIS 24th day of November, 2009.

ALABASTER CITY PLANNING COMMISSION

Michael R. Allen, Chairman Pro-tem

ATTEST:

Adele J. Nelson, Zoning Coordinator

APPENDIX 1

STANDARD DETAILS AND GENERAL GUIDELINES

EROSION CONTROL DETAILS

1. EC-1 – “TYPICAL” SILT FENCING
2. EC-2 – “TYPICAL” RIP RAP DITCH CHECK
3. EC-3 – “TYPICAL” HAY BALE / WATTLE DITCH CHECK
4. EC-4 – “TYPICAL” DROP INLET PROTECTION
5. EC-5 – “TYPICAL” CURB INLET PROTECTION
6. EC-6 – “TYPICAL” STAKE DETAIL
7. EC-7 – “TYPICAL” DRAINAGE SUMP EXCAVATION
8. EC-8 – “TYPICAL” OUTLET PROTECTION / RIP RAP INSTALLATION DETAIL
9. EC-9 – “TYPICAL” EROSION CONTROL GENERAL NOTES

PIPE BEDDING DETAILS

1. PB-1 – “TYPICAL” PIPE BEDDING UNDER PAVEMENT (FULL GRAVEL BACKFILL)
2. PB-2 – “TYPICAL” PIPE BEDDING UNDER PAVEMENT (COMPACTED FILL BACKFILL)
3. PB-3 – “TYPICAL” PIPE BEDDING UNDER UNIMPROVED SURFACES
4. PB-4 – “TYPICAL” PIPE BEDDING GENERAL NOTES

ROADWAY DETAILS

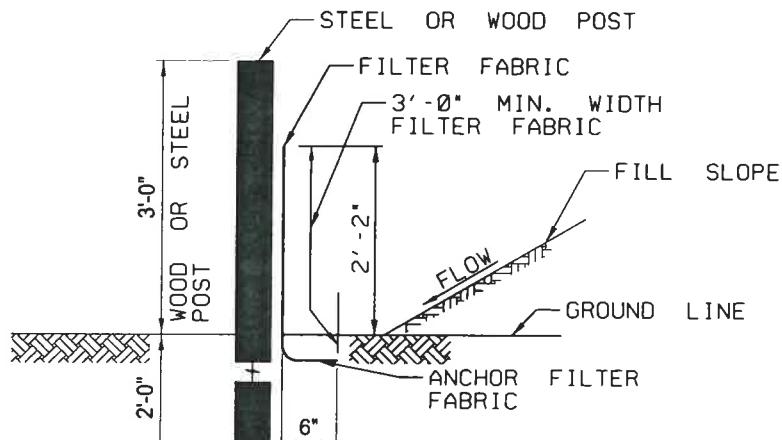
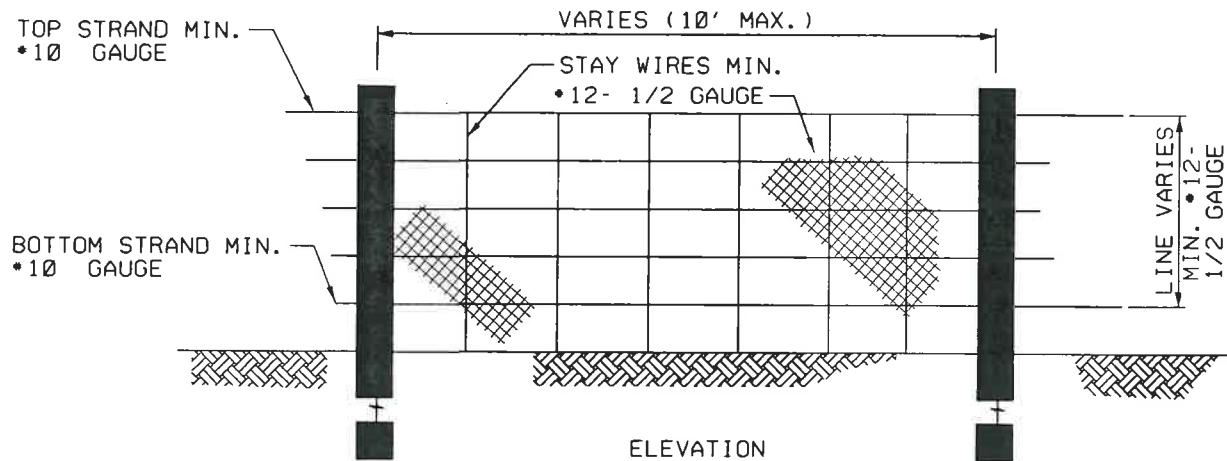
1. RD-1 – “TYPICAL” 24” CURB AND GUTTER DETAIL
2. RD-2 – “TYPICAL” STAND UP CURB DETAIL
3. RD-3 – “TYPICAL” CONCRETE VALLEY GUTTER
4. RD-4 – “TYPICAL” MINIMUM ASPHALT TYPICAL SECTION (RESIDENTIAL)
5. RD-5 – “TYPICAL” MINIMUM ASPHALT TYPICAL SECTION (COMMERCIAL)
6. RD-6 – STANDARD TYPICAL SECTION VALLEY GUTTER (RESIDENTIAL)
7. RD-7 – STANDARD TYPICAL SECTION CURB AND GUTTER (RESIDENTIAL)
8. RD-8 – “TYPICAL” STREET SIGN INSTALLATION
9. RD-9 – “TYPICAL” SIDEWALK DETAIL
10. RD-10 – “TYPICAL” PAVEMENT REPLACEMENT
11. RD-11 – ROADWAY GENERAL NOTES

STORM SEWER DETAILS

1. SD-1 – “TYPICAL” WEIR / YARD INLET
2. SD-2 – “TYPICAL” GRATE INLET
3. SD-2 – “TYPICAL” SINGLE / DOUBLE “S” INLET
4. SD-4 – “TYPICAL” COMBINATION INLET
5. SD-5 – “TYPICAL” STORM DRAINAGE BOXES
6. SD-6 – “TYPICAL” STORM DRAINAGE MANHOLES
7. SD-7 – “TYPICAL” WING TYPE HEADWALL
8. SD-8 – “TYPICAL” SLOPE PAVED HEADWALL
9. SD-9 – “TYPICAL” DITCH TYPICAL SECTIONS (GRASS AND CONCRETE LINED)
10. SD-10 – “TYPICAL” STORM DRAINAGE GENERAL NOTES

GENERAL UTILITIES

1. UT-1 – UTILITY LOCATION ACCOMMODATION



GENERAL NOTES:

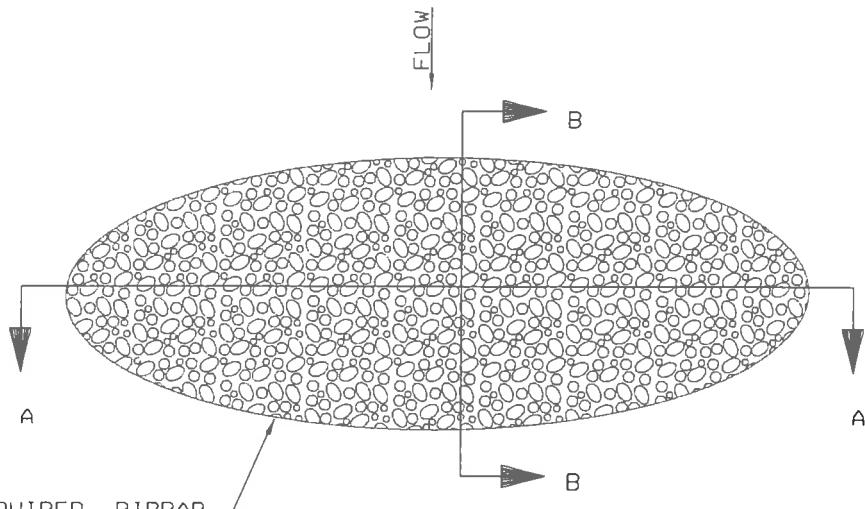
1. SILT FENCE SHALL BE INSTALLED WHERE SHOWN ON EROSION CONTROL PLAN.
2. FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED SECURELY TO THE POSTS.
3. STEEL 'T' POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF SELF FASTENER ANGLE STEEL TYPE.
4. WOODEN POSTS SHALL BE A MINIMUM OF 6'-0" IN HEIGHT AND 4" OR MORE IN DIAMETER.
5. FILTER FABRIC SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN *9 WIRE STAPLES @ 1" LONG.
6. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT, WHEN SEDIMENT DEPTH REACHES 12".
7. THE FILTER FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
 A) EOS IS NOT LARGER THAN U.S. STANDARD SIEVE NO.70
 B) GRAB STRENGTH 90-120 LB
 C) CONFORM TO ASTM D-1682 OR ASTM D-177

DETAIL No.

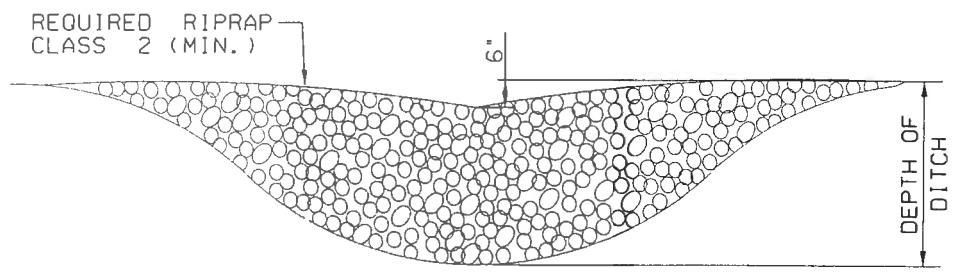
EC-1

"TYPICAL"
SILT FENCING
SCALE: NONE

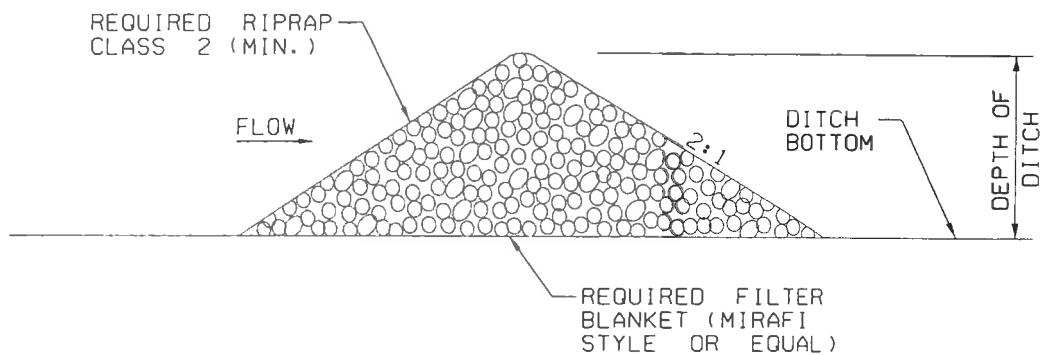
Alabaster



PLAN VIEW



SECTION A-A



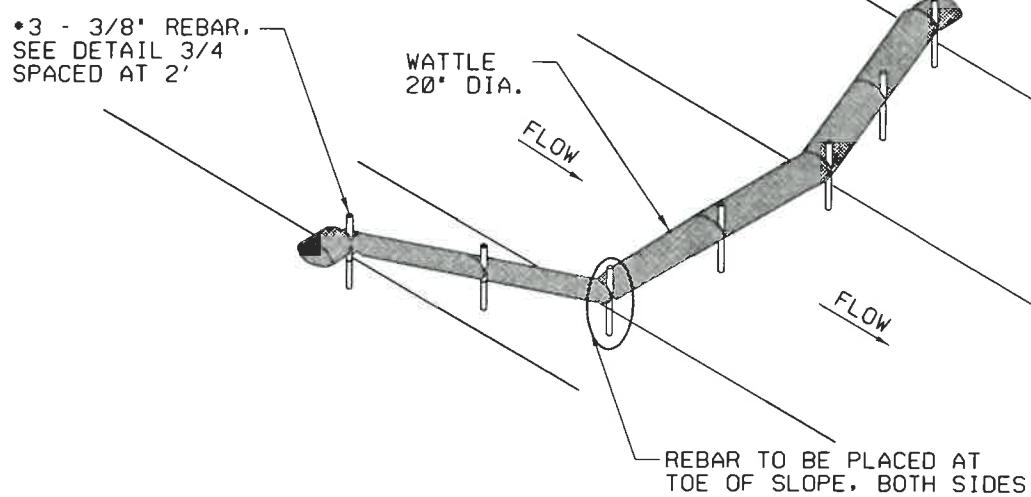
SECTION B-B

DETAIL No.

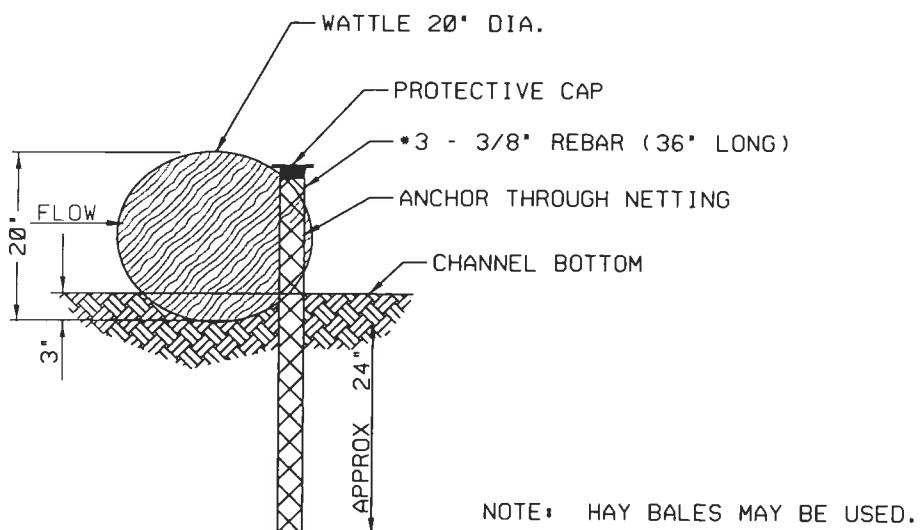
EC-2

"TYPICAL"
RIP RAP DITCH CHECK
SCALE: NONE

Alabaster



DETAIL (DITCH CHECK)



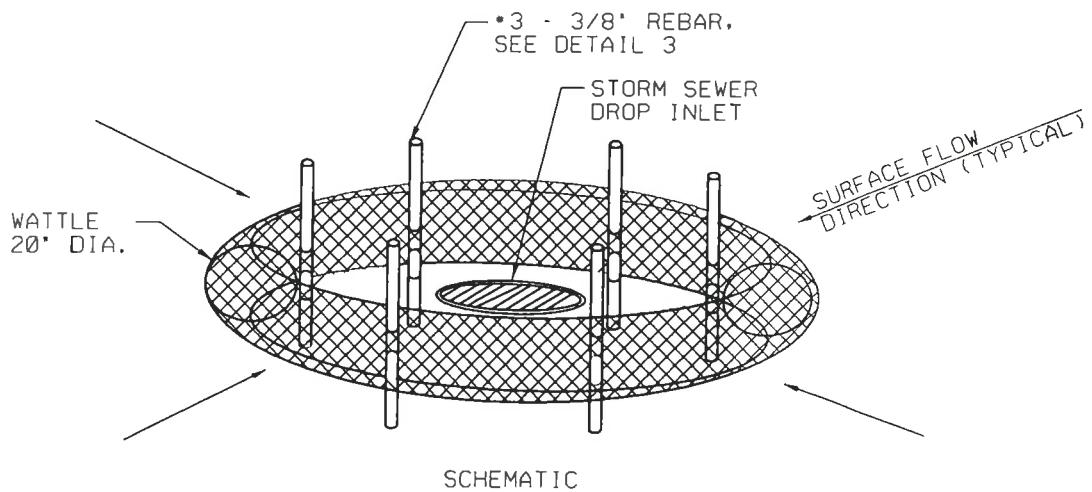
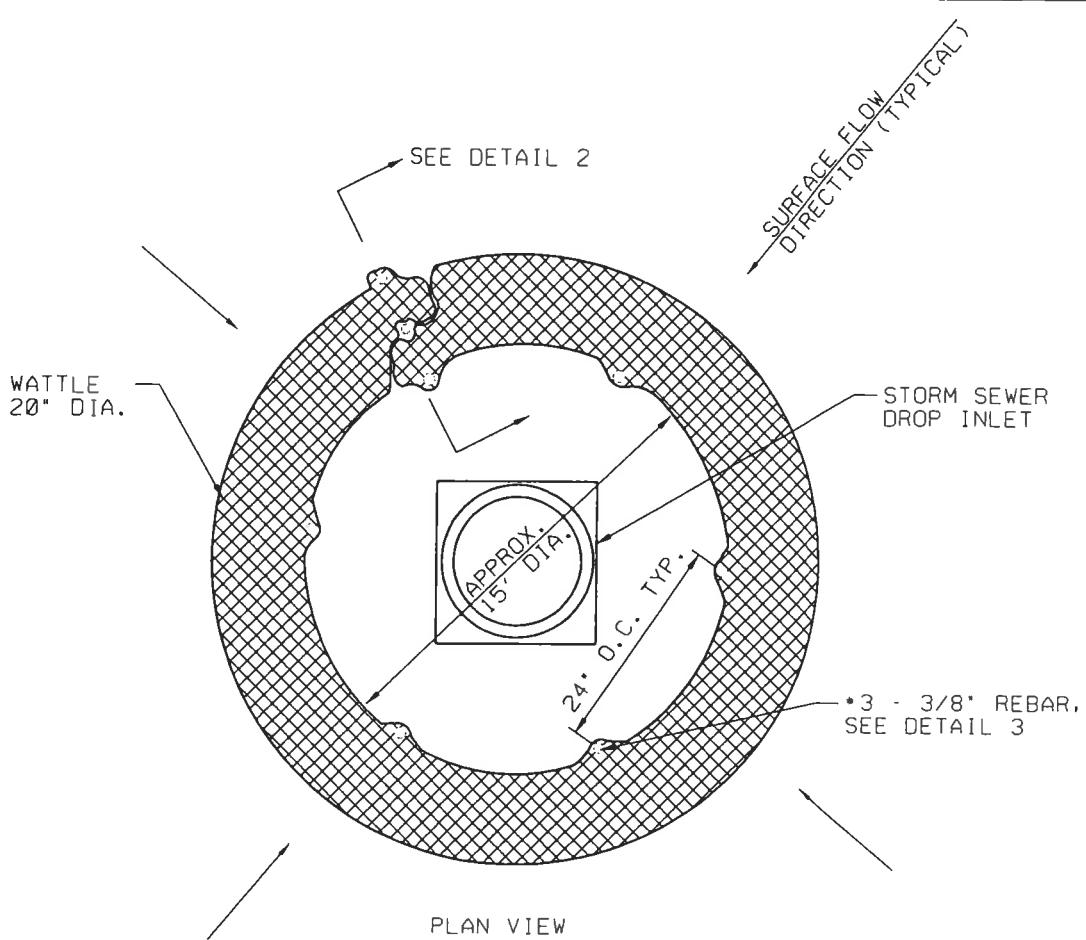
RECOMMENDED PLACEMENT INTERVAL
BETWEEN SEDIMENT FILTER
(DITCH CHECK) 100' UNLESS
SPECIFIED

DETAIL No.

EC-3

"TYPICAL"
HAY BALE/WATTLE
DITCH CHECK
SCALE: NONE

Alabaster



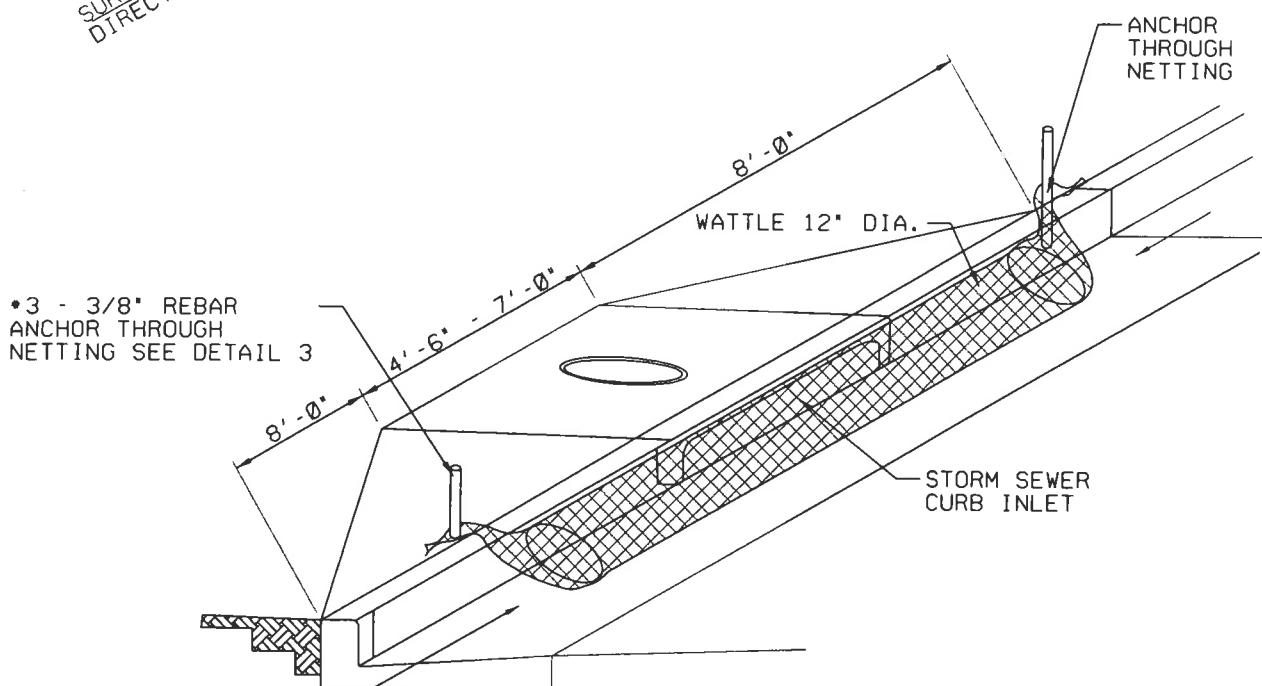
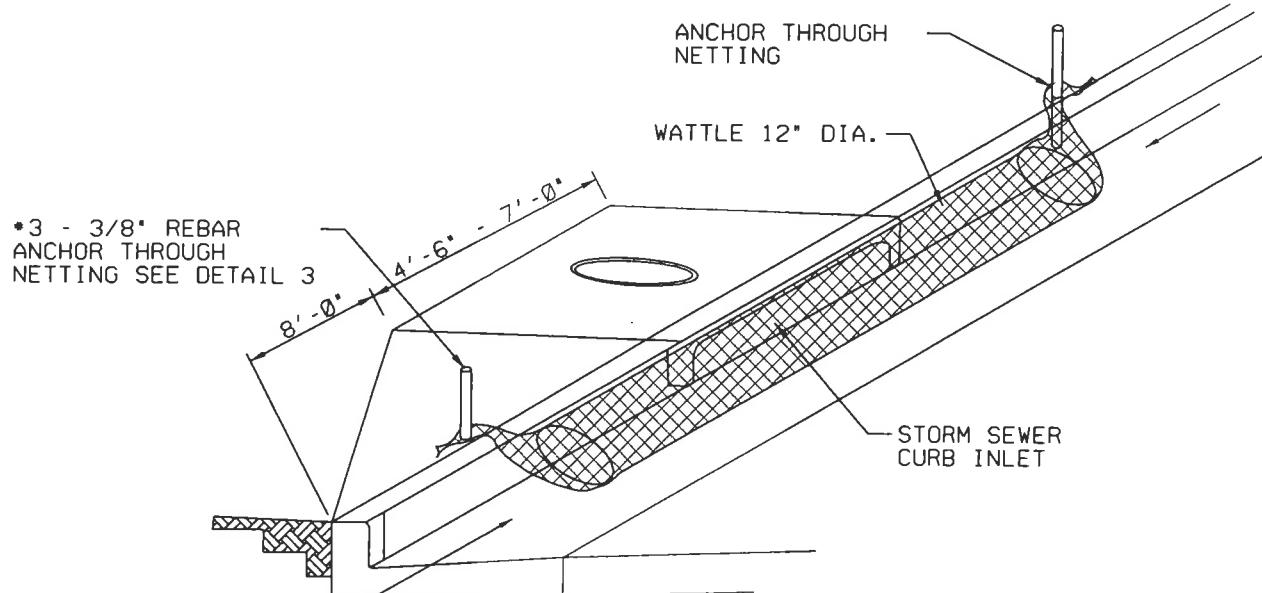
NOTE:
WATTERS, ROCK BAGS, HAYBALES,
AND/OR MULCH SOCKS MAY BE USED.

DETAIL No.

EC-4

"TYPICAL"
DROP INLET PROTECTION
SCALE: NONE

Alabaster



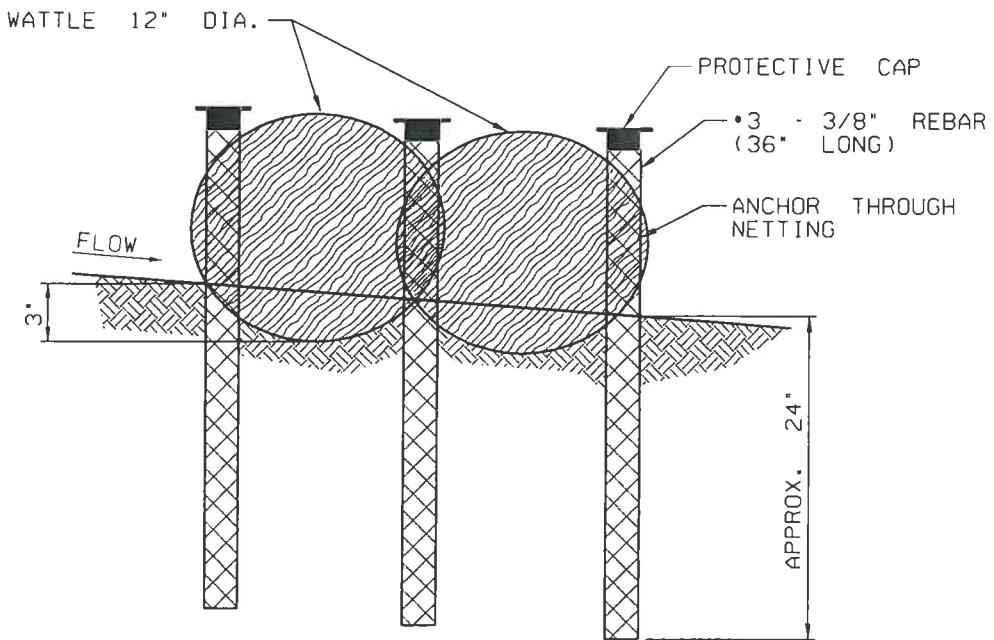
NOTE: WATTERS, ROCK BAGS, AND/OR MULCH SOCKS MAY BE USED.

DETAIL No.

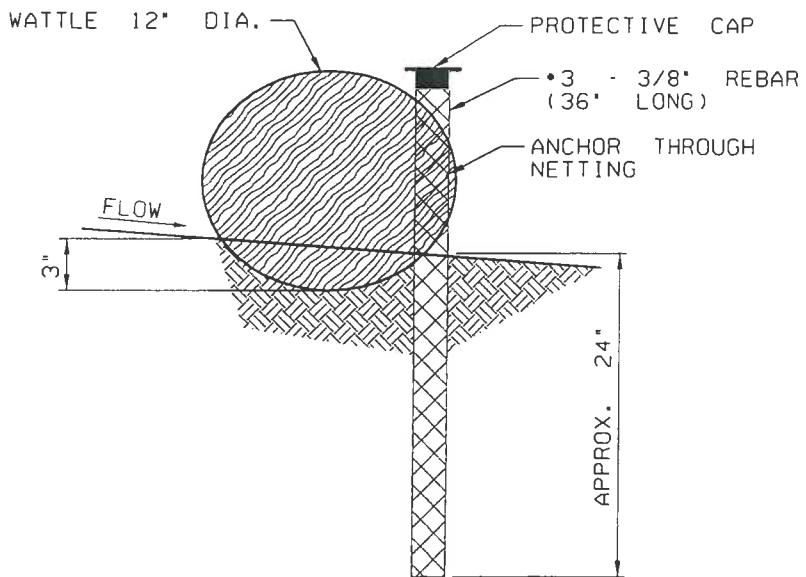
EC-5

"TYPICAL"
CURB INLET PROTECTION
SCALE: NONE

Alabaster



NOTES:
PROTECTIVE CAP SHALL BE
INCLUDED WITH WATTELES.

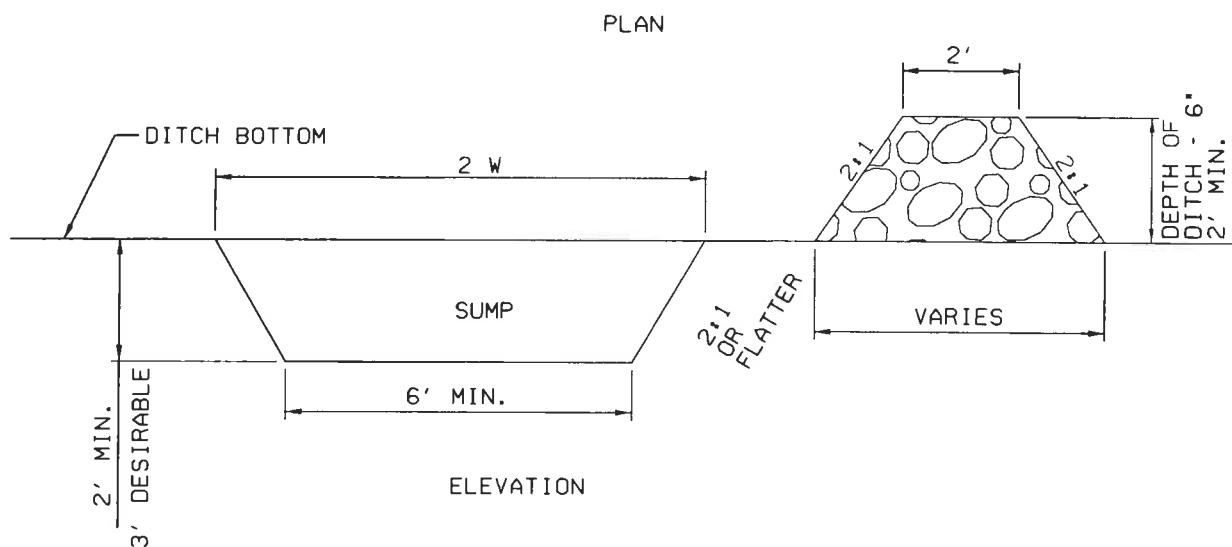
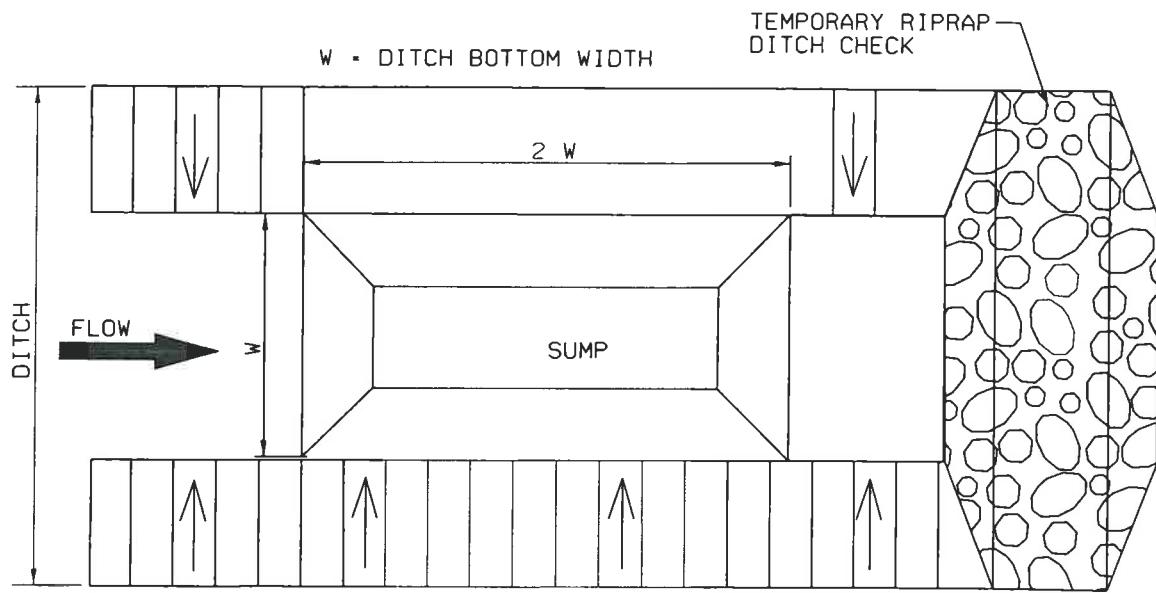


DETAIL No.

EC-6

"TYPICAL"
STAKE DETAIL
SCALE: NONE

Alabaster



GENERAL NOTES

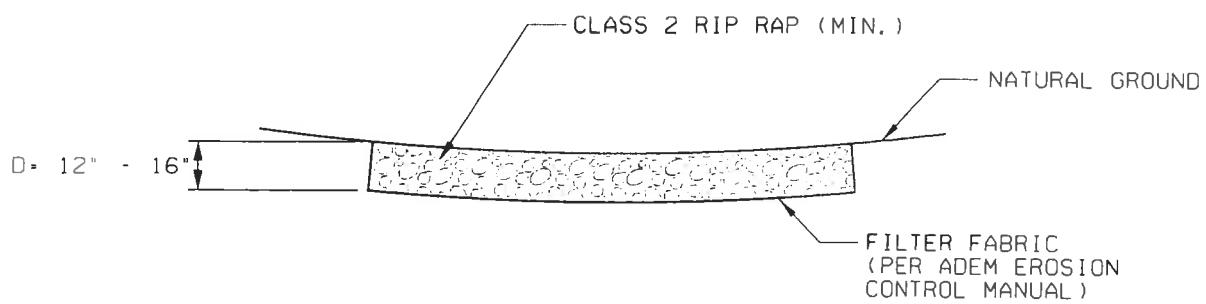
1. TOTAL VOLUME OF SUMP EXCAVATIONS SHOULD BE APPROX. 67 CU. YDS. PER ACRE OF DISTURBED SOIL RUNOFF.
2. WHERE 67 CU. YDS. OR MORE IS REQUIRED AND SPACE IS LIMITED, MORE THAN ONE SUMP MAY BE REQUIRED.
3. WHERE SEDIMENT RETENTION IS NEEDED, BUT ROCK OUTCROPPING PREVENTS NORMAL EXCAVATION, AN ADEQUATE TEMPORARY DITCH CHECK ONLY SHALL BE INSTALLED.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED TO MAINTAIN SIZE OF DRAINAGE SUMP SHOWN. COST OF SEDIMENT REMOVAL SHALL BE A SUBSIDIARY OBLIGATION OF DRAINAGE SUMP EXCAVATION.

DETAIL No.

EC-7

**"TYPICAL"
DRAINAGE SUMP EXCAVATION**
SCALE: NONE

Alabaster



- 1) DITCH TO BE OVER EXCAVATED
INSERT FILLER FABRIC & THEN
INSTALL MINIMUM CL 2 RIP RAP
OR SIZE AS REQUIRED.
- 2) OUTLET PROTECTION SHALL
BE SIZED IN ACCORDANCE
WITH ADEM STANDARDS.

DETAIL No.

EC-8

**"TYPICAL"
OUTLET PROTECTION/RIP RAP
INSTALLATION DETAIL**
SCALE: NONE

Alabaster

SEQUENCE OF EROSION CONTROL ACTIVITIES FOR CONSTRUCTION PROJECTS:

1. INSTALL SILT FENCES ALONG THE SIDE SLOPE BOUNDARIES OF THE PROPERTY.
2. PROTECT STORM DRAIN INLETS DOWNSTREAM OF CONSTRUCTION WITH HAY BARRIER AND/OR OTHER PROTECTIVE MEASURES.
3. CLEARING AND GRUBBING AS REQUIRED.
4. APPLY STONE TO DRIVE WAY TO STABILIZE ENTRANCE TO PROPERTY.
5. INSTALL SILT FENCE AROUND STOCKPILES.
6. CONSTRUCT PROJECT.
7. TEMPORARILY OR PERMANENTLY STABILIZE STRIPPED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
9. COMPLETE FINAL PAVING FOR ROADS.
10. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE, REMOVE SILT FENCE AND RESEED ANY BARE SPOTS OR WASHOUTS.

EROSION CONTROL NOTES:

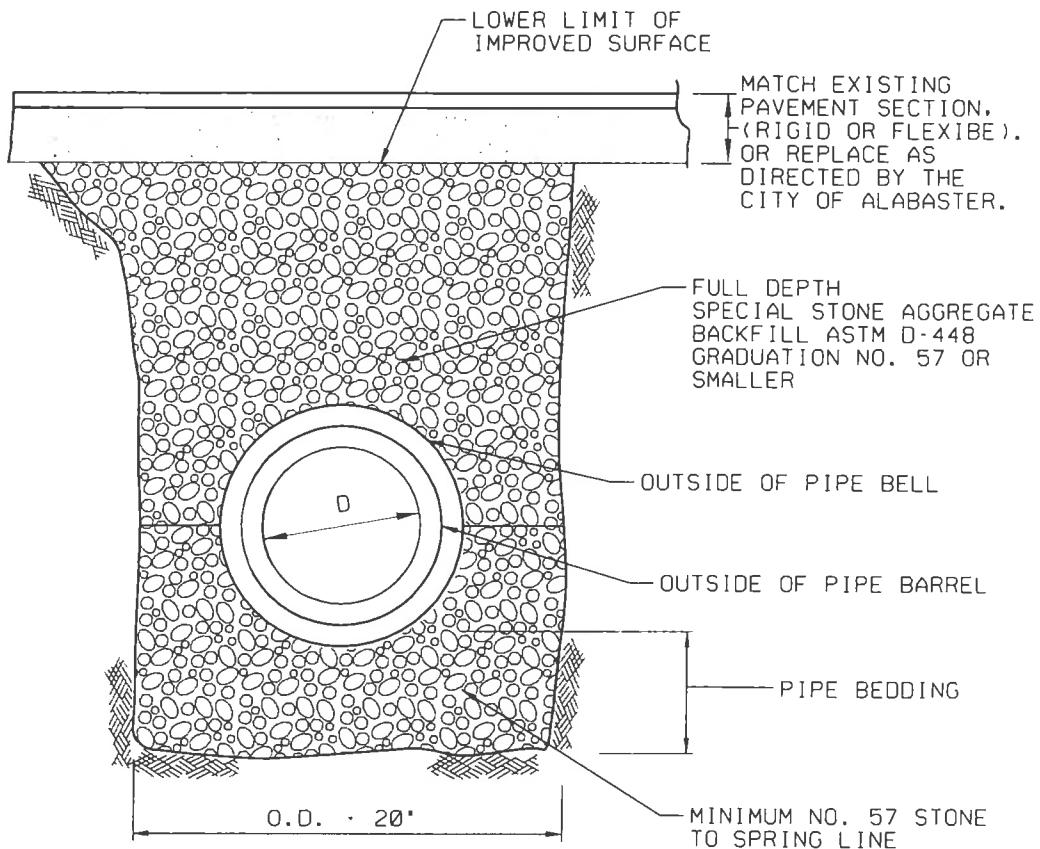
1. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE JOB SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. ALL CONSTRUCTION SHALL BE DONE IN A LOGICAL SEQUENCE SO TO MINIMIZE THE AREA OF EXPOSED SOIL AT ANY ONE TIME.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. NO WORK IS TO BEGIN UNTIL COPIES OF ALL REQUIRED PERMITS ARE ON SITE.
5. THE CONTRACTOR IS TO INSTALL ALL EROSION CONTROL DEVICES BEFORE ANY CONSTRUCTION BEGINS. SUCH DEVICES SHALL BE INSPECTED AFTER EVERY 0.50" RAINFALL AND BE REPAIRED AND MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR 14 OR MORE DAYS SHALL BE STABILIZED BY SEEDING, OR SODDING.
7. ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANING, AND NOT BY FLUSHING, BEFORE THE END OF EACH DAY.
8. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS OR LANDSCAPED.
9. PRIOR TO FINAL INSPECTION, SILT FENCING OR FILLED SOCK BAGS WILL NEED TO BE PLACED AT LOCATIONS BASED ON A PRELIMINARY WALK THROUGH BY THE CITY OF ALABASTER.
10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF ALABASTER PRIOR TO STARTING CONSTRUCTION.
11. ALL FEDERAL, LOCAL, ETC. LAWS SHALL BE COMPLIED WITH BEFORE, DURING AND AFTER COMPLETION OF JOB.

DETAIL No.

EC-9

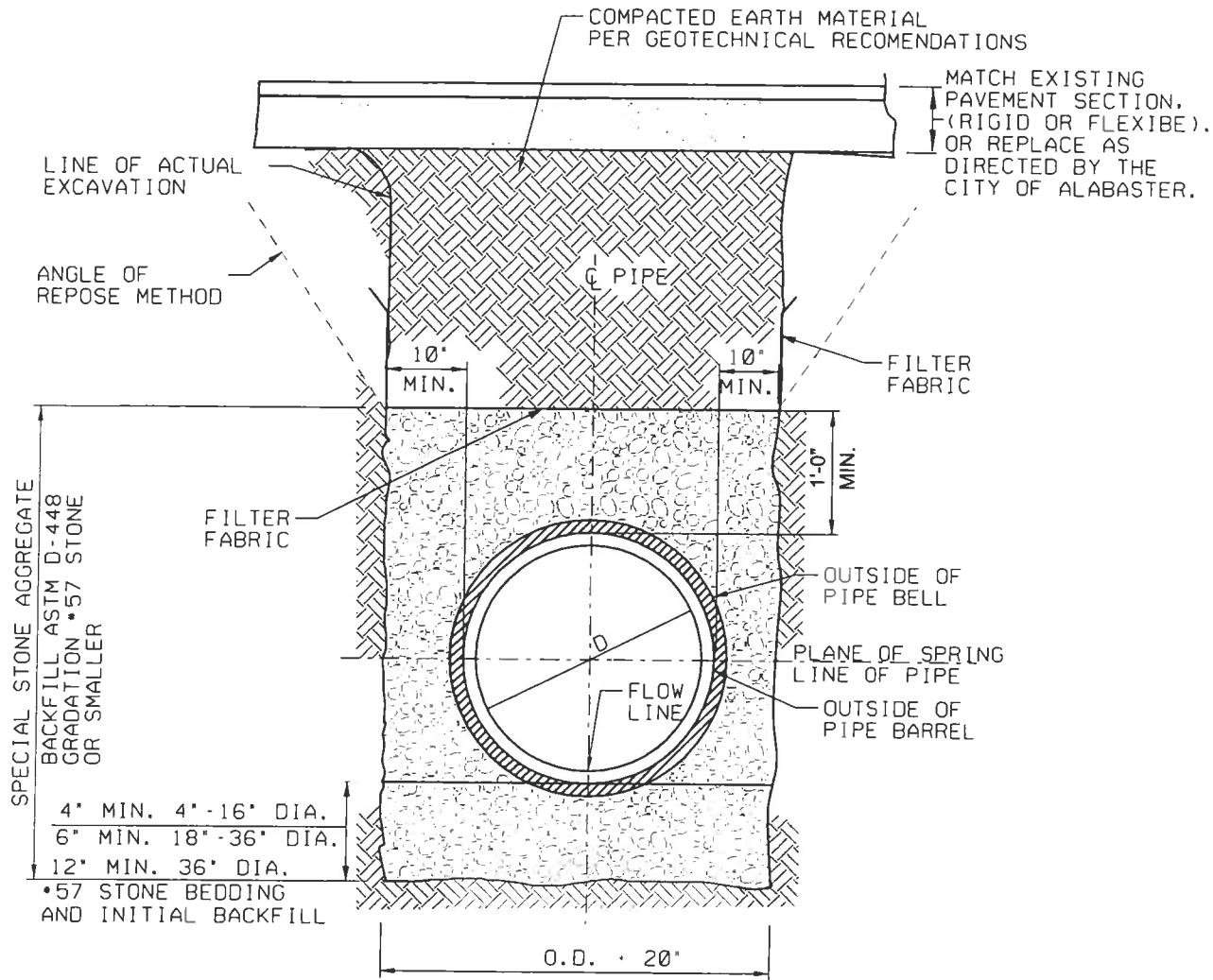
**"TYPICAL"
EROSION CONTROL
GENERAL NOTES**
SCALE: NONE

Alabaster



1. TRENCH CONFIGURATION SHOWN DEPICTS THE USE "TRENCHWALL SHORING" METHOD. WHICH SHALL BE USED UNDER ALL PAVED AREAS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. THE CONTRACTOR SHALL REFER TO APPLICABLE "O.S.H.A. REGULATIONS FOR "OPEN TRENCH EXCAVATIONS".
3. GEOTECHNICAL REPORTS AND APPROVAL REQUIRED PRIOR TO PAVING.

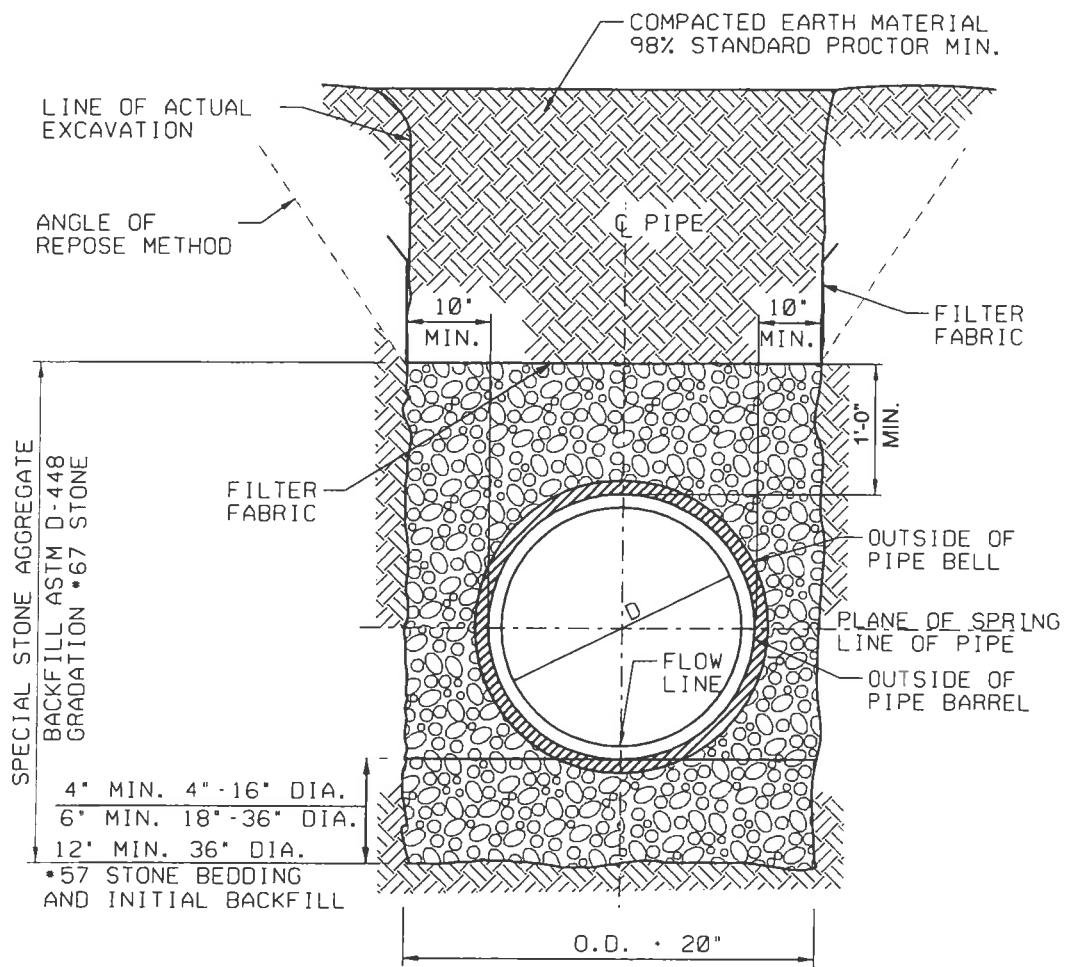
DETAIL No. PB-1	"TYPICAL" PIPE BEDDING UNDER PAVEMENT (FULL GRAVEL BACKFILL) SCALE: NONE	Alabaster
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NOTES:

1. ONLY ACCEPTABLE GRANULAR MATERIAL WILL BE CONSIDERED FOR SELECT EARTH MATERIAL. MATERIAL MUST BE COMPAKTED TO A MINIMUM 98% STANDARD PROCTOR DENSITY AND THE RESULTS OF THE STANDARD PROCTOR DENSITY TEST AND THE COMPAKCTION TEST SHALL BE SUBMITTED TO THE CITY.
2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 4' PIPE BEDDING IN A SOIL TRENCH, AND A MINIMUM DEPTH OF 6" PIPE BEDDING IN A ROCK TRENCH.

DETAIL No.	"TYPICAL" PIPE BEDDING UNDER PAVEMENT (COMPACTED FILL BACKFILL) SCALE: NONE	
PB-2		



NOTES:

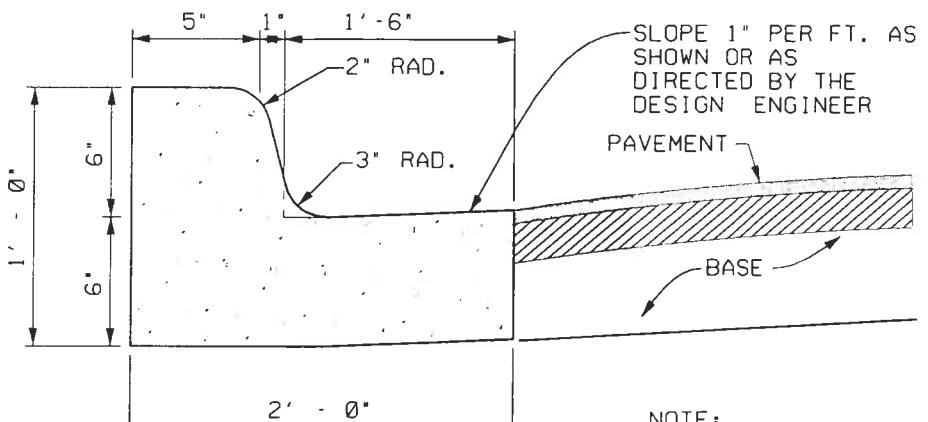
1. ONLY ACCEPTABLE GRANULAR MATERIAL WILL BE CONSIDERED FOR SELECT EARTH MATERIAL. MATERIAL MUST BE COMPACTION TESTED TO A MINIMUM 98% STANDARD PROCTOR DENSITY AND THE RESULTS OF THE STANDARD PROCTOR DENSITY TEST AND THE COMPACTION TEST SHALL BE SUBMITTED TO THE CITY.
2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 4" PIPE BEDDING IN A SOIL TRENCH, AND A MINIMUM DEPTH OF 6" PIPE BEDDING IN A ROCK TRENCH.

DETAIL No.	"TYPICAL" PIPE BEDDING UNDER UNIMPROVED SURFACES SCALE: NONE	Alabaster
PB-3		

NOTES:

1. ONLY ACCEPTABLE GRANULAR MATERIAL WILL BE CONSIDERED FOR SELECT EARTH MATERIAL. MATERIAL MUST BE COMPACTION TO A MINIMUM 98% STANDARD PROCTOR DENSITY AND THE RESULTS OF THE STANDARD PROCTOR DENSITY TEST AND THE COMPACTION TEST SHALL BE SUBMITTED TO THE CITY.
2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 4" PIPE BEDDING IN A SOIL TRENCH, AND A MINIMUM DEPTH OF 6" PIPE BEDDING IN A ROCK TRENCH.
3. A COMPACTION MACHINE MUST BE ONSITE PRIOR TO ANY EXCAVATION BEGINNING.
4. IN THE EVENT OF A QUESTION OF ANY TRENCHLINE OR MATERIAL A BOND MAY BE REQUIRED TO BE POSTED UNTIL THE TIME THE TRENCH LINE OR INSTALLATION IS DEEMED ACCEPTABLE.
5. WET OR UNSUITABLE MATERIAL MAY NOT BE USED FOR TRENCH BACKFILL.

DETAIL No. PB-4	"TYPICAL" PIPE BEDDING GENERAL NOTES SCALE: NONE	Alabaster
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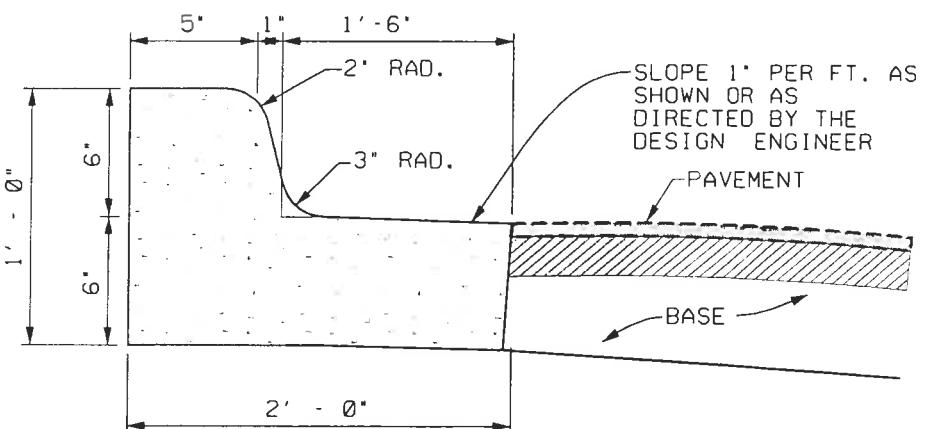
NORMAL GUTTER

SLOPE 1" PER FT. AS
SHOWN OR AS
DIRECTED BY THE
DESIGN ENGINEER

PAVEMENT

BASE

NOTE:
CURB AND GUTTER SHALL
BE 3500 PSI CONCRETE
WITH EXPANSION JOINTS
EVERY 20' MAX.



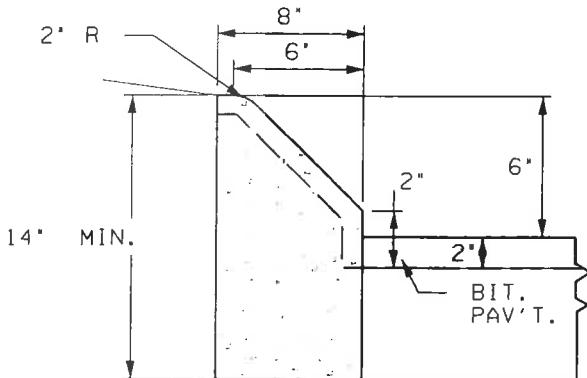
PITCHED GUTTER

DETAIL No.

RD-1

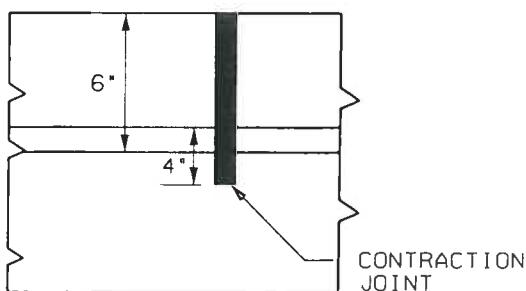
"TYPICAL"
24" CURB AND GUTTER DETAIL
SCALE: NONE

Alabaster



NOTE:
CONCRETE SHALL BE
3500 PSI MINIMUM.

SECTION



ELEVATION

NOTES:

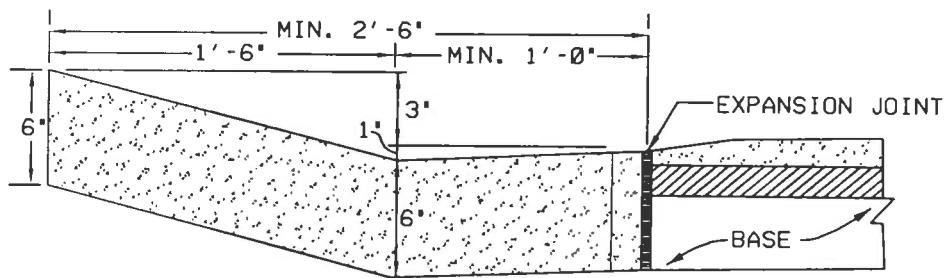
1. EXPANSION JOINTS SHALL BE PLACED IN CURB AND/OR GUTTER TO MATCH THOSE IN CONCRETE PAVEMENT WHERE THE TWO ARE ADJACENT.
2. EXPANSION JOINTS 3/4 INCH WIDE SHALL BE PLACED WHERE CURB AND/OR GUTTER TERMINATES AGAINST RIGID OBJECTS.
3. EXPANSION JOINT FILLER AND SEALER SHALL MEET THE REQUIREMENTS OF ARTICLES 832.01 AND 832.02 EXPANSION JOINT FILLER SHALL EXTEND FROM THE BOTTOM OF THE CURB AND/OR GUTTER TO WITHIN ONE INCH OF THE TOP. THE SEALER SHALL BE 3/4 INCH THICK AND SHALL BE RECESSED 1/4 INCH FROM THE TOP.
4. CONTRACTION JOINTS SHALL BE PLACED IN CURB AND/OR GUTTER TO MATCH THOSE IN CONCRETE PAVEMENT WHERE THE TWO ARE ADJACENT. BUT IN NO INSTANCE MORE THAN 20 FEET BETWEEN JOINTS. THE CONTRACTION JOINTS SHALL BE SAWED OR OTHERWISE CUT 2 INCHES DEEP BY 1/8 INCH WIDE AND SHALL EXTEND 2 INCHES BELOW THE PAVEMENT SURFACE.

DETAIL No.

RD-2

"TYPICAL"
STAND UP CURB DETAIL
SCALE: NONE

Alabaster



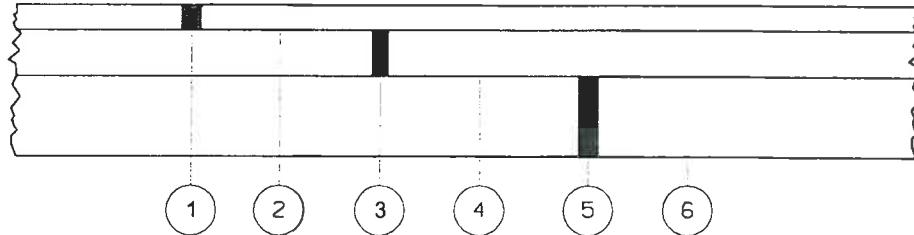
NOTE:
CONCRETE SHALL BE
3500 PSI MINIMUM.

DETAIL No.

RD-3

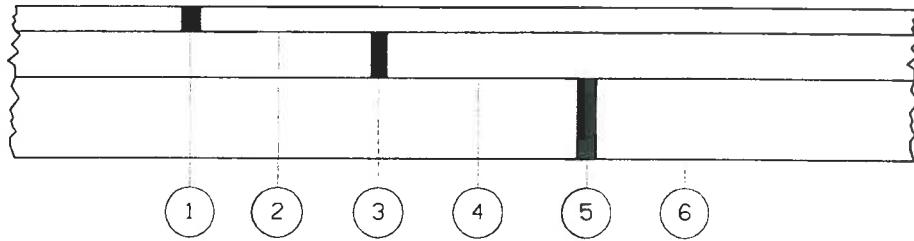
"TYPICAL" CONCRETE
VALLEY GUTTER
(NOT FOR RESIDENTIAL USE)
SCALE: NONE

Alabaster



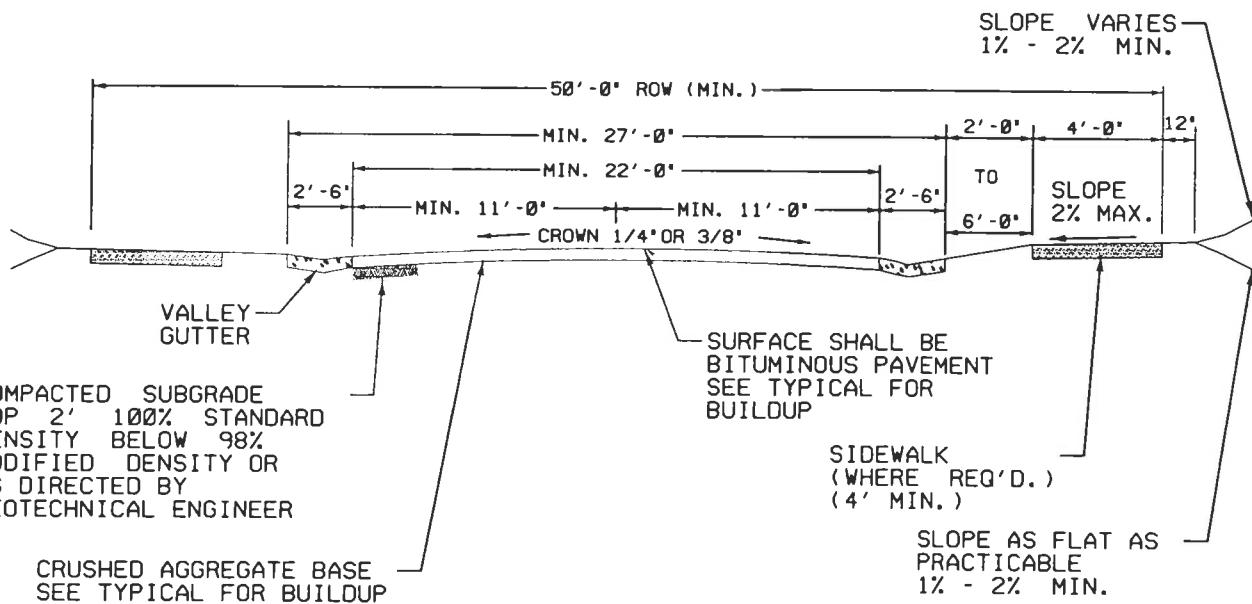
- 1 REQUIRED 1" IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, B, AND C (ALDOT SECTION 429)
- 2 REQUIRED TACK COAT (ALDOT 405)
- 3 REQUIRED 2" IMPROVED BITUMINOUS CONCRETE UPPER BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, B, AND C (ALDOT SECTION 429)
- 4 REQUIRED BITUMINOUS TREATMENT (PRIME) (ALDOT 401, TYPE A)
- 5 REQUIRED 8" CRUSHED AGGREGATE BASE COURSE, TYPE B, (ALDOT 301 & ALDOT 825)
- 6 SUBGRADE: TOP 24 INCHES - 100% COMPACTION ASTM. UNLESS OTHERWISE SPECIFIED.

DETAIL No. RD-4	"TYPICAL" MINIMUM ASPHALT TYPICAL SECTION (RESIDENTIAL) SCALE: NONE	Alabaster
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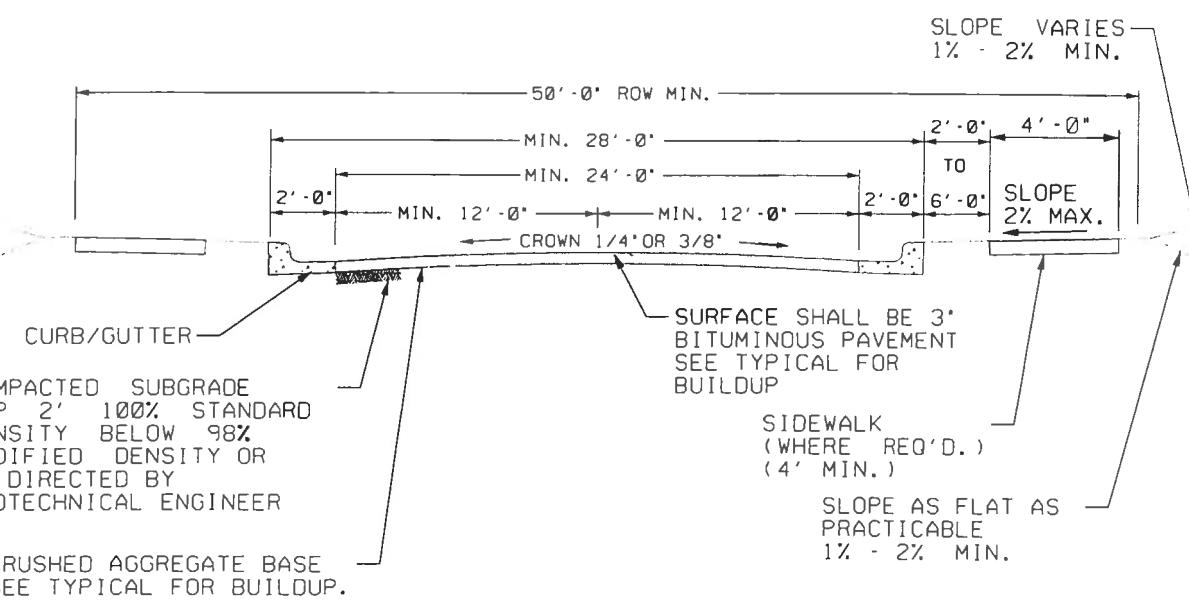


- 1 REQUIRED 1.5" IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, B, AND C (ALDOT SECTION 429)
- 2 REQUIRED TACK COAT (ALDOT 405)
- 3 REQUIRED 2.5" IMPROVED BITUMINOUS CONCRETE UPPER BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, B, AND C (ALDOT SECTION 429)
- 4 REQUIRED BITUMINOUS TREATMENT (PRIME) (ALDOT 401, TYPE A)
- 5 REQUIRED 10" CRUSHED AGGREGATE BASE COURSE, TYPE B, (ALDOT 301 & ALDOT 825)
- 6 SUBGRADE: TOP 24 INCHES - 100% COMPACTION ASTM. UNLESS OTHERWISE SPECIFIED.

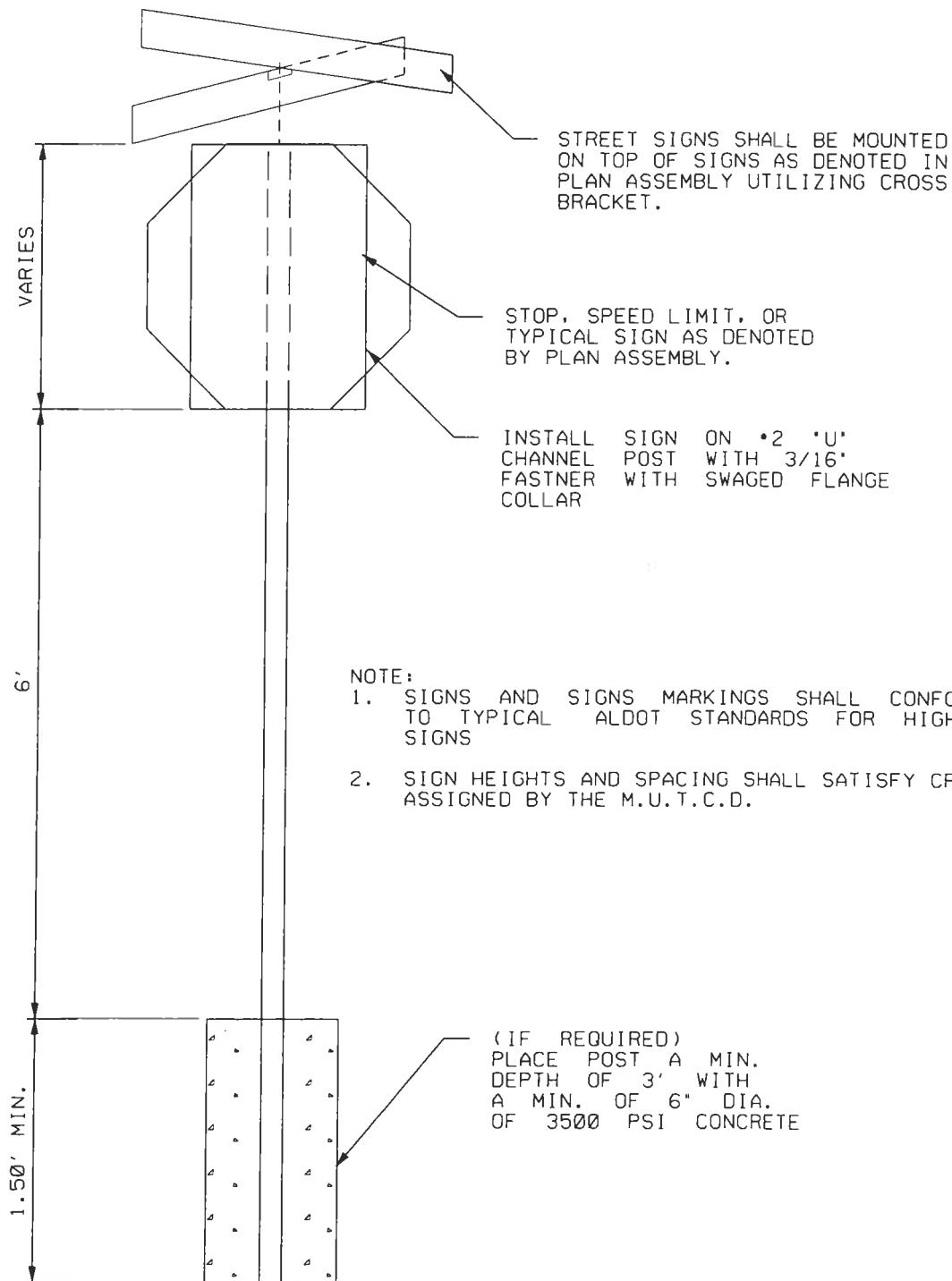
DETAIL No. RD-5	"TYPICAL" MINIMUM ASPHALT TYPICAL SECTION (COMMERCIAL) SCALE: NONE	Alabaster
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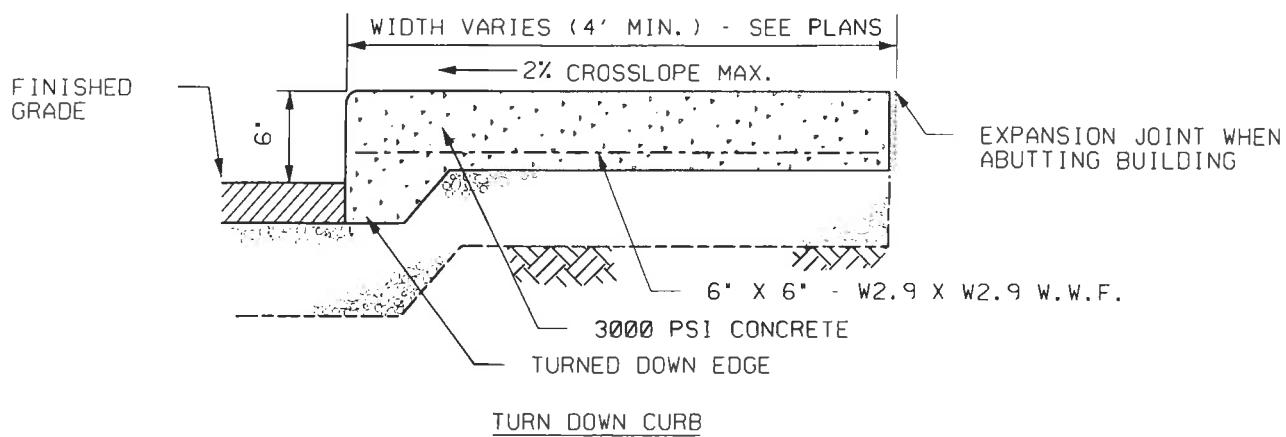
DETAIL No. RD-6	STANDARD TYPICAL SECTION VALLEY GUTTER (NOT FOR RESIDENTIAL USE) SCALE: NONE	Alabaster
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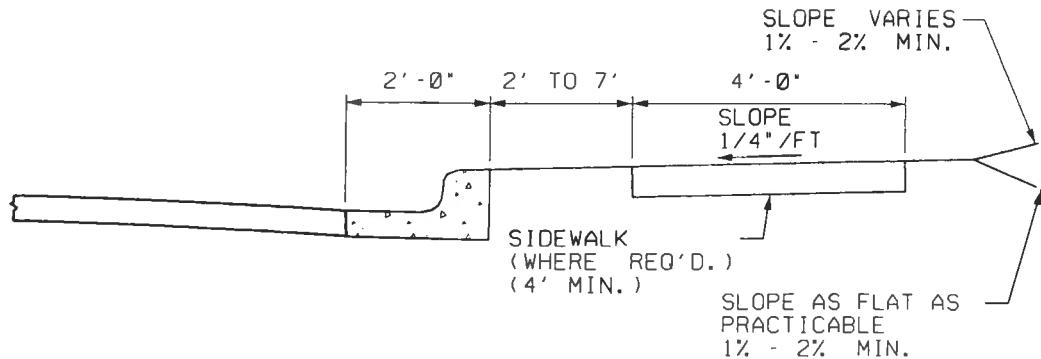
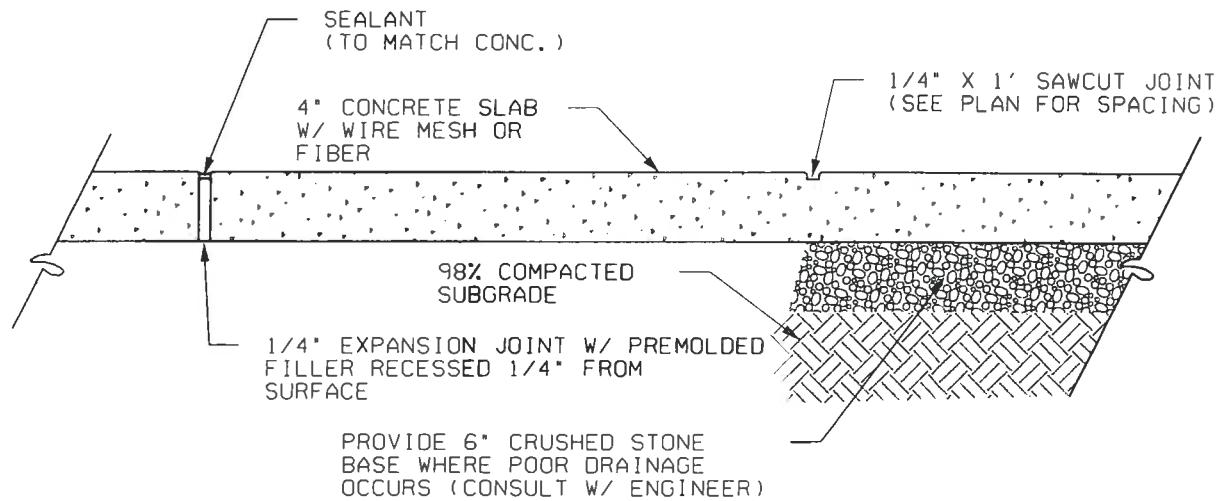
DETAIL No. RD-7	STANDARD TYPICAL SECTION CURB AND GUTTER (RESIDENTIAL) SCALE: NONE	Alabaster
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DETAIL No. RD-8	"TYPICAL" STREET SIGN INSTALLATION SCALE: NONE	Alabaster
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NOTE: SAWCUT JOINTS TO BE EVENLY SPACED BETWEEN EXPANSION JOINTS.

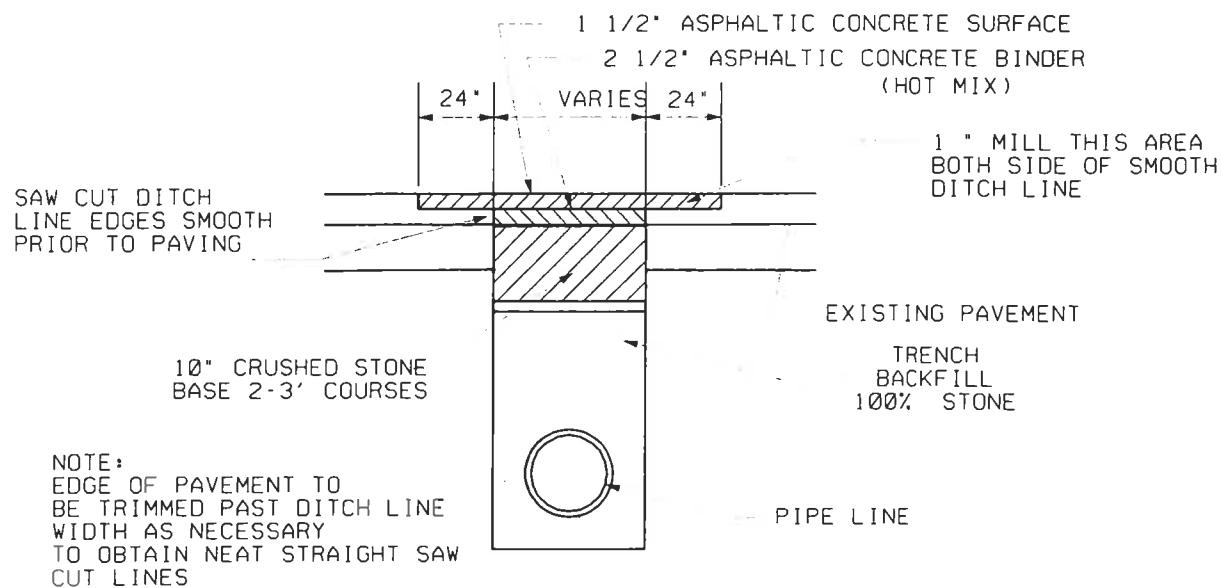


DETAIL No.

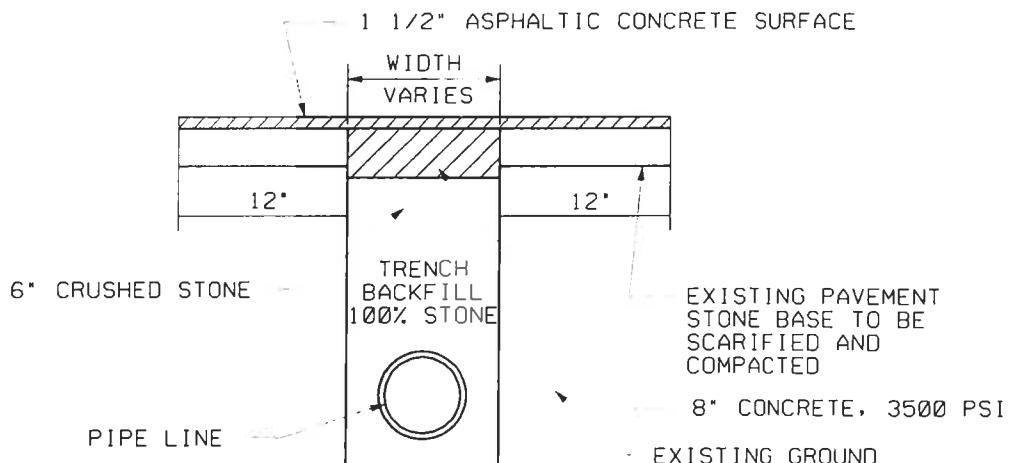
RD-9

**"TYPICAL"
SIDEWALK DETAIL**
SCALE: NONE

Alabaster



TYPICAL SECTION STANDARD ASPHALT SURFACE REPAIR



TYPICAL SECTION DOUBLE SURFACE TREATMENT

DETAIL No.

RD-10

**"TYPICAL"
 PAVEMENT REPLACEMENT**
 SCALE: NONE

Alabaster

NOTES:

1. PAVEMENT PAINT FOR TRAFFIC MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF ALDOT SPECIFICATION. SECTION 856 FOR CLASS 1 DESIGNATING PAINT. TYPE B (NON-REFLECTORIZED). ALL MARKINGS SHALL BE WHITE IN COLOR UNLESS NOTED OTHERWISE. PAVEMENT PAINT SHALL BE APPLIED IN TWO COATS PER MANUFACTURER'S RECOMMENDED RATES.
2. TRAFFIC MARKING PAINTING SHALL NOT BEGIN UNTIL THE FINISHED PAVEMENT SURFACE HAS FULLY CURED AND HAS BEEN SWEPT CLEAN.
3. CONTRACTOR SHALL INSTALL ALL SIGNAGE PER AL.D.O.T., CITY OF ALABASTER, AND M.U.T.C.D. STANDARDS. (SEE DRAWINGS FOR SIGN LOCATIONS.)
4. ALL SIGNS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
5. ALL COMPACTION TEST SHALL BE PERFORMED AND SUPPLIED TO CITY PRIOR ANY BASE BEING INSTALLED.
6. THE ROAD BED AND SUB-GRADE SHOULD BE PROCESSED AND DEVELOPED FROM THE CENTERLINE OF THE PROPOSED ROADWAY TO A MINIMUM OF 7' BEHIND THE BACK OF THE CURB/VALLEY GUTTER. THE SUB-GRADE AND ROAD BED SHOULD HAVE A MINIMUM 2% CROWN. CURBING SHALL BE INSTALLED ON DENSE GRADE BASE.
7. IN AREAS OF HIGH WATER TABLE, SPRINGS, PERCHED WATER, ETC., AN UNDER DRAIN SYSTEM SHOULD BE DESIGNED BY THE DEVELOPERS ENGINEER(S) AND INSTALLED BY THE DEVELOPERS CONTRACTOR(S) AS THE ROADWAY IS BEING CONSTRUCTED.
8. WEARING SURFACE INSTALLATION MAY BE REQUIRED BY THE CITY PRIOR TO FINAL PLAT .
9. IN THE EVENT OF WEARING SURFACE INSTALLATION PRIOR TO FINAL PLAT A LIQUID SEAL COAT WILL BE REQUIRED PRIOR TO CITY ACCEPTANCE OF ROADWAYS AND STREETS.

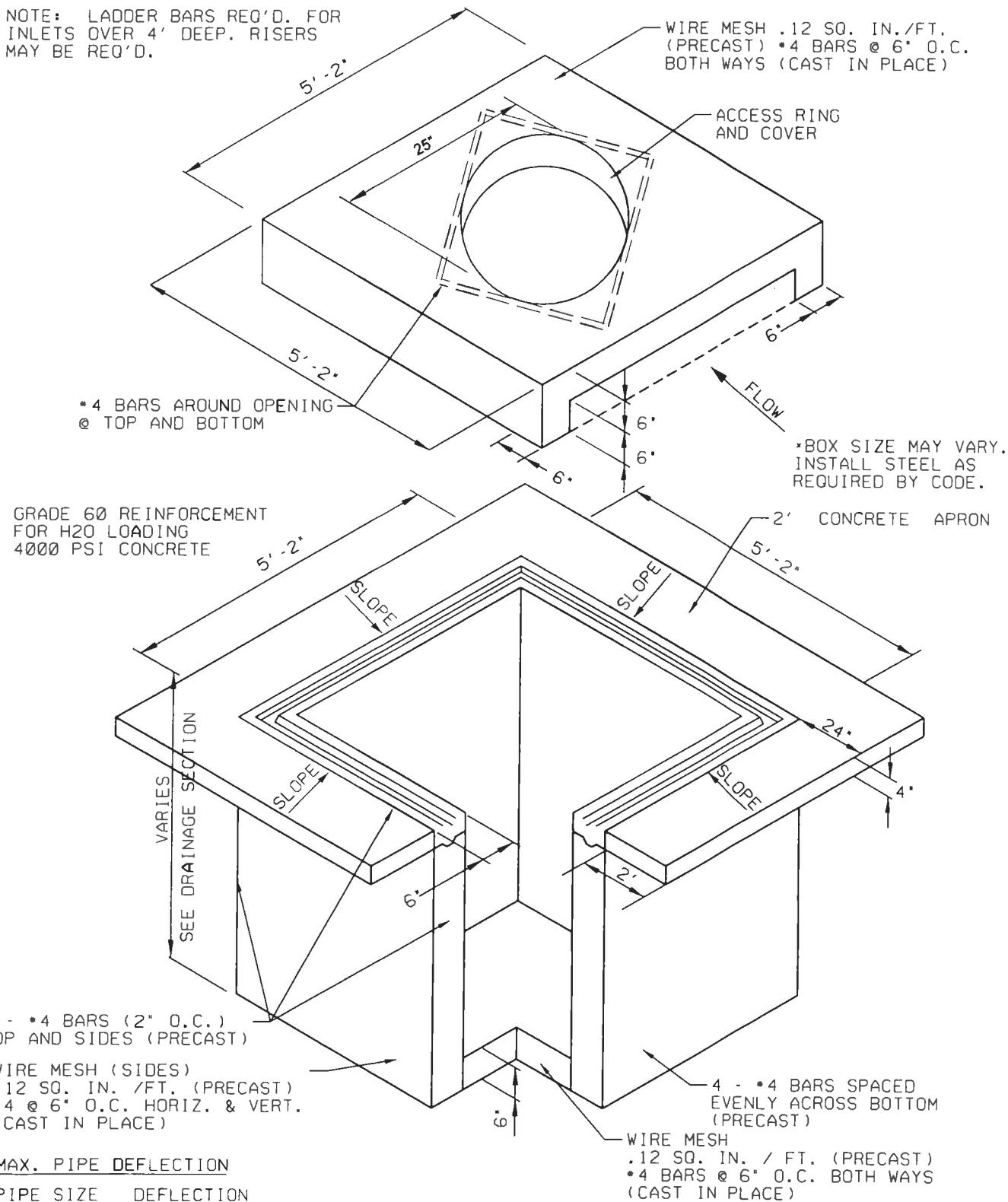
DETAIL No.

RD-11

ROADWAY GENERAL NOTES
SCALE: NONE

Alabaster

NOTE: LADDER BARS REQ'D. FOR
INLETS OVER 4' DEEP. RISERS
MAY BE REQ'D.



DETAIL No.

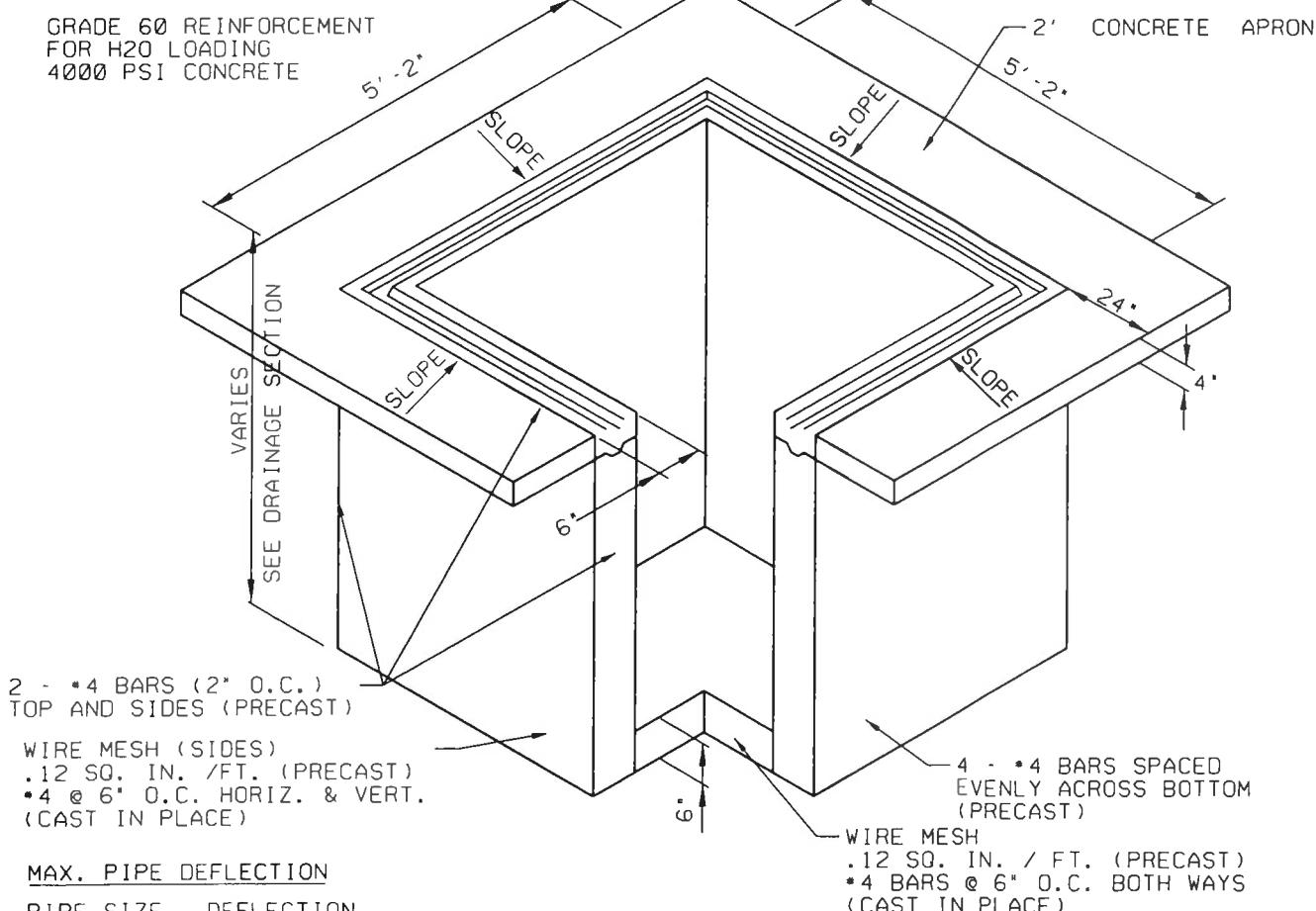
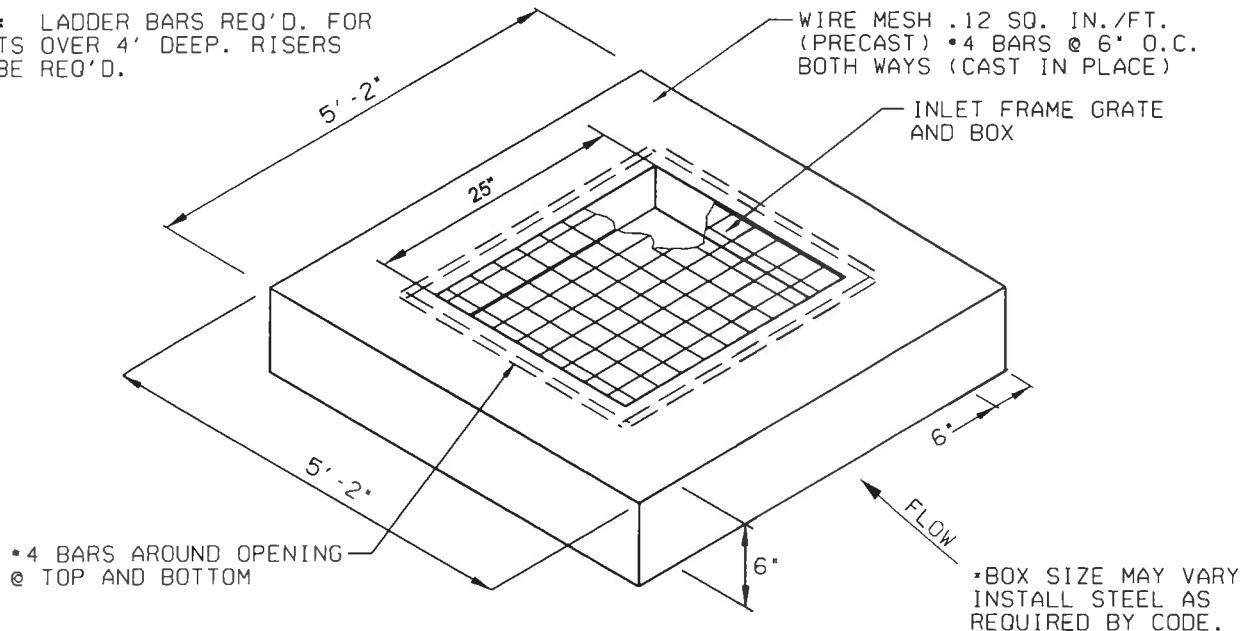
SD-1

**"TYPICAL"
WEIR/YARD INLET**
SCALE: NONE

Alabaster

NOTE: LADDER BARS REQ'D. FOR
INLETS OVER 4' DEEP. RISERS
MAY BE REQ'D.

WIRE MESH .12 SQ. IN./FT.
(PRECAST) • 4 BARS @ 6" O.C.
BOTH WAYS (CAST IN PLACE)



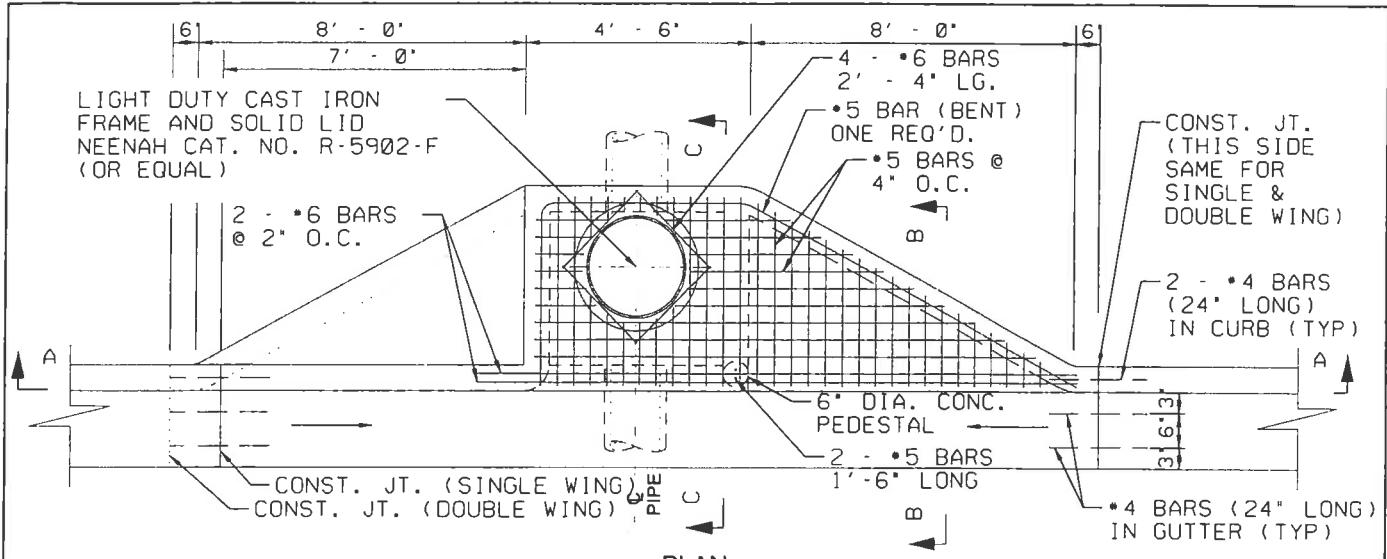
NOTE: INLET MAY BE PRE-CAST USING PRECAST
INLET BOXES, RISERS (AS NEEDED) AND YARD INLET TOP.
INLET MAY ALSO BE CAST IN PLACE USING DIMENSIONS AND
REINFORCING STEEL LAYOUT AS SHOWN.

DETAIL No.

SD-2

**"TYPICAL"
GRATE INLET**
SCALE: NONE

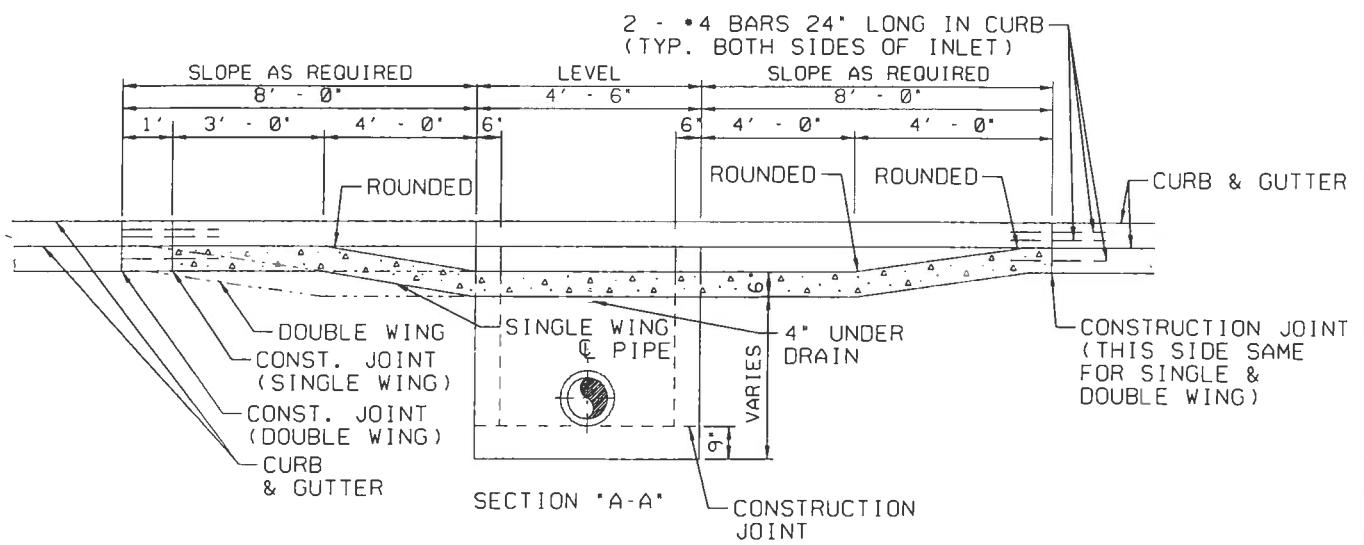
Alabaster



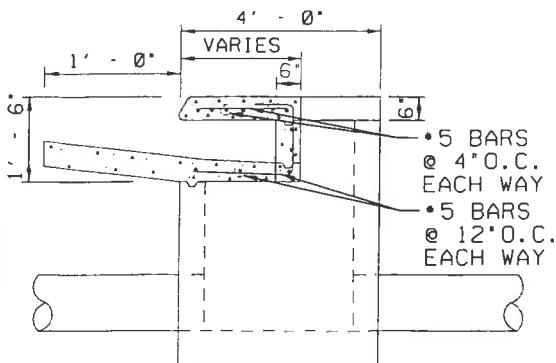
PLAN

NOTE: WHEN GUTTER FLOW IS FROM BOTH DIRECTIONS, PROVIDE DOUBLE WING INLET. WHEN FLOW IS FROM ONE DIRECTION, PROVIDE SINGLE WING ON UPSTREAM SIDE.

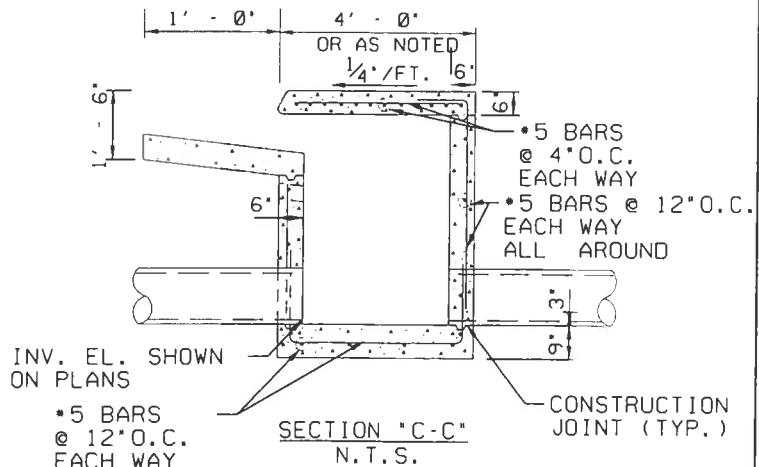
NOTE: ALL INLET BOXES, MANHOLES, ETC., SHALL BE PRECAST OR POURED IN PLACE



SECTION "A-A"



SECTION "B-B"
N.T.S.



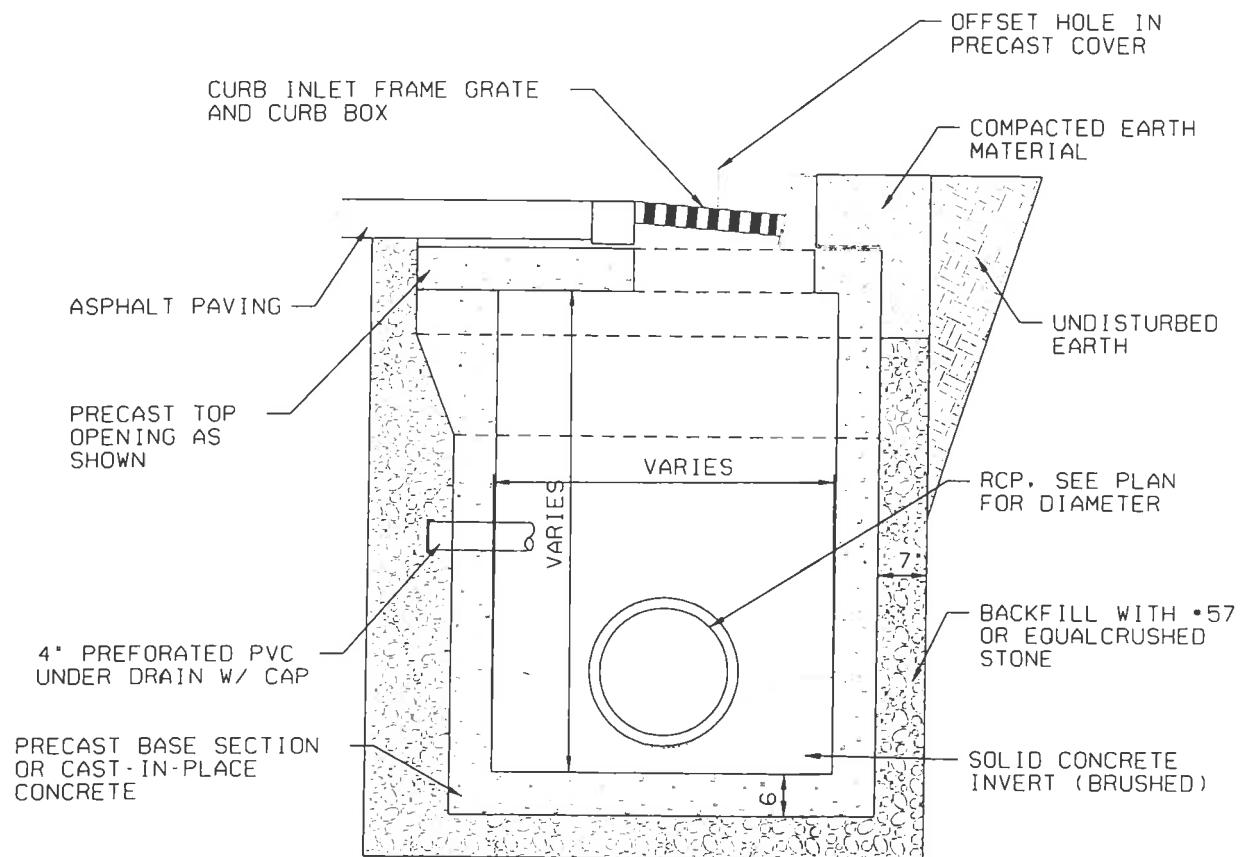
SECTION "C-C"
N.T.S.

DETAIL No.

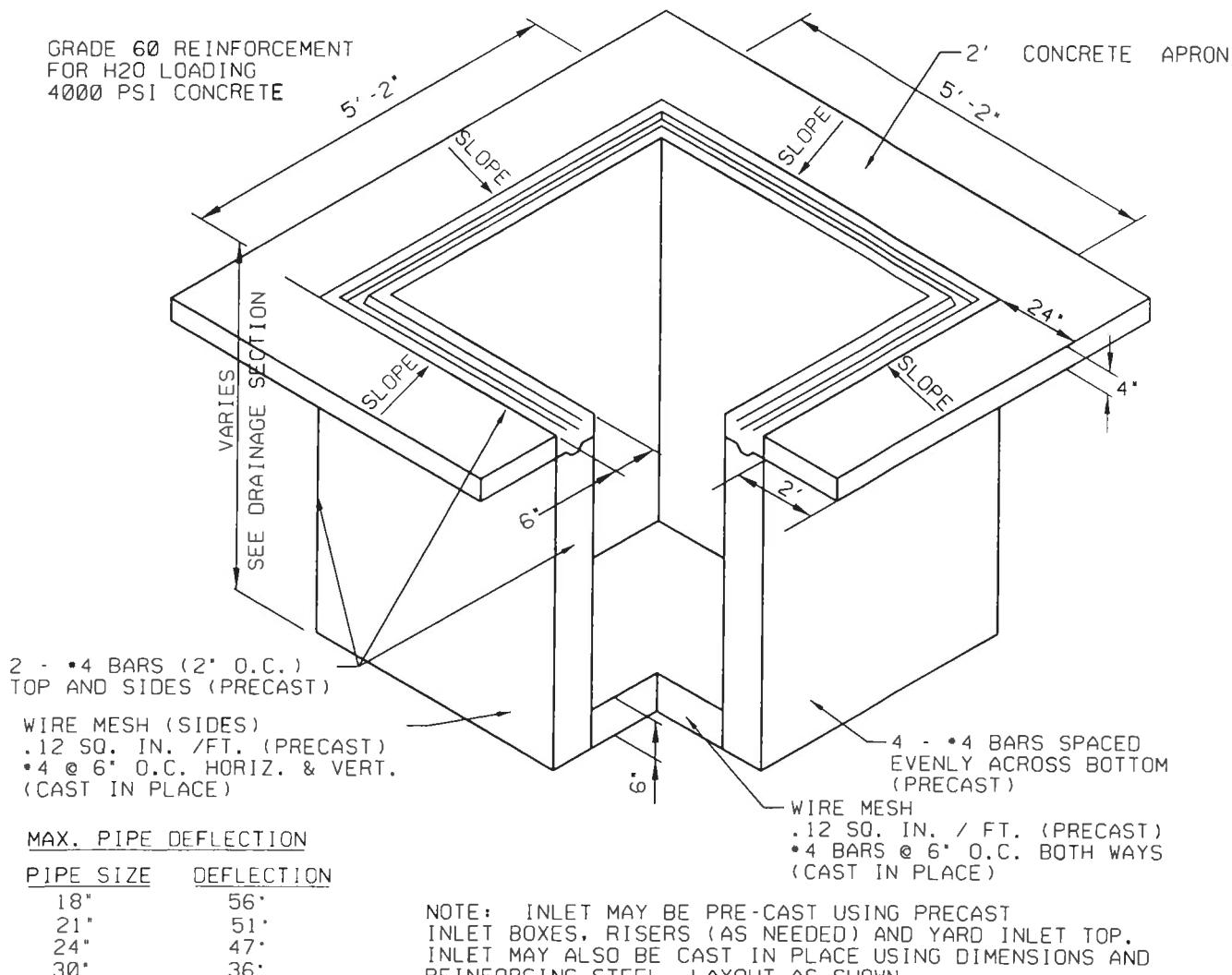
SD-3

**"TYPICAL"
SINGLE/DOUBLE WING "S" INLET**
SCALE: NONE

Alabaster



DETAIL No. SD-4	"TYPICAL" COMBINATION INLET SCALE: NONE	Alabaster
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*BOX SIZE MAY VARY.
INSTALL STEEL AS
REQUIRED BY CODE.

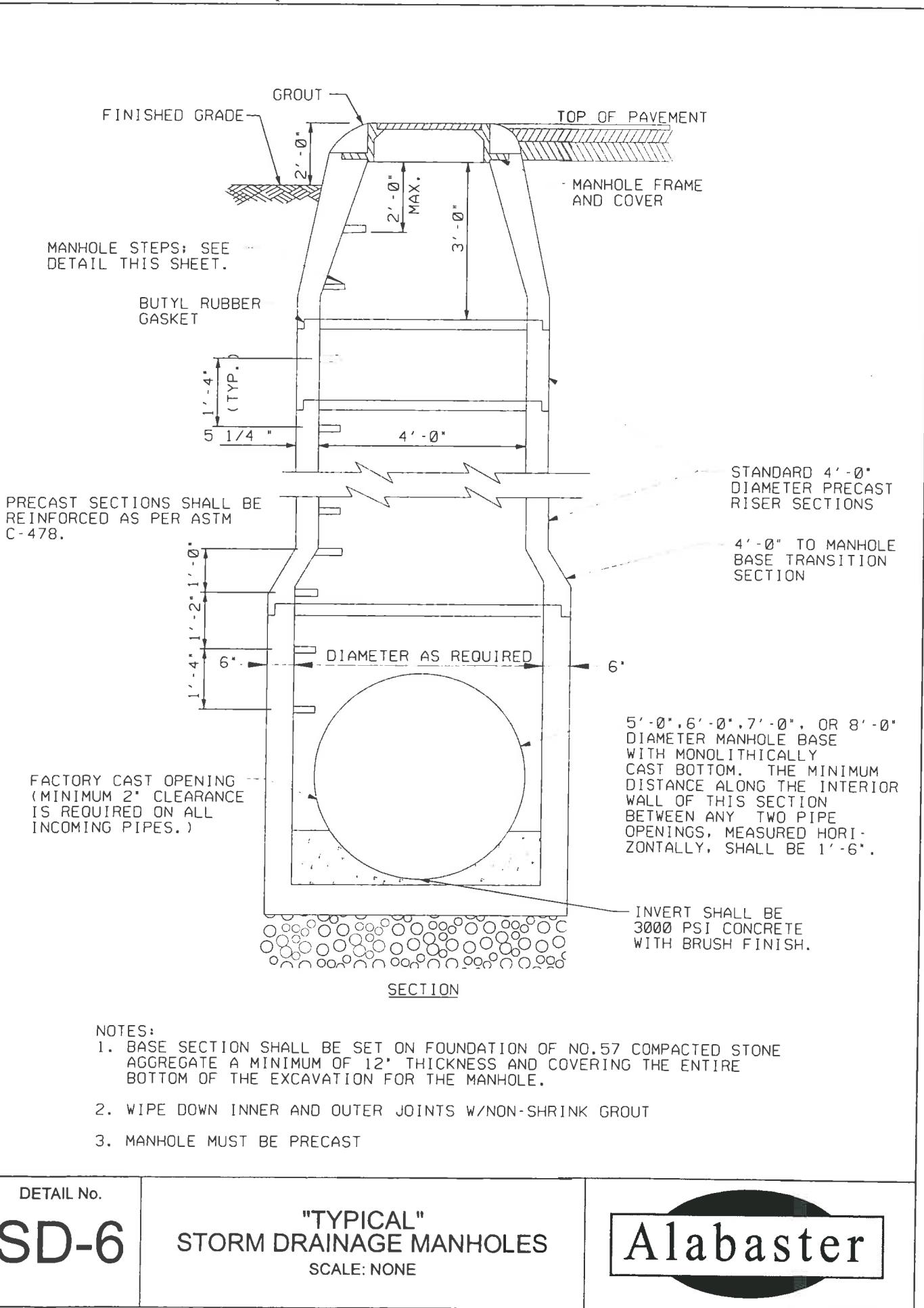
*MANHOLES MAY BE UTILIZED
IN PLACE OF BOXES.

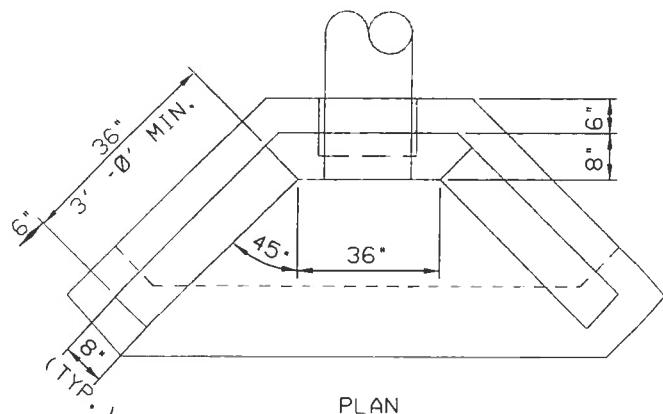
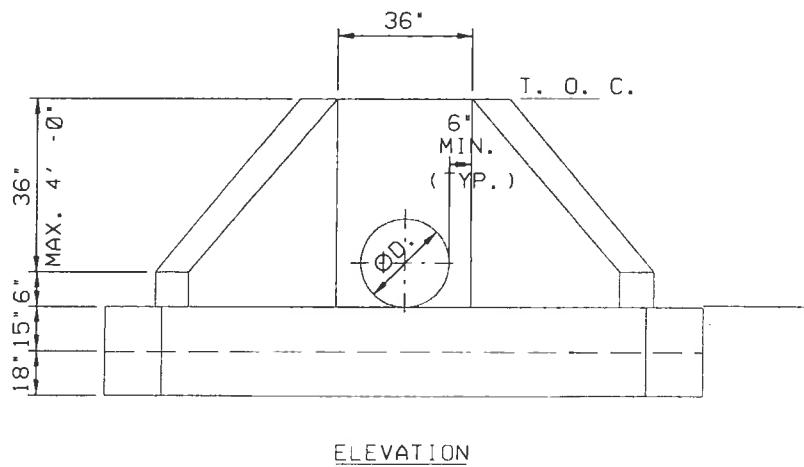
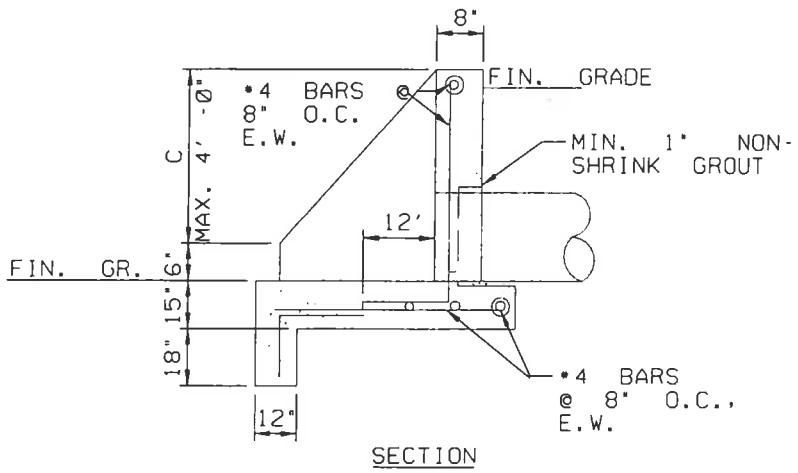
DETAIL No.

SD-5

**"TYPICAL"
STORM DRAINAGE BOXES**
SCALE: NONE

Alabaster

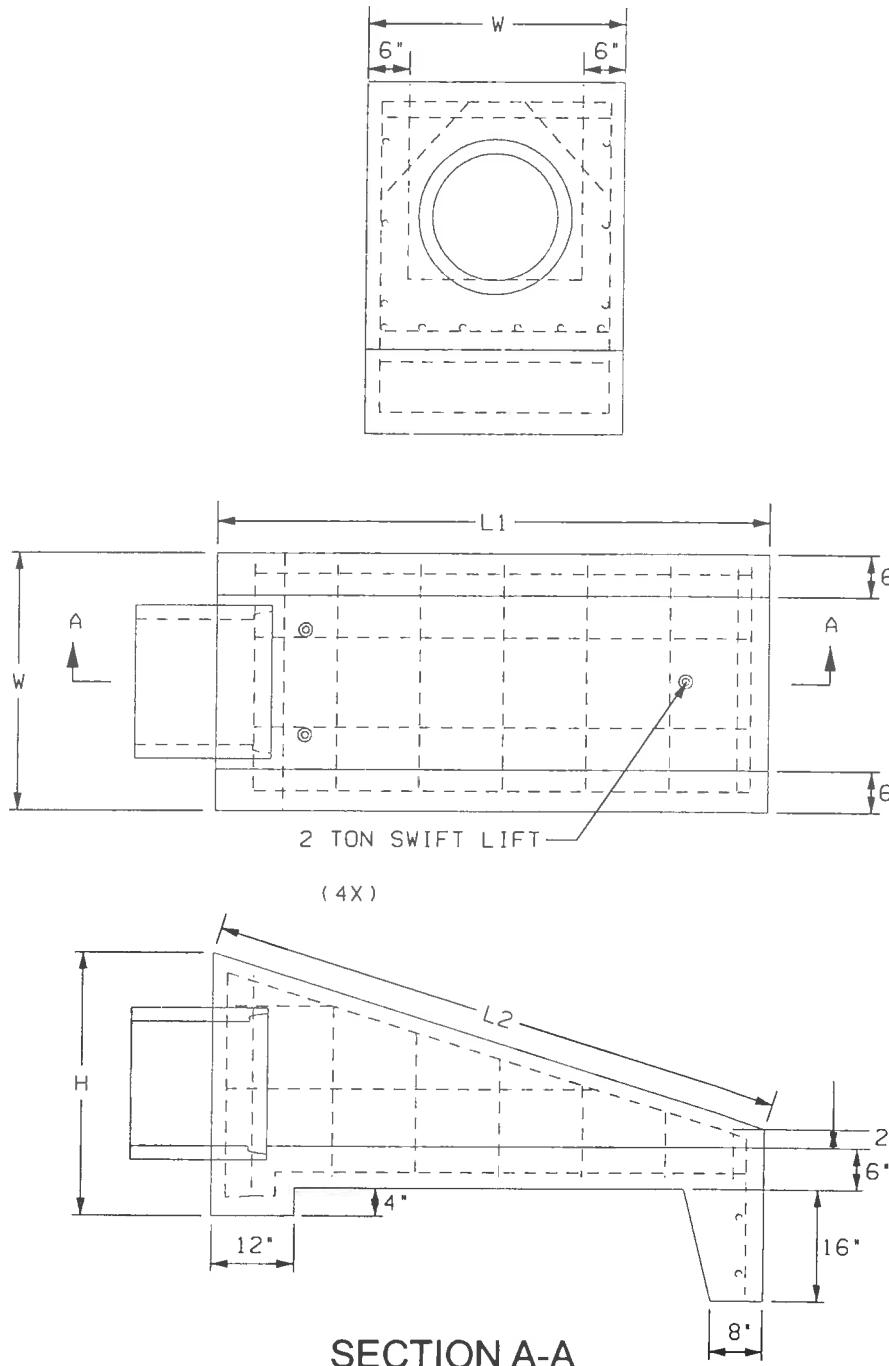




NOTES:
FLARED END SECTIONS REQUIRED
IN SOME SITUATIONS.

*SIZE AS REQUIRED.

DETAIL No. SD-7	"TYPICAL" WING TYPE HEADWALL SCALE: NONE	Alabaster
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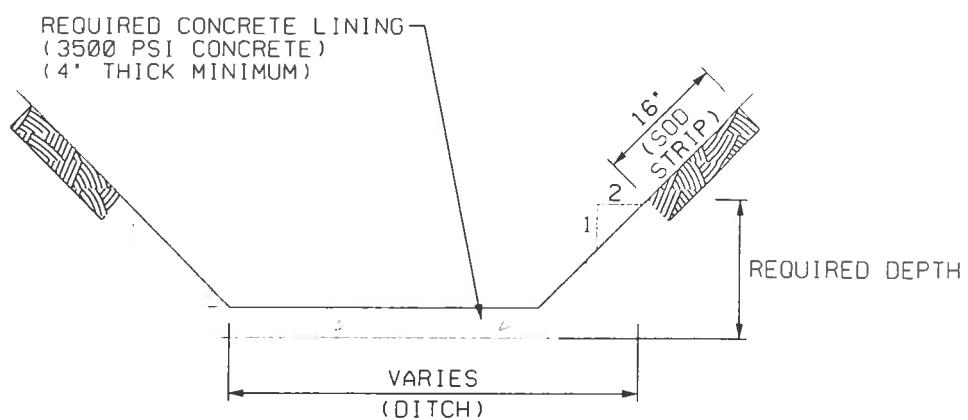
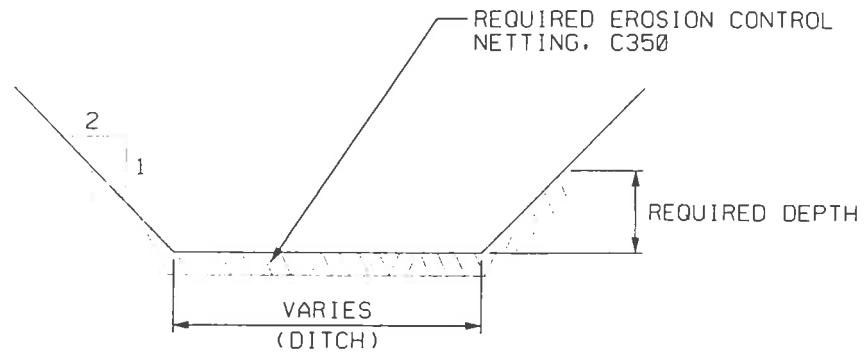
DIMENSIONS FOR CONCRETE ENDWALL									
PIPE	H	L1	L2	L3	L4	W	RCP	CMP	WEIGHT
18"	38"	80"	76"	-	-	37"	25"	22"	4232 LB.
24"	45"	101"	98"	-	-	44"	32"	28"	6955 LB.

*SIZE AS REQUIRED.

DETAIL No.
SD-8

"TYPICAL"
SLOPE PAVED HEADWALL
SCALE: NONE

Alabaster



NOTES:

1. INSTALL EXPANSION JOINTS AS REQUIRED TO ELIMINATE CRACKING/BREAKING.
2. IF NETTING OR CONCRETE IS NOT REQUIRED THE DITCH SHALL BE SODDED FROM TOP OF BANK TO TOP OF BANK.

DETAIL No. SD-9	"TYPICAL" DITCH TYPICAL SECTIONS (GRASS AND CONCRETE LINED) SCALE: NONE	Alabaster
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NOTES:

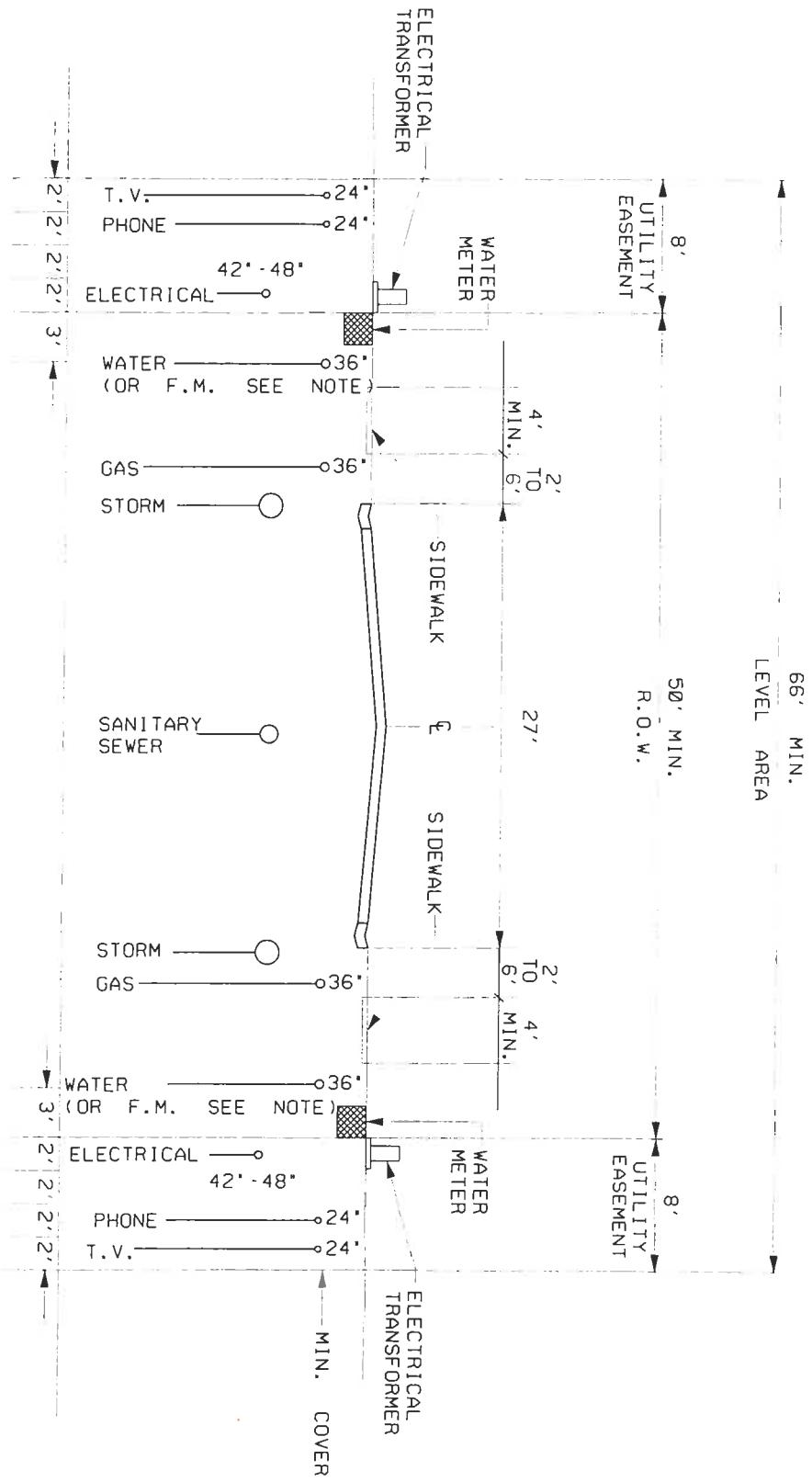
1. ALL STORM PIPING TO BE CL. 3 REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
2. ALL PIPE SHALL BE BEDDED IN STONE TO TOP OF PIPE, COMPACTED FILL ABOVE TO 98% MODIFIED PROCTOR IN GEOTECHNICAL ENGINEER RECOMMENDED LIFTS WITH FABRIC SEPERATION.
3. ALL INLETS, BOXES, ETC. TO BE PRECAST OR Poured IN PLACE.
4. ALL STORM SEWER INVERTS SHALL BE Poured CONCRETE. 3500 PSI, BRUSHED.
5. CONTRACTOR TO SUPPLY TEMPORARY DETENTION/SEDIMENTATION STRUCTURES AS REQUIRED TO DETAIN SEDIMENT ON SITE.
6. ALL PIPE SHALL BE INSPECTED BY THE CITY OF ALABASTER PRIOR TO COVERING.
7. ALL DITCHES SHALL BE STABILIZED AND COMPLETED PRIOR TO INSPECTION.

DETAIL No.

SD-10

**"TYPICAL"
STORM DRAINAGE
GENERAL NOTES**
SCALE: NONE

Alabaster



DETAIL No.

UT-1

**UTILITY LOCATION
ACCOMMODATION
SCALE: NONE**

Alabaster

APPENDIX 2

TYPICAL CHECKLIST AND STANDARD FORMS

1. PP-1 - PRELIMINARY PLAT GUIDANCE CHECKLIST
2. EP-1 - ENGINEERING PLANS GUIDANCE CHECKLIST
3. FP-1 - FINAL PLAT GUIDANCE CHECKLIST

PP-1 - PRELIMINARY PLAT GUIDANCE CHECKLIST

P D N/A

- Pre design conference held.
- Date and title provided on sheet.
- North arrow, graphic scale, and written scale provided on each drawing.
- Name and registration of surveyor (signed and sealed) provided.
- Name and registration of engineer (signed and sealed) provided.
- 3 full and 3 half size drawings. Scale shall be no greater than 1"=100' and maximum full size sheet size allowed will be 24"x36". 3 copies of any letters or accompanying reports must also be submitted.
- Vicinity Map.
- GASB34 required information (linear footage of streets, sidewalks, curbing, water, sanitary and storm sewer, and acreage in right of way)
- Subdivision boundary lines with the survey and plat meeting minimum required State of Alabama standards for surveys. (boundaries, angles, dimensions, etc)
- Names of all streets provided.
- Easements shown with dimensions and purpose clearly stated.
- Right of way width provided.
- Pavement width provided.
- Utilities shown with sizes indicated.
- Lot lines with approximate dimensions provided.
- Purpose of subdivision noted (existing and proposed zoning noted).
- Section Township and Range – Tie to quarter section provided.
- Names, address, and zoning of owners adjoining provided.
- Name of subdivider provided.
- Letter from health department or sewer connection provided.
- Areas subject to inundation by storm drainage clearly shown and identified.
- Plans designed in accordance with manual on Uniform Traffic Control Devices, Federal Highway Administration, Americans with Disabilities Act, Natural Resources Conservation Service, Federal Emergency Management Agency, US Army Corps of Engineers, Alabama Department of Environmental Management, and American Association of State Highway and Transportation Officials recommendations.
- Subdivision has provisions for at least two entrances to public roads (as required by code).
- Min. 50' right of way with two 8' easements on each side of right of way. Parkways or boulevards may require additional right of way, and is subject to the City Engineers review.
- Typical cross section shown on plans noting width of pavement (min.), substantially level shoulder area, and cross slopes.

PP-1 - PRELIMINARY PLAT GUIDANCE CHECKLIST (CONTINUED)

- Pavement Section detail shown on plans. Proposed paving section meets Alabaster minimum allowed thicknesses.
- Miscellaneous data noted (datum, benchmarks, buffers, general notes)
- ALDOT or County Access permit or granted correspondence.
Note provided that indicates that City Engineer be provided notification of work at least 24 hours prior to starting each phase of work.
- Note provided that indicates that all permits or approvals by ADEM, ALDOT, FEMA, Corps of Engineers, and others as required will be obtained prior to disturbing areas under jurisdiction of such permits.
- Note provided that indicates there shall be no land disturbing activity until proof of ADEM NOR coverage provided to City and adequate erosion controls provided.
- Flood plain shown or note provided stating that development is not in Special Flood Hazard Area or Zone. Flood plain not acceptable for development unless necessary provisions provided. Development in flood plain shall meet FEMA guidelines and recommendations.
- Note any existing adverse conditions on site or off that may be affected by this project.
- Supply adverse effects letter
- Supply letter stating any proposed public improvements, non residential sites, or sites proposed as parks, etc.
- Check list provided as guidance. Actual items required are located under the preliminary plat portion of the subdivision and development regulations. More information may be provided by the developer / engineer or may be requested by the City of Alabaster (traffic study, drainage studies, etc).

NOTES / OTHER ITEMS ADDED:

EP-1 – ENGINEERING PLANS GUIDANCE CHECKLIST

P D N/A

- Pre design conference held.
- Supplied copy of approved preliminary plat. (if any changes they must be noted in writing)
- Supplied boundary and topographic survey.
- Supplied Street Plan.
- Supplied Grading Plan.
- Supplied Erosion Control Plan.
- Supplied Sanitary Sewer Plan.
- Supplied Storm Sewer Plan.
- Supplied Utility Plan.
- Supplied Signage and Lighting Plan.
- Supplied all appropriate construction details (standards and special).
- Supplied Subsurface Conditions Report.
- Supplied adverse effects letter.
- Supplied drainage calculations and report.
- Supplied other reports. (Type) _____
- Date and title provided on sheet.
- North arrow, graphic scale, and written scale provided on each drawing.
- Name and registration of surveyor (signed and sealed) provided.
- Name and registration of engineer (signed and sealed) provided.
- 3 full and 3 half size drawings. Scale shall be no greater than 1"=50' and maximum full size sheet size allowed will be 24"x36". 3 copies of any letters or accompanying reports must also be submitted.
- Vicinity Map.
- Subdivision boundary lines with the survey and plat meeting minimum required State of Alabama standards for surveys. (boundaries, angles, dimensions, etc)
- Signed and sealed topography map provided. Map must meet Minimum Standards of Practice and include benchmark, datum source and datum source elevation.
- Topography based on US Geological Survey or U.S. Coast and Geodetic Survey.
- Coordinate system shall be based on State Planes Coordinates (Alabama West NAD 83).
- Contours with appropriate elevation and parameters as listed with the subdivision and development regulations.
- Names of all streets provided.
- Easements shown with dimensions and purpose clearly stated.
- Right of way width provided.
- Pavement width provided.
- Utilities shown with sizes indicated.
- Lot lines with approximate dimensions provided.

EP-1 – ENGINEERING PLANS GUIDANCE CHECKLIST (CONTINUED)

- Purpose of subdivision noted (existing and proposed zoning noted).
- Section Township and Range – Tie to quarter section provided.
- Names, address, and zoning of owners adjoining provided.
- Name of subdivider provided.
- Letter from health department or sewer connection provided.
- Areas subject to inundation by storm drainage clearly shown and identified.
- Drainage Area, Q, V, and C shown on all pipes for 25 year design storm (design storm noted).
- Plans designed in accordance with manual on Uniform Traffic Control Devices, Federal Highway Administration, Americans with Disabilities Act, Natural Resources Conservation Service, Federal Emergency Management Agency, US Army Corps of Engineers, Alabama Department of Environmental Management, and American Association of State Highway and Transportation Officials recommendations.
- Complete Grading plan provided (must also address individual lot grading).
- Profile of all streets, storm drains, open channels, and sanitary sewer drains provided.
- Class RCP requirements noted.
- All storm pipe in right of way is Class III RCP (or IV or V per American Concrete Pipe Association).
- Ditch profiles, cross section, and treatment shown. Profiles note hydraulic grade line, flow line, and top of ditch (each side) elevations.
- Design and Analysis for each individual ditch provided.
- Min. slope for paved ditches is 0.33%, and 1% (min.) for unpaved.
- Complete drainage way and tie slopes of ditches included in easement.
- Special designed inlets for pipes 42" and larger.
- Detention and full detention calculations provided for full range of design storms, with 100 year overflow capacity.
- All detention basins are surrounded by a security fence.(unless subdivision features)
- No lots shedding channeled runoff water unless in easement, graded, and dedicated.
- Outfalls only to established drainage channels.
- Erosion Control Plan Provided.
- Slopes shall meet the minimum requirements of the subdivision and development regulations.
- All open channels that are a part of the overall drainage system are concrete lined in low lying flat areas. Each shall be analyzed on a individual basis.
- All open ditches have a 4' flat bottom (min.).
- Downstream watercourse location not changed.

EP-1 – ENGINEERING PLANS GUIDANCE CHECKLIST (CONTINUED)

- Pond outlet structure detail provided (include emergency overflow provisions).
- Silt Fence detail provided.
- Trench backfill detail (with materials and compaction requirements) provided for all trenches.
- Anti-seep collar with stone bedding in pond outlet pipe provided.
- Detailed drainage report provided (plans will not be reviewed without a complete drainage report).
- Rational method is not allowed on drainage areas greater than 100 acres.
- Pre and post times of concentration and calculations provided.
- Weighted runoff coefficient calculations provided.
- IDF and/or rainfall depths for all year design storms provided.
- Pre, post, bypass, sub-basin and offsite drainage areas clearly noted.
- Pre and post hydrographs provided.
- Pond stage storage, outlet calculations, and pond routing provided.
- Max detention pond inflow information provided.
- Backwater calculations provided for the 25 year storm.
- Gutter Calculations provided (1/2 driving lane maximum spread on 10 year storm per lane).
- Outlet protection provided. Appropriately sized rip rap and/or energy dissipater provided.
- Steps provided on all structures greater than 4' deep.
- Fire hydrant locations have been coordinated (and noted on plans with City Fire Marshall).
- Water system layout and criteria have been coordinated with Alabaster Water Board.
- Sewer system layout and criteria have been coordinated with Alabaster Sewer Department.
- City of Alabaster Standard Utility Accommodation Detail included in plans.
- All open cuts shown on plans, detail provided (compacted stone backfill required).
- Signed and sealed details provided for all retaining walls greater than 4'.
- All City of Alabaster, Alabaster Water Board, and Sewer Department standard details and specifications noted and shown.
- Subdivision has provisions for at least two entrances to public roads (as required by code).
- Min. 50' right of way with two 8' easements on each side of right of way. Parkways or boulevards may require additional right of way, and is subject to the City Engineers review.
- Curb and gutter is either 24" (min.) or valley gutter 30" (min.).
- Typical cross section shown on plans noting width of pavement (min.), substantially level shoulder area, and cross slopes.

EP-1 – ENGINEERING PLANS GUIDANCE CHECKLIST (CONTINUED)

- Pavement Section detail shown on plans. Proposed paving section meets Alabaster minimum allowed thicknesses.
- Curb and Gutter provided in cul-de-sacs with approach grade greater than 2% draining into cul-de-sac.
- Posted speed limit expected to be 20 mph (min.), except in special circumstances.
- Design Speed is 1.25 times posted speed and indicated on plans.
- All horizontal curves and vertical curves meet AASHTO recommendations.
- Min. stopping sight, corner sight, and radius provided for in accordance with AASHTO recommendations.
- Street grades shall meet the requirements within the subdivision and development regulations
- Miscellaneous data noted (datum, benchmarks, buffers, general notes, special considerations)
- Guard rail provided in all locations that warrant.
- Traffic control and signs provided.
- ALDOT or County Access permit or granted correspondence.
- Note provided that indicates that City Engineer be provided notification of work at least 24 hours prior to starting each phase of work.
- Note provided that indicates that all permits or approvals by ADEM, ALDOT, FEMA, Corps of Engineers, and others as required will be obtained prior to disturbing areas under jurisdiction of such permits.
- Note provided that indicates there shall be no land disturbing activity until proof of ADEM NOR coverage provided to City and adequate erosion controls provided.
- Flood plain shown or note provided stating that development is not in Special Flood Hazard Area or Zone. Flood plain not acceptable for development unless necessary provisions provided. Development in flood plain shall meet FEMA guidelines and recommendations.
- Note any existing adverse conditions on site or off that may be affected by this project.
- Supply adverse effects letter
- Supply letter stating any proposed public improvements, non residential sites, or sites proposed as parks, etc.
- Check list provided as guidance. Actual items required are located under the engineering plans portion of the subdivision and development regulations. More information may be provided by the developer / engineer or may be requested by the City of Alabaster (traffic study, drainage studies, etc).

EP-1 – ENGINEERING PLANS GUIDANCE CHECKLIST (CONTINUED)

NOTES / OTHER ITEMS ADDED:

FP-1 – FINAL PLAT GUIDANCE CHECKLIST

P D N/A

- Date and title provided on sheet.
- North arrow, graphic scale, and written scale provided on each drawing.
- Name and registration of surveyor (signed and sealed) provided.
- Name of developer provided.
- Name of engineering firm provided.
- 3 full and 3 half size drawings. Scale shall be no greater than 1"=100' and maximum full size sheet size allowed will be 24"x36". 3 copies of any letters or accompanying reports must also be submitted.
- Compaction testing reports supplied
- Vicinity Map.
- Building setbacks shown.
- Owner, Surveyor, Mortgage, Etc. Certificates (examples attached)
- City and County signature blocks (examples attached)
- GASB34 required information (linear footage of streets, sidewalks, curbing, water, sanitary and storm sewer, and acreage in right of way)
- Subdivision boundary lines with the survey and plat meeting minimum required State of Alabama standards for surveys. (boundaries, angles, dimensions, etc)
- Names of all streets provided.
- Easements shown with dimensions and purpose clearly stated.
- Right of way width provided.
- Pavement width provided.
- Lot lines with approximate dimensions provided.
- Purpose of subdivision noted (existing and proposed zoning noted).
- Section Township and Range – Tie to quarter section provided.
- Names, address, and zoning of owners adjoining provided.
- Letter from health department or sewer connection provided.
- Areas subject to inundation by storm drainage clearly shown and identified.
- Miscellaneous data noted (datum, benchmarks, buffers, general notes)
- Standard City of Alabaster notes are attached.
- Flood plain shown or note provided stating that development is not in Special Flood Hazard Area or Zone. Flood plain not acceptable for development unless necessary provisions provided. Development in flood plain shall meet FEMA guidelines and recommendations.
- Note any public improvements, non residential sites, or sites proposed as parks, or common areas etc.
- Protective covenants supplied.
- Statement of deviations supplied.
- Statement of Improvements supplied.

FP-1 - FINAL PLAT GUIDANCE CHECKLIST (CONTINUED)

- 12" x 12" signage with lot number on each lot approximately 2' off ground.
- Check list provided as guidance. Actual items required are located under the final plat portion of the subdivision and development regulations. More information may be provided by the developer / engineer / surveyor or may be requested by the City of Alabaster.

NOTES / OTHER ITEMS ADDED:

FP-1 - FINAL PLAT GUIDANCE CHECKLIST (CONTINUED)

Example Surveyor Certificate

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, NAME, a Registered Land Surveyor in the State of Alabama hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known Resurvey / Subdivide of the Subdivision Name / Etc as recorded on Map Book X on Page X in the Office of the Judge of Probate of Shelby County, Alabama, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings length, width, and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map and that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage except a mortgage held by the following mortgages (if Applicable): _____

Dated this the _____ day of _____ 200X.

XXXXXXXXXXXX, Alabama Reg. No. XXXXXX

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that-
NAME whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 200X.

Notary Public

My Commission Expires: _____

FP-1 - FINAL PLAT GUIDANCE CHECKLIST (CONTINUED)

Example Owner Certificate

XXXXXXX, Owner

XXXXXXXX, Owner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that , XXXXXXXXXXXX, owners of said property whose names are signed to the foregoing certificate as owners and who are known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, they executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 200X.

Notary Public

My Commission Expires: _____

Example Mortgage Holder Certificate

By: _____
XXXXXXXXXX, Mortgage Holder

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that , _____ whose name is signed to the foregoing certificate as representative of _____ and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 200X.

Notary Public

My Commission Expires: _____

FP-1 - FINAL PLAT GUIDANCE CHECKLIST (CONTINUED)

Example City of Alabaster Signature Blocks

Mayor, City of Alabaster Date: _____

Alabaster City Engineer Date: _____

Planning Commission, City of Alabaster Date: _____

Alabaster Building Official Date: _____

Alabaster Fire Official Date: _____

City Clerk Date: _____

Shelby County Health Department Date: _____ (if applicable)

Example City of Alabaster General Notes

NOTES:

1. All easements are for utility and drainage purposes and shall provide needs
For both within and without this subdivision
2. No fences will be allowed to obstruct the flow of storm water.
3. Fencing , if installed on an easement, may be removed at the property owners expense in order to access any utility or easement.
4. Detention / Retention pond maintenance and upkeep will be responsibility of the home owners association or party of ownership.
5. The City of Alabaster is not nor will ever be responsible for the maintenance of easements outside the right of way.
6. All decorative signage, lighting, etc. within a subdivision if removed or damage will be replaced with standard City of Alabaster equipment.
7. The City of Alabaster is located in an area subject to sink holes and limestone formations.
The City does not make any guarantee against sink hole or other natural conditions that may exists or occur.
8. I further certify that I have consulted the Federal Insurance Rate Map, (FIRM)
Community Panel), XXXXXXX, dated XXXXXXXXXX,
Zone X, and found that the above described parcel DOES / DOES NOT lie in a special Hazard zone.
9. The roads, streets, alleys and other public improvements herein have been dedicated to public use by the Owner pursuant to the guidelines of the Subdivision Regulations of the City of Alabaster. The Owner shall be responsible for maintenance and final construction of the roads until such time as the City of Alabaster by resolution of the City Council accepts said roads pursuant to the Subdivision Regulations of the City of Alabaster.
10. The final plat was approved by the Planning Commission of the City of Alabaster on the _____ day of _____, 20____ subject to an improvement bond given by Owner to the City of Alabaster in the amount of _____ for completion of all required improvements and maintenance.

FP-1 - FINAL PLAT GUIDANCE CHECKLIST (CONTINUED)

Example City of Alabaster Public GASB34 Notes

Acreage in Row = **X**

Linear Footage of Streets = **X**

Linear Footage of Storm = **X**

Linear Footage of Sanitary = **X**

Linear Footage of Water = **X**

Linear Footage of Sidewalks = **X**

City of Alabaster, Alabama
Subdivision Completion Status Checklist for Submission to Planning Commission for Final Plat and Bond Amount

Item Number	Item	Sub Items	Complete	Estimated Completion Cost	Notes
1	Curb and Gutter		(Yes) / (No) / (N/A)		
2	Roadway	<u>Dense Grade & Binder</u>	(Yes) / (No) / (N/A)		
		Seal Coat	(Yes) / (No) / (N/A)		
3	Storm Sewer	<u>Piping, Inlets, & Headwalls</u>	(Yes) / (No) / (N/A)		
		Ditches	(Yes) / (No) / (N/A)		
		Storm Water Ponds	(Yes) / (No) / (N/A)		
4	Sanitary Sewer	<u>General System</u>	(Yes) / (No) / (N/A)		
		Pumping Station	(Yes) / (No) / (N/A)		
5	Water System		(Yes) / (No) / (N/A)		
6	Erosion Control	<u>General (Silt Fence, Etc.)</u>	(Yes) / (No) / (N/A)		
		Seed / Straw	(Yes) / (No) / (N/A)		
7	Street Signage		(Yes) / (No) / (N/A)		
8	Street Lights		(Yes) / (No) / (N/A)		
9	Grading		(Yes) / (No) / (N/A)		
10	Sidewalks		(Yes) / (No) / (N/A)		
12	Other Utilities	<u>Power</u>	(Yes) / (No) / (N/A)		
		Cable	(Yes) / (No) / (N/A)		
		Telephone	(Yes) / (No) / (N/A)		
		Gas	(Yes) / (No) / (N/A)		
13	Accessory Work	<u>Turn Lanes</u>	(Yes) / (No) / (N/A)		
		Utility Extensions	(Yes) / (No) / (N/A)		
		Other	(Yes) / (No) / (N/A)		
14	Maintenance				

Total Estimated Cost _____

Bonding Multiplier (150%) _____

Total Recommended Bond _____

Statement from City Engineer:

After Reviewing the site and above estimated bond amounts, it is a recommendation to the Planning Commission that the Final Plat as submitted SHOULD / SHOULD NOT be considered until final completion of the above incomplete items. Furthermore any items list below should also be considered by the Planning Commission during setting the bond amount.

Additional Items / Notes (If Applicable)

Signed

Date

Statement from City Building Official:

After Reviewing the site and above estimated bond amounts, it is a recommendation to the Planning Commission that the Final Plat as submitted SHOULD / SHOULD NOT be considered until final completion of the above incomplete items. Furthermore any items list below should also be considered by the Planning Commission during setting the bond amount.

Additional Items / Notes (If Applicable)

Signed

Date