

ADAMSVILLE SUBDIVISION REGULATIONS

adopted on
July 26, 1990

prepared under the direction of the
ADAMSVILLE PLANNING AND ZONING COMMISSION
by the
BIRMINGHAM REGIONAL PLANNING COMMISSION

for additional information:

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RESOLUTION OF THE
ADAMSVILLE PLANNING AND ZONING COMMISSION

A RESOLUTION ADOPTING NEW ADAMSVILLE SUBDIVISION REGULATIONS, IN ACCORDANCE WITH THE PROVISIONS OF TITLE 11, CHAPTER 52, CODE OF ALABAMA, 1975, AS AMENDED; REPEALING THE SUBDIVISION REGULATIONS OF THE CITY OF ADAMSVILLE, AS AMENDED, ADOPTED ON JUNE 2, 1959; AND PROVIDING FOR AN EFFECTIVE DATE OF THE NEW SUBDIVISION REGULATIONS.

WHEREAS, Title 11, Chapter, Code of Alabama, 1975, as amended, authorizes the the Planning Commission to adopt regulations governing the subdivision of all lands within the corporate limits of the City of Adamsville, Alabama; and

WHEREAS, the Planning and Zoning Commission did adopt subdivision regulations on June 2, 1959; and

WHEREAS, the Planning and Zoning Commission did order the Birmingham Regional Planning Commission to prepare under its direction new subdivision for the City of Adamsville, Alabama to replace the 1959 subdivision, as amended; and

WHEREAS, the Birmingham Regional Planning Commission did prepare new subdivision regulation to the satisfaction of the Adamsville Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 26, 1990 to receive public comments on the new subdivision regulations.

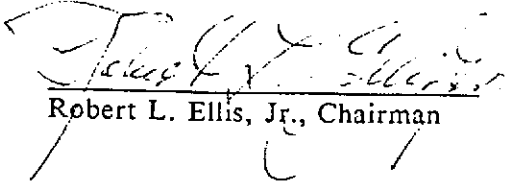
NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ADAMSVILLE, ALABAMA:

SECTION 1. That new subdivision regulations for the City of Adamsville, Alabama, entitled the *Adamsville Subdivision Regulations*, attached hereto and made a part hereof, are hereby adopted pursuant to the authority granted by Title 11, Chapter 52, Code of Alabama, 1975, as amended.

SECTION 2. That the existing *subdivison regulations for the City of Adamsville, Alabama*, adopted on June 2, 1959, as amended, be repealed.

SECTION 3. That these regulations become effective upon due adoption and public notification, as provided by law.

ADOPTED, this the 26th day of July, 1990.


Robert L. Ellis, Jr., Chairman

ATTEST:

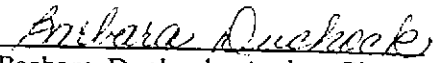

Barbara Duchock, Acting City Clerk

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ADAMSVILLE SUBDIVISION REGULATIONS

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ARTICLE I. IN GENERAL

Sec. 1. Short title.

These regulations shall hereafter be known, cited, and referred to as the *Adamsville Subdivision Regulations*.

Sec. 2. Authority.

These regulations are enacted in accordance with the authority granted to the Adamsville Planning and Zoning Commission by the Legislature of the State of Alabama in Title 11, Chapter 52, Code of Alabama, 1975, as amended.

Sec. 3. Jurisdiction.

(a) From and after the effective date hereof, these regulations shall govern the subdivision of all land located within the city limits of Adamsville, Alabama.

(b) No land shall be subdivided within the city limits of Adamsville, Alabama until the requirements of these regulations are met.

(c) No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these subdivision regulations, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these regulations.

State law reference - Territorial jurisdiction, Code of Ala. 1975, § 15-52-30.

Sec. 4. Purpose.

These regulations are made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare as well as efficiency and economy in the process of development, including, among other things:

- (1) adequate provision for traffic;
- (2) the promotion of safety from fire and other dangers;
- (3) adequate provision for light and air;

- (4) the promotion of the healthful and convenient distribution of population;
- (5) the promotion of good civic design and arrangement;
- (6) wise and efficient expenditure of public funds; and
- (7) the adequate provision of public utilities and other public requirements.

State law reference - Purpose of plan, Code of Ala. 1975, § 11-52-9.

Sec. 5. Scope of regulations.

(a) These regulations provide for the proper arrangement of streets in relation to other existing or planned streets and to the City master plan, for adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air and for the avoidance of congestion of population, including minimum width and area of lots.

(b) These regulations also include provisions as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping or other facilities shall be installed as a condition precedent to the approval of the plat.

(c) These regulations or the practice of the Planning and Zoning Commission provide for tentative approval of the plat previous to such installation, but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the Commission may accept a bond with surety to secure to the City of Adamsville the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the Commission. The City may enforce such bond by all appropriate legal and equitable remedies.

State law reference - Provisions of subdivision regulations, Code of Ala. 1975, § 11-52-31.

Sec. 6. Administrator.

The Planning and Zoning Commission hereby appoints the Building Inspector to serve as Subdivision Administrator who shall administer and enforce these regulations.

Sec. 7. Amendments.

(a) These regulations may from time to time be amended by the Planning and Zoning Commission. Such amendments shall be published as provided by law for the publication of ordinances.

(b) Before the adoption of any amendment, the Planning and Zoning Commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the City and in the official gazette, if any, of the City.

(c) The adoption of any such amendment shall be by resolution of the Planning and Zoning Commission carried by the affirmative votes of not less than six members of the Commission.

(d) An attested copy of the amendment shall be certified to the City Council and to the Probate Judge of Jefferson County.

State law reference - Procedure for adoption, Code Ala. 1975, § 11-52-10.

Sec. 8. Penalties and remedies.

(a) Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiates 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 City and recorded or filed in the office of the Probate Judge of Jefferson County shall forfeit and pay a penalty of \$100.00 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 provided in this section.

(b) The City may enjoin such transfer or sale or agreement by a civil action for injunction brought in any court of competent jurisdiction or may recover the same penalty provided in this section by a civil action in any court of competent jurisdiction.

State law reference - Remedies and penalty for transfer, sale, etc., Code of Ala., 1975, § 11-52-33.

Sec. 9. Requirements held minimum.

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

Sec. 10. Conflicting provisions.

(a) These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule, regulation, statute, or other provision of law. Wherever 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 provisions are more restrictive or impose higher standards shall control.

(b) These regulations are not intended to abrogate any easement, covenant, or any other private agreement or restriction, provided that where any provision of these regulations is more restrictive or imposes higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where any provision of the easement, covenant, or private agreement or restriction imposes duties and obligations more restrictive, or higher standards than the requirements of these regulations, then the requirements of such private provisions shall govern.

Sec. 11. Severability.

The provisions of these regulations are severable and should any provision be held by a court of competent jurisdiction to be invalid, these regulations in their entirety and remaining parts, other than the part so held to be invalid, shall still be valid.

Sec. 12. Saving provision.

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the City under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the City except as shall be expressly provided for in these regulations.

Sec. 13. Effective date and repeal.

(a) These regulations shall become effective upon their adoption and publication as required by law.

(b) Upon adoption of these regulations according to law, the Subdivision Regulations of the City of Adamsville, Alabama, adopted September 18, 1955, as amended, are hereby repealed to the extent necessary to give these regulations full force and effect.

Secs. 14-19. Reserved.

ARTICLE II. SUBDIVISION PLATTING PROCEDURES

- Div. 1. Generally
- Div. 2. Preliminary Plat
- Div. 3. Final Plat

Division 1. Generally.

Sec. 20. General procedures.

(a) Whenever any subdivision land is proposed, before any contract is made or negotiated for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his/her authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the procedures contained in this article.

(b) Procedures differ depending on the classification of a subdivision as minor or major which shall be determined by the Subdivision Administrator, according to the following definitions:

(1) *Minor subdivision* shall refer to any subdivision of land fronting on an existing street, not involving any new street or public improvements relating to streets, not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the City master plan, Zoning Ordinance, or these regulations.

(2) *Major subdivision* shall refer to all subdivisions not classified as minor subdivision, including but not limited to any size subdivision requiring any new street or extension of public facilities or the creation of any public improvements.

(c) Minor subdivision requires approval of a final plat.

(d) Major subdivision requires approval of a preliminary plat and final plat.

Sec. 21. Statutory limitations on Commission actions.

(a) For the purposes of these regulations, for both major and minor subdivisions, the date of the regular meeting of the Planning and Zoning Commission at which the public hearing on preliminary or final plat approval, including any adjourned date thereof, is closed, shall constitute the official submittal date of the plat at which the 30 day statutory period required for formal approval or disapproval of the plat shall commence to run.

(b) Failure of the Planning and Zoning Commission to act within the 30 day period shall be deemed approval of the plat, and a certificate to that effect shall be issued by the Commission on demand. However, the applicant for the Commission's approval may waive this requirement and consent to an extension of such period.

(c) The grounds of disapproval of any plat shall be stated upon the records of the Commission.

State law reference - Procedure for approval or disapproval of plat, Code of Ala. 1975, § 11-52-32(a).

Sec. 22. Public notice and hearing requirements.

Any preliminary or final plat submitted to the Commission shall contain the name and address of a person to whom notice of a hearing shall be sent, and no preliminary or final plat shall be acted on by the Commission without affording a hearing thereon. Notice shall be sent by the Subdivision Administrator to the said address by registered or certified mail of the time and place of such hearing not less than five days before the date fixed thereof. Similar notice shall be mailed to the owners of land immediately adjoining the platted land as their names appear upon the plat in the Jefferson County Tax Assessor's office and their addresses appear in the directory of the City or on the tax records of the City or of Jefferson County.

State law reference - Procedure for approval or disapproval of plat, Code of Ala. 1975, § 11-52-32(a).

Sec. 23. Effect of final plat approval.

(a) Every final plat approved by the Commission shall, by virtue of such approval, be deemed to be an amendment or an addition to or a detail of the City master plan and a part thereof.

(b) Approval of a final plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon the plat.

State law reference - Legal effect of approval, Code of Ala. 1975, § 11-52-32(b).

Sec. 24. Coordination of site plans and subdivision plats.

(a) It is the intent of these regulations that subdivision review be carried out simultaneously with the review of site plans required by the Adamsville Zoning Ordinance.

(b) Whenever the Zoning Ordinance requires site plan approval of a proposed subdivision, subdivision approval shall also be required in addition to all other procedures and approvals required in the Zoning Ordinance. Required site plans which involve subdivision shall be submitted in a form to satisfy the requirements of these regulations.

(c) Following approval of a site plan involving subdivision and the simultaneous approval of a preliminary subdivision plat, an application for final plat approval shall then be made to the Planning and Zoning Commission. No building permits or certificates of occupancy shall be issued for the project until the site plan has been approved in accordance with the Adamsville Zoning Ordinance and the final subdivision plat has been approved and recorded in the office of the Jefferson County Probate Judge as required by these regulations.

(d) Amendments to the site plan involving new subdivision or resubdivision shall

also be subject to these regulations, in addition to the requirements set forth in the Adamsville Zoning Ordinance.

Sec. 25. Resurvey of plat.

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map or area reserved thereon for public use or any lot line or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the Planning and Zoning Commission by the same procedures, rules, and regulations as for a subdivision.

Sec. 26. Future resubdivision.

Whenever a parcel of land is subdivided, and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be resubdivided into smaller building sites, the Planning and Zoning Commission may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets. Easements providing for the future opening and extension of such streets may be made a requirement of the plat.

Sec. 27. Vacation of plat.

(a) Any plat or any part of any plat may be vacated by the owner of the premises, at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated.

(b) Such an instrument shall be approved by the Planning commission in like manner as plats of subdivision. However, no public rights in any of its public uses, improvements, streets, or alleys may be vacated unless such action is recommended by the Planning and Zoning Commission to the City Council and approved by the City Council.

(c) Such an instrument shall be executed, acknowledged or approved, and recorded or filed, in like manner as plats of subdivisions; and being duly recorded or filed shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the streets, alleys, and public grounds, and all dedications laid out or described in such plat.

(d) When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat joining in the execution of such writing.

Sec. 28. Vested rights.

No vested rights shall accrue to any plat by reason of preliminary or final approval until the actual signing of the plat by the Chairman of the Planning and Zoning Commission. All requirements, conditions, or regulations adopted by the Planning and Zoning Commission applicable to the subdivision or on all subdivisions generally shall be deemed a condition for any subdivision prior to the time of the signing of the final plat by the Chairman of the Planning and Zoning Commission. Where the Planning and Zoning Commission has required the installation of improvements prior to signing of the final plat, the Planning and Zoning Commission shall not unreasonably modify the conditions set forth in the final approval.

Division 2. Preliminary Plat

Sec. 60. Preliminary plat application requirements.

Following approval of a sketch plat, the applicant for a major subdivision proposal shall file an application for approval of a preliminary plat to the Subdivision Administrator at least four weeks prior to a regular meeting of the Planning and Zoning Commission. The application shall include the following materials:

- (1) A preliminary plat application.

Cross reference - See § 200 for required application.

- (2) An application fee of \$75 per subdivision for the first five lots, \$1 for each additional lot up to ten lots, \$2 for each additional lot over ten lots, and additional costs estimated by the Subdivision Administrator to cover the City's actual expenses to be incurred for engineering or similar services required by such application. A \$50 added fee shall be required for each additional meeting of the Planning and Zoning Commission required for preliminary plat approval.

- (3) Irrevocable offer of dedication.

Cross reference - See § 204 for form of irrevocable offer of dedication.

- (4) An original and five copies of a preliminary plat.

Cross reference - See § 201 for required preliminary plat checklist.

- (5) An original and five copies of construction plans.

Cross reference - See § 202 for required construction plan checklist.

Sec. 61. Administrative review of preliminary plat and construction plans.

- (a) The Subdivision Administrator, prior to review by the Planning and Zoning Commission at the public hearing, shall transmit copies of the preliminary plat and construction plans to the City Engineer, Fire Department Chief, and any other appropriate City, County, or State department, agency, or official for review, retain one copy for his/her review, and file one copy.

- (b) The administrative officials shall review the plat and construction plans for compliance with these regulations and shall within 14 days report their findings and recommendations to the Subdivision Administrator. Upon receipt of the reports, the Subdivision Administrator shall transmit the reports to the applicant for revisions.

- (c) Upon completion of revisions, the full application and final administrative reports shall be transmitted to the Planning and Zoning Commission, at least ten days before the public hearing. All revisions required by administrative review shall be completed by the applicant before the subdivision application materials are transmitted to the Planning and Zoning Commission.

Sec. 62. Planning and Zoning Commission action on preliminary plat.

(a) The Planning and Zoning Commission shall hold a public hearing on the preliminary plat and construction plans.

(b) Within thirty days after final submission of the preliminary plat to the Planning and Zoning Commission, the Planning and Zoning Commission shall review the plat and plans and, by resolution carried by not less than six members of the Commission, indicate its approval, disapproval, or approval subject to any required modifications. If disapproved, the reasons for such disapproval shall be stated in writing. If approved subject to modifications, the nature of the required modifications shall also be indicated in writing. The resolution shall also determine whether all public improvements be installed and dedicated prior to final plat approval or, in lieu of completion, a performance bond be posted.

(c) The approved preliminary plat and construction plans shall be signed and dated by the Planning and Zoning Commission Chairman and shall bear all required endorsements and certifications, signed and dated by applicable parties.

(d) One copy of the preliminary plat and construction plans shall be retained in the files of the Subdivision Administrator, and one copy shall be returned to the subdivider at the time of approval or disapproval, with the specific notations of any changes or modifications required.

(e) Before the Commission signs a preliminary plat showing land proposed for dedication to the City, the Commission shall first obtain the City Council's approval of the dedication.

Cross reference - See § 21 for statutory limitations on Commission actions.

Sec. 63. Submission of performance bond.

A performance bond, as required, shall be submitted and approved prior to final plat application.

Cross references - See § 81 for bonding procedures and § 205 for approved form of performance bond.

Sec. 64. Effective period of validity.

(a) Planning and Zoning Commission approval of the preliminary plat and construction plans shall remain valid until a final plat is submitted within twelve months from the date of such approval. Any plat not receiving final approval within the twelve month time period shall be null and void, and the developer shall be required to resubmit a full preliminary plat application subject to regulations in effect at the time of resubmittal.

(b) Any approved preliminary plat and construction plans shall be exempt from any subsequent amendments to these or other City regulations that would render such plat or plans nonconforming, provided that final plat approval is obtained within the twelve month period.

Sec. 65-69. Reserved.

Division 3. Final Plat.

Sec. 70. Final plat preapplication.

For major subdivisions, as required by the Planning and Zoning Commission in the resolution approving the preliminary plat, an approved performance bond or accepted dedications shall be obtained prior to final plat application.

Cross references - See § 80 for required completion and dedication of improvements and § 81 for performance bond.

Sec. 71. Final plat application requirements.

Following the approval of the sketch plat in the case of a minor subdivision or of the preliminary plat in the case of a major subdivision, the applicant shall file an application to the Subdivision Administrator for final plat approval at least four weeks before the scheduled meeting of the Planning and Zoning Commission. The application shall include the following materials:

- (1) Application form for final plat approval.
- (2) A fee of \$50.
- (3) A copy of any proposed subdivision covenants.
- (4) The original, two sepias, and five copies of the final plat.

Cross reference - See § 203 for final plat checklist.

Sec. 72. Administrative review of final plat.

(a) The Subdivision Administrator, prior to review by the Planning and Zoning Commission at the public hearing, shall transmit copies of the final plat to the City Engineer, Fire Department Chief, and any other appropriate City, County, or State department, agency, or official for review, retain one copy for his/her review, and file one copy.

(b) The administrative officials shall review the final plat for compliance with the approved preliminary plat, as required, and these regulations. Administrative reports of findings and recommendations shall be returned to the Subdivision Administrator within 14 days. Upon receipt of the reports, the Subdivision Administrator shall transmit the reports to the applicant for revisions.

(c) Upon completion of revisions, the full application and final administrative reports shall be transmitted to the Planning and Zoning Commission, at least ten days before the public hearing. All revisions required by administrative review shall be completed by the applicant before the subdivision application materials are transmitted to the Planning and Zoning Commission.

Sec. 73. Planning and Zoning Commission action on final plat.

(a) The Planning and Zoning Commission shall hold a public hearing on the final

plat.

Cross reference - See § 22 for public notice and hearing requirements.

(b) After the public hearing, the Planning and Zoning Commission shall, within 30 days, approve, modify, or disapprove the final plat by resolution which shall set forth any conditions to which the approval is subject or reasons for disapproval. Failure of the Planning and Zoning Commission to act on a final plat submission within these thirty days shall be considered an approval of same. If the plat is disapproved, grounds for such disapproval shall also be stated in writing in the official minutes of the Planning and Zoning Commission.

(c) The final resolution approving the final plat shall stipulate the period of time when the required improvements shall be completed, if a performance bond in lieu of improvements is posted. In no event shall completion of required improvements exceed twelve months, except where an extension for up to twelve additional months has been granted by the City Council.

Sec. 74. Signing of final plat.

(a) When a performance bond is required, the Planning and Zoning Commission shall not endorse approval on the plat until after the bond has been accepted by the City Council.

Cross reference - See § 81 for performance bond requirements.

(b) When dedication or installation of improvements is required, the Planning and Zoning Commission shall not endorse approval on the plat until after all conditions of the resolution have been satisfied, and all improvements have been satisfactorily completed. There shall be written evidence from the City Engineer that all construction has been inspected as satisfactorily complying with approved plans and from the City Clerk that the approved offers of dedication have been satisfactorily accepted by the City Council.

Cross reference - See § 84 for acceptance requirements.

(c) The Planning and Zoning Commission shall sign the endorsement on the original subdivision plat and the two sepia copies. One sepia copy shall be kept within the Planning and Zoning Commission files and one shall be returned to the applicant.

Sec. 75. Recording of final plat.

The endorsed original of the final plat shall be returned to the applicant and be filed in the office of the Jefferson County Probate Judge within thirty days of the date of endorsement. Simultaneous with the filing of the plat, the applicant shall record the agreement of dedication together with such legal documents as shall be required by the City Attorney.

Sec. 76. Phasing of major subdivision.

Prior to granting final approval of a major subdivision plat, the Planning and Zoning Commission may permit the preliminary plat to be divided into two or more

phases and may impose such condition upon the filing of phases of the subdivision as it may deem necessary to assure the orderly development of the plat. The Planning and Zoning Commission may require that the performance bond be in such amount as is commensurate with the phase of the plat to be filed and may defer the remaining required performance bond principal amount until the remaining sections of the plat are offered for filing within the required twelve month time period.

Secs. 77-79. Reserved.

ARTICLE III. SUBDIVISION COMPLETION PROCEDURES

Sec. 80. Completion of improvements prior to final plat.

(a) The Planning and Zoning Commission may require in the resolution approving the preliminary plat that all public improvements be installed and dedicated prior to final plat application.

(b) Where the Planning and Zoning Commission requires that all public improvements be installed and completed prior to final plat application, the subdivider shall be required to complete, in accordance with the preliminary plat and construction plans approved by the Planning and Zoning Commission, all of the required street, drainage, sanitary sewer, and other improvements required by these regulations and to dedicate public improvements to the City, free and clear of all liens and encumbrances.

Sec. 81. Performance bond in lieu of completion.

(a) In lieu of completion and dedication of improvements prior to Planning and Zoning Commission endorsement of the final plat, the Commission may accept a bond with surety to secure to the City the actual construction and installation of such improvements or utilities, in accordance with the preliminary plat and construction plans approved by the Planning and Zoning Commission.

(b) The bond amount shall be established by the Planning and Zoning Commission, based upon the recommendation of the City Engineer, and be approved by the City Council. The amount of the bond shall be sufficient to secure to the City the satisfactory construction, installation, and dedication of required public improvements and that all public improvements be installed and dedicated prior to signing of the final plat.

(c) The bond shall be submitted by the applicant prior to final plat application.

(d) The performance bond shall comply with all statutory requirements and shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution as set forth in these regulations.

(e) The period within which required improvements must be completed shall be specified by the Planning and Zoning Commission resolution approving the final plat and shall be incorporated in the bond. The period shall not exceed 12 months from date of final plat approval, except where, upon proof of difficulty, the Council grants an extension for up to 12 additional months.

Cross references - See § 5(c) for statutory authority to require a bond with surety and § 205 for approved form of performance bond.

Sec. 82. Failure to complete improvements.

In cases where a performance bond has been posted and required improvements have not been installed within the terms of such performance bond, the City may thereupon declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the bond is declared to be in default.

Sec. 83. Inspection of improvements.

(a) The City Engineer shall provide for inspection of required improvements during construction and certify their satisfactory completion. The subdivider shall reimburse the City for any engineering fees encountered in conducting inspections.

(b) If the City Engineer finds upon inspection that any of the required improvements have not been constructed in accordance with approved construction plans, the subdivider shall be responsible for completing the improvements. Wherever the cost of improvements is covered by a performance bond, the subdivider and the bonding company shall be severally and jointly liable for completing the improvements according to required specifications.

Sec. 84. Acceptance of public improvements.

(a) The City Council shall not accept dedication of required improvements, release a bond, or reduce a bond until the City Engineer certifies that the below criteria have been satisfied. Upon satisfaction of the following criteria, the City Council may accept the improvements for dedication by resolution adoption procedures.

(1) The City Engineer has submitted a certificate stating that all required improvements have been satisfactorily completed;

(2) The subdivider's engineer or surveyor has certified to the City Engineer, through the submission of an "as built" plan of the subdivision, that the layout and construction of all public improvement is in accordance with approved construction plans; and

(3) A title insurance policy has been furnished to and approved by the City Attorney indicating that the improvements are ready for dedication and are free and clear of any and all liens and encumbrances.

(b) A performance bond may be reduced upon actual dedication of public improvements and then only to the ratio that the public improvement dedicated bears to the total public improvements for the plat. In no event shall a performance bond for partially completed improvements be reduced below 25% of the principal amount.

Sec. 85. Maintenance of improvements.

(a) The subdivider shall be required to maintain all improvements on the individual lots and provide for snow and debris removal on streets and sidewalks, if required, until acceptance of required improvements by the City.

(b) The subdivider shall be required to file a maintenance bond with the City, prior to dedication of required improvements. The amount of the maintenance bond shall be determined by the City Engineer as adequate to cover maintenance for a period of 12 months following dedication to the City. The form of the maintenance bond shall be subject to the City Attorney's approval.

Sec. 86. Issuance of permits.

(a) Where a performance bond has been required for a subdivision, no certificate of

occupancy for any building in the subdivision shall be issued by the Building Inspector prior to the completion and dedication of required public improvements and posting of a maintenance bond. Where a performance bond has not been required, no certificate of occupancy shall be issued prior to recording of a final plat and, as required, posting of a maintenance bond.

(b) Building permits may be issued for a subdivision under construction, provided the extent of street improvements is adequate for vehicular access by the prospective builder and by police and fire equipment. However, no building permit shall be issued for the greater of two or the final 10% of lots within a subdivision until all public improvements and dedications have been completed and accepted by the City.

Secs. 87-99. Reserved.

ARTICLE IV. DESIGN AND CONSTRUCTION STANDARDS

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Division 1. Generally.

Sec. 100. Design and construction requirements.

In addition to the requirements established in this article, all developments shall comply with the following regulations and standards for design and construction, which together constitute the comprehensive development regulations for the City:

- (1) State code provisions.

State law reference - Planning, Zoning and Subdivisions, Code of Ala. 1975, §§ 11-52-1 et seq.

- (2) Building and related technical codes.
- (2) Erosion and sedimentation control requirements.
- (3) Flood hazard control requirements.
- (4) Adopted master plan.
- (5) Sign control requirements.
- (6) Zoning regulations.
- (7) Jefferson County and State health regulations.
- (8) Federal, State, and County highway regulations if the subdivision or any lot contained therein abuts a Federal, State, or County highway or connecting street.

Sec. 101. Conditions.

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the City. The developer has the duty of compliance with reasonable conditions laid down by the Planning and Zoning Commission for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economical development of the City and to the safety and general welfare of future property owners in the subdivision and the community at large.

State law reference - Powers of Planning and Zoning Commission as to subdivision zoning, Code of Ala., § 11-52-32(c).

Sec. 102. Self-imposed restrictions.

If the owner places restrictions on any of the land contained in the subdivision greater than those required by the Adamsville Zoning Ordinance or these regulations, the Planning and Zoning Commission may require such restrictions be indicated on the subdivision plat or may require that restrictive covenants be recorded in the office of the Probate Judge in a form approved by the City Attorney.

Sec. 103. Plats straddling jurisdictional boundaries.

Whenever access to the subdivision is required across land in another local jurisdiction, the Planning and Zoning Commission may require assurances from the other locality that access is legally established and that the access road is adequately improved or that a performance bond has been duly posted to assure the construction of the access road.

Sec. 104. Subdivision name.

The Planning and Zoning Commission shall have final authority to designate the subdivision which shall be determined at preliminary plat approval. The name shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the Birmingham metropolitan area.

Sec. 105. Monuments.

Prior to Planning and Zoning Commission approval of a final plat for a subdivision, all monuments shall be properly set in the ground and approved by a registered land surveyor, in accordance with the February 1984 edition of *Minimum Technical Standards for Land Surveying in the State of Alabama* published by the Alabama Society of Professional Land Surveyors.

Sec. 106. Waivers.

(a) Where the Planning and Zoning Commission finds that unusual hardships or practical difficulties may result from strict compliance with these regulations or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may waive certain design and construction standards in these regulations so that substantial justice may be done and the public interest secured. However, such waiver shall not have the effect of nullifying the intent or purposes of these regulations.

(b) The Planning and Zoning Commission shall not approve a waiver unless it shall make findings based upon the evidence presented to it in each specific case that the following criteria are met:

- (1) The granting of the waiver will not be detrimental to the public safety, health, or general welfare or be injurious to other property;
- (2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape, or topographical condi-

tions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out; and

(4) The waivers will not in any manner interfere with the provisions or purposes of the Zoning Ordinance or City master plan.

(c) In approving a waiver, the Planning and Zoning Commission may impose such reasonable conditions as may be necessary to substantially secure the purposes of these regulations.

(d) A written request for a waiver shall accompany the application for plat approval.

Sec. 107-109. Reserved.

Division 2. Lots and Blocks.

Sec. 110. Lotting requirements.

(a) The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Adamsville Zoning Ordinance or the Jefferson County health regulations and in providing access to buildings on such lots from an approved street.

(b) Lot areas and dimensions shall comply with the minimum standards of the Adamsville Zoning Ordinance and the Health Department. In cases where the requirements conflict, the more strict requirements shall be followed.

(c) Where lots are more than double the minimum required area for the zoning district, such lots should be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these regulations.

(d) In general, side lot lines shall be at right angles to street lines or radial to curving street lines.

(e) Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum setback from both streets.

(f) Depth and width of properties reserved or laid out for multi-family residential, institutional, commercial, or industrial uses shall be adequate to provide for the off-street parking, loading, and other zoning requirements for the type of development contemplated.

(g) Double frontage and reverse frontage lots shall be avoided except where necessary due to any of the following conditions:

- (1) to provide separation of residences from arterial streets,
- (2) to limit direct access of development along arterial streets, or
- (3) to overcome specific disadvantages of topography.

(h) Lots, in general, shall not derive access exclusively from an arterial street. Where access from an arterial street may be necessary for several adjoining lots, the City Engineer may require that such lots be served by a dedicated marginal access street or a combined access drive in order to limit possible traffic hazards on such street. Reverse frontage lots, as provided in (g) above may be required. Driveways shall be designed and arranged so as to prevent vehicles from backing into an arterial street.

(i) All lots shall have frontage on and access from a suitably improved public street designed to handle the traffic generated from the contemplated development. In the case of townhouse lots within a planned development, the Planning and Zoning Commission may permit private streets owned and maintained in common by a homeowners' association or other legal entity, as approved by the City Attorney.

(j) In general, lot depth should be two to three times the lot width.

(k) Lot lines shall not cross jurisdictional boundaries.

Sec. 111. Blocks.

(a) The lengths, widths, and shapes of blocks shall be determined with due regard to:

(1) Provisions of adequate building sites suitable to the special needs of the type of use contemplated;

(2) Zoning Ordinance and Health Department requirements as to lot sizes and dimensions;

(3) Needs for convenient access, circulation, control, and safety of street traffic; and;

(4) Limitations and opportunities of topography and other physical features.

(b) Block lengths shall not be less than 400 feet and shall normally be wide enough to allow two tiers of lots of appropriate depth.

(c) Pedestrian crosswalks not less than ten feet wide may be required where deemed essential by the City Engineer to provide circulation or access to schools, playgrounds, shopping areas, or other community facilities.

Sec. 112. Easements.

(a) Easements across lots or centered on rear or side lot lines shall be provided for utilities and drainage where necessary, and shall not be less than a total of fifteen feet wide, unless otherwise approved by the engineering department of the specific utility.

(b) Lots and easements shall be arranged in such a manner as to eliminate unnecessary easement jogs or offsets and to facilitate the use of easements.

Sec. 113. Development constraints.

(a) Land which the City Engineer finds unsuitable for development due to flooding, improper drainage, steep slopes, geologic formations, topography, utility easements, or other features deemed harmful to the safety, health, and general welfare of the present or future inhabitants or users of the development or its surrounding areas, shall not be developed unless adequate engineering methods are formulated by the developer and approved by the City Engineer, to solve the problems created by the restricted land conditions. Such land shall be set aside for uses and activities as shall not involve such a danger.

(b) Land subject to flooding, or land deemed to be topographically unsuitable for urban usage, shall not be platted for residential occupancy, nor for any other uses which may increase danger to health, life, or property, aggravate erosion, or increase flood hazard.

Secs. 114-119. Reserved.

Division 3. Streets.

Sec. 120. Topography and arrangement.

(a) All streets shall be platted along contour elevations which will result in minimum grades and greatest visibility wherever practicable with consideration given to the anticipated use of the land.

(b) The arrangement, character, extent, location, and grade of all streets shall be laid out according to good land planning principles and shall be integrated with all existing and planned streets. Land abutting a proposed subdivision shall not be landlocked by the proposed subdivision.

(c) The proposed street layout shall provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding tracts.

(d) The number of streets converging upon any one point which would tend to promote congestion shall be held to a minimum. Creation of multiple street intersections shall not be permitted. The street pattern shall be in conformity with a plan for the most advantageous development of the entire community.

(e) If in the opinion of the City Engineer it is desirable to provide street access to an adjoining property, said street shall extend by dedication to the boundary of such property. A temporary turn-around, as defined in the design standards for street cul-de-sac, shall be provided. Local streets shall be so laid out that their use by through traffic in the subdivision will be discouraged.

(f) Where a proposed subdivision has no frontage on an existing public road, or right-of-way, the subdivider must provide, and dedicate to the City, a suitable right-of-way for ingress and egress. This connecting road becomes part of the street system of the proposed subdivision and is subject to all regulations regarding streets.

(g) Development of property shall not be allowed to landlock adjacent property.

(h) Subdivisions which abut or have included within the proposed area to be subdivided any freeway or arterial street shall provide for the adequate protection of properties, and afford separation of through and local traffic.

(i) Intersections of minor subdivision streets with major and arterial streets shall be held to a minimum.

Sec. 121. Private reserve strips.

Private reserve strips controlling access to streets or strips for unspecified or unacceptable purposes shall be prohibited.

Sec. 122. Half-streets.

Where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. New half-streets or half-alleys shall be prohibited.

Sec. 123. Street names.

No street name shall be used which will duplicate by spelling or sound or otherwise be confused with the name of existing streets.

Sec. 124. Right-of-way and pavement widths.

(a) The City Engineer shall determine the classification of all City streets.

(b) All streets shall meet the minimum requirements for right-of-way and pavement widths as follows:

TABLE I. RIGHT-OF-WAY AND PAVEMENT WIDTHS

<i>street classification</i>	<i>right-of-way</i>	<i>pavement</i>
Local	50 Feet	22 Feet
Subcollector	50 Feet	24 Feet
Collector or Service	50 Feet	28 Feet
Alley	20 Feet	18 Feet
Cul-de-sac (radius)	50 Feet	40 Feet

(c) Subdivisions that adjoin existing roads shall dedicate additional right-of-way to meet the above minimum road width requirements.

(d) The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing road.

(e) When the subdivision is located on only one side of an existing road, one-half of the required right-of-way, measured from the center line of the existing roadway, shall be provided. The entire roadway width shall be paved, unless the City Engineer gives approval to the contrary.

(f) Right-of-way for any street, road, or avenue which, in the opinion of the City Engineer, is or might become an arterial highway shall be no less than 100 feet in width.

(g) A minimum of four-foot shoulders shall be constructed.

Sec. 125. Design Speeds.

(a) Local Street - 30 mph

(b) Subcollector, Collector, or Service Street - 35 mph

(c) The minimum radius of horizontal curves, and minimum length of vertical curves, shall be based on design speed and sight distance.

Sec. 126. Base material.

(a) A minimum of six inches of compacted graded aggregate or approved equivalent shall be required on all road beds. Additional depth of base material may be required

because of anticipated traffic. Eight inches of compacted graded aggregate shall be required for commercial collector streets.

(b) A minimum 95 percent compaction for base material is required in accordance with ASTM D698 (standard proctor density). The City Engineer may require compaction test results, performed by a licensed testing laboratory, prior to release of the performance bond.

Sec. 5-127. Pavement thickness.

The minimum pavement thickness for the various classifications of City streets shall be as follows:

TABLE II. PAVEMENT THICKNESS

<i>street classification</i>	<i>pavement thickness</i>	
	<i>binder</i>	<i>seal</i>
Local	one inch	one inch
Subcollector	one inch*	one inch
Collector or Service	two inches	one inch
Alley	one inch	one inch
Cul-de-sac	one inch	one inch

* The Planning and Zoning Commission may require two inches of binder, upon recommendation of the City Engineer.

Sec. 128. Street grades.

(a) Grades of all streets shall comply with accepted engineering practices. Street grades shall not exceed fifteen percent or be less than one percent. The City Engineer may permit some variation from these grade requirements if such variation would not adversely affect the safety and general welfare of the public.

(b) Grades approaching intersections shall not exceed three percent equivalent grade for a distance of not less than 50 feet from the center line of said intersection.

(c) Streets shall be graded to a minimum line of four feet back of the curb line with a slope of one-half inch per foot.

(d) Surface cross-drainage shall not be encouraged.

(e) All streets shall be crowned in the center and have a one-fourth inch per foot slope.

Sec. 129. Alignment and visibility.

(a) Minimum radii of horizontal curves shall be not less than 250 feet.

(b) There shall be a tangent for 100 feet provided between all reverse curves.

(c) Angular breaks in right-of-way alignment of more than two degrees are not

permitted.

(d) Clear horizontal visibility, measured along the centerline, shall be provided for at least 250 feet in each direction.

(e) Where an existing road or other right-of-way falls within a proposed subdivision tract and the subdivider proposes to abandon this right-of-way, a request for vacation of a street right-of-way shall be filed with the Subdivision Administrator.

(f) Where there are streets and rights-of-way in existence and are proposed to be retained, they must be designed so as to eliminate all bends, crooks, and other hazardous conditions.

Sec. 130. Intersections.

(a) Street alignment shall be designed to eliminate sharp curves and street jogs.

(b) Streets shall intersect as nearly at right angles as possible and in no case at an angle of less than 75 degrees.

(c) Minimum curb radius at all intersections shall be at least 25 feet.

(d) Local and collector streets shall have a clear sight triangle of 75 feet from the point of intersection.

(e) Where subdivision streets make intersection with County streets, the intersection shall be made at a point on the County street that will provide a minimum sight distance of 250 feet in each direction.

(f) All intersections shall have a sufficient turning radius to accommodate traffic in a normal manner.

(g) Any intersection of streets having an interior angle of less than 90 degrees shall have an easement radius, if deemed necessary for the safe turning of traffic.

Sec. 131. Cul-de-sacs.

Streets designed to have one end permanently closed shall be provided at the closed end with a turn-around having a minimum right-of-way radius of 50 feet and a minimum pavement radius of 40 feet.

Sec. 132. Alleys.

(a) Alleys may be required in commercial and industrial districts, to facilitate access to parking, loading, and service points.

(b) Alleys are not permitted in residential districts, except when special conditions warrant a secondary means of access.

Sec. 133. Street drainage.

(a) Proper drainage structures shall be constructed at designated locations deter-

mined by field inspection and contour maps of the subdivisions, with the approval of the City Engineer as to the size and number.

(b) Catch basins and drop inlets shall be constructed if deemed necessary by the City Engineer.

(c) Combination curb and gutter shall be constructed on grades over 12 percent or on long unbroken grades, where no cross drains are feasible to divert the flow of water from the street.

(d) Water will not be permitted to run down the street more than 500 feet (where at all possible) without proper drainage structures to intercept surface water.

Sec. 134. Sidewalks.

Sidewalks shall be required in residential subdivisions and development of less than 15,000 square feet of lot area per dwelling and where otherwise deemed necessary for public safety.

Sec. 135. Installation of public utilities.

Public utilities shall be installed prior to City acceptance of streets. All water mains, sanitary sewers and laterals, fire hydrants, and storm sewers shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk, or other public improvement.

Secs. 13149. Reserved.

Division 4. Drainage.

Sec. 150. General requirements.

(a) All developments shall be provided with adequate storm drainage facilities. Any areas subject to periodic flooding caused by poor drainage facilities will not be approved unless the developer makes necessary provisions to eliminate such flooding.

(b) Drainage facilities shall be designed for a 25 year rainfall event, except for major drainageways which shall be designed for a 100 year rainfall event. (A major drainageway is defined as having a drainage area of 50 acres or more).

(c) The development of one site shall not cause an adverse effect on adjacent property. In some cases, storm water detention or improvement of existing downstream drainage facilities may be required. The applicant is urged to contact the City Engineer for a preliminary discussion on this matter prior to plan submittal.

(d) All development in the City of Adamsville shall be in compliance with the flood hazard regulations. The applicant is urged to contact the City Engineer for a preliminary discussion on this matter prior to plan submittal.

Sec. 151. Drainage easements.

Where a development is traversed by an existing or proposed water course, drainageway, channel, or stream, there shall be provided a storm drainage easement or right-of-way conforming substantially with the lines of such existing or planned drainageway. The width of such drainage easement or right-of-way shall be sufficient to contain the ultimate channel and maintenance way for the tributary area upstream.

Sec. 152. Storm sewers and drainage structures.

Storm sewers and drainage structures shall be designed and installed as required in accordance with standard drawings in these regulations.

Sec. 153. Drainage plans.

(a) A drainage plan shall include:

(1) Flow lines of surface waters onto and off the site;

(2) Building pad and existing and proposed finished floor and street elevations if building construction is proposed.

(3) Existing and proposed drainage channels including drainage swales, wetlands, ditches and beams;

(4) Location and design of any proposed facilities for storage or for conveyance of run-off into indicated drainage channels, including slumps, basins, channels, culverts, ponds, storm drains and drop inlets;

(5) Estimates of existing and increased run-off resulting from the proposed improve-

ments and a statement of the proposed effects on the existing drainage system and adjacent property.

(b) The plan shall take into consideration the ultimate or saturated development of the tributary area in which the proposed development is located. On-site stormwater detention measures and erosion and sedimentation may be required.

(c) The stormwater and sanitary sewer plans shall be worked out prior to the development of the other utility plans. Engineering considerations shall give preferential treatment to these gravity flow improvements, as opposed to other utilities and improvements. Off-premise drainage easements and improvements may be required to handle runoff into a natural drainage channel. But under no condition shall storage drainage be emptied into the sanitary sewer system - or vice versa.

(d) The City Engineer may require whatever additional engineering information deemed necessary to make a decision on development which contains an area of questionable drainage. Lakes, ponds, and similar areas may be accepted by the City only if sufficient land is dedicated as a public recreation area, or if such area constitutes a necessary part of the drainage control system.

(e) A complete drainage plan and contour map showing the pipe size, locations and the areas to be drained, shall be submitted along with the profile grades and typical street pavement section for approval.

(f) All existing drainage structures shall be shown on a contour map.

(g) All off-project stormwater draining onto the development shall be shown on contour maps showing the areas in acres that the development will have to accommodate.

(h) Drainage area and peak flow estimates must be provided for each drainage facility, as well as profiles for all new storm sewers and open ditches, with outlet velocities.

(i) Storm drainage facilities shall be designed by a registered professional engineer, in the State of Alabama. The engineer's seal shall be on all drawings.

(j) Structural capabilities for all new culverts and storm sewer pipe shall be provided.

(k) If outlet velocities are greater than five feet per second, some type of energy dissipation will be required. If rip-rap is used, the minimum weight shall be 50 pounds per stone.

(l) Typical sections of all open ditches and swales shall be provided.

(m) Any new culvert or storm sewer pipe under the jurisdiction of the Alabama Highway Department, or the Jefferson County Engineer, must be approved by that authority. Copies of this approval shall be provided at the time of submittal.

(n) All roadway cross drain pipe shall be a minimum size of 18 inches and all side drain pipe shall be a minimum size of 18 inches.

Sec. 154. Stormwater detention facilities.

Stormwater detention facilities, where deemed necessary by the City Engineer, shall meet the minimum design requirements set forth in this section.

(1) Detention facilities shall be designed for a twenty-five year one hour rainfall, minimum. Rainfall amounts shall be based on the latest available information.

(2) Each detention facility shall provide for an emergency spillway designed to convey the one hundred year rainfall event.

(3) The minimum information submitted for a detention pond design shall be as follows:

a. Existing drainage area and peak flow to the facility.

b. Proposed drainage area and peak flow to the facility.

c. Inflow hydrograph.

d. Outflow hydrograph.

e. Storage elevation plot.

f. Required storage volume, in acre-feet or cubic feet.

g. One-hundred year peak rainfall flow to the emergency spillway.

h. Statement of methodology used for detention facility design. In general all detention facilities will be checked using the storage indication method. Other methodologies are acceptable - the designer is urged to contact the City Engineer if the designer is in doubt.

(4) Underground detention is acceptable.

(5) Requirements for wet weather detention facilities are as follows:

a. Maximum water depth in pond for design storm - four feet.

b. Maximum water depth in pond for emergency spillway use - five feet.

c. Minimum (cut and fill section) dam width - five feet.

d. Maximum side slope steepness - 3:1.

e. Maximum water surface elevation in reservoir shall be two feet (or greater) below lowest floor elevation of adjacent structure(s).

f. Provide for low flow ditch in reservoir.

g. Sides shall be grassed or paved.

- h. Overflow sections, such as emergency spillways, shall be sodded or paved.
- i. Wet weather reservoir shall be enclosed with a minimum of six foot high chain link fence. Gate(s) shall be provided for maintenance access, with lock.

(6) Requirements for permanent lakes used as detention shall be as follows:

- a. Maximum water surface elevation shall be two feet (or greater) below lowest floor elevation of adjacent structure(s).
- b. Maximum fluctuation between permanent pond level to maximum pond level shall be three feet.
- c. Stability analysis shall be furnished.
- d. Consideration is suggested for safety to small children.

(7) Detention pond calculations shall be determined by a Registered Professional Engineer in Alabama. Calculations and drawings shall be sealed.

(8) Maintenance requirements for detention facilities are as follows:

- a. Property owner(s) or his designated representative(s) shall submit a covenant setting forth their obligations to maintain the detention facility. Such covenant shall be approved by the City Engineer and the City Attorney before being recorded. A certificate of occupancy shall not be issued until the covenant has been recorded. Such covenant shall run with the property until the detention facility is no longer required. Release of the covenant shall occur only after approval of the City Engineer, City Attorney, and the City Council.
- b. The Building Inspector shall enforce the provisions of the maintenance restrictions, and shall have the power and authority to cause the facility to be properly maintained. Under such condition, the City of Adamsville shall have the right to place a lien on the property until the City's obligation has been terminated.

Secs. 155-169. Reserved

Division 5. Sanitary Sewers and Water Systems.

Sec. 170. General sanitary sewer requirements.

(a) Sanitary sewers shall be installed in each subdivision and approved by the City of Adamsville and/or the County Engineer. Septic tanks may be permitted in lieu of sewer lines, upon approval by the Health department. Capped sewers shall be required where applicable.

(b) Lot size shall not be less than the minimum standard and of satisfactory size for the proper installation of an on-site sewage disposal system as approved by the Health Department.

Sec. 171. Design criteria for sanitary sewers.

Specific design requirements are as follows:

(1) Single family use/zoning

7 people per acre

300 gallons per person per day, 24 hour day.

(2) Multi-family use/zoning

11 units per acre, 3 people per unit

300 gallons per person per day, 24 hour day.

(3) Commercial use/zoning

20 people per acre

50 gallons per person per day, 16 hour day.

(4) Sewer lateral flowing 2/3 full at design flow.

(5) Minimum velocity 2 feet per second.

(6) Minimum sewer lateral size - 8 inches.

(7) Minimum grades for sewer laterals - 8"-0.4%; 10"-0.3%; 12"-0.22%.

Sec. 172. Sanitary sewer plans.

(a) Plans shall be prepared according to the following specifications:

(1) The following scales shall be used:

Plan - 1" = 50'

Profile - 1" = 10' (vertical) and 1" = 50' (horizontal).

- (2) Show land tie of the sewer centerline to an appropriate section corner on each set of plans.
 - (3) The plan view and profile view for a particular segment shall be on the same sheet.
 - (4) The section, township, and range in which the sewer is located shall be indicated in the title block.
 - (5) Plans shall indicate bench marks, U.S.G.S. datum.
 - (6) Show streets, lots, blocks.
 - (7) Show existing utilities.
 - (8) Show storm drainage structures/facilities crossing and/or running parallel with the proposed sanitary sewer.
 - (9) Show all proposed and existing easements. Minimum easement width - fifteen feet. Easements shall extend ten feet beyond last manhole, if applicable.
 - (10) Maximum distance between manholes shall be four hundred feet. Show deflection angles at manholes. Show grades between manholes in per cent. Show flowline elevations in and out of manholes, and invert elevations along the sewer at fifty foot intervals.
 - (11) Note all drop manholes. Drop manholes with drops equal to or greater than two feet shall be designated as memphis tees. Drop manholes with drops equal to or less than two feet shall have one joint of ductile iron pipe on the upstream side of the manhole.
 - (12) Ductile iron pipe shall be required at all storm drain crossings, creek or ditch crossings, sewer grades greater than fourteen per cent, and at depths greater than fourteen feet and less than four feet. Additionally, ductile iron pipe may be required by field conditions if deemed necessary.
 - (13) Ductile iron pipe shall be required in all fill sections. A four inch drain to the nearest storm sewer or ditch shall be installed near the top of the last manhole in the system. This connection shall be removed after the system is connected to a live sewer system.
 - (14) Ditch checks may be required on sewer grades greater than fourteen percent.
 - (15) Capped sewers shall be so noted on each sheet. A four inch drain to the nearest storm sewer or ditch shall be installed near the top of the last manhole in the system. This connection shall be removed after the system is connected to a live sewer system.
- (b) As-constructed drawings shall be furnished to the City prior to a certificate of occupancy being issued. In the case of bonded public improvements, the bond shall include a sufficient amount to cover the cost of the as-built drawing(s).

(c) Provide an overall plan view of the development.

Sec. 173. Water systems.

(a) The design and specifications of water distribution systems shall meet the BRPC Waterworks Board requirements.

(b) Fire plugs shall be installed along each street every 750 feet in residential districts. The water supply and pressure shall be sufficient to adequately serve the potential needs of the intended land use. In nonresidential districts fire plugs shall be installed every 300 feet. The Adamsville Fire Department must approve the installation of all fire plugs.

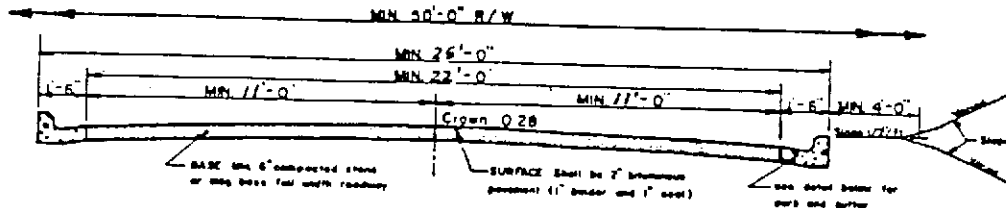
Secs. 174-189. Reserved.

Division 6. Standard Drawings.

Sec. 190. Design and construction compliance.

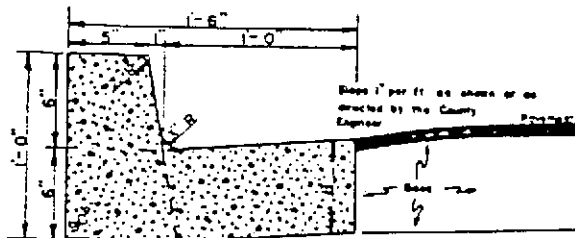
All design and construction shall comply with the standard drawings contained within these regulations.

STANDARD DRAWING I. LOCAL STREET CURB AND GUTTER SECTION

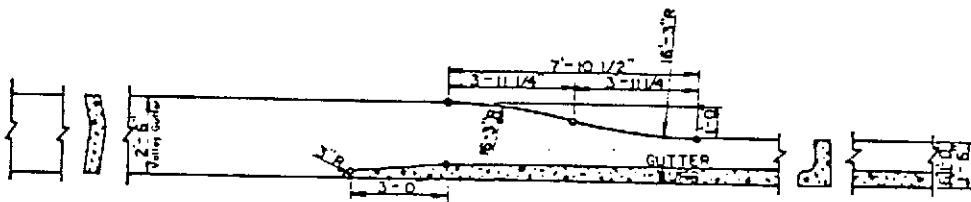


TYPICAL SECTION WITH CURB AND GUTTER

Base as flat as practicable



DETAIL OF CONCRETE CURB AND GUTTER

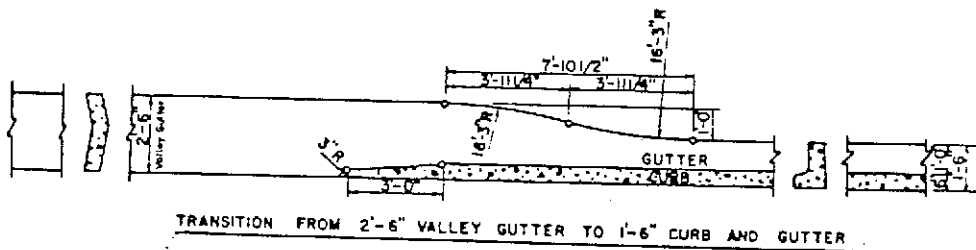
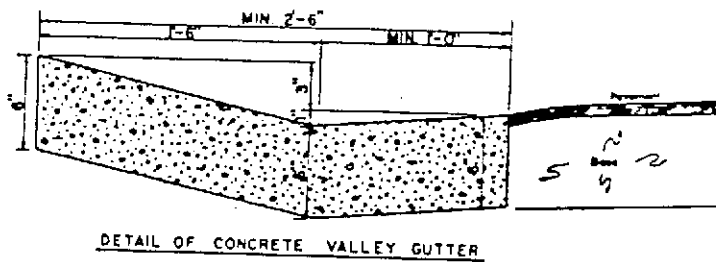
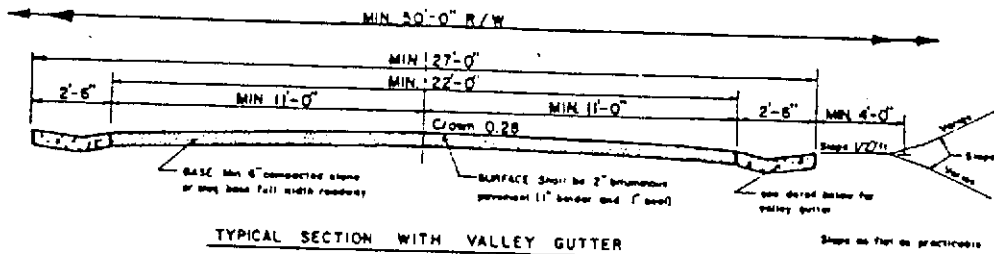


TRANSITION FROM 2'-6" VALLEY GUTTER TO 1'-6" CURB AND GUTTER

NOTE

Subgrade shall be compacted and shaped, road roadway width prior to application of base materials.

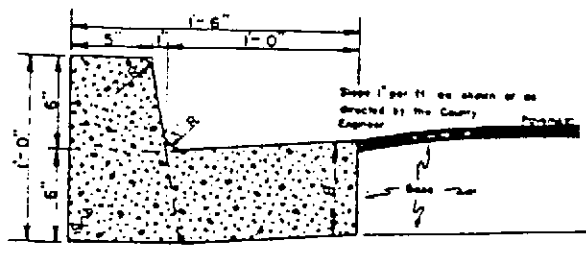
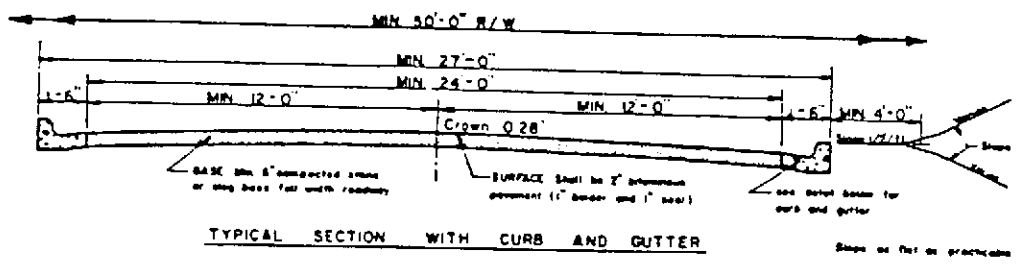
STANDARD DRAWING II. LOCAL STREET VALLEY GUTTER SECTION



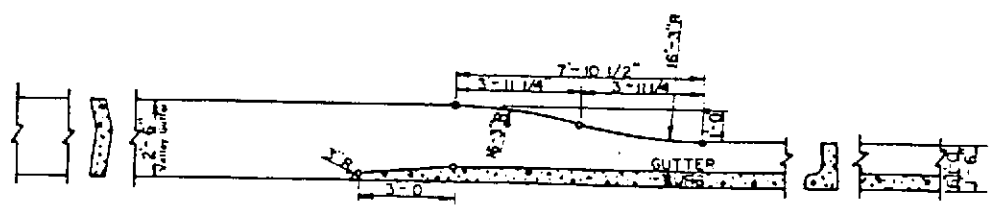
NOTE:

Subgrade shall be compacted and shaped, total roadway width prior to application of base materials

STANDARD DRAWING III. SUBCOLLECTOR STREET CURB AND GUTTER SECTION



DETAIL OF CONCRETE CURB AND GUTTER

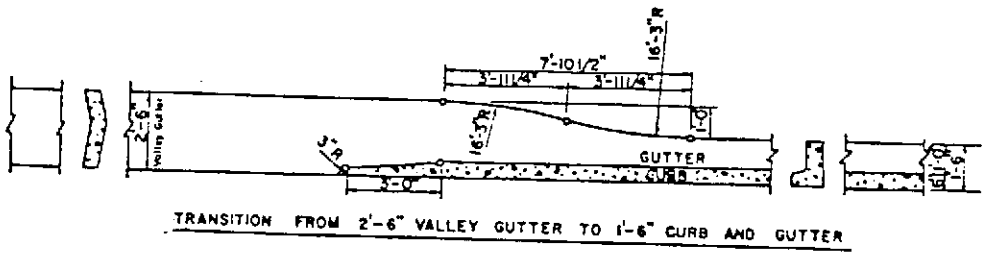
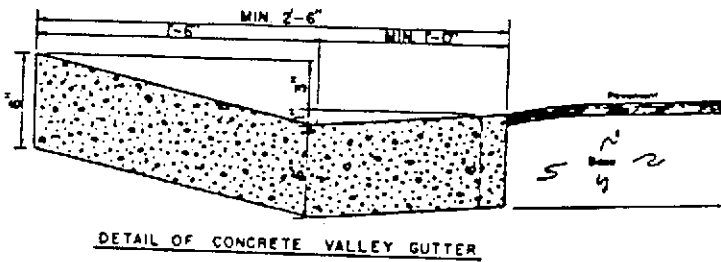
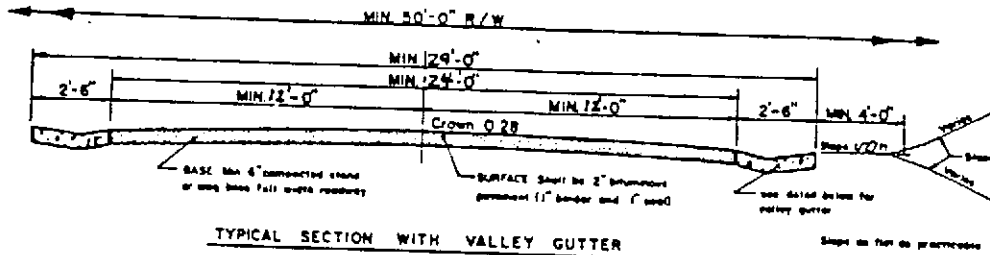


TRANSITION FROM 2'-6" VALLEY GUTTER TO 1'-6" CURB AND GUTTER

NOTE

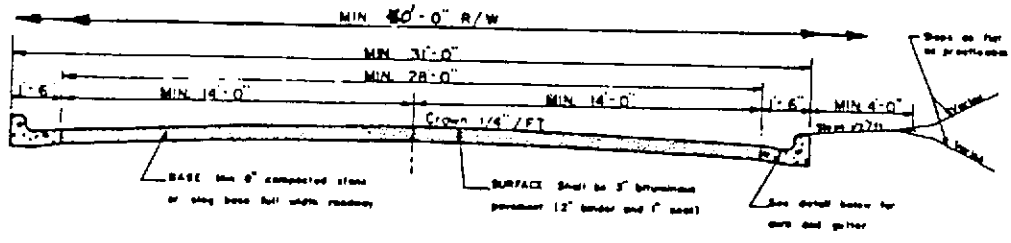
Subgrade shall be compacted and shaped, total roadway width prior to application of base courses

STANDARD DRAWING IV. SUBCOLLECTOR STREET VALLEY GUTTER SECTION

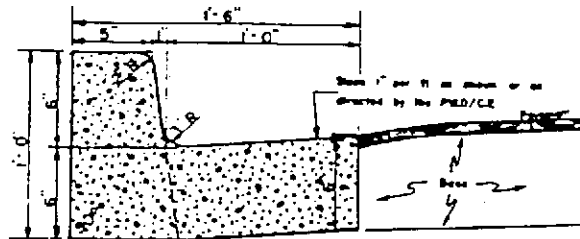


NOTE:
 Subgrade shall be compacted and raised, total roadway width prior to application of base materials

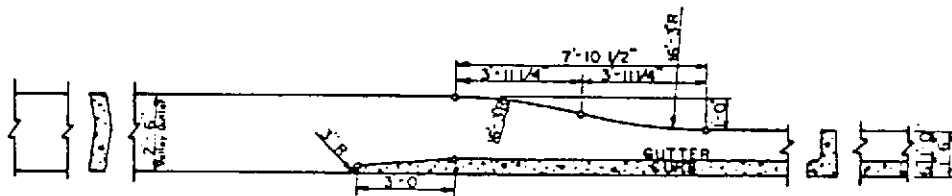
STANDARD DRAWING V. COLLECTOR STREET CURB AND GUTTER SECTION



TYPICAL SECTION WITH CURB AND GUTTER



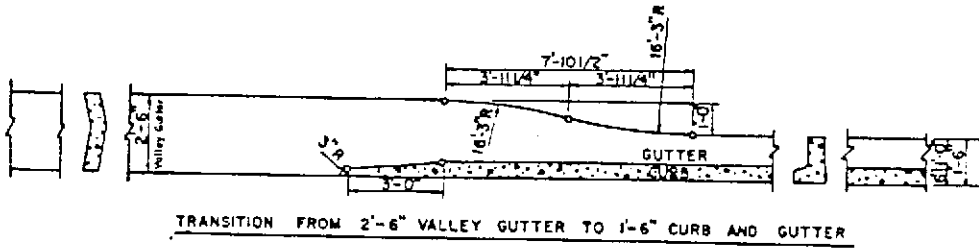
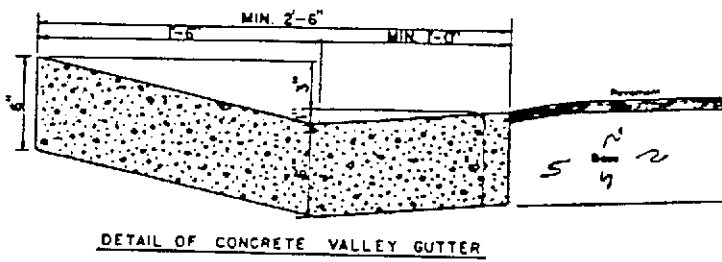
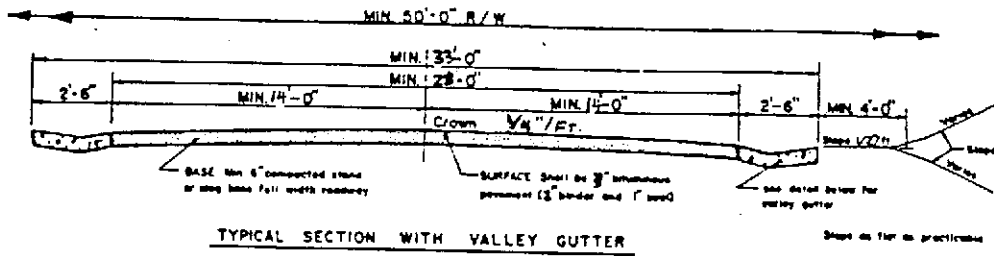
DETAIL OF CONCRETE CURB AND GUTTER



TRANSITION FROM 2'-6" VALLEY GUTTER TO 1'-6" CURB AND GUTTER

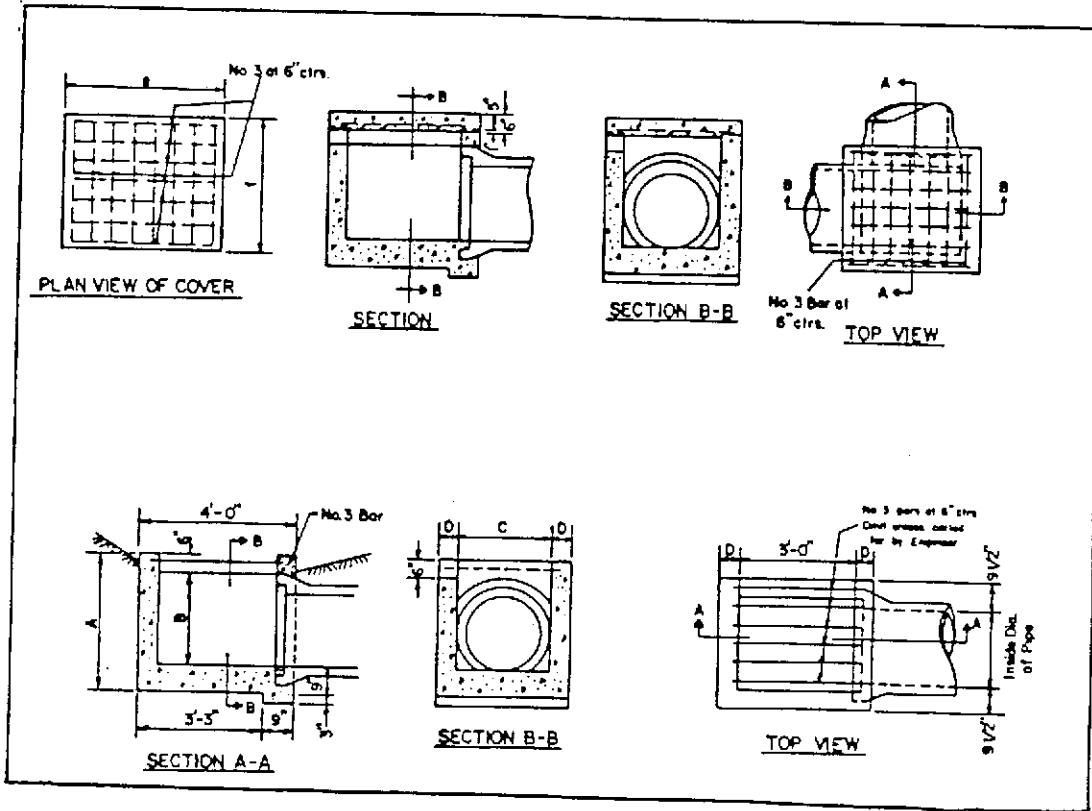
NOTE:
 Design shall be completed and checked, total roadway plans prior to application of base.

STANDARD DRAWING VI. COLLECTOR STREET VALLEY GUTTER SECTION

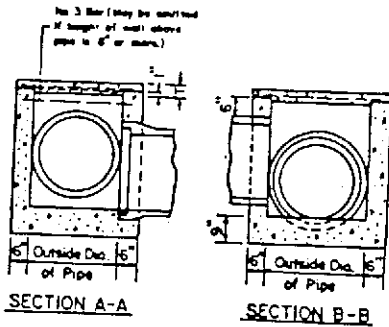


NOTE:
 Subgrade shall be compacted and shaped, full roadway width prior to application of base materials

STANDARD DRAWING VII. CONCRETE COVER FOR HEADWALL INLETS



STANDARD DRAWING VIII. HEADWALL INLETS FOR PIPE CULVERTS - FLAT DITCHES



GENERAL NOTES FOR JUNCTION BOX B HEADWALL INLETS

Where practicable inlet pipe should be placed at least 4" in elevation higher than outlet pipe.
 All reinforcing should be no. 3 deformed.
 The thickness of slab "T" should be 4" for pipes up to 48" in diameter and 6" for pipes 48" and larger.
 Inlets should be constructed so that the openings will take the natural flow of water. If necessary opening may be placed on back side of inlet.
 Where necessary 2" weep holes should be constructed in inlets to facilitate sub-grade drainage.
 Inlet covers should not be used unless existing conditions require their use.

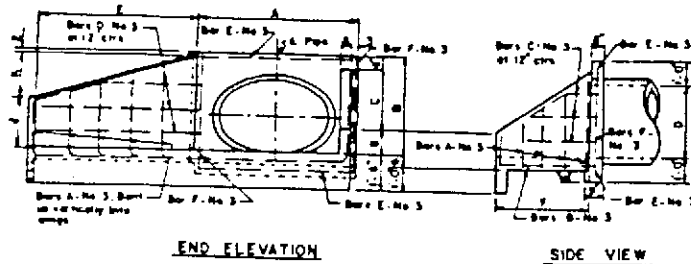
DETAIL OF JUNCTION BOX

CONCRETE COVERS FOR INLETS				
INSIDE DIAMETER OF PIPE	DIMENSIONS		POLY. MOD. CONCRETE CLASS 4	POUNDS DEFORMED BAR REINF.
	a	f		
15"	4'-0"	2'-0"	0.21	17
18"	4'-0"	3'-1"	0.23	18
21"	4'-0"	3'-4"	0.25	20
24"	4'-0"	3'-7"	0.27	21
30"	4'-0"	4'-1"	0.30	22
36"	4'-0"	4'-7"	0.34	25

INLET QUANTS		
INS. DIA.	CONC.	STEEL
15"	1.25	17
18"	1.41	18
21"	1.56	20
24"	1.79	22
30"	2.28	34
36"	2.83	45

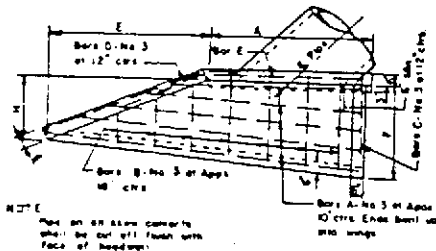
INSIDE DIAMETER OF PIPE	DIMENSIONS				CU YDS CONCRETE ONE INLET	CU YDS PER FT ADJ. HT.
	A	B	C	D		
15"	3'-0"	1'-9"	1'-10"	0'-6"	0.77	0.22
18"	3'-3"	2'-0"	2'-1"	0'-6"	0.87	0.23
21"	3'-6"	2'-3"	2'-4"	0'-6"	0.97	0.23
24"	3'-9"	2'-6"	2'-7"	0'-6"	1.07	0.24
30"	4'-3"	3'-0"	3'-1"	0'-6"	1.28	0.26
36"	4'-9"	3'-6"	3'-7"	0'-6"	1.51	0.28
42"	5'-3"	4'-0"	4'-1"	0'-6"	1.74	0.30
48"	5'-9"	4'-6"	5'-1"	0'-6"	1.95	0.32
54"	6'-3"	5'-0"	5'-7"	0'-6"	2.28	0.34

STANDARD DRAWING IX. HEADWALLS FOR ROADWAY PIPE CULVERTS



END ELEVATION

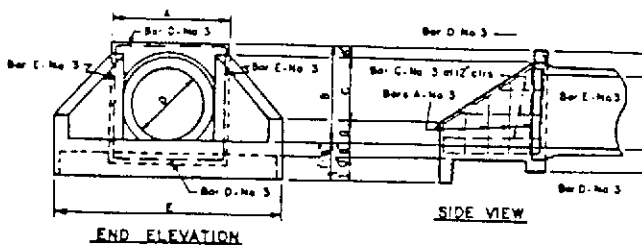
SIDE VIEW



PLAN VIEW

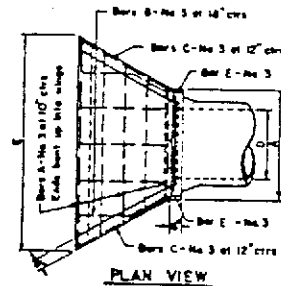
Where Concrete Headwalls are used all reinforcing bars be No 3 deformed.
 Inlets should be constructed so that the opening will take the natural flow of water.
 Culverts generally should follow slope of stream and the minimum slope should be 2%.
 The minimum fill height over pipe should be 18" to finished sub-grade.

NOTE
 Bend all 90° steel corners
 when bent out with
 face of headwall



END ELEVATION

SIDE VIEW



PLAN VIEW

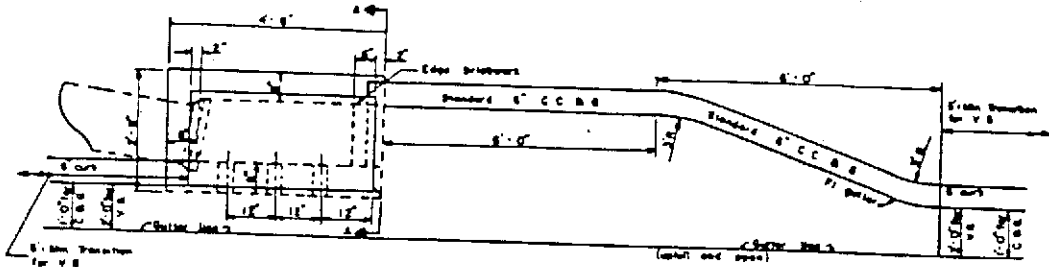
BILL OF DEFORMED BAR REINFORCEMENT 2 HWLS												
INS. DIA. OF PIPE	BARS A		BARS B		BARS C		BARS D		BARS E		BARS F	
	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
15"	6	8'-9"	8	2'-0"	4	2'-0"	4	4'-0"	4	3'-9"	4	3'-0"
18"	6	9'-9"	8	2'-0"	4	2'-0"	4	5'-0"	4	4'-1"	4	3'-3"
21"	6	10'-6"	10	2'-5"	4	2'-3"	4	5'-0"	4	4'-5"	4	3'-6"
24"	6	11'-9"	10	2'-5"	4	2'-3"	4	5'-6"	4	4'-9"	4	3'-9"
30"	8	13'-6"	12	3'-3"	6	3'-0"	6	6'-0"	4	5'-8"	4	4'-3"
36"	10	15'-3"	14	4'-0"	6	3'-0"	6	7'-3"	4	6'-2"	4	4'-9"
DIMENSIONS FROM 30° THRU 45°												
D	A	B	C	E	F	G	H	J	K	CONC.	STEEL	
15"	4'-0"	2'-3"	1'-3"	3'-2"	1'-0 1/2"	0'-6"	1'-3 3/4"	1'-2 1/2"	0'-0 1/2"	1.38	44	
18"	4'-4"	2'-6"	1'-3"	3'-2 1/2"	1'-0 1/2"	0'-9"	1'-6"	1'-4"	1'-0"	1.60	50	
21"	4'-8"	2'-9"	1'-3"	3'-2 1/2"	1'-0 1/2"	0'-9"	1'-6 1/4"	1'-3 1/4"	1'-0 1/2"	1.88	56	
24"	5'-0"	3'-0"	1'-6"	3'-3 1/2"	1'-0 1/2"	1'-0"	1'-7 1/2"	1'-3"	1'-3"	2.14	60	
30"	5'-9"	3'-6"	2'-0"	3'-5 1/2"	1'-0"	1'-0"	2'-3"	1'-10"	1'-6"	2.86	90	
36"	6'-5"	4'-0"	2'-6"	4'-0"	1'-0"	1'-0"	2'-7 1/2"	2'-1"	1'-9"	3.64	118	

HEADWALLS FOR ROADWAY PIPE CULVERTS
 SKEWS FROM 30° THRU 45°

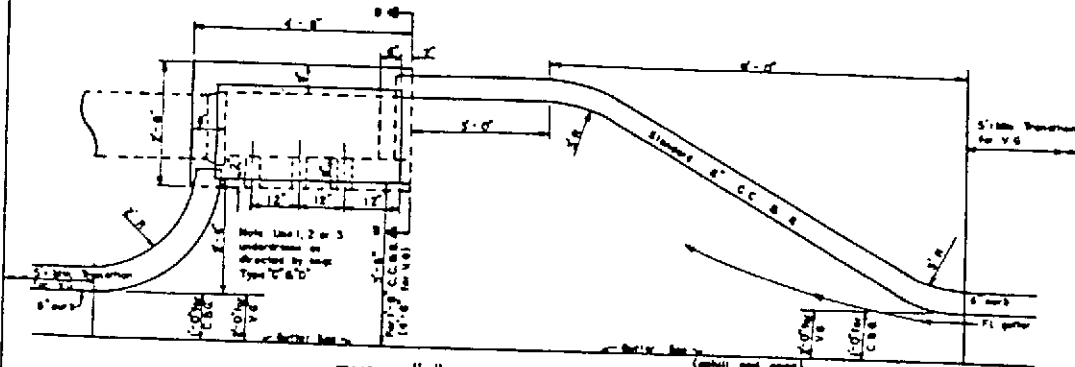
BILL OF DEFORMED BAR REINFORCEMENT 2 HWLS										
INS. DIA. OF PIPE	BARS A		BARS B		BARS C		BARS D		BARS E	
	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
15"	6	6'-4"	6	2'-2"	8	2'-0"	4	2'-8"	4	3'-0"
18"	6	7'-0"	6	2'-2"	8	2'-0"	4	2'-11"	4	3'-3"
21"	6	7'-10"	6	2'-2"	8	2'-0"	4	3'-2"	4	3'-6"
24"	6	8'-6"	8	2'-6"	8	2'-3"	4	3'-5"	4	3'-9"
30"	8	10'-6"	8	3'-3"	12	3'-3"	4	3'-11"	4	4'-3"
36"	10	11'-3"	10	4'-0"	12	4'-0"	4	4'-5"	4	4'-9"
DIMENSIONS FROM 0° THRU 30°										
D	A	B	C	E	F	G	CONC.	STEEL		
15"	2'-11"	2'-3"	1'-3"	5'-1"	1'-0 1/2"	0'-6"	0.96	34		
18"	3'-2"	2'-6"	1'-3"	5'-4"	1'-0 1/2"	0'-9"	1.08	36		
21"	3'-5"	2'-9"	1'-3"	5'-7"	1'-0 1/2"	1'-0"	1.18	40		
24"	3'-8"	3'-0"	1'-6"	6'-3"	1'-0"	1'-0"	1.44	44		
30"	4'-2"	3'-6"	2'-0"	7'-8"	1'-0"	1'-0"	2.00	68		
36"	4'-8"	4'-0"	2'-6"	9'-0"	1'-0"	1'-0"	2.64	90		

HEADWALLS FOR ROADWAY PIPE CULVERTS
 SKEWS FROM 0° THRU 30°

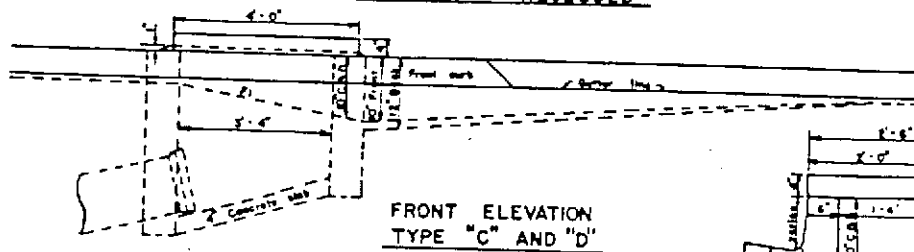
STANDARD DRAWING X. TYPE C AND D INLETS



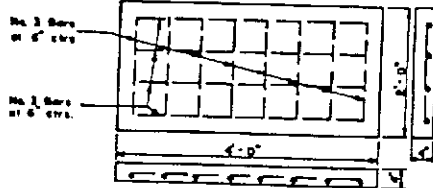
TYPE "C" INLET - NOT RECESSED



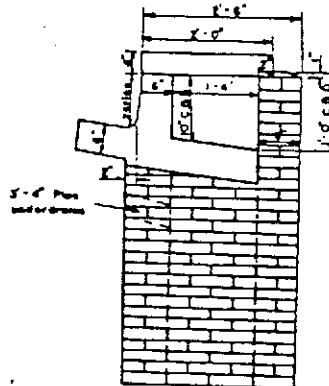
TYPE "D" INLET - RECESSED



Note: Where the direction of flow is from both sides of the inlet, side wall opening (as shown on one side only on this drawing) shall be built on both sides of the inlet.

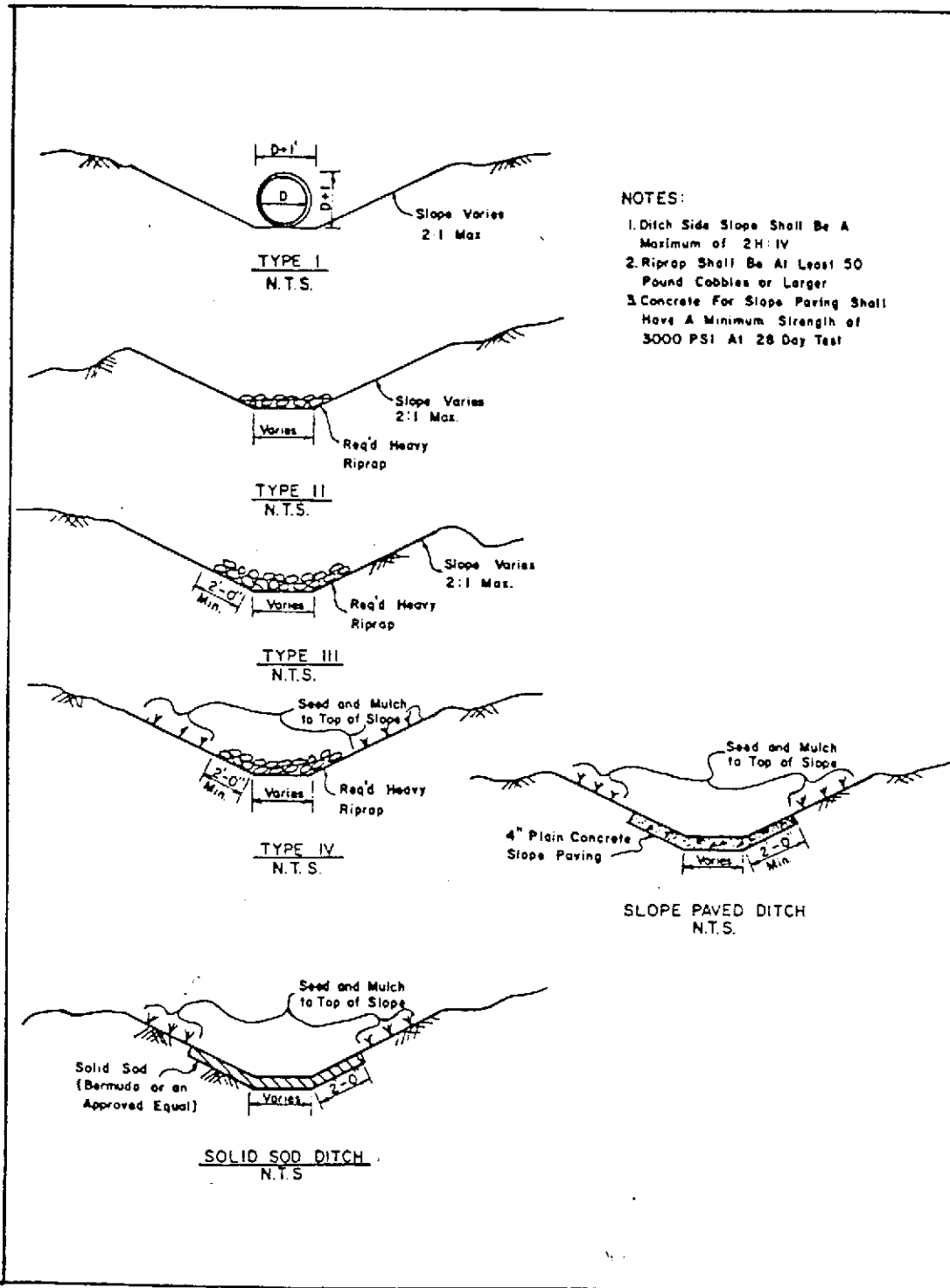


CONCRETE COVER TYPE "C" AND "D"



SEC. A-A TYPE "C"
SEC. B-B TYPE "D"

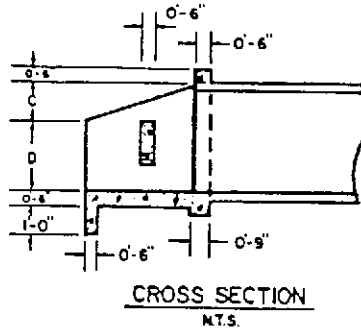
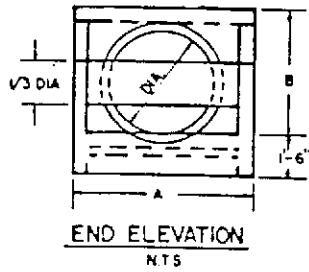
STANDARD DRAWING XI. TYPICAL DITCH SECTIONS



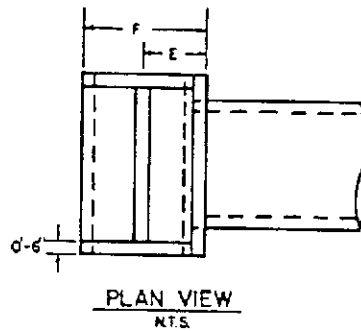
NOTES:

1. Ditch Side Slope Shall Be A Maximum of 2H:1V
2. Riprap Shall Be At Least 50 Pound Cobbles or Larger
3. Concrete For Slope Paving Shall Have A Minimum Strength of 3000 PSI At 28 Day Test

STANDARD DRAWING XII. DISSIPATOR HEADWALL

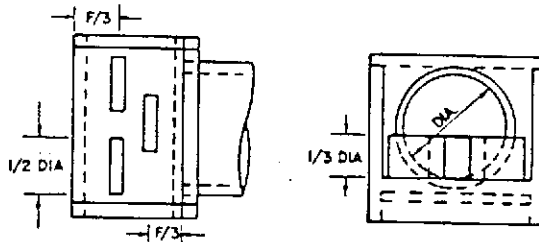


DIMENSIONS FOR HEADWALL						
DIA	A	B	C	D	E	F
15"	3'-3"	1'-11"	0'-7"	1'-4"	0'-11 1/4"	1'-10 1/2"
18"	3'-7"	2'-2"	0'-8"	1'-6"	0'-11 1/4"	1'-10 1/2"
24"	4'-2"	2'-8 1/2"	0'-10 1/2"	1'-10 1/2"	1'-1 1/2"	2'-3"
30"	4'-9"	3'-3 1/4"	1'-1 1/4"	2'-2 1/4"	1'-6"	3'-0"
36"	5'-4"	3'-9 1/2"	1'-3 1/2"	2'-6"	1'-0 1/2"	3'-9"
42"	5'-11"	4'-4"	1'-6"	2'-10"	2'-3"	4'-6"
48"	6'-6"	4'-10 1/2"	1'-8 1/2"	3'-2 1/2"	2'-7 1/2"	5'-3"
54"	7'-2"	5'-5 1/2"	1'-11 1/2"	3'-6"	3'-0"	6'-0"
60"	7'-9"	6'-0"	2'-2"	3'-10"	3'-4 1/2"	6'-9"



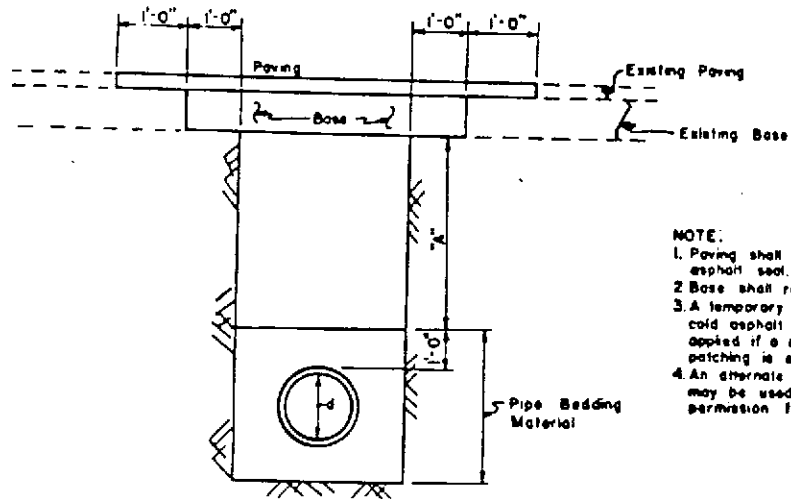
ALL CONCRETE SHALL CONFORM TO THE CURRENT ALABAMA HIGHWAY DEPARTMENT SPECIFICATIONS FOR HEADWALLS

ALL REINFORCING BARS SHALL BE NO 3 DEFORMED AND SHALL BE SPACED ON 6" CENTER IN BOTH DIRECTIONS



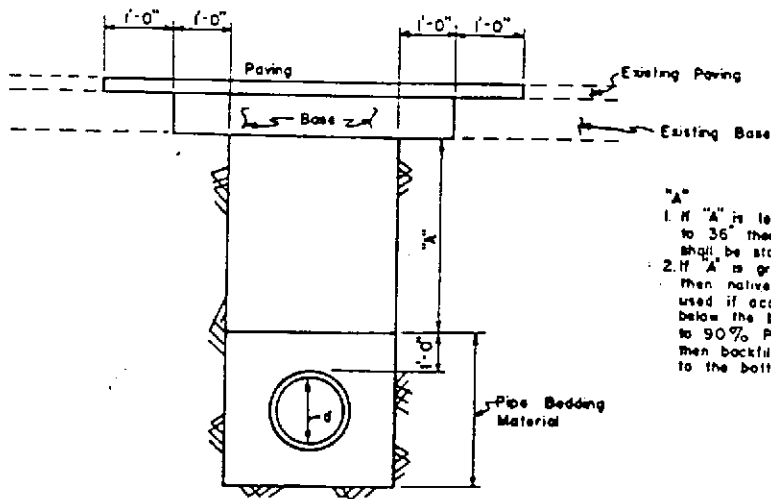
ALL BLOCKS TO BE DOWELED INTO APRON OF THE HEADWALL

STANDARD DRAWING XIII. TYPICAL ROAD CUT REPAIR SECTION



- NOTE:
1. Paving shall be 2" hot mix asphalt seal.
 2. Base shall replaced in kind.
 3. A temporary patch of hot or cold asphalt mix shall be applied if a delay in final patching is encountered.
 4. An alternate repair section may be used with written permission from PWD/CE

TRANSVERSE CUT



- "A"
1. If "A" is less than or equal to 36" then the "A" dimension shall be stone backfill.
 2. If "A" is greater than 36" then native material may be used if acceptable up to 36" below the base and compacted to 90% Proctor Density and then backfilled with stone up to the bottom of the base.

LONGITUDINAL CUT

ARTICLE V. REQUIRED FORMS AND DOCUMENTS

Sec. 200. Application for subdivision plat approval.

Form I. *Application for Subdivision Plat Approval*, as provided in this article, shall be submitted for each step of plat approval.

Sec. 201. Preliminary plat.

Form II. *Preliminary Plat Checklist*, as provided in this article, shall accompany each application for preliminary plat approval. The required preliminary plat shall be prepared according to the specifications on the checklist which shall accompany the application for plat approval.

Sec. 202. Construction plans.

Form III. *Construction Plan Checklist*, as provided in this article, shall accompany each application for preliminary plat approval.

Sec. 203. Final plat.

Form IV. *Final Plat Checklist*, as provided in this article, shall accompany each application for final plat approval. The required final plat shall be prepared according to the specifications on the checklist which shall accompany the application for plat approval.

Sec. 204. Irrevocable offer of dedication.

An *Irrevocable Offer of Dedication* shall be approved by resolution of the City Council prior to endorsement of the preliminary plat by the Planning and Zoning Commission. The offer shall be made consistent with Form VII. in this article, as approved by the City Attorney.

Sec. 205. Performance bond.

A *Performance Bond* shall, if required by the Planning and Zoning Commission resolution approving the preliminary plat, be posted prior to signing of the final plat. The bond shall be made consistent with Form VIII. in this article, as approved by the City Attorney.

Secs. 206-219. Reserved.

Form I.
APPLICATION FOR SUBDIVISION APPROVAL
ADAMSVILLE PLANNING AND ZONING COMMISSION

1. Name of subdivision: _____
2. Date application filed: _____ 3. Date of scheduled hearing: _____
4. Class of subdivision (as determined by Subdivision Administrator):
 ___ Major subdivision ___ Minor subdivision
5. Type of subdivision activity: 6. Approval requested by this application:
 ___ New subdivision ___ Preliminary plat
 ___ Resurvey of subdivision ___ Final plat.
 ___ Vacation of plat
7. Applicant: _____
 Phone: _____
 Address: _____
8. Owner: _____
 Phone: _____
 Address: _____
9. Attorney or authorized agent: _____
 Phone: _____
 Address: _____
10. Engineer: _____
 Phone: _____
 Address: _____
11. Surveyor: _____
 Phone: _____
 Address: _____

12. Subdivision location: _____

13. Tax map parcel number(s): _____

14. Acreage: _____ 15. Number of lots: _____

16. Zoning: _____ 17. Proposed land use: _____

18. Site plan required? _____ 19. Construction plans required? _____

20. Check all submissions with this application:

(items marked * required for major subdivision only)

Preliminary Plat*

Final Plat

___ prel. plat/constr. plan
checklist

___ final plat checklist

___ application fee

___ application fee

___ original plat/plans

___ original plat

___ 5 copies of plat/plans

___ 2 sepia copies of plat

___ subdivision waiver request

___ performance bond*

___ irrev. offer of dedication

Signature of applicant _____

Signature of authorized agent or attorney _____

Signature of authorization by owner _____

FOR CITY USE ONLY:

\$ _____ application fee received on _____ by receipt # _____

Scheduled hearing date: _____

Application received by: _____ on _____

Form II.
PRELIMINARY PLAT CHECKLIST
ADAMSVILLE PLANNING AND ZONING COMMISSION

Subdivision Name

The preliminary plat shall be prepared by a land surveyor registered in the State of Alabama, drawn in ink or pencil on a reproducible material at a scale of not more than 100 feet to 1 inch, numbered in sequence if more than one sheet is used, and on standard size sheets acceptable for filing in the office of the Probate Judge. The original plat and five copies shall be submitted at least four weeks before the Planning and Zoning Commission hearing. The plat shall contain the following information: (check completed items)

- ___ (1) Proposed name of the subdivision and all new streets, as approved by the Planning and Zoning Commission.
- ___ (2) Names, addresses, and signatures of all owners and authorized agents and name, address, signature, seal, and registration number of land surveyor.
- ___ (3) North point, graphic scale, and date.
- ___ (4) Location of the subdivision by legal tie, quarter-quarter section, township, and range.
- ___ (5) Amount of acreage to be subdivided.
- ___ (6) The location and dimensions of all boundary lines of the property and the names of all adjoining streets and subdivisions.
- ___ (7) The location of water bodies, streams, floodplains, areas subject to periodic or frequent inundation, and other natural site features deemed pertinent by the Planning and Zoning Commission.
- ___ (8) Existing topography at five foot contour intervals based on field data referred to U.S.G.S. sea level datum in sufficient detail to show the general character of the land.
- ___ (9) The location, dimensions, and areas of all proposed or existing lots, including building setback lines. All lots in each block shall be consecutively numbered or lettered, and outlots shall be alphabetically lettered within each block, as approved by the County Assessor.
- ___ (10) Blocks consecutively numbered or lettered in alphabetical order, as approved by the County Assessor. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.
- ___ (11) The location and description of all monuments.

- (12) Sufficient data to determine readily the location, bearing, and length of all lines and to reproduce such lines upon the ground. The length of all lines shall be to the nearest tenth, and the bearing of all angles shall be to the nearest minute.
- (13) The location, function, and dimensions of all existing and proposed public and common areas, including rights-of-way, easements, and areas for streets, utilities, drainage, parks, recreational facilities, schools, government buildings, railroads, common open space, common parking and driveways areas, railroads, and any other special rights-of-way, easements, and common areas.
- (14) Zoning and proposed use of all lots within the subdivision and zoning of all contiguous land.
- (15) A vicinity map insert drawn at a scale of 2,000 feet to 1 inch showing the location of the subdivision in relation to streets and other general developments in the area.
- (16) Certification of ownership and offer of dedication, as follows:

I hereby certify that I am the owner of the property described hereon, which property is located within the sub division regulation jurisdiction of the City of Adamsville, Alabama, that I freely offer this plat and dedicate to public use all such areas shown on this plat, and that I will maintain such areas until the dedication is accepted by the City Council.

_____, 19 ____

Owner

(notarized)

- (17) Form for approval by the Jefferson County Health Department, if private wells and sewage disposal proposed, as follows:

Approved as meeting all Jefferson County health standards for individual sewerage and well systems.

_____, 19 ____

Sanitary Engineer, Jefferson County Health Department

____ (18) Form for endorsement by the Planning and Zoning Commission, as follows:

Preliminary plat approved by resolution of the Adamsville Planning and Zoning Commission on

_____, _____, 19____

NOT APPROVED FOR RECORDING.

Chairman

Secretary

Form III.
CONSTRUCTION PLAN CHECKLIST
ADAMSVILLE PLANNING AND ZONING COMMISSION

Subdivision Name

Construction plans shall be prepared by a professional engineer registered in the State of Alabama, drawn in ink or pencil on a reproducible material, at a scale of not more than 50 feet to 1 inch, numbered in sequence, and on standard 24" by 36" plan and profile sheets. The construction plans shall be submitted at least four weeks before the Planning and Zoning Commission hearing. The plans shall contain the information required below, as well as any additional information required by the design and construction standards of the subdivision regulations: (check completed items)

- ___ (1) Title block, including the subdivision name, owner's name and address, subdivider's name and address, engineer's name and address, date of preparation, dates of revision, graphic scale, and north point.
- ___ (2) Name, address, seal, signature, and registration number shown on each sheet.
- ___ (3) Existing and final topography at two foot contour intervals, location of benchmarks with elevations referred to U.S.G.S. sea level datum.
- ___ (4) Plans, profiles, and details, as required by the City Engineer, for all proposed construction and improvements, including:
- ___ a. Street plan with plans and profiles and street names.
 - ___ b. Proposed utility layout.
 - ___ c. Storm drainage plans, profiles, and details.
 - ___ d. Sanitary sewer plans, profiles, and details.
 - ___ e. Fire protection plan.
- ___ (5) Traffic control plan during construction in compliance with § G. of the *Alabama Manual of Uniform Traffic Control Devices*, 1979 edition.
- ___ (6) Certification by the City Engineer in the following form:
- Certified as meeting all Adamsville design and construction standards.*

_____, ____ 19____

City Engineer

____ (7) Form for endorsement by the Planning and Zoning Commission.

Construction plans approved by resolution of the Adamsville Planning and Zoning Commission on

____, ____ 19____

Chairman

Secretary

Form IV.
FINAL PLAT CHECKLIST
ADAMSVILLE PLANNING AND ZONING COMMISSION

Subdivision Name

The final plat shall be prepared by a land surveyor registered in the State of Alabama, drawn in india ink on tracing cloth or reproducible mylar at the same scale and containing the same information shown on the preliminary plat, except for any changes or additions required by resolution of the Planning and Zoning Commission. The original, two sepias, and five copies of the final plat shall be submitted at least four weeks before the Planning and Zoning Commission hearing. The plat shall contain the following information: (check completed items)

- ___ (1) Name of the subdivision and all new streets, as approved by the Planning and Zoning Commission.
- ___ (2) Names, addresses, and signatures of all owners and authorized agents and name, address, signature, seal, and registration number of land surveyor.
- ___ (3) North point, graphic scale, and date.
- ___ (4) Location of the subdivision by legal tie, quarter-quarter section, township, and range.
- ___ (5) Amount of acreage to be subdivided.
- ___ (6) The location and dimensions of all boundary lines of the property and the names of all adjoining streets and subdivisions.
- ___ (7) The location of water bodies, streams, floodplains, areas subject to periodic or frequent inundation, and other natural site features deemed pertinent by the Planning and Zoning Commission.
- ___ (8) The location, dimensions, and areas of all proposed or existing lots, including building setback lines. All lots in each block shall be consecutively numbered or lettered, and outlots shall be alphabetically lettered within each block, as approved by the County Assessor.
- ___ (9) Blocks consecutively numbered or lettered in alphabetical order, as approved by the County Assessor. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.
- ___ (10) The location and description of all monuments.
- ___ (11) Sufficient data to determine readily the location, bearing, and length of all lines and to reproduce such lines upon the ground. The length of all lines shall be to the nearest tenth, and the bearing of all angles shall be to the nearest minute.

- ___ (12) The location, function, and dimensions of all existing and proposed public and common areas, including rights-of-way, easements, and areas for streets, utilities, drainage, parks, recreational facilities, schools, government buildings, railroads, common open space, common parking and driveways areas, railroads, and any other special rights-of-way, easements, and common areas.
- ___ (13) Zoning and proposed use of all lots within the subdivision and zoning of all contiguous land.
- ___ (14) Notation of any self-imposed restrictions and locations of any building lines proposed to be established in this manner, if required by the Planning and Zoning Commission in accordance with these regulations.
- ___ (15) A vicinity map insert drawn at a scale of 2,000 feet to 1 inch showing the location of the subdivision in relation to streets and other general developments in the area.
- ___ (16) Certification of ownership and offer of dedication, as follows:

I hereby certify that I am the owner of the property described hereon, which property is located within the sub division regulation jurisdiction of the City of Adamsville, Alabama, that I freely offer this plat and dedicate to public use all such areas shown on this plat, and that I will maintain such areas until the dedication is accepted by the City Council.

_____, _____, 19 ____

Owner

(notarized)

- ___ (17) Form for approval by the Jefferson County Health Department, if private wells and sewage disposal proposed, as follows:

Approved as meeting all Jefferson County health standards for individual sewerage and well systems.

_____, _____, 19 ____

Sanitary Engineer, Jefferson County Health Department

___ (18) Certification of performance bond (as required), as follows:

A performance bond in an amount sufficient to cover the costs of construction of all public improvements has been approved by the City Council on

_____, ____ 19____.

City Clerk

___ (19) Certification by land surveyor, as follows:

Certified that this plat is accurate survey of the subdivision and that all monuments have been erected as represented.

_____, ____ 19____.

Registered Land Surveyor

___ (20) Form for endorsement by the Planning and Zoning Commission, as follows:

Final plat approved by resolution of the Adamsville Planning and Zoning Commission on

_____, ____ 19____.

APPROVED FOR RECORDING.

Chairman

Secretary

Form V.
IRREVOCABLE OFFER OF DEDICATION
ADAMSVILLE, ALABAMA

AGREEMENT made this ____ day of _____, 19 ____, by and between _____

having an address at: _____

hereinafter designated as Subdivider, and the City of Adamsville, Alabama, hereinafter designated as the City.

WHEREAS, the Adamsville Planning and Zoning Commission is in the process of approving a preliminary plat for a subdivision entitled:

_____ dated _____, ____, 19 ____, made by: _____; and

WHEREAS, said plat designates certain public improvements consisting of:

to be dedicated to the City free and clear of all encumbrances and liens, pursuant to the Adamsville Subdivision Regulations; and

WHEREAS, the Subdivider, prior to making application for final plat approval, shall, as authorized by the Planning and Zoning Commission, either post with the City a performance bond for the construction of required improvements or construct required improvements according to the requirements of the Adamsville Subdivision Regulations; and

WHEREAS, the Subdivider offers for dedication the said improvements and land to the City more particularly described in Schedule ____ attached hereto; and

WHEREAS, the Subdivider has delivered deeds of conveyance to the City for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of \$1.00 lawful money of the United States paid by the City to the Subdivider and other good and valuable consideration, it is mutually

AGREED as follows:

1. The Subdivider herewith delivers to the City deeds of conveyance for the premises described in Schedule _____ attached hereto, said delivery being a formal offer of dedication to the City to be held by the City until the acceptance or rejection of such offer of dedication by resolution of the Adamsville Council.
2. The Subdivider agrees that said formal offer of dedication is irrevocable and can be accepted by the City at any time.
3. The Subdivider agrees to complete the construction and maintenance of the land and improvements pursuant to the Adamsville Subdivision Regulations.
4. Within 30 days of acceptance by the City of the offer of dedication, the Subdivider agrees to furnish to the City Attorney a title insurance policy issued by a licensed title insurance policy authorized to do business in the State of Alabama, in a minimum amount deemed sufficient by the City Attorney to assure the premises are free and clear of all liens and encumbrances.
5. The Subdivider agrees to furnish to the City a check for all necessary fees and taxes to record the deeds heretofore delivered.
6. This irrevocable offer of dedication shall run with the land and shall be binding on all assigns, grantees, successors, or heirs of the Subdivider.

Subdivider

Notary

APPROVED BY CITY ATTORNEY

City Attorney

APPROVED BY RESOLUTION OF THE ADAMSVILLE CITY COUNCIL

on _____, _____, 19 ____:

City Clerk

Form VI.
PERFORMANCE BOND
ADAMSVILLE, ALABAMA

Subdivision Name

KNOW ALL MEN BY THESE PRESENTS, that _____

as Principal, having an address at: _____

and: _____

an insurance company authorized to do business in the State of Alabama, having an office and place of business at: _____

as Surety, are held and firmly bound unto the City of Adamsville, Alabama, as Obligee,

in the sum of: \$ _____, lawful money of the United States, for the payment whereof to the Obligee, the Principal and the Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly to these presents:

WHEREAS, application was made to and approved by the Adamsville Planning Commission on: _____, _____, 19 ____ for a preliminary plat of a sub

division plat entitled: _____

and application was made to and approved by the Adamsville Engineer on:

_____, _____, 19 ____ for construction plans for required improvements within said subdivision.

Based upon the City Engineer's estimated construction costs for required improvements in said subdivision, the Planning and Zoning Commission determined that a performance bond in the amount of:

\$ _____ be posted with the City and be approved by the City Council, said amount to guarantee the completion of certain improvements within said subdivision.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the above named Principal shall within one year from the date of final plat approval by the Planning and Zoning Commission (time may be extended for up to one additional year by the City Council) will and truly make and perform the required improvements and construction of public improvements in said subdivision in accordance with approved construction plans and final plat, otherwise this obligation to remain in full force and effect.

IT IS HEREBY AGREED that in the event that any required improvements have not been installed as provided in the Adamsville Subdivision Regulations and the Planning and Zoning Commission resolution approving the final plat, within the terms of this Performance Bond, the City Council may thereupon declare this bond to be in default and collect the sum remaining payable thereunder and upon receipt of the proceeds thereof, the City shall cause the installation of such improvements as are covered by this bond and commensurate with the extent of development that has taken place in the subdivision but not exceeding the amount of such proceeds.

Principal

APPROVED BY CITY ATTORNEY:

City Attorney

Insurance Company

APPROVED BY RESOLUTION OF THE
CITY COUNCIL

on _____, _____, 19 ____;

City Clerk

ARTICLE VI. DEFINITIONS

Sec. 220. Purpose of definitions.

Certain terms used in these regulations shall have the meanings defined by this article. In the event a term is not listed in this article or is not defined elsewhere in the Adamsville Subdivision Regulations, Adamsville Zoning Ordinance, the Adamsville Land Development Code, or Secs. 11-52-1 et seq. of the Code of Alabama, 1975, as amended, the conventional meaning of the term shall apply.

Sec. 221. Interpretation of terms used.

The Subdivision Administrator is authorized to make a final determination of the meaning of any term used in these regulations. In case of any dispute, a written appeal of the Subdivision Administrator's determination may be filed with the Planning and Zoning Commission.

Sec. 222. Word usage.

In the interpretation of these regulations, the provisions and rules of this section shall be observed and applied, except when the context clearly requires otherwise.

- (1) Words used or defined in one tense or form shall include other tenses and derivative forms.
- (2) Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- (3) The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- (4) The word *shall* is mandatory, and the word *may* is permissive.
- (5) The word *person* includes an individual, firm, association, organization, partnership, trust, company, or corporation.
- (6) In case of any conflict between the text of these regulations and any caption, illustration, figure, or other graphic material, the text shall control.

Sec. 223. Terms defined.

Alley. A public right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Applicant. The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises.

Block. A tract or parcel of land entirely surrounded by streets, other than alleys.

Bond, maintenance. Any form of security deemed adequate to cover maintenance of public improvements for a period of 12 months following dedication to the City.

Bond. performance. A bond with surety to secure to the City the actual construction and installation of public improvements prior to dedication and acceptance of such improvements by the City Council.

Building. Any structure having a roof supported by columns or walls.

Building Inspector. The person designated by the City Council to administer and enforce the City building codes. The Building Inspector is also designated Subdivision Administrator and Zoning Administrator.

Chairman. The Chairman of the Adamsville Planning and Zoning Commission.

City. The City of Adamsville, Alabama.

City Attorney. The licensed attorney designated by the City Council to furnish legal assistance in the administration and enforcement of these regulations.

City Clerk. The City Clerk designated by the City Council to furnish administrative assistance and serve as Secretary to the Planning and Zoning Commission.

City Council. The City Council of Adamsville, Alabama.

City Engineer. The registered engineer designated by the City Council to furnish engineering assistance in the administration and enforcement of these regulations.

Construction plans. Plans prepared by a registered engineer showing details of design and construction of required improvements in major subdivisions.

Cul-de-sac. A short local street designed to have one end permanently closed; the closed end terminated by a vehicular turn-around.

Developer or owner. Any person who, having an interest in land, causes it, directly or indirectly, to be developed, or the owner of land proposed for development or an authorized representative. Consent shall be required from the legal owner of the premises.

Development. The subdivision of land; the construction, reconstruction, conversion, alteration, relocation, or enlargement of a structure; mining, dredging, filling, grading, paving, excavation, drilling, or disturbance of land; and any use or extension of use of land.

Easement. A grant by the owner to another person for the use of a strip of land for specified reasons or as created by operation of law.

Half street. A street which does not meet the minimum right-of-way widths set forth in these standards.

Health Department. The Jefferson County and State of Alabama Health Departments.

Lot. A lot of record or any other parcel of land intended as a unit for the

purpose, whether immediate or future, of transfer of ownership or for building development.

Lot, double frontage. A lot having frontage on two streets but not at their intersection.

Lot, reverse frontage. A double frontage lot having a rear yard on an arterial street and a front yard and access to a local street.

Lot area. The area contained within the property of an individual parcel of land shown on a subdivision plat.

Lot line. A line bounding a lot. The lot line divides one lot from another or from a street or from any other public or common space.

Lot line, front. The lot line along the street right-of-way.

Lot line, rear. The lot line which is parallel to and most distant from the front line of the lot. In the case of an irregular or triangular, a line 20 feet in length, entirely within the lot, parallel to and at the maximum possible distance from the front line shall be considered to be the rear lot line. In the case of a corner lot or a double frontage lot, there are no rear lot lines but only front and side lot lines.

Lot of record. A platted parcel of land that is part of a subdivision, abuts a public street, has the minimum area and dimensions required by the Adamsville Zoning Ordinance, and is recorded in the Office of the Judge of Probate of Jefferson County, Alabama.

Lot width. The minimum distance measured between the side lot lines at the required building setback line. In the case of only one side lot line, lot width is the distance measured between the side lot line and the opposite lot line.

Master plan. A comprehensive plan for the development of the City, prepared and adopted by the Planning and Zoning Commission, pursuant to State law, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof. These regulations and any plat approved by the authority granted by these regulations shall be deemed a part of the master plan and shall be adopted and amended in the same manner as the master plan.

Monument. A permanent object serving to indicate a limit to or mark a boundary.

Open space. Any land either publicly or privately owned which is designated as being permanently undeveloped and used for recreation or conservation.

Planning and Zoning Commission. The Planning and Zoning Commission of Adamsville, Alabama.

Plat, final. The map or plan or record of a subdivision and any accompanying material, as described in these regulations.

Plat, preliminary. The preliminary drawing or drawings, described in these regula-

tions, indicating the proposed manner or layout of the subdivision submitted to the Planning and Zoning Commission for approval.

Pond. A body of standing water less than one acre in surface area, created either by a man-made or natural, or other means of holding back water.

Probate Judge. The Judge of Probate of Jefferson County, Alabama.

Public improvement. Any way, facility, or improvement for which the City may ultimately assume the responsibility for maintenance and operation.

Registered engineer. An engineer properly licensed and registered in the State of Alabama.

Registered land surveyor. A land surveyor properly licensed and registered in the State of Alabama.

Resurvey or resubdivision. A change in a map of an approved or recorded subdivision plat if such change affects any area designated for public use, any lot line, or any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Right-of way. A strip of land occupied or intended to be occupied by a street or other purposes.

Sidewalk. A walkway constructed for use by pedestrians.

Street. A public right-of-way for vehicular traffic.

Street, arterial. A major street intended to move through traffic to and from major activity centers within the City or intended as a major route between communities.

Street, collector. A major street intended to move traffic from local and subcollector streets to arterial streets. A collector street serves a neighborhood or large subdivision and should be designed so that no single family residential lots face onto it.

Street, local. A minor residential street intended to provide access to other streets from individual lots.

Street, marginal access or service. A street intended to provide access to a parallel arterial street from adjacent properties.

Street, subcollector. A residential street intended to move traffic from local street to collector and arterial streets and from abutting lots.

Subdivider. Any person who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision.

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. Such term includes resubdivision, and when appropriate to the context, relates to the process of subdivision or the land or territory subdivided.

Subdivision, major. See § 20(b)(2).

Subdivision, minor. See § 20(b)(1).

Subdivision Administrator. The Building Inspector who is charged with the administration and enforcement of these regulations.

Subdivision agent. Any person who represents or acts for or on behalf of a subdivider.

Subdivision Regulations. The Adamsville Subdivision Regulations.

These regulations or standards. The Adamsville Subdivision Regulations along with applicable design and construction requirements which together constitute the comprehensive development regulations of the City.

Zoning Ordinance. The Adamsville Zoning Ordinance.