

SUBDIVISION REGULATIONS  
TRUSSVILLE, ALABAMA

SUBDIVISION REGULATIONS  
FOR  
THE CITY OF TRUSSVILLE PLANNING COMMISSION

ADOPTED April 10, 1978

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## ARTICLE I

### PURPOSE AND TITLE

#### SECTION 1 - PURPOSE

It is with the intent of creating a climate conducive to the orderly and progressive growth of the City of Trussville, Alabama; a climate of mutual and reasonable understanding, with prompt and just consideration to the various interests involved in subdivision work, that these procedures and requirements have been established.

Also, community interest requires the regulation and control of development to insure reasonable protection of property values, and to promote a healthy environment for the citizens of Trussville.

These regulations are designed, intended, and should be administered in a manner to:

1. Implement the comprehensive plan and zoning regulations.
2. Provide neighborhood conservation, by preventing the development of slums and blight.
3. Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts.
4. Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract, and that the cost of improvements which primarily benefit the whole community be borne by the whole community.
5. Provide the best possible design for each tract of land being subdivided.
6. Establish adequate and accurate records of all land subdivision.

The regulations contained herein have been formulated and adopted for the purpose of promoting the health, safety and the general welfare of the people of the City of Trussville, Alabama.

#### SECTION 2 - TITLE

These regulations shall be known as the "Official Subdivision Regulations of the City of Trussville, Alabama, 1978", and may be so cited.

## ARTICLE II

### AUTHORITY AND JURISDICTION

#### SECTION 1 - AUTHORITY

Pursuant to the authority granted by Title 37, Article 3, Sections 797 through 803, inclusive, of the 1940 Code of Alabama (recompiled 1958) which provisions are hereby made a part of these regulations, the following regulations are hereby adopted by the Trussville Planning Commission for the City of Trussville, Alabama, at its meeting on April 10, 1978.

These Subdivision Regulations amend, not repeal, those regulations previously adopted by the Planning Commission. A copy of these regulations shall be certified to the Probate Judge of Jefferson County, Alabama.

## SECTION 2 - JURISDICTION

From and after the effective date hereof, these regulations shall govern the subdivision of all land located in the City of Trussville.

Any owner of land within the limits of said subdivision jurisdiction wishing to subdivide land shall submit to the Planning Commission a plat of the subdivision which shall conform to the minimum requirements set forth in these regulations. No plat of a subdivision lying within such territory or part thereof shall be filed or recorded in the office of the Probate Judge, and no subdivider may proceed with improvement or sale of lots in a subdivision until such subdivision plat shall have been approved by the Planning Commission and such approval entered in writing on the plat by both the Chairman of the Planning Commission and the Mayor, and said plat is filed for record in the office of the Judge of Probate of Jefferson County, Alabama.

## SECTION 3 - SCOPE

Any owner of land lying within the area of jurisdiction of these regulations who wishes to divide such land into two (2) or more lots, sites, or divisions, for the purpose, whether immediate or future, of sale or building development, or who wishes to resubdivide for this purpose, shall submit a plan of such proposed subdivision to the Trussville Planning Commission for approval, and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat or subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article V of these standards, and shall be presented in the manner specified in the following sections of this Article. No plat of a subdivision of land within the area of planning jurisdiction of the City of Trussville shall be filed or recorded by the Probate Judge without the prior approval of the Planning Commission as specified herein.

In order to secure review and approval of a proposed subdivision by the Planning Commission, the prospective subdivider shall, prior to making any street improvements or installations of utilities, submit to the Planning Commission a preliminary plat as provided in Article IV. After approval of said preliminary plat, he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Article IV.

## SECTION 4 - ADMINISTRATION

The Trussville Planning Commission is hereby authorized and directed to administer and coordinate these regulations. Final approval of plats and other data shall be the responsibility of the Planning Commission as prescribed by law. The Building Inspector is hereby authorized and directed to enforce all provisions of these subdivision regulations.

## ARTICLE III

### DEFINITIONS

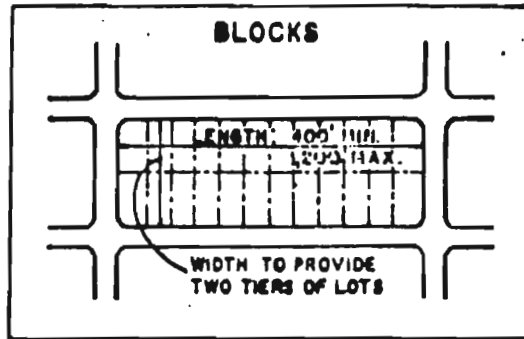
SECTION 1 - GENERAL

Except as otherwise provided herein, all words shall have the customary dictionary meaning. The present tense includes the future tense. The singular number includes the plural, and the plural includes the singular. The word "person" includes a firm, corporation, association, organization, trust or partnership. The word "lot" includes "plot" or "parcel". The word "building" includes "structure". The word "shall" is mandatory. The word "may" is permissive.

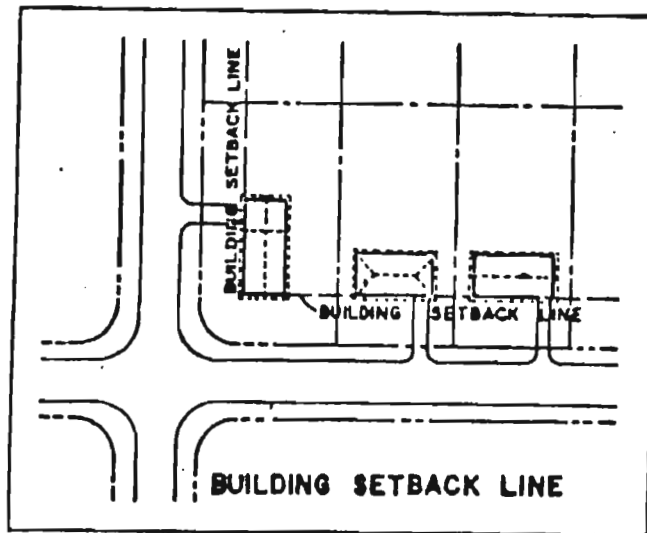
SECTION 2 - SPECIFIC DEFINITIONS

When used in these regulations, the following words and phrases shall have the meaning given in this section:

- 2.01 ALLEY shall mean a minor public way having a narrow right-of-way and affording a secondary means of access to service abutting properties.
- 2.02 BLOCK shall be a tract or parcel of land entirely surrounded by public highways or streets, other than alleys.

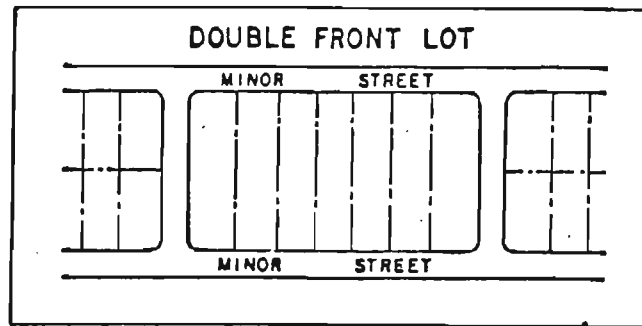


- 2.03 BUILDING SETBACK LINE shall mean a line parallel to the property line in front of which no structure may be erected.



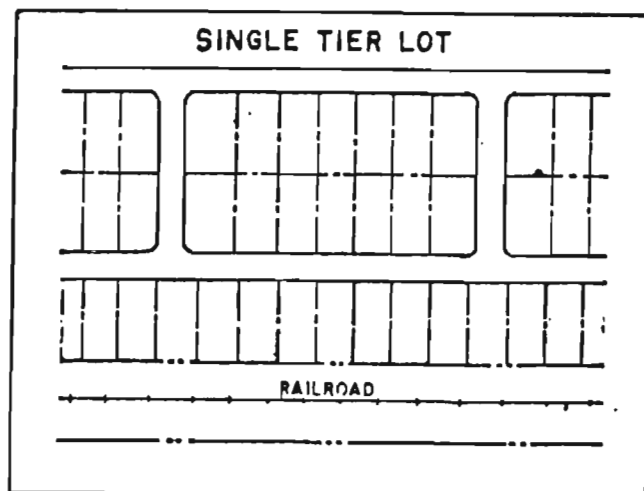


- 2.04 CITY shall mean the City of Trussville, Alabama.
- 2.05 CITY CLERK shall mean the duly designated Clerk of the City of Trussville, Alabama.
- 2.06 CITY COUNCIL shall mean the City Council of the City of Trussville, Alabama.
- 2.07 CITY ENGINEER shall mean the duly designated Engineer of the City of Trussville, Alabama.
- 2.08 CITY SPECIFICATIONS shall mean all construction specifications which have been adopted by the City Council or as required by the City Planning Commission and all utility departments.
- 2.09 COMPREHENSIVE PLAN shall mean any part or element of the Comprehensive Plan of the City of Trussville or its environs.
- 2.10 CORNER LOT shall be a lot abutting upon two (2) or more streets at their intersection.
- 2.11 DOUBLE FRONT LOT shall be a lot having frontage on two (2) non-intersecting streets as distinguished from a corner lot.



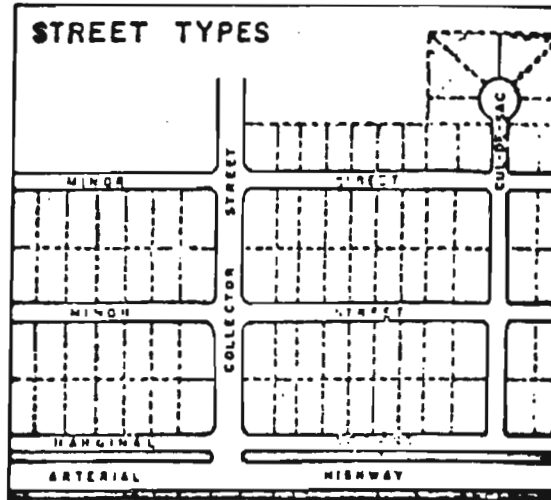
- 2.12 EASEMENT shall mean a grant of rights by the property owner for use of a strip of land for specified purposes.
- 2.13 FINAL PLAT shall mean a plat of a tract of land which meets the requirements of these regulations and is in form for recording in the office of the Probate Judge of Jefferson County, Alabama.
- 2.14 GROUP DEVELOPMENT shall mean a development comprising two or more structures, built on a single lot, tract, or parcel of land, and designed for occupancy by separate families, firms, or other enterprises.
- 2.15 GOVERNING BODY shall mean the Mayor and City Council of the City of Trussville, Alabama.
- 2.16 HALF-STREET shall mean a street which does not meet the minimum right-of-way widths set forth in these regulations.
- 2.17 HARDSHIP shall be an unusual situation on the part of an individual property owner which will not permit him to enjoy the full utilization of his property which is given to others within the city. A hardship exists only when it is not self-created, or when it is not economic in nature.

- 2.18 HEALTH DEPARTMENT shall mean the Jefferson County Department of Health and the State of Alabama Health Department.
- 2.19 LOT shall mean a parcel of land intended for transfer of ownership or for building development.
- 2.20 MONUMENT shall mean any permanent object serving to indicate a limit or mark a boundary.
- 2.21 OPEN SPACE shall be any land either publicly or privately owned which is designated as being permanently undeveloped and used for recreation, conservation, or preservation.
- 2.22 OWNER'S ENGINEER shall mean the engineer or land surveyor registered and in good standing with the State Board of Registration of Alabama who is the agent in his professional capacity of the owner of land which is proposed to be subdivided or which is in the process of being subdivided.
- 2.23 PLANNING COMMISSION shall mean the Planning Commission of the City of Trussville, Alabama.
- 2.24 PRELIMINARY PLAT shall mean a tentative plan of proposed subdivision submitted to the Trussville Planning Commission for its consideration.
- 2.25 PROBATE JUDGE shall mean the Judge of Probate of Jefferson County, Alabama.
- 2.26 SIDEWALK shall mean a walkway constructed for use by pedestrians.
- 2.27 SINGLE TIER LOT shall mean a lot which backs upon an arterial street, a railroad, a physical barrier, or a residential or non-residential use, and to which access from the rear of the lot is usually prohibited.



- 2.28 STREET PLAN, MAJOR, shall mean the major street plan, City of Trussville, Alabama, prepared as an element of the comprehensive plan.
- 2.29 STREETS, ARTERIAL, are those which are used primarily for moving fast or heavy traffic as shown on the Major Street Plan.

- 2.30 STREETS, COLLECTOR AND SECONDARY, shall mean a street which carries traffic from minor streets to the system of major streets.
- 2.31 STREETS, CUL-DE-SAC, shall mean a short street designed to have one end permanently closed; the closed end terminated by a vehicular turn-around.
- 2.32 STREETS, MARGINAL ACCESS, shall be a street which is parallel with and adjacent to an arterial street and which provides access to abutting properties and protection from through traffic.
- 2.33 STREETS, MINOR, are used primarily to provide access from abutting properties to collector streets.



- 2.34 SUBDIVIDER shall mean the person(s), firm(s), or corporation(s) engaged in the process of creating a subdivision or having completed a subdivision of said land.
- 2.35 SUBDIVISION shall mean the division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of subdividing or resubdividing. Also, when appropriate to the context, this term relates to the process of subdividing or to the land or territory being subdivided, including changing of lot size, private or public streets and alleys, and extension of major utility locations. A division of land for agricultural purposes not involving a new street and not involving the construction of any dwelling shall not be deemed a subdivision.
- 2.36 ZONING ORDINANCE shall mean the official Zoning Ordinance of the City of Trussville, Alabama.

ARTICLE IV

PROCEDURE FOR PLAT APPROVAL

SECTION 1 - GENERAL

The procedure for review and approval of a subdivision plat consists of two (2) separate steps. The initial step is the preparation and sub-

mission to the Planning Commission of a preliminary plat of the proposed subdivision. The second step is the preparation and submission to the Planning Commission of a final plat, together with required certificates. This final plat becomes the instrument to be recorded in the Office of the Probate Judge, when duly signed by the Chairman of the Planning Commission and the Mayor of Trussville, Alabama.

## SECTION 2 - PRE-APPLICATION

The subdivider is encouraged to consult early and informally with the Planning Commission to obtain advice and assistance before he begins to prepare the Preliminary Plat. This will enable him to become familiar with the Major Street Plan and other official plans and municipal ordinances which might affect the area.

## SECTION 3 - PRELIMINARY PLAT APPROVAL

The application for preliminary plat approval, including eight (8) prints of the subdivision plan, shall be submitted to the Planning Commission at least ten (10) days prior to the Planning Commission's regularly scheduled meeting. A fee of twenty-five (25) dollars plus one (1) dollar per lot proposed on the preliminary plat shall be required. Fee payable at time of submission.

The Planning Commission before its review, shall transmit prints of the preliminary plat to the Gas Department, Street Department, Fire Department, Building Inspector, and any other city or county department for review and recommendations in relation to specific service problems.

Prior to approval of the preliminary plat, the Planning Commission shall afford a public hearing. Notice of such hearing shall be sent to all adjoining land owners as their names appear upon the plats in the Jefferson County tax assessor's office. Notice of the public hearing shall be sent at least five (5) days prior to the date of the hearing.

The preliminary plat, which shall meet the minimum standards of design and the general requirements for the construction of public improvements set forth in these regulations, shall give the following information:

1. Vicinity Sketch Map at a scale of one inch equals 800 feet showing the following:
  - a. Name and location of subdivision;
  - b. Names and addresses of owner and designer;
  - c. North point, graphic scale, and date;
  - d. Boundaries and approximate dimensions;
  - e. Amount of acreage to be subdivided;
  - f. Major traffic arteries, utilities, and community facilities (major shopping areas, schools, parks, hospitals, churches) which are pertinent to the proposed design.

VICINITY SKETCH MAP  
**SATELLITE VUE ADDITION**

**(A)** B.I. LOTS REALTY ... SUBDIVIDER  
 2218 CENTRAL, SPRINGFIELD, ILL.  
 S. CLYDE Ruhl ... ENGINEER  
 710 N. DEARBORN, SPRINGFIELD, ILL.  
 A.L. TRANSIT ... REG. LAND SURVYOR  
 1114 S. REGIS, SPRINGFIELD, ILL.

**(B)** 1" = 1500'  
 JAN. 4, 1958

**(C)** 20 ACRES TO BE SUBDIVIDED.

THE VICINITY SKETCH MAP SHALL SHOW:

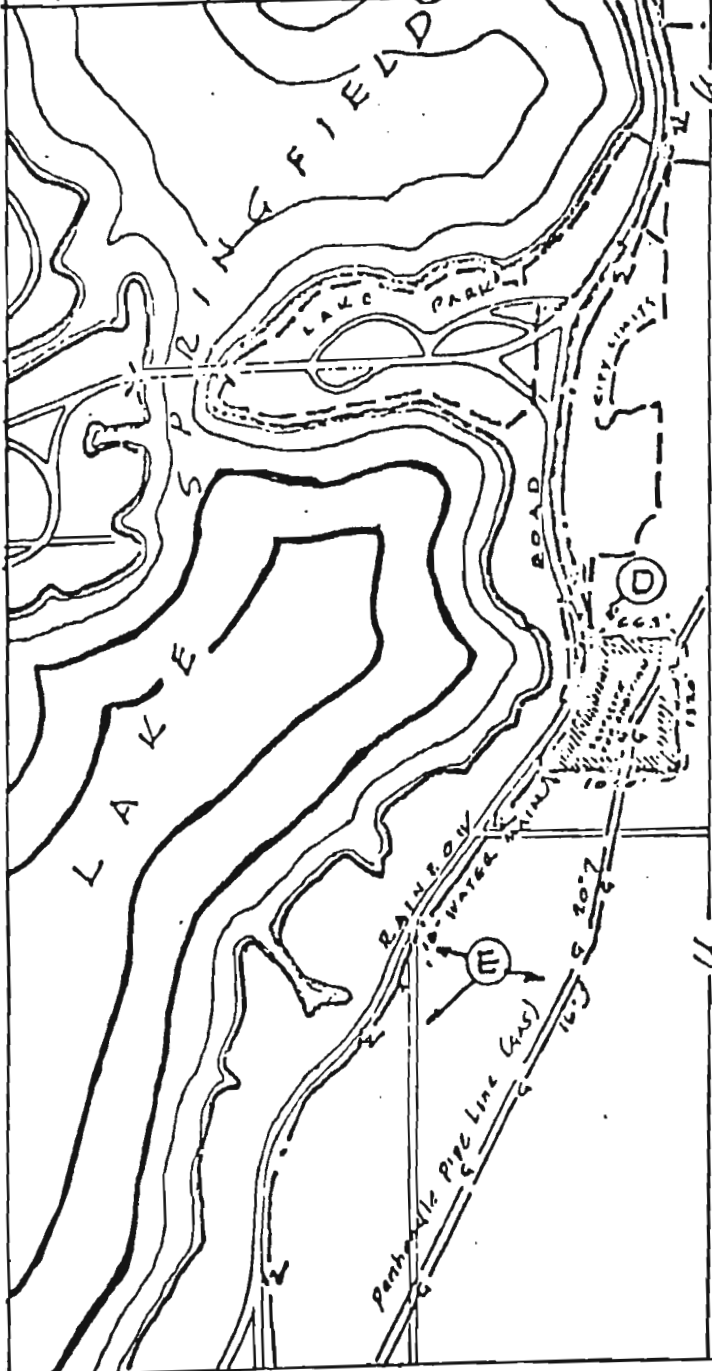
**(A)** TITLE, NAMES & ADDRESSES OF SUBDIVIDER, ENGINEER & SURVEYOR.

**(B)** NORTH POINT, SCALE AND DATE

**(C)** ACREAGE OF PROPOSED SUBDIVISION

**(D)** OUTLINE AND APPROXIMATE BOUNDARY DIMENSIONS OF PROPOSED SUBDIVISION.

**(E)** EXISTING STREETS, ROADS & PRINCIPAL UTILITY LINES AND COMMUNITY FACILITIES.



THE  
PRELIMINARY PLAT  
SHALL SHOW:

Name, location, owner  
and designer.

Date, north point and  
graphic scale

Location of property  
lines, roads, exist-  
ing utilities, etc.

Present zoning clas-  
sification

Names and zoning classifi-  
cations of adjoining prop-  
erties

Proposed utility  
system

Names of new streets

Dimensions, lot  
lines and building  
setbacks

Location of pro-  
posed culverts

Contours at 5'  
intervals

Acres of land  
subdivided

Location, width, and  
purpose of all ease-  
ments

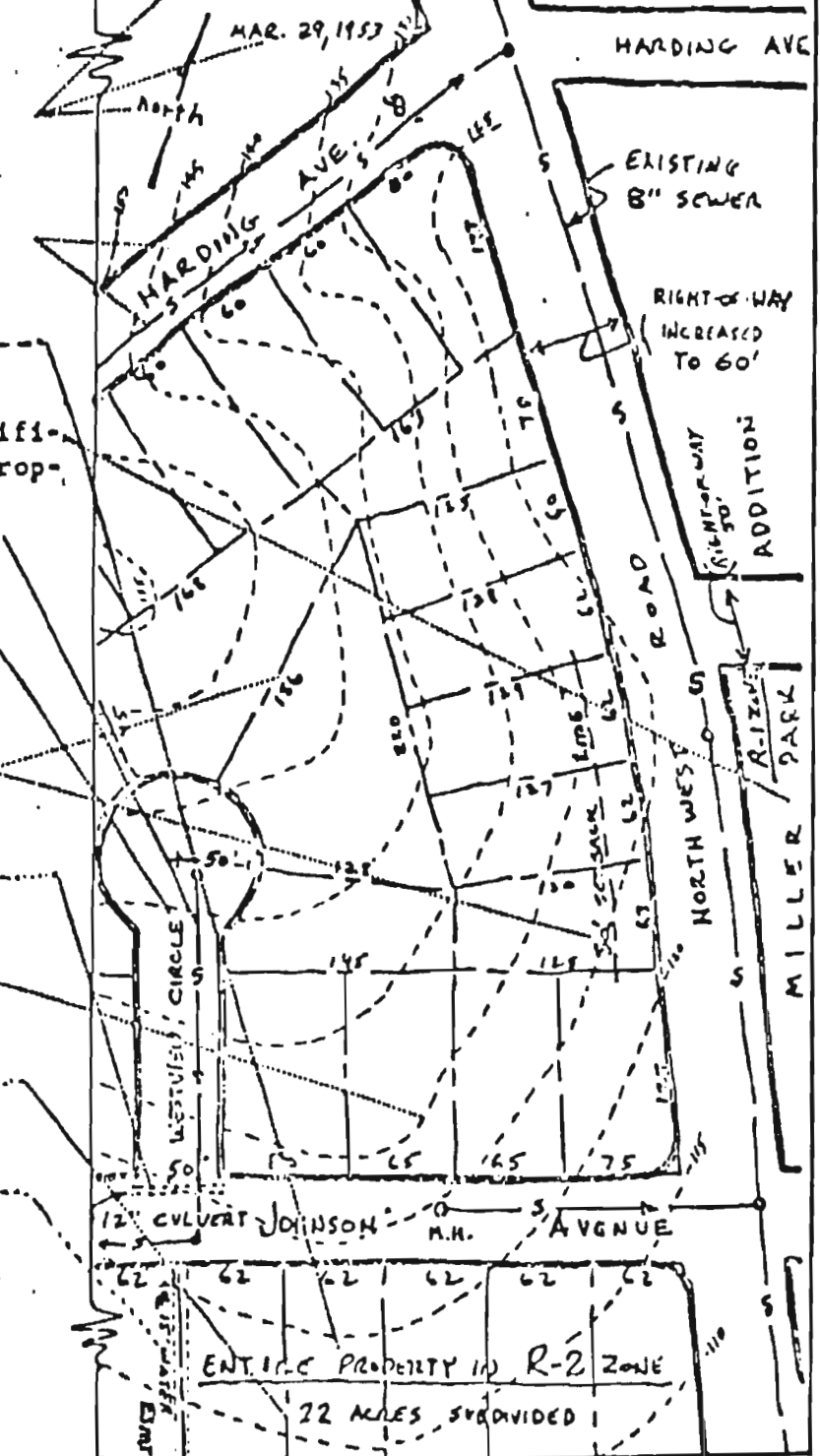
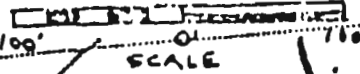
PRELIMINARY SKETCH

WESTVIEW ADDITION SECTION 'A'

TENNA CITY, TENN.

G.O. WEST, OWNER

FRANK T. SQUARE  
ENGINEER



2. Preliminary Sketch Plan of subdivision at a scale of not more than one inch equals 100' showing the following:
  - a. Name and location of subdivision;
  - b. Names of owner and designer;
  - c. North point, graphic scale, and date;
  - d. Amount of acreage to be subdivided;
  - e. Topography at a five-foot contour interval unless a closer interval is required by the Planning Commission;
  - f. Street plan which includes:
    - (1) location of all existing and proposed streets within the subdivision and adjacent to it,
    - (2) widths of existing and proposed rights-of-way,
    - (3) clear identification of right-of-way location and width for any street which is considered as part of the Major Street Plan,
    - (4) street names which are subject to approval by the Planning Commission,
    - (5) plan and profile of all streets, (see Appendix B)
    - (6) typical cross-section of proposed streets, (see Appendix B)
    - (7) complete curve data for the center-line of each street;
  - g. Blocks and lots with dimensions shown for all lot lines;
  - h. Building setback line along each street;
  - i. Plans of proposed utility layouts showing feasible connections to existing or proposed utility systems. When such connections are not practical, all proposed individual water supply and/or sewage disposal systems shall meet the approval of the Jefferson County Department of Health.
  - j. All proposed culverts (location and size);
  - k. Location, width, and purpose of all easements;
  - l. Location and dimension of land to be dedicated or reserved for parks, schools, open space or other public use;
  - m. Any portion of the land in the subdivision subject to periodic inundation by storm drainage, overflow, or ponding shall be clearly shown and identified on the plat;
  - n. The existing zoning classification of subdivision and all contiguous land.
  - o. The names of adjacent subdivisions and the names and addresses of record owners of adjoining parcels of land as they appear on the current tax records.

Within thirty (30) days after the first regularly scheduled meeting of the Planning Commission which is held ten or more days after the submission of the preliminary plat, the Planning Commission shall review the plat and indicate its approval, disapproval, or approval subject to any required modifications. If a plat is 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. Failure of the Planning Commission to consider any preliminary plat within

these thirty (30) days shall be considered as approval of same as submitted.

One (1) copy of the preliminary plat shall be retained in the Planning Commission files, and one (1) copy shall be returned to the subdivider at the time of approval or disapproval, with the specific notations of any changes or modifications required.

Approval of the preliminary plat by the Planning Commission shall not constitute acceptance of the final plat, except when the final plat is completed during the specified time in substantial accordance with the layout shown on the preliminary plat.

Approval of the preliminary plat shall lapse unless a final plat in substantial conformance therewith is submitted within twelve (12) months from the date of such approval, unless an extension of time is specifically applied for by the subdivider and expressly granted by the Planning Commission.

#### SECTION 4 - FINAL PLAT

The final plat shall conform substantially to the preliminary plat as approved; and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposed to record and develop at that time; provided, however, that such portion conforms to all of the requirements of these standards.

At least ten (10) days prior to the meeting at which it is to be considered, the subdivider shall submit the original drawing of the plat, done in black drawing ink, along with three (3) copies (black and white or blue line prints), together with any street profiles or other plans which may be required by the Planning Commission.

The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet, on sheets not larger than twenty-four (24) by thirty-six (36) inches. When more than one (1) sheet is required, an index sheet of the same size shall be filed as a key, showing the entire subdivision, with the sheets in alphabetical order.

The final plat shall give the following information:

1. Vicinity Sketch Map at a scale of one inch equals 800 feet showing the site in relation to its surroundings. The map submitted with the preliminary plat may be used.
2. Final Plan of the subdivision including the following:
  - a. Name and location of subdivision;
  - b. Name of owner and designer;
  - c. North point, graphic scale and date;
  - d. Location, width, and name of all streets, roads and alleys and other rights-of-way;



- e. Location of all blocks and lot lines with all lot numbers in numerical order;
- f. Building setback lines along each street;
- g. Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every road line, lot line, boundary line, block line, and building line, whether curved or straight, and including the radius, central angle, and tangent distance, and the length of curve for the center line of all curved roads and property lines which are not the boundary of the property being subdivided. The length of all dimensions shall be to the nearest one tenth (10) of one (1) foot, and bearings of all angles to the nearest one (1) minute;
- h. Location, dimensions, and purpose of all easements;
- i. Location and description of all monuments and iron pins;
- j. Name and location of adjoining subdivision, roads, and the location and ownership of adjoining unsubdivided property.

The following certifications shall be presented along with the final plat: (SEE APPENDIX A FOR FORMS)

- 1. Certification showing that the applicant is the legal owner of the land, and that he formally dedicates all streets, rights-of-way, and any other sites for public use.
- 2. Certification by a registered surveyor or engineer of the accuracy of the survey and plat, and the placement of all required monuments.
- 3. Certification of approval by the Jefferson County Department of Health when individual sewage disposal or water systems are to be installed.
- 4. Certification by the City Council that the subdivider has complied with one of the following alternatives:
  - a. Installed all improvements according to the requirements of these regulations, or
  - b. Posted a surety bond in an amount sufficient to assure the completion of all required improvements.
- 5. Certification of approval to be signed by the Chairman of the Planning Commission and Mayor.
- 6. A Certification from the City Clerk indicating that sufficient bond has been posted.

When the plat has been approved by the Planning Commission, one (1) copy with the approval of the Planning Commission certified thereon shall be returned to the subdivider to be used for filing with the Probate Judge as the official plat of record. The original tracing containing all required

certifications shall be returned to the subdivider for his records, and one (1) copy shall be retained in the records of the Planning Commission. The Planning Commission must consider a final plat within thirty (30) days after its first regularly scheduled meeting which is held ten or more days after the submission of the final plat. Failure of the Planning Commission to act on a final plat submission within these thirty (30) days shall be considered an approval of same. If the plat is disapproved, grounds for such disapproval shall be stated in writing in the official minutes of the Planning Commission.

Approval of final plat by the Planning Commission shall not constitute acceptance by the public of the dedication of any street or other public way or ground. After approval of the final plat and the construction of streets shown thereon, the Planning Commission may recommend to the Governing Body that it accepts these streets as public roads and take over their perpetual maintenance.

\* Developer shall provide Planning Commission a copy of any subdivision restrictive covenants.

#### REQUIREMENTS FOR PLATS TO BE SUBMITTED

Vicinity Sketch Map (scale 1" = 800')	Preliminary Plat	Final Plat
Name and Location	X	X
Names and addresses of Owner and Designer	X	X
North Point, Graphic Scale, Date	X	X
Boundaries, Approx. Dimensions, Acreage of Site	X	X
Major Traffic Arteries and Utilities	X	X
Community Facilities	X	X
Subdivision Plan (scale 1" = 100 max.)		
Name and Location	X	X
Owner and Designer	X	X
North Point, Graphic Scale, Date	X	X
Location of Streets	X	X
Street Names	X	X
Lot Lines	X	X
Lot Numbers		X
Setback Lines	X	X
Existing Utilities	X	
Proposed Utilities	X	
Proposed Culverts	X	
Dimensions (lots, roads)	X	X
Angles and Bearings, Monuments		X
Contours at 5-foot intervals	X	
Location, width and purpose of all easements	X	X

**THE  
FINAL PLAT  
SHALL SHOW:**

Streets, lots, setback lines,  
lot numbers, etc.

Sufficient engineering data to  
reproduce any line on the  
ground.

Dimensions, angles, and  
bearings.

Monuments

Names of adjoining properties

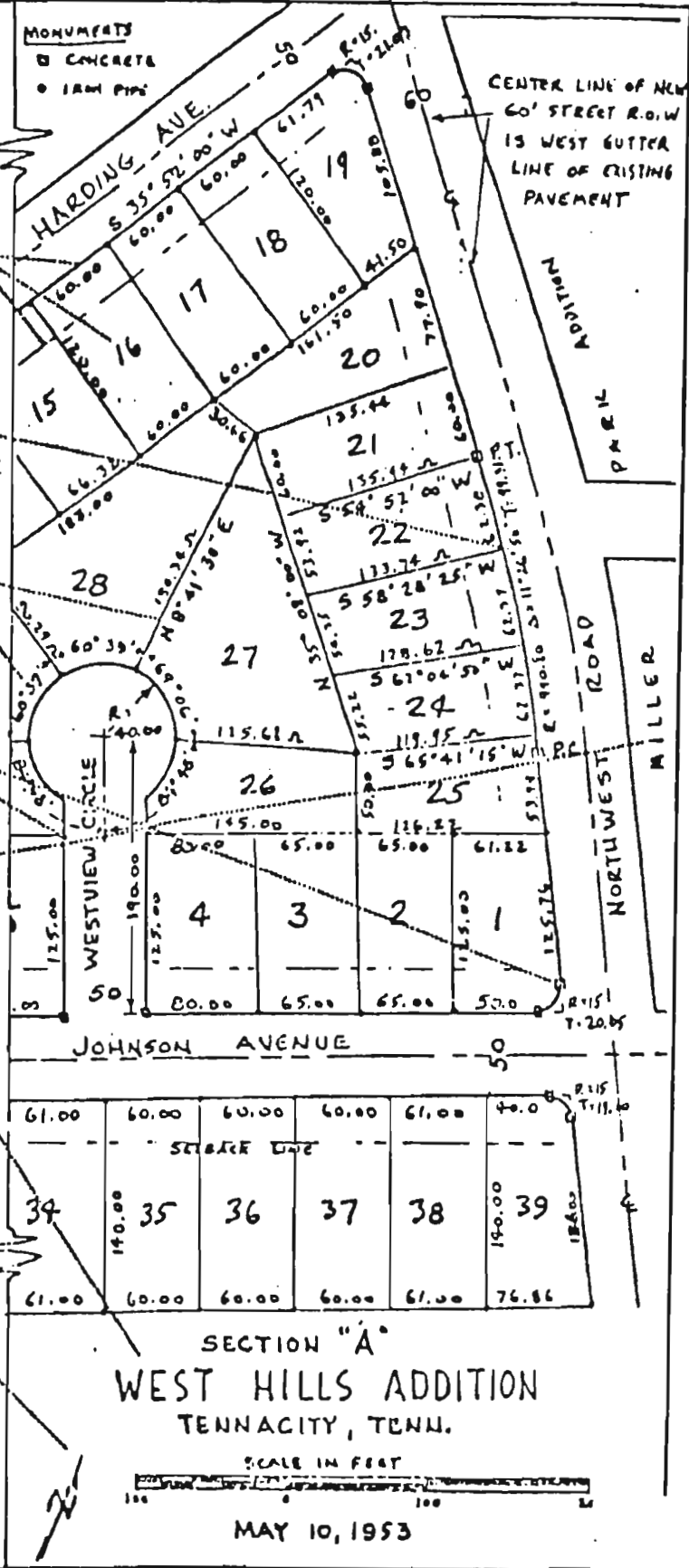
Date, title, name and location,  
of subdivision

Graphic scale and true north  
point

Name of owner and  
designer

Location, dimensions,  
and purpose of all  
easements.

Other requirements as  
defined by section IV



## REQUIREMENTS FOR PLATS (CONT.)

Subdivision Plan (cont.)	Preliminary Plat	Final Plat
Present Zoning	X	X
Adjoining Property Names	X	
Total Acreage of Subdivision	X	
Certificates as Required		X
Proposed improvements requested of the City (utility extensions)	X	

### ARTICLE V

#### DESIGN STANDARDS

##### SECTION 1 - CONFORMITY TO COMPREHENSIVE CITY PLAN

All proposed subdivisions shall conform to any Comprehensive City, County, or Regional Plan and Zoning Regulations.

- 1.1 The population densities established by the Zoning Ordinance and the Land Development Plan shall be observed by the subdivider and developer.
- 1.2 All thoroughfares in the Major Street Plan shown crossing or bordering a proposed subdivision are required to be provided for in the location and at the right-of-way width designated on the Major Street Plan.
- 1.3 To insure development of the community in substantial conformity with the general principles set forth in the official plans and maps of the City of Trussville, the Planning Commission may require that the subdivider reserve open spaces for parks, schools, fire stations, playgrounds, and any other use essential to the welfare of the community. However, no more than 10 percent of the total subdivision may be required by donation. If additional area over ten (10) percent of a proposed subdivision is necessary to fulfill the requirements of the community, the additional area shall be offered for sale to the city at its fair market value. Such offer shall extend for a period of not less than ninety (90) days from the date of receipt by the city of such written offer.
- 1.4 Clearly noted on the preliminary plat should be all the improvements the owner proposes to make pursuant to the development of the subdivision. These improvements shall relate to drainage, utilities, and other improvements necessary to permit development of the subdivision. Also, clearly noted on the preliminary plat should be all the improvements the owner proposes to request the City of Trussville to make, relative to off-premise improvements necessary to the development of the subdivision. These improvements shall relate to drainage improvements necessary to carry runoff to a major drainage channel, and also all extensions of water mains, sewers, and other utility extensions.

## SECTION 2 - STREET PLAN

### 2.1 GENERAL

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. New streets shall consider topographical conditions, orientation to vistas, public convenience and safety, and the proposed uses of land to be served by them.

The proposed street system shall also be coordinated with the street system of the surrounding area. However, 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 neighboring area.

Sufficient proposed streets shall be provided to create normal circulation of traffic within the vicinity. Land abutting a proposed subdivision shall not be left land-locked by such proposed subdivision. Street design shall provide connections to abutting properties at intervals not to exceed the maximum block length of twelve hundred (1200) feet.

In addition, if in the opinion of the Planning Commission, 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 design standards for street cul-de-sac, shall be provided for these streets. Minor streets shall be so laid out that their use by through traffic in the subdivision will be discouraged.

Subdivisions which abut or have included within the proposed area to be subdivided any freeway or arterial street shall provide the following:

- (a) A marginal access street, or
- (b) Reverse frontage with screen planting contained in a non-access reservation along the rear property lines, or
- (c) Deep lots with rear service drives, or
- (d) Other treatment which may be necessary to provide for the adequate protection of properties, and to afford separation of through and local traffic.

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

### 2.2 PRIVATE RESERVE STRIPS

Private reserve strips controlling access to streets shall be prohibited.

### 2.3 LAND SUBJECT TO FLOODING

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.

### 2.4 HALF-STREETS

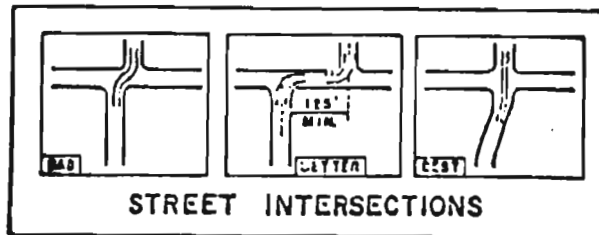
Where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. New half-streets or half-alleys shall be prohibited.

### 2.5 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 diameter of one hundred (100) feet, and a minimum roadway diameter of seventy (70) feet.

### 2.6 STREET INTERSECTIONS

Street intersections with centerline offsets of less than one hundred and twenty-five (125) feet shall not be permitted.



### 2.7 MINIMUM STREET RIGHT-OF-WAY WIDTHS

In developed or vacant areas, the Planning Commission shall have the discretion of identifying or classifying streets. The widths or rights-of-way for the various streets (arterial streets, collector streets, minor streets and alleys) are indicated below. Widths shall be not less than follows:

STREET TYPE	RIGHT-OF-WAY
Limited Access	200 feet
Major Arterial Street	120 feet
Minor Arterial Street	100 feet
Collector Street	60 feet
Minor Street	50 feet
Alleys	20 feet
Marginal Access	(included in R/W of arterial)
Cul-de-sac (diameter)	100 feet

Additional Width on Existing Roads:

Subdivisions that adjoin existing roads shall dedicate additional

right-of-way to meet the above minimum road width requirements.

- (a) The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing road.
- (b) When the subdivision is located on only one side of an existing road, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

## 2.8 MINIMUM ROADWAY WIDTHS

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

STREET TYPE	PAVEMENT WIDTH (Measured from pavement edge to pavement edge)
Arterial Street	50 feet
Collector Street	40 feet
Minor Street	22 feet - with 2 valley gutters or 24 feet with two 1'6" curbs
Alleys	20 feet
Cul-de-sac	35 feet radius

## 2.9 STREET GRADES

Street grades shall not exceed the following unless otherwise recommended and approved by the Street Superintendent.

STREET TYPE	GRADE
Arterial Street	4%
Collector Street	6%
Minor Street	7%
Marginal Access Street	7%

Minimum grades of all roadways shall not be less than 0.5 Surface. Cross-drainage shall not be permitted on any street. Vertical curves shall be constructed so as to afford a minimum sight distance being measured from the driver's eyes (4 1/2 feet above pavement surface) to an object four (4) inches high on the pavement surface.

## 2.10 ALIGNMENT AND VISIBILITY

- (a) Minimum radii of horizontal curves shall be not less than 100 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 (2) degrees are not permitted.

- (d) VISIBILITY. Clear horizontal visibility, measured along the centerline, shall be provided for at least six hundred (600) feet on freeway and arterial streets; three hundred (300) feet on collector streets; and at least two hundred (200) feet on minor access and rear service.
- (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, the Planning Commission shall review this proposal in light of its effect on neighboring properties, and forward its recommendations to the City Council prior to its taking legal action on the matter.
- (f) Where there are roads 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 undesirable hazardous conditions.

## 2.11 INTERSECTIONS

- (a) SUBMISSION OF A GRADING PLAN showing existing conditions and a detailed design for intersections which are unusual or located on difficult terrain may be required by the Planning Commission.
- (b) ACUTE ANGLES at street intersections are to be avoided; in no case will an angle of less than sixty (60) degrees be permitted.

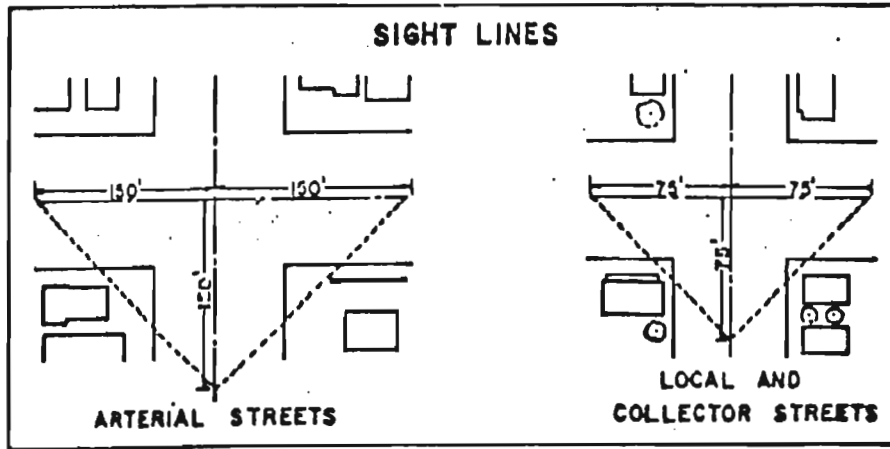
### (c) MINIMUM RADII OF INTERSECTIONS

- (1) PROPERTY LINES at arterial and major street intersections shall be rounded with a radius of twentyfive (25) feet. An increased radius shall be required when the angle of intersection is less than ninety (90) degrees.
- (2) ROADWAY AND CURB intersections shall be made concentric and shall be rounded by a radius of not less than ten (10) feet.

### (d) SIGHT LINES

Local and collector streets shall have a clear sight triangle of seventy-five (75) feet (150 feet for arterial streets) from the point of intersection; this shall be indicated on all plans. No buildings or other obstructions higher than 36 inches shall be permitted in this area.





## 2.12 ALLEYS

(a) Alleys may be required in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking facilities consistent with zoning requirements.

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

## 2.13 NAMES

(a) No street name shall be used which will duplicate by spelling or sound or otherwise be confused with the name of existing streets. Street names are subject to the approval of the Planning Commission and Building Inspector.

(b) Subdivision names and apartment project names shall not duplicate or be confused with existing names. Subdivision and apartment project names are subject to approval by the Planning Commission.

## 2.14 SEE APPENDIX B FOR SUBDIVISION MINIMUM STANDARDS.

## SECTION 3 - BLOCKS

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

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

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

(c) Needs for convenient access, circulations, control, and safety of street traffic; and

d. Limitations and opportunities of topography.

Block lengths shall not be less than four hundred (400) nor more than twelve hundred (1200) feet and shall normally be wide enough to allow two (2) tiers of lots of appropriate depth.

Pedestrian crosswalks not less than ten (10) feet wide may be required where deemed essential in blocks over 800' long by the Planning Commission to provide circulation or access to schools, playgrounds, shopping centers, bus stops, and other community facilities.

SECTION 4 - LOTS

4.1 The lot size, width, depth, shape, and orientation, and the minimum building setback line shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

4.2 Lot dimensions shall conform to the requirements of the Zoning Ordinance and the requirements of the County Health Department. In cases where requirements conflict, the greater requirement shall govern.

4.3 Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street parking and loading for the use contemplated.

4.4 Corner lots for residential use shall have an extra fifteen (15) foot width to permit appropriate building orientation and setback from both streets.

4.5 Each lot shall be provided with access to a public street and front upon a dedicated street not less than fifty (50) feet in width.

4.6 Double frontage and reverse frontage lots shall be avoided, except where essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.

4.7 Side lot lines shall normally be at right angles to streets, except on curves where they shall be radial.

SECTION 5 - EASEMENTS

5.1 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 ten (10) feet wide, unless otherwise approved by the engineering department of the specific utility.

5.2 Where a subdivision 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.

5.3 Lots and easements shall be arranged in such a manner as to eliminate unnecessary easement jogs or off-sets, and to facilitate the use of easements for power distribution, telephone service, drainage, water, and sewer services.

#### SECTION 6 - DRAINAGE AND INUNDATION

A drainage plan shall be made for each subdivision by the Owner's engineer, which plan shall take into consideration the ultimate or saturated development of the tributary area in which the proposed subdivision is located. Adequate provisions shall be made to provide drainage easements needed within the subdivision, taking into consideration the saturated development of the tributary area.

The storm 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 the runoff of subdivisions into a natural drainage channel. But under no condition shall storm drainage be emptied into the sanitary sewer system - or vice versa.

Low areas subject to periodic inundation shall not be developed or subdivided unless and until the Planning Commission establishes that:

- (a) The nature of the land use (i.e., recreational areas) would not lend itself to damage by water inundation to an appreciable extent;
- (b) The area may be filled or improved in such a manner to prevent such periodic inundation; or
- (c) Minimum floor elevations be required to prevent damage to buildings and structures.

The Planning Commission may require whatever additional engineering information it deems necessary to make a decision on subdivisions and other development which contains an area of questionable drainage. Lakes, ponds, and similar areas will be accepted for maintenance only if sufficient land is dedicated as a public recreation area, or if such area constitutes a necessary part of the drainage control system.

#### SECTION 7 - NON-RESIDENTIAL SUBDIVISION

Non-residential subdivisions shall be reviewed and processed in the Planning Commission in accordance with appropriate sections of the Zoning Ordinance.

#### SECTION 8 - VACATING A STREET

No street may be vacated unless such action is recommended by the City Planning Commission to the City Council and approved by the City Council.

## ARTICLE VI

### REQUIRED IMPROVEMENTS

#### SECTION 1 - GENERAL

The subdivider is required to install or construct the improvements hereinafter described prior to having released the bond or other securities which guarantee installation of such required improvements.

All improvements required shall be constructed in accordance with the standards set forth in these regulations, and under the inspection of the Street Superintendent or his duly authorized representative and the engineering department of the respective utility.

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 required pavement.

##### 1.1 STREETS AND ALLEYS

On all streets and alleys within the jurisdiction of these regulations, a suitable hard surfaced permanent type of pavement shall be constructed in accordance with the City of Trussville's construction specifications. Pavement without curb and gutters shall not be permitted and neither shall curb and gutters without paving. (See Appendix B)

##### 1.2 SIDEWALKS

Sidewalks shall be placed on both sides of all streets in a commercial subdivision and may be required in residential subdivisions in the vicinity of schools and other community facilities. Sidewalks, when required, shall be a minimum of four (4) feet wide in residential areas and seven (7) feet wide in business areas, and shall be constructed according to City specifications.

##### 1.3 CURBS AND GUTTERS

Standard approved type curbs and gutters shall be placed on both sides of all new streets within the area of jurisdiction of these regulations in accordance with the City specifications. (See Appendix B)

##### 1.4 WATER MAINS

The design and specifications of the distribution system shall meet the water system requirements. Water mains shall be extended the full length or width of the pavement. Water mains shall meet the requirements of the Trussville Fire Department and the Jefferson County Department of Health.

##### 1.5 FIRE PLUGS

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 business districts fire plugs shall be installed every 300 feet.

## 1.6 SANITARY SEWERS

Sanitary Sewers shall be installed in each subdivision. All sanitary sewer lines shall be installed in such a manner as to serve adequately all lots. Septic tanks may be permitted in lieu of sewer lines wherever sanitary sewerage will not be available within a reasonable period of time. Special approval must be obtained from the County Department of Health.

Lot size shall not be less than the minimum standard and of satisfactory size for the proper installation of a septic tank sewage system as indicated by percolation tests. No building permits shall be issued until written approval has been given by the Jefferson County Department of Health.

## 1.7 STORM SEWERS AND DRAINAGE

Storm sewers and drainage structures shall be designed and installed as required in accordance with good engineering practice. In no case shall the size of pipe used for storm drainage be less than twelve (12) inches in diameter. The subdivider shall provide Portland cement concrete or asphaltic concrete curb, the face of which shall be not less than six (6) inches in height, with backfill sloping toward the curb and higher than the curb to ensure drainage of surface water into the storm drainage system. (ee Appendix B)

## 1.8 PROPERTY MARKERS

All lot corners shall be marked with iron pipe not less than three-fourths (3/4) inches in diameter and twenty-four (24) inches long, and driven so as to be flush with the finished grade.

# ARTICLE VII

## GUARANTEE OF COMPLETION OF IMPROVEMENTS

### SECTION 1 - GENERAL

The subdivider shall be responsible for the provision of all required improvements to the subdivision. This may be accomplished by either the full installation of all required improvements by the developer at the time that the final plat is to be submitted to the Planning Commission or by the provision of a financial guarantee of performance.

#### 1.1 SUBDIVISION IMPROVEMENT BOND

The guarantee of performance by the subdivider shall be in the form of a Subdivision Improvement Bond and shall meet the following requirement:

- (a) ACCEPTANCE OF BOND. Bond must be approved by the City Council.
- (b) VALUE OF BOND. The bond should be of an amount sufficient to cover the total cost of installing all improvements, including grading, paving of the streets, and installation

of all required utilities and fees encountered during execution of improvements.

## 1.2 FAILURE TO COMPLETE WORK

If within twelve (12) months after filing said bond the subdivider has not completed all necessary improvements, or if in the opinion of the Planning Commission said improvements have not been satisfactorily installed, the bond shall be used by the City to complete the improvements in satisfactory fashion, or the City may take such steps as may be necessary to require performance under the bond.

## ARTICLE VIII

### GUARANTEE AGAINST FAULTY MATERIAL

#### SECTION 1 - GENERAL

Final approval of street improvements shall be granted and streets accepted for maintenance by the City of Trussville, only in accordance with one of the following provisions:

- 1.1 In any case in which the Planning Board and/or the City Council may have reasonable doubt concerning the stability or proper construction of any improvement required herein, the City Council may require a maintenance bond for five (5) years for street construction maintenance and one (1) year for sewer lines and facilities. This bond shall be in cash or made by a surety company authorized to do business in the State of Alabama.
- 1.2 The City Clerk shall secure from all developers a letter or statement in which said developer shall agree to maintain backfill to the level of finished grade and to maintain improvements located thereon or therein of any excavation or fill which has been made in connection with the installation of improvements; and such letter or statement shall be binding on the developer for a period of one (1) year after the acceptance of such improvements by the City of Trussville.

## ARTICLE IX

### VARIANCES

#### SECTION 1 - HARDSHIP

Where the Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations due to unusual topographic or other conditions beyond the control of the subdivider, it may vary the regulations so that substantial justice may be done and the public interest secured, provided, however, that such variation will not have the effect of nullifying the intent or purpose of the Subdivision Regulations, Zoning Ordinance, Major Street Plan, or other elements of the Trussville Comprehensive Plan. Any variance thus

authorized is required to be entered in writing in the minutes of the Planning Commission and the reason which justified the departure to be set forth. (See Article III, Section 2.17 for definition.)

#### ARTICLE X

##### PENALTIES FOR TRANSFERRING LOT IN UNAPPROVED SUBDIVISIONS

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells any land by reference to or exhibition of or by other use of a plat or a subdivision, before such plat has been approved by the Planning Commission and recorded or filed in the office of the appropriate county probate office, shall forfeit and pay a penalty of one hundred dollars for each lot or parcel so transferred or sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The municipal corporation may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the same penalty by a civil action in any court of competent jurisdiction.

#### ARTICLE XI

Should any article, section, subsection, or provision of these Subdivision Regulations be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the Subdivision Regulations as a whole, or any part thereof other than the part so declared to be invalid or unconstitutional.

#### ARTICLE XII

##### AMENDING REGULATIONS

Any article, section, sub-section, or provision of these Subdivision Regulations proposed for amending shall be published as provided by law for the publication of ordinances. Before adoption, a public hearing, as described by law, shall be held thereon. Following its adoption, a copy of the amendment shall be certified by the Planning Commission to the Probate Judge of Jefferson County.

#### ARTICLE XIII

##### EFFECTIVE DATE

These Subdivision Regulations shall supersede all previous Subdivision Regulations and shall take effect and be in force from and after the date of their adoption.

ADOPTED this the 10th day of April 1978.  
BY [Signature] Chairman, City of  
Trussville, Planning Commission.

ATTEST:

George A. Glenn Jr.      Geo W. Diamond  
Emile Southland      \_\_\_\_\_  
W. S. Goddard Jr.      \_\_\_\_\_  
Charles Glenn      \_\_\_\_\_

APPENDIX A - CERTIFICATES

FORM 1 - OWNER'S CERTIFICATES

OWNER'S CERTIFICATE AND DEDICATION. We, the undersigned (name of owner) do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the Plat of (name of subdivision), and that the Plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: (if any, follow here)

Witness \_\_\_\_\_ hand \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Witness \_\_\_\_\_

FORM 2 - SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE. I, \_\_\_\_\_ the undersigned, do hereby certify that I am a professional land surveyor or civil engineer and that the annexed map of (name of subdivision) consisting of \_\_\_\_\_ sheets, correctly represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature \_\_\_\_\_

Witness \_\_\_\_\_

FORM 3 - CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and the sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled \_\_\_\_\_ fully meet the requirements of



the Alabama State Health Department, and are hereby approved as shown.

\_\_\_\_\_, 19\_\_.

Jefferson County Department of Health

FORM 4 - CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for \_\_\_\_\_ subdivision has been found to comply with the Subdivision Regulations for Trussville, Alabama, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, that it has been approved for recording in the office of the Probate Judge of Jefferson County.

\_\_\_\_\_ 19\_\_.

\_\_\_\_\_  
Chairman, Planning Commission

\_\_\_\_\_  
Mayor, City of Trussville

FORM 5 - PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, \_\_\_\_\_ as Principal and the under-  
signed Surety, are held and firmly bound unto the City of Trussville,  
Alabama, hereafter called City, in the full sum \_\_\_\_\_  
DOLLARS (\$ \_\_\_\_\_), for the payment of which, well and truly to be  
made, we, and each of us, bind ourselves jointly and severally, by these  
presents.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_.

The conditions of this obligation are such that,  
WHEREAS, PRINCIPAL has submitted to the Planning Commission a preliminary  
plat for subdivision of a tract of land described as follows: \_\_\_\_\_

AND, WHEREAS, PRINCIPAL has, pursuant to the Subdivision Regulations of  
the City of Trussville, elected to file this bond in lieu of actual com-  
pletion of improvements and utilities in the above subdivision.  
NOW, THEREFORE, if the PRINCIPAL shall, within one (1) year from the date  
of approval of the final plat of the subdivision, faithfully install com-  
plete improvements and utilities in the subdivision according to require-  
ments or ordinances, approved plans, specifications, subdivision rules  
and regulations of the City and pay all bills for contractors, subcon-  
tractors, labor and materials incurred in completion thereof; and shall  
hold harmless and indemnify the City and all interested property owners  
against liability, loss or damage by reason of failure of PRINCIPAL to  
faithfully perform the conditions hereof, then this obligation shall be  
null and void, otherwise to remain in full force and effect; PROVIDED,

however, that actions upon this bond by contractors, subcontractors, laborers or material, shall be limited to six months from and after completion of the improvements and utilities above referred to.

Signed, sealed and delivered the day and year first above written.

\_\_\_\_\_  
Principal

Attest: \_\_\_\_\_ By: \_\_\_\_\_  
Secretary \_\_\_\_\_  
\_\_\_\_\_

Attest: \_\_\_\_\_  
Secretary \_\_\_\_\_ By: \_\_\_\_\_

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_.

\_\_\_\_\_  
Attorney  
Approved by the City Council of the City of Trussville this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.

\_\_\_\_\_  
Clerk Mayor

FORM 6 - MORTGAGE RELEASE

RELEASE OF MORTGAGE: In consideration of the platting of the property shown on the annexed map of (name of subdivision), and other good and valuable considerations, receipt of which is hereby acknowledged, \_\_\_\_\_ do hereby release, relinquish and forever discharge a certain mortgage made by \_\_\_\_\_ and dated the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, to \_\_\_\_\_ which is recorded in Book \_\_\_\_\_ of Mortgages at Page \_\_\_\_\_ of the records of Jefferson County, State of Alabama, insofar as the same covers all property dedicated for streets, alleys, parks boulevards, easements or other public use, as shown on said map.

WITNESS \_\_\_\_\_ hand \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_.  
Signature \_\_\_\_\_  
Witness \_\_\_\_\_

FORM 7 - CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

Be it resolved by the City Council of the City of Trussville, Alabama, that the dedications shown on the attached plat of (name of subdivision) are hereby accepted.

Adopted by the City Council of the City of Trussville, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

FORM 8 - SEPTIC TANK CERTIFICATION (Applicable only where septic tanks are to be used)

I, \_\_\_\_\_, a registered engineer in the State of Alabama, certify that a soil survey of \_\_\_\_\_ subdivision has been completed by (name of testing laboratory) on (date) and that this test shows a soil sufficiently porous to permit septic tanks for each lot shown on the plat.

\_\_\_\_\_  
Registration No.

\_\_\_\_\_  
Signature

FORM 9 - CERTIFICATE OF CITY CLERK

CERTIFICATE OF CITY CLERK: I, \_\_\_\_\_, Clerk of the City of Trussville, State of Alabama, hereby certify that I have examined the records of the said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full, and that there is no special assessment procedure now pending against the land as shown on the plat of (name of subdivision).

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_.

Clerk: \_\_\_\_\_ Witness \_\_\_\_\_

APPENDIX B

ARTICLE I

MINIMUM STANDARDS FOR SUBDIVISIONS

Profiles of all streets showing natural and finished grades, location of all head walls, location and size of all culverts, shall be furnished as a part of the Preliminary Plat.

ARTICLE II

1. ENGINEERING REQUIREMENTS AND INSPECTION:

- (a) The subdivider shall furnish the Planning Board all plans and information necessary for engineering considerations and approval for the construction of the proposed improvements. Such plans and information shall be furnished separately or with preliminary plat and vicinity sketch and shall be certified by a registered land surveyor.
- (b) Before starting construction, necessary arrangements must be made between subdivider and Superintendent of Streets for adequate construction inspection to insure that improvements shall comply with standard specifications of

the City of Trussville.

2. INSPECTION:

- (a) All subdivisions and improvements must be inspected by the Street Superintendent and Building Inspector.
- (b) Before construction of streets and drainage the Street Department shall be notified no less than 24 hours in advance of any phase of operation to be started.
- (c) The base shall be inspected and installed under the direction of the Superintendent of Streets.
- (d) No paving shall be installed until the base course is approved.
- (e) No paving shall be installed until approval is given as to type of paving and material used.
- (f) In all cases in which the Superintendent of Streets has reasonable doubt concerning the stability or proper construction of any streets, he may require that after installation of the one inch binder course that the one inch seal course of bituminous pavement be delayed for a period of a minimum of six months.
- (g) No special drainage structure having 20 square feet of end area or larger will be covered up until approval is given by the Superintendent of Streets.

ARTICLE III

1. STREETS:

- (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 proposed street layout shall be made according to good land planning for the type of development proposed. All streets must provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding acreage tracts.
- (c) Reserve strips shall not be permitted.
- (d) Spite strips or strips for unspecified or unacceptable purposes are prohibited.
- (e) Sidewalks may be required where deemed necessary for public safety.

- (f) Public utilities shall be installed prior to acceptance.
- (g) All streets that provide for the continuation or appropriate projection of principal streets in surrounding areas and all streets that provide reasonable means of ingress and egress for surrounding acreage tracts shall be constructed to the subdivision limits as required by the Planning Board.

## 2. MINIMUM REQUIREMENTS:

- (a) Total roadway width shall not be less than 27 feet, including curbing, and the subgrade shall be compacted and shaped prior to application of base materials.
- (b) The base course shall have a compacted thickness of no less than six inches and base course materials shall be approved, as to mixture and durability of materials, by the Superintendent of Streets.
- (c) All streets shall be paved and have a minimum width of twenty-two feet plus curbing.
- (d) A minimum of four-foot shoulders shall be constructed.
- (e) A typical roadway section with the street grades shall be submitted for approval along with the drainage plan.
- (f) Unless authorized by the Planning Board, grades over 15% will not be permitted.
- (g) All intersections shall have a sufficient turning radius to accommodate traffic in a normal manner.

## ARTICLE IV

### 1. STREET MINIMUM IMPROVEMENTS

- (a) Proper drainage structures shall be constructed at designated locations determined by field inspection and contour maps of the subdivisions with the approval of the Planning Board as to the size and number.
  - (1) Catch basins and drop inlets shall be constructed if deemed necessary by the Planning Board.
  - (2) Combination curb and gutter shall be constructed on grades over 12%, or on long unbroken grades, where no cross drains are feasible to divert the flow of water from the street, at the discretion of the Superintendent of Streets.

- (3) 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.
- (b) A permanent type pavement shall be applied by the subdivider or developer to all streets, (double surface treatment or better).
- (c) The materials and type of materials used shall have the approval of the Superintendent of Streets.
- (d) No street will be accepted for maintenance unless approved by the City Council.
- (e) Where subdivision streets make intersection with county roads, the intersection shall be made at a point on the county road that will provide a minimum sight distance of 500 feet. Any less sight distance requirements shall be approved by the Planning Board.

## 2. RIGHT-OF-WAY:

- (a) Right-of-way for any street, road or avenue which, in the opinion of the Planning Board, is or might become (1) an arterial highway shall be no less than 100 feet in width, (2) a main collector street shall be not less than 60 feet in width.  
All rights-of-way for principal streets, roads or avenues in a subdivision shall not be less than sixty feet in width; all other streets shall not be less than fifty feet in width.
- (b) Any intersection of streets having an interior angle of less than ninety degrees shall have an easement radius, if the Planning Board considers it necessary for the safe turning of traffic.

## 3. ACCESSIBILITY:

- (a) 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 a part of the street system of the proposed subdivision and is subject to all regulations regarding streets.

## 4. IMPROVEMENTS:

- (a) Before a subdivider or developer commences to grade or pave streets or roads within a subdivision, he shall consult the Superintendent of Streets and obtain his approval of the proposed grades, type of paving, size

of drainage structures, and any or all other engineering problems involved therein. No street grades shall exceed 15% unless approved by the Planning Board.

5. ALLEYS:

(a) No alleys will be permitted unless

- (1) Front entrance cannot be attained because of the abnormal lay of the lot in relation to the street.
- (2) There is an existing alley in an adjoining subdivision.

ARTICLE V

1. DRAINAGE:

(a) All subdivisions shall be provided with adequate storm drainage facilities. Any areas subject to periodic flooding caused by poor drainage facilities will not be accepted by the Planning Board unless the subdivider makes necessary provisions to eliminate such flooding.

(b) A complete drainage plan and contour map showing the pipe sizes, their locations and the areas to be drained, shall be submitted along with the profile grades and typical roadway section for approval.

(c) All existing drainage structures shall be shown on the preliminary plat and contour map.

(d) All off project drainage, draining onto the subdivision, shall be shown on contour maps showing the areas in acres that the subdivision will have to accommodate.

(e) No oil drums or unacceptable pipe shall be used. Only pipe that meets specifications equaling Alabama State Highway Department specifications shall be acceptable.

(f) On any single drainage structure requiring 20 square feet or more of end area, a special drawing will be required for approval.

(g) Masonry and/or reinforced concrete drainage shall be constructed in accordance with standard drawings available in the Superintendent of Street's office and shall be inspected and approved by the Street Department prior to placement of backfill material.

(h) These provisions apply to all developers or subdividers. (For purpose of these regulations a subdivision shall consist of two or more lots..)

(i) Where the subdivider has open ditches a minimum of 2 to 1 front slope and flat bottom ditch is required; the width of ditch shall be determined by existing conditions and approved by the City Council. V-bottom ditches will be permitted in special cases.

(j) No oil drums or unacceptable pipe shall be used. All roadway cross drain pipe shall be a minimum size of 18" and all side drain pipe shall be a minimum size of 15 inches. Only pipe that meets specifications equaling Alabama State Highway Department specifications shall be acceptable. These specifications are as follows:

- (1) Driveway and side drain pipe - non-reinforced concrete pipe or 14 gauge uncoated galvanized corrugated metal pipe. Reinforced concrete and stronger metal pipe may be required when deemed necessary by the Superintendent of Streets.
- (2) Cross drain and culvert pipe - reinforced concrete pipe or 14 gauge bituminous coated corrugated metal for pipe up through 36" (12 gauge for pipe through 60" pipe). Heavier gauges may be required where deemed necessary by the Superintendent of Streets.
- (3) Storm drains and culvert pipe - Non-reinforced concrete pipe through 24" and 14 gauge uncoated metal pipe may be used outside roadway through 60 inches.

## ARTICLE VI

### 1. MISCELLANEOUS:

(a) All lot pins and markers shall be established on the ground prior to final approval of record map.

(b) The City will not construct any street, install any drainage or do any maintenance work in any recognized or recorded subdivision before the subdivision is duly accepted for maintenance.

(c) The City will, after construction of streets and drainage is completed, accept the street and drainage for maintenance provided:

- (1) That it meets the minimum requirements of the City.
- (2) That all necessary improvements are installed.
- (3) That there are no claims or liabilities against the subdivision that will be passed on to the City.
- (4) That all improvements shown and stated on the record map shall have been installed or complied with.



(d) Any deviation from these provisions must have written permission from the Planning Board.

(e) In residential areas where apartment type projects are contemplated, off-street parking facilities shall be provided.

(f) Subdivision maps shall be drawn in ink on one piece of linen tracing cloth.

(g) On roads where no dedicated right-of-way exists, the building setback distance from center line of road shall be equal to 30 feet plus standard setback required in the zoning district affected.

## ARTICLE VII

### 1. REQUIRED IMPROVEMENTS BOND

(a) Prior to the approval of the final plat, the subdivider shall have installed or constructed the following improvements or posted an improvement bond not to exceed 100% of the cost of required improvements.

- (1) All streets shall have been constructed in conformity with the requirements set out in Article II and Article III.
- (2) All drainage shall have been constructed in conformity with the requirements set out in Article IV.
- (3) The developer or subdivider will forfeit his bond if improvements are not made or completed.
- (4) If bond is forfeited, the bonding company will complete the improvements or pay the City for completion of same.

(b) After the subdivision has been completed and before the street acceptance letter is issued, the City Council may require a one (1) year maintenance bond for streets, sewer lines and drainage facilities if, in their opinion, it is deemed necessary.

## ARTICLE VIII

### 1. STANDARD DRAWINGS

(a) All necessary drawings and standards regarding roadway typical sections, valley gutters, combination curb and gutter, and all types of drainage structures for the development of subdivision streets can be obtained in the office of the Street Superintendent or Building Inspector and are available to all prospective subdividers and developers.

## APPENDIX C

### PRELIMINARY AND FINAL PLAT REVIEW AND APPROVAL FORM

### GENERAL REQUIREMENTS

Name of Subdivision \_\_\_\_\_

Name of Owner(s) \_\_\_\_\_

Date Submitted \_\_\_\_\_ Check by \_\_\_\_\_

Required Number of Copies of Plat Submitted \_\_\_\_\_

Topographic Map Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Location of Subdivision (Section, Range, Leir) \_\_\_\_\_

Has Plat Been Prepared at the Appropriate Scale : Yes \_\_\_\_\_ No \_\_\_\_\_

Present Zoning Classification of Area \_\_\_\_\_

GENERAL PLATTING REQUIREMENTS	Preliminary Plat		Final Plat	
	Yes	No	Yes	No
1. Is the Subdivision laid out to conform with the approved master plan of the area?	_____	_____	_____	_____
2. Does the street pattern discourage through traffic?	_____	_____	_____	_____
3. Do the streets intersect at as nearly 90 degree angles as possible?	_____	_____	_____	_____
4. Are the number of streets converging at one point kept to a minimum?	_____	_____	_____	_____
5. Have provisions been made for principal local streets to be continued in adjacent subdivisions without creating hazardous jogs or angles in the thoroughfare pattern?	_____	_____	_____	_____
6. If cul-de-sacs are shown, do they:	_____	_____	_____	_____
a. Have adequate turn around facilities? (100 feet diameter minimum)	_____	_____	_____	_____
b. Remain a conventional length of not more than 600 feet?	_____	_____	_____	_____

	Preliminary Plat		Final Plat	
	Yes	No	Yes	No
7. Are blocks a normal size (approx. 1,000 feet in length?)	_____	_____	_____	_____
8. If a block is excessively long (1200'), has a pedestrian crossing been provided in the middle of the block?	_____	_____	_____	_____

REQUIRED PHYSICAL IMPROVEMENTS

1. Has due consideration been given by the subdivider regarding dedication of that portion of land necessary for public use? (school sites, park sites, etc.)	_____	_____	_____	_____
2. Have all necessary easements for utilities been checked to determine whether they meet the requirements of the utility company?	_____	_____	_____	_____
3. Have the locations, widths, and other dimensions of proposed streets, alleys, lots, easements, and other open spaces been clearly shown?	_____	_____	_____	_____
4. Are all blocks and lots properly numbered?	_____	_____	_____	_____
5. Do all streets and courts shown on the plat bear tentative names?	_____	_____	_____	_____
6. List of names of streets, courts, or boulevards shown on the plat.				
a. _____	b. _____			
c. _____	d. _____			
e. _____	f. _____			
Do any of the tentative names listed conflict with any existing street names?	_____	_____	_____	_____
7. Is the accurate location and description of all monuments clearly shown? (Permanent				

	Preliminary Plat		Final Plat	
	Yes	No	Yes	No
monuments of natural stone or concrete should be set to finish grade at such critical points as will enable any skilled surveyor to lay out correctly any lot in the subdivision).	_____	_____	_____	_____
8. Has the length of lines of all lots, the length and bearing of the lines of all streets, alleys, and easements, the length of all arcs, and radii, the points of curvature, and the tangent bearings in the case of curved lines been checked by the Street Superintendent?	_____	_____	_____	_____
9. Do all necessary signatures appear on the plat?	_____	_____	_____	_____
10. Is the north point, date, scale, and name of the firm which designated the plat clearly shown?	_____	_____	_____	_____

ZONING ORDINANCE REQUIREMENTS

1. Does the zoning classification of all parcels of land appear on the plat?	_____	_____	_____	_____
2. Are all lots delineated of adequate size to meet the requirements of the appropriate zoning classifications?	_____	_____	_____	_____
3. Will a performance bond (to run to the city) be required?	_____	_____	_____	_____
4. Performance bond set at \$ _____.				

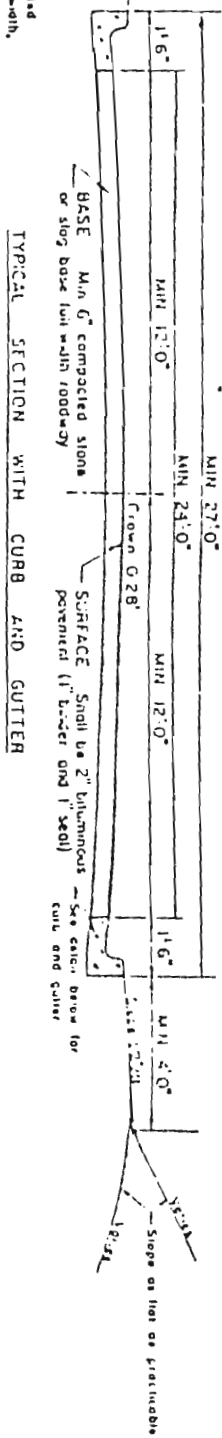
APPROVAL GRANTED

1. Preliminary Plat:	_____	_____		
2. Final Plat:			_____	_____

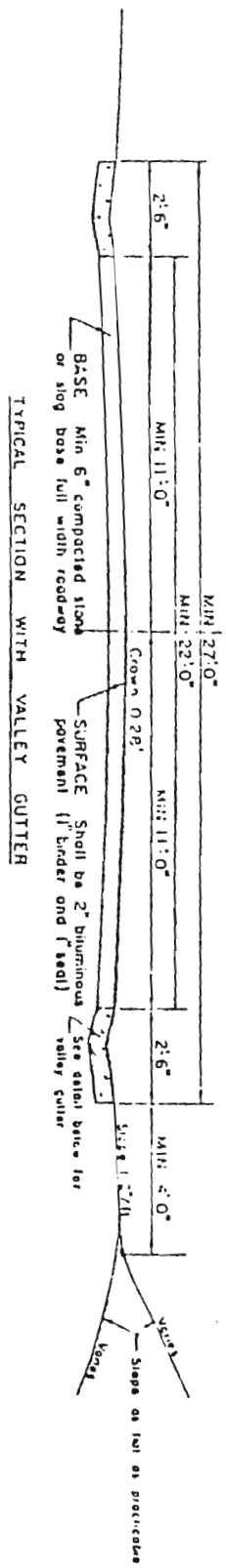
LIST OF ALL SUGGESTED REVISIONS OR CHANGES:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

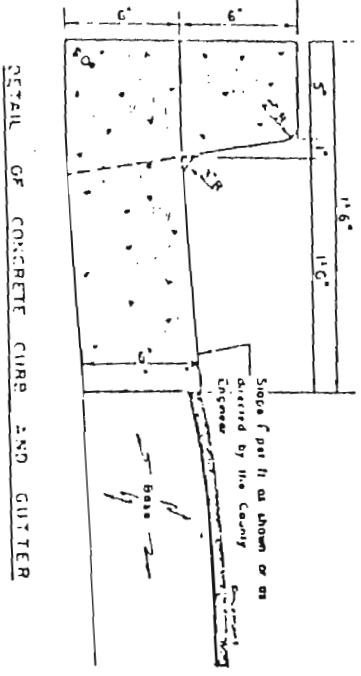
NOTE:  
 Slope shall be compacted  
 and water, initial roadway width,  
 prior to application of base  
 materials.



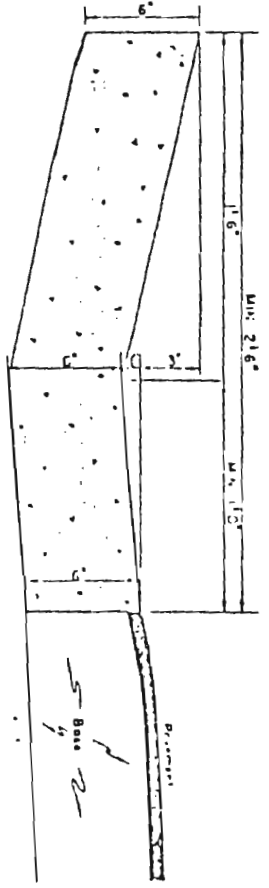
TYPICAL SECTION WITH CURB AND GUTTER



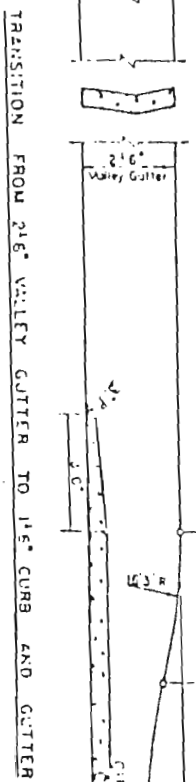
TYPICAL SECTION WITH VALLEY GUTTER



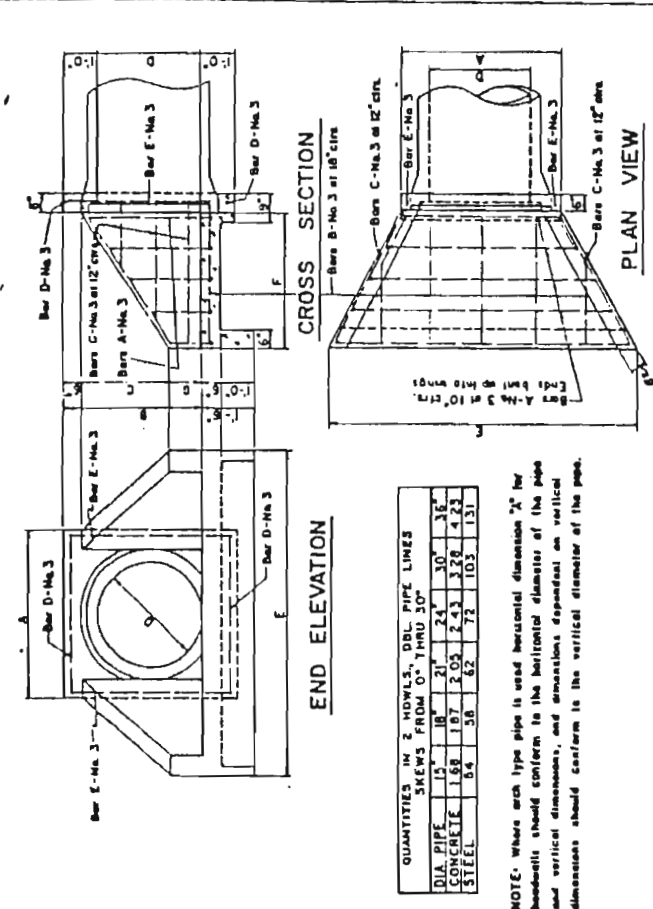
DETAIL OF CONCRETE CURB AND GUTTER



DETAIL OF CONCRETE VALLEY GUTTER



TRANSITION FROM 2.6' VALLEY GUTTER TO 1.6' CURB AND GUTTER



END ELEVATION

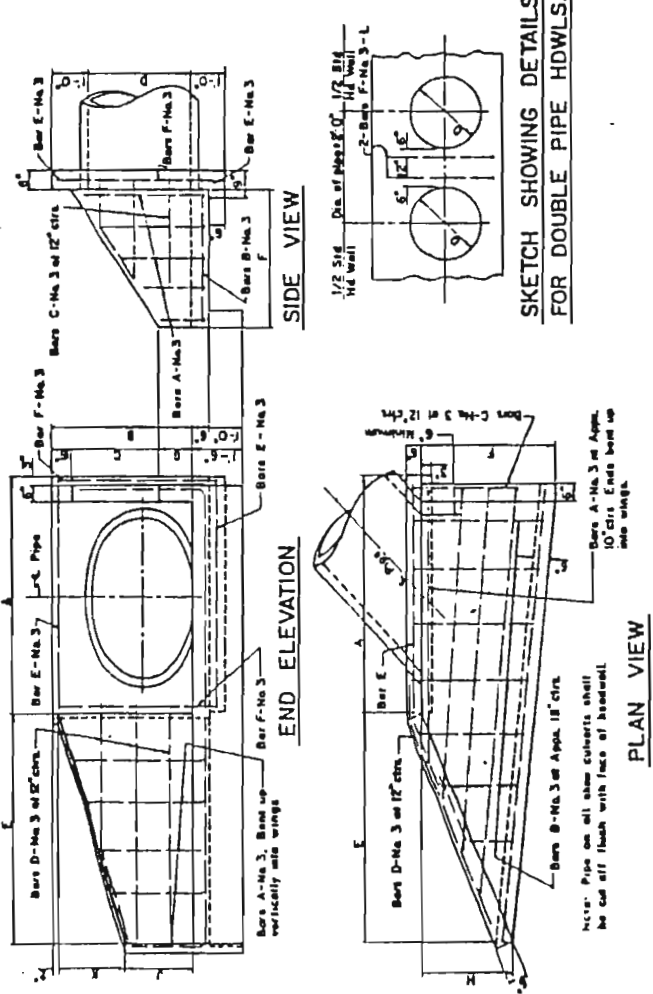
CROSS SECTION

PLAN VIEW

QUANTITIES IN 2 HDWLS, DBL PIPE LINES  
SKEDS FROM 0° THRU 30°

DIA PIPE	15"	18"	21"	24"	30"	36"
CONCRETE	1.68	1.97	2.05	2.43	3.78	4.73
STEEL	5.4	5.8	6.2	7.2	10.3	13.1

NOTE: Where each type pipe is used horizontal dimension "X" for headwidth should conform to the horizontal diameter of the pipe and vertical dimension, and dimensions dependent on vertical dimensions should conform to the vertical diameter of the pipe.



END ELEVATION

SIDE VIEW

PLAN VIEW

NOTE: Pipe on all other culverts shall be cut off flush with face of headwall.

SKETCH SHOWING DETAILS FOR DOUBLE PIPE HDWLS.

BILL OF DEFORMED BAR REINFORCEMENT 2 HDWLS.

Bar Dia	Bar A	Bar B	Bar C	Bar D	Bar E	Bar F
of Pipe	Length	No	Length	No	Length	No
15"	6	8	9	10	11	12
18"	6	9	10	11	12	13
21"	6	10	11	12	13	14
24"	6	11	12	13	14	15
30"	6	13	14	15	16	17
36"	6	15	16	17	18	19

DIMENSIONS FROM 30° THRU 45°

D	A	B	C	E	F	G	H	K
15"	4'-0"	2'-3"	1'-3"	1'-3"	0'-5"	3'-3"	1'-2"	1'-0"
18"	4'-4"	2'-6"	1'-6"	1'-6"	0'-6"	3'-6"	1'-4"	1'-0"
21"	4'-8"	2'-9"	1'-9"	1'-9"	0'-7"	3'-9"	1'-6"	1'-0"
24"	5'-0"	3'-0"	2'-0"	2'-0"	0'-8"	4'-0"	1'-8"	1'-0"
30"	5'-5"	3'-5"	2'-5"	2'-5"	0'-9"	4'-5"	2'-0"	1'-5"
36"	6'-0"	4'-0"	3'-0"	3'-0"	1'-0"	5'-0"	2'-5"	1'-5"

QUANTS 2 HDWLS

Concrete	Steel
1.38	4.4
1.40	4.4
1.42	4.4
1.44	4.4
1.46	4.4
1.48	4.4
1.50	4.4

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

BILL OF DEFORMED BAR REINFORCEMENT 2 HDWLS

Bar Dia	Bar A	Bar B	Bar C	Bar D	Bar E
of Pipe	Length	No	Length	No	Length
15"	6	6	6	6	6
18"	6	7	7	7	7
21"	6	8	8	8	8
24"	6	9	9	9	9
30"	6	11	11	11	11
36"	6	13	13	13	13

DIMENSIONS FROM 0° THRU 30°

D	A	B	C	E	F	G
15"	2'-11"	2'-3"	1'-3"	1'-3"	0'-6"	3'-4"
18"	3'-0"	2'-6"	1'-6"	1'-6"	0'-7"	3'-6"
21"	3'-5"	2'-9"	1'-9"	1'-9"	0'-8"	3'-8"
24"	3'-8"	3'-0"	2'-0"	2'-0"	0'-9"	4'-0"
30"	4'-2"	3'-5"	2'-5"	2'-5"	1'-0"	4'-5"
36"	4'-8"	4'-0"	3'-0"	3'-0"	1'-1"	5'-0"

QUANTS 2 HDWLS

Concrete	Steel
0.96	3.4
1.08	3.8
1.18	4.0
1.28	4.2
1.48	4.4
2.00	6.8
2.64	9.0

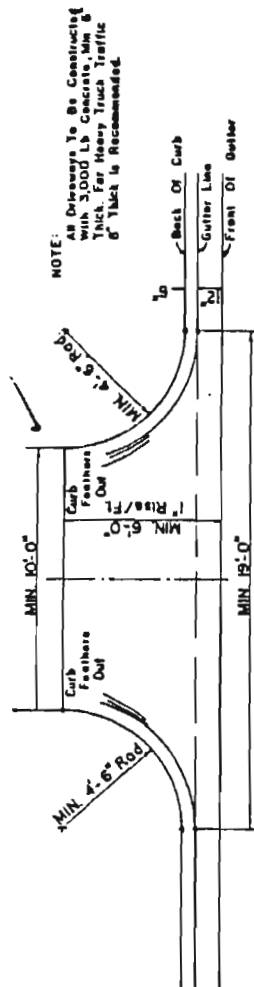
HEADWALLS FOR ROADWAY PIPE CULVERTS SKEWS FROM 0° THRU 30°

Where Concrete Headwalls are used all reinforcing bars should be No. 3 deformed.

bars should be constructed so that the opening will take the natural flow of water.

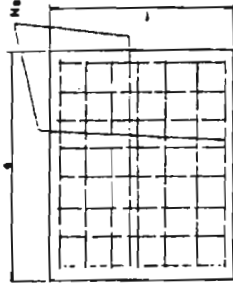
Culverts generally should follow slope of stream and the minimum slope should be 2%.

The minimum fill height over pipe should be 18" to finished sub-grade.

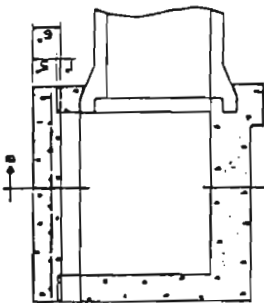


STANDARD DRIVEWAY

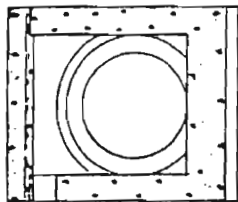




PLAN VIEW OF COVER



SECTION



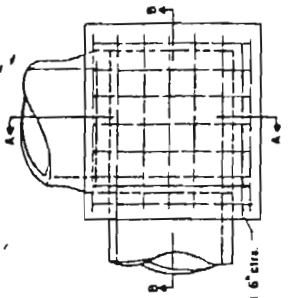
SECTION B-B

INLET QUANTITIES	
In Dia.	Conc. Steel
15"	125
18"	141
20"	156
24"	179
30"	228
36"	283

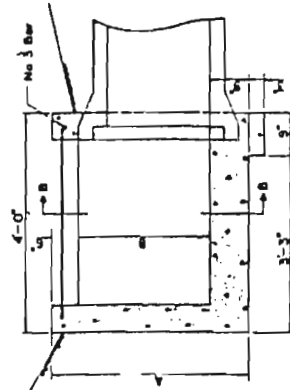
No. 3 Bar at 6" c/c.

CONCRETE COVERS FOR INLETS	
Inside Diameter Of Pipe	Concrete Cover (Bar Rein)
15"	4'-0" 2/10"
18"	4'-0" 3/4"
24"	4'-0" 3/4"
30"	4'-0" 4/1"
36"	4'-0" 4/1"

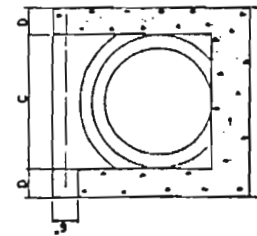
TOP VIEW



CONCRETE COVER FOR HEADWALL INLETS



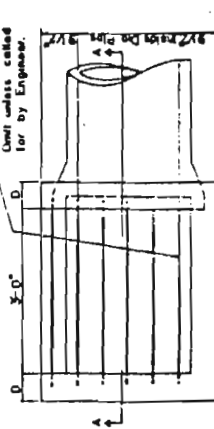
SECTION A-A



SECTION B-B

GENERAL NOTES FOR HEADWALL INLETS

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.  
All reinforcing should be no. 3 deformed.  
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.

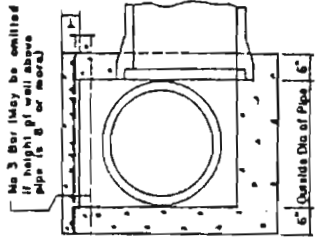


TOP VIEW

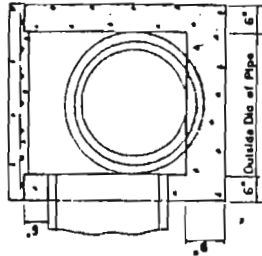
Inside Diameter Of Pipe	DIMENSIONS			Cu Yds. Concrete per Ft. Length	Cu Yds. Area of Inlet
	A	B	C		
15"	3'-0"	1'-9"	1'-10"	0.77	0.22
18"	3'-3"	2'-0"	2'-1"	0.87	0.23
24"	3'-6"	2'-3"	2'-4"	0.97	0.23
30"	4'-3"	3'-0"	3'-1"	1.07	0.26
36"	5'-3"	4'-0"	4'-1"	1.26	0.26
42"	6'-3"	5'-0"	5'-1"	1.74	0.30
48"	7'-3"	6'-0"	6'-1"	1.95	0.32
54"	8'-3"	7'-0"	7'-1"	2.28	0.34

HEADWALL INLETS FOR FLAT DITCHES

DETAIL OF JUNCTION BOX



SECTION A-A

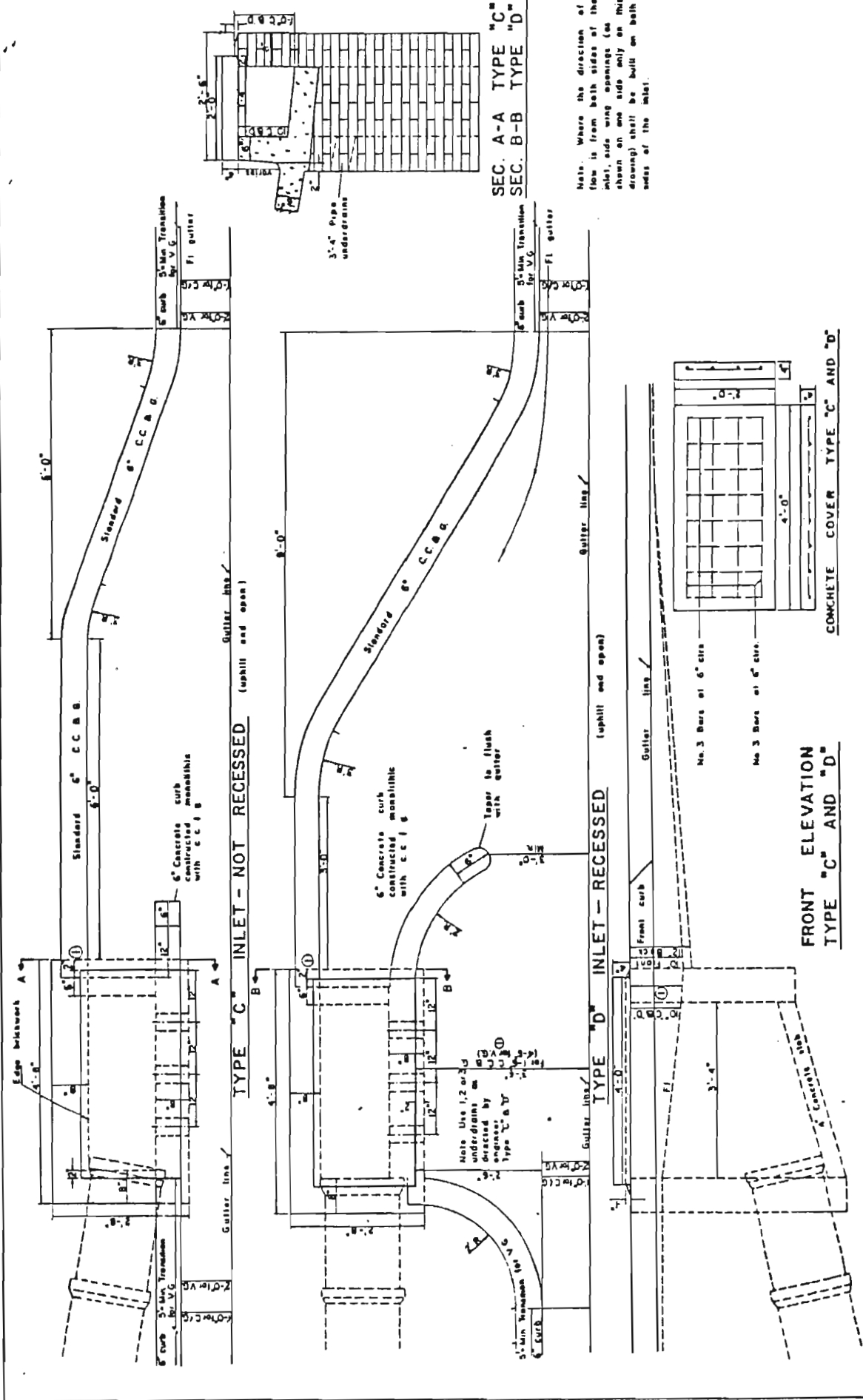


SECTION B-B

GENERAL NOTES FOR JUNCTION BOX

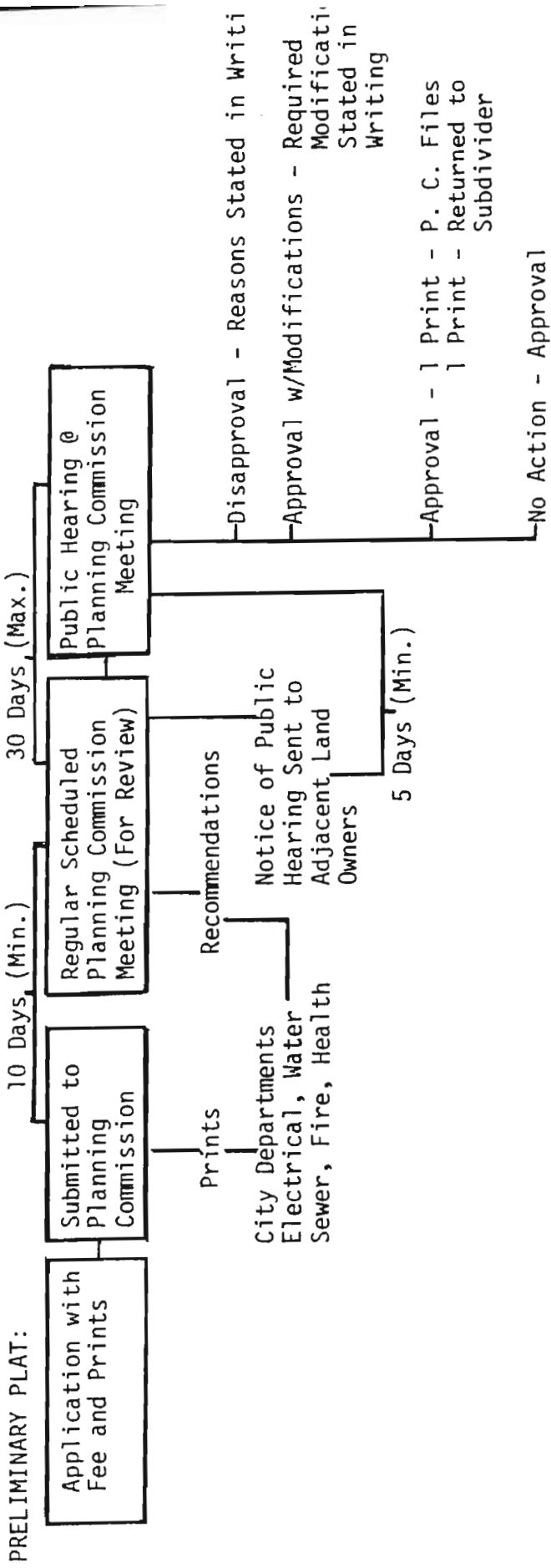
Where practicable inlet pipe should be placed at least 4" in elevation higher than outlet pipe.  
All reinforcing should be no. 3 deformed.  
The thickness of slab "T" should be 4" for pipes up to 48" in diameter and 6" for pipes 48" and larger.

HEADWALL INLETS FOR PIPE CULVERTS FLAT DITCHES



**PRE-APPLICATION CONFERENCE:**

Subdivider encouraged to consult with Planning Commission to obtain advice and assistance before he begins preparation of preliminary plat.



**FINAL PLAT: (TO BE SUBMITTED WITHIN 12 MONTHS OF PRELIMINARY PLAT)**

