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STATE OF ALABAMA)
COUNTY OF SHELBY)

We the Planning Commission for the City of Calera on the 25th day of July, 1988, do certify that we have adopted subdivision regulations for the City of Calera as per Alabama Code 11-52-31. The subdivision regulations were published and a public hearing was held and with no opposition the regulations were adopted by the Commission.

We, the undersigned, of the Planning Commission of the City of Calera hereby certify these subdivision regulations to the Judge of Probate of Shelby County, Alabama.

Dorothy Downs Schroeder
Dorothy Downs Schroeder, Chairman

Tommy Lynn Morrison
Tommy Lynn Morrison

Tommy Falkner
Tommy Falkner

John McLendon
John McLendon

Betty Crawford
Betty Crawford

W. M. Sonny Davis
W.M. Sonny Davis

George W. Roy
George W. Roy

Lemoyne Payton
Lemoyne Payton

ATTESTED:

Lemoyne Payton
City Clerk

BOOK 249 PAGE 530

SUBDIVISION REGULATIONS
CITY OF CALERA, ALABAMA

Adopted By The
CALERA PLANNING COMMISSION

July 25, 1988

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SUBDIVISION REGULATIONS
CITY OF CALERA, ALABAMA

ARTICLE 1. GENERAL PROVISIONS

SECTION 1:01 Authority

Under the authority of Chapter 52, Title 11 of the 1975 Code of Alabama, as amended, which provisions are made a part hereof, these regulations governing the Subdivision of land are hereby adopted by the Planning Commission of the City of Calera, at its regular meeting of July 25, 1988, as prescribed by law. A copy of these regulations shall be certified to the City Clerk of the City of Calera, and to the Probate Judge of Shelby County, Alabama.

SECTION 1:02 Jurisdiction

From and after the date of August 1, 1988, these regulations shall govern each and every subdivision of land in all areas of the city as now or hereafter established within the boundary of the City of Calera; provided however, that where the City of Calera now or in the future is authorized to exercise and does in fact exercise subdivision control outside its municipal boundaries, such areas shall be included in the jurisdiction of these regulations.

SECTION 1:03 Separability and Severability

The provisions of this Act are severable. Should any article, section, subsection or provision of these regulations be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not effect the validity of unconstitutionality of these regulations as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

SECTION 1:04 Amendments

The Planning Commission may from time to time adopt amendments that will tend to increase the effectiveness of these regulations or expedite the approval of subdivision plats. These regulations and amendments thereto may be changed or amended by the Planning Commission after a public hearing by giving due notice as required by law, and approval by the Calera City Council.

SECTION 1:05 Penalty

The City Attorney shall initiate any appropriate action or procedure to prevent such unlawful subdivision of land and to prevent the occupancy of such subdivision of land under the authority conferred by Chapter 52, Title 11 of the 1975 Code of Alabama, as amended.

SECTION 1:06 Definitions

- (a) Alley: Any public right-of-way designed primarily for vehicular access to the back or side of premises otherwise abutting on a street.
- (b) Calera City Council: The chief legislative body of the City of Calera, Alabama.
- (c) Curb or Curb line: The inside vertical face of a vertical curb, the center line of a valley gutter, or the edge of the pavement where no curb or gutters exist.
- (d) Dedication: The deliberate assignation of land by its owners for any general or public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.
- (e) Engineer: A Professional Engineer and registered by the State of Alabama Board of Registration for Professional Engineers and Surveyors. City Engineer: That Engineer, so designated by the City of Calera. At the date of the last revision of these regulations, Carr & Associates Engineers, Inc. 205-664-8498.
- (f) Final Plat: The completed subdivision plat in form for approval and recording.
- (g) Lot: A parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision of record or survey map or by metes and bounds. Large lot subdivision: A residential subdivision with a minimum lot size of three (3) acres. Small lot subdivision: A subdivision with lot size less than three (3) acres.
- (h) Planning Commission: The Calera Planning Commission.
- (i) Preliminary Plat: A tentative plat of a proposed subdivision for presentation to the Planning Commission for its consideration.
- (j) Roadway: That portion of a street between the regularly established curb lines, or that part of a street or alley devoted to vehicular traffic.
- (k) Sidewalk Area: That portion of a street not included in the roadway, and devoted in whole or in part to pedestrian traffic.
- (l) Street: A public right-of-way for vehicular and pedestrian traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, or however otherwise designated, excepting, however, an alley.

Major Street: A highway or street which may serve commercial, industrial, office park or multi-family development. These streets serve a dual purpose in moving

traffic as well as providing access to adjoining land uses.

Secondary Street: An interconnecting street within a subdivision or among small areas.

Minor Street: A street primarily for access to abutting properties and serving no more than twenty (20) dwelling units.

- (m) **Subdivider or Applicant:** Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations to effect a subdivision of land hereunder for himself or for another.
- (n) **Subdivision:** The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land, whether described by metes and bounds or by any other description, for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.
- (o) **Surveyor:** A Land Surveyor and registered by the State of Alabama Board of Registration for Professional Engineers and Land Surveyors.

ARTICLE 11. PROCEDURE

SECTION 2:01 Application for Approval

- (a) To obtain approval of a proposed subdivision, the subdivider or applicant shall submit to the Planning Commission a preliminary plat including all design prints required by the City Engineer, a vicinity sketch, a list of the names and addresses of owners of record of parcels of land immediately adjoining the proposed subdivision, and a final plat prepared in accordance with the requirements as set forth in these regulations. No owner of land or subdivider shall proceed with improvements or sale of land subdivided without the written approval of the Planning Commission.
- (b) The subdivider shall in addition, submit three (3) copies of the preliminary plat, three (3) copies of a vicinity sketch, and three (3) copies of all design prints required to the City Clerk, attention of the Planning Commission at least twenty-one (21) days prior to the regular scheduled meeting of the Planning Commission.
- (c) The Calera Planning Commission shall forward one (1) of said copies to the City Engineer who shall submit his written recommendations to the Planning Commission by the time of its hearing on said plat.

SECTION 2:02 Fees and Notice

- (a) To partially defray the cost of filing said application, notifying interested parties, investigation, and holding a hearing upon the preliminary plat, a fee of \$25.00 shall be paid to the City of Calera by the subdivider at the time of filing the application, together with the cost of giving legal notice.
- (b) Notice by certified mail to abutting property owners shall be mailed fourteen (14) days prior to the hearing on the preliminary plat, by the Planning Commission by City Clerk.
- (c) When application is made for approval of a subdivision under the provisions of Article II, Section 2:09, a final plat fee of ten dollars (\$10) together with the cost of giving legal notice, shall be paid at the time of filing the application.

SECTION 2:03 Preliminary Plat Approval

The Planning Commission shall approve, approve conditionally, or disapprove such preliminary plat within thirty (30) days after the submission thereof at its regular meeting. If approved conditionally, the conditions and reasons therefore shall be stated and if necessary the Planning Commission may require the subdivider to submit a revised preliminary plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Planning Commission should disapprove the preliminary plat, the reasons for such action shall be stated and if possible recommendations made on the basis of which the proposed subdivision would be approved. One (1) copy of the preliminary plat as acted upon by the Planning Commission shall be retained at City Hall one (1) copy forwarded to the City Engineer, and one (1) copy returned to the subdivider. The approval of the preliminary plat shall not be deemed final acceptance but rather an expression of approval of the subdivision layout as proposed on the preliminary plat.

SECTION 2:04 Effect of Preliminary Plat Approval

Approval of the preliminary plat is authorization that the subdivider may proceed with the staking of streets and lots in preparation for construction of improvements and for final platting.

SECTION 2:05 Engineering Requirements

- (a) The subdivider shall furnish all plans and information necessary for the engineering consideration and approval for the construction of the proposed improvements as requested by the City Engineer. Such plans and information shall be furnished with the preliminary plat application and shall be certified by a Registered Professional Engineer.
- (b) Before starting construction, necessary arrangements must be made between the subdivider and the City Engineer

for adequate laboratory and construction inspection to insure that the proposed improvements shall comply with the requirements of the City of Calera. All testing shall be the responsibility of the subdivider and shall be done by an approved Testing Laboratory, or by the City Engineer, at the expense of the subdivider.

SECTION 2:06 Final Plat Filing and Execution

- (a) The subdivider shall file the final plat and three copies thereof with the Calera Planning Commission at least fourteen (14) days prior to the date of the meeting of the Planning Commission at which time it is to be considered.
- (b) All final plats shall have been signed and executed by all necessary parties (except the Planning Commission, and the City of Calera) before being filed with the Planning Commission.

SECTION 2:07 Approval of Final Plat

- (a) Approval or disapproval of the final plat shall take place within thirty (30) days after the date of submission unless the subdivider agrees to an extension of that time. If the final plat is disapproved, the grounds for refusal shall be stated in the records of the Planning Commission. The action of the Planning Commission shall be shown on the final plat with the date of action shown over the signature of the person authorized by the Planning Commission to sign such plats.
- (b) Approval of the final plat carries with it the condition that the Planning Commission must be notified in writing by the City Engineer that either: (1) all required improvements have been satisfactorily installed and completed by the subdividers, or: (2) a bond has been posted to secure the same, before such final plat is signed as approved by the Planning Commission and before said plat is submitted to the City of Calera Council for passage of the resolution assenting to the dedication of any public ways or lands.

SECTION 2:08 Final Plat Fees and Recording

- (a) When application is made for final plat approval, the subdivider shall pay an additional fee of five dollars (\$5.00) per lot in the subdivision to partially defray the expense of investigating, hearing, and acting upon the final plat.
- (b) The final plat shall be filed for record in the office of the Probate Judge of Shelby County by the subdivider after Planning Commission and the City council approval is affixed thereupon.
- (c) The subdivider shall then notify the City Clerk, via a letter, copy to City Engineer, with the map book, volume and page numbers where the final plat is recorded.

SECTION 2:09 Subdivisions, Resubdivisions, and Exceptions

- (a) In accordance with Section 1:06 (n) and except as provided in Section 2:09 (d) and (e) below, all applications for the subdivision of land shall be submitted to the Planning Commission for approval.
- (b) Subdivisions containing 5 lots or less with access for each of said lots fronting on a dedicated and paved public road with no public improvements required: Application shall consist of a final plat prepared according to Section 3:03 for recording in Shelby County Probate Office. The plat must be approved by the City Engineer and Planning Chairman after field reviews are completed and other applicable approvals have been obtained.
- (c) Subdivisions containing 5 lots or less with some of said lots having no access fronting on a dedicated and paved public road: Applications must be submitted to the Planning Commission according to Sections 3:01, 3:02, and 3:03.
- (d) A subdivision is created when a person divides a tract of land into two or more lots or parcels with the intent to convey, either presently or in the future, more than one such lots or parcels. However, a subdivision is not created by a person who sells, conveys, or offers for sale only one lot or parcel which is a part of a larger tract owned by him.
- (e) No Planning Commission approval is required where property is divided by:
1. Family members of a family estate.
 2. Court Order.
- (f) Subdivisions containing minimum size lots of 20 acres or more with or without access to any public road. Applications shall consist of a final plat prepared according to Section 3:03 for recording in Shelby County Probate Office, except accurate dimensions, bearings, deflection angles, etc., may be omitted if the lots can be accurately described such as: S $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 West. The plat must be approved by the City Engineer and Planning Chairman after reviews are completed.
- (g) Subdivisions fronting on other than City of Calera streets, located outside the corporate limits, may require approval of Shelby County and/or the State of Alabama. Therefore approvals by the Planning Commission of subdivisions within its jurisdiction, outside the corporate limits, does not imply approval by other authorities. Approvals of Shelby County and the State of Alabama Highway Department for driveways onto roads of those authority shall not be implied by any action of the Planning Commission, the City Engineer, nor the City Council.

ARTICLE III. PLAT REQUIREMENTS

Except as provided in Article II, Section 2:09, for small subdivisions the following plat requirements shall apply.

SECTION 3:01 Preliminary Plat

The Preliminary Plat shall show the following:

- (a) Title, graphic scale, written scale, north arrow, date, and name and registration number of surveyor. The scale shall be sufficient to accurately portray existing conditions and proposed improvements.
- (b) Topography: Based on U. S. Geological Survey, or U. S. Coast and Geodetic Survey sea level datum. On grades of five percent (5%) or less, contours shall be shown at one (1) foot intervals. On grades between five percent (5%) and ten percent (10%), contours shall be shown at two (2) foot intervals. On grades greater than ten percent (10%), contours shall be shown at five (5) foot intervals unless otherwise specified by the Planning Commission.
- (c) Names of all streets, highways, or roads. Names shall not be in conflict with other named streets within the City of Calera.
- (d) Rights-of-way and Easements: The location, dimensions, and purposes of all easements shall be shown. All street or road rights-of-way and roadway or pavement widths shall be shown. Approximate locations and dimensions will be permitted.
- (e) Utilities: Location of existing or proposed utilities on or adjacent to the tract to be subdivided, including size and elevation. Utilities (except single lot service lines) shall be in dedicated easements.
- (f) Lot lines, lot and block numbers and approximate dimensions.
- (g) Purpose of subdivision. (Residential, Industrial, Office Park, etc.)
- (h) Proposed Street Lights and Signs: Location, size, and type.
- (i) Public Facilities: All proposed public facilities, including schools, parks, and public open spaces, shall be shown.
- (j) Location: Quarter section, section, township, and range with approximate ties to all existing quarter section or section corners within or close to the proposed subdivision.
- (k) Names and addresses of the owners of the property, including existing mortgages and subdivider.
- (l) Names and addresses of record owners of adjoining lots or parcels of land.
- (m) Certificates of, or letter from the State and/or County Health Department indicating their approval of the proposed water supply and sanitary facilities, if not proposed as an extension to the City of Calera's Systems.

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- (n) If any portion of the land of the proposed subdivision is subject to inundation by storm drainage, overflow, or ponding of local storm water, such fact and portion shall be clearly shown and identified. Off site flows, and flows from the site shall be shown, based on a 15 year design. Include drainage area, Q, Velocity, "C". A longer design period may be required by the City Engineer.
 - (o) Any other information that may be considered necessary by the Planning Commission for full and proper consideration of the proposed subdivision.

SECTION 3:02 Vicinity Sketch

A vicinity sketch or key map shall be shown on, or accompany the preliminary plat. This sketch or map shall show all existing subdivisions, streets and tract lines of acreage parcels and right-of-way widths of all streets abutting the proposed subdivision. It shall also show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire neighboring area.

SECTION 3:03 Final Plat

The final plat shall be an original drawing in ink, on cloth or film and shall be referenced to an accepted section corner based on the U.S. Government survey of the area. A resurvey of a part of a subdivision, previously referenced to an accepted section corner, may be referenced to the original survey. All items shown on the preliminary plat shall also be shown on the final plat except as provided below.

Contours may be eliminated unless otherwise specified by the Planning Commission.

Right-of-way lines, easements, and property lines shall be shown with accurate dimensions and bearings; deflection angles radii, arcs, and central angles of all curves. "As Built" drawings of required street, drainage and utilities improvements shall be submitted to the City Engineer or bonded, prior to, or with, submittal of the final plat for approval.

The final plat shall also show the following:

- (a) The purpose for which sites are dedicated or reserved, it being understood that any reservations of areas shall be subject to the proper zoning, if applicable.
- (b) The minimum building setback line on all lots and other sites in those areas subject to the Calera Zoning Ordinance.
- (c) The location and description of monuments. (Iron pipes shall be designated by a small open circle at point of installation.)

- (d) Reference to recorded subdivision plats of adjoining platted land, by map, book, volume and page number.
- (e) Space for approval of the City Engineer, the Calera Planning Commission, and Acceptance of Dedications by the City of Calera.
- (f) Where a street or alley has been vacated, a note shall be shown on the plat indicating such and referring to the recorded instruments of vacation by deed book and page number.
- (g) If there are existing structures on land proposed to be subdivided, three (3) copies of a survey plot plan showing the exact locations of such structures with their relation to the proposed subdivision shall accompany the final plat, one (1) of which shall be forwarded to the City Engineer.
- (h) The final plat shall be accompanied by three (3) copies of any protective covenants running with the land in form for recording. Notes on the plat shall reference the covenant.
- (i) On all plats when there is no mortgage, whether there is a dedication of property for street purposes or not, a certificate substantially in form as follows:

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned (Name), Registered Land Surveyor, State of Alabama, and (Name), owner(s) hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner(s); that this plat or map is a true and correct map of lands shown therein and known as (Name of Subdivision or resurvey) showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey (or, if the plat is a resurvey of an existing recorded subdivision, "showing the relation of the lands to the survey of (Name of Subdivision) as recorded in the office of Probate Judge of Shelby County in map book (Map Book No.), page (Page No.)"; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage.

Dated _____ 19 ____.

(Execution and acknowledgement by Surveyor and Owner(s).)

- (j) On all plats when there is a mortgage, whether there is a dedication of property for street purposes or not, a certificate substantially in form as follows:

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned (Name), Registered Land Surveyor, State of Alabama, and (Name), owner(s) hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner(s); that this plat or map is a true and correct map of lands shown therein and known as (Name of Subdivision or resurvey) showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, and public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey (or, if the plot is a resurvey of an existing recorded subdivision, "showing the relation of the lands to the survey of (Name of Subdivision) as recorded in the office of Probate Judge of Shelby County in map book (Map Book No.), page (Page No.)"; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner(s) also certifies (certify) that he, she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgages(s): (Name).

Dated _____ 19__.

(Executed and acknowledgement by Surveyor, Owner(s) and Mortgagee(s).

- (k) Notary's acknowledgement of the certificate referred to in (i) or (j) above, substantially in form as follows: (Multiple Notary acknowledgements may be necessary, as required for Notary's Certification).

STATE OF ALABAMA
SHELBY COUNTY

I, (Name), as Notary Public in and for said County and State, do hereby certify that (Name of Surveyor), whose name is signed to the foregoing certificate as a surveyor, and (Name of owner) whose name is signed to same as owner (and (Name of mortgagee)),

whose name is signed to same as mortgagee), all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this _____ day of _____, 19 ____.

Notary Public (seal)

- (l) Recommendations and approvals by the City Engineer and the Planning Commission, as follows:

Having reviewed this plat, and the associated improvements by the owner for dedication to the City of Calera (as secured by bonds), I _____ as City Engineer, recommend approval and acceptance by the Planning Commission, this _____ day of _____, 19 ____.

Having reviewed this plat, and considered the recommendations of the City Engineer, the Planning Commission hereby by majority vote, (accepts the plat for recording)(and recommends the City Council accepts the dedications shown thereon), this the _____ day of _____, 19 ____.

By _____, Chairman

- (m) On all plats where there is a dedication of land for public purposes whether in the form of new streets, parks, additional right-of-way for existing streets, or merely curve radii where there were angle corners formerly existing, a resolution substantially in form as follows:

BE IT RESOLVED, by the Calera City Council that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of title of plat or map, which said plat or map is certified to have been made by (Name of Surveyor) as surveyor, at the instance of (Name of owner) as owner, and recommended by the Planning Commission and; said plat or map being further identified by a recital of the approval of the City Council signed by _____, City Clerk, this the _____ day of _____, 19 ____.

SECTION 3:04 Vacation of Public Lands

The vacation of public ways is a function of the Calera City Council. However, the effect of vacating public ways establishes new property lines of abutting properties in the centers of such vacated ways. The applicant shall therefore, within a reasonable time after the passage of the resolution assenting to the vacation thereof by the Calera City Council, submit a final plat indicating old property lines removed and establishing new ones, for the approval of the Planning Commission. That final plate shall include certifications, including affected property owners, and a Registered Land Surveyor.

ARTICLE IV. DESIGN STANDARDS

All proposed subdivisions shall conform to the City of Calera Zoning Ordinance in those areas where the Zoning Ordinance is in effect. Whenever a tract to be subdivided embraces any part of a highway, street, or road so designated on any county or regional plan, such part of such proposed public way shall be platted by the same width as indicated on such county or regional plan. The design standards of the Article shall be the minimum standards allowable for development. Standards above the minimum may be required by the Planning Commission or the City Engineer. Detailed construction specifications and engineering requirements may be obtained from the City Engineer. (Also see the APPENDIX)

The Planning Commission shall not grant any variance modification, or waiver of the requirements of this Article unless recommended by the City Engineer.

SECTION 4:01 Street Plan

- (a) All streets shall be platted along contour elevations which will result in minimum grades and greater visibility wherever practical, with consideration given to the anticipated use of the land.
- (b) The proposed street layout shall be made according to good land planning practices for the type development proposed and shall be co-ordinated with the street systems of the surrounding areas. All streets must provide for the continuation or appropriate projection of principal streets in surrounding areas.
- (c) In subdivisions which border on or have included within the proposed area to be subdivided any expressway, major highway, or arterial street, access to lots abutting such major traffic arteries shall be provided in a manner such that the individual lots shall not have direct access to such expressway or arterial street.
- (d) The platting of any land, the purpose of which is to deny access to rights-of-way is prohibited, except as otherwise provided herein.
- (e) Street right-of-way widths shall be dependent upon street design and classification. Adequate widths shall be provided to accomodate roadway construction and utility location. Standard subdivision streets will require a minimum sixty (60) foot right-of-way. Right-of-way widths of fifty (50) feet may be used on minor dead end streets. Subdivisions along existing or dedicated or platted streets or highways where rights-of-way are inadequate to meet these minimum standards, shall provide any additional rights-of-way to comply.
- (f) All public streets and access streets shall be paved. Base: The minimum thickness of the base material shall be six (6) inches. Base material shall be approved by the City Engineer. The City Engineer may require testing of any material proposed for use as a base. This testing shall be at the expense of the developer or contractor. Also see Section 4:02 (d).

Street Width: The minimum roadway pavement width (not including gutters) shall be twenty-two (22) feet, except in large lot subdivision development in which case the minimum roadway pavement width shall be twenty (20) feet. Greater roadway pavement widths shall be required where projected traffic volumes warrant such wider facilities.

Curbs and Gutters: In small lot subdivisions, curbs and/or gutters may be required by the City Engineer or Planning Commission. The purposes for requiring curbs and/or gutters are drainage control, and reduction of maintenance costs.

Where curbs and gutters are required, an eighteen (18") inch curb and gutter or twenty four (24") inch valley gutter will meet minimum standards.

Asphalt Surfacing: A permanent type paving shall be applied to all public streets. Pavement design shall be subject to approval by the City Engineer.

Minimum plantmix requirements for all twenty-two (22) foot width residential streets will be as follows: Binder - 140 lbs. per sq. yd., Seal - 80 lbs. per sq. yd.

Greater thicknesses may be required dependent upon street classification.

Should any problem be encountered with the subgrade, base or binder layers, or should much immediate construction traffic be projected following road construction, the City Engineer may require the placement of the seal course of plantmix be delayed for a minimum period of six (6) months. Correction of failed areas will be required, before placing seal course after the delay.

If problems are encountered relative to pavement thickness, coring of plantmix may be required.

Double Bituminous Surface Treatment pavement on an approved base may be approved (where curbs and/or gutters are not required) for the following cases:

1. Entrance roads into subdivided areas where projected average weekday volumes will not exceed 400.
2. Roads serving large lot subdivisions.

Should Double Bituminous Surface Treatment paving be approved for use, the developer shall provide a maintenance bond on the roadway, equal to 100% of replacement cost, for a period of two (2) years from date of completion and approval of subdivision.

Shoulders: Shoulder shall be a minimum of six (6) feet back of the curb line with a rise of not less than eight (8) inches nor more than fifteen (15) inches from the flow line of the gutter. In large lot subdivisions and entrance roads with a projected average weekday traffic volume less than 400, the minimum shoulder width shall be four (4) feet. Shoulder widths on roads without curbs and/or gutters shall be in accordance with ASHTO standards, but not less than six (6) feet, except as provided for large lot subdivisions of low traffic volume.

Horizontal Alignment: Proposed design speeds shall be designated by the Developer's Engineer on the plan profile sheets which are submitted with the preliminary plans.

Minimum stopping sight distances.

<u>Design Speed</u>	<u>Minimum Stopping Sight Distance Ft.</u>
20	150
25	175
30	200
35	230
40	275

Corner Sight Distance: Corner Sight Distance is measured from a point of the minor road 15.0 feet from the edge of the major road pavement and measured from a height of 3.75 feet on the minor road to an object 4.5 feet above the surface of the major road.

<u>Design Speed</u>	<u>Minimum Corner Sight Distance Ft.</u>
20	200
25	250
30	300
35	350
40	400

Minimum radius of curvature.

<u>Design Speed</u>	<u>Minimum Radius in Ft.</u>
20	150
25	175
30	250
35	375
40	550

Horizontal Alignment: Proposed design speeds shall be designated by the Developer's Engineer on the plan profile sheets which are submitted with the preliminary plans. Design speeds shall be at least 1.25 times posted speed limits. (Or as proposed by Calera Police Chief)

Minimum stopping sight distances.

<u>Design Speed</u>	<u>Minimum Stopping Sight Distance Ft.</u>
20	150
25	175
30	200
35	230
40	275

Corner Sight Distance: Corner Sight Distance is measured from a point of the minor road 15.0 feet from the edge of the major road pavement and measured from a height of 3.75 feet on the minor road to an object 4.5 feet above the surface of the major road.

<u>Design Speed</u>	<u>Minimum Corner Sight Distance Ft.</u>
20	200
25	250
30	300
35	350
40	400

Minimum radius of curvature.

<u>Design Speed</u>	<u>Minimum Radius in Ft.</u>
20	150
25	175
30	250
35	375
40	550

Vertical Alignment: Grades of all streets shall comply with good engineering practice. Street grades shall not exceed fifteen (15%) percent or be less than five-tenths (0.5%) percent.

Waivers may be considered by the City Engineer only when submitted in writing by the Developer. Waivers will be considered only on minor dead end streets with low projected traffic volumes.

Grades approaching intersections shall not exceed five (5%) percent for a distance of not less than one hundred (100) feet from the centerline of said intersection. Grades of circles shall not be more than 5% for the last (100) feet of paving.

- (g) Sidewalks may be required where deemed necessary for public safety by the Planning Commission.
- (h) Street alignment shall be designed to eliminate sharp curves and street jogs. No street plan will be approved with intresections which offset less than one hundred twenty-five (125) feet between center lines. Streets shall intersect as nearly at right angles as possible and in no case at an angle of less than sixty (60) degrees.
- (i) Dead end streets of more than 200 feet in length, as measured from centerline of intersection, will not be approved unless actual construction work has been started on future development for extending the dead end street at the time of plat recording in Probate Office. If construction work has not been started at the time of plat recording in Probate Office, a circle with the outside gutter radius tangent to the dead end property line, at the point for future extension, will be required. Circle design will be as included in these regulations.
- (j) Circles shall terminate with a property line radius of not less than fifty (50) feet and an outside gutter radius of not less than thirty-five (35) feet. Circles to accommodate school buses or other large vehicles may be required and shall terminate with a property line radius of not less than sixty-six (66) feet and outside gutter radius of not less than fifty (50) feet.
- (k) Curb radii of twenty (20) feet or more shall be provided at the intersection of all other streets.
- (l) Street Intersections: Deceleration and/or acceleration lanes may be recommended for Planning Commission consideration by the City Engineer if deemed necessary to maintain a safe flow of traffic on existing or proposed streets.

SECTION 4:02 Street Construction

- (a) Clearing and Grubbing - All areas which will receive fill material shall be cleared of all vegetation, trees, stumps, large rocks and other objectional or unsuitable material prior to placing the fill material.

- (b) Embankment - The City Engineer or his designated agent shall determine what material is suitable for Embankment. Natural ground area shall be properly compacted prior to placing the embankment. Embankment material shall be placed in uniform lifts of ten (10) inches or less and compacted to ninety-five (95%) percent of standard density as determined by AASHTO T-180, method. In place density method per AASHTO T-191 or T-238.
- (c) Subgrade - Finish grade shall conform to the lines, grades and cross-section as shown on the approved plan unless specific permission is acquired in writing from the City Engineer. The subgrade shall be shaped and compacted to one-hundred (100%) percent of standard density as determined by AASHTO T-180 method. In place density method per AASHTO T-191 or T-238. Subgrade and Embankment shall be placed in ten inch (10") loose lifts and density tested every 500', or fraction thereof.
- (d) Bases - Prior to placing any base material the subgrade shall be prepared and tested. The type material to be used for base and required thickness shall be stated on the approved plan. Specification which follow describe a rock, stone, or slag base material. In general any base material approved in the latest issue of the Standard Specifications of the Alabama Highway Department shall be acceptable, provided the resulting base/subgrade shall have a strength equal to or greater than that which would be expected from the rock, stone, or slag base. The plans shall include certified design calculations (or attached thereto) by the Developer's Engineer to confirm that equivalent strength.

Base material consisting of crushed rock, stone particles, or slag shall contain an approved filler of sand or other fine mineral filler. Required six (6) inch base of this material shall be spread without segregation and may be placed and compacted to full depth in one (1) layer. Required base layer greater than six (6) inches shall be placed in approximately equal layers. Compaction shall be by vibratory, steel wheel rollers or other approved rollers to obtain a density of one hundred (100%) percent when tested as determined by AASHTO T-180 method. In place density method AASHTO T-191 or T-238.

- (e) Culverts - A special design drawing will be required for any drainage structure having a required end area of twenty (20) sq.ft. or more.

Reinforced concrete drainage structures shall be constructed in accordance with standard drawings and specifications approved by the City / Engineer. The standard drawings for many minor structures may be obtained through the State Highway Department or some Concrete companies.

Curb inlets shall be, straight curb type, per attached detail drawing.

Reinforced concrete pipe and arch pipe class and installation shall be in accordance with current specifications of the Alabama Highway Department. Minimum Class shall be III.

Corrugated metal pipe and arch pipe culverts shall be fully coated with asphalt with a paved invert or fully coated with a polymeric coating. Gauge, corrugations and installation shall be in accordance with current specifications of the Alabama Highway Department. Minimum gage shall be 14.

All storm drain pipe shall be a minimum of eighteen (18) inches. Design notes for strength requirements shall be submitted.

- (f) Open Channels and Ditches - Open channels and ditches shall be designed so as not to create hazardous erosion. The minimum flow line slope for paved ditches shall be 0.33% and shall be 1.0% for unpaved ditches. Well defined natural drainage ways which are to be left undisturbed may be considered by the City Engineer to be utilized without any improvements, provided the drainage easement includes complete drainageway. Where drainage areas are being constructed or natural drainage ways are disturbed, concrete lined ditches or other erosion control measures designed by the Subdivision Engineer(s) and approved by the City Engineer shall be provided. Where erosion problems arise after completion of construction, the City Engineer may require corrective measures be installed before final acceptance of subdivision by the City and release of bond. Ditches shall be in easements.

- (g) Headwalls - Headwall with wing walls and end walls shall be installed on pipe culverts. Headwalls for precast concrete or brick masonry construction shall be approved by the City Engineer. Flared end sections may be approved.

Head walls for pipe sizes larger than forty-eight (48) inches shall be shown on the approved plans.

Head walls for multi-line installation shall be shown on the approved plans.

- (h) Combination Curb and Gutter, Valley Gutter and Sidewalks - Portland cement concrete shall be used and have a compressive strength of 3000 PSI at twenty-eight (28) days.

Combination curb and gutter, valley gutter and side walks shall be constructed of portland cement concrete. Installation shall be on a prepared subgrade and conform to the cross-section shown on the plans.

The surface finish of the concrete shall have a light broomed or burlap drag texture. The edges shall be smoothed with a radius type tool.

Transverse contraction joints shall be constructed at intervals not exceeding twenty (20) feet in combination curb and gutter and valley gutter. Joint depth shall be no less than 1/5 of the cross-section of concrete. Sawn contraction joints shall be done early after the concrete has set to prevent the formation of uncontrolled cracking.

Expansion joints shall be constructed at immovable structures and at points of curvature for short radius curves. Filler material for expansion joints shall be approved by the County Engineer or his authorized agent.

Construction joints may be either expansion or butt-type joints.

No combination curb and gutter, valley gutter or sidewalk shall be placed on frozen or soft earth or when other unsuitable conditions exist.

In the design for street drainage the Developer's Engineer is to select combination curb and gutter or valley gutter based on the amount of runoff. Combination curb and gutter shall be used where negative grade entering or within a circle exceeding 2%.

For streets with divided lanes a median curb may be used. Design drawings shall be submitted to the City Engineer for approval.

- (i) Inlets - Inlet design for installation on 18 inch through 42 inch pipe shall be approved by the City Engineer. Depth for this type inlet shall not exceed six (6) feet from invert of inlet to top of pipe.

Storm drain inlet shall not be supported by the storm drain pipe. Special design installation will be required for pipes larger than 42 inches in diameter. This design must be submitted with street drainage plan for approval by the City Engineer.

- (j) Storm Water Detention - Developments which produce an increase in the amount of storm water runoff may be required to construct storm water detention ponds or other approved types of detention devices.

When required, the developer shall submit detailed engineering plans to the City Engineer including historical runoff, developed runoff, detention pond details, method of discharge, and other information as required for review. The developer shall also include the method of maintenance for the detention pond after the development is completed.

- (k) Erosion Control Plan - The developer or subdivider shall have his engineer submit for approval an erosion control plan with the preliminary application. This plan shall denote proposed locations for erosion control measures to be used during construction and maintained until such time as all areas have been stabilized. The erosion control shall be in place before actual construction begins.

SECTION 4:03 Street and Subdivision Names

- (a) Street names for all subdivision plats shall be subject to approval of the Planning Commission.
- (b) Subdivision names for plats shall be subject to the approval of the Planning Commission and shall not duplicate the name of any plat already recorded in Shelby County.

SECTION 4:04 Alleys, Easements, and Half Streets

- (a) Alleys will not be permitted in residential districts except as a continuation of an existing alley. Alleys shall be required in commercial or industrial districts if it is determined by the Planning Commission that conditions necessitate alleys in any such district. Where alleys are permitted, their width shall be not less than twenty (20) feet.
- (b) Easements shall be not less than ten (10) feet in width except in cases of double tiered lots where a width of five (5) feet from each tier will be permitted. Where there exists a storm water ditch, creek or any other such watercourse, the easement shall be of sufficient width that such watercourse may be installed and maintained efficiently. The location of any storm water ditch, creek or watercourse shall not be changed without the approval of the Planning Commission upon recommendation of the City Engineer.
- (c) Half streets will not be permitted except in such cases where there exists a half street contiguous thereto. Half streets, however, will not be permitted as an extension or continuation of an existing half street.

SECTION 4:05 Storm Water Drainage and Grading

- (a) All subdivisions shall be provided with adequate storm sewers.
- (b) The platting of lots for building purposes will not be allowed in any flood plain area. Areas subject to periodic flooding or excessive flows or surface runoff will not be acceptable for development unless the subdivider makes necessary provisions to eliminate such flooding.

- (c) All lots shall be graded in accordance with a grading plan approved by the City Engineer, which plan shall incorporate the following minimum requirements, except when more stringent requirements are necessary and so specified by the City Engineer.
- (1) No lot shall shed channeled surface runoff water on to any other lot, unless such runoff is contained within an easement provided, graded and dedicated for such purpose.
 - (2) The finished slope along the bottom centerline of any lot drainage easement shall be not less than one percent (1%).
 - (3) The side slopes of any lot drainage easement shall not be greater than 4 (horizontal) to 1 (vertical).
 - (4) No street pavement shall shed surface runoff water on to any lot, except to a drainage easement.
- (d) No subdivision or part thereof shall shed storm runoff water, either as surface runoff or an outfall from storm sewerage structures, on to any adjoining land unless such runoff is contained within an existing drainage easement, ditch, structure or right-of-way. And provided further, that such existing drainage easement, ditch, structure or right-of-way provides outfall to an established drainage channel, as approved by the City Engineer.

SECTION 4:06 Platting Requirements

(a) Blocks:

- (1) Blocks shall be laid out with special attention given to the type of use contemplated.
- (2) Blocks shall be a minimum of five hundred (500) feet in length.
- (3) Width of blocks shall be not less than three hundred fifty (350) feet.
- (4) Blocks with lots having double frontage on streets shall not be permitted.
- (5) The foregoing dimensions may be adjusted by the Planning Commission where the type of use or nature of the topography requires such modification.

(b) Lots:

- (1) Lot sizes, and configurations shall be made with due regard to topographic conditions, contemplated use, and the surrounding area. A resubdivision, or

a subdivision in an area already subdivided, shall be compatible in character with the surrounding neighborhood.

- (2) Where easements for public utilities, storm or sanitary sewers are contemplated, the lot lines shall be located in such manner as to facilitate the construction of such improvements and the maintenance thereof.
- (3) Lot area and widths shall meet or exceed minimum zoning and health requirements in the area in which the property is located, but the Planning Commission may impose greater requirements if it finds that a proposed subdivision, though meeting minimum zoning requirements, would tend to depreciate the value of surrounding or adjacent properties, or would impose an undue burden on the City in furnishing public services to the area.
- (4) Corner lots shall provide at least the same minimum setback on the sides as required on the front by the zoning ordinance. Lot lines shall be substantially at right angles to the streets except on curves where they shall be radial. Where the distance between rear lot corners on double tiered lots would be less than ten (10) feet the radial lines shall be deviated so that the distance between rear lot corners will be a minimum of ten (10) feet.

SECTION 4:07 Utilities

Calera generally conforms to the State of Alabama Highway Department standards for accommodating utilities on Highway rights-of-way. The location, backfill and pavement repair has been modified by the City Engineer as follows:

- (a) All subdivisions shall be provided with sanitary sewerage systems as approved by the City Engineer and the State and/or County Health Department. Subdivisions shall connect to the City of Calera's sanitary sewerage systems unless the developer can demonstrate that the cost to do so exceeds the cost of on site disposal systems by a factor of 1.25, and also can demonstrate that the soil can accommodate subsurface disposal systems. On site systems shall not be used where lots are less than 15,000 square feet in area.
- (b) All subdivisions shall be provided with water distribution systems as approved by the City Engineer and State and/or County Health Department.
- (c) The number, location and spacing of fire hydrants shall be in accord with the recommendations of the City Engineer.
- (d) Utility poles shall be installed in alleys or rear lot easements unless otherwise specified by the City Engineer.
- (e) Utility appurtenances where required, such as transformer installations, sewage pumping stations, water tanks, pressure regulating stations, and other similar facilities shall be located and installed as approved by the City Engineer.

- (f) water, gas, and sanitary mains, and appurtenances if applicable, will be constructed prior to installation of paving with all mains being extended for service to all lots so that no subsequent cutting of pavement will be required to permit service to all lots.
- (g) Permits for utility installation on County or proposed county rights-of-way - Any person, firm, or corporation wishing to place a utility facility within the road rights-of-way of Shelby County shall make application to the Shelby County Public Works Department on the proper prescribed utility permit forms.
- (h) Location and Trench Backfill - Utilities shall generally be located a minimum of six (6) feet from the edge of existing or proposed paving. In areas where location less than the minimum is approved incompressible backfill material (sand, slag, crushed stone or gravel) will be required, including all pavement cuts.
- (i) Backfill for utilities crossing proposed roadway section shall conform to the Alabama Highway Department Standard Specifications for Highways and Bridges in force at the time of installation.
- (j) Incompressible backfill material may be used to backfill such open trenches in lieu of compacted backfill material. The material used shall be of a type approved by the City Engineer or his authorized agent for this purpose.
- (k) All open cuts, under existing or planned paving shall be backfilled with compacted stone. The stone used must be of a type approved by the City Engineer or his authorized agent for this purpose. A permanent pavement patch shall be in accordance with the typical repair section in the appendix.
- (l) Cased and Uncased Construction - All polyvinyl chloride (PVC) pipe used for water lines shall be encased with a casing approved by the City Engineer.
- (m) Gas line installation shall be by the City of Calera, and shall where the potential return is sufficient, be installed at no cost to the Developer. Otherwise the Developer may secure gas service by a contribution for the difference in construction cost, and anticipated seven year return to the City.
- (n) Sewer construction shall be per the City of Calera's Standard Sewer Specifications, which may be obtained per the Sewer Use Ordinance, from the City Clerk, or City Engineer.

SECTION 4:08 Traffic Control and Signs

- (a) Traffic Control and Signs Construction - All necessary signing for construction areas will be the responsibility of the Developer. Traffic control devices shall conform to the latest Alabama Manual on Uniform Traffic Control Devices.
- (b) Regulatory, Warning and Miscellaneous Signs - The Developer will be responsible for the placement of proper signing of new streets or roads. A signing plan shall be submitted to the City Engineer for approval. Regulatory

and Warning Signs shall be in accordance with Alabama Manual on Uniform Traffic Control Devices (AMUTCD). Street name signs not in accordance with the AMUTCD shall not be maintained by the City.

SECTION 4:09 Road and Street Inspection and Testing

- (a) Notification of Work - It shall be the duty and responsibility of the developer or contractor to give notification to the City Engineer or his authorized agent, twenty-four (24) hours prior to starting each phase of construction. Notify the City Engineer or his authorized agent the day work is resumed after a delay for any reason. This includes all phases of construction, clearing, grading, drainage, gutters, inlets, base, surfacing and any work that pertains to the street, road or development. Failure to notify as specified may be grounds for nonacceptance.
- (b) Inspection - The contractor and developer shall be notified of any unacceptable work found by the City Engineer or his authorized agent.
- (c) Testing - Embankment density test as required by the City Engineer or his authorized agent.

Subgrade and base minimum density testing shall be one test representative of each 500 linear feet of each street or road or portion thereof. Additional tests may be required by the City Engineer or his authorized agent.

NOTE: See Section 4:02 (b), 4:02 (c) and 4:02 (d) regarding density requirements.

SECTION 4:10 Private Subdivisions

- (a) Improvements within proposed private subdivisions shall meet regular subdivision standards and the private status shall not be effective until final plat recording.
- (b) A gate shall be established after construction to limit access.
- (c) The Private status of the subdivision shall be clearly stated on the recorded final plat.
- (d) As long as the subdivision remains private, the roads, structures and drainage shall be maintained by the developer and/or property owners. This shall be clearly stated to those who purchase a parcel(s) within the subdivision and shall be stated in writing on each property deed. The procedure for accomplishing this shall be outlined in a letter to the Planning Commission for the file.

- (e) A subdivision will not be considered as a "Private Subdivision" if the proposed development prevents access or "land locks" adjoining property.
- (f) If a private subdivision is recorded in Shelby County Probate Office and the property owners (100%) at some future date desire to eliminate the private subdivision and substitute in its place a City / maintained subdivision, the owners must petition City of Calera for tentative approval. If City of Calera gives tentative approval of the petition, the owners shall submit subdivision plans to Calera Planning Commission including improvements and repairs that may be required according to the Calera Subdivision Regulations effective on the date of the petition. It shall be the responsibility of the owners to prepare revised final plat according to Article III Section 3:03 for approval and recording to Shelby County Probate Office.

ARTICLE V. REQUIRED IMPROVEMENTS; BOND

SECTION 5:01 Improvements

Prior to the approval of the final plat the subdivider shall have installed or constructed the required improvements, or posted bond as provided for in this article.

SECTION 5:02 Bond and Surety: Amount and Release

- (a) In the event the Planning Commission may consider that the requirements set out in Article V, Section 5:01 need not immediately be met by the subdivider, the requirements may be modified by the execution of an agreement with the subdivider that the remaining improvements shall be installed and constructed within a reasonable and specified length of time. Drainage facilities and road base materials shall be constructed prior to execution of said agreement. Bond shall be required to insure the fulfillment of such agreement and shall be in cash, by certified or cashier's check, certificate of deposit, or made by a surety company authorized to do business in the State of Alabama.
- (b) Such bond shall not exceed one hundred fifteen percent (115%) of the estimated cost of the improvements. The surety shall not be released from said bond except by a release in writing from the City of Calera.
- (c) Bonds, surety shall name the City of Calera as payee. The estimated costs of remaining improvements shall be made and certified by the Developer's Engineer, shall be itemized, and subject to the approval of the City Engineer.

SECTION 5:03 Maintenance Bond

- (a) The City Engineer shall require from all developers a statement in which said developer shall agree to maintain all improvements for a period of one (1) year after the acceptance of such improvements by the City of Calera.

- (b) Maintenance Bonding as referred to in Section 4:01 (f) shall be required prior to recording of final plat in Shelby County Probate Office.

ARTICLE VI. VARIANCES

SECTION 6:01 Modifications, Variances, and Waivers

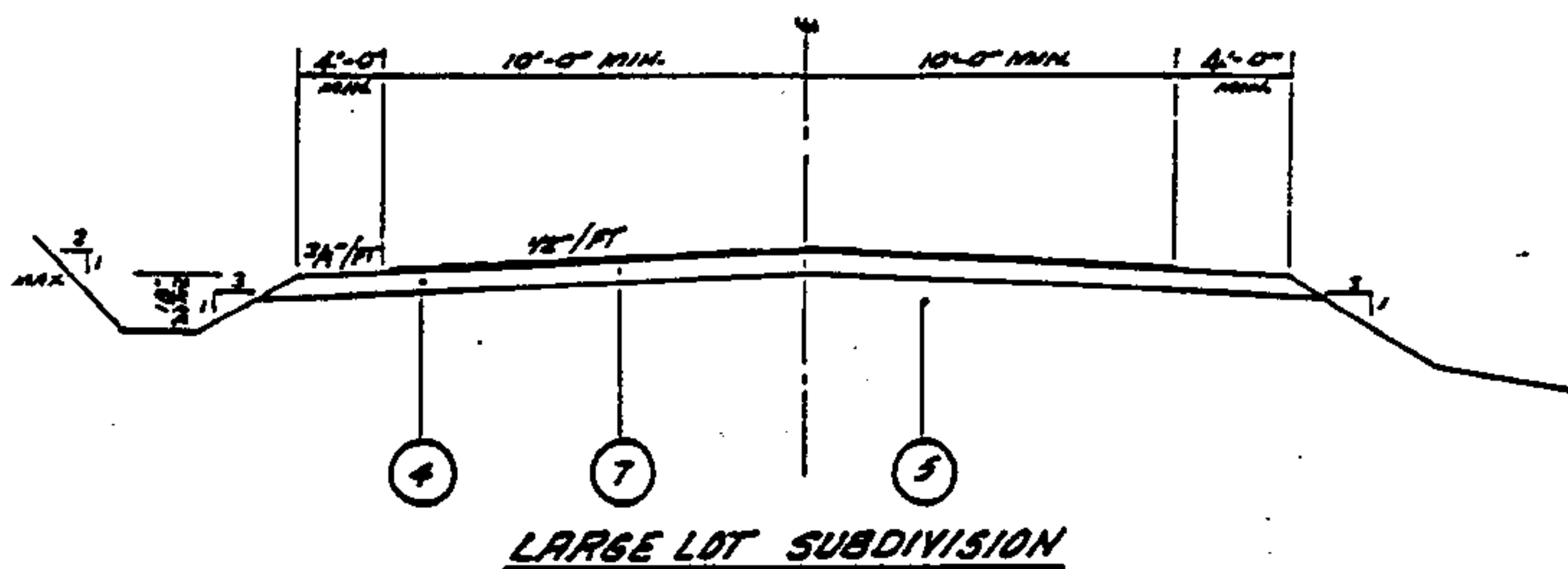
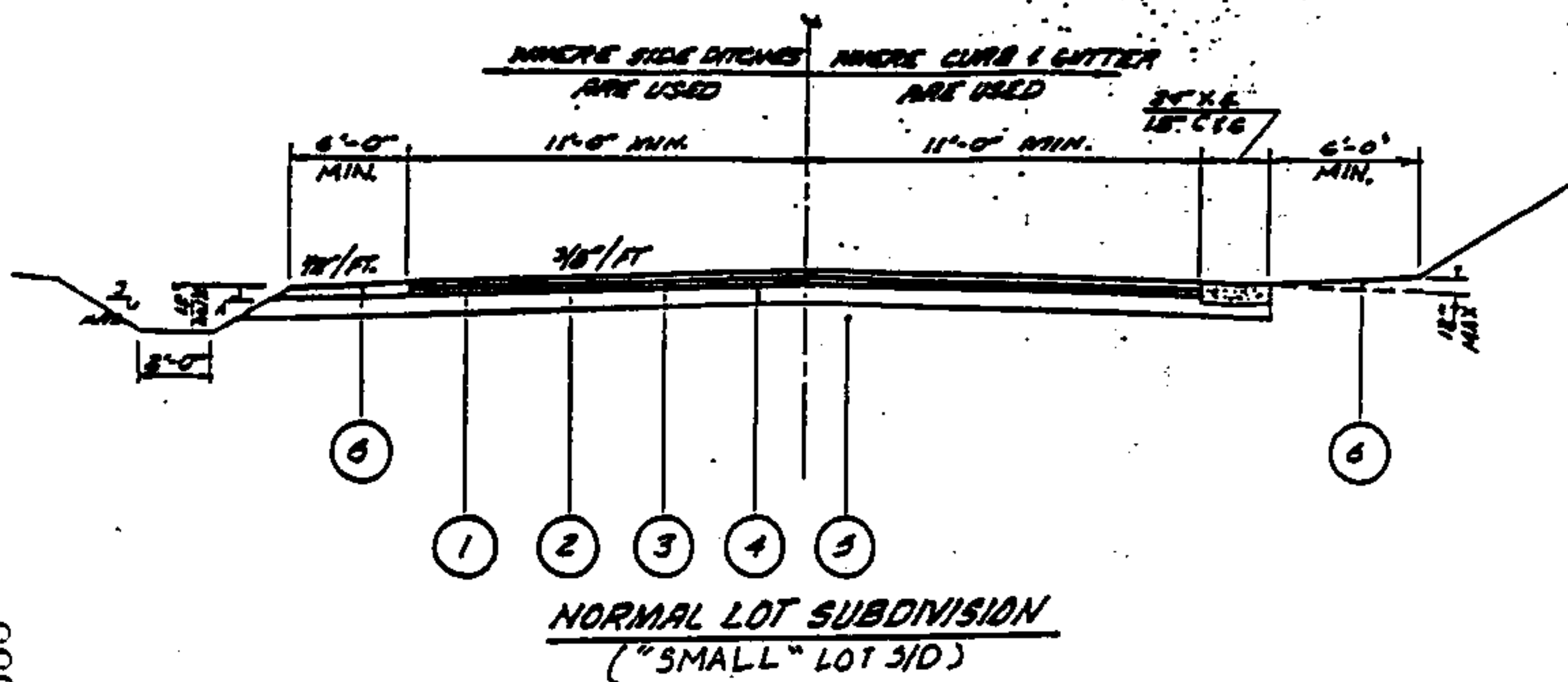
If it be determined that strict compliance with these regulations should result in extraordinary hardship to the subdivider due to unusual topography or conditions beyond the control of the subdivider, then the Planning Commission, except as provided in Article IV, may modify, vary or waive such requirements provided that such modification, variance, or waiver will not tend to injure or place the public health, safety or welfare in jeopardy, nor nullify the stated or implied intent or purpose of these regulations, and provided further that such modification, variance, or waiver and the reason therefore shall be entered upon the minutes of the Planning Commission.

SECTION 6:02 Conditions of, and Applications for Variances

- (a) In granting modifications, variances or waivers, the Planning Commission may attach such other reasonable conditions as will, in its judgement, justify such modifications, variances or waivers and still maintain substantially the objectives of these regulations.
- (b) Each and every modification, variance, or waiver of these regulations sought by a subdivider shall be specially applied for, in the numerical order of these regulations, in writing by the subdivider and submitted to the Planning Commission which shall forward a copy of said application to the City Engineer immediately following the passage of the tenth (10th) day prior to a regular scheduled meeting of the Planning Commission. Any condition shown on the preliminary or final plat (or on engineering plans or data called for by Article II, Section 2:05 which would require a modification, variance or waiver) shall constitute a ground for disapproval of the preliminary or final plat unless such special application for a modification, variance, or waiver is made.

ATTACHMENTS (and a part of these Regulations):

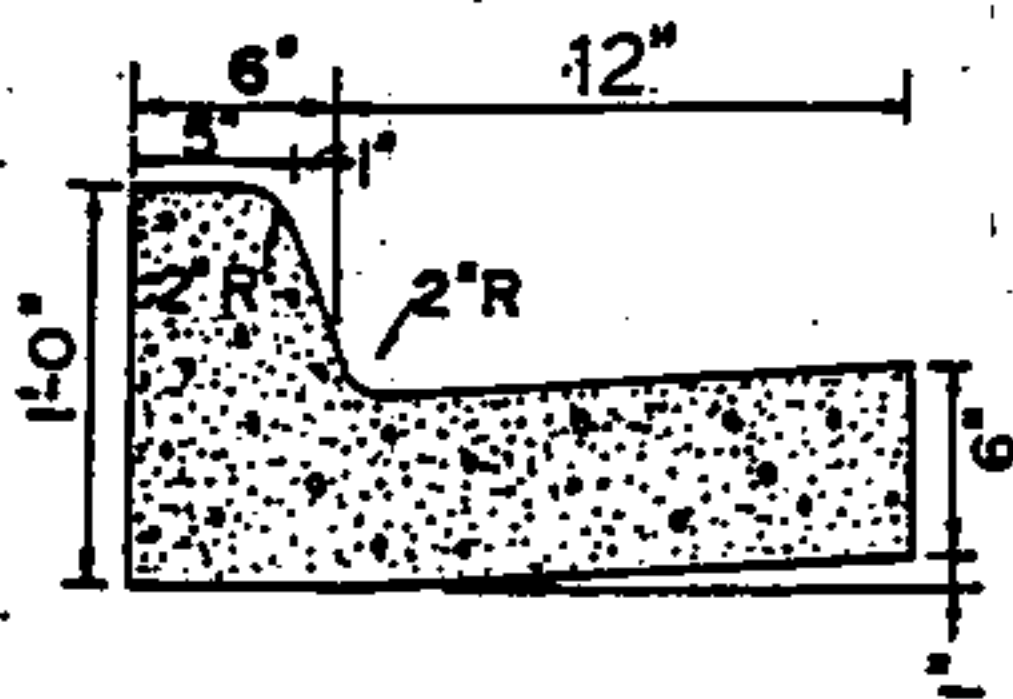
TYPICAL ROADBEDS
CURB AND GUTTER DETAILS
CURB INLET DETAILS
SANITARY SEWER MANHOLES
TRENCH DETAILS



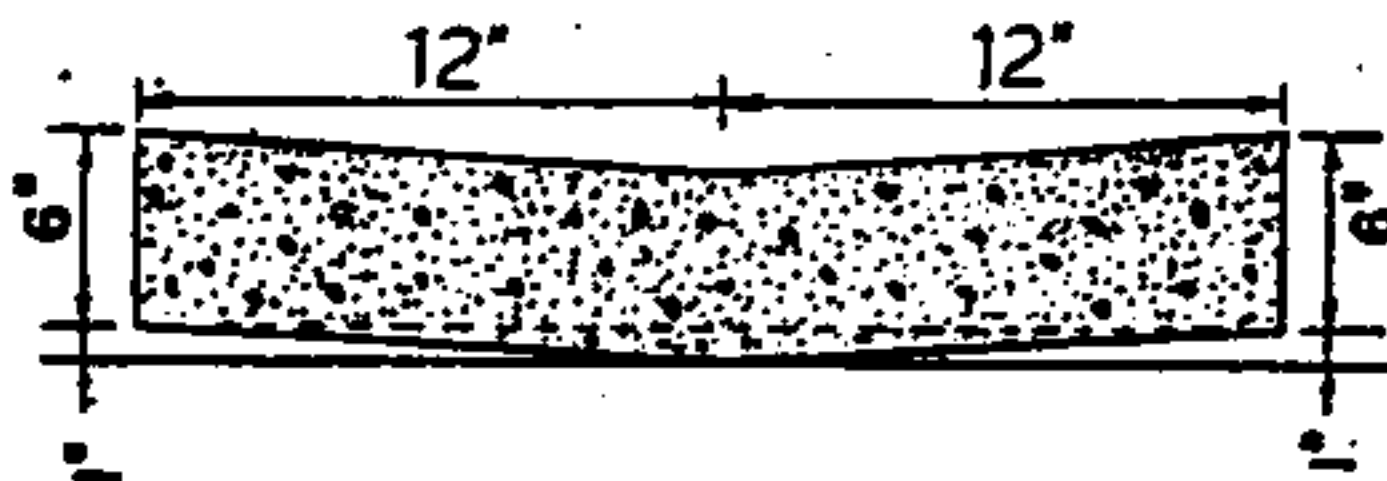
1. SEAL COAT (80 LB/SY) MIN. AND 411A OR 416A.
2. BINDER (140 LB/SY) MIN. AND 41B OR 414.
3. PRIME COAT (CONSISTANT WITH BASE) AND 4017.
4. 6" BASE COURSE EQUAL TO 6" COMPACTED STONE (MIN.) AND 301.
5. COMPACTED SUBGRADE AND 210
6. TOP SOIL/SEEDED
7. DOUBLE BITUMINUS SURFACE TREATMENT AND 401, "A/B"

TYPICAL ROADBEDS

CITY OF CALERA			
STANDARD DETAILS			
TYPICAL CROSS SECTIONS			
MINIMUM REQUIREMENTS			
GANN & ASSOCIATES ENGINEERS, P.A.C.			
DESIGNED AND DRAWN BY			
CHECKED BY			
DATE			
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

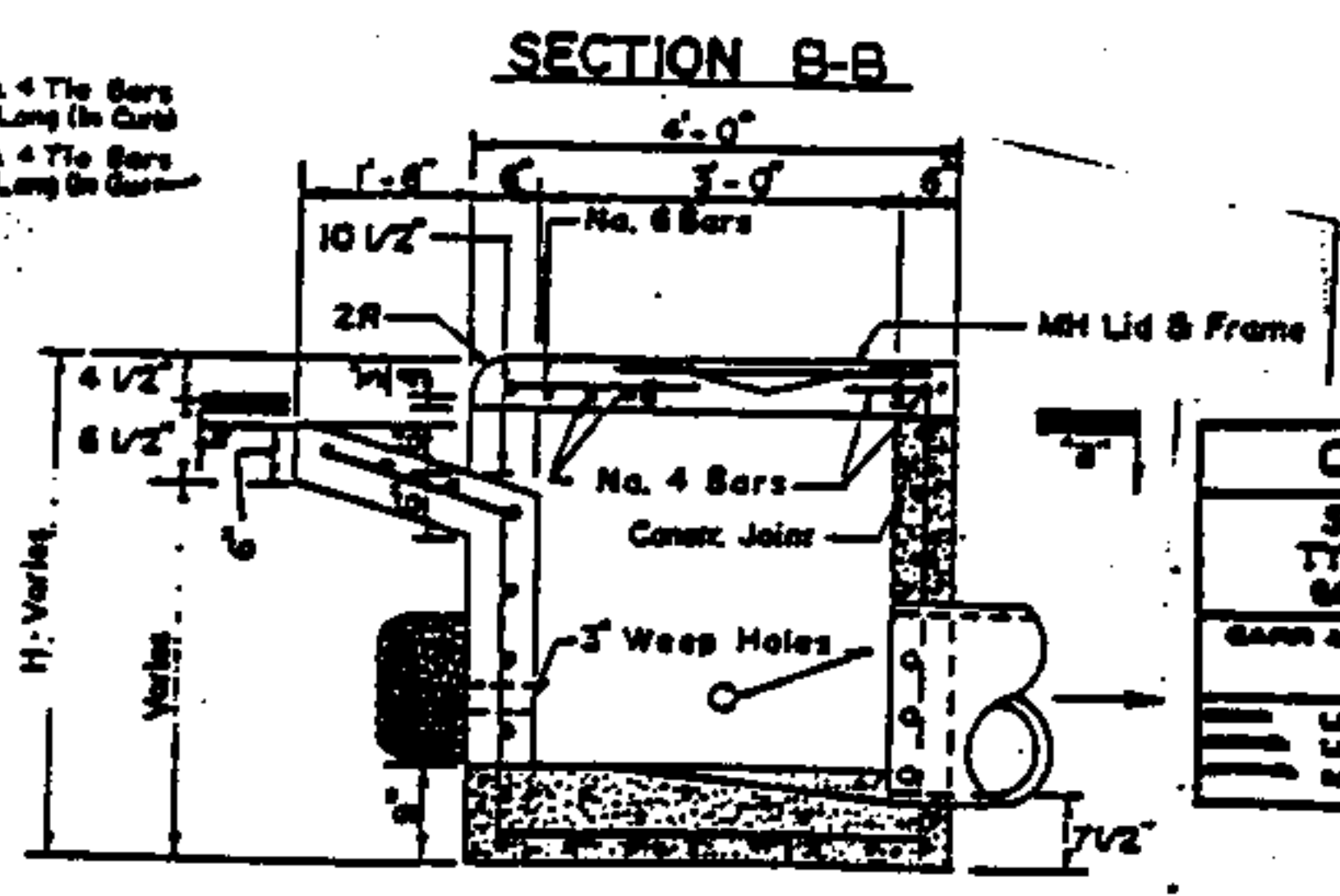
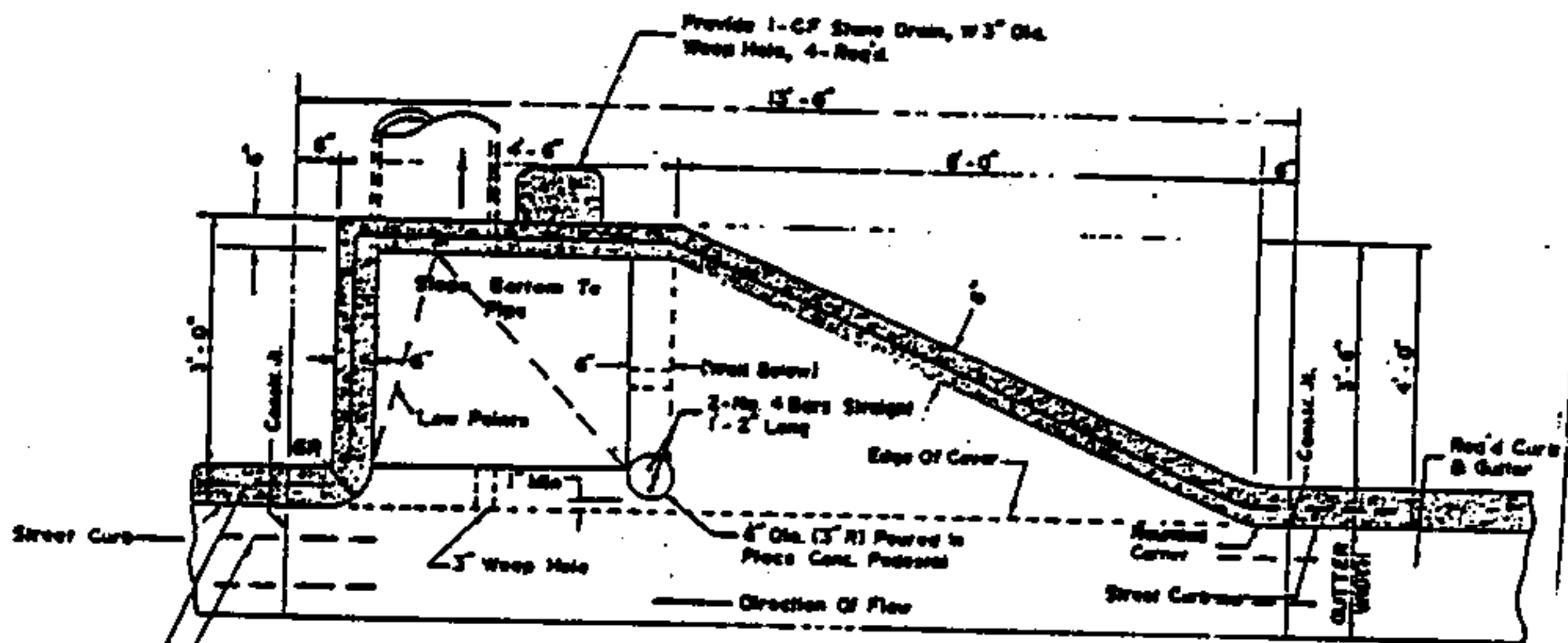
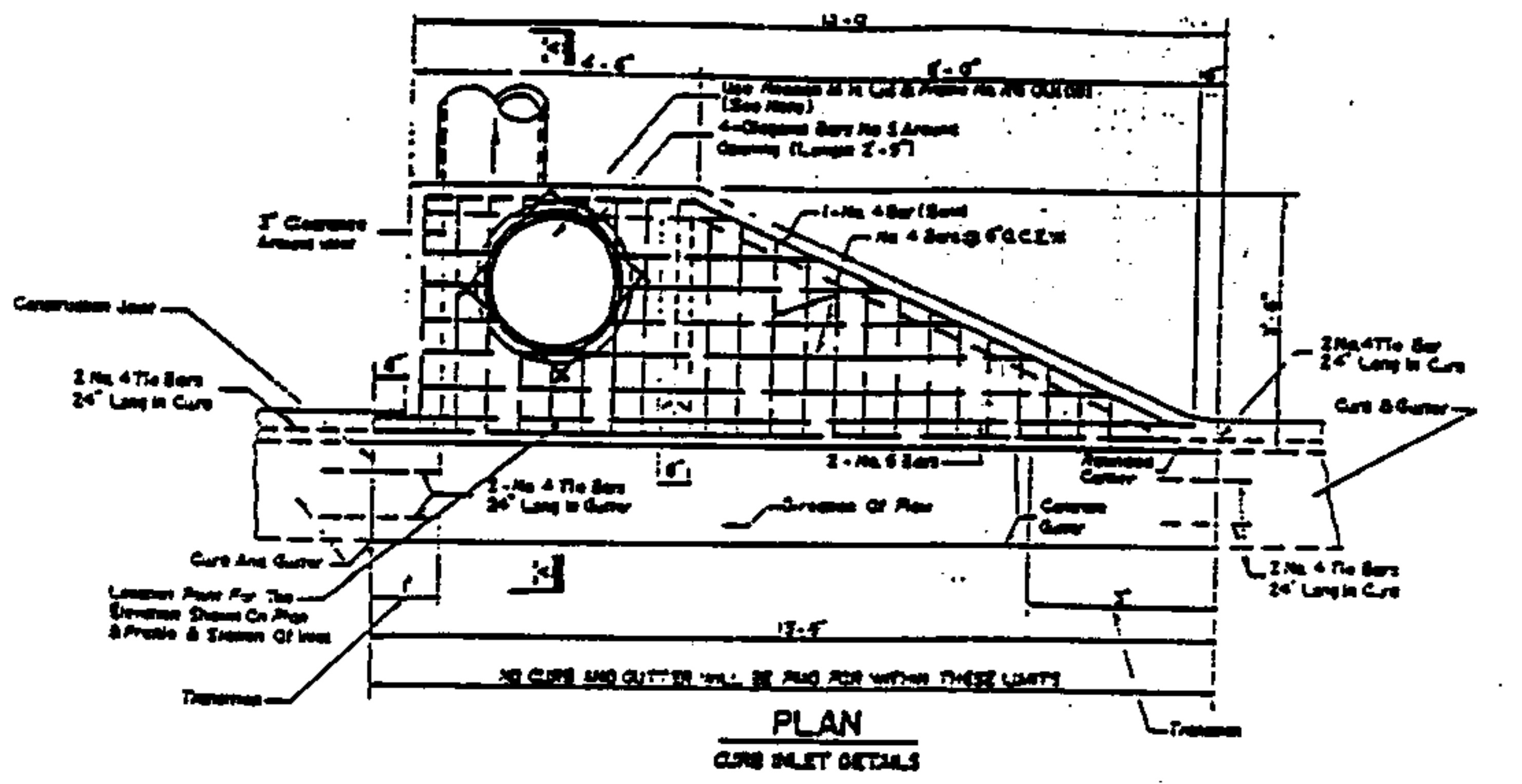


CURB AND GUTTER DETAIL
(Scale: 1" = 1')

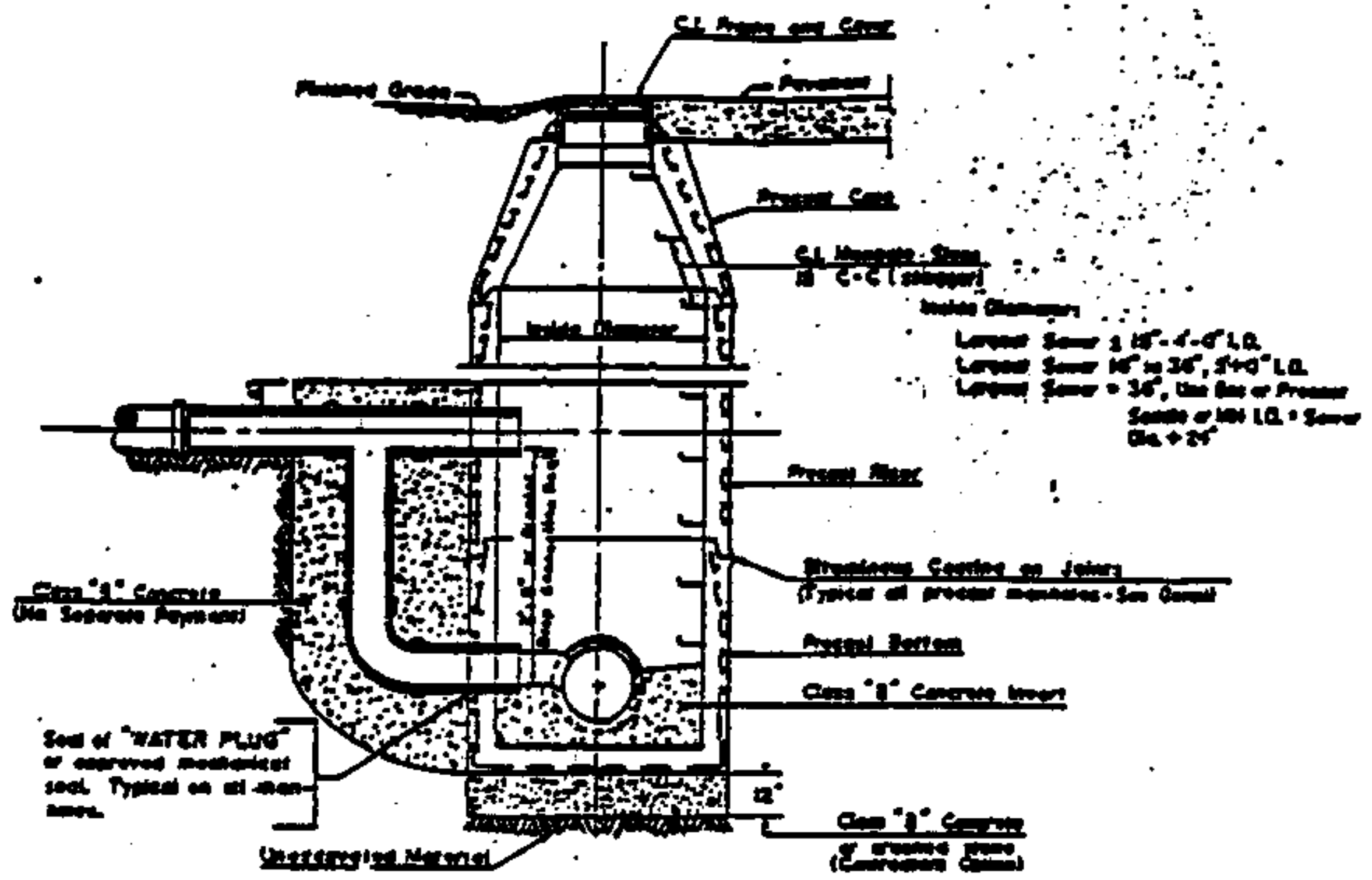


VALLEY GUTTER DETAIL
(Scale: 1" = 1')

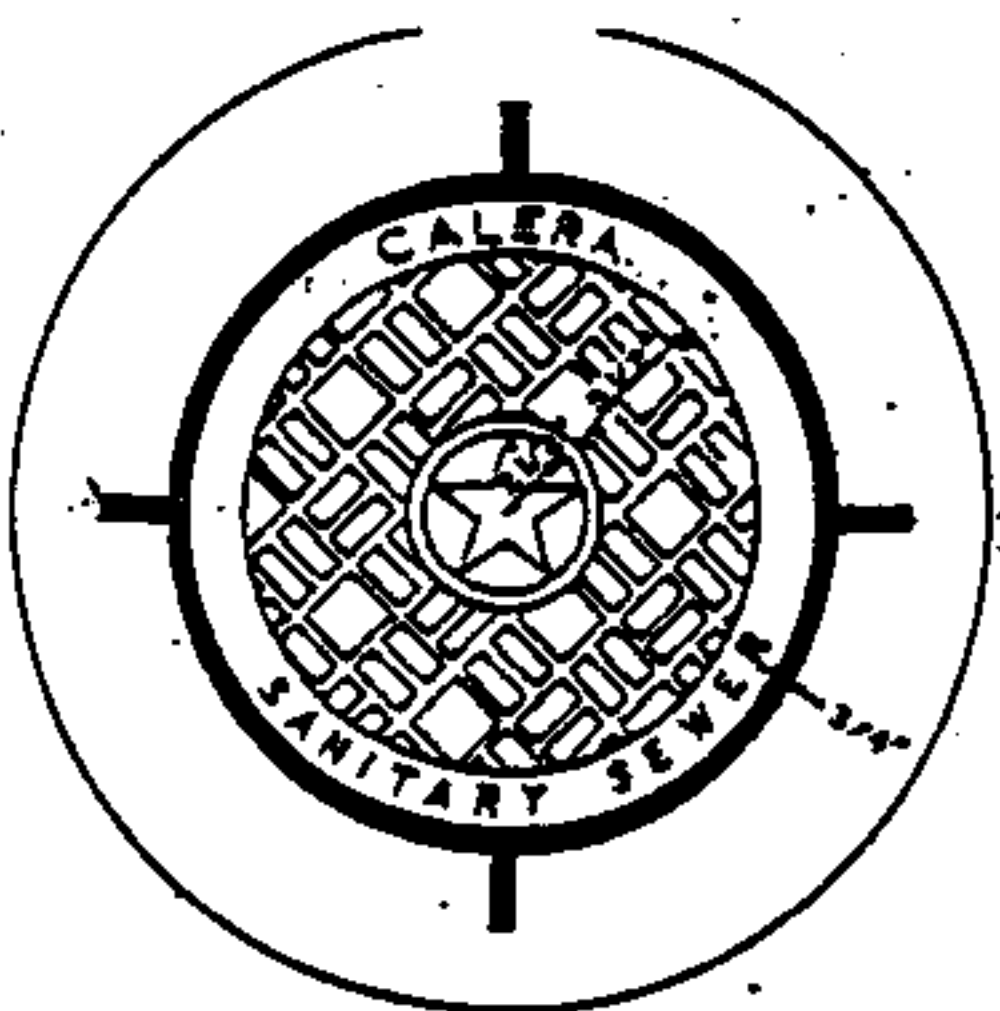
CITY OF CALERA			
STANDARD DETAILS			
TYPICAL CROSS SECTIONS			
SPECIAL REQUIREMENTS			
GARDER & ASSOCIATES ENGINEERS, INC.			
REGISTERED PROFESSIONAL ENGINEERS			
MEMBERS OF THE ENGINEERING SOCIETY OF ALABAMA			
DATE	U.S.	BY	U.S.
REVISION	U.S.	BY	U.S.
APPROVED	U.S.	BY	U.S.



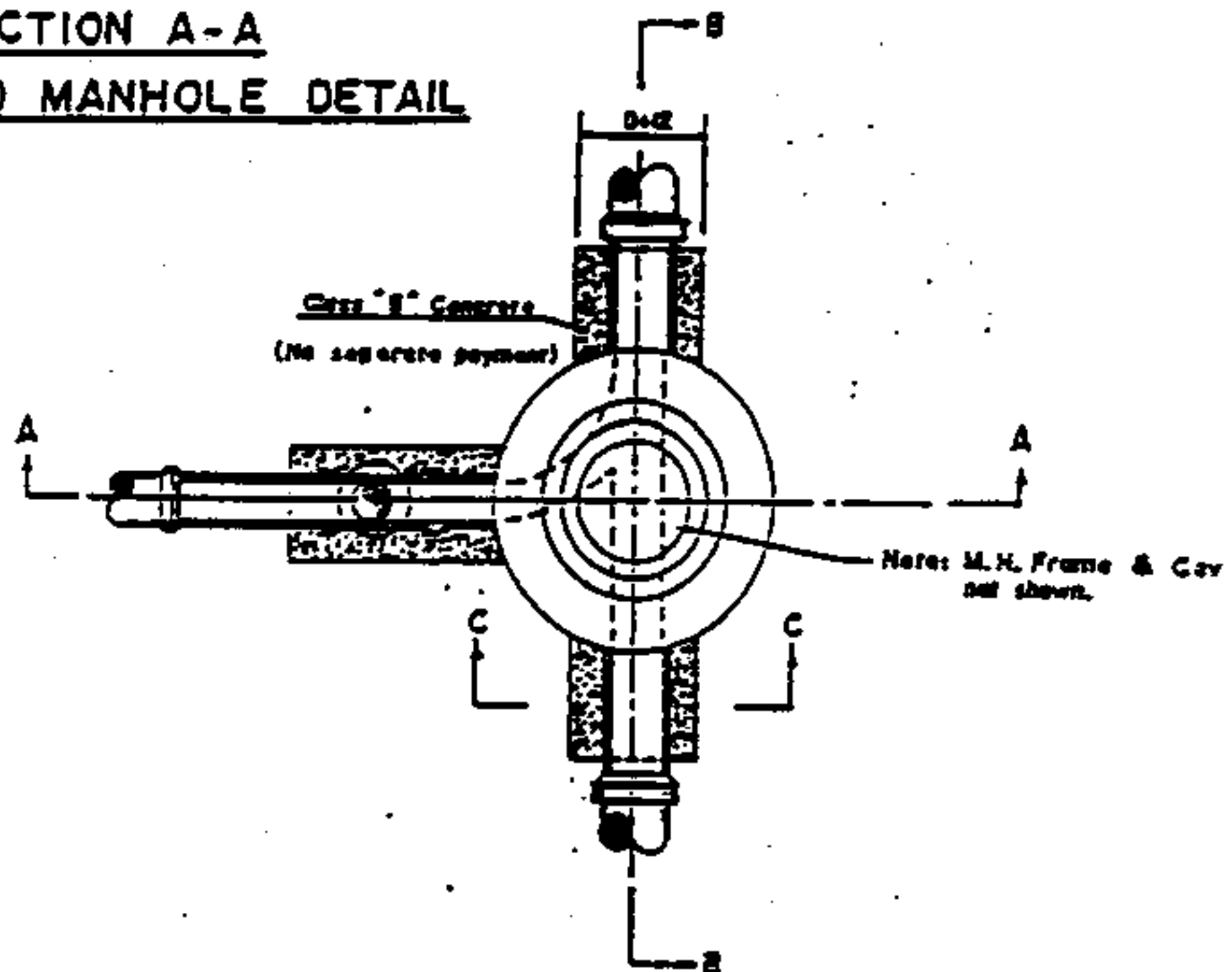
CITY OF CALERA			
STANDARD DETAILS			
TYPICAL CROSS SECTIONS			
GENERAL REQUIREMENTS			
GARD & ASSOCIATES ENGINEERS, P.C.			
DESIGNED BY: GARD & ASSOCIATES			
CHECKED BY: GARD & ASSOCIATES			
DATE: 11/1/88			
SCALE: 1/4" = 1'-0"			



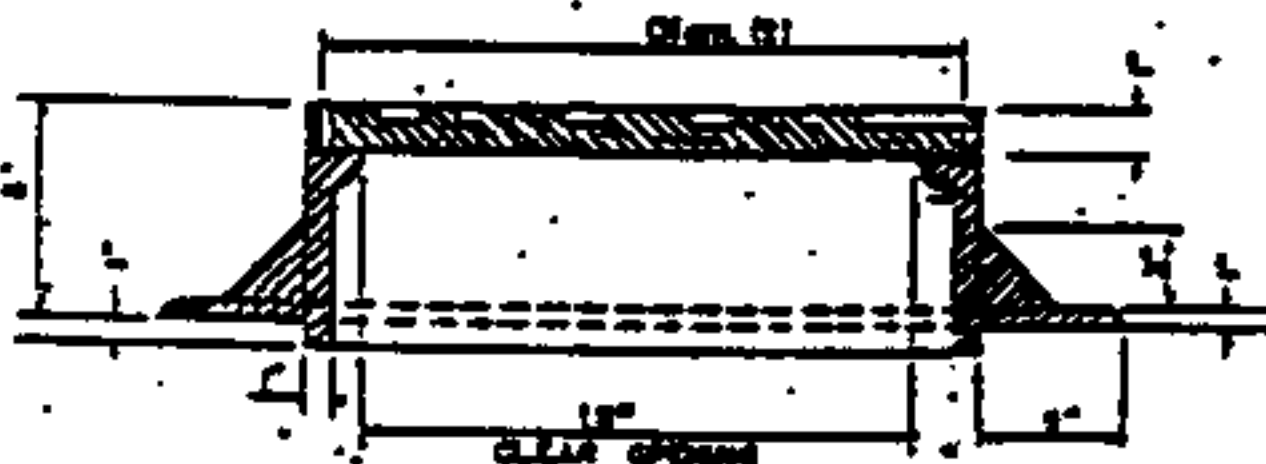
**SECTION A-A
STANDARD MANHOLE DETAIL**



PLAN



PLAN

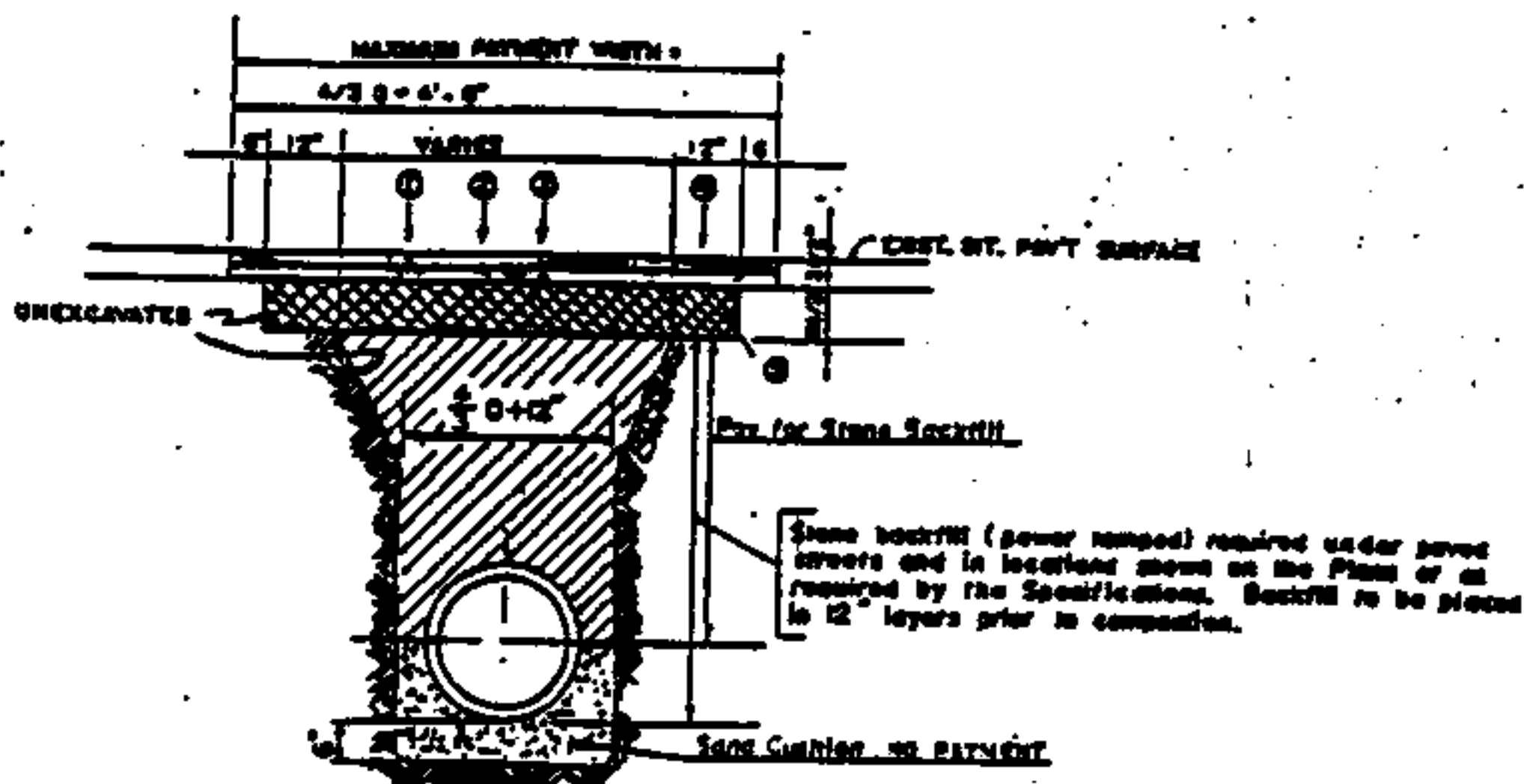


**SECTION A-A
MANHOLE FRAME AND COVER**

NOTES:

1. Approximate weight steel assembly 310 lbs.
2. Manhole Frame and Cover shall be fully Bituminous coated.
3. When Manhole Cover is centered in Frame, the opening between the Frame & Cover should not exceed $\frac{1}{8}$ " at any point. All surfaces shall be machined.

CITY OF CALERA			
STANDARD DETAILS TYPICAL CROSS SECTIONS USUAL REQUIREMENTS			
GARDNER & ASSOCIATES ENGINEERS, INC. CORPORATE HEADQUARTERS MEMPHIS 2, TENNESSEE			
DESIGNED BY	U.S.A.	CHECKED BY	U.S.A.
DRAWN BY	U.S.A.	DATE	10-1-55

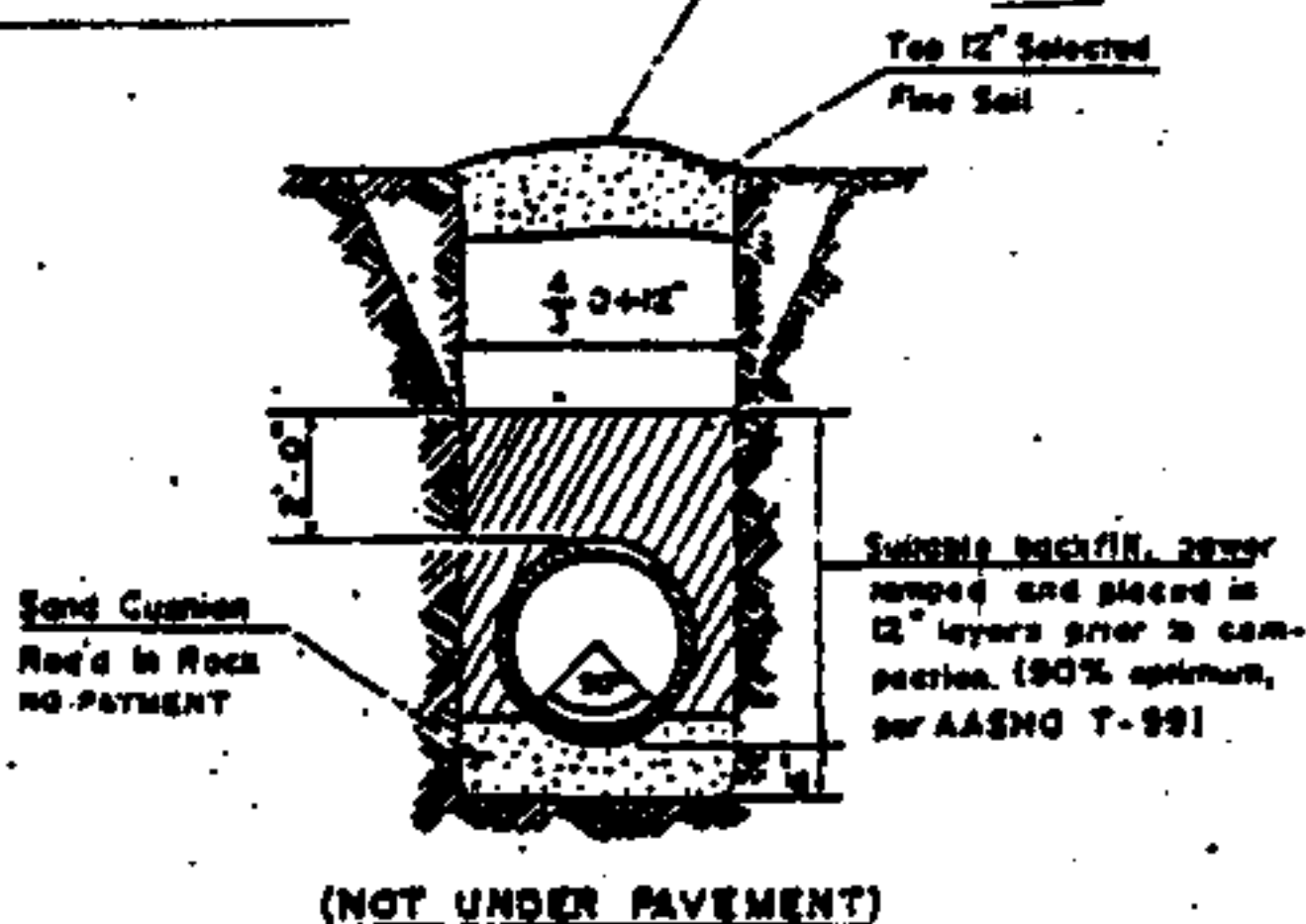


(UNDER PAVEMENT)

1. 404 1 1/2" HT. CONC. WEARING SURFACE
2. 404A TACK COAT 17-20 GSY
3. 404A 1" HT. CONC. UNDER
4. 404A PRIME COAT 20-25 GSY
5. 127A HT. BASE COARSE TYPE 3 PLANT MIX 8" MIN. PER ALL. HWT DEPT. STANDARD SPECIFICATION

CITY STREETS
COUNTY AND STATE PER
THEIR REQUIREMENTS

Unless in established yard, Contractor to keep backfill over trench width to allow for settlement. If in established yard, backfill to match existing elevation.



(NOT UNDER PAVEMENT)

TRENCH BACKFILL DETAILS

89 AUG -1 AM 8:58

JUDGE OF PROBATE

RECORDING FEES

Recording Fee \$ 87.50
Index Fee 1.00
TOTAL 91.50

CITY OF CALERA			
STANDARD DETAILS			
TYPICAL CROSS SECTIONS			
MINIMUM REQUIREMENTS			
GARY & ASSOCIATES ENGINEERS, INC.			
CIVIL ENGINEERING DIVISION			
STATION 10. 10. 10. 10.			
DESIGNED	U.S.	CITY ENGINEER	DATE
DRAWN	U.S.	BY	DATE
APPROVED	U.S.	BY	DATE

TRENCH DETAILS