

SUBDIVISION REGULATIONS
TOWN OF VINCENT
SHELBY COUNTY, ALABAMA

SECTION 1-GENERAL PROVISIONS

SECTION 2-PROCEDURES

SECTION 3-PLAT REQUIREMENTS

SECTION 4-DESIGN STANDARDS

SECTION 5-BOND

SECTION 6-VARIANCES

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TOWN OF VINCENT
SHELBY COUNTY, ALABAMA
SUBDIVISION REGULATIONS

ARTICLE 1. GENERAL PROVISIONS

SECTION 1:01 Authority

Under authority of Act No. 82-693, Acts of the legislature, State of Alabama, 1982 and as amended by Act No. 84-454, Acts of the legislature, State of Alabama, 1984 which Act is hereby made a part of these regulations.

SECTION 1:02 Jurisdiction

From and after the date of May 4, 1999 these regulations shall govern each and every subdivision of land within the town limits of Vincent, Alabama, as now or hereafter established.

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 or 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 Town of Vincent 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 Town of Vincent after a public hearing by giving due notice as required by law.

SECTION 1:05 Penalty

The Town's 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 Section 13 of Act No. 84-454.

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

(c) Dedication: The deliberate assignment 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.

(d) Engineer: A Professional Engineer and registered by the State of Alabama Board of Registration for Professional Engineers and Surveyors.

(e) Final Plat: The completed subdivision plat in form for approval and recording.

(f) 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.

(g) Planning Commission: A commission appointed by the Mayor and Council which consist of: The Mayor, an administrative official of the town appointed by the Mayor, a councilman to serve as an ex-officio member, and six citizens.

(h) Preliminary Plat: A tentative plat of a proposed subdivision for presentation to the Town of Vincent Municipal Planning Commission for its consideration.

(i) Roadway: That portion of a street between the regularly established curb lines, or that part of a street or alley devoted to vehicular traffic.

(j) Sidewalk Area: That portion of a street not included in the roadway, and devoted in whole or in part to pedestrian traffic.

(k) 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 street 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.

(l) 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.

(m) Subdivision: The division of a lot, tract, or parcel of land into five (5) 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 re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

(n) Surveyor: A Land Surveyor and registered by the State of Alabama Board of Registration for Professional Engineers and Land Surveyors.

(o) Town of Vincent: Mayor and five member Town Council.

ARTICLE II. PROCEDURE

SECTION 2:01 Application for Approval

(a) To obtain approval of a proposed subdivision, the subdivider or applicant shall submit to the Town of Vincent a plat including all design prints, 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 Town of Vincent.

(b) The subdivider shall in addition, submit two (2) copies of the plat, two (2) copies of a vicinity sketch, and two (2) copies of all design prints required to the Town of Vincent when requesting subdivision approval.

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 \$50.00 plus \$20.00 per lot shall be paid to the Town of Vincent by the subdivider at the time of filing the application, together with the cost of giving legal notice. A fee of \$10.00 per lot per lot will be due when filing the final plat.

(b) Notice by certified mail to abutting property owners shall be mailed fourteen (14) days prior to the hearing on the preliminary plat under supervision of the Planning Commission Chairman.

SECTION 2:03 Plat Approval

The Town of Vincent Planning Commission shall approve, conditionally approve, or disapprove such plat within thirty (30) days after the submission thereof at its regular meeting. If approved conditionally, the conditions and reasons thereof shall be stated and if necessary the Commission may require the subdivider to submit a revised plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Commission should disapprove the plat, the reasons for such action shall be stated and if possible the recommendations made on the basis of which the proposed subdivision would be approved. One (1) copy of the plat as acted upon by the Town Commission shall be retained in its office, and one (1) copy returned to the subdivider.

(a) The action of the Planning Commission shall be shown over the signature of the person authorized by the Town Commission to sign such plats.

(b) The final plat shall be filed for record in the office of the Probate Judge of Shelby County by the subdivider after the Town Commissions approval is affixed thereupon (see 2:02-A).

(c) The subdivider shall then provide the Commission with the map book, volume and page numbers where the final plat is recorded.

SECTION 2:04 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 Commission. Such plans and information shall be furnished with the application and shall be certified by a Registered Professional Engineer.

(b) All final plats shall have been signed and executed by all necessary parties before starting construction.

SECTION 2:05 Subdivision, Re-subdivisions, and Exceptions

(a) In accordance with Section 1:06 (m) and except as provided in Section 2:05 (b) and (c) below, all applications for the subdivision of land shall be submitted to the Commission for approval.

(b) Exceptions to required approval. Notwithstanding the preceding paragraph, the following subdivisions are exempt from the provisions of these regulations and from any requirement for approval to subdivide. The Planning commission may require documentation to substantiate any claim of exemption.

- 1) subdivision of land by testamentary or intestate provisions.
- 2) Subdivision of land by court order, including but not limited to, judgements of foreclosure.
- 3) Subdivision of land wherein size of each and every resulting portion of land equals or exceeds twenty (20) acres and involves no roadway, drainage or other public improvements.

(c) No Commission approval is required where property is divided by family members of a family estate or a court order.

ARTICLE III PLAT REQUIREMENTS

Except as provided in Article II, Section 2:05 the following plat requirements shall apply.

SECTION 3:01 Plat

The 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 the 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 per cent (10%), contours shall be shown at five (5) foot intervals unless otherwise specified by the Commission.
- (c) Names of all streets, highways, or roads. Names shall not be in conflict with other named streets within the town or local 911 service area.
- (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.
- (f) Lot lines, lot and block numbers and approximate dimensions.
- (g) Purpose of subdivision.
- (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 mortgage holder 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 indication their approval of the proposed water supply and sanitary facilities.

(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.

SECTION 3:02 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 be shown on the final plat.

The final plat should also show the following:

(a) The minimum building setback line on all lots shall be 35 feet.

(b) Space for approval of the Town Planning Commission and the Town Engineer.

(c) If there are existing structures on land proposed to be subdivided, all copies of a survey plot plan showing the exact locations of such structures with their relation to the proposed subdivision shall accompany the plat.

(d) The plat shall be accompanied by two (2) copies of any protective covenants running with the land in form for recording.

(e) The location and description of monuments.

(f) 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/TOWN OF VINCENT

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 subdivision 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 corner lots and curve points as 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).)

(g) 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/TOWN OF VINCENT

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 mortgage(s):

(Name _____).

Dated _____ 19 ____.

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

(h) Notary's acknowledgement of the certificate referred to in (f) or (g) above, substantially in form as follows:

STATE OF ALABAMA/SHELBY COUNTY/TOWN OF VINCENT

I, _____, 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 (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)

(i) On all plats where there is a dedication of land for street purposes whether in the form of new streets, 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 Town of Vincent that the assent of the body be, and the same hereby is, given to the dedication of 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 has been exhibited to the Commission; said plat or map being further identified by a recital of the approval of this Board signed by (Name of Town Clerk), Town Clerk, of even date herewith.

ARTICLE IV DESIGN STANDARDS

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 accommodate roadway construction and utility location. Residential subdivision streets carrying the local traffic only will require minimum fifty foot (50') rights-of-way. Commercial or industrial subdivision will require sixty foot (60') rights-of-way, however wider right-of-way may be required based upon examination of individual development proposals. Subdivisions along existing or dedicated or platted streets or highways where rights-of-way are inadequate shall provide additional rights-of-way to meet these minimum standards.

(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 County Engineer. The County Engineer may require testing of any materials proposed for use as a base. This testing shall be at the expense of the developer or a contractor.

Street Width; The minimum roadway pavement width (not including gutters) shall be twenty-two (22) feet. Greater roadway pavement widths shall be required where projected traffic volumes warrant such wider facilities.

Curbs and Gutters: Curbs and/or gutters may be required by the Town. The purposes for requiring curbs and/or gutters are drainage control, and reduction of maintenance costs.

Where curbs and gutters are required, a twenty-four (24") inch curb and gutter or thirty (30") 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 Town.

Minimum plant mix requirements for all residential streets will be as follows: Binder-140 lbs. per square yd., Seal-80 lbs. per square yd.

Greater thicknesses may be required dependant upon street classification.

If problems are encountered relative to pavement thickness, coring, or plant mix may be required.

Double Bituminous Surface Treatment pavement on an approved crushed stone base may be approved (where curbs and/or gutters are not required) for entrance roads into subdivided areas where projected average weekday volumes will not exceed 400.

Should Double Bituminous Surface Treatment paving be approved for use, the developer shall provide a maintenance bond on the roadway, equal to 125% of replacement cost, for a period of two (2) years from date of completion and approval of subdivision.

Shoulders: 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.

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 differences.

Design Speed	Minimum Stopping Sight Distance Ft.
20	150
25	175
30	200
35	230
40	275
45	310
50	350

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.

Design Speed	Minimum Corner Sight Distance Ft.
20	200
25	250
30	300
35	350
40	400
45	450
50	500
55	550

Minimum radius of curvature.

Design Speed	Minimum Radius in Ft.
20	150
25	175
30	250
35	375
40	550
50	850
55	1,000

Vertical Alignment: Grades of all streets shall comply with good engineering practices. Street grades shall not exceed fifteen (15%) percent or be less than five-tenths (0.5%) percent. Waivers may be considered by the Town only when submitted in writing by the Developer. Waiver will be considered only on minor dead end streets with low projected traffic volumes.

Grades approaching intersection 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 Town.

(h) Street alignment shall be designed to eliminate sharp curves and street jogs. No street plan will be approved with intersection 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 until 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 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-five (55) feet and an outside gutter radius of not less than forty (40) 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.

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 Commission or 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 AHD 223-71A method. In place density method AHD 221-71 or 111.71 may be used.

(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 Commission or designated agent. The subgrade shall be shaped and compacted to one-hundred (100%) percent of standard density as determined by AHD 223-71A method. In place density method AHD 221-71 or 222-71 may be used.

(d) Bases-Prior to placing any base material the sub-grade shall be prepared and tested. The type material to be used for base and required thickness shall be stated on the approved plan.

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 roller or other approved rollers to obtain a density of one-hundred (100%) percent when tested as determined by AHD 140-69 method. In place density method AHD 221-71 or 222-71 may be used.

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

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

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

All storm drain pipe shall be a minimum of eight (18) inches.

(f) Open Channels and Ditches-Open channels and ditches shall be designated 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 Commission to be utilized without any improvements, provided the drainage easement includes complete drainage way. 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 Commission shall be provided. Where erosion problems arise after completion of construction, the Commission may require corrective measures be installed before final acceptance of subdivision by the Commission and release of the Bond.

(g) Headwalls 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 Commission.

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

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

(h) Combination Curb and Gutter, Valley Gutter and Sidewalks-Portland cement 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 and concrete. Installations 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 edged 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 $1/5$ if the cross-section of concrete. Sawed 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 commission or designated agent.

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

No combination curb and gutter, valley gutter or sidewalls 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%.

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

Storm drain 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 the street drainage plan for approval by the Commission.

(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.

(k) Erosion Control Plan-The developer or subdivider shall have his engineer submit for approval an erosion control plan with the application. This plan shall denote proposed locations for erosion control measures to be used during construction and maintained until such time as all area 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 Commission and shall not duplicate the name of any plat already recorded in the Town.

SECTION 4:04 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 Commission, which plan shall incorporate the following minimum requirements, except when more stringent requirements are necessary and so specified.

- (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 no 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.

(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 provided by the Town.

SECTION 4:05 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 and fifty (350) feet.
 - (4) Blocks with lots having double frontage on street shall not be permitted.
 - (5) The foregoing dimensions may be adjusted by the Town where the type of use or nature of the topography requires such modification.
- (b) Lots:
- (1) Lot sizes, and configuration shall be made with due regard to topographic conditions, contemplated use, and the surrounding area. A re-subdivision, 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 and the maintenance thereof.
 - (3) Corner lots shall provide at least the same minimum setback on the sides as required in the front. 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 4:06 Utilities

The Town of Vincent will abide by the State of Alabama Highway Department standards for accommodating utilities on Highway rights-of-way.

- (a) All subdivisions shall be provided with sanitary sewerage systems as approved by the Town at the time of the development, and according to the approval of the Shelby County Health Department.
- (b) All subdivisions shall be provided with water distribution systems as approved by the Town at the time of the development, and according to the approval of the Shelby County Health Department.
- (c) The number, location and spacing of fire hydrants shall be in accord with the standards required to maintain our present classification.
- (d) Utility poles shall be installed in alleys or rear lot

easements unless otherwise specified by the Planning Commission!

(e) Utility appurtenances where required, such as transformer installations, sewerage pumping stations, water tanks, pressure regulating stations, and other similar facilities shall be located and installed as approved by the Commission.

(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, 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.

SECTION 4:07 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 Town Commission or their authorized agent, twenty-four (24) hours prior to starting each phase of construction. Notify the Town the day the 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 Town Commission or his authorized agent.

ARTICLE 5. BOND

SECTION 5:01 Maintenance Bond

(a) The Town shall secure from all developers a statement in which said developer shall agree to complete and maintain all improvements for a period of one year (1) after the acceptance of such improvements by the Town.

(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 6. VARIANCES

SECTION 6:01 Modifications, Variances, 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 Town may modify, vary or waive such requirements provided that such modifications, variance, or waiver will not tend to injure or place the public 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 Town.

SECTION 6:02 Conditions of, and Application for Variances

(a) In granting modifications, variances or waivers, the Town 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 Town.

Passed and adopted this 4th day of May 1999.

J. A. Lorne
Mayor

John P. Summers
Robert E. Kidd

Attested by:

Mary Lee Reynolds
Town Clerk

William H. Denty

absent

Ray R. Smiley

Posted on May 5, 1999.

Inst # 1999-27603

21

07/01/1999-27603
10:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
021 NMS 58.50