

Supplemented through 11-14-11 (Res. No. 01-2011)



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SUBDIVISION REGULATIONS



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APPENDIX II – SUBDIVISION REGULATIONS

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APPENDIX II

SUBDIVISION REGULATIONS*

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- Art. II. Authority and Jurisdiction, §§ 1—3
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ARTICLE I. PURPOSE AND TITLE

Sec. 1. Purpose.

[a] The purpose and intent of these regulations is to establish objective, community wide standards for public improvements, and the subdivision of land within the city. These regulations are based upon the following elements:

1. Proper subdivision design criteria.

*Editor's note—The regulations included herein were adopted by the planning commission on Jan. 11, 1982. Any amendments are indicated by history notes in parentheses. Material in brackets [] has been added by the editor for clarity. Drawings found in appendices to the subdivision regulations are on file in the office of the city clerk. This appendix is from the compilation by the Birmingham Regional Planning Commission.

Cross references—Administration, Ch. 2; buildings and building regulations, Ch. 6; planning and development, Ch. 12; streets and sidewalks, Ch. 13.

State law references—Control of subdivisions generally, Code of Ala. 1975, § 11-52-30 et seq.; reservation of lands in subdivisions for future acquisition for public streets, § 11-52-50 et seq.

2. The impact of development upon adjacent property.
3. The definition of public and private development responsibilities.
4. Concern for the health, safety and welfare of the entire city.
5. Encouragement of an orderly and efficient development pattern.
6. Coordination with other applicable ordinances and plans.
7. Regulate the development of all property in the city. (Ord. No. 89-857, § 1, 1-3-90)
8. Control access to state, county and city public highways, roads and streets through the use of shared and common access roads and drives. (Ord. No. 94-1309, § 1, 1-16-95)

[b] These regulations also recognize the responsibility of the city to maintain public improvements. Proper and timely maintenance is essential to preserve the required improvements through their design life.

Sec. 2. Title.

These regulations shall be known as the "Official Subdivision and Development Regulations of the City of Hoover, 1982," and may be so cited.
(Ord. No. 89-857, § 1, 1-3-90)

ARTICLE II. AUTHORITY AND JURISDICTION

Sec. 1. Authority.

Authority for municipal control of subdivisions within the corporate limits is granted in Title 11, Subtitle 2, Chapter 452, Articles 2 and 3[, section 11-52-30 et seq.] of the Code of Alabama, 1975.

Sec. 2. Jurisdiction.

[a] From and after the effective date hereof, these regulations shall govern the subdivision and development of all land located in the City of Hoover, Alabama[,] with the exception of Riverchase, which shall be governed by the planning and engineering design standards of the Riverchase Planned Unit Development (PUD).

[b] Any owner of land within the limits of said subdivision jurisdiction wishing to subdivide land shall submit to the City of Hoover a plat of the subdivision which shall conform to the minimum requirements set forth in these regulations. No plat of a subdivision lying within such territory or part thereof shall be filed or recorded in the office of the probate judge, and no subdivider may proceed with improvement or sale of lots in a subdivision until such subdivision plat shall have been approved by the City of Hoover, and said plat is filed for record in the office of the judge of probate of the appropriate county.

(c) Any owner or developer of land within the corporate limits of the City of Hoover wishing to develop said land shall submit to the City of Hoover plans for said development in compliance with these regulations.

(Ord. No. 89-857, § 1, 1-3-90)

Sec. 3. Reserved.

Editor's note—Ord. No. 01-1813, § 1, adopted May 7, 2001, repealed article II, section 3, in its entirety. Former section 3 pertained to administration.

ARTICLE III. DEFINITIONS

Sec. 1. General.

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

Sec. 2. Specific definitions.

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

Alley shall mean a minor public way having a narrow right-of-way and affording a secondary means of access to service abutting properties.

Block shall be a tract or parcel of land entirely surrounded by public highways or streets, other than alleys.

Building setback line shall mean a line parallel to the property line in front of which no structure may be erected.

City shall mean the City of Hoover, Alabama.

City clerk shall mean the duly designated clerk of the City of Hoover, Alabama.

City council shall mean the city council of the City of Hoover, Alabama.

City engineer shall mean the duly designated engineer of the City of Hoover, Alabama.

City specifications shall mean all construction specifications which have been adopted by the city council or as required by the city planning commission.

Corner lot shall be a lot abutting upon two (2) or more streets at their intersection.

Double front lot shall be a lot having frontage on two (2) nonintersecting streets as distinguished from a corner lot.

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Easement shall mean a grant of rights by the property owner for use of a strip of land for specified purposes.

Final plat shall mean a plat of a tract of land which meets the requirements of these regulations and is in [a] form for recording in the office of the probate judge of Jefferson or Shelby Counties [sic], Alabama.

Governing body shall mean the mayor [sic] and city council of the City of Hoover, Alabama.

Group development shall mean a development comprising two (2) or more structures, built on a single lot, tract, or parcel of land, and designed for occupancy by separate families, firms, or other enterprises.

Half-street shall mean a street which does not meet the minimum right-of-way widths set forth in these regulations.

Health department shall mean the Jefferson or Shelby County Departments [sic] of health, and the State of Alabama health department.

Land area shall mean property which is not water surface area. (Ord. No. 91-1058, § 4, 10-7-91)

Lot shall mean a parcel of land intended for transfer of ownership or for building development, which shall be comprised of land area or a combination of land area and water surface area which complies with the area and dimensional regulations of the zoning district in which it is located. Each lot shall be comprised of land area in an amount equal to or greater than the minimum lot area required in the zoning district in which it is located. Said land area shall be contiguous and have principle frontage upon a public street. (Ord. No. 91-1058, § 5, 10-7-91)

Monument shall mean any permanent object serving to indicate a limit to or mark a boundary.

Open space shall be any land either publicly or privately owned which is designated as being permanently undeveloped and used for recreation, conservation, or preservation.

Owner's engineer shall mean the engineer or land surveyor registered and in good standing with the state board of registration of Alabama who is the agent in his professional capacity of the owner of land which is proposed to be subdivided or which is in the process of being subdivided.

Planning commission shall mean the planning commission of the City of Hoover Alabama.

Preliminary plat shall mean a tentative plan of proposed subdivision submitted to the Hoover planning commission for its consideration.

Probate judge shall mean the judge of probate of Jefferson or Shelby Counties.

Sidewalk shall mean a walkway constructed for use by pedestrians.

Streets, arterial are those [streets] which are used primarily for moving fast or heavy traffic.



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APPENDIX II—SUBDIVISION REGULATIONS

Art. IV, § 1

Streets, collector shall mean a street which carries traffic from local streets to the system of arterial or major streets.

Streets, cul-de-sac shall mean a short local street designated to have one end permanently closed; the closed end terminated by a vehicular turnaround.

Streets, local are [streets] used primarily to provide access from abutting property to collector streets.

Streets, marginal access shall be a street which is parallel with and adjacent to an arterial street and which provides access to abutting properties and protection from through traffic.

Subdivider shall mean the person(s), firm(s), or corporation(s) engaged in the process creating a subdivision or having completed a subdivision of said land.

Subdivision shall mean the division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of subdividing or resubdividing. Also, when appropriate to the context, this term includes changing of lot size, alteration or relocation of private or public streets and alleys, and extension of major utility locations.

Water surface area shall mean property within lakes, ponds, rivers and year-round streams. Water surface area shall not include property within storm drainage structures, drainage ways which periodically contain water nor swimming pools and other structures which contain water. (Ord. No. 91-1058, § 6, 10-7-91)

Zoning ordinance shall mean the official zoning ordinance of the City of Hoover, Alabama.

ARTICLE IV. PROCEDURE FOR PLAT APPROVAL

Sec. 1. General.

[a] The procedure for review and approval of a subdivision plat consists of two (2) separate steps. The initial step is the preparation and submission to the planning commission of a preliminary plat of the proposed subdivision. The second step is the preparation and submission to the Planning Commission of a final plat, together with required certificates. The final plat is the instrument to be recorded in the office of the Judge of Probate, according to the procedures set forth herein. (Ord. No. 01-1813, § 2, 5-7-01)

[b] Proposed subdivisions which do not contain public improvements shall require the submission and approval of a final plat only. In such cases, however, the fifty dollar (\$50.00) administrative fee and notification of adjoining landowners shall be required, as set forth in section 2 of this article. (Amended 3-14-83)



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Art. IV, § 2

HOOVER CITY CODE

Sec. 2. Preliminary plat approval.

[a] The application for preliminary plat approval, including six (6) complete sets of the subdivision plan, nine (9) prints of the subdivision layout sheet(s) of the plan each of which shall be folded to a dimension of eight and one-half (8½) by eleven (11) inches, and two (2) digital copies of the subdivision plat, which comply with the city's requirements for digital plat submission, shall be submitted to the planning commission at least twenty-one (21) days prior to the planning commission's regularly scheduled meeting. A fee of fifty dollars (\$50.00) is due at the time of submission. (Ord. No. 94-1233, § 5, 3-21-94; Res. No. 01-2011, § 1, 11-14-11)

[b] The planning commission[,] prior to its review at the public hearing, shall transmit prints of the preliminary plat to the building official, fire department, and any other city or county department for review and recommendations.

[c] Notice of the public hearing shall be sent to all adjoining property owners as their names appear on the plats in the county tax assessor's office. Such notice shall be sent at least ten (10) days prior to the planning commission meeting. (Ord. No. 97-1606, § 1, 12-15-97)

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

1. Vicinity sketch map at a scale of one inch equals two thousand (2,000) feet showing the following:
 - a. Name and location of subdivision;
 - b. Names and addresses of owner and designer;
 - c. North point, graphic scale and date;
 - d. Boundaries and approximate dimensions;
 - e. Amount of acreage to be subdivided;
 - f. Major traffic arteries, utilities and community facilities (major shopping areas, schools, parks, hospitals, churches) which are pertinent to the proposed design.
2. Preliminary sketch plan of subdivision at a scale of not more than one inch equals one hundred (100) feet showing the following:
 - a. Name and location of subdivision;
 - b. Names of owner and designer;
 - c. North point, graphic scale and date;
 - d. Amount of acreage to be subdivided;
 - e. Topography [at] five-foot contour intervals;
 - f. Street, plan which includes:
 - (1) Location of all existing and proposed streets within the subdivision and adjacent to it;
 - (2) Widths of existing and proposed rights-of-way;

APPENDIX II—SUBDIVISION REGULATIONS

Art. IV, § 2

- (3) Clear identification of right-of-way location and width for any street which is considered part of the street plan;
- (4) Street names which are subject to approval by the planning commission;
- (5) Plan and profile of all streets;
- (6) Typical cross-section of proposed streets;
- (7) Complete curve data for the centerline of each street;
- (8) Sidewalks. (Ord. No. 02-1888, § 9, 4-16-02)
- g. Blocks and lots with dimensions shown for all lot lines;
- h. Proposed building setback line along each street;
- i. Plans of proposed utility layouts showing feasible connections to existing or proposed utility systems. When such connections are not practical, all proposed individual water supply and/or sewage disposal systems shall meet the approval of the county department of health;
- j. Location and size of all proposed culverts, storm sewers and inlets;
- k. Location, width and purpose of all easements;
- l. Location and dimension of land to be dedicated or reserved for parks, schools, open space or other public use;
- m. Any portion of the land in the subdivision subject to periodic inundation by storm drainage, overflow or ponding shall be clearly shown and identified on the plat;
- n. The existing zoning classification of the subdivision and all contiguous land;
- o. A fire protection plan showing the size and location of all existing and proposed water lines and fire hydrants;
- p. Assurance that section G of the [Alabama Manual of Uniform Traffic-Control Devices] shall be adhered to with regard to traffic control during construction.
- q. The location of any masonry walls which are proposed to be owned in common by all owners of property in the residential subdivision, pursuant to Article VII, Section 4.0 (E), of the Zoning Ordinance. (Ord. No. 89-939, § 4, 10-16-89)
- r. The location of all proposed access drives from each proposed lot and parcel to the public right-of-way, except single family residential lots and parcels which access a local residential street. (Ord. No. 94-1309, § 2, 1-16-95)
- s. Preliminary plats for property located within a PUD approved under the provisions of Article XII of the Zoning Ordinance, shall show the location of proposed security points for the control of access on public streets, as approved on the master development plan of the PUD. Such plat shall be accompanied by detailed design and construction plans for each proposed security point for the control of access on a public street, in sufficient detail to determine compliance with the city's minimum standards for such security points which are in the appendix of these Subdivision Regulations. (Ord. No. 97-1556, § 2, 5-19-97)

Art. IV, § 2

HOOVER CITY CODE

(e) Within thirty (30) days after final submission to the planning commission of a preliminary plat, the planning commission shall review the plat and indicate its approval, disapproval or approval subject to any required modifications. If a plat is disapproved or modified, the reasons for such disapproval or such modifications shall be expressed in the minutes of the meeting at which such action occurs. Failure of the planning commission to consider any preliminary plat within thirty (30) days after it has been finally submitted to the commission shall be considered as approval of same as submitted. No plat shall be considered to be finally submitted until all required information is presented at a public hearing. The continuance of a public hearing shall delay final submission until the date of the last hearing dealing with the matter. (Ord. No. 91-1058, § 7, 10-7-91)

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

[g] Approval of the preliminary plat by the planning commission shall not constitute acceptance of the final plat, except when the final plat is completed during the specified time in substantial accordance with the layout shown on the preliminary plat.

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

Sec. 3. Final plat.

[a] The final plat shall conform substantially to the preliminary plat as approved; and, if desired by the subdivider, approval may be phased; provided, however, that each phase conforms to all of the requirements of these regulations.

[b] At least fourteen (14) days prior to the meeting at which the plat is to be considered, the applicant shall submit a copy of any proposed subdivision restrictive covenants, the original mylar drawing of the plat, fifteen (15) copies of the plat which shall be folded to a dimension of eight and one-half (8½) by eleven (11) inches, street profiles or other plans which may be required by the planning commission, and two (2) digital copies of the final plat and final construction drawings which comply with the city's requirements for digital plat submission. (Amended 3-14-83; Ord. No. 88-701, § 1, 3-7-88; Ord. No. 94-1233, § 6, 3-21-94; Ord. No. 97-1606, § 1, 12-15-97; Ord. No. 01-1813, § 3, 5-7-01; Res. No. 01-2011, § 2, 11-14-11)

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

[d] The final plat shall give the following information:

1. Vicinity sketch map at a scale in relation to its surroundings. The map submitted with the preliminary plat may be used.

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Art. IV, § 3

2. Final plan of the subdivision including the following:
 - a. Name and location of subdivision;
 - b. Name of owner and designer;
 - c. North point, graphic scale and date;
 - d. Location, width and name of all streets, roads and other rights-of-way;
 - e. Location of all blocks and lot lines with all lot numbers in numerical order;
 - f. Building setback lines along each street;
 - g. Sufficient data to determine readily and reproduce on the ground; the location, bearing and length of every road line, lot line, boundary line, block line and building line, whether curved or straight; and including the radius, central angle and tangent distance, and the length of curve for the centerline of all curved roads and property lines which are not the boundary of the property being subdivided. The length of all dimensions shall be the nearest one-tenth of one foot, and bearing of all angles to the nearest one (1) minute;
 - h. Location, dimensions and purpose of all easements, including those required for shared and common access roads and drives. (Ord. No. 94-1309, § 3, 1-16-95)
 - i. Location and description of all monuments and iron pins;
 - j. Name and location of adjoining subdivisions and roads;
 - k. Reserved. (Ord. No. 01-1813, § 4, 5-7-01)
 - l. The location of any masonry walls which are proposed to be owned in common by all owners of property in the residential subdivision, pursuant to Article VII, Section 4.0 (E), of the Zoning Ordinance. (Ord. No. 89-839, § 5, 10-16-89)
 - m. Final plats for property located within a PUD approved under the provisions of Article XII of the Zoning Ordinance, shall show the location of proposed security points for the control of access on public streets, as approved on the master development plan of the PUD and the preliminary subdivision plat. (Ord. No. 97-1566, § 2, 5-19-97)
 - n. Sidewalks. (Ord. No. 02-1888, § 10, 4-16-02)
- [e] The following certifications shall be presented along with the final plat:
 1. Certification showing that the applicant is the legal owner of the land; and dedication of any proposed public rights-of-way and other sites for public use. (Ord. No. 01-1813, § 5, 5-7-01)
 2. Certification by a registered surveyor of the accuracy of the survey and plat, and the placement of all required monuments. (Amended 3-14-83)
 3. Certification of approval by the city engineer, Jefferson County Sanitary Engineer, Shelby County Engineer, or appropriate county health officer as required. (Ord. No. 88-771, § 2, 1-16-89)

Art. IV, § 3

HOOVER CITY CODE

4. Certification by the city engineer that the subdivider has complied with one of the following alternatives:
 - a. Installed all improvements according to the requirements of these regulations, or
 - b. Posted a surety bond or irrevocable letter of credit, in an amount sufficient to assure the completion of all required improvements. (Amended 3-14-83)
5. Certification of approval to be signed by the chairman of the planning commission and city clerk.
6. A certification from the city clerk indicating that sufficient financial guarantee has been provided.
7. STATE OF ALABAMA COUNTY OF _____

The undersigned _____, Registered Land Surveyor, State of Alabama, and _____, owner, 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; that this plat or map is a true and correct map of lands shown therein and known as _____ showing the subdivisions into which it is proposed to divide said lands, giving the length, and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relations of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage. (Ord. No. 01-1813, § 6, 5-7-01)

[f] Within thirty (30) days after final submission to the planning commission of a final plat, the commission shall review the plat and indicate its approval, disapproval or approval subject to any required modifications. If a plat is disapproved or modified, the reasons for such disapproval or such modifications shall be expressed in the minutes of the meeting at which such action occurs. Failure of the planning commission to consider any final plat within thirty (30) days after it has been finally submitted to the commission shall be considered as approval of same as submitted. No plat shall be considered to be finally submitted until all required information is presented at a public hearing. The continuance of a public hearing shall delay final submission until the date of the last hearing dealing with the matter. (Ord. No. 00-1783, § 1, 11-6-00; Ord. No. 01-1813, § 7, 5-7-01)

[g] After approval of a final plat and the construction of all public improvements shown thereon or posting of a financial guarantee as required in Article VII, the city clerk shall record said plat in the applicable office of the Judge of Probate, retain one copy of the recorded plat in the official records of the city and return the original drawing to the applicant. Prior to receipt of the original recorded drawing, the applicant shall reimburse the city for any costs associated with recording said plat. (Ord. No. 01-1813, § 7, 5-7-01)

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Art. IV, § 3

[h] After approval of a final plat which does not propose any public improvements or private streets which are subject to compliance with these subdivision regulations, the city clerk shall record said plat in the applicable Office of the Judge of Probate, retain one copy of the recorded plat in the official records of the city and return the original drawing to the applicant. Prior to receipt of the original recorded drawing, the applicant shall reimburse the city for any costs associated with recording said plat. (Ord. No. 01-1813, § 7, 5-7-01)

[i] After approval of a final plat which contains private streets which are subject to compliance with these subdivision regulations, the city clerk shall record said plat in the applicable office of the Judge of Probate upon completion of said private streets or posting of a financial guarantee as required in Article VII. The city clerk shall retain one copy of the recorded plat in the official records of the city and return the original drawing to the applicant. Prior to receipt of the original recorded drawing, the applicant shall reimburse the city for any costs associated with recording said plat. Upon receipt of a recommendation by the building official that the private streets have been completed as shown on the final plat and the financial guarantee has been released, the city council shall adopt a resolution stating that approval and recording of the final plat shall not be construed as an assumption of dominion by the City of Hoover over any street, alley, easement of right-of-way shown on said plat or impose liability upon the City of Hoover for the upkeep of same. (Ord. No. 87-681, § 1, 12-21-87; Ord. No. 00-1783, §§ 2, 3, 11-6-00; Ord. No. 01-1813, § 7, 5-7-01)

[j] When a technical error, such as an incorrect dimension or angle, is discovered on a final plat which has been approved by the planning commission, but not yet recorded, the city engineer and city clerk may permit the technical error to be corrected on the plat, without further approval of the planning commission. In such instances, the city engineer shall notify the chairperson of the commission of the action taken. (Ord. No. 01-1813, § 7, 5-7-01)



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REQUIREMENTS FOR PLATS TO BE SUBMITTED

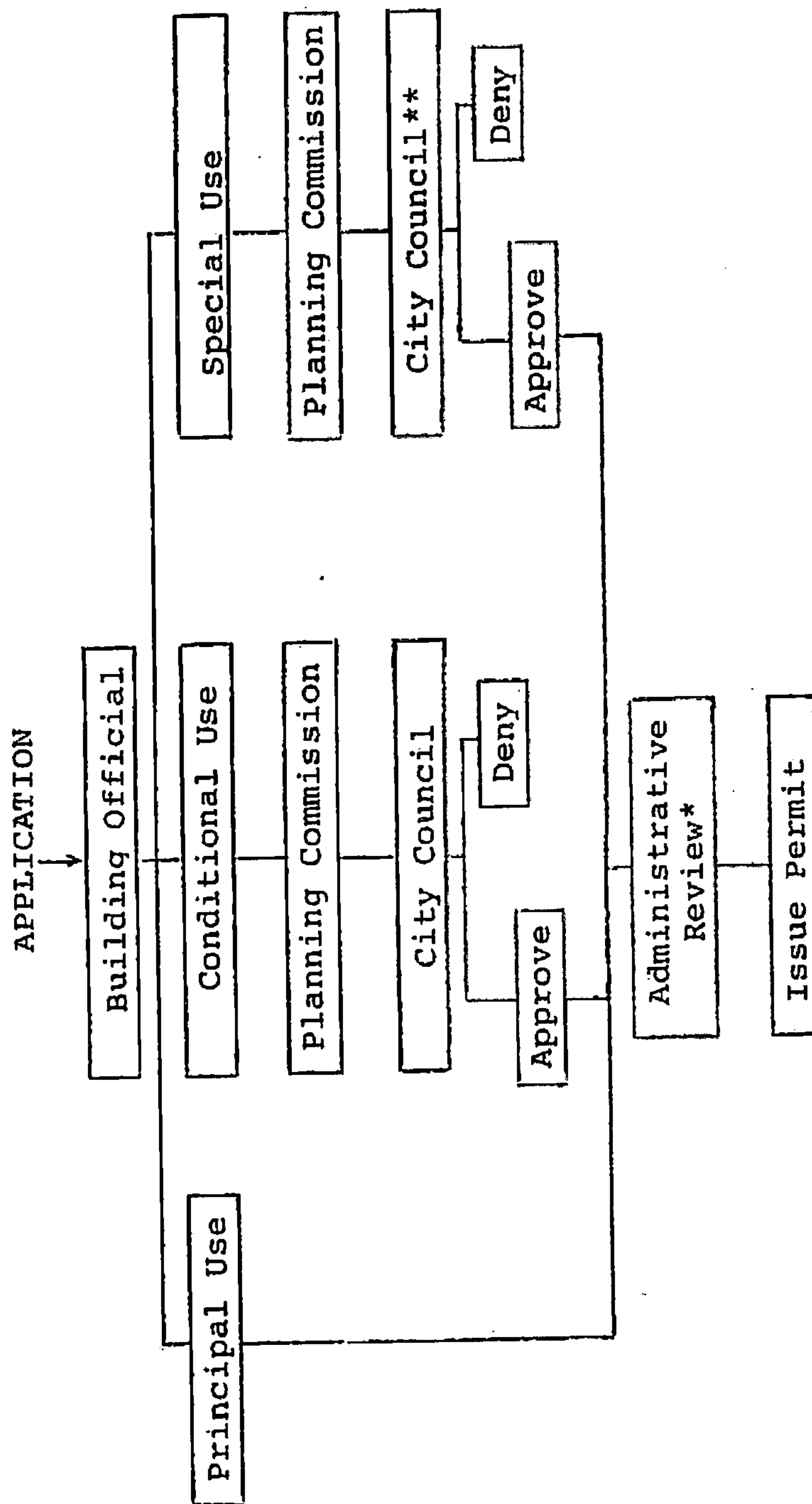
	<i>Preliminary Plat</i>	<i>Final Plat</i>
<i>Vicinity Sketch Map</i> (Scale 1" = 2,000')		
Name and location	X	X
Names and addresses of owner and designer	X	X
North point, graphic scale, date	X	X
Boundaries, approximate dimensions and acreage of site	X	X
Major traffic arteries and utilities	X	X
Community facilities	X	X
<i>Subdivision Plan</i> (Scale 1" = 100' maximum)		
Name and location	X	X
Owner and designer	X	X
North point, graphic scale, date	X	X
<i>Subdivision Plan</i> (Scale 1" = 100' maximum)		
Location of streets	X	X
Street names	X	X
Lot lines	X	X
Lot number		X
Setback lines	X	X
Existing utilities	X	
Proposed utilities	X	
Proposed culverts	X	
Proposed storm sewers	X	
Proposed fire hydrants	X	
Dimensions (lots, roads)	X	X
Angles and bearings, monuments		X
Contours at five-foot intervals	X	
Location, width and purpose of all easements	X	X
Present zoning	X	
Total acreage of subdivision		
Certificates as required	X	X
Proposed improvements required of the city (utility extensions)	X	

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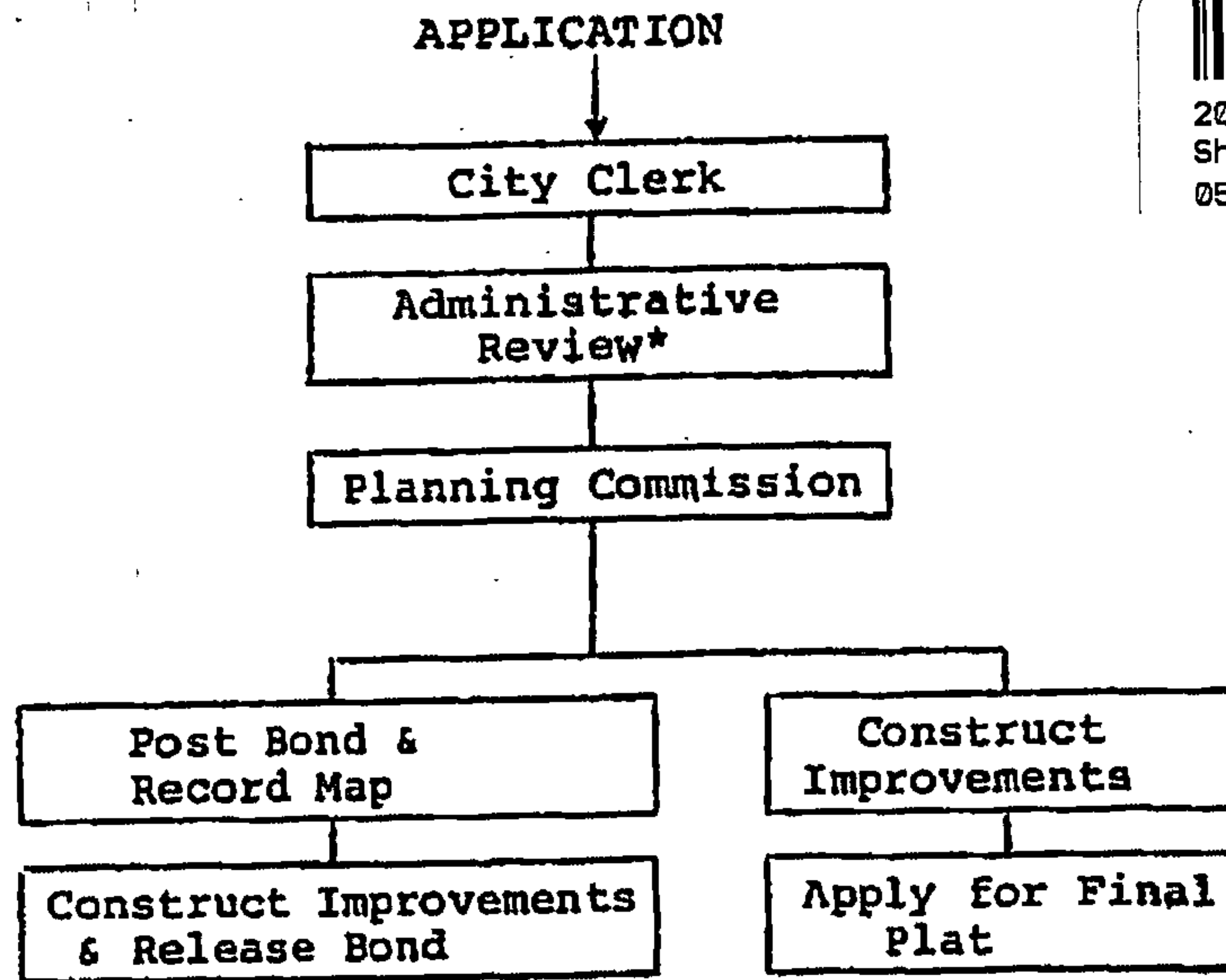
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BUILDING PERMIT FLOW CHART



*Review by the Building Official, City Engineer, and Hoover Fire Department.

**When applicable.



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*Review by the Building Official, City Engineer and Hoover Fire Department.

(Ord. No. 00-1783, § 4, 11-6-00)

Sec. 4. Acceptance of public improvements.

(a) After approval of the final plat and the construction of all public improvements shown thereon, the building official shall make a recommendation to the city council as to whether the public improvements should be accepted by the city for public dedication and perpetual maintenance. Acceptance of said improvements for public dedication and perpetual maintenance shall be accomplished by city council resolution.

(b) Upon passage of a city council resolution accepting dedication and perpetual maintenance of the installed public improvements, the applicant shall maintain all public improvements for a period of one (1) year after passage of said resolution. A maintenance bond may be required as a guarantee of maintenance of said improvements, as stipulated in Article VIII.

(Ord. No. 01-1813, § 8, 5-7-01)

ARTICLE V. DESIGN STANDARDS

Sec. 1. Street plan.

1.1. *General.* The arrangement, character, extent, location and grade of all streets shall be laid out according to good land planning principals and shall be integrated with all existing and planned streets. Land abutting a proposed subdivision shall not be land-locked by the proposed subdivision.



The proposed street system shall be coordinated with the street system of the surrounding area. However, the number of streets converging upon any one point which would tend to promote congestion shall be held to a minimum. Creation of multiple-street intersections shall not be permitted. The street pattern shall be in conformity with a plan for the most advantageous development of the entire community.

In addition, if[,] in the opinion of the planning commission, it is desirable to provide street access to an adjoining property, said street shall extend by dedication to the boundary of such property. A temporary turnaround, as defined in design standards for street cul-de-sac, shall be provided. Local streets shall be so laid out that their use by through traffic in the subdivision will be discouraged.

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

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

1.2. Control of access. Because of the unique qualities of a planned unit development approved under the provisions of Article XII of the Zoning Ordinance, the city may approve, as part of the PUD and subdivision approval processes, the use of security points for the control of access on public streets. Security points shall be privately owned and maintained. Prior to installation of a security point, the owner shall post a maintenance bond or other security approved by the city, in an amount determined by the city to be sufficient to insure the proper maintenance of the security point.

As a minimum, the city shall consider the following, as part of the approval process for the installation of security points for the control of access on public streets:

- a. The number and location of security points;
- b. Traffic circulation within and outside of the PUD;
- c. Effect upon adjacent and surrounding properties; and
- d. The provision of municipal and other public services.

When a previously approved PUD requests permission to dedicate private streets and install or maintain a security point on said streets, the city may require public dedication of all private streets which are connected to the private streets proposed for dedication.

The use of security points for the control of access on public streets shall not be permitted outside of a PUD approved under the provisions of Article XII of the Zoning Ordinance. (Ord. No. 97-1556, § 2, 5-19-97)

1.3. *Private reserve strips.* Private reserve strips controlling access to streets shall be prohibited.

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

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

1.6. *Cul-de-sacs.* Streets designed to have one end permanently closed shall be provided at the closed end with a turnaround having a minimum right-of-way radius of fifty (50) feet, and a minimum roadway radius of forty (40) feet.

1.7. *Street intersections.* Street intersections with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted, unless approved by the planning commission.

1.8. *Minimum street right-of-way widths.* The planning commission shall determine the classification of all city streets. The widths of rights-of-way for the various streets are indicated below. Widths shall be not less than as follows:

<i>Street Type</i>	<i>Minimum Right-of-Way Width (feet)</i>
Local street	50
Collector street	50
Alley	20
Cul-de-sac (radius)	50

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

- (a) The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing road.
- (b) When the subdivision is located on only one side of an existing road, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided. The entire roadway width shall be paved, unless the planning commission gives written approval to the contrary.



1.9. Minimum roadway widths. The minimum pavement widths for the various classifications of streets shall be as follows:

<i>Street Type</i>	<i>Minimum Pavement Width (feet)</i>
Local street	22
Residential collector street	24
Commercial collector street	28
Alley	18
Cul-de-sac (radius)	40

1.10. Street grades.

- (a) Grades of all roads shall comply with accepted engineering practice. Road grades shall not exceed fifteen (15) percent or be less than one (1.0) percent. The planning commission may permit some variation from these grade requirements if such variation would not adversely affect the safety and general welfare of the public.
- (b) Grades approaching intersections shall not exceed three (3) percent equivalent rate for a distance of not less than fifty (50) feet from the centerline of said intersection.
- (c) Roads shall be graded to a minimum line of four (4) feet back of the curbline with a slope of one-half inch per foot.
- (d) Surface cross-drainage shall not be encouraged.
- (e) All roads shall be crowned in the center and have a one-fourth-inch per foot slope.

1.11. Alignment and visibility.

- (a) Minimum radii of horizontal curves shall be not less than two hundred fifty (250) feet.
- (b) There shall be a tangent for one hundred (100) feet provided between all reverse curves.
- (c) Angular breaks in right-of-way alignment of more than two (2) degrees are not permitted.
- (d) Clear horizontal visibility, measured along the centerline, shall be provided for at least two hundred fifty (250) feet in each direction.
- (e) Where an existing road or other right-of-way falls within a proposed subdivision tract and the subdivider proposes to abandon this right-of-way, the planning commission shall review this proposal in light of its effect on neighboring properties, and forward its recommendations to the city council.
- (f) Where there are roads and rights-of-way in existence and are proposed to be retained, they must be designed so as to eliminate all bends, crooks and other hazardous conditions.



APPENDIX II—SUBDIVISION REGULATIONS

Art. V, § 1

1.12. *Intersections.*

- (a) Road alignment shall be designed to eliminate sharp curves and street jogs. Roadway intersections which offset less than one hundred fifty (150) feet between centerlines shall be approved by the appropriate reviewing authority and the planning and zoning commission.
- (b) Roads shall intersect as nearly at right angles as possible and in no case at an angle of less than seventy-five (75) degrees.
- (c) The minimum curb radius at all intersections shall be at least twenty-five (25) feet; except where a residential alley intersects a public street, in which case the minimum curb radius shall be at least twenty (20) feet. (Ord. No. 00-1779, 10-16-00)
- (d) Local and collector streets shall have a clear sight triangle of seventy-five (75) feet from the point of intersection.

1.13. *Alleys.*

- (a) Alleys may be required in commercial and industrial districts, to facilitate access [parking], loading and service points.
- (b) Alleys are not permitted in residential districts, except when the planning commission determines special conditions warrant a secondary means of access, or when approved as part of a PUD, planned unit development. (Ord. No. 00-1779, 10-16-00)

1.14. *Names.*

- (a) No street name shall be used which will duplicate by spelling or sound or otherwise be confused with the name of existing streets. Street names are subject to the approval of the planning commission and building official.
- (b) Subdivision names and apartment project names shall not duplicate or be confused with existing names. Subdivision and apartment project names are subject to approval by the planning commission.

1.15. *Design speeds.* [Design speeds shall be as follows:]

- [1.] Local street, thirty (30) miles per hour.
- [2.] Collector street, thirty-five (35) miles per hour.

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

A variance on the minimum design speeds listed above must be approved by the planning commission. The minimum design speed that may be used is twenty-five (25) miles per hour. (Ord. No. 89-857, § 1, 1-13-90; Ord. No. 00-1783, § 5, 11-6-00)

1.16. *Base material.* A minimum of six (6) inches of compacted graded aggregate or approved equivalent shall be required on all roadbeds. Additional depth of base material may be required because of anticipated traffic. Eight (8) inches of compacted graded aggregate shall be required for commercial collector streets.



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

1.17. *Pavement.* The minimum pavement thickness for the various classifications of city streets shall be as follows:

<i>Street Type</i>	<i>Minimum Pavement Thickness (Inches)</i>	
	<i>Binder</i>	<i>Seal</i>
Local street	One	One
Residential collector street	One*	One
Commercial collector street	Two	One
Alley	One	One
Cul-de-sac (radius)	One	One

* The planning commission may require two (2) inches of binder.

If, in the opinion of the building official, the proposed street may fail or cause maintenance problems in the future, or in the case of actual street failure during construction, then a report by a geotechnical engineer shall be prepared and submitted to the building official for approval prior to the proposed street being constructed or completed. Such report shall determine the minimum base and pavement thickness required for a properly constructed street, as well as proof-rolling requirements for subgrade and removal of unsuitable material.
(Ord. No. 97-1556, § 2, 5-19-97)

Sec. 2. Blocks.

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

- (a) Provisions of adequate building sites suitable to the special needs of the type of use contemplated;
- (b) Zoning ordinance and health department requirements as to lot sizes and dimensions;
- (c) Needs for convenient access, circulation, control and safety of street traffic; and
- (d) Limitations and opportunities of topography.

Block lengths shall not be less than four hundred (400) feet and shall normally be wide enough to allow two (2) tiers of lots of appropriate depth.

Pedestrian crosswalks not less than ten (10) feet wide may be required where deemed essential by the planning commission.

Sec. 3. Lots.

3.1. The lot size, width, depth, shape and orientation and the minimum building setback line shall be appropriate for the zoning classification of the subdivision.

3.2. Lot dimensions shall conform to the requirements of the zoning ordinance and the requirements of the county health department. In cases where requirements conflict, the more strict requirement shall govern.



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3.3. Each lot shall front a public street.

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

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

3.6. Except for single family residential lots which front a local residential street, lots shall share common access drives and curb cuts in order to reduce traffic congestion upon the public right-of-way. All such drives located on private property shall be located within recorded easements. All such roads located within the public right-of-way shall be constructed to public street standards of the appropriate jurisdiction. This requirement shall apply to all state, county and city public highways, roads and streets.

(Ord. No. 94-1309, § 4, 1-16-95)

Sec. 4. Easements.

4.1. Easements across lots or centered on rear or side lot lines shall be provided for utilities and drainage where necessary, and shall not be less than a total of fifteen (15) feet wide, unless otherwise approved by the engineering department of the specific utility.

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

4.3. Lots and easements shall be arranged in such a manner as to eliminate unnecessary easement jogs or off-sets, and to facilitate the use of easements.

4.4. Easements for shared and common access drives shall be a minimum of twenty-five (25) feet wide.

(Ord. No. 94-1309, § 4, 1-16-95)

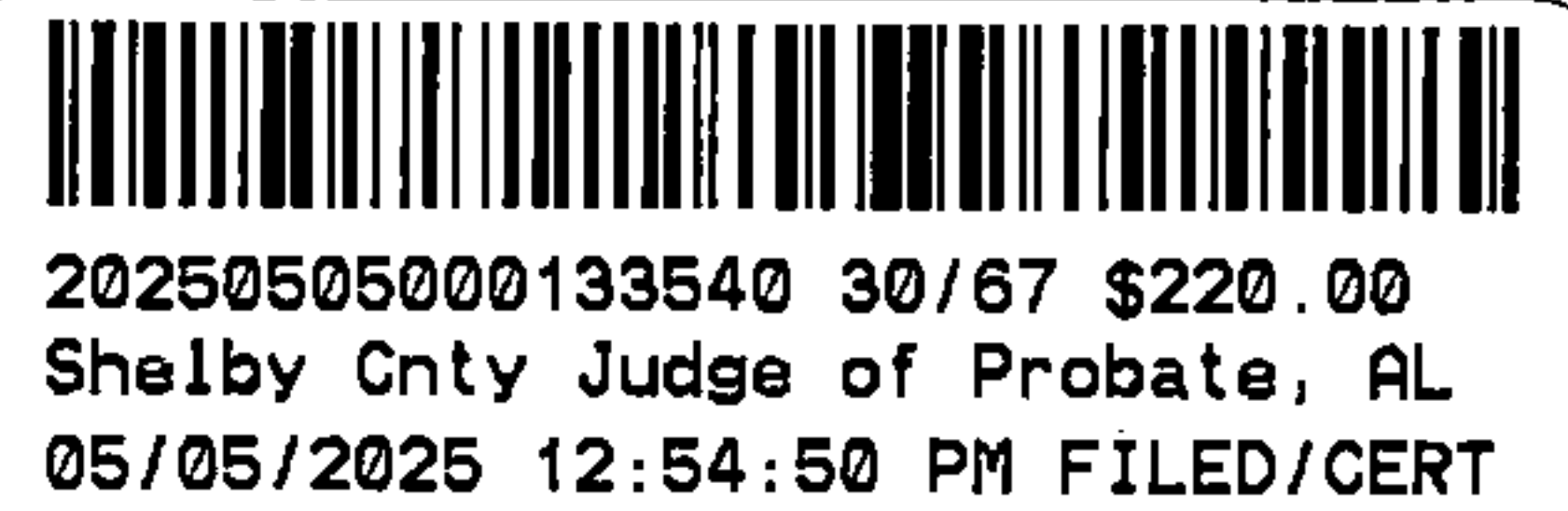
Sec. 5. Drainage and inundation.

[a] A drainage plan shall be made for each subdivision by the owner's engineer, which plan shall take into consideration the ultimate or saturated development of the tributary area in which the proposed subdivision is located. On-site storm water detention measures may be required by the planning commission. An erosion and sedimentation plan may be required as stipulated in Appendix B of these regulations.

[b] The storm and sanitary sewer plans shall be worked out prior to the development of the other utility plans. Engineering considerations shall give preferential treatment to these gravity flow improvements, as opposed to other utilities and improvements. Off-premise



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drainage easements and improvements may be required to handle the runoff of subdivisions into a natural drainage channel. But under no condition shall storage drainage be emptied into the sanitary sewer system—or vice versa.

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

[d] The City of Hoover will not allow development of one site to cause an adverse effect on adjacent property. In some cases, storm water retention or improvement of existing downstream drainage facilities may be required. The applicant is urged to contact the city engineer for a preliminary discussion on this matter prior to plan submittal. The minimum design standards for detention facilities are found in Article IX. (Ord. No. 89-857, § 1, 1-3-90)

[e] All development in the City of Hoover shall be in compliance with Ordinance 311, the Hoover flood plain ordinance. The applicant is urged to contact the Hoover building official or city engineer for a preliminary discussion on this matter prior to plan submittal.

The City of Hoover will not allow a diversion of watershed from one drainage basin to another for any subdivision or development of land within its city limits.
(Ord. No. 88-771, § 3, 1-16-89)

Cross reference—Flood hazard prevention, § 12-36 et seq.

Sec. 6. Nonresidential subdivision.

Any subdivision of land, as herein defined, shall be subject to these regulations.
(Amended 3-14-83)

Sec. 7. Vacating a street or easement.

No street or easement may be vacated unless such action is recommended by the planning commission to the city council and approved by the city council.

Vacation of public rights-of-way (streets and alleys) shall be accompanied by a plat showing the new property line(s) as they will exist after the vacation. Vacation of easements shall be as follows:

1. Partial vacation may be accomplished by a metes and bound legal description, prepared by a registered surveyor, of the portion to be vacated. Applicant must provide a map, drawn to scale, showing the portion to be vacated.
 2. Total vacation shall be accompanied by a plat. A new easement shall be accompanied by a plat showing the easement on the property.
 3. Dedication of a new right-of-way or easement shall be accompanied by a plat.
- (Ord. No. 89-857, § 1, 1-3-90)

Sec. 8. Property development.

All property to be developed in the City of Hoover shall comply with these minimum regulations.

(Ord. No. 89-857, § 1, 1-3-90)

ARTICLE VI. REQUIRED IMPROVEMENTS**Sec. 1. General.**

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


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

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

1.1. *Streets and alleys.* All streets shall be designed in accordance with subdivision minimum standards contained in Appendix A.

1.2. *Sidewalks.* Sidewalks may be required by the planning commission in commercial or residential subdivisions. All such sidewalks shall be constructed in accordance with the specifications found in Appendix A, Article IV, Section 5. (Ord. No. 97-1578, § 1, 7-21-97)

1.3. *Curb and gutter.* All curb and gutter, and valley gutter shall be designed in accordance with subdivision minimum standards contained in Appendix A.



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1.4. *Water mains.* The design and specifications of the distribution system shall meet the applicable public water system requirements.

1.5. *Fire plugs.* Fire plugs shall be installed along each street every seven hundred fifty (750) feet in residential districts. The water supply and pressure shall be sufficient to adequately serve the potential needs of the intended land use. In business districts, fire plugs shall be installed every three hundred (300) feet. The Hoover fire department must approve the installations of all fire plugs.

1.6. *Sanitary sewers.* Sanitary sewers shall be installed in each subdivision and approved by the City of Hoover and/or the county engineer. Septic tanks may be permitted in lieu of sewer lines, upon approval by the health department.

Lot size shall not be less than the minimum standard and of satisfactory size for the proper installation of an on-site sewage disposal system as approved by the county department of health. No building permit shall be issued until written approval has been given by the county department of health.

1.7. *Storm sewers and drainage.* Storm sewers and drainage structures shall be designed and installed as required in accordance with Appendix A of these regulations.

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

ARTICLE VII. GUARANTEE OF COMPLETION OF IMPROVEMENTS

Sec. 1. General.

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

1.1. *Financial guarantee of performance.* The guarantee of performance by the subdivider shall be in the form of a subdivision improvement bond, irrevocable letter of credit or certificate of deposit made payable to the City of Hoover and shall meet the following requirement:

- (a) *Acceptance of guarantee.* The bond, irrevocable letter of credit or certificate of deposit must be approved by the city clerk or finance director.
- (b) *Value of guarantee.* The bond, irrevocable letter of credit or certificate of deposit should be of an amount sufficient to cover the total cost of installing all improvements, including grading, paving of the streets and installation of all required utilities and fees encountered during execution of improvements.

1.2. *Failure to complete work.* If within twelve (12) months after filing said guarantee the subdivider has not completed all necessary improvements, or if in the opinion of the planning

commission any improvements have not been satisfactorily installed, the guarantee shall be used by the city to complete the improvements in satisfactory fashion, or the city may take such steps as may be necessary to require performance under the guarantee. In the event of a default as provided herein, any irrevocable letters of credit or certificates of deposit may be redeemed on behalf of the city by the city clerk, president of the city council or the mayor. (Ord. No. 91-1070, § 1, 1-6-92; Ord. No. 94-1302, 12-19-94)

ARTICLE VIII. GUARANTEE AGAINST FAULTY MATERIAL

Sec. 1. General.

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

1.1. In any case in which the planning commission and/or the city council may have reasonable doubt concerning the stability or proper construction of any improvement required herein, the city council may require a one-year maintenance bond for street construction maintenance, and a one-year maintenance bond for sewer lines and facilities. This bond shall be in cash or made by a surety company authorized to do business in the State of Alabama.

1.2. The city clerk shall secure from all developers, an agreement, [to] maintain backfill to the level of finished grade and to maintain improvements located thereon or therein of any excavation or fill which has been made in connection with the installation of improvements; and such agreement shall be binding on the developer for a period of one (1) year after the acceptance of such improvements by the City of Hoover.

ARTICLE IX. VARIANCES

Sec. 1. Hardship.

Where the planning commission finds that unusual hardship may result from strict compliance with these regulations due to unusual topographic or other physical conditions relating to the land, that are beyond the control of the subdivider, it may vary the regulations so that substantial justice may be done and the public interest secured. However, such variation shall not have the effect of nullifying the intent or purpose of the subdivision regulations or zoning ordinance. Any variance thus authorized is required to be entered in writing in the minutes of the planning commission and the reason which justified the departure to be set forth.

ARTICLE X. PENALTIES FOR TRANSFERRING LOT IN UNAPPROVED SUBDIVISION

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the city and recorded or filed in the office

of the appropriate county probate office, shall forfeit and pay a penalty of one hundred dollars (\$100.00) for each lot or parcel so transferred or sold. The municipal corporation may enjoin such transfer or sale or agreement by action for injunction brought in any court [of] equity jurisdiction or may recover the same penalty by a civil action in any court of competent jurisdiction.

ARTICLE XI. SEVERABILITY AND SEPARABILITY

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

ARTICLE XII. AMENDING REGULATIONS

Any article, section, subsection, or provision of these subdivision regulations proposed for amending shall be published as provided by law for the publication of ordinances. Before adoption, a public hearing, as described by law, shall be held thereon. Following its adoption, a copy of the amendment shall be certified by the planning commission to the probate judge of the appropriate county.

ARTICLE XIII. EFFECTIVE DATE

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

APPENDIX A

DESIGN STANDARDS



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ARTICLE I. MINIMUM STANDARDS FOR SUBDIVISIONS AND DEVELOPMENT

Profiles of all streets showing natural and finished grades, location of all head walls, location and size of all culverts, shall be furnished as a part of the preliminary plat.
(Ord. No. 89-857, § 1, 1-30-90)

ARTICLE II. ENGINEERING REQUIREMENTS AND INSPECTIONS

1. *[Plans and information.]* The subdivider shall furnish the planning commission all plans and information necessary for engineering considerations and approval for the construction of the proposed improvements. Such plans and information shall be furnished separately or with preliminary plat and vicinity sketch and shall be certified by a registered professional engineer.

2. Inspection.

- (a) All subdivisions and improvements must be inspected by the building official.
- (b) Before construction of streets and drainage the building official shall be notified no less than twenty-four (24) hours in advance of any phase of operation to be started.
- (c) The base shall be inspected and installed under the direction of the building official.
- (d) No paving shall be installed until the base course is approved.
- (e) No paving shall be installed until approval is given as to type of paving and material used.
- (f) In all cases in which the building official has reasonable doubt concerning the stability or proper construction of any streets, he may require that[,] after installation of the binder course, the seal course of bituminous pavement be delayed for a period of a minimum of six (6) months.
- (g) No drainage structure having twenty (20) square feet of end area or larger will be covered up until approval is given by the building official.

ARTICLE III. [STREETS; MINIMUM REQUIREMENTS]**1. Streets.**

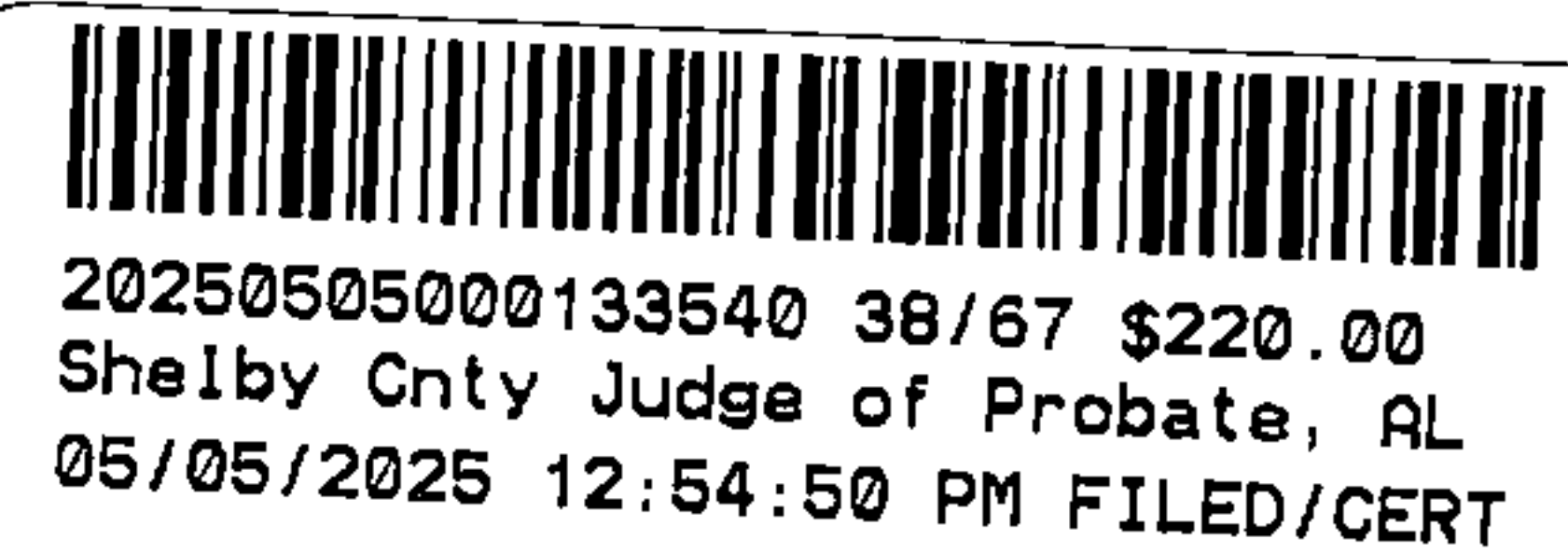
- (a) All streets shall be platted along contour elevations which will result in minimum grades and greatest visibility wherever practicable with consideration given to the anticipated uses of the land.
- (b) The proposed street layout shall be made according to good land planning for the type of development proposed. All streets must provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding tracts.
- (c) The means of ingress and egress to the public street, other than a local residential street, shall minimize traffic congestion by limiting the number of ingress and egress points to the public street. Methods such as shared drives and recorded common access easements shall be used in order to minimize the number of curb cuts along such roads and highways. (Ord. No. 94-1309, § 6, 1-16-95)
- (d) Reserve strips shall not be permitted.
- (e) Spite strips or strips for unspecified or unacceptable purposes are prohibited.
- (f) Sidewalks may be required where deemed necessary for public safety in accordance with specifications found in Appendix A, Article IV, section 5. (Ord. No. 97-1578, § 1, 7-21-97)
- (g) Public utilities shall be installed prior to acceptance.
- (h) All streets that provide for the continuation or appropriate projection of principal streets in surrounding areas and all streets that provide reasonable means of ingress and egress for surrounding acreage tracts shall be constructed to the subdivision limits as required by the planning commission.

2. Minimum requirements.

- (a) The sub-grade shall be compacted and shaped prior to application of base materials.
- (b) The base course shall have a compacted thickness of no less than six (6) inches and base course materials shall be approved, as to mixture and durability of materials, by the building official.
- (c) All streets shall be paved and have a minimum width of twenty-two (22) feet plus curbing.
- (d) A minimum of four-foot shoulders shall be constructed.
- (e) A typical roadway section with the street grades shall be submitted for approval along with the drainage plan.
- (f) Unless authorized by the planning commission, grades over fifteen (15) percent will not be permitted.
- (g) All intersections shall have a sufficient turning radius to accommodate traffic in a normal manner.

ARTICLE IV. [MINIMUM STREET IMPROVEMENTS]**1. [Generally.]**

- (a) Proper drainage structures shall be constructed at designated locations determined by field inspection and contour maps of the subdivisions, with the approval of the planning commission as to the size and number.
 - (1) Catch basins and drop inlets shall be constructed if deemed necessary by the planning commission.
 - (2) Combination curb and gutter shall be constructed on grades over twelve (12) percent, or on long unbroken grades, where no cross drains are feasible to divert the flow of water from the street, at the discretion of the planning commission.
 - (3) Water will not be permitted to run down the street more than five hundred (500) feet (where at all possible) without proper drainage structures to intercept surface water.
- (b) A permanent type, non-skid finished wearing surface shall be applied by the subdivider or developer to all public streets. (Ord. No. 89-857, § 1, 1-30-90)
- (c) The materials and type of materials used shall have the approval of the city engineer.
- (d) No street will be accepted for maintenance unless approved by the city council.
- (e) Where subdivision streets make intersection with county roads, the intersection shall be made at a point on the county road that will provide a minimum sight distance of two hundred fifty (250) feet in each direction. Any less sight distance requirement shall be approved by the planning commission.

**2. Right-of-way.**

- (a) Right-of-way for any street, road or avenue which, in the opinion of the planning commission, is or might become an arterial highway shall be no less than one hundred (100) feet in width.
- (b) Any intersection of streets having an interior angle of less than ninety (90) degrees shall have an easement radius, if the planning commission considers it necessary for the safe turning of traffic.

3. Accessibility. Where a proposed subdivision has no frontage on an existing public road, or right-of-way, the subdivider must provide, and dedicate to the city, a suitable right-of-way for ingress and egress. This connecting road becomes part of the street system of the proposed subdivision and is subject to all regulations regarding streets. Subdividing or development of property shall not be allowed to landlock adjacent property. (Ord. No. 89-857, § 1, 1-30-90)

4. Improvements. Before a subdivider commences to grade or pave streets or roads within a subdivision, he shall consult the city engineer and obtain his approval of the proposed grades, type of paving, size of drainage structures, and any or all other engineering problems involved therein.

5. Sidewalks. Sidewalks shall be constructed within the right-of-way, on at least one side of all public and private streets submitted to the city for preliminary plat approval after the effective date of this ordinance; except that sidewalks shall not be required along the radius of a cul-de-sac and shall not be required along cul-de-sac streets that are less than three hundred (300) feet in length.

All sidewalks and pedestrian ways shall be designed and located to enhance tree conservation and preservation. The city may require pedestrian ways that are located within environmentally sensitive tree conservation or preservation areas be surfaced with gravel or other materials that are not impervious, except where steep slopes or storm drainage considerations dictate that paving is required in order to maintain the pedestrian way.

Sidewalks located within a public or private street right of way shall comply with the following minimum standards:

- (a) Sidewalks shall be at least four (4) feet wide on local streets and at least six (6) feet wide on collector and arterial streets.
- (b) Sidewalks shall be constructed of concrete with a minimum compressive strength of 3,000 psi.
- (c) Sidewalks shall be at least four (4) inches thick.
- (d) Sidewalks shall be constructed on a sub grade compacted to a minimum of ninety five (95) percent standard proctor density.
- (e) Sidewalks shall be broom finished. Contraction joints shall be tooled to a minimum depth of 1½ inch. Sidewalks shall have expansion joints every twenty four (24) feet

at all concrete to concrete connections, such as driveways, curbs, curb ramps, and private sidewalks. Four (4) foot wide sidewalks shall have contraction joints every four (4) feet. Six (6) foot wide sidewalks shall have contraction joints every six (6) feet.

- (f) The cross slope of a sidewalk shall be a minimum of $\frac{1}{4}$ inch and maximum of $\frac{1}{2}$ inch per foot sloping to the street. The grassed strip between the curb and edge of sidewalk shall have a minimum of $\frac{1}{2}$ inch per foot cross slope, sloping to the street. The cross slope of the grassed strip may be increased to a maximum of $1\frac{1}{2}$ inches per foot, as shown in the chart below. In cases of extreme topography where a driveway crosses the sidewalk, the building inspection department may permit greater cross slopes, ranging from a minimum cross slope of zero percent to a maximum of ten percent sloping to the street. When cross slopes are approved in excess of the standards set forth in the chart below, the cross slope transition shall extend along the sidewalk for a distance of at least 16 feet on both sides of the driveway.

The following chart should be used as a guide in the design of grass strip cross slopes for various street profiles. The purpose of the steeper cross slope is to minimize erosion behind the curb on steep segments.

<i>Centerline Grade Of Street</i>	<i>1 to 4%</i>	<i>4.1 to 8%</i>	<i>More Than 8%</i>
Grass Strip Cross Slope	$\frac{1}{2}$ inch per foot	1 inch per foot	$1\frac{1}{2}$ inch per foot

- (g) Pedestrian ramps are required at all intersections. Intersections with standing curb shall have curb ramps that meet ADA standards.
- (h) A green space, at least three (3) feet wide is required between the back of curb or valley gutter and the sidewalk on a local street and at least four (4) feet wide between the curb and gutter and sidewalk on a collector or arterial street, except where the city determines that topography, tree preservation or conservation, right-of-way characteristics or other conditions dictate that the green space be reduced or provided elsewhere.
- (i) Curb and gutter shall be required on all collector and arterial streets that have sidewalks.
- (j) The building inspection department shall be notified at least twenty four (24) hours prior to pouring of concrete. An inspection is required prior to installation of a sidewalk. If concrete is poured prior to inspection, the inspector may require that it be removed and re-poured.
- (k) Sidewalks within a public or private street right-of-way shall be constructed or secured by a financial guarantee of performance prior to final plat approval, subject to the following:
- (1) When a final plat contains less than 35 lots, all required sidewalks and pedestrian ways shall be constructed or bonded prior to final plat approval.

- (2) When a final plat contains 35 or more lots, the applicant may choose the following option:
- a. The applicant shall bond not less than 50 percent of the entire value of all required sidewalks and pedestrian ways that are located between a proposed lot and a proposed public or private street(s).
 - b. The applicant shall bond the entire value of all other required sidewalks and pedestrian ways.
 - c. Prior to issue of a certificate of occupancy for a dwelling in said subdivision, the developer shall install all required sidewalks and pedestrian ways located between the subject lot and a public or private street(s).
 - d. When final plat approval is requested in phases, all required sidewalks and pedestrian ways in the previous phase shall be constructed or bonded prior to approval of a subsequent phase.
- (l) The city shall not accept dedication of any public street unless and until all required sidewalks along said street have been constructed to city specifications.
(Ord. No. 97-1578, § 1, 7-21-97; Ord. No. 02-1888, § 10, 4-16-02; Ord. No. 05-2092, § 1, 11-7-05)

ARTICLE V. [DRAINAGE]

1. [Generally.]

- (a) All subdivision shall be provided with adequate storm drainage facilities. Any areas subject to periodic flooding caused by poor drainage facilities will not be accepted by the planning commission unless the subdivider makes necessary provisions to eliminate such flooding. A diversion of watershed from one drainage basin into another will not be allowed for any subdivision or development in the City of Hoover. (Ord. No. 88-771, § 4, 1-16-89)
- (b) Drainage facilities shall be designed for a twenty-five-year rainfall event, except for major drainageways which shall be designed for a one-hundred-year rainfall event. Design calculations shall be based on future probable development of the entire drainage area to be served or developed. A major drainageway is defined as having a drainage area of fifty (50) acres or more. (Ord. No. 89-857, § 1, 1-30-90)
- (c) A complete drainage plan and contour map showing the pipe size, their locations and the areas to be drained, shall be submitted along with the profile grades and typical roadway, section for approval.
- (d) All existing drainage structures shall be shown on the preliminary plat and contour map.
- (e) All off-project drainage, draining onto the subdivision, shall be shown on contour maps showing the areas in acres that the subdivision will have to accommodate.

- (f) Drainage area and peak flow estimates must be provided for each drainage facility, as well as profiles for all new storm sewers and open ditches, with outlet velocities. Storm drainage facilities shall be designed by a registered professional engineer, in the State of Alabama. The engineer's seal shall be on all drawings.
- (h) Structural capabilities for all new culverts and storm sewer pipe shall be provided. Reinforced concrete pipe shall be required for all proposed storm sewers within public easements and rights-of-way. (Ord. No. 87-678, § 1, 11-2-87)
- (i) If outlet velocities are greater than five (5) feet per second, some type of energy dissipation will be required. If rip-rap is used, the minimum weight shall be fifty (50) pounds per stone.
- (j) Typical sections of all open ditches and swales shall be provided.
- (k) Any new culvert or storm sewer pipe under the jurisdiction of the Alabama Highway Department, the Jefferson County Public Works Department, or the Shelby County Engineer, must be approved by that authority. Copies of this approval shall be provided at the time of submittal.
- (l) All roadway cross drain pipe shall be a minimum size of eighteen (18) inches and all side drain pipe shall be a minimum size of eighteen (18) inches.

ARTICLE VI. [MISCELLANEOUS]

1. [Generally.]

- (a) All lot pins and markers shall be established on the ground prior to final approval of record map.
- (b) The city will not construct any street, install any drainage or do any maintenance work in any recognized or recorded subdivision before the subdivision is duly accepted for maintenance.
- (c) The city will, after construction of streets and drainage is completed, accept the street and drainage for maintenance[, provided:]
 - (1) That it meets the minimum requirements of the city.
 - (2) That all necessary improvements are installed.
 - (3) That there are no claims or liabilities against the subdivision that will be passed on to the city.
 - (4) That all improvements shown and stated on the record map shall have been installed or complied with.
- (d) Any deviation from these provisions must have written permission from the planning commission.

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- (e) On roads with prescribed rights-of-way, but where no dedicated right-of-way exists, the building setback distance from centerline of road shall be equal to thirty (30) feet plus standard setback required in the zoning district affected.

ARTICLE VII. [IMPROVEMENTS BOND]

[1. Required.]

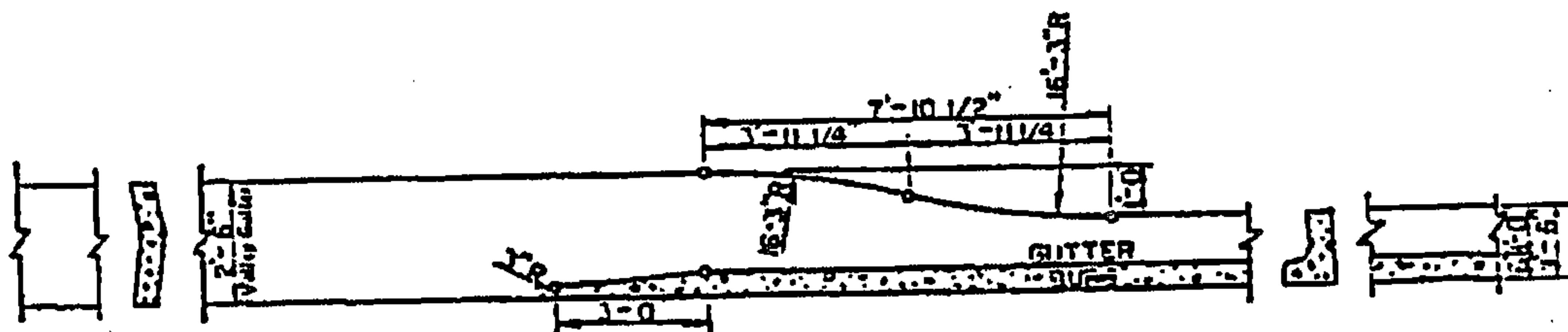
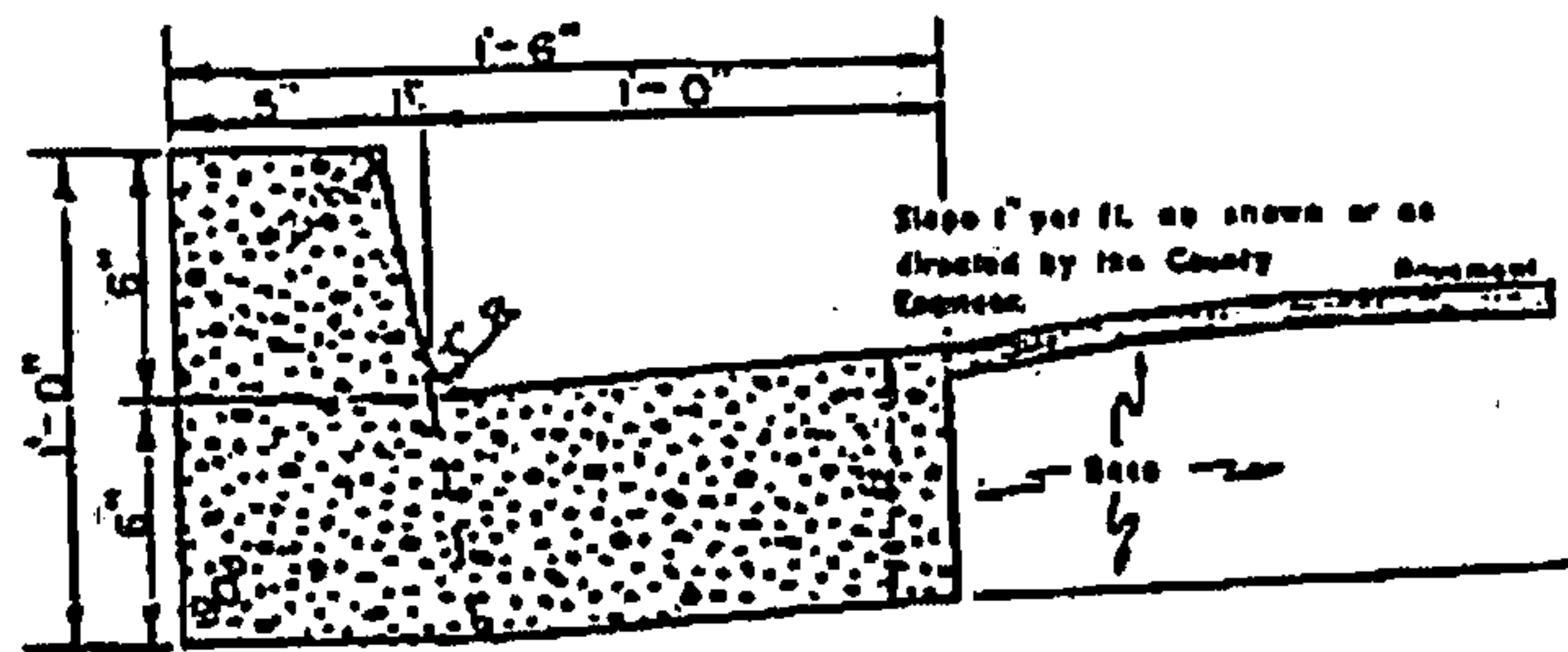
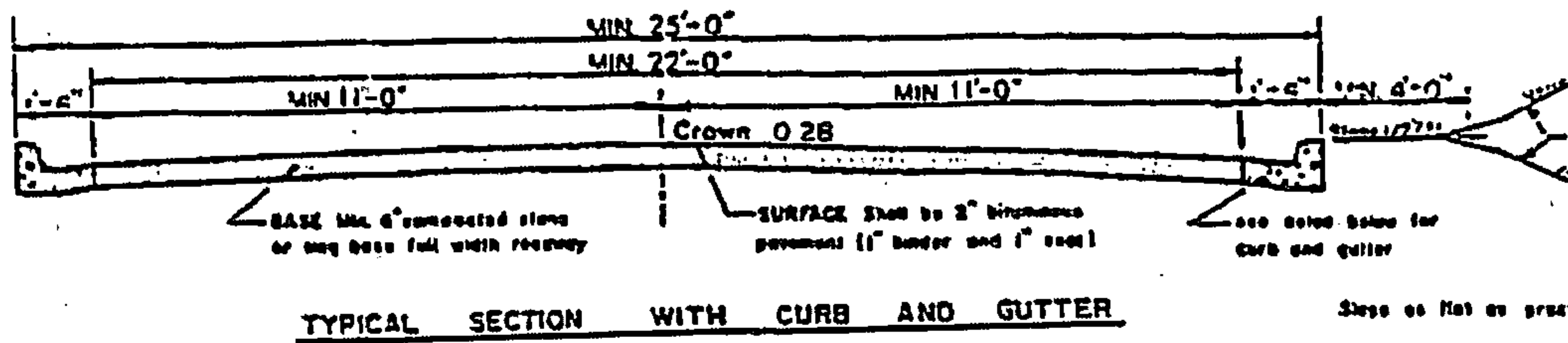
- (a) Prior to the approval of the final plat, the subdivider shall have installed or constructed the following improvements or posted a financial guarantee not to exceed one hundred (100) percent of the cost of required improvements.
- (1) All streets shall have been constructed in conformity with the requirements set out in these regulations.
 - (2) All drainage shall have been constructed in conformity with the requirements set out in these regulations.
 - (3) The developer or subdivider will forfeit the financial guarantee if improvements are not made or completed.
 - (4) If the guarantee is forfeited, the bonding company or financial institution will complete the improvements or pay the city for the completion of same.
- (b) After the subdivision has been completed and before the street acceptance letter is issued, the city council may require a one-year maintenance bond for streets, sewer lines and drainage facilities.

ARTICLE VIII. [STANDARD DRAWINGS]

[1. Generally.] All necessary drawings and standards regarding roadway typical sections, valley gutters, combination curb and gutter, and all types of drainage structures for the development of subdivision streets are contained [herein].



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NOTE:

1. Subgrade shall be compacted and shaped, total roadway width prior to application of base materials.
2. Any deviation from this shall be with written permission of the Heever Planning Commission.

This drawing was adapted from
Jefferson County Subdivision Regulations.

Local Street Curb and Gutter Section



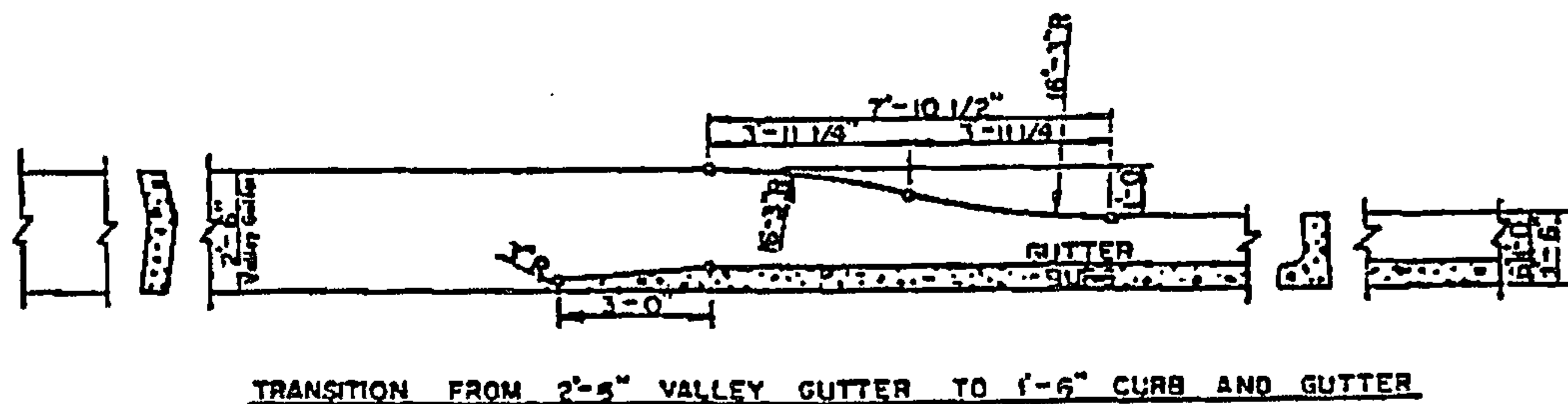
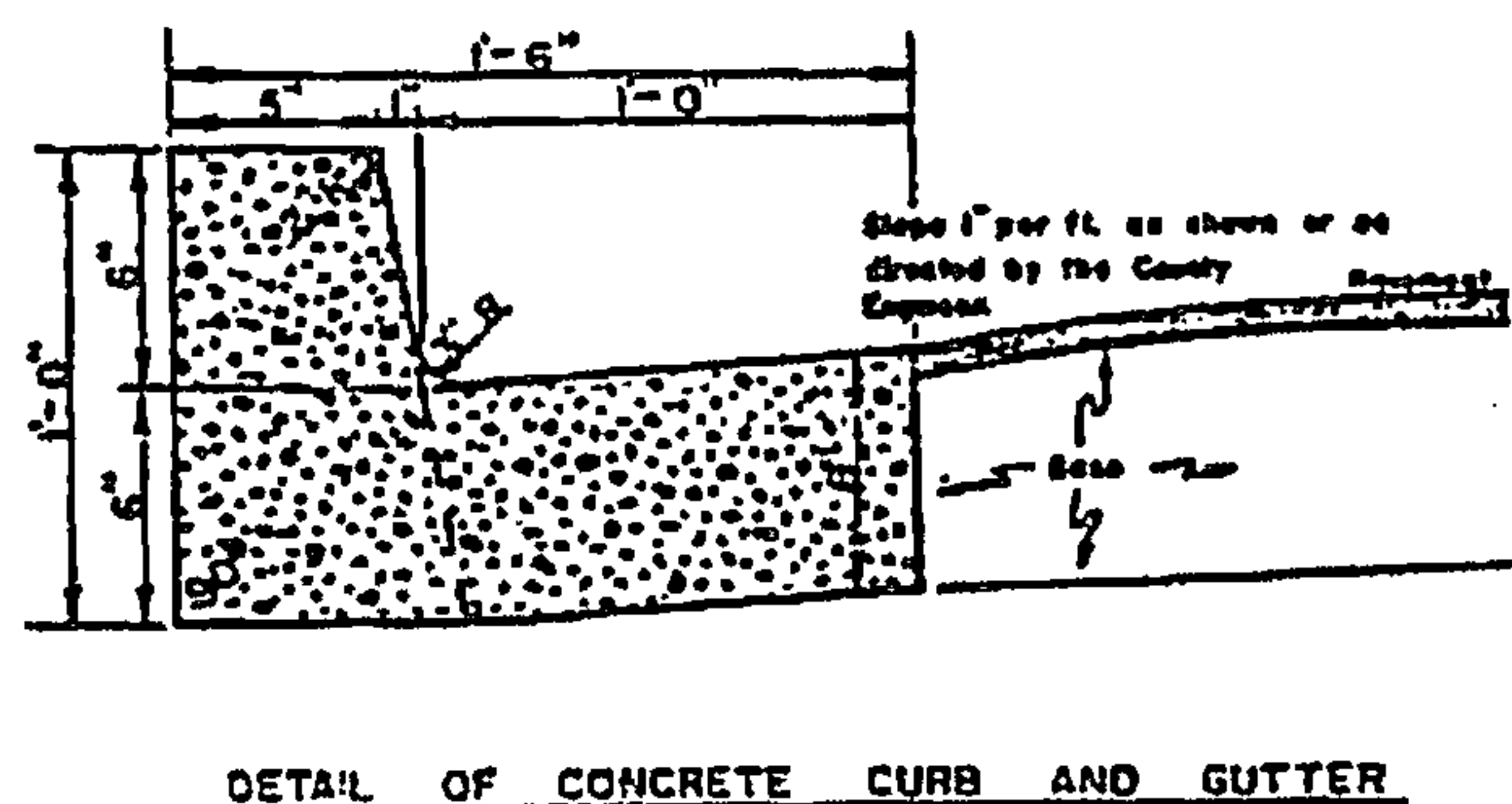
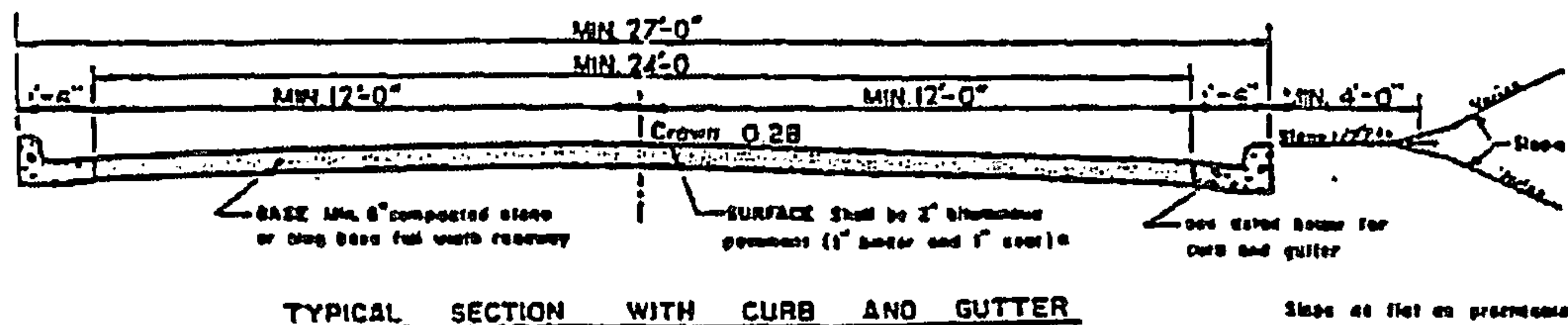
1. Subgrade shall be compacted and shaped, total roadway width prior to application of base materials.
2. Any deviation from this shall be with written permission of the Hoover Planning Commission.

**This drawing was adapted from
Jefferson County Subdivision Regulations.**

1482.2



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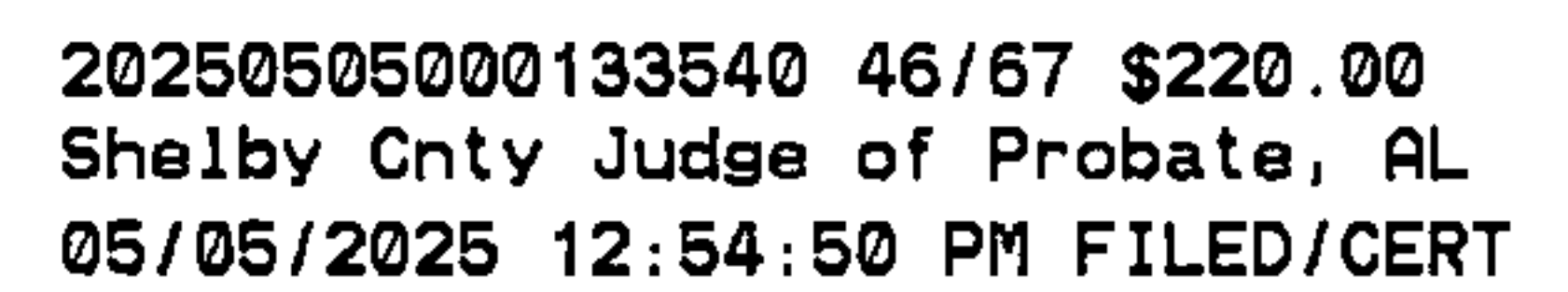
NOTE:

1. Subgrade shall be compacted and shaped, total roadway width prior to application of base materials.
2. Any deviation from this shall be with written permission of the Hoover Planning Commission.

*The Planning Commission may require 3" bituminous pavement (2" binder and 1" seal).

This drawing was adapted from
Jefferson County Subdivision Regulations.

Residential Collector Street Curb and Gutter Section



7. Subgrade shall be compacted and shaped, total roadway width prior to application of base materials.
2. Any deviation from this shall be with written permission of the Hoover Planning Commission.

**This drawing was adapted from
Jefferson County Subdivision Regulations.**

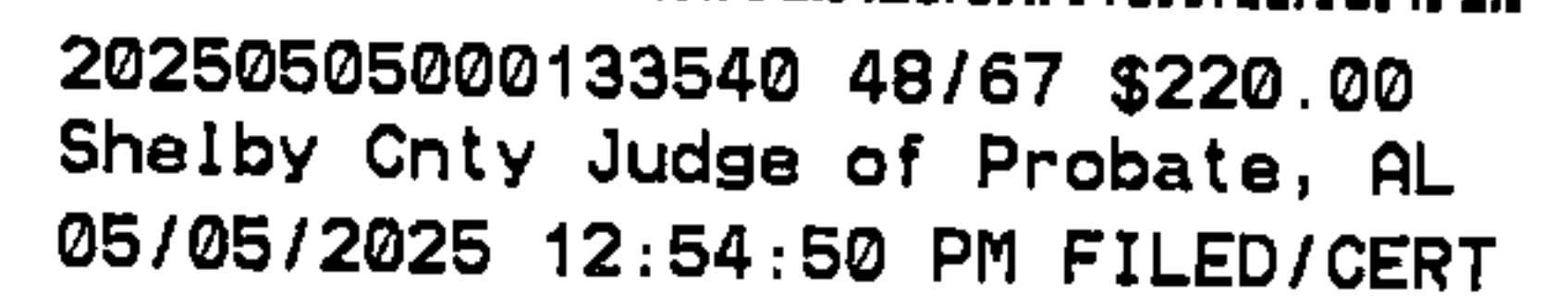
1482.4

App. A, Art. VIII



1. Subgrade shall be compacted and shaped, total roadway width prior to application of base materials.
2. Any deviation from this shall be with written permission of the Hoover Planning Commission.

Commercial Collector Street 1



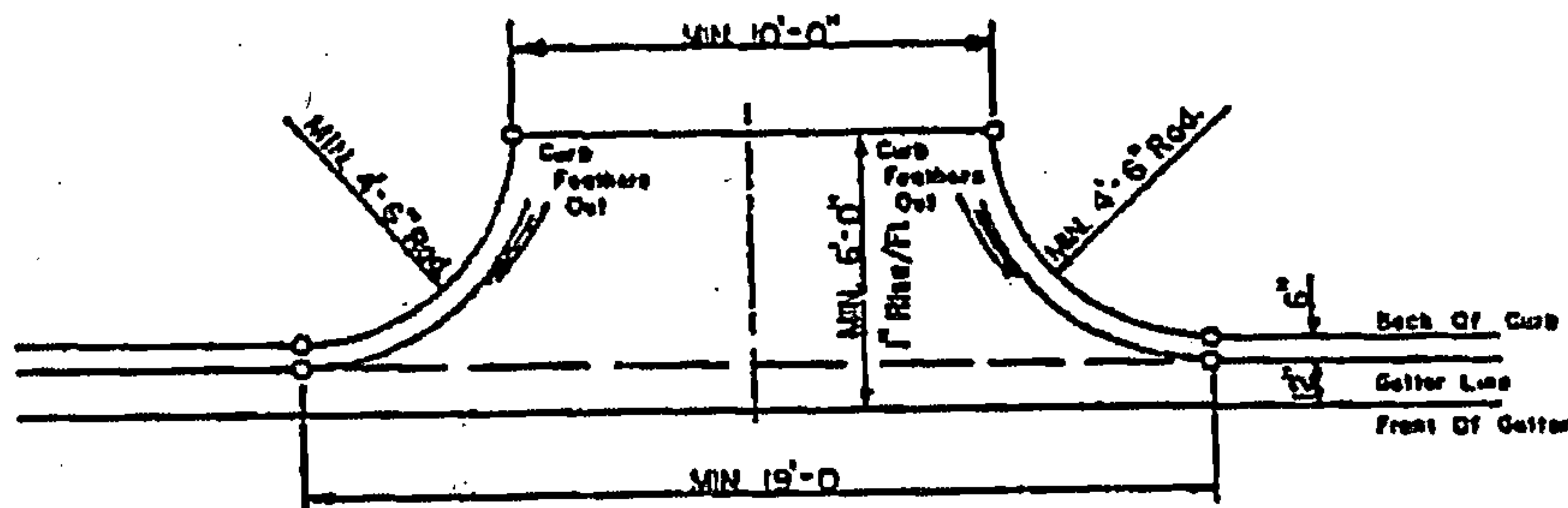
2. Any deviation from this shall be with written permission of the Hoover Planning Commission.

**This drawing was adapted from
Jefferson County Subdivision Regulations.**

1482.6



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STANDARD DRIVEWAY

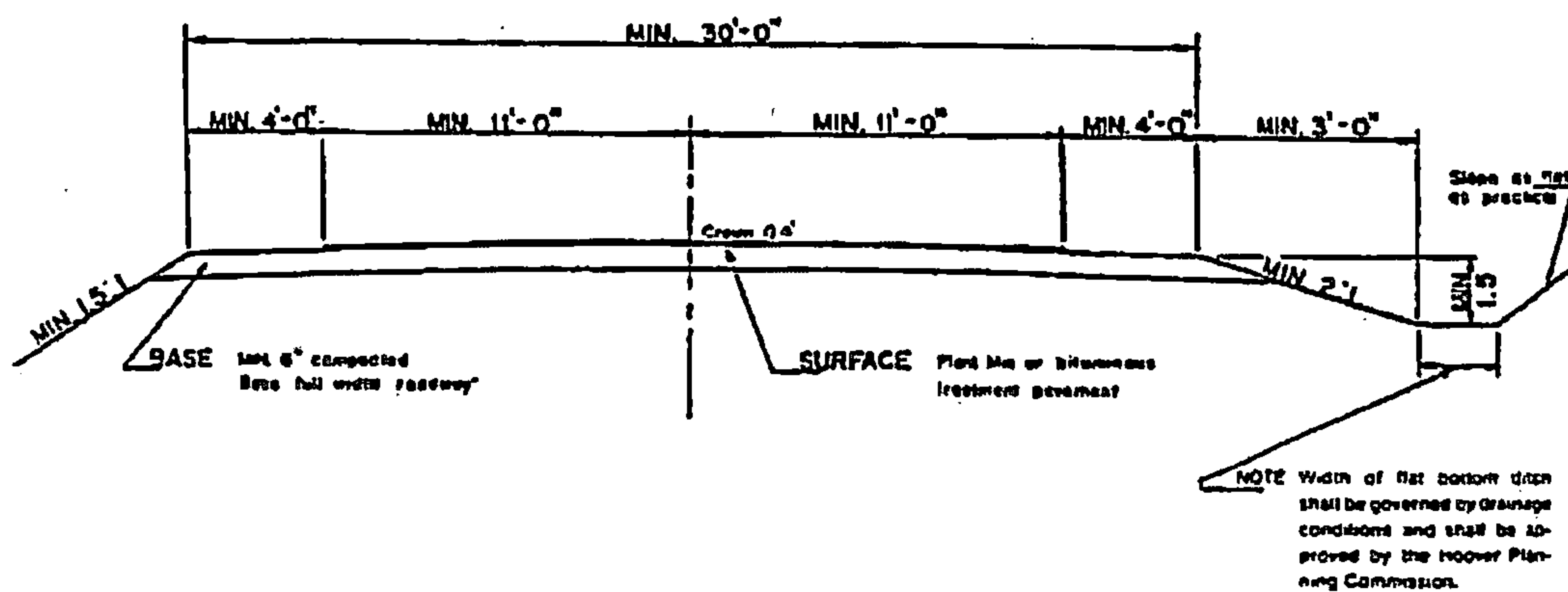
NOTES:

1. All driveways to be constructed with minimum 3,000 psi concrete, a minimum six (6) inches thick. For heavy truck traffic a minimum of eight (8) inches thick is recommended.
2. Driveways with characteristics of a roadway may use asphalt pavement in lieu of concrete. If asphalt pavement is used, a minimum of eight (8) inches of base shall be used, compacted to 98% SPD. Subgrade shall be compacted to a minimum of 98% SF. Gutter line shall be extended with valley gutter.

SA-9 Ordinance #92-1074

Standard Driveway

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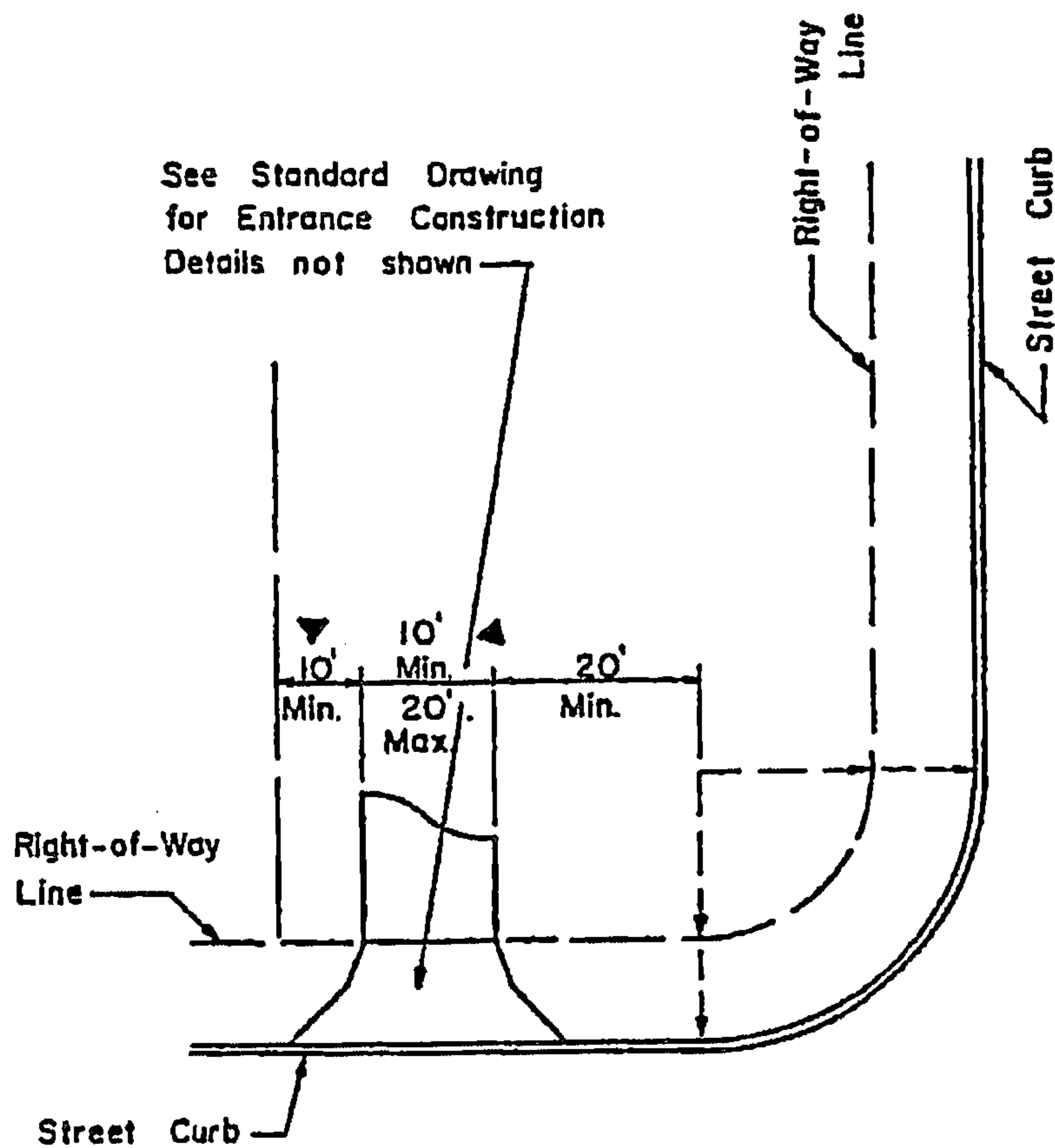
NOTE: Any deviation from this shall be with written permission of the Hoover Planning Commission.

This drawing was adapted from Jefferson County Subdivision Regulations.

Service and Rural Development Subdivision Roads



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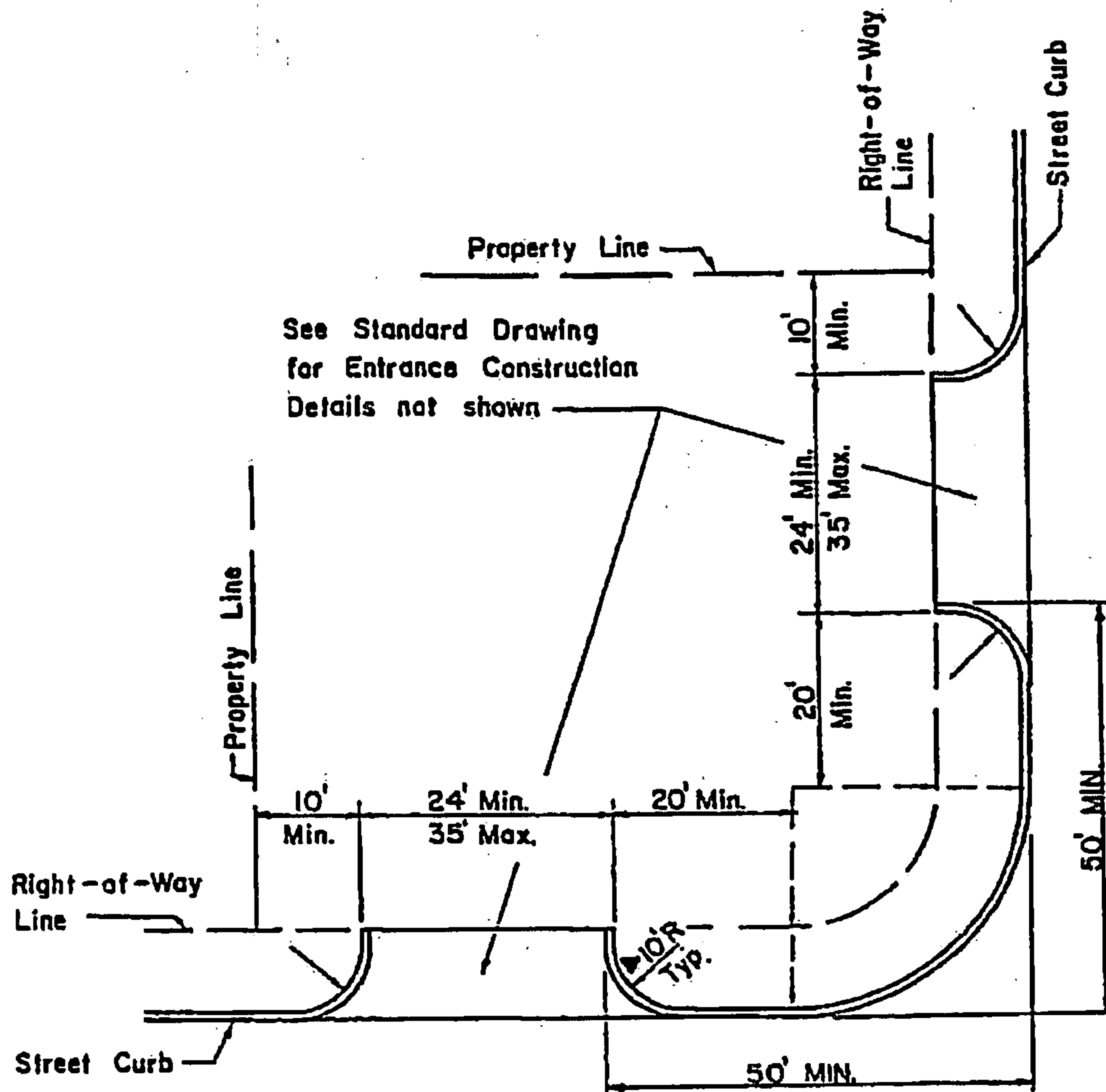


► May be varied to conform to type of entrance construction in approved subdivisions.

Type 1 Private Entrances

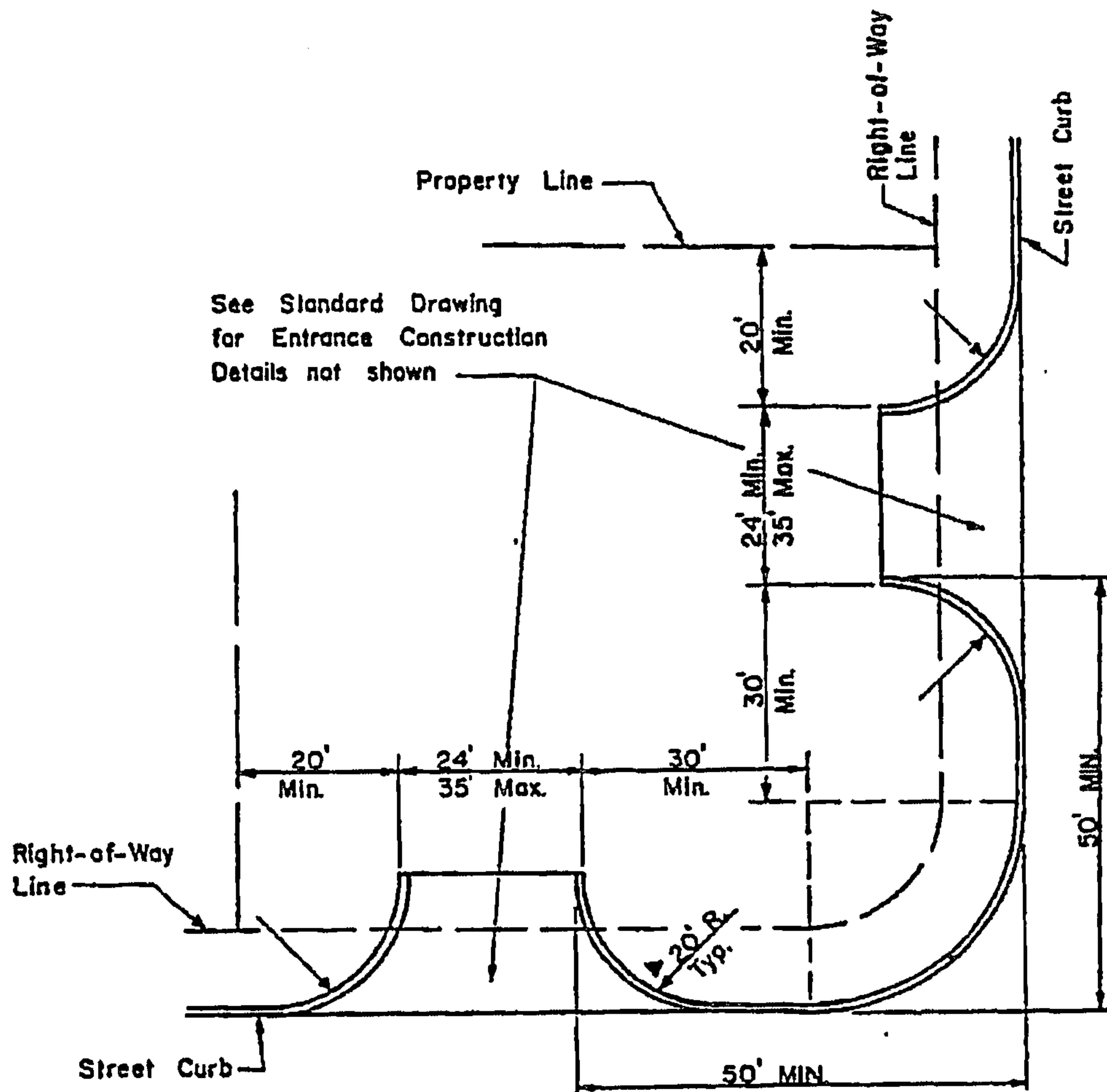


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- Entrance radii may be increased as determined by the Land Development Division to provide for high traffic volumes or movement of large trucks.

Type 1 Special Commercial Entrances



- Entrance radii may be increased as determined by the Land Development Division to provide for high traffic volumes or movement of large trucks.

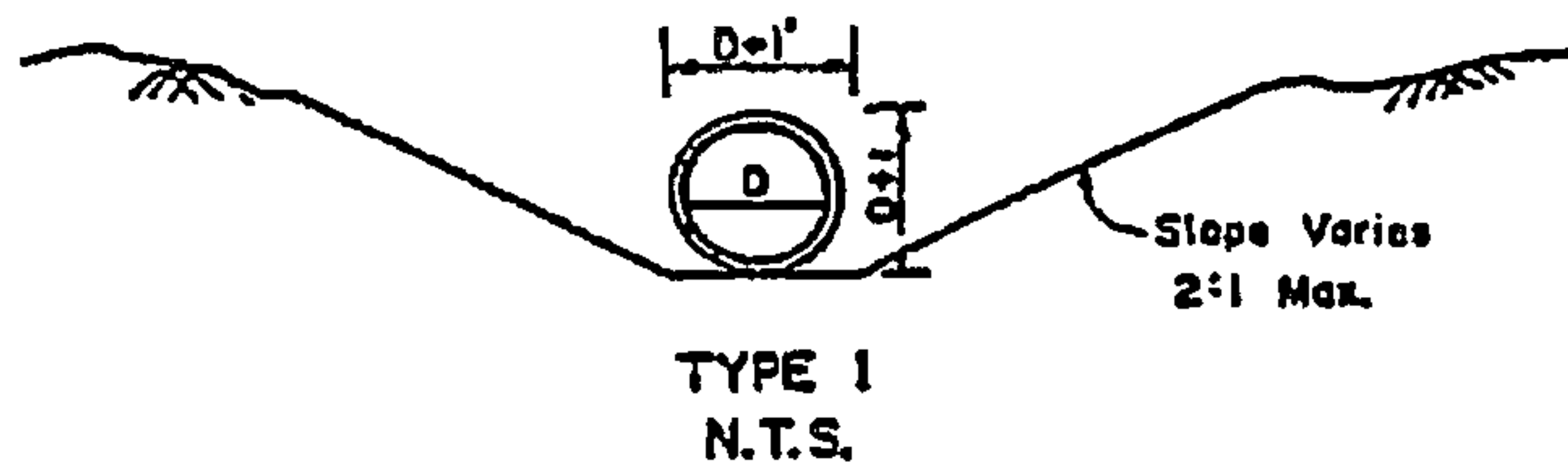


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Type 2 Special Commercial Entrances

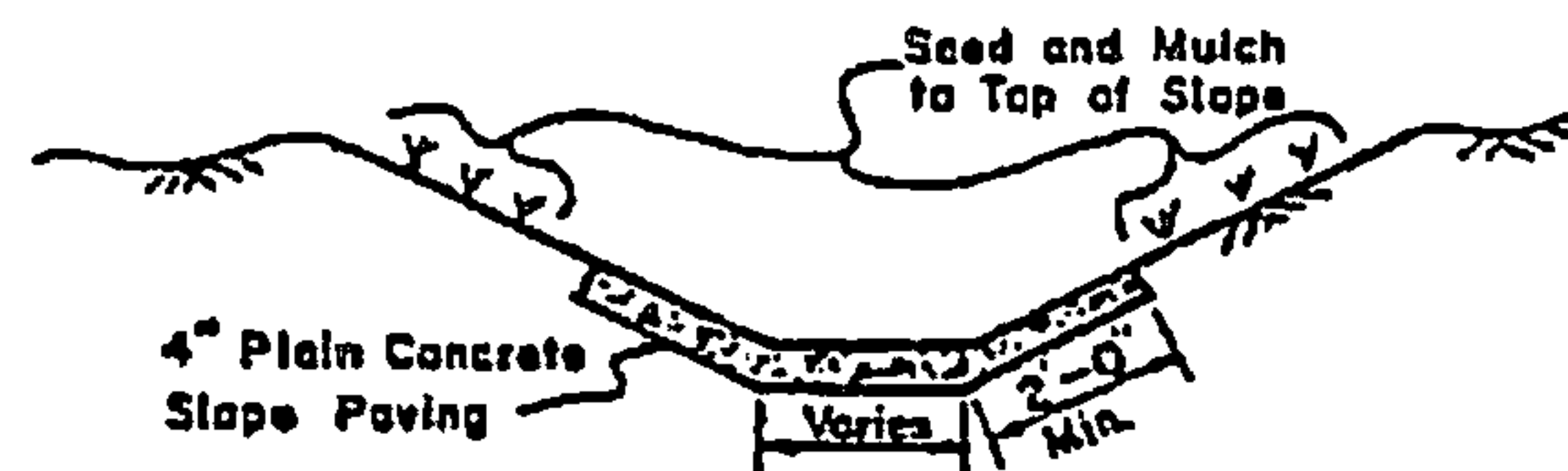
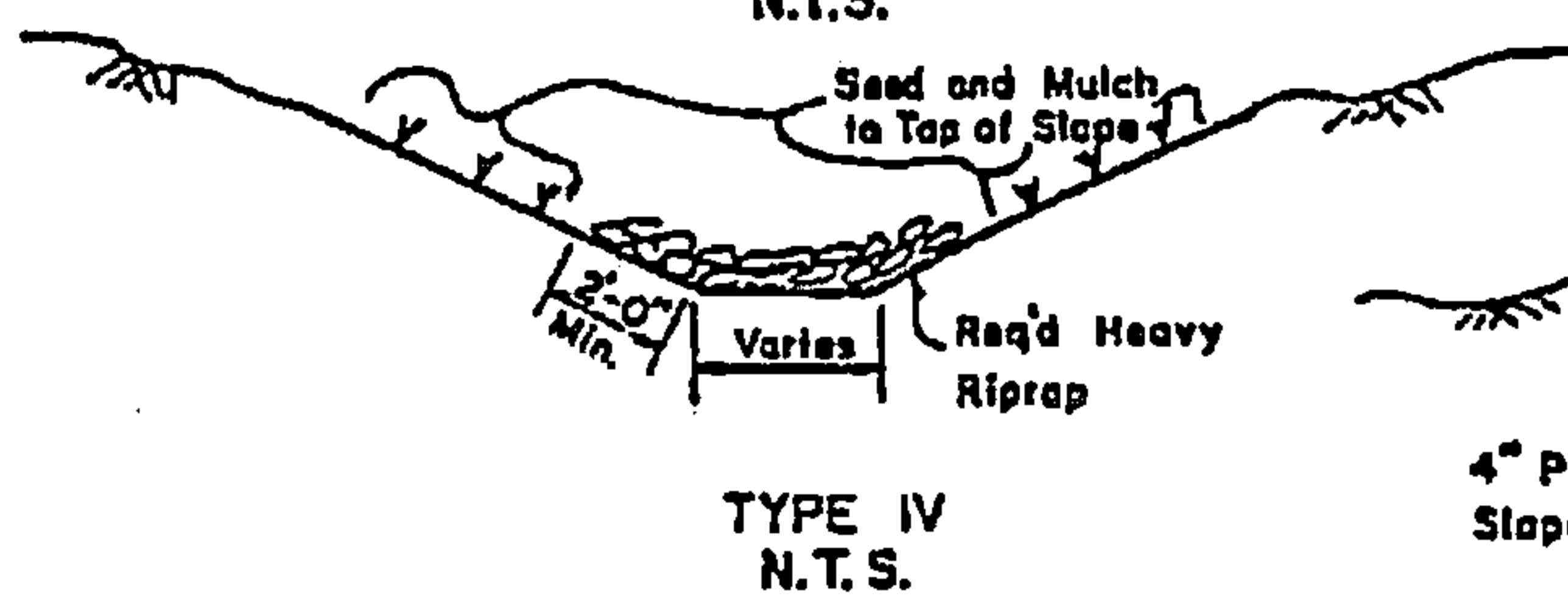
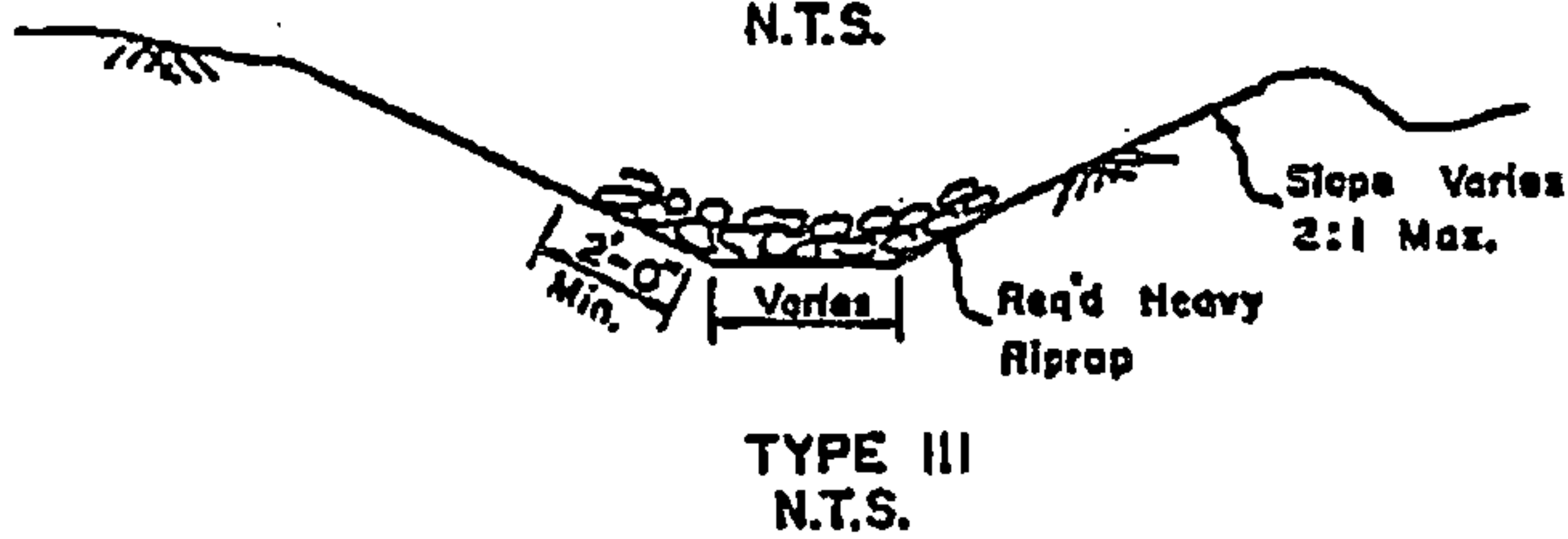
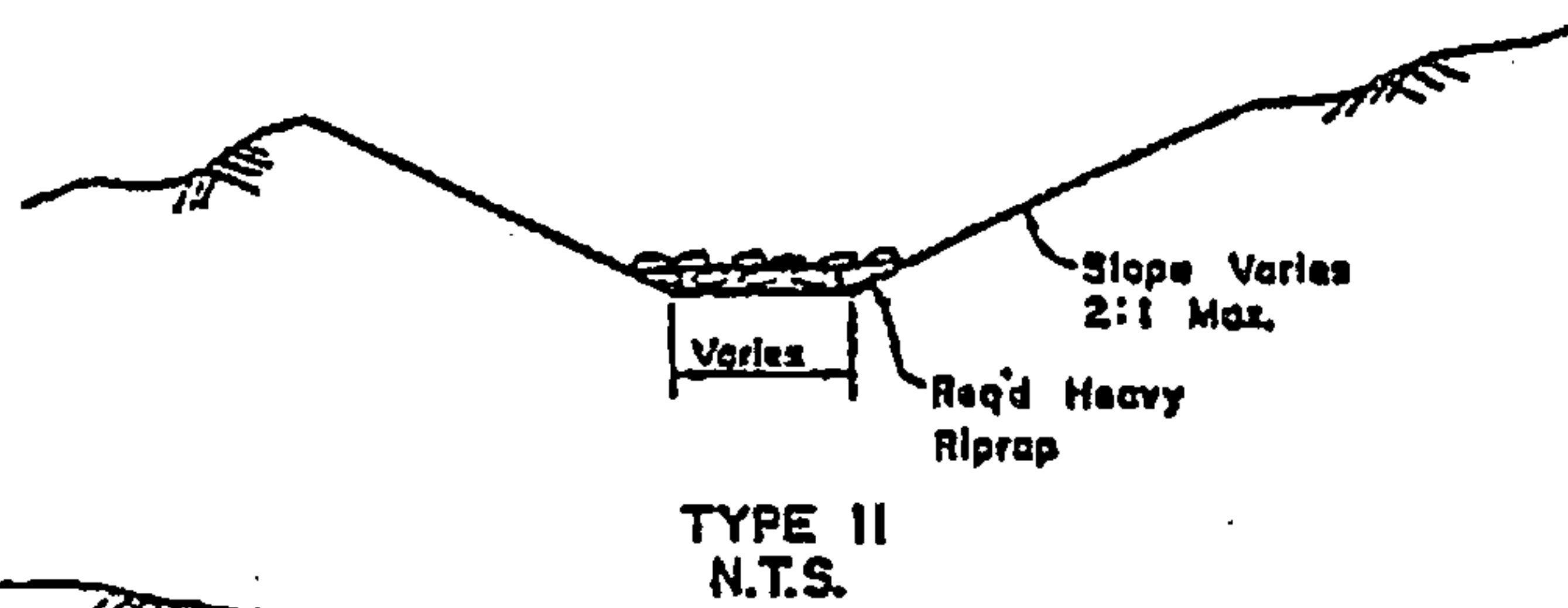


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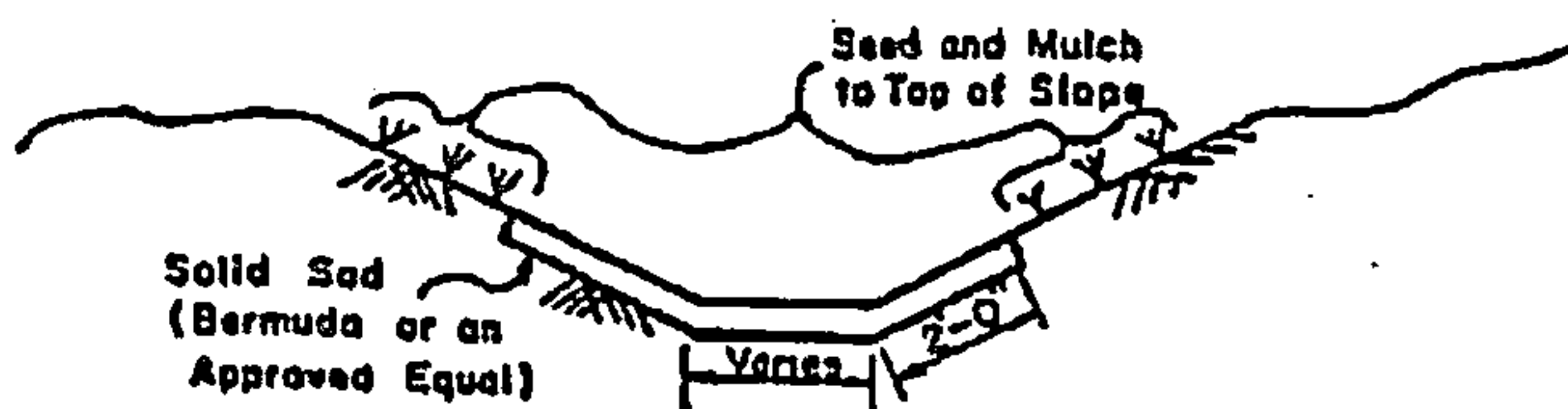
NOTES:

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



**SLOPE PAVED DITCH
N.T.S.**

(Section To Be Used As Directed
By The Building Official)



**SOLID SOD DITCH
N.T.S.**

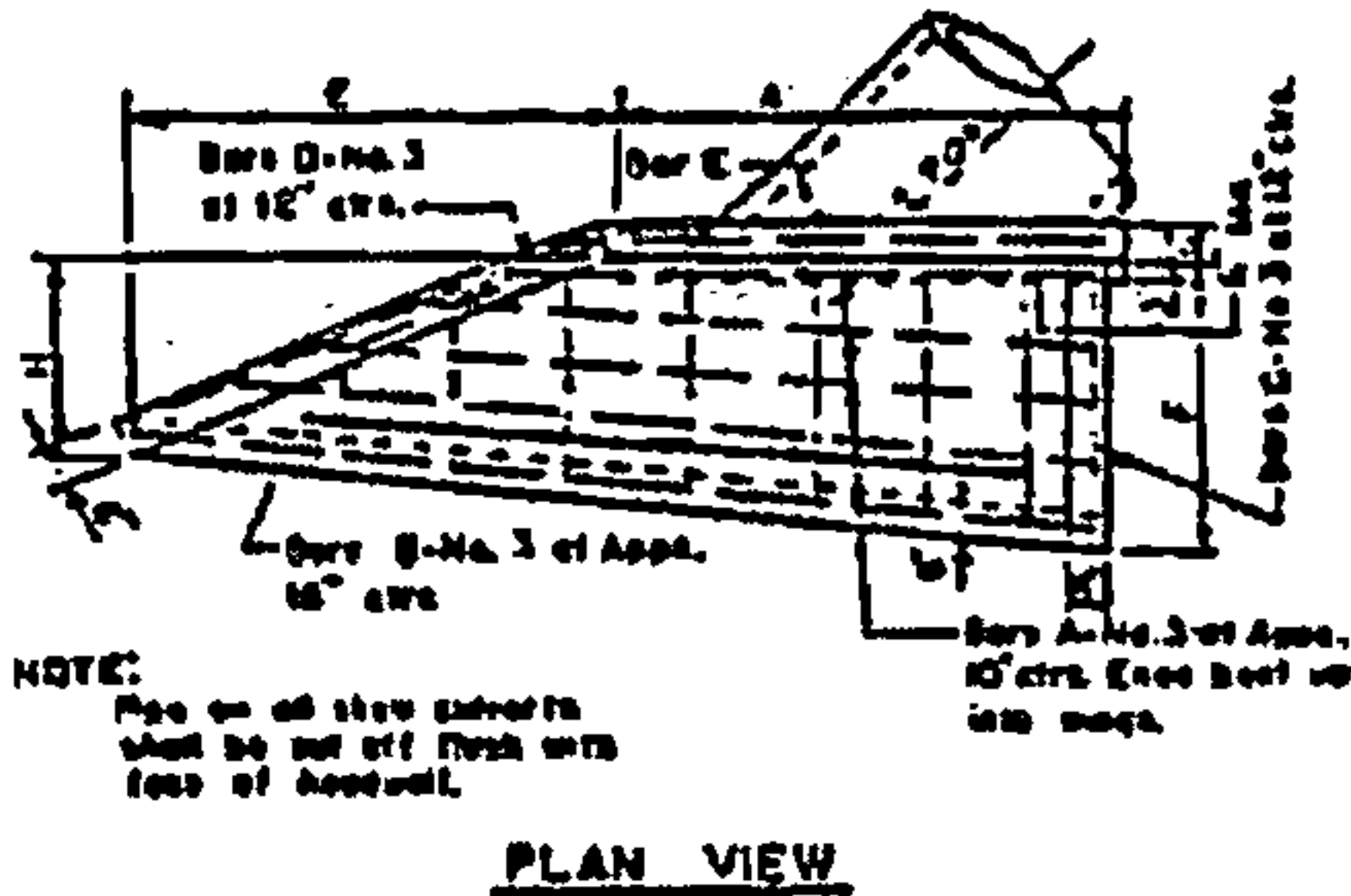
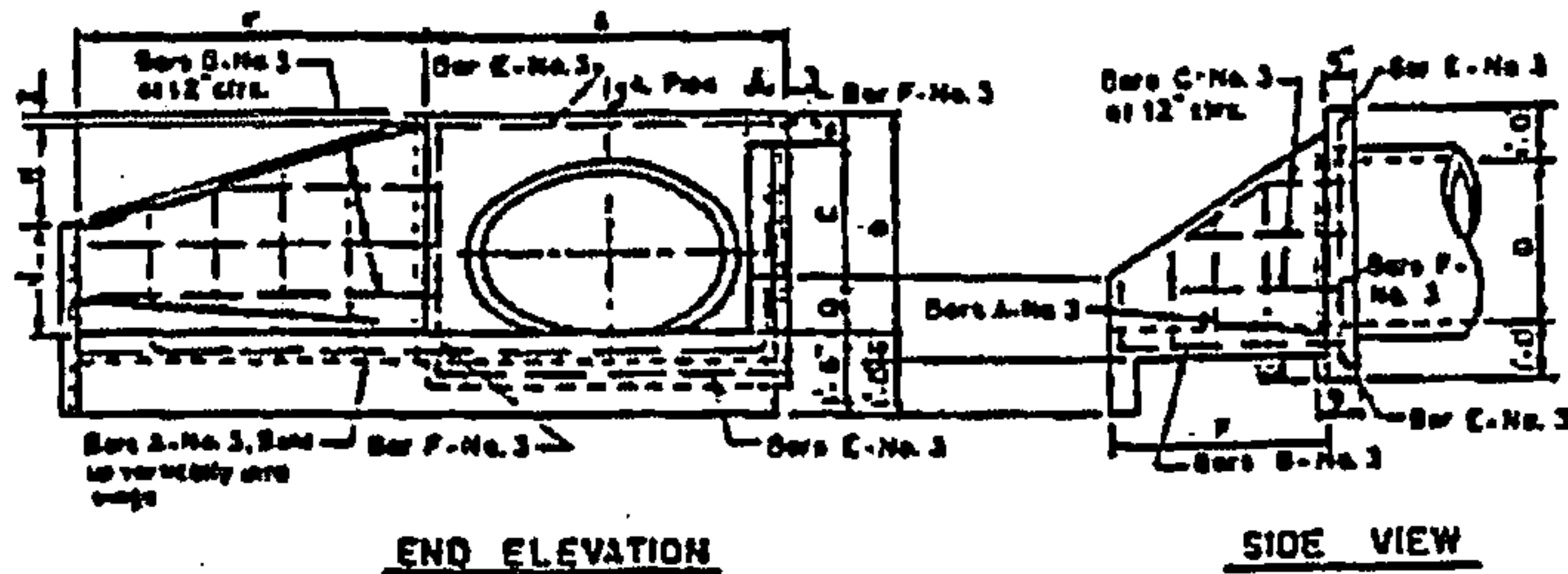
(Section To Be Used As Directed
By The Building Official)

This drawing was adapted from
Jefferson County Subdivision Regulations.

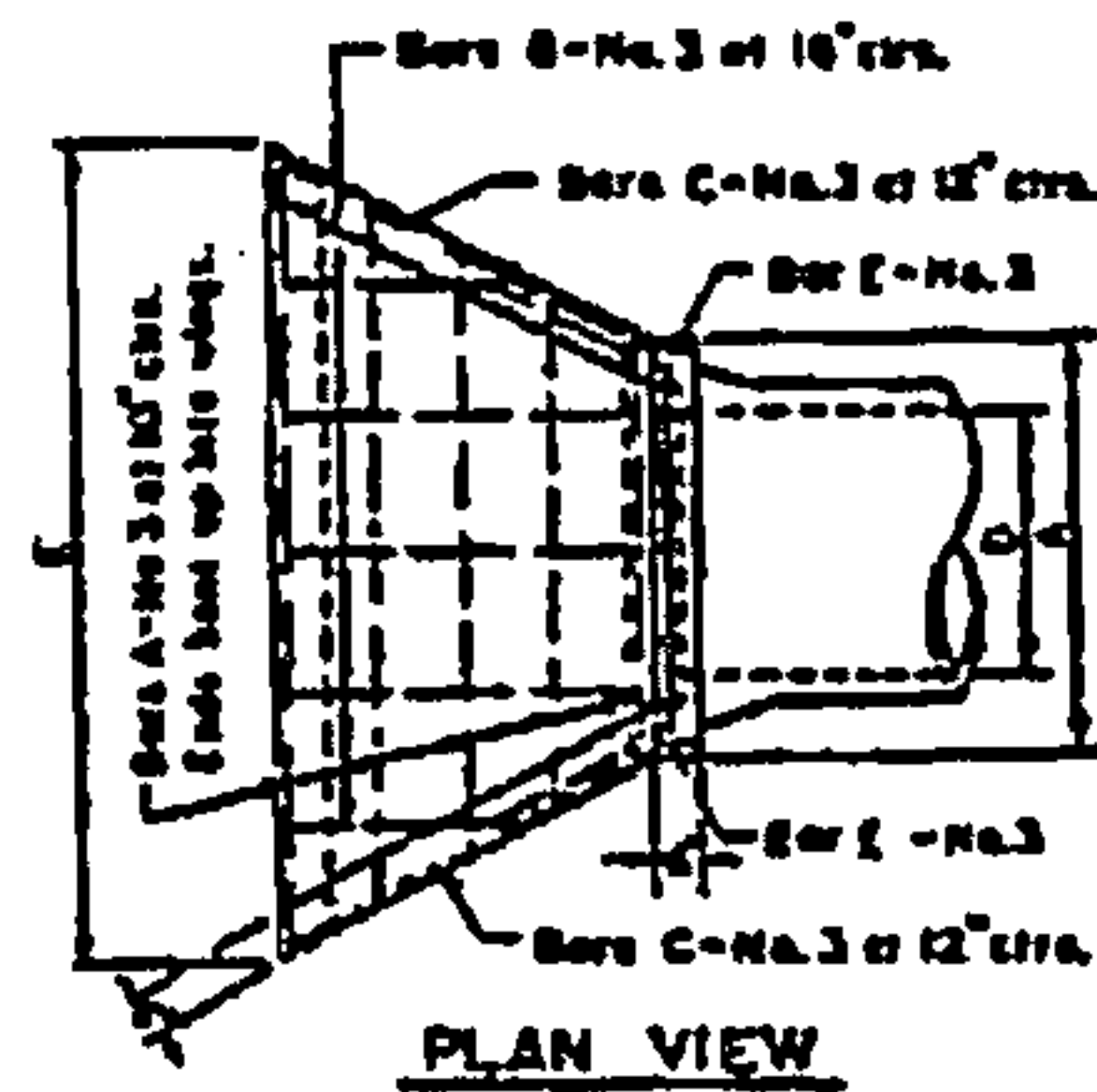
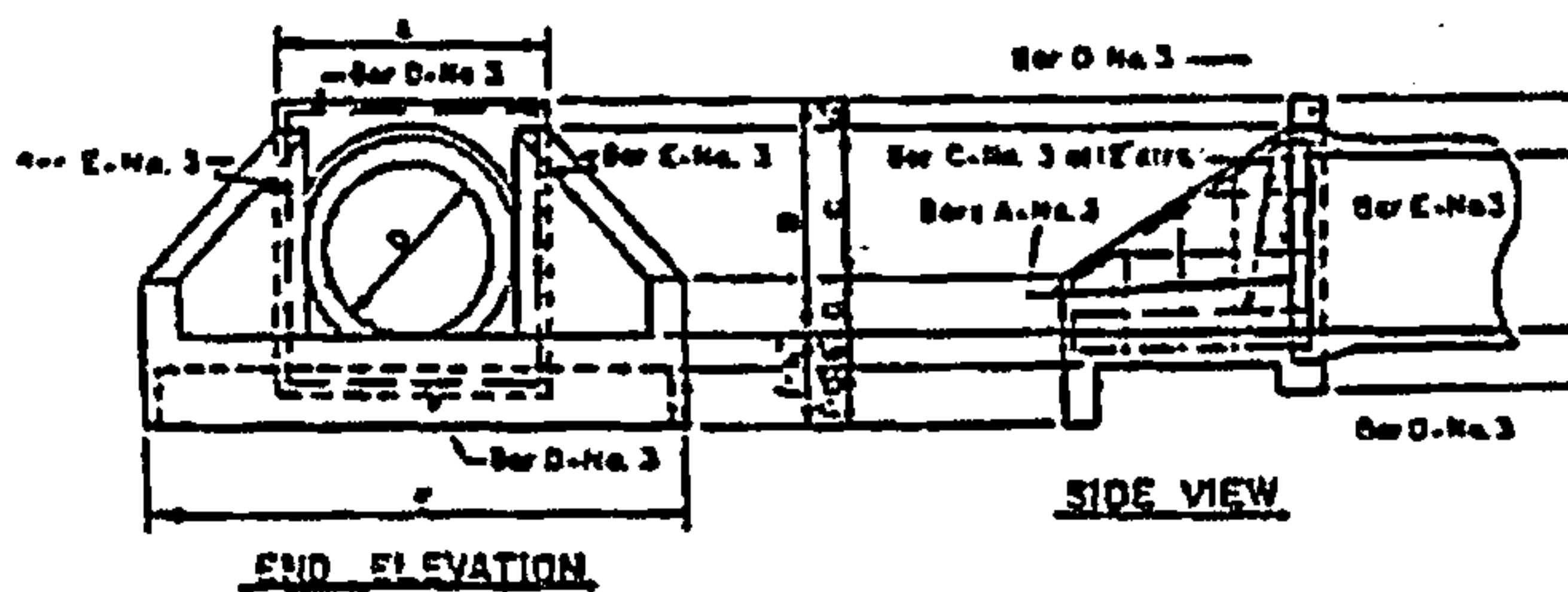
Typical Ditch Sections



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



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

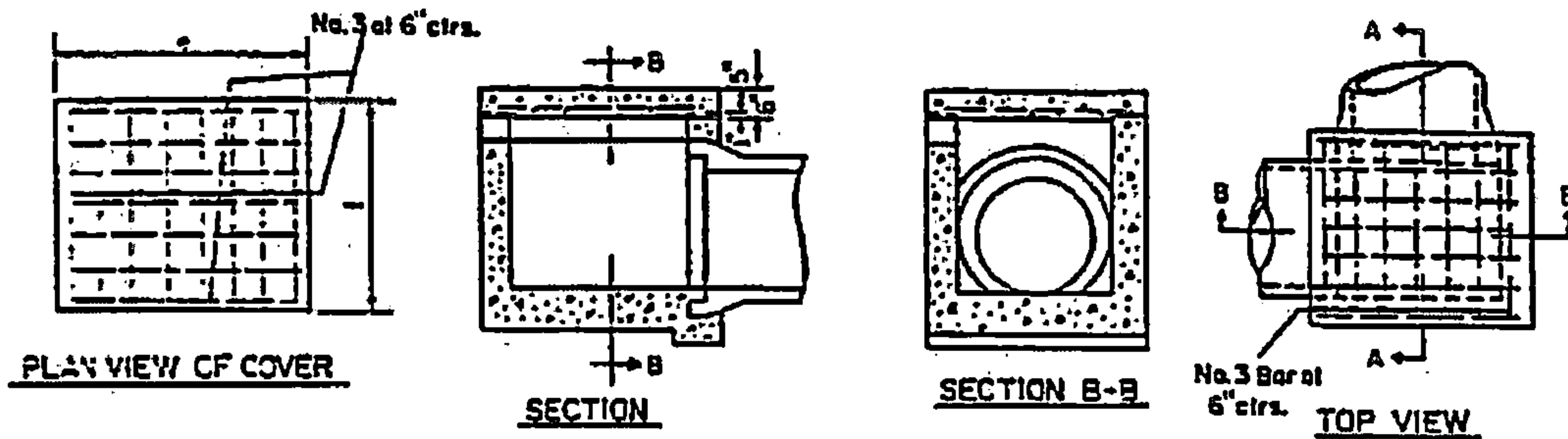
HEADWALLS FOR ROADWAY PIPE CULVERTS
SKEWS FROM 30° THRU 45°

BILL OF DEFORMED BAR REINFORCEMENT 2 HWLS.											
PIPE DIA.	BARS A		BARS B		BARS C		BARS D		BARS E		BARS F
OF PIPE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO. LENGTH
15"	6	6'-4"	6	2'-2"	8	2'-0"	4	2'-8"	4	3'-0"	
18"	8	7'-0"	6	2'-2"	8	2'-0"	4	2'-11"	4	3'-3"	
21"	6	7'-10"	6	2'-2"	8	2'-0"	4	3'-2"	4	3'-6"	
24"	6	8'-6"	8	2'-6"	8	2'-3"	4	3'-5"	4	3'-9"	
30"	8	10'-6"	8	3'-3"	12	3'-3"	4	3'-11"	4	4'-3"	
36"	10	11'-3"	10	4'-0"	12	4'-0"	4	4'-5"	4	4'-9"	
DIMENSIONS FROM 0° THRU 30°											QUANTS 2 HWLS.
D	A	B	C	E	F	G	CONC.	STEEL			
15"	2'-11"	2'-3"	1'-3"	5'-1"	1'-0 1/2"	0'-6"	0.96	34			
18"	3'-2"	2'-6"	1'-3"	5'-4"	1'-0 1/2"	0'-9"	1.08	38			
21"	3'-5"	2'-9"	1'-3"	5'-7"	1'-0 1/2"	1'-0"	1.18	40			
24"	3'-8"	3'-0"	1'-6"	6'-3"	2'-3"	1'-0"	1.44	44			
30"	4'-2"	3'-6"	2'-0"	7'-8"	3'-0"	1'-0"	2.00	68			
36"	4'-8"	4'-0"	2'-6"	9'-0"	3'-9"	1'-0"	2.64	90			

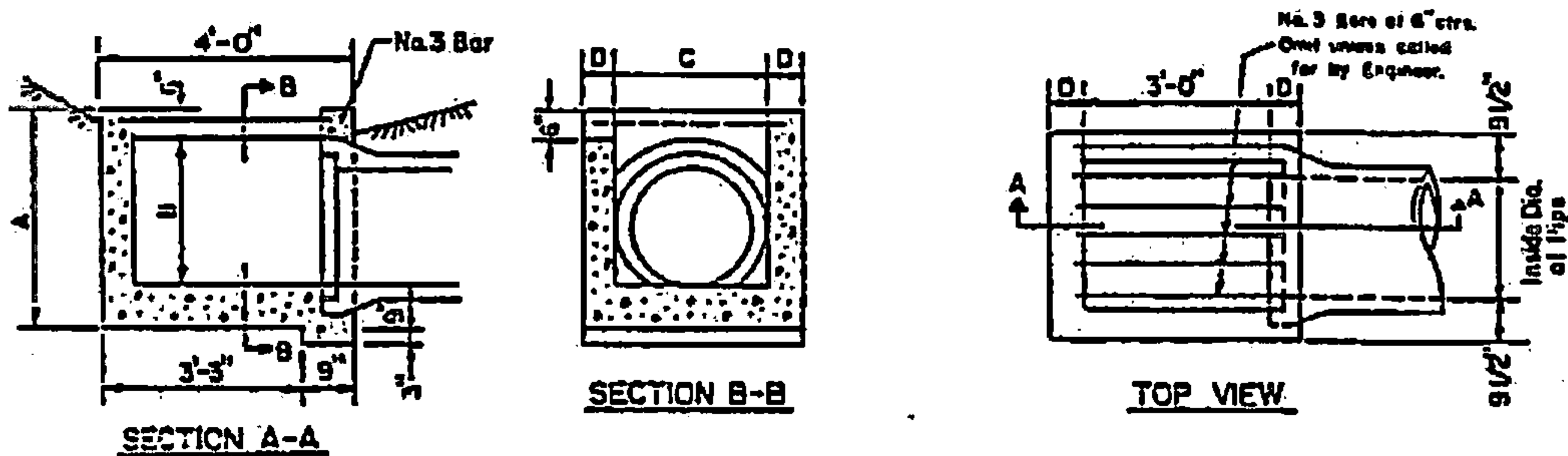
HEADWALLS FOR ROADWAY PIPE CULVERTS
SKEWS FROM 0° THRU 30°



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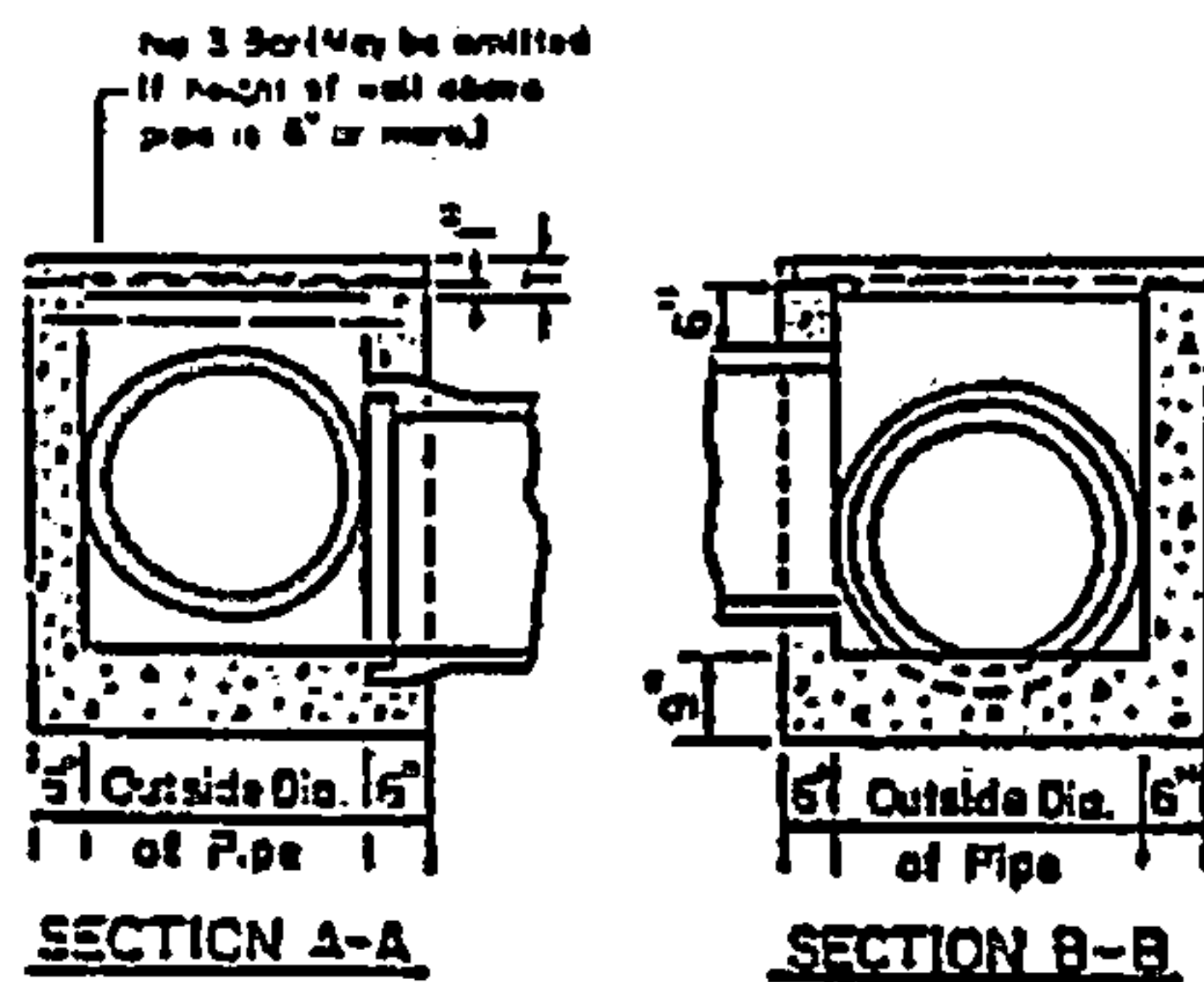
CONCRETE COVER FOR HEADWALL INLETS



HEADWALL INLETS FOR PIPE CULVERTS FLAT DITCHES

GENERAL NOTES FOR JUNCTION BOX & HEADWALL INLETS.

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



DETAIL OF JUNCTION BOX

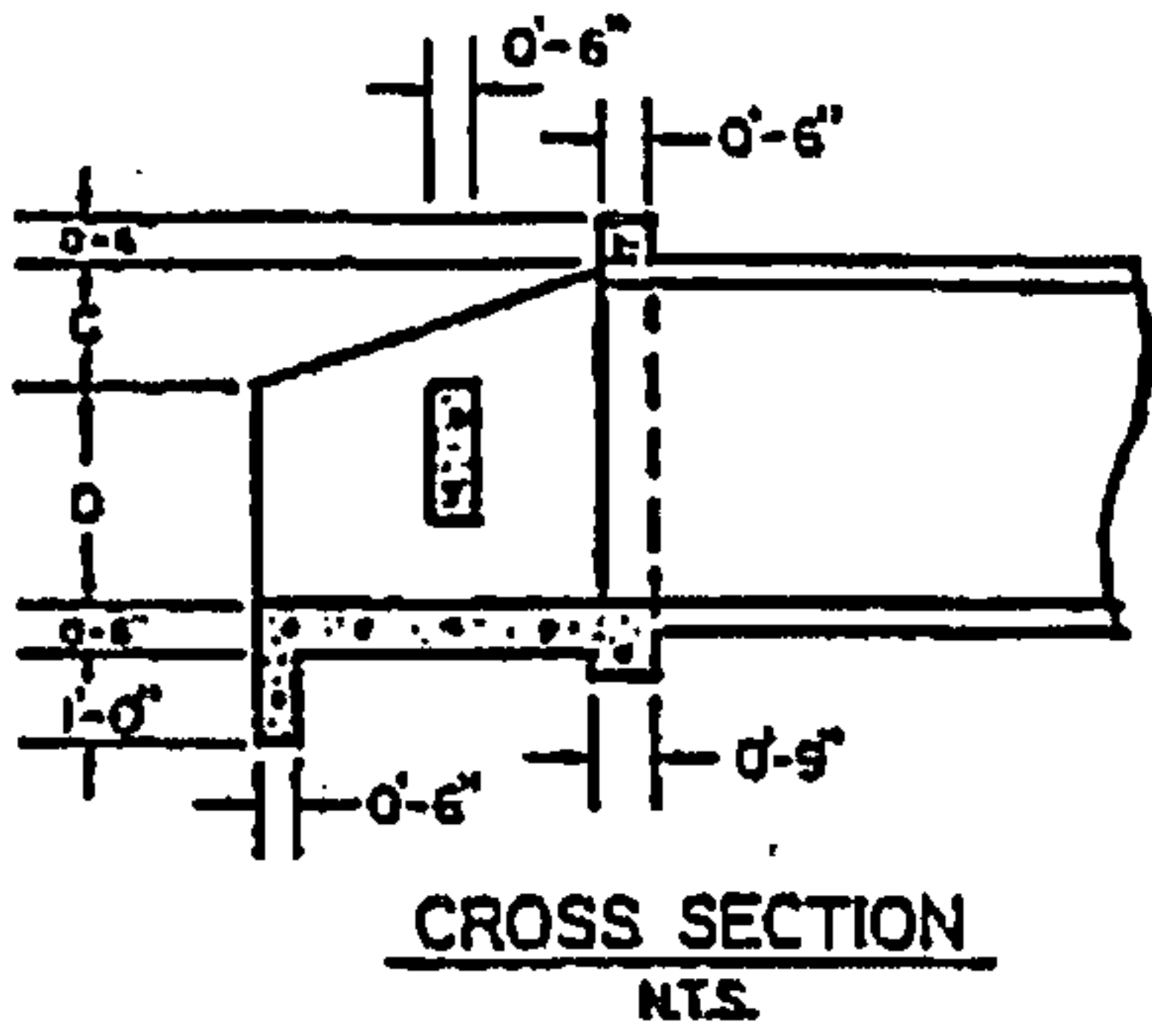
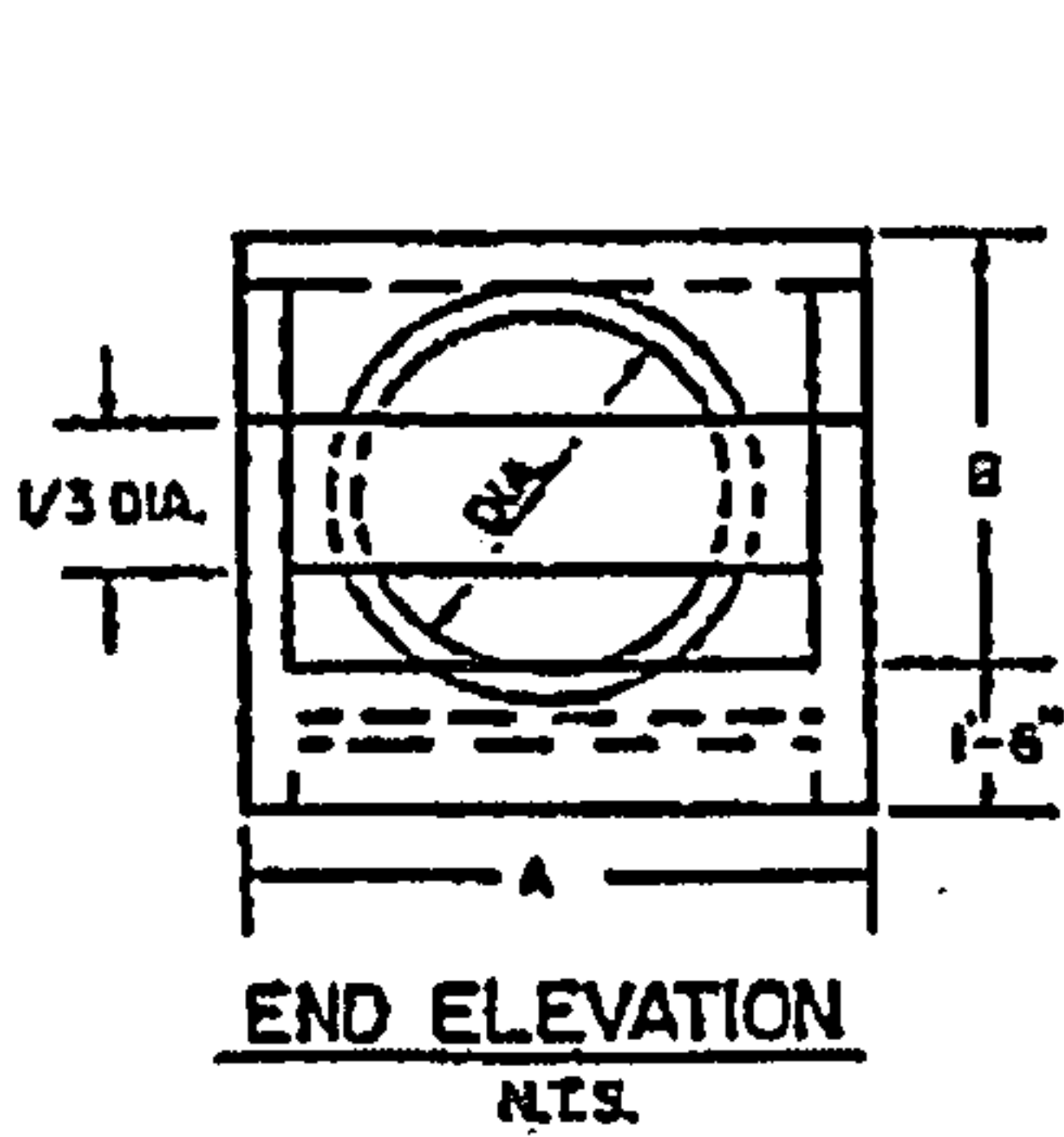
CONCRETE COVERS FOR INLETS			
INLET DIAMETER OF PIPE	DIMENSIONS A B C	CUBIC YDS. CONCRETE PER INLET	POUNDS REINFORCING BARS PER INLET
15"	2'-0" 2'-0" 2'-0"	0.21	17
18"	2'-0" 3'-1" 2'-0"	0.23	18
21"	4'-0" 3'-4" 2'-0"	0.25	20
24"	4'-0" 3'-7" 2'-0"	0.27	21
30"	4'-0" 4'-1" 2'-0"	0.30	22
36"	5'-0" 4'-7" 2'-0"	0.34	25

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

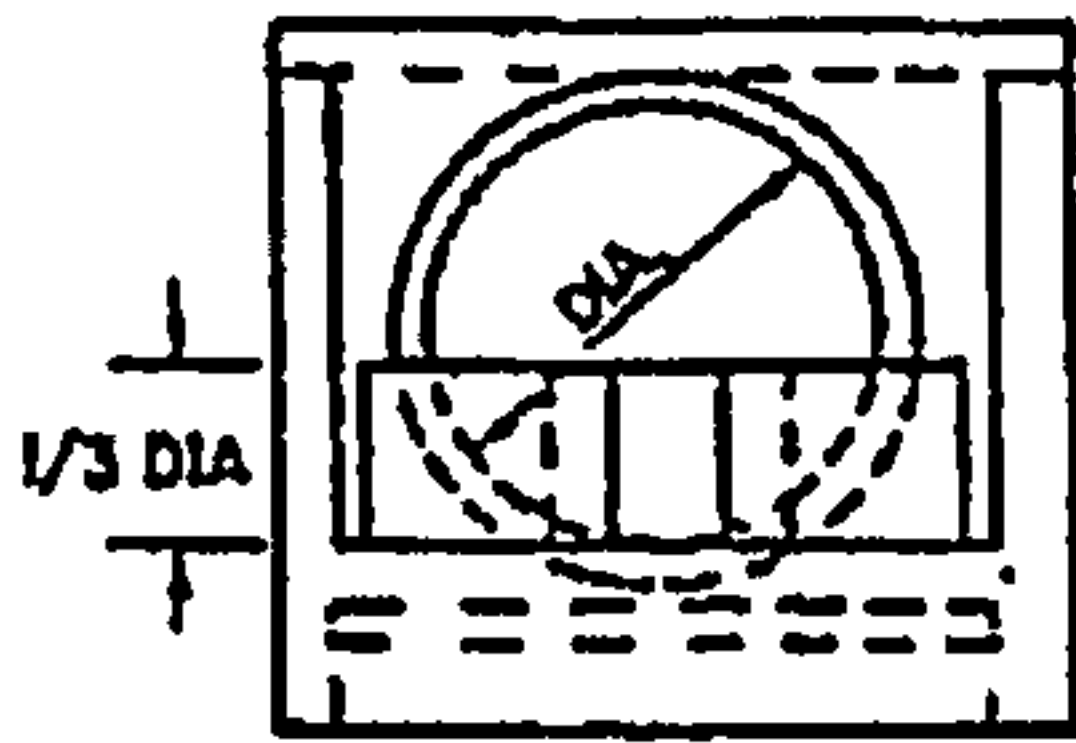
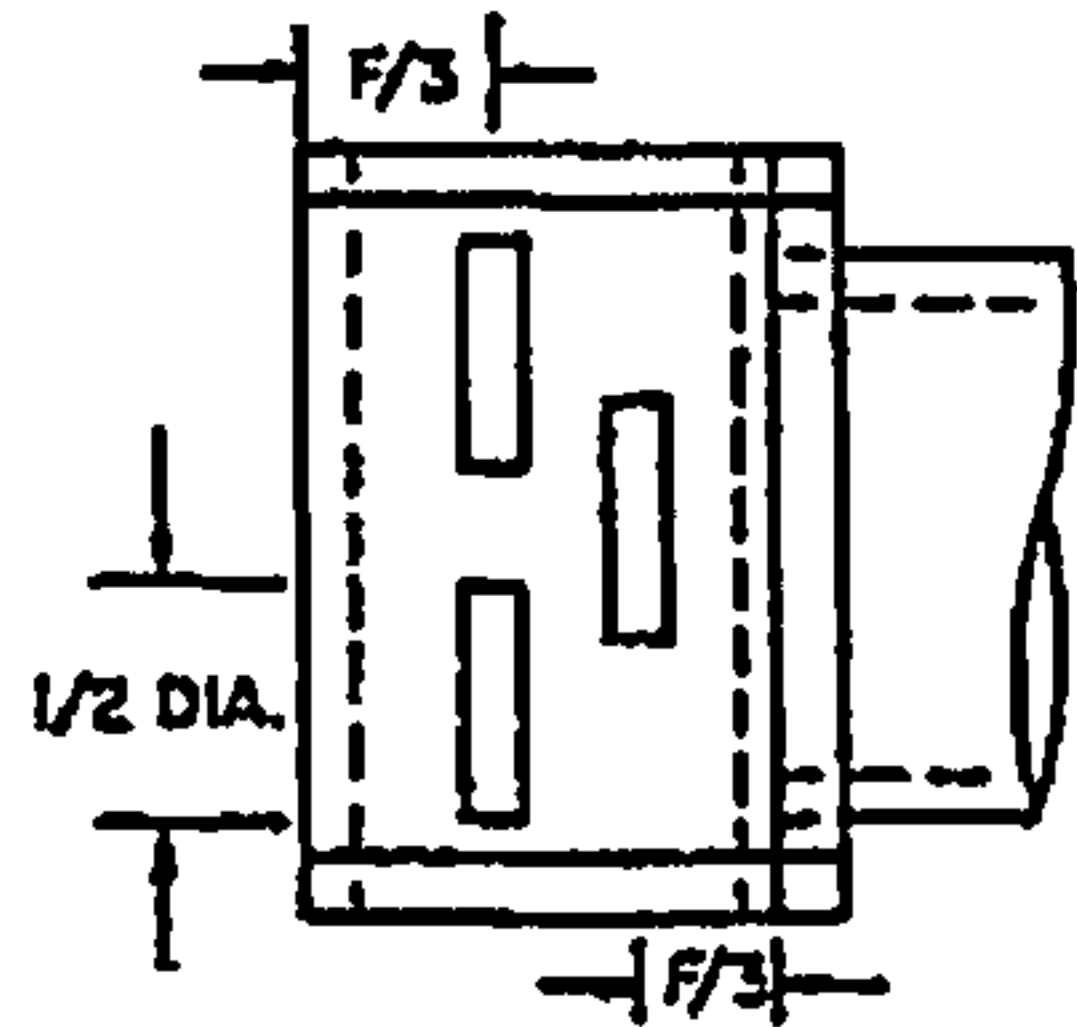
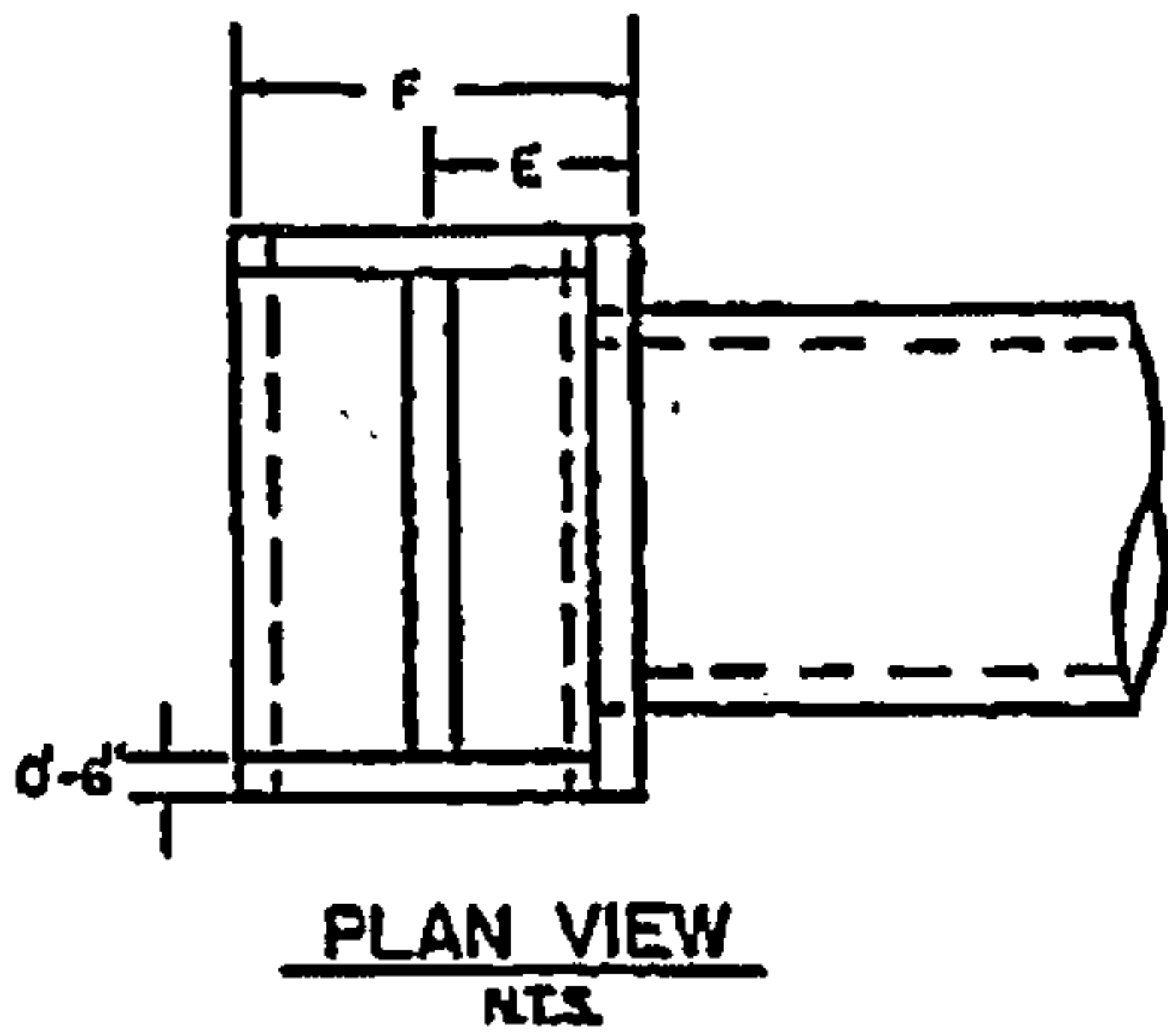
HEADWALL INLETS FOR FLAT DITCHES						
INLET DIAMETER OF PIPE	DIMENSIONS				CUB. YDS. CONCRETE PER INLET	CUB. YDS. PER FT. ADD. HT.
	A	B	C	D		
15"	3'-0"	1'-9"	1'-10"	0'-6"	0.77	0.22
18"	3'-3"	2'-0"	2'-1"	0'-6"	0.87	0.23
21"	3'-6"	2'-3"	2'-4"	0'-6"	0.97	0.23
24"	3'-9"	2'-5"	2'-7"	0'-6"	1.07	0.24
30"	4'-3"	3'-0"	3'-1"	0'-6"	1.29	0.26
36"	4'-9"	3'-6"	3'-7"	0'-6"	1.51	0.28
42"	5'-3"	4'-0"	4'-1"	0'-6"	1.74	0.30
48"	5'-9"	4'-6"	5'-1"	0'-6"	1.95	0.32
54"	6'-3"	5'-0"	5'-7"	0'-6"	2.29	0.34



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



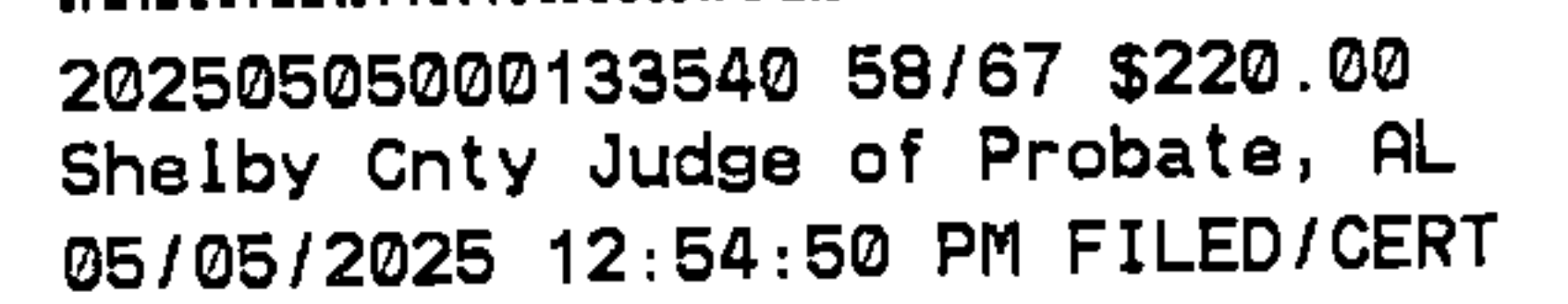
ALL CONCRETE SHALL CONFORM
TO THE CURRENT ALABAMA
HIGHWAY DEPARTMENT SPECIFICATIONS
FOR HEADWALLS

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

ALTERNATE APPROVED FOR USE
WITH 15", 18", & 24"
NTS.

ALL BLOCKS TO BE DOWELED INTO
APRON OF THE HEADWALL

Dissapator Headwall



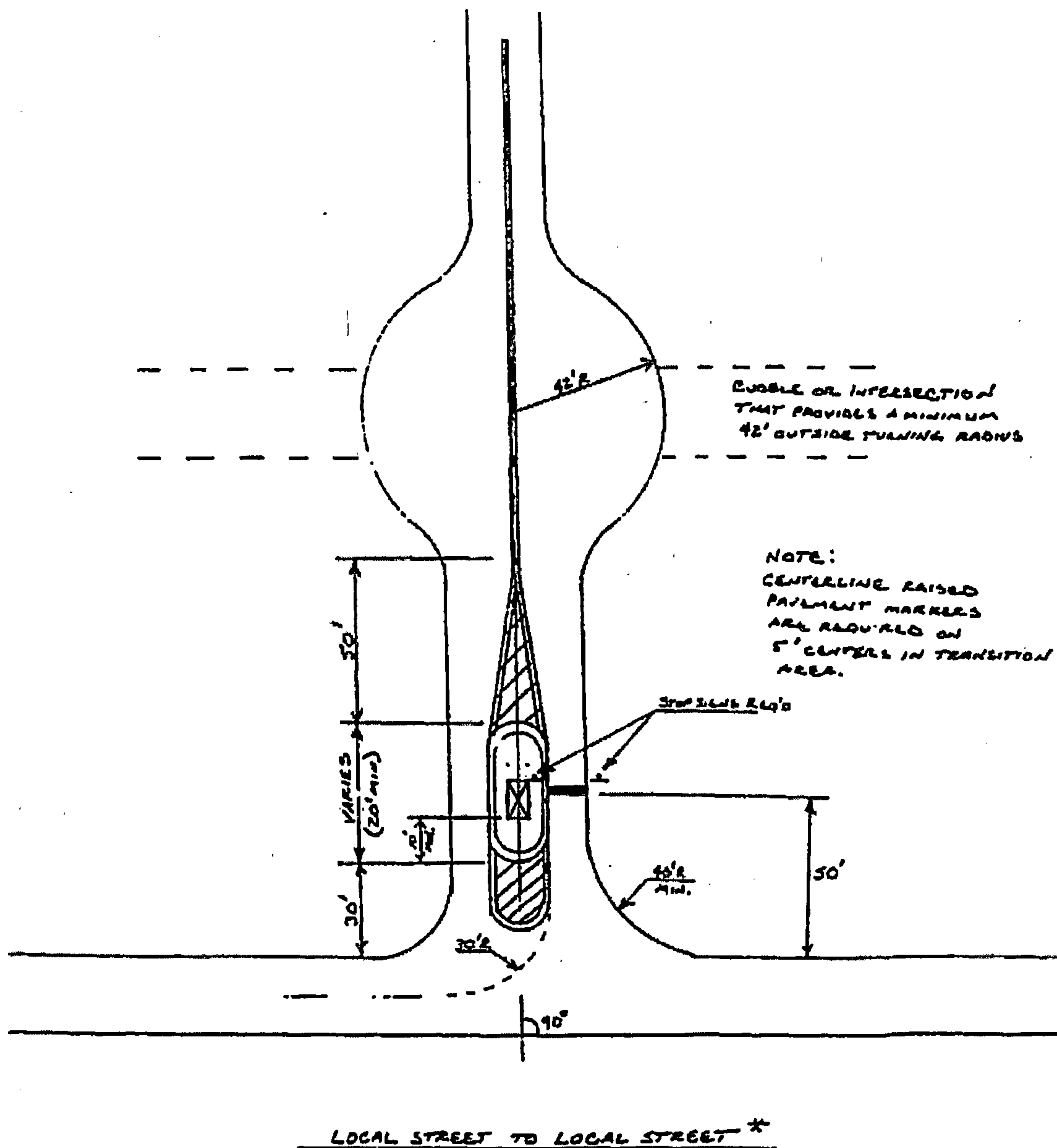
CONCRETE COVER TYPE "C" AND "D"



1482.16

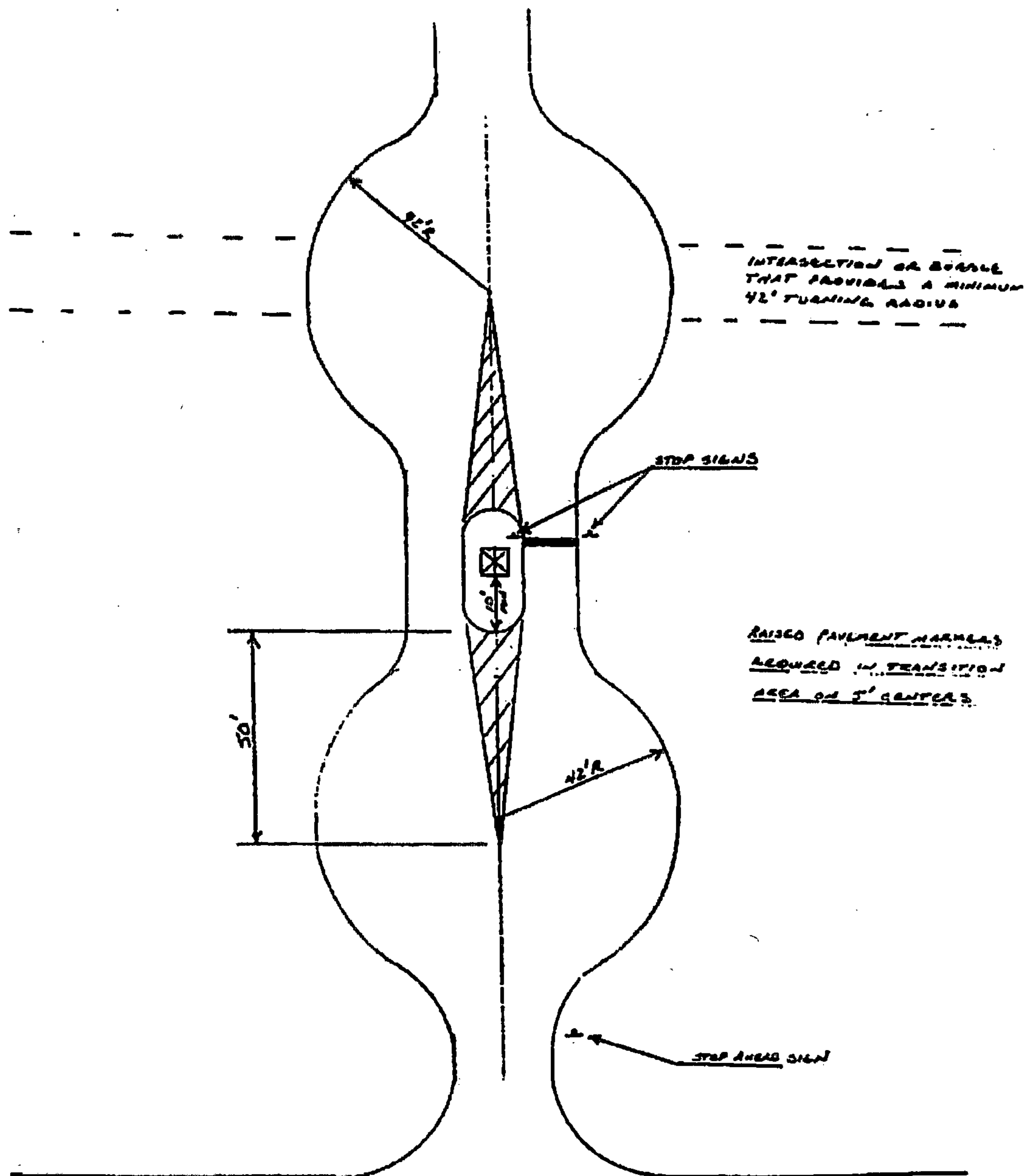


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Control Access Points 1

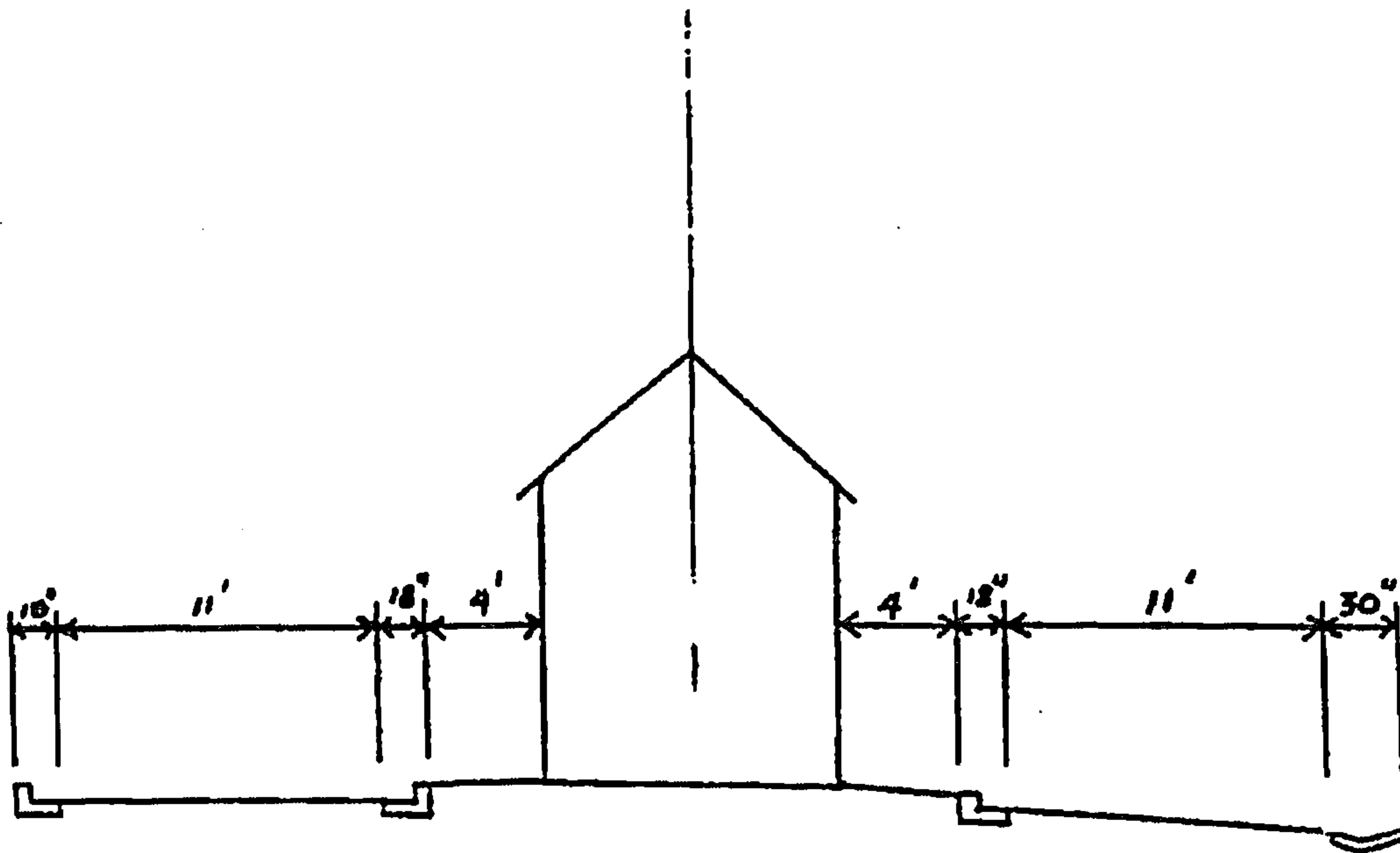
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Control Access Points 2



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TYPICAL CROSS SECTION AT SECURITY POINT

Control Access Points 3

ARTICLE IX. STORMWATER DETENTION

1. All development in the City of Hoover subject to stormwater detention shall meet the minimum design requirements set forth in this section.
2. Detention facilities shall be designed for a twenty-five (25) year one hour rainfall, minimum. Rainfall amounts shall be based on the latest available information.
3. Each detention facility shall provide for an emergency spillway designed to convey the one hundred (100) year rainfall event.
4. The minimum information submitted for a detention pond design shall be as follows:
 - a. Existing drainage area and peak flow to the facility.
 - b. Proposed drainage area and peak flow to the facility.
 - c. Inflow hydrograph.
 - d. Outflow hydrograph.
 - e. Storage-elevation plot.
 - f. Required storage volume, in acre-feet or cubic feet.
 - g. One-hundred (100) year peak rainfall flow to the emergency spillway.
 - h. Statement of methodology used for detention facility design. In general all detention facilities will be checked using the storage indication method. Other methodologies are acceptable—the designer is urged to contact the city engineer if he is in doubt.
5. Underground detention is acceptable.
6. Requirements for wet weather detention facilities are as follows:
 - a. Maximum water depth in pond for design storm—Four (4) feet.

- b. Maximum water depth in pond for emergency spillway use—Five (5) feet.
 - c. Minimum (cut and fill section) dam width—Five (5) feet.
 - d. Maximum side slope steepness—3.1.
 - e. App. A, Art. IX Maximum water surface elevation in reservoir shall be two (2) feet (or greater) below lowest floor elevation of adjacent structure(s).
 - f. Provide for low flow ditch in reservoir.
 - g. Sides shall be grassed or paved.
 - h. Overflow sections, such as emergency spillways, shall be sodded or paved.
 - i. Wet weather reservoirs located in residential subdivisions shall be enclosed with a minimum four-foot high black, vinyl coated chain link fence. Gate(s) with locks shall be provided for maintenance access. In areas highly visible from public right-of-way, the pond will be screened from view with landscape planting as required by the city landscape architect. (Ord. No. 98-1628, 3-16-98)
7. Requirements for permanent lakes used as detention shall be as follows:
- a. Maximum water surface elevation shall be two (2) feet (or greater) below lowest floor elevation of adjacent structure(s).
 - b. Maximum fluctuation between permanent pond level to maximum pond level shall be three (3) feet.
 - c. Stability analysis shall be furnished.
 - d. Consideration is suggested for safety to small children.
8. Detention pond calculations shall be determined by a Registered Professional Engineer in Alabama. Calculations and drawings shall be sealed.
9. Maintenance requirements for detention facilities are as follows:
- a. Property owner(s) or his designated representative(s) shall submit a covenant setting forth their obligations to maintain the detention facility. Such covenant shall be approved by the city engineer and city attorney before being recorded. A certificate of occupancy shall not be issued until the covenant has been recorded. Such covenant shall run with the property until the detention facility is no longer required. Release of the covenant shall occur only after approval of the city engineer, city attorney, and the mayor and city council.
 - b. The building official of the City of Hoover shall enforce the provisions of the maintenance restrictions, and shall have the power and authority to cause the facility to be properly maintained. Under such condition, the City of Hoover shall have the right to place a lien on the property until the city's obligation has been terminated.
10. Variances to these minimum requirements shall be submitted in writing to the city engineer, outlining in detail the reason for the requested variance and supporting data. All requested variances shall be approved by the planning commission and city council.
(Ord. No. 89-857, § 1, 1-3-90)



ARTICLE X. SANITARY SEWERS

1. All subdivisions and developments shall provide for the adequate transfer of sanitary sewerage. Capped sewers will be required where applicable.
2. Plans shall be prepared on twenty-three (23) inches by thirty-six (36) inches half plan and half profile sheets (such as K & E's No. 48-7004 Plate 1 Federal Aid Sheet or equal).
3. The following scales shall be used: Plan—One inch equals fifty (50) feet; Profile—One inch equals ten (10) feet (horizontal).
4. Plans shall show the name of the subdivision or development; name and address of the developer/owner; name and address of the Engineer.
5. Sanitary sewer(s) shall be designed by a registered engineer in Alabama. The engineer's seal shall be on each sheet.
6. Show land tie of the sewer centerline to an appropriate section corner on each set of plans.
7. The plan view and profile view for a particular segment shall be on the same sheet.
8. Show north arrow.
9. The section, township, and range in which the sewer is located shall be indicated in title block.
10. Plans shall indicate bench marks, U.S.G.S. datum.
11. Show streets, lots, blocks.
12. Show existing utilities.
13. Show storm drainage structures/facilities crossing and/or running parallel with the proposed sanitary sewer.
14. Show all proposed and existing easements. Minimum easement width-Fifteen (15) feet. Easements shall extend ten (10) feet beyond last manhole, if applicable.
15. Easements shall be shown on record map.
16. Maximum distance between manholes shall be four hundred (400) feet. Show deflection angles at manholes. Show grades between manholes in percent. Show flowline elevations in and out of manholes, and invert elevations along the sewer at fifty-foot intervals.
17. Note all drop manholes. Drop manholes with drops equal to or greater than two (2) feet shall be designated as memphis tees. Drop manholes with drops equal to or less than two (2) feet shall have one joint of ductile iron pipe on the upstream side of the manhole.
18. Ductile iron pipe shall be required at all storm drain crossings, creek or ditch crossings, sewer grades greater than fourteen (14) percent, and at depths greater than fourteen (14) feet and less than four (4) feet. Additionally, ductile iron pipe may be required by field conditions if deemed necessary by the Hoover building official.

19. Ductile iron pipe shall be required in all fill sections. A note shall be placed on the drawings stating that all fill sections shall be compacted prior to the pipe trench excavations.

20. Ditch checks may be required on sewer grades greater than fourteen (14) percent.

21. Capped sewers shall be so noted on each sheet. A four (4) inch drain to the nearest storm sewer or ditch shall be installed near the top of the last manhole in the system. This connection shall be removed after the system is connected to a live sewer system.

22. As-constructed drawings shall be furnished to the city prior to a certificate of occupancy being issued. In the case of bonded public improvements the bond shall include a sufficient amount to cover the cost of the as-built drawing(s).

23. Provide an overall plan view of the development if required.

24. Specific design requirements are as follows:

- a. Single family use/zoning—Seven (7) people per acre, three hundred (300) gallons per person per day, twenty-four-hour day.
- b. Multifamily use/zoning—Eleven (11) units per acre, three (3) people per unit, three hundred (300) gallons per person per day, twenty-four-hour day.
- c. Commercial use/zoning—Twenty (20) people per acre, fifty (50) gallons per person per day, sixteen-hour day.
- d. Sewer lateral flowing two-thirds ($\frac{2}{3}$) full at design flow.
- e. Minimum velocity two (2) feet per second.
- f. Minimum sewer lateral size—Eight (8) inches.
- g. Minimum grades for sewer laterals—8 inches—0.4 percent; 10 inches—0.3 percent, 12 inches—0.22 percent.
- h. Sewer pipe material shall be either class 52, minimum, ductile iron; extra strength vitrified clay; or PVC truss pipes. (Ord. No. 89-857, § 1, 1-3-90; Ord. No. 93-1171, § 1, 11-15-93)

APPENDIX B. RESERVED*

APPENDIX C. RESERVED†



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*Editor's note—Ord. No. 90-956, § 1, adopted Dec. 17, 1990, repealed App. II, App. B, which pertained to erosion and sedimentation regulations. See the Code Comparative Table.

†Editor's note—Ord. No. 01-1813, § 9, adopted May 7, 2001, repealed appendix C in its entirety. Former appendix C pertained to required wording of final plat certification and derived from Ord. No. 88-771, § 1, adopted Jan. 16, 1989.



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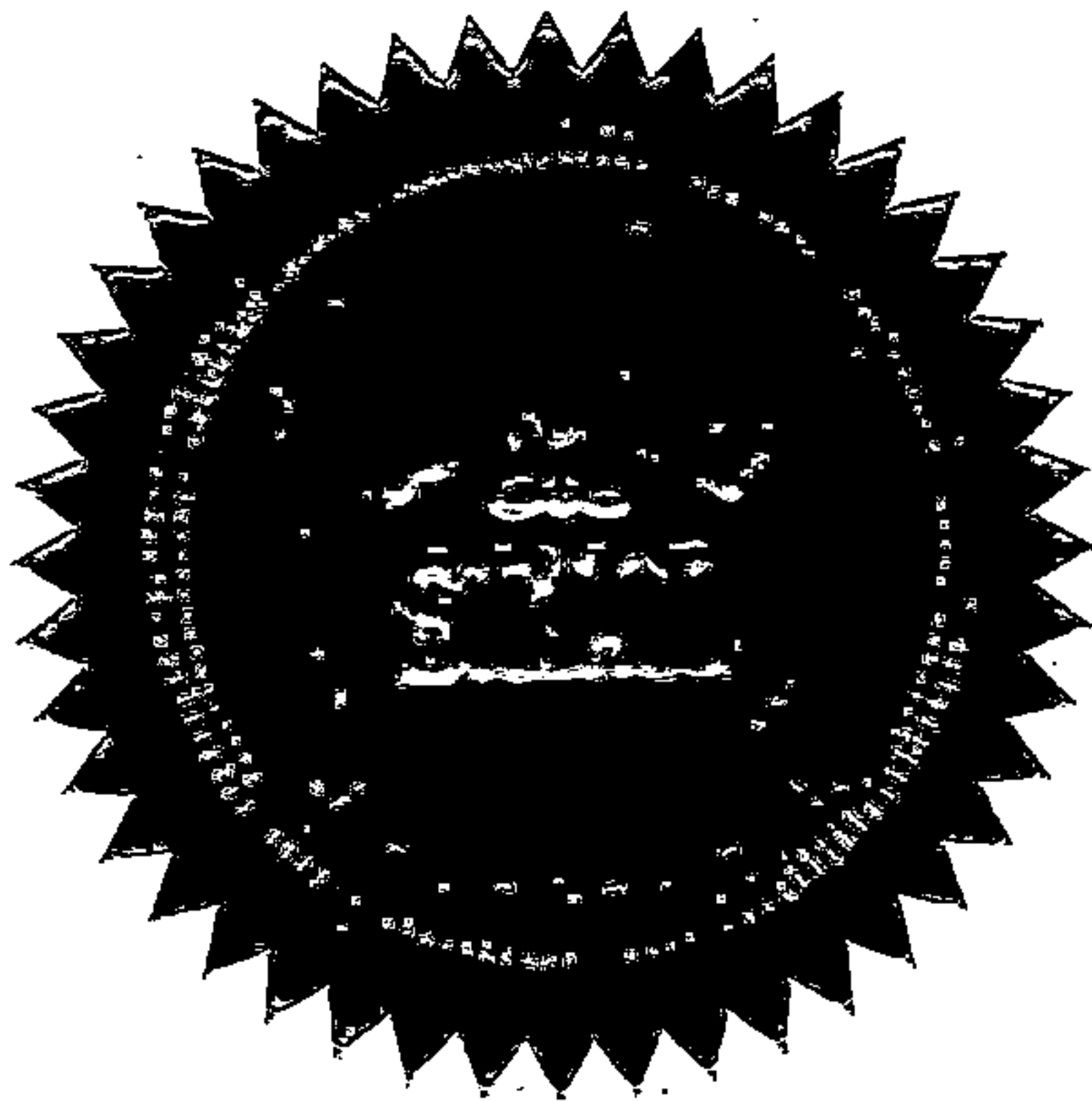


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CERTIFICATION:

I, Wendy Dickerson, as City Clerk of the City of Hoover, Alabama, hereby certify that the above and foregoing copy of 1 (one) Subdivision Regulations Supplemented through November 14, 2011, is a true and correct copy of such Subdivision Regulations, as same appears in the official records of said City.

Given under my hand and affixed the official seal of the City of Hoover, Alabama, this the 5th day of May, 2025.



Wendy Dickerson
Wendy Dickerson
City Clerk