

APPENDIX B - SUBDIVISIONS^[1]

Sec. 1. - Purpose.

The purpose of these regulations is to promote the health, safety, convenience, order, prosperity, and general welfare of the residents; to lessen congestion in the street; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to facilitate the adequate provision of water, sewerage, and enhance the ecological and aesthetic environments of present and future residents and to effect the coordinated and efficient development of the city.

Sec. 2. - Authority.

These subdivision regulations are adopted pursuant to the authority granted the planning commission of the city by section 11-52-30, et seq., of the Code of Alabama.

Sec. 3. - Application.

These regulations shall apply to every subdivision of land within the subdivision jurisdiction of the planning commission of the city.

A subdivision of land is defined as the division of a lot, tract, or parcel of land into two (2) or more lots, tracts, or parcels or other divisions of land for the purpose of immediate or future sale or building development.

Every plat of land that is a subdivision shall be prepared, presented for approval and recorded as required by these regulations.

No building permit and no certificate of occupancy shall be issued for any parcel of land created by subdivision unless a final plat of such subdivision has been approved and recorded as required by these regulations. In addition, no excavation of land and no construction of any public or private improvements shall take place or be commenced in a subdivision unless done in conformity with these regulations.

Sec. 4. - Jurisdiction.

These regulations shall govern all subdivisions of land within the subdivision jurisdiction of the planning commission of the city.

Sec. 5. - Definitions.

- 5.1 *Adverse affect*: The potential for harm or damage to downstream areas where receiving systems and facilities are deemed inadequate to satisfactorily accommodate runoff from

- upstream development.
- 5.2 *Agent*: A person, firm or corporation who is empowered to act for a principal on matters which come within the scope of designated activities.
- 5.3 *Alley*: A drive serving the rear or side of properties which also abut a street.
- 5.4 *Arterial street*: A highway or street of considerable continuity which is used primarily for moving large volumes of traffic through or around the city; sometimes called a major street.
- 5.5 *Block*: A division or parcel of land entirely surrounded by public highways, streets, alleys, or other rights-of-way where platting is incomplete or disconnected, block outline may be determined by subdivider.
- 5.6 *Building setback line*: The minimum allowable horizontal distance between the street right-of-way line and the building, except for steps or terraces with no canopy, open fire escapes, roof overhangs, balconies, canopies or cornices projecting no more than two (2) feet beyond the main wall, offset or overlapping projections of second floors that project no more than three (3) feet beyond the main floor of the building.
- 5.7 *City*: The City of Citronelle, Alabama.
- 5.8 *City council*: The governing body of the City of Citronelle, Alabama.
- 5.9 *Collector street*: A street which carries traffic from minor or neighborhood streets to a system of arterial streets.
- 5.10 *Comprehensive plan*: Shall mean the entire collection of zoning maps, zoning ordinance, master plan, land use maps and guidelines adopted by Citronelle City Council.
- 5.11 *Corner lot*: A parcel of land abutting upon two (2) or more streets at their intersection.
- 5.12 *Crosswalk*: A designated transverse right-of-way across a public street for the purpose of protection of pedestrians crossing to the other side of the street.
- 5.13 *Cul-de-sac*: A minor street designed to have one (1) end permanently closed, the closed end being terminated with a vehicular turnaround.
- 5.14 *Curb or curbline*: Shall mean the vertical face of a concrete curb nearest the center of the street or, where no curb exists, the edge of the traveled way.
- 5.15 *Differential runoff*: Shall mean the difference between the rate and volume of stormwater runoff from a particular parcel or project in its undeveloped or natural condition and that of the same property after development.
- 5.16 *Double frontage lot*: A lot which abuts a public way on both front and rear a lot which extends all the way through the block.
- 5.17 *Easement*: Shall mean a restricted area on privately owned land, the use of which is reserved for a specific purpose or public utility, such right of use to run with the land in perpetuity unless the governing body, by resolution, assents to the vacation of such easement upon a finding that there is no public need therefor.
- 5.18 *Engineer*: Shall mean one who is licensed to practice as a professional engineer in his

qualified field of expertise by the Alabama Licensing Board for Engineers and Land Surveyors. A qualified engineer undertaking the design and inspection of construction within subdivisions may be referred to herein as the project engineer.

- 5.19 *Highway*: A road or street that forms a part of the existing or projected Federal Aid Highway System, the State road system or the County road system.
- 5.20 *Lot*: A parcel of land intended as a unit for transfer of ownership or for building development, or both, which fronts upon a public right-of-way, exclusive of any part of the right-of-way.
- 5.22 *Lot width*: The horizontal distance between side lines of the lot when measured parallel to the street right-of-way at the building set back line.
- 5.23 *Major street*: See Arterial street above.
- 5.24 *Minor street*: Neighborhood street-A street used primarily to provide access to abutting property.
- 5.25 *Marginal access street*: A minor street which is parallel and adjacent to a major street or highway and provides protected access to abutting properties.
- 5.26 *Monument*: A permanent object which serves to indicate a limit or to mark a boundary.
- 5.27 *Official maps and plans*: The maps and plans prepared as a part of the comprehensive plan.
- 5.28 *Parkway*: A road or street that forms a part of an existing or proposed parkway system.
- 5.29 *Planning commission*: The planning and zoning commission of the City of Citronelle, Alabama.
- 5.30 *Planting strip*: That portion of the street right-of-way between curb and the property line exclusive of the area occupied by sidewalks.
- 5.31 *Roadway, traveled way or street surface*: That part of a street or highway available for use by vehicular traffic the portion from face of curb to face of curb.
- 5.32 *Secondary street*: See Collector street above.
- 5.33 *Sidewalk*: Shall mean all of a street available for pedestrian traffic, exclusive of vehicular traffic upon the traveled way.
- 5.34 *Specifications, state*: Shall mean the latest revision of the Alabama Highway Department Specifications for Roads and Bridges.
- 5.35 *Street or street width*: Shall mean the entire right-of-way, the perpendicular or radial distance between the boundaries of property abutting either side of such street.
- 5.36 *Subdivision*: Means the division of a lot, tract, or parcel of land, for the purpose of sale or of building development, into two (2) or more lots, tracts, parcels, sites or other division of land, whereas any lot or parcel resulting from such division has a gross area of less than five (5) acres. The term subdivision includes the process of resubdividing lands. There are two (2) types of subdivisions recognized by the planning commission and are defined as follows:
- 5.36A *Major subdivision*: A subdivision not classified as a minor subdivision, including but not limited to subdivisions of six (6) or more lots, or any size subdivision requiring any new

streets or extension of the local governmental facilities, or the creation of any public improvements;

- 5.36B *Minor subdivision*: A subdivision containing not more than five (5) lots fronting on an existing street, not involving any new street or road or the extension of public facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel of adjoining property.

The following shall not be considered subdivisions or be subject to the requirements thereof:

- (1) Where property is divided by probated family estates;
- (2) Where property that is divided by an individual and given or sold to parents, spouses, sisters or brothers, children or grandchildren, either adopted or natural, where no streets or roadway access to the lots is involved and where lots are not less than the minimum lot size required by ordinance;
- (3) Where an individual sells or offers for sale only one lot which is a part of a larger tract owned by him or her.
- (4) The public acquisition by purchase or gift of land for the widening or opening of streets or other public purposes.

- 5.37 *Surface drainage*: A stormwater drainage system consisting of gutters, culverts and open channels.

Sec. 6. - Word interpretation.

The word may is permissive. The word shall is mandatory. The words building and structure are mutually inclusive. Words used in the present tense include the future tense and words used in the future tense include the present tense. Words used in the singular include the plural and words used in the plural include the singular.

Sec. 7. - Policy and purposes.

- (a) It is hereby declared to be the policy of the planning commission of the city to consider the subdivision of land with regard to the master plan for the future development of the city, the promotion of the public health, safety, order, convenience, prosperity, and general welfare of the community, and the economic needs of the community.
- (b) In pursuit of this policy, the planning commission of the city shall apply these regulations so as to accomplish the purposes of facilitating future growth, providing for health and safety, conserving social and economic stability, preserving land values, developing public services and facilities, maintaining uncongested traffic flow, preserving the environment and natural features, making efficient use of open space, and encouraging innovative and attractive subdivision designs.

Sec. 8. - Procedure.

Classification of subdivisions: The procedure for review and approval of a subdivision by the planning commission ultimately results in the approval and recording of a final plat of the subdivision. The procedure consists of basically one (1) step for a minor subdivision and two (2) steps for a major subdivision:

(1) Minor subdivision:

- a. Presentation and approval of the preliminary plat (optional).
- b. Presentation, approval, and recording of the final plat.

(2) Major subdivision:

- a. Presentation and approval of the preliminary plat (optional).
- b. Presentation and approval of the engineering plan.
- c. Presentation, approval, and recording of the final plat.

(a) *Preliminary plat:* The preliminary plat is intended to be a relatively simple "sketch" or "drawing" of the proposed subdivision, submitted so that the subdivider may begin the approval process by meeting with and discussing the feasibility of the proposal with the planning commission prior to incurring engineering and surveying costs.

(1) *Preparation:* The preliminary plat must contain at least the following;

- a. *Location Map.* A diagram showing the location and ownership of the land proposed to be subdivided, noting the location of all adjoining property, its ownership and the nature of its improvements, and the location and name of all existing public streets providing direct access to the land proposed to be subdivided. A diagram showing the proposed subdivision, the location and size of all lots, the location and proposed names of all streets, the location, size and nature of any intended building, the location, size, and proposed use of any lot or other piece of land not intended for building, and the location, size, and nature of all easements.
- b. *Certificates.* A certificate signed by the chief of police of the city stating that the proposed plat is acceptable with regard to considerations of public safety and traffic flow and containing any suggestions or comments the chief deems appropriate. A certificate signed by the director of South Alabama Utilities stating that the proposed plan provides adequately for the delivery of water, sewer, and gas and stating whether these utilities are planned for immediate or future delivery, and containing any suggestions or comments the inspector deems appropriate.

(2) *Presentation for approval.* The subdivider shall present three (3) copies of the preliminary plat and accompanying documents at a regular meeting of the planning

commission, and shall be present either personally or through a representative in order to discuss, answer questions, and explain the submission. As noted above, the requirements stated for preparation of the preliminary plat are minimal requirements. The more detailed the preliminary plat, then the more likely it is that the planning commission will fully understand and appreciate the proposal at the first regular meeting at which it is presented. In the event that the planning commission needs further information in order to properly consider the preliminary plat, then it may reject the presentation until the further information is provided, and may consider the preliminary plat as being presented at the meeting at which the additional information is provided. The planning commission shall act on the preliminary plat at the meeting at which it is presented, either by granting approval as submitted or with changes required by the planning commission that shall become a part of the preliminary plat, or by disapproving the preliminary plat. The action of the planning commission shall be reduced to writing and mailed to the subdivider at the address given by the subdivider for delivery of the notice. The notice shall contain a statement of any required changes that have become a part of the preliminary plat, or a statement of the planning commission's reasons in the event of a disapproval. The failure of the planning commission to act on the preliminary plat at the meeting at which it is presented shall be an approval of the preliminary plat. However, the planning commission may carry over the consideration of the preliminary plat to a date set for a special meeting or until the next regular meeting, whichever is nearer in time, but in no event for more than thirty (30) days. The consideration of the preliminary plat may be carried over in this manner only one (1) time. In the event that there is not a quorum present at the regular meeting at which the preliminary plat is first presented, then consideration of the preliminary plat shall be carried over in the same manner as previously provided. In the event that the preliminary plat is disapproved, then the planning commission shall state its reasons on the record. The presentation of a preliminary plat is not a submission of a plat with the meaning of section 11-52-32 of the Code of Alabama.

(b) *Engineering plan:* The engineering plan is intended to be a detailed presentation covering the engineering plans for the construction of all streets and improvements.

(1) *Preparation:* The engineering plan must contain at least the following:

- a. *Streets.* Profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision, and typical cross sections of the proposed grading, roadways and sidewalks.
- b. *Drainage.* Data showing existing contours and proposed contours as well as spot elevations in sufficient numbers to show adequate provision for drainage, and detailed specifications on curbs, gutters, culverts, drainage ditches, and similar

features.

- c. *Utilities.* The location, size, and invert elevations of existing and proposed sanitary sewerage and water lines, providing at a minimum for the immediate construction of those portions of sanitary sewerage or water lines that will be beneath the subdivision street, the location and results of soil percolation tests if individual sewage disposal systems are proposed, and any other data on utilities that may be necessary to allow completion of the installations.
 - d. *Other improvements.* Data sufficient for the construction or installation of any other proposed improvements, and in the case of buildings, including residences, a copy of all protective covenants and building restrictions.
 - e. *Certificates.* A certificate signed by a licensed professional engineer that the proposed construction of streets meets the city specifications for the construction of paved streets and that all provisions for drainage are adequate. A certificate signed by the director of South Alabama Utilities that the proposed construction of water, sewage, and gas utilities is adequate, and containing any suggestions or comments as the director deems appropriate. A certificate from the Mobile County health officer approving the development. Certificates from the several different officials and agencies that may have an interest in or concern with the construction of the subdivision, such as the State Highway Department, the Mobile County School Board, the Industrial Development Board of the City of Citronelle, the U. S. Corps of Engineers, etc.
- (2) *Presentation for approval:* Three (3) copies of the engineering plan and accompanying documents shall be submitted to the city clerk who shall make it available for review by members of the planning commission, and who shall place it on the agenda for presentation at the regular meeting that is scheduled at least two (2) weeks from its submission to the city clerk. As noted above, the requirements stated for preparation of the engineering plan, then the more likely it is that the planning commission will fully understand and appreciate the proposal at the first regular meeting at which it is presented. In the event that the planning commission needs further information in order to properly consider the engineering plan, then it may reject the presentation until the further information is provided, and may consider the engineering plan as being presented at the meeting at which the additional information is provided. Following presentation, the planning commission shall act on the engineering plan in the same manner as required for action following the presentation of the preliminary plan. The presentation of an engineering plan is not a submission of a plat within the meaning of section 11-52-32 of the Code of Alabama.
- (c) *Final Plat:* The final plat is the document that, when recorded, completes the subdivision process. The final plat must be completed in strict conformity with these regulations, and

shall provide an accurate record of street and property lines and other elements being established on the land and the conditions of their use.

- (1) *Preparation:* The final plat must contain the following:
 - a. *Location map.* A diagram showing the location and ownership of the land proposed to be subdivided, noting the location of all adjoining property, its ownership and the nature of its improvements, and the location and name of all existing public streets providing direct access to the land proposed to be subdivided. A diagram showing the proposed subdivision, the location and size of all lots, the location and proposed names of all streets, the location, size, and nature of any intended building, the location, size, and nature of all easements.
 - b. *Survey data.* A complete and detailed legal description of the subdivision with all data reference to primary control points and establishing the boundaries of the subdivision, the location and description of monuments, the right-of-way lines with accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves of streets, the right-of-way lines and dimensions of easements and other rights-of-way including for utilities, the property lines for lots and blocks, the property lines for non-residential sites, the building setback lines for all lots and other sites, and having proper notations giving scale, the location of true north, and the date of the final plat.
 - c. *Certificates.* A certificate by a registered professional engineer or land surveyor stating that the plat represents a survey made by him and that all monuments shown thereon actually exist as located and that all dimensional and other data are correct. A certificate of approval from the county engineer. A certificate of approval from the director of South Alabama Utilities. A space for a certificate of approval of the planning commission of the City of Citronelle.
- (2) *Presentation of approval:* Three (3) copies of the final plat and accompanying documents shall be submitted to the city clerk who shall make it available for review by members of the planning commission, and who shall place it on the agenda for presentation at the regular meeting that is scheduled at least two (2) weeks from its submission to the city clerk. In the event that the planning commission determines that the final plat is not complete, then it may reject the presentation until the completed final plat is provided, and may consider the final plat as being presented at the meeting at which the completed final plat is provided. Following presentation, the planning commission shall act on the final plat in the same manner as required for action following the presentation of the preliminary plan. The presentation of the final plat shall be considered the submission of the final plat pursuant to section 11-52-32 of the Code of Alabama, and the final plat shall be acted upon in accordance therewith.

Approval of the final plat shall be tentative only and the final plat shall not be recorded until the county engineer has certified that the subdivider has complied with one (1) of the three (3) following alternatives:

- a. All improvements have been installed in accord with the requirements of these regulations and with the action of the planning commission in giving tentative approval of the preliminary plat.
- b. A bond or certified check or other acceptable surety has been posted, which is available to the City of Citronelle or the County of Mobile, as appropriate, and in sufficient amount to assure such completion of all required improvements.
- c. A lien on the property comprising the subdivision has been furnished the City of Citronelle or the County of Mobile, as appropriate, in sufficient amount to assure such completion of all required improvements.

Sec. 9. - Expedited procedure.

The subdivider may present the final plat for approval without having previously had a preliminary plat and engineering plan approval. In the event that the subdivider chooses to use the expedited procedure, the engineering plan shall be submitted along with the final plat, and the final plat must contain all certificates required for the preliminary plat, the engineering plan, and the final plat.

Sec. 10. - Official recording.

No plat or description of land subdivided shall be filed in the probate records until such plat shall have been finally approved by the planning commission.

Sec. 11. - Penalties.

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the planning commission and recorded in the records of the office of the judge of probate of Mobile County, shall forfeit and pay a penalty of one hundred dollars (\$100.00) for each lot or parcel so transferred to sold or agreed or negotiated to be sold; and the description of such lot or by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The city 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.

Sec. 12. - Fees.

In order to defray the city's costs in the course of review and approval and costs of revisions to maps and regulations, there shall be paid to the city upon submission of application the following sums:

(a) Preliminary plat:

Filing and hearing fee \$250.00

Preliminary site inspection fee 5.00 per lot or unit

(b) Final plat:

Filing fee \$50.00

Final site inspection fee 5.00 per lot or unit

Additional inspection (if required) 3.00 per lot or unit

Fees are not subject to refund or adjustment.

Sec. 13. - Variances.

13.1 Variances: Variances, modifications and waivers may be granted under the following conditions:

13.1.1 Hardship - Where the planning commission finds that extraordinary hardship may result from strict compliance with these regulations due to unusual topographic or other conditions beyond the control of the subdivider, it may vary the regulations so that substantial justice may be done and the interest secured; provided, however, that such variance will not have the effect of nullifying the purpose and intent of the regulations, the zoning ordinance or the comprehensive plan. Any variance granted must be entered upon the minutes and the reason for the variance specified therein.

13.1.2 Experimental subdivisions - The planning commission may waive, vary or modify the standards and requirements of these regulations if, in its judgment, an unusual or experimental subdivision might prove of considerable merit toward:

- a. The use of unusual materials in constructing required improvements, or:
- b. A new or untried concept in the area which appears promising.

13.1.3 Sale or exchange - The sale or exchange between or among owners of adjoining lots is exempt from these regulations provided that no new lots are thereby created and that no lot is reduced below the minimum size otherwise required by the provisions herein or by provisions of the zoning ordinance.

13.2 Conditions: In granting variances and modifications provided herein, the commission may require such conditions as will, in its judgment, secure the objectives and interest of the city.

Sec. 14. - Minimum design standards and required improvements.

- 14.1 Suitability of land: The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed. The design and improvements of all subdivisions and developments shall meet all state and county health department requirements and proof thereof shall be submitted.
- 14.2 Land subject to flooding: Land subject to flooding or inadequately served by drainage facilities will not be acceptable for subdivision unless the subdivider agrees to make such improvements as will render the land fit for occupancy in conformity with the national flood insurance program. Fill may not be used to raise land in areas subject to flood and/or excessive erosion, unless the fill proposed does not restrict the natural flow of water, advance erosion, and unduly increase flood heights.
- 14.2.1 To insure proper development in flood-prone areas, the commission shall require the subdivider to provide elevation and flood profiles sufficient to demonstrate that the sites will be free from the danger of flooding.
- 14.2.2 If a stream flows through or adjacent to the proposed subdivision, the plat shall provide for an easement or right-of-way along the stream for a floodway. For the smaller streams, the plat shall also provide for channel improvement to enable them to carry all reasonable floods within banks. The floor elevations of houses shall be high enough to be above the regulatory flood. The floodway easement shall be wide enough to provide for future enlargement of the stream channel as adjacent areas become more highly developed and runoff rates are increased.
- 14.2.3 Approval will not be given for streets within a subdivision which would be subject to excessive inundation or flooding.
- 14.3 Conformance with existing plans: Proposed improvements in all subdivision developments within the Citronelle planning jurisdiction shall be in conformance with existing approved plans, maps, ordinances, and design standards of the City of Citronelle and/or the Citronelle planning commission.
- 14.4 Planned unit developments: A comprehensive group development including the large scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard width of streets, lots and other subdivision arrangements if the departure from the required standards contained herein can be made without destroying their intent. A master plan for such comprehensive group development shall be submitted to the commission for approval, provided that approval of the master plan shall not constitute approval of individual plats for phased development of the master plan over a period of years.
- 14.5 Streets: All proposed streets in any subdivision or PUD, including apartments, townhouses, condominiums, patio homes, etc., whether such streets shall be private or dedicated for

public use, shall be paved and adequately drained. This requirement is not subject to modification by the planning commission. The subdivider shall construct streets in the subdivision in conformance with good engineering practices to the standards prescribed herein or by the state or county highway department, whichever is more restrictive. The planning commission may require the posting of a maintenance bond on all street improvements for a period of two (2) years. This bond shall be in an amount equal to ten (10) percent of the total street improvements in the subdivision or of specified street improvements in the subdivision.

14.5.1 Street requirements.

	Major Street	Collector Street	Local Street	Cul-de-Sac ¹ (Turnaround)	Alley
Minimum Right-of-Way	100'	50'	40'	40'	20'
Minimum Pavement	As re- quired	35'	25'	25' (80' Diam.)	10'
Maximum Grade ²	3%	3%	3%	3%	3%
Minimum Angle of Intersection	80	60	60	60	60
Minimum Intersection Offset	150'	150'	150'	150'	150'
Minimum Curb Radius at Intersection	40'	30'	15'	15'	15'
Curve Radius	300'	250'	100'	100'	100'
Minimum Reverse Curve Tangent	100'	100'	100'	100'	100'

¹ Cul-de-sacs shall not be longer than six hundred (600) feet measured from the intersecting street to the center of the turnaround.

² May vary with topography subject to planning commission approval based on recommendation of city engineer.

14.5.2 The full width of the right-of-way shall be graded including the subgrade of the areas to be paved. This requirement may be modified for the purpose of preserving the natural beauty of the area.

A base course consisting of at least eight (8) inches of sandclay mixture with one hundred (100) percent compaction shall be laid on a soundly prepared subgrade.

A prime coat shall be sprayed uniformly over the base course.

An approved type-wearing surface in conformance with State Highway Standard 416-A one and one-half (1 ½) inches thick compacted shall be laid over the prime coat.

14.5.3 A certified engineer designated by the city must determine if curbs and gutters should be required for a subdivision. If such certified engineer designated by the city determines that curbs and gutters should be required, they must be in conformance with the Citronelle City standards for roadway improvements and drainage. A curbless and gutterless street may be permitted if the designer can show that soils, terrain, on-street parking needs, and overall site design warrant such an approach.

14.5.4 If sidewalks are installed they shall comply with the following standards:

<i>Type of Subdivision</i>	<i>Sidewalk Width</i>	<i>Sidewalk Thickness</i>
Low Density Residential	4 feet	4 inches
High Density Residential	5 feet	4 inches
Commercial	8 feet	4 inches
Industrial	8 feet	4 inches

All materials used and construction methods employed for building sidewalks shall comply with the requirements listed under section 618 of the Standard Specifications for Highway Construction, 1992, of the Alabama Department of Transportation.

14.5.5 All grading in the subdivision shall be related to the topography and environmental features of the surrounding area. Unpaved areas within a dedicated street right-of-way shall be graded and seeded in a manner that will enhance the appearance of the

environment.

- 14.6 Blocks. Blocks shall be arranged to assure maximum use of the topographic features of the land.
- 14.6.1 Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (1200) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street patterns. In blocks over eight hundred (800) feet in length, the planning commission may require one or more public cross walks of not less than ten (10) feet in width to extend entirely across the block at locations deemed necessary.
- 14.6.2 Blocks shall be wide enough to allow two (2) tiers of lots of minimum depth, except where fronting on major streets, limited access highways, railroads or where prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.
- 14.7 Lots. The size, shape, and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated and shall properly relate to the topography of the land and character of the surrounding development. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon an existing or proposed street or road which has a right-of-way not less than fifty (50) feet in width.
- 14.7.1 Where central water and sanitary sewer systems are reasonably accessible, the subdivider shall connect to such systems and provide connections to each lot. Where such systems are not accessible, alternate methods of water supply and sewage disposal must be used; provided that such systems meet all applicable public health regulations.
- 14.7.2 Size of properties reserved or laid out for commercial or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.
- 14.8 Other requirements. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds, parks for local or neighborhood use and other public service areas. In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, historical spots, and similar community assets which, if preserved, will add attractiveness and value to the property.
- 14.8.1 In subdivisions of fifty (50) or more lots or twenty (20) or more acres in size, the subdivider shall provide suitable recreation land of at least five (5) percent of the total area of land to be subdivided. In the event the subdivision is to be developed in

sections, appropriate agreement shall be made with the planning commission to assure the dedication of the required land.

- 14.8.2 Where public sites have been set aside within an element of the Citronelle community development plan or when such features are recommended as essential by the local governing body or planning commission, such sites shall be reserved in written agreement by the subdivision for acquisition by the proper public body by purchase or other means for a period of one (1) year from the date of the recording of the subdivision after which if the acquisition has not been accomplished, the reservation shall become null and void.
- 14.8.3 Reserve strips and/or easements controlling the access to streets shall be prohibited except where this control is definitely placed in the hands of the city under conditions approved by the planning commission.
- 14.8.4 Easements having a minimum width of ten (10) feet and located along the side or rear lot lines shall be provided as is necessary for utility lines and underground mains and cables. Where subdivision is traversed by a watercourse, drainage way, channel or stream there shall be provided a stormwater or drainage right-of-way of adequate width to accommodate normal runoff.
- 14.8.5 Whether it is provided by means of open ditches, closed storm drains, or curbs and gutters, the subdivision shall have an adequate stormwater collection system.

Storm sewers and drainage structures shall be designed and installed as required in accordance with good engineering practice. The minimum pipe diameter of storm drains shall be fifteen (15) inches. In no case shall stormwater empty into the sanitary sewer system.

Where a storm sewer system is reasonably accessible to the subdivision, the subdivider shall connect with such network and install all drainage structures necessary to convey the water to the storm drainage system.

Where a storm drainage system is not accessible, the subdivider shall install all drainage structures necessary to convey the water to a location acceptable to the city. All open drainage ditches shall either be paved with a material acceptable to the city or be designed and stabilized in a manner acceptable to the city engineer.

- 14.8.6 Water, sewer and gas utilities shall be installed underground in the street right-of-way by the subdivider before any street base is applied unless special conditions require otherwise.
- 14.8.6.1 Water mains for both domestic use and fire protection shall be properly connected with a central water system or with an alternate water supply approved by the county health officer. The line shall be constructed in such a manner as to serve

adequately all lots shown on the subdivision plat.

Where a public water supply is within reasonable distance of the subdivision, as determined by the planning commission, the subdivider shall connect with same. The design and specifications of the distribution system shall meet the city water system requirements. If a well is required for each lot, the location, construction, and use of such well shall also meet the county health department requirements. If a well is to serve more than one lot, a public water system shall be required. The design and specifications of such distribution system shall meet the county health department specifications, and shall be installed under inspection of the utilities department.

Fire hydrants shall be installed along each street at a maximum interval of six hundred (600) feet, or at the ends and center of each block. The water supply and pressure shall be sufficient to provide adequate fire protection as well as the future needs of the intended land use.

- 14.8.6.2 A public sanitary sewer system shall be installed when the cost of installing such a system does not exceed two hundred (200) percent of the cost of installing individual septic tanks on all lots in the subdivision. Where lots cannot be economically connected with a sewerage system, they must contain adequate area for the installation of septic tank and disposal fields as approved by the county health officer.

Where a public sanitary sewer system is not available, and a private system is installed, it shall be constructed in accordance with requirements of a public system and with appropriate permits from the Alabama department of environmental management. If septic tanks are installed, special approval must be obtained from the county health department. Lot size shall not be less than the minimum standard and of satisfactory size for the proper installation of a septic tank sewage system as indicated by percolation tests.

- 14.8.6.3 When gas mains and/or electric lines are connected with central distribution systems, the lines shall be installed in such a manner as to serve adequately all lots shown on the subdivision plats.

- 14.8.7 Street lighting shall be installed at all intersections. If additional lighting consistent with safety and other community needs is deemed necessary, the planning commission may require the subdivider to present a street lighting plan developed in conjunction with the utility company having jurisdiction within the area.
- 14.8.8 Appropriate permanent type street name signs shall be placed at all intersections within the subdivision. The developer may select signs which will be in keeping with the theme of the development subject to approval of the building inspector.

14.8.9 Right-of-way and property line monuments shall be placed in each subdivision.

14.8.9.1 Concrete monuments three and one-half (3 ½) inches square and two (2) feet long shall be driven flush with the grade at the intersection of all street rights-of-way and radius points.

14.8.9.2 Iron pins one-half (½) inch in diameter and two (2) feet long shall be driven flush with the grade at each lot corner and at each point where the property line changes direction.

14.9 Inspection of improvements. The subdivider is required to install or construct the improvements herein described prior to having released the bond or other surety which guarantees installation of such required improvements. All improvements required shall be constructed in accordance with the standards set forth in these regulations, or as required by the building inspector or his duly authorized representative, the state or county highway department, and the department of the respective utility.

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

When all required improvements are installed, the subdivider shall call for a final inspection. The building inspector or his duly authorized representative shall inspect the site to determine if the required improvements are satisfactorily installed according to the plans and specifications. To determine if the streets are installed to minimum design standards, the city shall select an independent testing laboratory to make the necessary tests. These tests shall be conducted at the expense of the subdivider.

Sec. 15. - Adoption of amendments.

The adoption of any amendment to these subdivision regulations shall be by resolution of the planning commission carried by the affirmative votes of a majority of the members of the commission.

Sec. 16. - Interpretation.

In interpreting and applying the provisions of these regulations they shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. Whenever the provisions of these regulations require higher standards than are required in any other applicable statute, ordinance or regulation, the provisions of these regulations, such other applicable statutes, ordinances or regulations shall govern.

Sec. 17. - Validity.

The requirements and provisions of these regulations are severable, and should any section or part thereof be declared by any court of competent jurisdiction to be unconstitutional or invalid, the decision of the court shall not affect the validity of the regulations as a whole or any section or part thereof other than the section or part so declared to be unconstitutional or invalid.

Sec. 18. - Effective date.

These regulations shall take effect upon adoption and publication as required by law.