

SUBDIVISIONS REGULATIONS
CREOLA, ALABAMA

GOD'S COUNTRY
ALABAMA

Prepared by:
South Alabama Regional Planning Commission
In Cooperation With
The City Planning Commission

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ARTICLE 1

PURPOSE AND ENACTMENT

- 1.1 **PURPOSE** THESE regulations are to provide for the harmonious development of the land areas of Creola, Alabama, for the coordination of streets within subdivisions with other existing or planned streets and for the provision of adequate open spaces for recreation, light and air; to avoid undue concentration of population and to facilitate provision of water, sewerage, and other public requirements.
- 1.2 **ENACTMENT** A resolution of the City of Creola, Alabama Governing the subdivision of land in areas within the jurisdiction of the Creola Planning Commission: Prescribing the procedure in preparing and approving plats, and providing penalties for the violation thereof.

ARTICLE 2

LEGAL STATUS

- 2.1 **AUTHORITY** . The rules and regulations herein set forth are hereby adopted in accordance with Title 11, Subtitle 12, Chapter 52, Articles 1 through 3 of the Code of Alabama, 1975 and 1986 Cumulative Supplement.
- 2.2 **JURISDICTION**. These regulations shall be in force and effect for the subdivision of all land which is situated inside the corporate limits of the City of Creola as presently or hereinafter established, as well as of all land lying within the planning jurisdiction of the City of Creola as presently or hereinafter established.
- 2.3 **CONFLICT WITH OTHER LAWS**. Whenever the requirements of these Regulations are at variance with the requirements of any other lawfully adopted statutes, rules, regulations or ordinances, the more restrictive, or that imposing the higher standards, shall govern.
- 2.4 **VALIDITY**. Each phrase, sentence, paragraph, section or other provision of these Regulations is severable from all other such phrases, sentences, paragraphs, sections and provisions. Should any phrase, sentence, paragraph, section or provision of these Regulations be declared by the courts to be unconstitutional or invalid, such declaration shall not affect any other portion or provision of these Regulations.
- 2.5 **REPEAL OF REGULATIONS**. This is an enactment of Subdivision Regulations for the City of Creola. All prior Subdivision Regulations are hereby superseded and repealed.
- 2.6 **DISCLAIMER OF LIABILITY**. These Regulations shall not create liability on the part of the City of Creola, The Creola Planning Commission, the Creola Board of Adjustment or any officer or employee thereof for any damages that may result from reliance on these Regulations or any administrative decision lawfully made thereunder.
- 2.7 **EFFECTIVE DATE**. These Regulations shall take effect and be in force from and after the date of its adoption by the Creola City Council.

ARTICLE 3

DEFINITIONS

3.1 USAGE. Except as otherwise provided herein, all words shall have the customary dictionary meaning. The present tense includes the future tense and the future includes the present. 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.

3.2 WORDS ND TERMS DEFINED.

Administrative Officer. The person appointed by the City Council to enforce all provisions of these Regulations.

Alley. A public way which affords only a secondary means of access to abutting property and is not intended for general traffic circulation.

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

Building Setback Line. A line parallel to the property line in front of which no structure may be erected.

City Specifications. All construction specifications which have been adopted by the City Council or as required by the Planning Commission and all utility departments.

Comprehensive Plan. (Community Development Plan). Any part or element of the Comprehensive Plan of the City. This may include, but is not limited to: Community Facilities Plan, Major Thoroughfare Plan, Land Development Plan, Capital Improvements Plan, Zoning Ordinance, Subdivision Regulations.

Corner Lot. A lot which occupies the interior angle at the intersection of two (2) street lines. On corner lots the front yard shall be considered as parallel to the street upon which the lot is numbered.

Crosswalk. A public right-of-way four (4) feet or more in width along or between property lines, which provides pedestrian access to adjacent properties.

Depth of Lot. The mean horizontal distance between the front and rear lot lines.

Double Front Lot. See through lot.

Easement. A grant by the property owner of use, by the public, a corporation, or person(s) of a strip of land for specified reasons, or as created by operation of law.

Extra Territorial Jurisdiction (ETJ). The legal ability of a municipal government to exercise authority over subdivisions of land beyond its incorporated area, including its planning jurisdiction upon a written agreement with Mobile County.

Final Plat. A plat of a tract of land which meets the requirements of these Regulations and is in the proper form for recording in the office of the Probate Judge of Mobile County, Alabama.

Group Development. 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, other enterprises, and the land is not subdivided into the customary streets and lots.

Governing Body. The Mayor and the City Council of Creola, Alabama.

Hardship. An unusual situation on the part of an individual property owner which will not permit him to enjoy the full utilization of his property which is given to others within the City. A hardship exists only when it is not self-created, or when it is not economic in nature.

Health Department. The Mobile County health Department.

Lot. A portion of a subdivision or any other parcel of land intended as a unit for transfer of ownership or for development or both. The word "lot" includes the word "plot" or "parcel".

Major Subdivision. See Subdivision, Major.

Master Plan. The twenty (20) year, long-range plan Master Plan or Comprehensive Plan for the physical development of the planning area of Creola as adopted by the Creola Planning Commission.

Minor Subdivision. See Subdivision, Minor.

Monument. A permanent object serving to indicate a limit or to mark a boundary.

Open Space. Any land either publicly or privately owned which is designated as being permanently undeveloped and used for recreation, conservation, or preservation.

Owner's Engineer. 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.

Planned Unit Development (PUD). An area with a specified minimum contiguous acreage to be developed as a single entity according to a plan.

Planning Commission. The planning Commission of the City of Creola.

Planning Jurisdiction. The legal right or authority to control, operate, regulate use of land within the incorporated area of a municipality.

Plat. A map, plan or layout of a county, City, City, section or subdivision indicating the location and boundaries of properties.

Preliminary Plat. A tentative plan of the complete proposed subdivision submitted to the Planning Commission for its consideration.

Probate Judge. The Judge of Probate of Mobile County, Alabama.

Record plat. A Plat of a proposed subdivision meeting the conditions of the Final Plan approval, if any; and containing signatures on all of the required certifications and signature blocks.

Resubdivision. A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Setback line. A line defining the limits of a yard in which no building or structure, other than an accessory structure, may be located.

Sidewalk. A walkway constructed for use by pedestrians.

Single Tier Lot. A lot which backs upon an arterial street, a railroad, a physical barrier, or a residential or non-residential use, and to which access from the rear of the lot is usually prohibited.

Street. Any public or private right-of-way for vehicular traffic which affords the principal means of access to abutting property.

Streets are classified as follows:

- a. Major Street. A street of exceptional continuity designed primarily to carry high volumes of vehicular traffic considerable distances.
- b. Collector Street. A street designed to carry medium volumes of vehicular traffic, provided access to the major street system, and collect the vehicular traffic from the intersecting minor streets.
- c. Minor Street. A street, designed primarily to provide vehicular access to abutting properties.

- d. Cul-de-Sac. A short street designed to have one end open to traffic and one terminating in a vehicular turnaround.
- e. Marginal Access Street. A minor (service) street which parallels and is immediately adjacent to a major street or highway, and which provides access to abutting property.

Subdivider. An individual, firm, association, corporation, syndicate, copartnership, trust, or any other legal entity commencing proceedings under these Regulations to effect a subdivision of land hereunder for himself (themselves) or for another (others)

Subdivision. The division of a lot, tract, or parcel of land into two (2) or more plats, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or of the land or territory being subdivided. It shall include all divisions of land involving the dedication of a new street or a change in existing streets.

Any sale or exchange of a division of land by metes and bounds constitutes a subdivision of land and shall require compliance with these Regulations unless it falls within one of the exceptions hereinafter set out.

The following shall not be deemed a subdivision, and are exempt from these Subdivision Regulations:

- 1. Property that is divided by probated family estates;
- 2. The public acquisition by gift or purchase of strips or parcels of land for the widening or opening of streets or for other public uses.
- 3. Property that is divided by an individual and given or sold to family members, including, parents, spouses, sisters or brothers, children or grandchildren, either adopted or natural, **where all lots involved in the division front an existing road or right-of-way where no streets or roadway access to the lots is involved and where lots are not less than the minimum lot size as herein required.** If the lots created from this type of land division DO NOT front an existing road or right-of-way, this land division must adhere to the minimum standards of the Street and Lot requirements of the City of Creola, found in Article 6, Section 6.6 and 6.8 of these Subdivision Regulations.
- 4. The sale or exchange of lots or parcels of land between adjoining property owners; provided that no additional lots are created, that none of the lots affected by the sale or exchange is reduced below the minimum size required by the Zoning Ordinance for the district in which the property is located, and that no existing easement

shall be vacated or moved without approval by the City and the granting of a like easement acceptable to the City.

Subdivision, Major. A subdivision not classified as a minor subdivision, including but not limited to subdivisions of five (5) or more lots, or any size subdivision requiring any new streets, drainage or other public improvements.

Subdivision, Minor. A subdivision containing not more than four (4) lots, including remnant parcels, fronting on an existing publicly maintained street, and not involving any new street or road or the extension of public facilities, or the creation of any public improvements.

Subdivision Jurisdiction. The territorial jurisdiction of the Mobile County Planning Commission over the subdivision of land including all unincorporated areas of the County except areas within the jurisdiction of any organized and functional municipal planning commission.

Through Lot. A lot having frontage on two (2) non-intersecting streets as distinguished from a corner lot. Also known as a double frontage lot.

Width of Lot. The mean horizontal distance between the two side lot lines.

Zoning Ordinance. The official Zoning Ordinance of the City of Creola, Alabama.

ARTICLE 4

GENERAL PROVISIONS

- 4.1 No plat of the subdivision of any land within the jurisdiction of Creola Planning Commission shall be filed in the office of the Probate Judge of Mobile County unless the following have been met:
 - 4.11 A preliminary plat prepared by a registered Land Surveyor or Civil Engineer shall have been approved by the Planning Commission as specified herein.
 - 4.12 The required improvements shall have been satisfactorily installed and completed by the subdivider or a bond has been posted to secure the same.
 - 4.13 A final plat prepared by a registered Land Surveyor or Civil Engineer shall have been approved by the Planning Commission as specified herein.
- 4.2 Prior to Planning Commission consideration of any plat of a subdivision of land, the subdivider shall file a standard form of application in the office of the Planning Commission along with the required fees.
- 4.3 Prior to the preparation of any plat of a subdivision of land, the subdivider should confer with the Planning Commission and the Planning Commission Consultant relative to these Regulations.
- 4.4 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 street, lot, and 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 Planning 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.
- 4.5 Any subdivision is considered the division of a lot, tract, or parcel of land into two (2) or more plats, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or of the land or territory being subdivided. It shall include all divisions of land involving the dedication of a new street or a change in existing streets.
- 4.6 Any division of land that is deemed a subdivision of land must provide paved public access.
- 4.7 Any division of land that is not considered a subdivision, must provide, at the minimum, a 50 foot right-of-way.

ARTICLE 5

PROCEDURES FOR PLAT APPROVAL

5.1 PROCEDURE FOR PRELIMINARY PLAT APPROVAL.

5.11 Purpose

The purpose of the Preliminary Plat Review process is to provide the Creola Planning Commission with the preliminary plat and construction plans and specifications in compliance with the requirements of these regulations. This will enable the Planning Commission to hear and review input from the public, other officials and agencies concerned and act on the proposed subdivision. The subdivider, agent or applicant shall attend the public hearing.

5.12 Classification of Subdivision

Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, the subdividing owner or the authorized agent shall apply for and secure approval of such proposed subdivision in accordance with the following procedure, which includes two (2) steps for a minor subdivision and three (3) steps for a major subdivision:

1. Minor Subdivision [four (4) or less lots]
 - Preliminary/Final Plat (same plat can be used as both Preliminary and Final, but must be stamped as “Final Plat”).
2. Major Subdivision [five (5) or more lots]
 - Preliminary Plat
 - Final Plat Filing of Application and Forms.

The procedure for review and approval of subdivision by the Creola Planning Commission ultimately results in the approval and recording of a final plat of the subdivision.

Where a proposed subdivision contains no more than four (4) lots and does not require dedication of any land to the public or installation of any public improvements, the Preliminary Plat shall be considered and labeled as the Final Plat and the Planning Commission may consider and act upon this as the Final Plat at the initial hearing.

5.13 Filing of an Application and Forms

The subdivider shall file the required application and four (4) copies of the Preliminary Plat, together if applicable, with preliminary subdivision water supply and sewage disposal report as required in the Department of Health

subdivision criteria, the required fees and a list of names and addresses of all adjacent property owners as shown on the tax records of the County, in the City Hall of Creola not less than 15 days prior to the regularly scheduled meeting of the Creola Planning Commission, at which time the plat is to be formally submitted. The Planning Commission shall forward one of said copies to the Planning Commission Engineer and one to the Planning Commission Consultant. These shall submit any recommendations in writing to the Commission prior to the initial hearing on said preliminary plat.

The steps for obtaining subdivision approval is as follows:

1. The owner of land shall or applicant will meet with the City of Creola Building Official and/or staff to be made aware of the process involved in applying for subdivision of land and the required information contained in a completed subdivision application.
2. Apply for subdivision of land by completing the Preliminary Plat application forms available at the office of the City Building Official and on the city's website.
3. Pay the required application fee according to the current schedule of fees established by the City Council for the particular category of application.
4. The Building Official and/or city staff will set the public hearing for the next regularly scheduled Planning Commission meeting if applicant is within the fifteen (15) day review time period.
5. Public hearing is added to Planning Commission agenda for the next regularly scheduled Planning Commission meeting. The applicant/subdivider must be present at said hearing to present Preliminary Plat. The Planning Commission will review the Preliminary Plat and hear public comments at said public hearing.
6. Planning Commission will rule on plat at said public hearing or within thirty (30) days, otherwise plat is deemed approved.
7. "Final Plat" must be stamped on plat and Planning Commission Chair will sign plat. Plat will be recorded at the Mobile County Judge of Probate office.

5.14 Notice

Any plat submitted to the Creola Planning Commission shall contain the name and address of a person to whom notice of a hearing shall be sent; and no plat shall be acted on by the Commission without a public hearing thereon. Notice shall be sent to the said address by registered mail of the time and place of such hearing not less than five (5) days before the date fixed therefore. Similar notice shall be mailed to the owners of land immediately adjoining the platted land, as their names appear on the list submitted to the Planning Commission.

5.15 Planning Commission Action

The Planning Commission shall act to approve or disapprove a subdivision plat within thirty (30) days after its formal submission at a regularly scheduled Planning Commission meeting; otherwise such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Planning Commission on demand; provided, however, that the applicant for the Commission's approval may waive this requirement and consent to an extension

of such period. The grounds for disapproval of any plat shall be stated upon the records of the Planning Commission. Approval of a preliminary plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown on the plat.

If approved conditionally, the conditions shall be stated; if necessary, the Commission may require the subdivider to submit a revised Preliminary Plat.

If disapproved, the reasons for such action shall be stated; and if possible, recommendations made as to the basis on which the Plat would be approved.

If any of the requirements are modified or waived, they shall be specified and the reasons therefore given. One copy of the Preliminary Plat, together with a statement setting forth the conditions for approval or disapproval, shall be retained in the Planning Commission's file, one copy forwarded to the Planning Commission Engineer and one copy shall be returned to the subdivider.

5.16 Effect of Preliminary Plat Approval

Receipt of the approved copy of the preliminary plat by the subdivider shall be authorization, subject to the issuance of the required permit, to proceed with the construction of any improvements and with the staking of streets and lots; provided, however, that grant of Preliminary Plat Approval will not constitute acceptance of the Final Plat.

5.17 Approval of a Preliminary Plat shall become void after a period of one year unless a Final Plat has been filed as provided in these Regulations or unless a time extension has been requested in writing by the subdivider and approved by the Planning Commission.

5.2 CONTENT.

Wherever reasonable the Preliminary Plat shall be drawn at a scale of 100 feet to the inch. The Preliminary Plat may be drawn at a scale not larger than 30 feet to the inch, but in no case smaller than 100 feet to the inch. The following shall be included ON THE PLAT:

- Title, North Point, Graphic Scale, Date, Civil District, and the Acreage of land to be Subdivided.
- A location sketch showing the relation of the proposed subdivision to the adjoining area.
- A topographic map prepared from information obtained in the field, from aerial photography, from using Coast and Geodetic data, and using contours at vertical intervals of not more than five feet except when specifically varied by the Planning Commission.
- The proposed location and width of all streets, alleys, and easements.
- Location of utilities, sanitary sewers and storm sewers including appurtenances within or adjacent to the proposed subdivision.

- Lot and block lines and identification number or letters together with approximate dimensions. An attached list of the names and addresses of the owners of the property, the subdivider, the person or firm preparing the Plat.
- The names of all adjacent property owners as they appear on the tax records of the County.
- Boundary of property indicating preliminary distances and bearings.
- Location and extent of all land subject to inundation by the overflow or ponding of storm water within the one hundred year flood plain.
- All parcels of land intended to be dedicated or reserved for public use.
- Indication of the proposed zoning classification.
- Indication of the proposed use of all land within the subdivision.
- Any other information that may be necessary for the full and proper consideration of the proposed subdivision.

***If subdivision is considered minor, where no improvements are proposed and Preliminary Plat is going to serve as the Final Plat:*

- Plat must be stamped with “FINAL PLAT” and space provided on the plat for approval by the City of Creola Planning Commission Chair and authorization for the recording of said plat by the Judge of Probate in Mobile County, Alabama.

***If plat approval requires more information from the applicant, plat may not be signed by the Planning Commission Chair until said information is received and reviewed by City Building Official and confirmed that all required conditions have been provided for approval.*

- End of requirements for plat approval for minor subdivision.

***If subdivision is considered major, where the installation of any public improvements are proposed, proceed with the following:*

- Preliminary plans of proposed utility layouts (sewer, water, gas and electricity) including pipe sizes and the location of valves and fire hydrants, and showing feasible connections where possible to existing and proposed utility systems.
- Preliminary plan of all drainage facilities.
- Proposed rights-of-way or easements including location, widths, purposes, and street names; typical street cross-sections and center-line profiles; location of required sidewalk and crosswalks, if applicable.
- Proposed subdivision layout using contours of vertical intervals of not more than five (5) feet and including streets, alleys and easements with both dimensions and proposed street names; lot lines; land to be reserved or dedicated for public uses; proposed parks, school

sites, or other public open spaces, if any and any land to be used for purposes other than single family dwellings.

- Any other information that may be considered necessary by the committee for full and proper consideration of the proposed subdivision.
- Inscription or stamp stating “Not for Final Recording.”

5.3 VARIANCES, MODIFICATION, AND WAIVERS.

Each modification, variance, or waiver of these Subdivision Regulations sought by a subdivider shall be especially applied for, in numerical order of the Subdivision Regulations, in writing by the subdivider. An condition shown on the Preliminary of Final Plat or on engineering plans which would require a modification, variance, or waiver, shall constitute a ground for disapproval of the Preliminary or Final Plat unless such special application for a modification, variance, or waiver is made and granted.

5.4 PROCEDURE FOR FINAL PLAT APPROVAL.

5.41 The subdivider shall file the Final Plat and four (4) copies thereof, together with any deed restrictions where such restrictions are not shown on the plat, in the City of Creola, not less than 10 days prior to the regularly scheduled meeting of the Commission at which the plat is to be considered. Copies shall be distributed as outlined in Article 5.

5.42 Planning Commission Action

The Planning Commission shall take action on the Final Plat upon receipt in writing by the Planning Commission Engineer that either all required improvements have been satisfactorily installed by the subdivider or a bond has been posted sufficient to secure such installation.

Final Plat approval does not constitute or effect an acceptance by the City of Creola of any street, easement or other open space shown on the plat.

5.43 Recording of Plat

After approval by the Planning Commission, the Final Plat shall be filed for record in the office of the Mobile County Judge of Probate by the subdivider, the agent, or the owner.

5.44 Subsequent to the recording of the plat, two copies shall be made showing the Map book, volume and page numbers where the plat is recorded. One copy shall be sent to the Planning Commission and one copy to the County Tax Assessor’s Office.

5.44.1 Small Subdivisions

Where a proposed subdivision contains no more than four lots and does not require dedication of any land to the public or installation of any public improvements, the Commission may consider and act upon the Final Plat at the initial hearing.

5.5 CONTENT.

The Final Plat shall be drawn to the scale specified in Section 5.2 on sheets not larger than eighteen inches (18") by twenty-four inches (24") whenever practical. The following shall be included ON THE FINAL PLAT:

- Title, North Point, Graphic Scale, Date, and Civil District.
- Location sketch map showing site in relation to area.
- Right-of-way lines and widths of streets, alleys, easements, and other right-of-way, with accurate dimensions, bearings, or deflection angles and the radii, arcs, and central angles of all curves.
- The building setback line conforming to the front yard requirements set forth with side and rear setback lines marginally noted.
- All lot lines with mathematically enclosed dimensions and bearings and an identification system for lots and blocks.
- Statement that all easements shown on the plat may be used for the installation of sanitary sewers, storm sewers, public utilities, and open storm drains unless otherwise noted.
- Purpose for which lots, or tracts, other than residential are to be dedicated or reserved.
- Location and description of monuments. Iron pipes shall be designated by a small open circle at point of installation.
- Designated zoning classification
- The name of the owner or owners, the subdivider, and the name of the surveyor.
- Certificate of surveyor attesting to the accuracy of the survey and the correct location of all monuments shown and notarized acknowledgement of the owner or owners, and mortgages, if any, to the plat and restrictions, including dedication to public use of all streets, alleys, parks, or other open spaces shown thereon and the granting of easements included on the plat.
- Space for the approval of the Planning Commission Engineer and the Planning Commission.
- Statement of, or reference to private restrictions, trusts, or protective covenants.

- The Final Plat shall be accompanied by certificates showing:
 1. That all required improvements have been installed and approved by the proper officials or agencies, or that a bond insuring their installation has been accepted by the City of Creola; and,
 2. Proposed individual sewage disposal or water systems comply with applicable County Health Codes and Ordinances.

ARTICLE 6

MINIMUM STANDARDS AND REQUIRED IMPROVEMENTS

- 6.1 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 the subdivision of the property is not in the best interest of the public because the development proposed for the property is in violation of federal, state or local laws.
- 6.2 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, or increase flood heights.
- 6.21 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 and/or that improvements thereon will be constructed in compliance with requirements of the National Flood Insurance Program.
- 6.22 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 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.
- 6.23 Approval will not be given for streets within the subdivision which would be subject to excessive inundation or flooding unless reasonable provision is made to allow for water runoff or absorption acceptable to the City engineer.
- 6.3 CONFORMANCE WITH EXISTING PLANS. Proposed improvements in all subdivision developments within the Creola Planning jurisdiction shall be in conformance with existing approved plans, maps, ordinances, and design standards of the City of Creola and/or the Creola Planning Commission.
- 6.4.1 PLANNED UNITS 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 requirements 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.

- 6.5 MOBILE HOME REQUIREMENTS. Any subdivision designed for sale of lots on which homes are to be placed shall conform to all of the requirements set forth in these Subdivision Regulations regardless of whether the homes to be placed on the lots for sale are to be permanent type structures or mobile homes, and if inside the Creola corporate limits, land use shall be restricted to those uses permitted in the zoning district in which the proposed subdivision is located.
- 6.51 Mobile Home Parks (trailer parks) designed for rent or lease of spaces within he park for accommodation of individual mobile homes shall conform to the requirements of the Creola Zoning Ordinance and to the regulations of the State Health Department. A copy of the plan for a proposed trailer park or extension or re-plan of an existing trailer park shall be submitted to the Creola Planning Commission for approval.
- 6.52 Camp sites designed for temporary use by mobile homes for recreational or other purposes shall conform to applicable State Health Department regulations, provided that the plan for a proposed camp site or extension or re-plan of an existing camp site shall be submitted to the Creola Planning Commission for approval before construction is begun.
- 6.6 STREETS. All proposed streets in any subdivision, PUD, or Mobile Home Park, including apartments, City houses, 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 shall 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.
- 6.61 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 a sand-shell and/or limestone mixture with 100 percent standard 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 (1-1/2) inches thick compacted shall be laid over the prime coat.
- 6.62 If curbs and gutters are required, they must be in conformance with approved State or County Highway Department standards.

6.63 SIDEWALKS: Sidewalks are encouraged in any new development shall comply with the following standards:

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

6.64 All paving of areas within a subdivision and a dedicated street right-of-way shall be graded and seeded and must 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.

All new streets and roads shall comply with the following standards:

6.65 Street Requirements.

	<u>Major Street</u>	<u>Collector Street</u>	<u>Local Street</u>	<u>Cul-de-Sac¹ (Turnaround)</u>	<u>Alley</u>
Minimum Right-of-way	100'	60'	50'	50' (100' diam.)	30'
Minimum Pavement ²	As required	36'	30'	28' (80' diam.)	20'
Maximum Grade ³	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'
Minimum Horizontal 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 1,000 feet measured from the intersecting street to the center of the turnaround.

² With curb and gutter (where required).

³ May vary with topography subject to Planning Commission approval based on recommendation of City Engineer.

6.7 BLOCKS. Blocks shall be arranged to assure maximum use of the topographic features of the land.

- 6.71 Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (12) feet in length, except as the Planning Commission considers necessary to secure efficient use of land or desired features of street pattern. 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.
- 6.72 Blocks shall be side enough to allow two tiers of lots of minimum depth, except where fronting on major streets, limited access highways 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.
- 6.8 LOTS. The size, shape, and orientation of lots shall be appropriate for the type of development and use contemplated and shall be properly related 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.
- 6.91 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 of Creola under conditions approved by the Planning Commission.
- 6.92 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 a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water or drainage right-of-way of adequate width to accommodate normal runoff.
- 6.93 Whether it be provided by means of open ditches, closed storm drains, or curbs and gutters, the subdivision shall have an adequate storm water drainage system.

Storm sewers and drainage structures shall be designed and installed as required in accordance with good engineering practice to accommodate the calculated runoff. In no case shall storm water 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.
- 6.94 Water, Sewer and gas (when available) 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.

- 6.941 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 Department. The liens shall be constructed in such a manner as to serve adequately all lots shown on the subdivision plat.
- 6.942 Where a public sanitary sewer system is within reasonable distance of the subdivision, as determined by the Planning Commission, the subdivider shall install a sanitary sewer collection system which meets the requirements of the City and shall connect such system at his expense to the public sanitary sewer. Stub-outs shall be provided for each lot and shall extend the sewer line to points outside the pavement width.
- 6.943 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.
- 6.95 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.
- 6.96 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 Planning Commission. All proposed street names shall be approved by the Planning Commission.
- 6.97 Right-of-way and property line monuments shall be placed in each subdivision.
 - 6.971 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.
 - 6.972 Iron pins one-half (1/2) 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.
- 6.10 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 City Engineer 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 drains 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, then subdivider shall call for a final inspection. The City Engineer or his duly authorized representative shall inspect the site to determine if the required improvements are satisfactorily installed according of the plans and specifications. To determine if the streets are installed to minimum design standards, the developer shall select an independent testing laboratory to make the necessary tests. These tests shall be conducted at the expense of the subdivider, and presented to the City Engineer for inspection.

ARTICLE 7

ENFORCEMENT AND PENALTIES

7.1 ENFORCEMENT.

- 7.11 Failure to Complete Improvements. The subdivider shall be responsible for the provision of all required minimum improvements in the proposed subdivision. This may be accomplished by either the full installation of all required improvements by the developer at the time that the final plat is to be submitted to the Planning commission or by granting to the City a utility lien with right of partial release. In the event the developer fails to complete such work, the City shall have such work completed. In order to reimburse itself for expenses incurred, the City may appropriate the deposit of cash money, negotiable bonds, or exercise a utility lien which the developer may have deposited in lieu of required performance.
- 7.12 Financial Guarantee of Performance. The City may accept one or a combination of the following arrangements as surety guaranteeing the installation of minimum improvements.
- 7.121 A subdivision improvement bond approved by the City may be accepted in an amount not to exceed 150% of the cost of the required improvements.
- 7.122 A cash deposit, certified check, or negotiable bond may be accepted by the City or responsible escrow agent approved by the City in an amount not to exceed 150% of the cost of the required improvements.
- If a cash deposit is made, an agreement shall provide that progress payments can be made to the contractor by the developer, out of the deposit, as work progresses.
- 7.123 A utility lien against the property may be accepted by the City with right of partial release.
- 7.13 Legal Status. The City shall not accept, open, improve, grade, or light any street, or authorized water mains or sewers or connections to be made in any street, unless such street has been accepted or otherwise granted the legal status of a public street, or unless such street corresponds with a street subdivision plat approved by the Planning Commission. To be given the legal status of a public street, such street or streets, upon recommendation by the Planning Commission, shall be officially accepted by name or by subdivision description by resolution of the City Council.

7.2 PENALTIES.

- 7.21 The owner, or agent of the owner of any land to be subdivided within the Creola Planning jurisdiction who transfers or sells, or agrees to sell or negotiates to sell such land by reference to or exhibition of, or by other use of a plat to subdivide such land before such plat has been approved by the Planning Commission and recorded in the Office of the Probate Judge of Mobile County shall forfeit and pay a penalty of five hundred dollars (\$500.00) for each lot or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transfer shall not exempt the transaction from such penalties.

- 7.22 The City of Creola through its attorney or other designated official, may enjoin such transfer or sale or agreement by appropriate action.

- 7.23 No plat or plan of a subdivision within the City or its extraterritorial planning jurisdiction, shall be filed or recorded by a subdivider in the Office of the Probate Judge of Mobile County until it shall have been submitted to and approved by the Creola Planning Commission and such approval entered in writing on the plat by the Chairman, Vice-Chairman, or Secretary of the Commission. The Probate Judge shall not file or record a plat of a subdivision which does not have the approval of the Creola Planning Commission.

- 7.24 Any building or structure erected or to be erected in violation of these Subdivision Regulations shall be deemed an unlawful building or structure, and any official designated by the City of Creola may bring action to enjoin such erection or cause it to be vacated or removed.

ARTICLE 8

EXCEPTIONS AND AMENDMENTS

8.1 EXCEPTIONS.

8.11 Whenever the strict compliance with these Regulations would result in extraordinary hardship or injustice to the subdivider because of unusual topography, unusual size or shape of the property, or unusual conditions in surrounding property of development, the Planning Commission may modify, vary, or waive such regulations in order that the subdivider may subdivide his property in a reasonable manner provided that such modification, variation, or waiver shall not nullify the intent of purpose of the Subdivision Regulations and that the public welfare and interest of the City of Creola shall be protected. Any such variance, together with reasons therefore shall be entered upon the minutes of the Planning Commission.

8.12 In granting modifications, variations or waivers, the Planning Commission may impose such other reasonable conditions as will, in its judgment, justify such modifications, variation or waiver and shall substantially maintain the objectives of these Regulations.

8.2 AMENDMENT PROCEDURE

8.21 For the purpose of providing for the public health, safety and general welfare, the Planning Commission may from time to time amend the provisions imposed by these regulations. Any article, section, subsection, or provision of these Subdivision Regulations proposed for amendment shall be subject to a public hearing. Said public hearing shall be advertised a minimum of fifteen (15) days prior to the date of the hearing. Notice of the public hearing shall be published in a newspaper of general circulation published in the City or posted in four (4) public places, one of which shall be at the City Hall and shall contain the time, place and description of the proposed amendment. Following its adoption, the amendment shall be published as provided by law for the publication of ordinances. A copy of the amendment shall be certified by the City of Creola to the Probate Judge of Mobile County.

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.

8.3 VALIDITY

8.31 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.

ARTICLE 9

FEEES

- 9.1 Preliminary Plat applications shall be accompanied by a filing fee of fifty (\$50.00) dollars plus five (\$5.00) per lot or unit in the proposed development. These fees shall be used to help defray the cost of the public hearing, mailing of certified notices to adjacent property owners, and evaluation of the proposed development by the Planning Commission and its advisors.
- 9.2 Final plat applications shall be accompanied by a filing fee of fifty (\$50.00) dollars to help defray the cost of the final inspection. In addition, the subdivider shall be fully responsible for the costs of any tests required by the City to assure that the improvements have been installed to required design standards.

ARTICLE 10

ADOPTION

These Subdivision Regulations are approved and adopted by the City of Creola Planning Commission. They shall take effect and be in force from and after the date of adoption and publication as required by law.

ADOPTED THE _____ DAY OF _____, _____.

Chairman

Attest:

Secretary

APPENDIX A

OFFICIAL FORMS OF THE CITY OF CREOLA

**PROCESS FOR PLAT APPROVAL
CREOLA PLANNING COMMISSION**

1. Step One - Meet with Building Official and/or staff

- Hold meeting fifteen (15) days prior to regularly scheduled Planning Commission meeting in order to give city staff sufficient time to process application, post public hearing notices, review plat and notify adjacent property owners via certified mail. (The Planning Commission meets regularly on the third Tuesday of the each month.)
- Applicant is made aware of subdivision process and all information that is required for a completed subdivision application.
- Complete subdivision application
- Pay filing, review and public hearing fees associated with subdivision application. (See Appendix B of these regulations for a schedule of fees)
- City staff will set public hearing for the next regularly scheduled Planning Commission meeting, if time permits.
- City staff will notify adjacent property owners via certified mail as their names and addresses appear upon the plats of the Mobile County Tax Assessor's Office. Such notices shall be sent at least five (5) days prior to the date of the public hearing.

2. Step Two – Preliminary Plat Review Process

- Applicant or authorized representative is present at public hearing to present plat to Planning Commission
- Applicant will submit four (4) prints and 1 reproducible mylar or linen plat with all required statements, certificates, and signatures.
- All Preliminary Plat requirements are met. (See Appendix A of these regulations for a Preliminary Plat check off list)
- Planning Commission will review plat and has thirty (30) days to act upon the plat.

- If Preliminary Plat is consider Final Plat, “FINAL PLAT” must be stamped on plat for final recording.
- Once approved, Planning Commission Chair signs plat and it is recorded at Judge of Probate Office in Mobile, AL.

3. Step Three - Final Plat Review

- Four (4) prints and 1 reproducible mylar or linen plat with all required statements, certificates, and signatures
- Ten (10) days prior to regular meeting (The Planning Commission meets regularly on the first Monday of each month.)
- Adjoining subdivisions and streets as recorded
- Final plat is submitted within one year of preliminary plat approval
- If required improvements are complete, signed statement to that effect **and** Filing and Engineering Inspection fee of \$50.00 plus \$5.00 per lot or unit (See Appendix B of these regulations for other fees as applicable)
- If required improvements are **not** complete, Surety Bond or other guarantee of construction of improvements
- Copies of Federal and State permits, if required
- Appropriate application forms, checklists and other required documentation must be completed and submitted with the plat. (See attached forms.)

**APPLICATION
FOR PRELIMINARY SUBDIVISION PLAT APPROVAL
CREOLA PLANNING COMMISSION**

Application Number _____ Date _____

Name of Subdivision (if applicable) _____

Name of Applicant/Owner _____

Address _____
(Street or P.O. Box) (City) (State) (Zip)

Name of Local Agent/Engineer, if other than Applicant _____

Phone _____

Address _____
(Street or P.O. Box) (City) (State) (Zip)

Name of Land Surveyor _____ Alabama Registration Number _____

Phone _____

Subdivision Location _____

Total Acreage _____ Number of Lots (Units) _____

Average Lot Size _____

Water Source _____

Sewer Source _____

Description of proposed subdivision as **SECTION (SEC)**____, **TOWNSHIP (TSHP)**____, **RANGE**____, **MAP BOOK**____, **PAGE NO.**____, **DATED**____, **SLIDE NO.**____

**CHECKLIST
FOR PRELIMINARY PLAT APPROVAL
CREOLA PLANNING COMMISSION**

An application for Preliminary Plat Review shall include the following information, unless said requirement(s) is waived by the Building Official. Additional information may be required for the full and proper consideration of the Planning Commission.

Subdivision Name _____ Number _____ Date _____

1. Four (4) copies of plat submitted 15 days prior to meeting.
2. Application forms completed.
3. Fees paid.
4. Sheet size not more than 24" x 36"
5. Public Hearing notices sent.
6. Construction Plans submitted.
7. Review by Public Works Director, if applicable.
8. Review by Building Official and City Engineer.
9. All requirements shown on plat.
 - a. ___ Scale not less than 1" = 100'
 - b. ___ Date, North Arrow
 - c. ___ Name and address of owner(s) of record
 - d. ___ Legal Description with Block & Lot Number(s)
 - e. ___ Name and registration number of surveyor
 - f. ___ Vicinity Map showing location

- g. ___ Names and addresses of immediately adjoining or opposite landowners.
- h. ___ Topography at two-foot contour intervals
- i. ___ Exact boundaries showing bearings and distances
- j. ___ Location of existing streets, water courses, railroads, major transmission lines, drainage structures and public utility easements on proposed subdivision and on adjacent and opposite land
- k. ___ Indication of zoning district boundaries
- l. ___ Wooded areas, marshes, other unique features shown
- m. ___ Proposed ROW and/or easements including location, purpose, widths and street names
- n. ___ Proposed minimum building setback lines
- o. ___ Proposed open spaces, school sites or other public or common areas
- p. ___ Proposed lot lines with bearings and distances and lot and block numbers
- q. ___ Proposed name of subdivision and acreage
- r. ___ Flood Hazard Zone notation
- s. ___ Wetland boundary notation
- t. ___ “FINAL PLAT” stamped if considered final plat, otherwise, “NOT FOR FINAL RECORDING” stamped if project requires improvements and final plat review.

**APPLICATION
FOR FINAL SUBDIVISION PLAT APPROVAL
CREOLA PLANNING COMMISSION**

Application Number _____ Date _____

Name of Subdivision _____

Name of Applicant/Owner _____

Address _____
(Street or P.O. Box) (City) (State) (Zip)

Name of Local Agent/Engineer, if other than Applicant _____

Phone _____

Address _____
(Street or P.O. Box) (City) (State) (Zip)

Name of Land Surveyor _____ Alabama Registration Number _____

Phone _____

Subdivision Location _____

Total Acreage _____ Number of Lots (Units) _____

Average Lot Size _____

Water Source _____

Sewer Source _____

Date of Approval of Preliminary Plat _____

Conditions, Restrictions or Other Requirements Placed on Preliminary Plat (Use back of page if more space is required)

Attached is a check in the amount of \$50.00 for a filing fee plus \$5.00 per lot or unit in the development. TOTAL \$_____

Signed _____ Date _____
(Name of Applicant or Agent)

**CHECKLIST
FOR FINAL SUBDIVISION PLAT APPROVAL
CREOLA PLANNING COMMISSION**

Subdivision Name _____ Number _____ Date _____

1. One (1) clear, reproducible mylar or linen plat with required documentation and signatures and four (4) copies of same submitted 10 days prior to meeting.
2. Application forms completed.
3. Fees paid.
4. Submitted within one (1) year of preliminary plat approval.
5. Surety bond, if required, to guarantee installation of improvements.
6. All requirements shown on plat:
 - a. Scale not less than 1" = 100'
 - b. Sheet size not more than 24" x 36"
 - c. Name, north arrow, scale, location
 - d. Legal description
 - e. Adjoining subdivisions and streets with reference to recorded plats by record name.
 - f. Permanent monuments, boundaries, bearings, distances
 - g. Streets, alleys, rights-of-way and street names
 - h. Location, widths and purposes of all easements
 - i. Lot lines and lot and block numbers
 - j. Parks, school sites or other public open spaces, if any
 - k. Topography or elevations as required
 - l. _____ Stamped "FINAL PLAT"

7. Endorsements, dedications, and certificates:
 - a. Owner
 - b. Registered Surveyor
 - c. Notary Public
 - d. Electric utility
 - e. Water utility
 - f. Sewer utility
 - g. Health Department
 - h. Coastal Area Management Program (if applicable)
 - i. City Engineer
 - j. City Planning Commission
 - k. Flood Hazard Zone notation
 - l. Developer's Engineer

CERTIFICATION BY SURVEYOR

STATE OF ALABAMA)
CITY OF CREOLA)
COUNTY OF MOBILE)

This to certify that I, _____, Registered Land Surveyor have surveyed and subdivided the property shown or with legal description hereon which is a correct representation of said survey and subdivision. All distances, bearing angles, radii, curves, and other dimensions thereof are true and correct to the accuracy required by the Creola Planning Commission and that from iron pins and monuments have been Oplaced as shown hereon. I further certify that all regulations enacted by the Creola Planning Commission relative to plats and subdivisions have been complied with, in the preparation of this plat.

Given under my hand and seal this at _____, Alabama this day of _____, _____.

Surveyor

CERTIFICATION OF OWNERSHIP AND DEDICAITON

STATE OF ALABAMA)
CITY OF CREOLA)
COUNTY OF MOBILE)

This is to certify that I (we) the undersigned is (are) the owner(s) of the land shown and deccribed in the Plat, and that I (we) has (have) caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated; and grant all easements and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, together with such restrictions and covenants noted below or attached in a separate legal document.

Dated this _____ day of _____, 20_____.

Owner

Owner

CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA)
CITY OF CREOLA)
COUNTY OF MOBILE)

I, _____, a Notary Public in and for the County of _____ in the State of Alabama do certify that whose name(s) is (are) subscribed to the Certification of Ownership and Dedication, appeared before me this day in person and acknowledge that he (they) signed, sealed and delivered said instrument at his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20_____.

Notary Public

CERTIFICATION BY MOBILE COUNTY DEPARTMENT OF PUBLIC HEALTH

STATE OF ALABAMA)
CITY OF CREOLA)
COUNTY OF MOBILE)

I, _____, do hereby certify that the plans and specifications of the required improvements covering a sanitary sewerage system and/or sewer lines and domestic water supply system and/or distribution lines have been examined by me and found to comply with the requirements as set forth in the regulations of the Alabama State Department of Public Health; and are hereby APPROVED as shown.

Dated this _____ day of _____, 20_____.

County Health Officer of his
Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

STATE OF ALABAMA)
CITY OF CREOLA)
COUNTY OF MOBILE)

I, _____, Engineer for the City of Creola, Alabama, do hereby certify that the attached final plat has been examined by me and also that the subdivider's plans and specifications comply with the requirements set forth in the Creola Subdivision Regulations.

I further certify that the streets, utilities, and other improvements have been installed; or the required bond is posted with the City of Creola securing to the Tow the installation of such improvements in the amount of _____, which is equal to the estimated cost of such required improvements plus fifty percent (50%) thereof.

Dated this _____ day of _____, 20_____.

Creola Engineer

CERTIFICATION OF APPROVAL FOR RECORDING

STATE OF ALABAMA)
CITY OF CREOLA)
COUNTY OF MOBILE)

I hereby certify that the subdivision plat shown hereon has been found to comply with the Creola Subdivision Regulations with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and written upon said plat and that it has been APPROVED for recording in the office of the Mobile County Judge of Probate.

Dated this _____ day of _____, 20_____.

Planning Commission Chairman, or his
Authorized Representative

APPENDIX B

SCHEDULE OF FEES

FEES

1. Residential Subdivisions (MINOR)

Preliminary Plat*

Filing fee	\$25.00
Preliminary site inspection fee	\$5.00/lot or unit
Public Hearing fee	\$25.00

2. Residential Subdivisions (MAJOR)

Preliminary and Final Plat*

Filing fee	\$25.00
Preliminary site inspection fee	\$5.00/lot or unit
Public Hearing fee	\$25.00

Final Plat

Filing fee	\$25.00
Engineering inspection fee	\$5.00/lot or unit
Additional inspection by Engineer (if required).....	\$3.00/lot or unit

3. Nonresidential Subdivisions

Preliminary Plat*

Filing fee	\$25.00
Preliminary site inspection fee	\$100.00
Public Hearing fee	\$25.00

Final Plat

Filing fee	\$25.00
Engineering inspection fee	\$100.00
Additional inspection by Engineer (if required).....	\$ 50.00

**Full payment of all fees is required for resubmission of plats denied by the Planning Commission. Any resubmission of denied plats must be in compliance with the requirements set forth in these Subdivision Regulations.*

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