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**PROPOSED REVISION TO THE
SUBDIVISION REGULATIONS
OF THE
CITY OF EUFAULA, ALABAMA**

BE IT RESOLVED by the Planning Commission of the City of Eufaula, Alabama.

CHAPTER 1

GENERAL PROVISIONS

1.1 TITLE

These regulations shall hereafter be known, cited and referred to as the Subdivision Regulations of the City of Eufaula, Alabama.

1.2 PURPOSES

The intent of these regulations is to establish procedures and requirements that will be conducive to accomplishing a coordinated, orderly and harmonious development within the subdivision jurisdiction of the City of Eufaula, Alabama. These regulations are designed, intended, should be administered and are adopted to meet the following purposes:

- to protect, promote and provide for the public health, safety, and general welfare of the citizens of Eufaula;
- to guide the future growth and development of the City of Eufaula in accordance with a comprehensive plan;
- to establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land;
- to provide the most beneficial relationships between the uses of land and buildings and the circulation of traffic throughout the City of Eufaula;
- to insure that public facilities are available and will have sufficient capacity to serve the proposed subdivision;
- to harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts;

- to provide for the wise and efficient expenditure of public funds; and
- to assure the adequate provision of public utilities and other public requirements.

1.3 AUTHORITY

These regulations are enacted in accordance with the authority granted to the Eufaula Planning Commission by the Legislature of the State of Alabama in Title II, Chapter 52, Code of Alabama, 1975, as amended.

1.4 JURISDICTION

From and after the effective date hereof, these regulations shall govern the subdivision of all land located within the corporate limits of the City of Eufaula, Alabama.

1.5 APPROVAL OF SUBDIVISION PLATS REQUIRED

- 1.5.1 From and after the date of filing a certified copy of these Regulations with the Probate Judge of Barbour County, Alabama, no subdivision plat of land within the subdivision jurisdiction of the City of Eufaula shall be filed or recorded until the plat shall have been submitted to and approved by the Eufaula Planning Commission as specified in Chapter 8 of these Regulations.
- 1.5.2 No land shall be subdivided within the corporate limits or extraterritorial jurisdiction of the City of Eufaula, Alabama until the requirements of these Regulations are met.
- 1.5.3 No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these Regulations.
- 1.5.4 No excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these Regulations.
- 1.5.5 Approval of a subdivision plat shall be considered an amendment to the City of Eufaula Comprehensive Plan and as such shall be approved by an affirmative vote of no less than six (6) members of the Planning Commission.

1.6 PRIVATE SUBDIVISIONS

- 1.6.1 Private subdivisions are defined as a subdivision in which the street and drainage facilities are not dedicated to an entity of government. The following shall apply to all proposed private subdivisions:

- (a) Proposed private subdivisions shall meet all provisions, requirements and design and construction standards of these Regulations including the installation of public water and sanitary sewer facilities.
- (b) A proposed subdivision will not be considered as a “Private Subdivision” if the proposed development prevents access to or “land locks” adjoining property.
- (c) After construction, an identification sign denoting that the subdivision’s streets are private shall be placed at the entrance to the subdivision. In addition, the Planning Commission may require the construction of a gate to limit access.
- (d) The private status of the subdivision shall be clearly stated on the recorded final plat. The private status shall not be effective until the final plat is recorded.
- (e) All roads, structures and drainage within the private subdivision shall be maintained by the developer and/or property owners as long as the subdivision remains private. This shall be clearly stated to those who purchase a parcel(s) within the subdivision and shall be stated in writing on each property deed. The procedure for accomplishing this shall be outlined in a letter to the Chairman of the Eufaula Planning Commission and become part of the subdivision approval process.
- (f) If a private subdivision is recorded in the Barbour County Probate Office and two-thirds (2/3) of the property owners of parcels within the subdivision, at some future date, desire to eliminate the private subdivision and substitute in its place a City of Eufaula maintained subdivision, the owners must petition the Eufaula City Council for tentative approval. If the Eufaula City Council gives tentative approval of the petition, the owners shall submit subdivision plans to the Eufaula Planning Commission including improvements and repairs that may be required according to the Eufaula Subdivision Regulations effective on the date of the petition. It shall be the responsibility of the owners to prepare a revised final plat according to the provisions of Chapter 2 of these Regulations for approval and recording at the Barbour County Probate Office.

1.7 APPROVAL NOT ACCEPTANCE

The approval of a plat by the Planning Commission shall not be deemed to constitute or effect the formal acceptance for maintenance by the City of Eufaula of any street or other public utility line, or other facilities serving the subdivision.

1.8 LAND CONVEYANCE AMONG IMMEDIATE FAMILY MEMBERS

1.8.1 The following requirements shall apply to the conveyance of land among immediate family members.

- (a) For the purposes of this section the definition of Immediate Family Member shall mean spouse, son, step son, daughter, step daughter, mother, father, grandparent,

- (b) Upon request of the applicant, the Eufaula Planning Commission is authorized, but not mandated, to approve conveyances of land among immediate family members when all the provisions of this Section are met.
- (c) Each lot must have frontage on a public paved street or road and conform to all applicable zoning standards for the zoning district in which the lot(s) are located.
- (d) The following documents shall be presented to the Eufaula Planning Commission in order to qualify for consideration as land conveyance among immediate family members.
 - (1) A notarized statement certifying to the family relationship of the parties involved in the land conveyance.
 - (2) A survey of the subject property indicating the boundary of the entire parcel and the lots to be transferred to other family members certified by a land surveyor licensed to practice in the State of Alabama.
 - (3) A copy of a recorded deed for all necessary rights-of-way and easements as required by the City Engineer.
- (e) The Planning Commission shall hold a public hearing on the proposed immediate family land conveyance prior to the approval or disapproval of said land conveyance. A notice of public hearing shall be required as specified in Section 2.4.3 of these Regulations.

CHAPTER 2
SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS

2.1 PRE-APPLICATION CONFERENCE

An applicant wishing to subdivide land within the subdivision jurisdiction of the City of Eufaula, Alabama is required to hold a pre-application conference with the Subdivision Administrator. The purpose of the conference would be to acquaint the applicant with the regulations governing land subdivision, the procedures to be followed in obtaining final plat approval, and the identity of other agencies or officials who must eventually approve one or more elements of the subdivision plat.

2.2 SKETCH PLAN

2.2.1 SKETCH PLAN APPLICATION AND FEE. Prior to incurring the costs of preparing a preliminary plat, an applicant shall file an application for approval of a sketch plan on Forms I and II as required in Chapter 5 of these Regulations. The applicant shall, upon submission of the application, include a filing fee as set forth in the Planning Commission's current fee schedule, a copy of which is available at the office of the Subdivision Administrator.

2.2.2 SKETCH PLAN SPECIFICATIONS. The sketch plan shall be drawn at an appropriate scale and shall show the information listed below.

- (a) Proposed name of subdivision.
- (b) Scale and north arrow.
- (c) A vicinity map insert showing the location of the proposed subdivision in relation to streets and other general developments in surrounding area.
- (d) Location of existing property lines, easements, rights-of-way, street names, zoning, watercourses, floodplains, drainage swales and other similar features concerning the immediate surroundings.
- (e) Amount of acreage to be subdivided.
- (f) Approximate location and size of existing, utilities on or adjacent to the site.
- (g) Approximate location, dimensions and areas of all proposed or existing lots.
- (h) Approximate location and width of proposed streets.
- (i) Approximate location of any land to be dedicated or preserved for public use or facilities such as parks, schools or other public use.

(j) Approximate location of any land to be reserved for use by the property owners within the subdivision such as common open space, recreational facilities, parking and driveways and other common facilities.

(k) Approximate location and type of any existing structures on the land.

2.2.3 **SKETCH PLAN REVIEW.** The Subdivision Administrator shall transmit copies of the sketch plan to administrative officials such as the City Engineer, Fire Department, Street and Sanitation Department, Water-Works and Sewer Board of the City of Eufaula and other appropriate City or County departments or agencies for their review. The Subdivision Administrator shall submit a copy of the sketch plan to the Planning Commission for informational purposes.

(a) The sketch plan shall be reviewed for general compliance with these Regulations. The Subdivision Administrator may request the Planning Commission to review and comment on the sketch plan or the Planning Commission may elect to review and comment on the sketch plan. The administrative officials shall report their findings and recommendations to the applicant within fifteen (15) days of application submission or thirty (30) days if the sketch plan is reviewed by the Planning Commission. The Subdivision Administrator shall advise the applicant of the specific changes or additions, if any, required as a prerequisite to approval of the sketch plan. If changes are required, a revised sketch plan shall be submitted for review and reports of the administrative officials shall be returned to the applicant within fifteen (15) days.

(b) The approved sketch plan shall be signed and dated by the Subdivision Administrator. One copy shall be retained in the files of the Subdivision Administrator, and one copy shall be returned to the applicant.

(c) Following review of the sketch plan, the applicant will be advised of specific changes or additions, if any, which will be required as prerequisite to consideration for preliminary and/or final approval of the subdivision plat. Recommendations made for the record by the Subdivision Administrator shall constitute authorization to proceed with the subdivision application and is not binding on subsequent approval of the preliminary and/or final plat by the Planning Commission.

2.3 CLASSIFICATION AS MINOR OR MAJOR SUBDIVISION

Approval procedures differ depending on the classification of a proposed subdivision as minor or major. The Subdivision Administrator shall, during the sketch plan review process, determine the subdivision classification according to the following definitions:

2.3.1 **MINOR SUBDIVISION.** Minor subdivision shall refer to any subdivision of land, which meets the following criteria.

- fronts on a dedicated, public maintained street with two (2) or more trafficable lanes;

- does not involve any new street or public improvements;
- does not adversely affect the remainder of the parcel or adjoining property;
- receives certification from the Water-Works and Sewer Board of the City of Eufaula and, if applicable, the appropriate water authority or health department that proposed lots are served by adequate water and sewer facilities; and
- is not in conflict with any provision or portion of the Comprehensive Plan, the Zoning Ordinance, or these Regulations.

A minor subdivision is exempt from the requirements for preliminary plat approval and, after receiving such classification from the Subdivision Administrator, the applicant may proceed directly to the filing of an application for final subdivision plat approval.

2.3.2 MAJOR SUBDIVISION. Major subdivision shall refer to all subdivisions not classified as a minor subdivision. A major subdivision requires both a preliminary plat approval and a final plat approval.

2.4 PRELIMINARY PLAT APPROVAL PROCEDURE

2.4.1 APPLICATION FOR PRELIMINARY PLAT APPROVAL. An applicant for a major subdivision shall file an application for approval of a preliminary plat in the office of the Subdivision Administrator. The application shall:

- (a) Be made on Forms III and IV, as required in Chapter 5 of these Regulations. The applicant shall, upon submission of the application, include a filing fee as set forth in the Planning Commission's current fee schedule, a copy of which is available at the office of the Subdivision Administrator.
- (b) Include the names and addresses of the owners of properties located adjacent to the boundary of the subdivision as they appear on the current tax records.
- (c) Contain the name and address of a person or local agent who shall be sent a public hearing notice.
- (d) Be accompanied by a minimum of ten (10) copies of the preliminary plat as described in these Regulations.
- (e) Be presented to the Subdivision Administrator at least thirty (30) days prior to a regular meeting of the Planning Commission.

2.4.2 REVIEW OF PRELIMINARY PLAT. Prior to review by the Planning Commission, the Subdivision Administrator shall review the preliminary plat for compliance with these Regulations and adequacy of form and shall distribute copies of the preliminary plat to the City Engineer, Building Inspector, Fire Department, Street and Sanitation Department, Water-Works and Sewer Board of the City of Eufaula and other pertinent agencies and officials for their review and comment and hold such meetings as are found necessary. Upon the completion of the review, the Subdivision Administrator shall provide the Planning Commission with the results of the review at least fifteen (15) days

prior to the required public hearing and shall schedule a public hearing before the Planning Commission.

- 2.4.3 NOTICE OF PUBLIC HEARING. Notice of the public hearing on the preliminary plat shall be sent on Form VII, as required in Chapter 5, Section 5.4 of these Regulations, to the applicant or the applicant's authorized agent and to owners of land immediately adjoining or within two hundred fifty (250) feet of the land contained within the preliminary plat as their names appear in the records of the Barbour County Tax Assessor's Office. Such notice shall state the time and place of such hearing and shall be sent by first class mail not less than seven (7) days before the date of the hearing. Affidavit of the City Clerk that the notices were mailed at the U. S. Post Office with postage prepaid shall constitute conclusive evidence of this required mailing. A copy of Form VII is provided in Attachment B of the Appendix to these Regulations.
- 2.4.4 PUBLIC HEARING. The Planning Commission shall hold a public hearing for the purpose of determining conformity of the preliminary plat with these Regulations and to permit adjoining property owners to state their view.
- 2.4.5 PRELIMINARY PLAT APPROVAL. Within thirty (30) days after the public hearing, the Planning Commission shall review the preliminary plat and approve, disapprove, or approve subject to required modifications. If the plat is disapproved, the reasons for such disapproval shall be stated upon the records of the Planning Commission. If approved subject to modifications, the nature of the required modifications shall also be indicated in the records of the Planning Commission. Failure of the Planning Commission to take action on the preliminary plat within thirty (30) days of the public hearing shall be deemed approval of the preliminary plat and a certificate to that effect shall be issued by the Planning Commission on demand; provided, however, that the applicant for the Planning Commission's approval may waive this requirement and consent to an extension of such period. One (1) copy of the preliminary plat containing the Planning Commission's certification for Preliminary Plat Approval provided in Attachment A of the Appendix of these Regulations shall be returned to the applicant.
- 2.4.6 EFFECT OF PRELIMINARY PLAT APPROVAL. Approval of the preliminary plat by the Planning Commission shall not constitute acceptance and approval of the final plat by the Planning Commission.
- 2.4.7 EFFECTIVE PERIOD OF PRELIMINARY PLAT APPROVAL. Approval of the preliminary plat shall lapse unless a final plat in substantial conformance therewith is submitted within twelve (12) months from the date of such approval, unless an extension of time is specifically applied for by the Applicant and expressly granted by the Planning Commission.
- 2.4.8 PRELIMINARY PLAT SPECIFICATIONS. The preliminary plat shall meet the minimum requirements and standards of design for the construction of public improvements set forth in Chapter 4 of these Regulations. The preliminary plat shall be legibly drawn on a reproducible material at a scale of not more than one hundred (100)

feet to one (1) inch, numbered in sequence if more than one sheet is used, and on standard size sheets not to exceed 24 x 36 inches. The preliminary plat shall show the following information.

- (a) The name and address of the owner(s) of record of the land to be subdivided, the name and address of the subdivider if other than the owner, the name of the designer and the name of the subdivision.
- (b) The date of the plat, a north arrow showing the approximate true north point, written and graphic scale and a vicinity sketch or key map.
- (c) Subdivision location by legal tie, quarter-quarter section, township and range.
- (d) The location of property with respect to surrounding property and streets, the names of all adjoining property owners of record, the names of adjoining developments and the names of adjoining streets.
- (e) The location and dimensions of all boundary lines of the property indicated by a heavy line with dimensions (in feet and decimals of a foot), angles and at least one bearing.
- (f) The location of existing and platted features on the land to be subdivided and within fifty (50) feet of the boundary to include, if applicable, the following:
 - streets and rights-of-way;
 - easements and rights-of-way with purpose;
 - water courses entering or leaving the property with direction of flow noted;
 - acreage of offsite watershed drainage area;
 - storm water drainage facilities;
 - culverts;
 - bridges;
 - property lines;
 - public water system facilities;
 - fire hydrants;
 - sanitary sewer facilities;
 - current zoning;
 - utility lines and facilities;
 - power transmission lines and pipe lines;
 - description of all monuments; and
 - other features as required by the Planning Commission or City Engineer.
- (g) The location and width of all proposed streets, traffic control signs, alleys, easements, other public ways, proposed street rights-of-way and building set back lines.
- (h) The locations, dimensions and areas of all proposed lots.

- (i) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
- (j) Existing contours intervals to sea level datum of not more than two (2) feet when the slope is less than four (4%) percent and not more than five (5) feet when the slope is greater than four (4%) percent. Elevations shall be referenced to a U.S.G.S. benchmark or monuments, or to mean sea level.
- (k) Location and classification of flood plains and areas that are flood prone or subject to periodic flooding inundation or overflow or pooling.
- (l) Proposed street names which are subject to approval by the Planning Commission. A street, which is a continuation of an existing street, shall bear the existing street's name. No street name shall duplicate or closely approximate the name of an existing street within the subdivision jurisdiction of the City of Eufaula.
- (m) Indication of the use of all lots.
- (n) The developers estimate of the amount of traffic flow that will be generated by the proposed subdivision/development. The Planning Commission may require the applicant to submit a traffic study prepared by a qualified traffic engineer.
- (o) Preliminary plat submittal shall incorporate the preliminary engineering necessary to determine compliance with all construction and design plans required under Chapter 4 of these Regulations. The City Engineer may request more detailed engineering plans and specifications if such documents are needed to determine compliance with the requirements of Chapter 4 of these Regulations.
- (p) Lots and blocks consecutively numbered or lettered in alphabetical order. The lots and blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.
- (q) Building sites, if any, for uses other than single-family residential.
- (r) Typical street cross section of all streets.
- (s) Site data to include: average residential developed density, number of residential lots or units, area in parks and in other nonresidential uses and amount of acreage to be subdivided.
- (t) Such other information as the applicant wishes to bring to the attention of the Planning Commission.

- (u) Any distinct natural features, including but not limited to springs, perennial or intermittent streams, wetlands, or slope steeper than 20%; and any natural areas protected; stream or watershed buffers.
- (v) Sidewalks.
- (w) Area of impervious surface created.

2.5 CONSTRUCTION PLANS SUBMISSION

The applicant or subdivider shall furnish the City Engineer with all plans and information necessary for engineering consideration and approval for construction of the proposed improvements. Such plans and information shall be furnished separately and apart from the Preliminary Plat and shall be certified by a Registered Professional Engineer in the State of Alabama. The geo-technical report required by Section 4.5.12 shall be furnished with the engineering plans and information required hereunder. No application for final plat approval will be considered by the Planning Commission until the City Engineer certifies to the Planning Commission that all engineering and construction plans required by Chapter 4 have been approved.

2.6 FINAL PLAT APPROVAL PROCEDURE

2.6.1 APPLICATION PROCEDURE FOR MINOR SUBDIVISION PLAT. After a proposed subdivision has been classified as a minor subdivision, the applicant may file with the Subdivision Administrator an application for final approval of the minor subdivision plat. The application shall contain the information and plat specifications required of preliminary plats under Section 2.4 and final plats under Section 2.6 except that it shall be exempt from providing any contour, topographic and construction plan information unless specifically requested to provide such information by the City Engineer. The application for a final plat involving a minor subdivision shall require a filing fee as set forth in the Planning Commission's current fee schedule, unless it is the consolidation of existing platted lots into a single lot, in which case the fee is waived. A copy of the fee schedule is available at the office of the Subdivision Administrator.

- (a) Notice of Public Hearing. Notice of the public hearing on the final plat of a minor subdivision shall be sent to the applicant or applicant's authorized agent and to owners of land immediately adjoining the land contained within the Final Plat of a minor subdivision as their names appear in the records of the Barbour County Tax Assessor's office. Such notice shall state time and place of such hearing and be sent by registered or certified mail not less than seven (7) days before the date of the hearing.

2.6.2 APPLICATION PROCEDURE FOR MAJOR SUBDIVISION PLAT. Upon satisfactory completion of all improvements specified in the Preliminary Plat and required by Chapter 4, or by the provision of a financial guarantee of performance as specified in Chapter 3, the applicant shall file with the Subdivision Administrator an application for final approval of a subdivision plat. The application shall:

- (a) Be made on Forms V and VI, as required in Chapter 5 of these Regulations. The applicant shall, upon submission of the application, include a filing fee as set forth in the Planning Commission's current fee schedule, a copy of which is available at the office of the Subdivision Administrator.

- 2.6.3 SURVEY DATA. Sufficient data acceptable to the City Engineer to determine the location, bearing, and length of all lines, to reproduce such lines upon the ground and the location of all proposed monuments.
- 2.6.4 CONFORMANCE TO PRELIMINARY PLAT. The final plat shall conform substantially to the preliminary plat as approved. If desired by the Applicant, the final plat may constitute only that portion of the approved preliminary plat which is proposed to be recorded and developed at that time; provided, however, that such portion conforms to all of the requirements and standards set forth in these Regulations.
- 2.6.5 FINAL PLAT SPECIFICATIONS. At least thirty (30) days prior to the Planning Commission meeting, at which the final plat is to be considered, the Applicant shall submit ten (10) copies of the final plat to the Planning Commission together with any other plans drawings and/or documentation which may be deemed necessary. The final plat shall be a reproducible drawing in ink, at a scale of not greater than one (1) inch equals one hundred (100) feet on plastic film and shall show the following information:
- (a) Final Plat Information. The final plat shall meet the requirements set forth in Chapter 4 of these Regulations and show the following information:
- (1) Date of drawing, name and location of subdivision, name and address of owner(s), name, seal and registration number of land surveyor, written and graphic scale, north arrow and amount of acreage to be subdivided.
 - (2) Location of property by legal description, legal tie, quarter-quarter section, township and range.
 - (3) Names, location and width of all streets and other areas to be dedicated for public use and all easements to be dedicated for the installation and maintenance of utilities, all fully dimensioned, showing the angle of intersection of streets and the radii chords, point of tendency, sub-tangent lengths and centered angles for all curvilinear streets, and the radii of all rounded corners, and shall also contain notations concerning the dedication, reservation and use of such public areas and easements and references to the status of such areas adjacent to the subdivision.
 - (4) The boundaries of the property proposed for subdivision, including all angles or bearings to the nearest minute and dimensions to the nearest one-tenth (1/10th) foot as determined by an accurate survey in the field.
 - (5) Location and description of all adjoining property, and the location, names and width of all adjoining subdivisions, streets, easements and other recording information.
 - (6) Lots and blocks consecutively numbered, lot lines, and minimum building lines, all fully dimensioned, angles or bearings and distances of non-parallel lot lines.

The lots and blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.

- (7) The location and description of all permanent monuments, set at such critical points and so interconnected and dimensioned that any registered land surveyor can lay out lots or streets without any additional information and a notation designating that all such monuments have been set and are denoted by small open circles shown on the map.
 - (8) Notation of any self-imposed restrictions or covenants, if required by the Planning Commission.
 - (9) The location of water bodies, streams, floodplains, areas subject to periodic or frequent inundation and other natural site features deemed pertinent by the Planning Commission.
 - (10) Purpose for which sites other than residential lots are dedicated or reserved and the total acreage in the subdivision not zoned residential or devoted to public uses.
 - (11) Designer shall include a statement that plat meets the Minimum Technical Standards for Land Surveyors in the State of Alabama.
 - (12) All required certificates and assurances.
- (b) Other Documentation. The final plat shall be accompanied by the following information and documentation unless it is shown on the plat.
- (1) Letter of approval from the Eufaula Fire Department indicating that water supply, fire hydrants and street access is sufficient for the provision of satisfactory services to the proposed subdivision.
 - (2) Three (3) copies of any protective covenants running with the land in suitable form for recording.
 - (3) Three (3) copies of property numbering plan.
 - (4) Certificate of approval of water supply and sanitary sewer disposal by Water-Works and Sewer Board of the City of Eufaula and, if applicable, the appropriate water authority or health department.
 - (5) All calculations and field notes when required by the City Engineer.
 - (6) Resolution of the appropriate unit of government accepting the dedication of the parks, public open spaces, streets or other public ways shown on the plat, together with the certification of the Eufaula City Clerk or an official of Barbour County as to the correctness of the resolution.

- 2.6.6 FINAL PLAT CERTIFICATIONS. The certificates contained in Attachment A of the Appendix of these Regulations shall be presented along with the final plat.
- 2.6.7 FINAL PLAT APPROVAL. Within thirty (30) days after the required public hearing, the Planning Commission shall review the final plat and approve, disapprove, or approve subject to required modifications. Failure of the Planning Commission to act on a final plat submission within thirty (30) days of the public hearing shall be considered as approval of the final plan and a certificate to that effect shall be issued by the Planning Commission on demand; provided, however, that the applicant for the Planning Commission's approval may waive this requirement and consent to an extension of such period. If the plat is disapproved, reasons for such disapproval shall be stated in writing in the official records of the Planning Commission.
- 2.6.8 RECORDING OF FINAL PLAT. When the final plat has been approved by the Planning Commission, the endorsed original with the approval of the Planning Commission certified thereon shall be used for filing with the Probate Judge as the official plat of record. The applicant shall be responsible for filing the original final plat in the office of the Barbour County Probate Judge, and for filing a reproducible and three (3) copies of the recorded plat with the Subdivision Administrator within sixty (60) days of the date of endorsement by the Probate Judge. Simultaneous with the filing of the plat, the applicant shall record the agreement of dedication together with such legal documents as shall be required by the Planning Commission after review by the City Attorney.

2.7 RESUBDIVISION

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, such parcel shall be approved by the Planning Commission by the same procedure, rules, and regulations as for a subdivision.

CHAPTER 3

GUARANTEE OF COMPLETION OF IMPROVEMENTS

3.1 IMPROVEMENTS AND FINANCIAL GUARANTEE OF PERFORMANCE

The subdivider shall be responsible for the provision of all required improvements to the subdivision. This may be accomplished by the full installation of all required improvements by the developer and their approval by the City Engineer at the time that the final plat is submitted to the Planning Commission. In lieu of requiring the completion of all improvements prior to submitting a final plat for approval, the Planning Commission may, at its discretion, accept a performance bond with surety to secure to the City the actual construction and installation of such improvements, a cash deposit or a letter of credit from a F.D.I.C. bank. The performance bond, cash deposit or F.D.I.C. bank letter of credit for the construction and installation of improvements shall be in accordance with the preliminary plat and construction plans approved by the Planning Commission.

3.1.1 PERFORMANCE GUARANTEE. The guarantee of performance by the subdivider shall be either a Performance Bond in the form provided in Attachment C, Form IX of the Appendix and required in Chapter 5 of these Regulations, a cash deposit or a F.D.I.C. bank letter of credit and shall meet the following requirements:

- (a) Acceptance - The Performance Bond shall comply with all statutory requirements and shall be reviewed and approved by the City Attorney as to form, sufficiency and manner of execution as set forth in these Regulations.
- (b) Value of Bond - The Performance Bond shall be in an amount not less than one hundred fifty (150%) percent of the cost of the remaining improvement(s). The bond shall be payable to the City and shall be in an amount established by the Planning Commission as sufficient to cover the entire cost of all remaining improvements, as estimated by the applicant, reviewed and recommended by the City Engineer, and approved by the Planning Commission.
- (c) Value of Cash Deposit or F.D.I.C. Bank Letter of Credit - A cash or escrow deposit shall be in an amount not less than one hundred fifty (150%) of the entire cost of all remaining improvements. Said full amount shall be estimated by the applicant, reviewed and recommended by the City Engineer, and approved by the Planning Commission.

3.1.2 FAILURE TO COMPLETE WORK. If within twelve (12) months after filing the performance bond, establishing the cash account or providing a F.D.I.C. bank letter of credit, the subdivider has not completed all necessary improvements; or if, in the opinion of the Planning Commission, the improvements have not been satisfactorily installed, the bond, cash account or F.D.I.C. bank letter of credit shall be used by the City of Eufaula to complete the improvements in satisfactory fashion, or the City may take steps as may be necessary to require performance under the bond.

3.1.3 EXTENSION OF TIME. The Planning Commission shall have the power to extend the twelve (12) month period required in Section 3.1.2 for up to twelve (12) additional months if the subdivider can present substantial reason for approving an extension.

3.2 INSPECTION OF IMPROVEMENTS

3.2.1 INSPECTION BY CITY. The City Engineer, or appropriate City Department, shall have the option to provide for the inspection of required improvements during construction and certify their satisfactory completion. The subdivider shall not have the right to rely on the City's inspection of improvements as the subdivider's engineer shall have the ultimate responsibility for inspection and proper installation of all improvements.

(a) The City Engineer shall be notified at least twenty-four (24) hours in advance of the following construction phases.

- (1) Clearing and grading of site.
- (2) Placing of subbase.
- (3) Installation of sanitary and/or storm sewer facilities and water facilities.
- (4) Installation of curb and gutter.
- (5) Installation of sidewalks.
- (6) Placing of base.
- (7) Installation of mat or first and final layers of pavement.
- (8) Compaction tests (subgrade and base).
- (9) The subdivider's engineer shall provide an inspector to visit the job site during construction. Upon the completion of construction, copies of the inspector's logs and supporting inspection documentation shall be provided to the City Engineer. The subdivider's engineer shall certify that all construction is in accord with plans, specifications and City of Eufaula standards.

(b) The City Engineer will review all test results and may attend performance of any tests.

3.2.2 RESPONSIBILITY FOR COMPLETING IMPROVEMENTS. If the City Engineer, or appropriate city staff, finds upon inspection that any of the required improvements have not been constructed in accordance with approved construction plans, the subdivider, and the bonding company, if applicable, shall be severally and jointly liable for the remedial construction needed to properly complete the improvements.

3.2.3 LIABILITY FOR COMPLETING IMPROVEMENTS. Wherever a performance bond covers the cost of improvements, the subdivider and the bonding company shall be severally and jointly liable for completing the improvements according to required specifications.

3.3 ACCEPTANCE OF PUBLIC IMPROVEMENTS

3.3.1 CITY COUNCIL ACCEPTANCE OF IMPROVEMENTS. The City Council shall not accept dedication of required improvements, release a bond, reduce a cash account or F.D.I.C. bank letter of credit, until the City Engineer certifies that the criteria listed below have been satisfied. Upon satisfaction of the following criteria, the City Council may accept the improvements for dedication by resolution adoption procedures.

- (a) The City Engineer has certified that all improvements as required in these Regulations have been satisfactorily completed.
- (b) The subdivider's engineer or surveyor has certified to the City Engineer, through the submission of "as built" plans of the subdivision, that the layout and construction of all public improvements is in accordance with approved construction plans.
- (c) Whenever it is deemed necessary by the Planning Commission to defer the construction of any improvements required herein because of future planning, inadequate or lack of connecting facilities, or for other reason, the subdivider may, when deemed necessary, be required to pay for the costs of the future improvements to the City of Eufaula prior to signing of the final subdivision plat, or the subdivider may post surety insuring completion of said improvements upon demand of the City of Eufaula.

3.3.2 REDUCTION OF PERFORMANCE GUARANTEE. A cash account or F.D.I.C. bank letter of credit may be reduced upon approval of the City Engineer and City Clerk at the request of the subdivider and then only to the ratio that the public improvements dedicated bear to the total public improvements for the plat. In no event shall a cash account or F.D.I.C. bank letter of credit for partially completed improvements be reduced below fifteen (15%) percent of the total cost of all required public improvements.

3.3.3 RELEASE OF PERFORMANCE GUARANTEE. Upon acceptance, in accordance with these Regulations of the dedication of the final portion of all required improvements, the City of Eufaula shall authorize the release of the performance bond, cash account or F.D.I.C. letter of credit.

3.4 MAINTENANCE OF IMPROVEMENTS

3.4.1 SUBDIVIDER MAINTENANCE RESPONSIBILITY. The subdivider shall be required to maintain all improvements on the individual lots and provide for snow and debris

removal on streets and sidewalks, if required, until acceptance of required improvements by the City.

3.4.2 **MAINTENANCE BOND.** The subdivider shall be required to file a maintenance bond with the Subdivision Administrator, prior to dedication of required improvements. The amount of the maintenance bond shall be fifteen percent (15%) of the total construction cost unless the City Engineer recommends, and the Planning Commission approves, that a different amount is justified to cover maintenance and insure adequate performance of public improvements for a period of twelve (12) months after the date of their acceptance for dedication to the City. The form of the maintenance bond shall be in the format as contained in Attachment B, Form IX of the Appendix and as required in Chapter 5 of these Regulations. The form, sufficiency, and manner of execution of the maintenance bond shall be reviewed by the City Attorney and approved by the Planning Commission.

3.4.3 **MAINTENANCE BOND TIME PERIOD.** The maintenance bond established by the Planning Commission shall remain in full force and effect for a period of twelve (12) months after the City Engineer certifies substantial completion of the subdivision to the Planning Commission.

3.5 ISSUANCE OF PERMITS

3.4.3 **BUILDING PERMITS.** Building permits shall not be issued until the final plat applicant has provided one (1) full size copy of the endorsed final plat certified as being properly filed in the Office of the Barbour County Probate Judge to the City Engineer and to the Subdivision Administrator.

3.4.3 **BUILDING PERMITS DURING CONSTRUCTION.** Building permits may be issued for a subdivision under construction, provided the extent of street improvements is adequate for vehicular access by builders and by police and fire equipment. However, no building permit may be issued for the final two (2) lots, or ten (10%) percent of lots, whichever is greater, within a subdivision until all required public improvements have been accepted by the City.

3.5.3 **CERTIFICATE OF OCCUPANCY.** Where a performance bond has been required for a subdivision, no certificate of occupancy for any building in the subdivision shall be issued by the Building Official prior to the completion of the required public improvements. Where a performance bond has not been required, no certificate of occupancy shall be issued prior to the recording on an approved final plat.

CHAPTER 4

DESIGN AND CONSTRUCTION STANDARDS

4.1 GENERAL REQUIREMENTS

- 4.1.1 OTHER GOVERNMENTAL REQUIREMENTS. In addition to the requirements established in these Regulations, all subdivision plats shall comply with all applicable policies, regulations, ordinances or codes of the City of Eufaula, or other governmental agencies as may be appropriate.
- 4.1.2 SELF-IMPOSED RESTRICTIONS. If the subdivider places restrictions on any of the land contained in the subdivision that are more stringent than those required by the Eufaula Zoning Ordinance or these Regulations, the Planning Commission may require that: such restrictions be indicated on the subdivision plat; or restrictive covenants be recorded in the Office of the Barbour County Probate Judge in a form approved by the City Attorney.
- 4.1.3 PLATS STRADDLING JURISDICTIONAL BOUNDARIES. Whenever access to the subdivision is required across land in another governmental jurisdiction, the Planning Commission may require assurances from the other unit of government that access is legally established and that the access road is adequately improved or that a performance bond has been duly posted to assure the construction of the access road.
- 4.1.4 SUBDIVISION AND STREET NAMES. The proposed names of subdivisions and streets shall not duplicate, or too closely approximate phonetically, the name of any street or subdivision covered by these Regulations. The Planning Commission shall have final authority to designate street and subdivision names where conflicts exist with other established streets and subdivisions within the jurisdiction of these Regulations as set forth in Section 1.4.
- 4.1.5 MONUMENTS. Prior to Planning Commission approval of a final plat for a subdivision, all monuments shall be properly set in the ground and approved by a registered land surveyor, in accordance with the February, 1984 edition of "*Minimum Technical Standards for Land Surveying in the State of Alabama*" published by the Alabama Society of Professional Land Surveyors. Concrete monuments shall be placed on the outside boundaries of the subdivision at each corner or point of curvature on the property line. Monuments shall be four (4) inches in diameter or square, three (3) feet long, placed flush with the finish grade. Top of monuments shall be flat with an indented cross to indicate exact point. All concrete monuments shall be indicated on the plat with location and elevation positively shown. Iron pins, eighteen (18) inches long shall be placed at each lot corner, flush with the finished grade.
- 4.1.6 ENVIRONMENTAL CONSIDERATIONS. Existing features which would add value to the proposed development or which have exceptional amenity value, such as trees, watercourses, water bodies, wetlands, and similar assets should be carefully considered

in subdivision design. Reasonable requirements for their preservation may be specified by the Planning Commission. The Planning Commission has the authority to require that subdivisions be designed to minimize environmental stress on water quality and flow management.

4.1.7 DEVELOPMENT CONSTRAINTS. Land which the Planning Commission finds unsuitable for development due to flooding, improper drainage, erosion, steep slopes, geologic formations, topography, utility easements, or other factors deemed harmful to the safety, health, and general welfare of the present or future inhabitants or users of the development or its surrounding areas, shall not be developed unless adequate engineering solutions are formulated by the subdivider and approved by the Planning Commission.

4.1.8 STANDARD DRAWING AND SPECIFICATION REQUIREMENT. All design and construction shall comply with the standard drawings and specifications contained in Attachment C of the Appendix of these Regulations.

4.2 LOTS

All new lots created by any subdivision of land hereafter proposed shall be appropriate for the location of the subdivision, for the type of development and use contemplated and conform to the following design standards.

4.2.1 LOT ARRANGEMENT. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Eufaula Zoning Ordinance or the Barbour County health regulations and in providing access to buildings on such lots from an approved street.

4.2.2 LOT AREAS AND DIMENSIONS. Lots shall conform to the following area and dimensional requirements.

- (a) Lot areas and dimensions shall comply with the minimum standards of the Eufaula Zoning Ordinance and the Barbour County Health Department. In cases where the requirements conflict, the more stringent requirements shall govern.
- (b) Where lots are more than double the minimum required area for the zoning district, such lots should be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these Regulations.
- (c) In general, side lot lines shall be at right angles to street lines or radial to curving street lines.
- (d) Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum setback requirements from both streets.

- (e) Depth and width of properties reserved or laid out for multi-family residential, institutional, commercial or industrial uses shall be adequate to provide for the off-street parking, loading and other zoning requirements for the type of development contemplated.
- (f) In general, lot depth should be two to three times the lot width. Additional depth may be required on lots which back up to railroads, major streets or conflicting land uses.
- (g) Pointed or very irregular shaped lots should be avoided whenever possible.
- (h) All lots shall be at least fifty (50) feet wide at the front lot line.

4.2.3 DOUBLE FRONTAGE AND REVERSE FRONTAGE LOTS. Double frontage and reverse frontage lots shall be avoided except where necessary due to any of the following conditions.

- (a) To provide separation of residences from arterial streets.
- (b) To limit direct access of development along arterial streets.
- (c) To overcome specific disadvantages of topography.

4.2.4 LOT ACCESS. Lot access shall adhere to the following standards.

- (a) All lots shall have frontage on and access from a suitably improved public street designed to handle the traffic generated from the contemplated development.
- (b) Lots in general, shall not be accessed exclusively from an arterial street. Where access from an arterial street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a dedicated marginal access street or a combined access drive in order to limit possible traffic hazards on such street. Reverse frontage lots, as provided in Section 4.2.3, may be required. Driveways shall be designed and arranged so as to prevent vehicles from backing into an arterial street.
- (c) In the case of townhouse lots within a planned development, the Planning Commission may permit private streets owned and maintained in common by a homeowners' association or other legal entity, as approved by the City Attorney.

4.3 **BLOCKS**

4.3.1 GENERAL CRITERIA. The lengths, widths and shapes of blocks shall be determined with due regard to the following:

- (a) Provision of adequate building sites suitable to the special needs of the type of proposed use.
- (b) Zoning Ordinance and/or Barbour County Health Department requirements as to lot sizes and dimensions.
- (c) Needs for convenient access, circulation, control and safety of street and pedestrian traffic.
- (d) Limitations and opportunities of topography.

4.3.2 **RESIDENTIAL BLOCKS.** Intersecting streets, which determine the length and width of blocks, shall conform to City requirements and shall be provided at such intervals as are necessary to facilitate safe and convenient vehicular and pedestrian traffic. All residential blocks shall be no less than four hundred (400) feet in length and shall normally be of sufficient width to allow two (2) tiers of lots of appropriate depth under the applicable zoning regulations, unless another length or width is expressly granted by the Planning Commission because of special topographical or traffic considerations.

4.3.3 **PEDESTRIAN CROSSWALKS.** Pedestrian crosswalks not less than ten (10) feet wide may be required where deemed necessary by the Planning Commission to provide circulation or access to schools, playgrounds, shopping areas or other community facilities.

4.4 EASEMENTS

4.4.1 **UTILITY AND DRAINAGE EASEMENTS.** Utility and drainage easements having a minimum width of twenty (20) feet shall be provided, as required for utility lines, and underground mains and cables. Storm drainage easements, including off-site easements, will be required when necessary for the control of surface drainage. Where a subdivision is traversed by a watercourse, drainage-way, channel or stream, or if such a proposed drainage way is needed for future drainage plans, there shall be provided a drainage easement or right-of-way conforming substantially with the lines of such existing or planned drainage-way. The width of such drainage easement or right-of-way shall be sufficient to contain the ultimate channel and maintenance way sized for the entire tributary area upstream. Each final plat shall contain the following marginal note:

NOTE: ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT. A TEN (10) FOOT UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO THE PUBLIC RIGHT-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

4.4.2 PRIVATE ACCESS EASEMENTS. Private access easements will not be allowed unless the subdivider can provide sufficient reason why a private access easement should be allowed and the private access easement is approved by the Planning Commission.

4.5 STREETS AND RIGHTS-OF-WAY

In order to provide for streets of suitable location, width, and improvement to accommodate prospective traffic; to afford satisfactory access to police, fire protection, sanitation and street-maintenance equipment; and to coordinate streets to assure a functional and convenient system and avoid undue hardships to adjoining properties; the following design and construction standards are required for streets. Street classification shall be as indicated in the Comprehensive Plan or as determined by the Planning Commission.

4.5.1 FRONTAGE ON IMPROVED ROADS/STREETS. No subdivision shall be approved unless the area to be subdivided shall have frontage on and access from an improved, publicly dedicated street recorded in the Office of the Barbour County Probate Judge. Such street or highway shall be suitably improved as required by the development rules, regulations, specifications, or orders, or be secured by a surety as required under these Regulations.

- (a) Where a proposed subdivision has no frontage on an existing public street or right-of-way, the subdivider shall provide and dedicate to the City a suitable right-of-way for ingress and egress which will become part of the street system of the proposed subdivision and be subject to all requirements of these Regulations regarding streets.

4.5.2 ARRANGEMENT.

- (a) All streets shall be platted along contour elevations that will result in minimum grades and greatest visibility, wherever practicable.
- (b) The arrangement, character, extent, location and grade of all streets shall be laid out according to good land planning principles and shall be integrated with all existing and planned streets.
- (c) The proposed street layout shall provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding tracts. Land abutting a proposed subdivision shall not be land-locked by the proposed subdivision. If, in the opinion of the Planning Commission and upon recommendation of the City Engineer, it is desirable to provide street access to an adjoining property, said street access shall extend by dedication to the boundary of such property. A temporary turn around, as defined in the design standards for a cul-de-sac, shall be provided.
- (d) The street pattern shall be in conformity with a plan for the most advantageous development of the entire community.

- (e) Residential access streets shall be designed in a manner that discourages their use by through traffic in the subdivision.
- (f) In business and industrial developments, streets and other access ways shall be planned in connection with the location of buildings, rail facilities, alleys, truck loading and maneuvering areas, walkways and parking areas to minimize movement conflicts between the various types of traffic, including pedestrian.
- (g) Subdivisions which abut or have included within the proposed area to be subdivided any freeway or arterial street shall provide for the adequate protection of properties and afford separation of through and local traffic.

4.5.3 PRIVATE RESERVE STRIPS. Private reserve strips controlling access to streets or strips for unspecified or unacceptable purposes shall be prohibited. Development of property shall not be allowed to landlock adjacent property.

4.5.4 HALF-STREETS. Where there exist a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. New half-streets or half-alleys shall be prohibited.

4.5.5 ALLEYS. Alleys may be required in commercial and industrial districts to facilitate access to parking, loading and service facilities consistent with zoning requirements. Alleys shall not be permitted in residential districts, except when the Planning Commission determines special conditions warrant a secondary means of access.

4.5.6 RIGHT-OF-WAY AND PAVEMENT WIDTHS. All roadways shall meet the minimum requirements for right-of-way and pavement widths as follows:

RIGHT-OF-WAY AND PAVEMENT WIDTHS (feet)

Street Classifications	Right-of-Way	Pavement
Major Arterial	120	48
Minor Arterial	80	28
Collector	60	27
Subcollector	60	27
Local/Minor	50	27
Marginal Access Street	50	27
Cul-de-sac (radius)	50	40
Alley (Rear Service Roads)	20	18

- (a) Right-of-way widths in excess of the standards designated in these Regulations shall be required whenever the City Engineer determines, due to topography, additional width is necessary to provide adequate earth slope. Such slopes shall not be in excess of three (3) to one (1), horizontal to vertical.

- (b) The entire right-of-way shall be provided where any part of the subdivision is on both sides of an existing road.
- (c) When the subdivision is located on only one side of an existing road, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided. The entire roadway width shall be paved unless written approval not to pave the entire roadway is provided by the City Engineer.
- (d) Right-of-way for any street, road, or avenue which, in the opinion of the Planning Commission, is or might become an arterial highway shall be no less than one hundred twenty (120) feet in width.

4.5.7 **DESIGN SPEEDS.** The design speed of roads shall be as shown below unless otherwise approved by the Planning Commission upon recommendation of the City Engineer.

Street Classification	Design Speed (M.P.H.)
Major & Minor Arterial	55
Collector	45
Subcollector	30
Local/Minor and Cul-de-sac	30
Marginal Access Street	35

4.5.8 **SIGHT DISTANCE.** All sight distances shall be in accordance with the latest edition of AASHTO “*A Policy on Geometric Design of Highways and Streets*”.

- (a) Minimum stopping sight distance for local service streets, both vertical and horizontal, based on height of eye 3.50 feet and height 0.50 feet, shall be 200-275 feet. Stopping sight distance shall be shown on construction plans.
- (b) Sight triangle easements shall be required and shall include the area on each street corner that is bounded by the line which connects the sight or “connecting” points located on each of the right-of-way lines of the intersecting street. The planting of trees or other plantings or the location of structures exceeding thirty (30) inches in height that would obstruct the clear sight across the area of the easements shall be prohibited.

4.5.9 **HORIZONTAL ALIGNMENT.** The safety of the traveling public depends on the proper selection of horizontal alignment of roads. The selection of the horizontal alignment should depend on the amount of traffic, natural terrain features, design speed and type of road. The curvature of all roads and streets shall be consistent with AASHTO “*A Policy on Geometric Design of Highways and Streets*”, latest edition.

- (a) The minimum length of tangents between reverse curves shall be one hundred (100) feet.
- (b) It is prohibited to end horizontal curves at bridges.

4.5.10 VERTICAL ALIGNMENT.

- (a) Vertical curves shall be used at all changes of grade exceeding one (1%) percent.
- (b) The grades for all roads shall not exceed ten (10%) percent maximum and one-half (.5%) percent minimum unless approved by the City Engineer. Streets shall be graded to a minimum line of seven (7) feet back of the curb line, with a rise of not less than eight (8) inches nor more than fifteen (15) inches from the flow line of the gutter unless a deviation is approved by the City Engineer because of topographic constraints.

Street Classification	Maximum Street Grade
Major and Minor Arterial	4%
Collector	6%
Marginal Access	6%
Subcollector	8%
Local/Minor and Cul-de-sac	10%

- (c) Proper drainage shall be provided at the low point in vertical curves.
- (d) Vertical curves shall generally be designed with equal tangents.
- (e) Vertical curves shall be consistent with AASHTO “*A Policy on Geometric Design of Highways and Streets*”, latest edition.

4.5.11 INTERSECTIONS. All new street intersections located in or adjoining any major subdivision of land hereafter proposed shall conform to the following design standards for street intersections.

- (a) The number of streets converging upon any one point which would tend to promote congestion shall be held to a minimum. Intersections involving more than four (4) basic legs or approaches shall be prohibited. Merging lanes, deceleration lanes, “Y” intersections and traffic circles are not included in this prohibition but are considered as being parts of one street leg or approach.
- (b) Intersections of minor subdivision streets with major and arterial streets shall be held to a minimum.
- (c) Deceleration and/or acceleration lanes may be recommended by the City Engineer and approved by the Planning Commission when deemed necessary to maintain a safe flow of traffic on existing or proposed new streets.
- (d) For a tangent distance of at least one hundred (100) feet, measured from the intersection of right-of-way lines, all streets shall intersect at an angle of ninety (90)

degrees, where practical, but in no case shall the angle be less than **eighty-five (85)** degrees.

- (e) Streets entering opposite sides of another street should be laid out either directly opposite one another or with a minimum offset of one hundred and fifty (150) feet between their centerlines.
- (f) All minor streets intersecting with, and entering the same side of other collector, local or minor streets, should be located at least two hundred and fifty (250) feet apart, measured from the centerline. All other streets intersecting with and entering the same side of any other street shall be located at least five hundred (500) feet apart, measured from centerline to centerline.
- (g) Where the grade of any street at the approach to an intersection exceeds three (3%) percent, a leveling area shall be provided, having not greater than a three (3%) percent grade for a distance of one hundred (100) feet from the intersection of the street centerline.
- (h) The minimum radii at the pavement edge, or the back of the curb where required, shall be twenty (20) feet for all street intersections unless a different figure is approved by the City Engineer because of special topographical considerations or sound engineering practices. The minimum radii at the property line shall be fifteen (15) feet for all street intersections, unless a different figure is approved by the City Engineer because of special topographical considerations or sound engineering practices.
- (i) Proposed intersections shall not be permitted that do not meet the minimum stopping sight distance as required in Section 4.5.6 of these Regulations.

4.5.12 **BASE MATERIAL AND PAVEMENT.** Base and pavement design shall be based on a geo-technical report commissioned by the developer. The following standards shall apply to base material and the thickness of pavement.

- (a) A minimum of ninety-five (95) percent compaction for subgrade is required in accordance with ASTM D698 (SPD).
- (b) A minimum of six (6) inches of compacted graded aggregate or approved equivalent shall be required on all roadbeds. Additional depth of base material may be required by the City Engineer.
- (c) A minimum one hundred (100%) percent compaction for base material is required in accordance with ASTM D698 (standard proctor density). The City Engineer may require compaction test results, performed by a licensed testing laboratory, prior to release of the performance bond.

(d) Compaction test to be performed at five hundred (500) foot intervals or as specified by the City Engineer with at least one test performed on each street.

4.5.13 **PAVEMENT THICKNESS.** Pavement thickness shall be as follows unless determined otherwise by the geo-technical report required in Section 4.5.12. The minimum pavement thickness for the various classification of City streets shall be as follows unless the City Engineer, based on the geo-technical report, recommends a greater thickness:

PAVEMENT THICKNESS (inches)

Street Classification	Pavement Thickness	
	Binder	Wearing
Major Arterial	3	1.5
Minor Arterial	3	1.5
Collector	2	1.5
Subcollector	2	1.5
Local/Minor	2	1.5
Marginal Access Road	2	1.5
Cul-de-sac	2	1.5
Alley (Rear Service Roads)	2	1.5

4.5.14 **SUPERELEVATION.** Superelevation shall normally be used on curves to aid the vehicle in negotiating the curve. The maximum rate of superelevation cross slope shall not exceed eight (8%) percent. The centerline of the road shall normally be used for the axis of rotation. Care shall be taken to avoid drainage pockets in the low points of the superelevation. The transition from a crown slope to superelevation shall be determined by standard engineering practice. Use of superelevation shall be consistent with AASHTO “A Policy on Geometric Design of Highways and Streets”, latest edition.

4.5.15 **CUL-DE-SACS.** Cul-de-sac streets (streets designed to have one end permanently closed) shall not be more than five hundred (500) feet in length. Each cul-de-sac shall be terminated by a turnaround with a right-of-way radius of not less than fifty (50) feet and a paved radius of not less than forty (40), excluding curbs.

4.5.16 **CURB AND GUTTER.** Standard curb and gutter shall be installed on all streets for the purpose of both drainage and street integrity. The face of the curb shall not be less than six (6) inches in height. Installation shall be in accordance with the Alabama Department of Transportation’s Standard Specifications for Highways. Curb and gutter may be waived upon written recommendation of the City Engineer and approval of the Planning Commission only in subdivisions with lot frontage exceeding an average of two hundred ten (210) feet and a minimum lot size of one (1) acre. Where curb and gutter is waived, the developer shall submit plans for protecting the roadway edge and state why curb and gutter is not required. The Planning Commission shall require a concrete roadway edge six (6) inches in width and twelve (12) inches deep and/or require a four (4) foot wide shoulder constructed of compacted base material and covered with top soil. If ditches are proposed, the entire ditch section must be contained within the public right-of-way and

additional right-of-way, approved by the City Engineer, shall be provided where necessary to accommodate the entire ditch section within the right-of-way.

4.5.17 INSTALLATION OF PUBLIC UTILITIES. Public utilities shall be installed prior to the City of Eufaula's acceptance of streets. All water mains, sanitary sewers and laterals, fire hydrants and storm sewers and other utilities shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk or other public improvement.

4.5.18 LAND ADJACENT TO LIMITED ACCESS HIGHWAYS AND RAILROADS. The subdivision of land adjoining a railroad or limited access highway right-of-way shall be treated as follows.

- (a) In residential subdivision, a buffer strip at least twenty-five (25) feet in depth in addition to the normal depth of the required lot shall be provided adjacent to the railroad or limited access highway right-of-way. The buffer strip shall be part of the platted lots and shall be designated on the plat as reserved for screening with the placement of a residential structure thereon prohibited.
- (b) In nonresidential zoning districts the nearest street extending parallel or approximately parallel to the railroad or limited access highway right-of-way shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial uses.
- (c) Streets parallel to the railroad right-of-way when intersecting a street, which crosses the railroad right-of-way at grade, shall, to the extent practicable, be at a distance of at least one hundred fifty (150) feet from the railroad right-of-way. Such distance required for future separation of grades by means of appropriate approach gradients.

4.5.18 CLOSING OF STREETS AND TRAFFIC CONTROL. The following shall apply to the closing of streets or roads and to traffic control.

- (a) All street closures, both temporary and permanent, must be approved and authorized by resolution by the City Council prior to closing.
- (b) The subdivider shall make proper application to the City of Eufaula stating what public street is to be closed, the period of closure, and the reason for the closure.
- (c) The subdivider shall notify the appropriate fire protection district, police department, and local ambulance service of the exact location of closure and period of closure.
- (d) The subdivider shall properly sign and barricade said road/street, at the subdivider's expense, in accordance with the Alabama Manual of Uniform Traffic Control Devices.

- (e) The subdivider shall submit to the city, a detailed Traffic Control Plan of the road closure showing barricades and signage for approval by the City Engineer prior to the road closure.
- (f) Removal of existing striping shall be performed by methods approved by the City Engineer and all material and application procedures used for paint striping and markings shall be approved by the City Engineer.
- (g) Nothing shall be planted or erected in the median right-of-way that may be considered a roadside hazard or adversely affect sight distance (i.e. signs, trees, etc.) without the approval of the Planning Commission.

4.6 DRAINAGE

4.6.1 GENERAL REQUIREMENTS.

- (a) The Planning Commission shall not approve any plat of a subdivision which does not make adequate provision for drainage of storm or flood water in accordance with a plan approved by the City Engineer.
- (b) Storm sewers and drainage facilities shall be designed according to the City of Eufaula specifications by a registered professional engineer in the State of Alabama in accordance with an acceptable method of design using good engineering practices.
- (c) The design of storm water drainage systems shall insure the adequate handling of storm water runoff through the use of properly sized and positioned drainage structures and facilities.
- (d) The drainage plan shall consider the ultimate development of the drainage areas as determined by the current zoning within the City of Eufaula or projected development patterns outside the City limits.
- (e) Drainage facilities shall be designed for a twenty-five (25) year rainfall event except for major drainage-ways which shall be designed for a one hundred (100) year rainfall event. A major drainage-way is defined as having a drainage area of fifty (50) acres or more.
- (f) There will be no diversions of drainage without written permission from the City Engineer.
- (g) Any new culvert or storm sewer pipe under the jurisdiction of the Alabama Department of Transportation or Barbour County must be approved by that authority. Copies of such approval shall be provided at the time of submittal of drainage plans for the subdivision.

- (h) Lakes, ponds and similar facilities may be used to retain stormwater runoff to prevent or help drainage problems. Lakes, ponds and similar areas may be accepted by the City for maintenance as determined by the City Engineer, if sufficient land is dedicated as a public park or if such area constitutes a necessary part of the drainage control system.
- (i) Large drainage concentrations requiring large facilities or open ditches shall be avoided within the subdivision boundary unless approved by the City Engineer. Where existing natural concentrations containing significant drainage areas cross the proposed subdivision, the subdivider's engineer shall utilize the natural condition and dedicate sufficient easements through the subdivision to contain natural drainage courses.
- (j) All drainage structures shall be sized in every case to accommodate the specified design runoff from the entire upstream drainage area, whether the area lies inside or outside the subdivision. The City Engineer shall evaluate the drainage facilities before subdivision approval to insure all drainage systems and facilities are sized correctly and comply with the construction specifications. All drainage calculations must be stamped and signed by a registered professional engineer and submitted to the City Engineer for approval.
- (k) Off-site drainage improvements to handle the increased runoff from the proposed subdivision into existing drainage facilities and off-site drainage easements may be required prior to approval by the City Engineer. New drainage facilities shall be planned as much as practical to discharge into existing adequate systems downstream. The Subdivider's Engineer shall study the effect of each subdivision on existing downstream drainage facilities outside the boundaries of the planned subdivision. In the case where the planned subdivision or development will overload existing facilities and/or increase existing drainage problems, the City Engineer may withhold approval of the drainage plan until provisions have been made to correct the drainage problems.
- (l) The development of the site shall not cause an adverse effect on adjacent property. In some cases, storm water detention or the improvement of existing downstream drainage facilities may be required.
- (m) As-constructed drawings shall be furnished to the City prior to a certificate of occupancy being issued. In the case of bonded public improvements, the bond shall include a sufficient amount to cover the cost of as-constructed drawings.

4.6.2 DRAINAGE PLAN DETAILS. Storm sewers and drainage structures shall be designed and installed as required in accordance with standard drawings contained in Appendix C of these Regulations. A drainage plan shall include:

- (a) Flow lines of surface waters onto and off the site.

- (b) Building pad and existing and proposed finished floor and street elevations if building construction is proposed. No sewers shall be within ten (10) feet of any proposed building at any time without special written permission from the City Engineer or Building Inspector.
- (c) Existing and proposed drainage channels including drainage swales, wetlands, ditches and beams.
- (d) Location and design of any proposed facilities for storage or for conveyance of runoff into indicated drainage channels including sumps, basins, channels, culverts, ponds, storm drains and drop inlets.
- (e) A complete drainage plan and contour map showing the pipe size, locations and the areas to be drained shall be submitted along with the profile grades and typical street pavement section for approval. All off-project stormwater draining onto the development shall be shown on contour maps indicating the areas in acres that the development will have to accommodate.
- (f) All existing drainage structures shall be shown on a contour map.
- (g) Drainage area and peak flow estimates shall be provided for each drainage facility, as well as profiles for all new storm sewers and open ditches, with outlet velocities.
- (h) Structural capabilities for all new culverts and storm sewer pipe shall be provided.
- (i) If outlet velocities are greater than five (5) feet per second, some type of energy dissipation will be required. If riprap is used, it shall be sized in relation to the anticipated outlet velocity. The minimum weight shall be fifty (50) pounds per stone.
- (j) Typical sections of all open ditches and swales shall be provided.
- (k) Surface runoff water shall be intercepted by proper drainage structures at required intervals along the street. The maximum distance between adjacent drainage structures along the length of a street shall not be more than five hundred (500) feet.
- (l) All roadway cross drain pipe shall be a minimum size of eighteen (18) inches and all side drain pipe shall be a minimum size of eighteen (18) inches.
- (m) Stone shall be required up to spring line of pipes (half way up) and total stone backfill shall be required for all pipes in any roadway, proposed or existing. The following shall be adhered to:
 - (1) Four (4) inches of stone bedding under eighteen (18), twenty-four (24) and thirty (30) inch pipes.
 - (2) Six (6) inches of stone bedding under thirty-six (36) and forty-two (42) inch pipes.

- (3) Eight (8) inches of stone bedding under forty-eight (48) inch and larger pipe.
- (n) Total stone backfill shall be required for any utility (including service lines or mains) installed within the limits of street construction, which requires trench excavation of existing pavement or subbase material. This may be waived if existing soil conditions allow soils to be replaced in the trench line. The City Engineer shall approve the use of any materials other than those stated.
 - (o) Storm sewer manholes shall be reinforced concrete, poured in place or precast only and shall have a minimum diameter of forty-eight (48) inches. Manholes over sixteen (16) feet tall shall require special approval from the City Engineer.
 - (p) Rubber gasketed "O-Rings" shall be required on all manholes. All concrete pipe joints shall be either grouted with mortar or have rubber gasketed "O-Rings."
 - (q) Storm sewers shall be wiped or grouted on all joints on the outside top half of pipe and on the inside bottom half of pipe.
 - (r) All storm inlets shall be type "S" inlets. The City Engineer may allow type "C" inlets in residential areas, on dead end roads or minor traffic areas.
 - (s) Castings on manholes and steps in manholes and inlets shall conform to City of Eufaula specifications.
 - (t) All storm pipes shall be a minimum of reinforced concrete Class III HDPE. The City Engineer may require additional strength pipe.
 - (u) All inlet bottoms and tops shall line up and be square to the gutters in the street.
 - (v) All manholes shall be stacked and lined up vertically. Not more than sixteen (16) inches at the top of the manhole shall be adjusted with brick or precast manholes.
 - (w) All steps in inlets and manholes shall line up vertically.
 - (x) Paved or unpaved ditches, if recommended by the City Engineer and approved by the Planning Commission, shall be designed in a manner that will not create a traffic hazard or create hazardous erosion. The minimum flow line slope for paved ditches shall be zero point three percent (0.3%) and shall be one percent (1%) for unpaved ditches, or as approved by the City Engineer. Side slopes on unpaved ditches shall be no steeper than 3:1.
 - (y) All drainage structures shall be in accordance with the Alabama Department of Transportation Special and Standard Highway Drawings.

4.6.3 ROADWAY DRAINAGE. Roadway drainage structures, pipe culverts, and box culverts, shall be designed in accordance with the latest edition of the *"Standards and*

Specifications for Road Construction" of the Alabama Department of Transportation. All locations and size of facilities shall be subject to approval of the City Engineer.

- (a) The minimum inside diameter of pipe or culvert required shall be determined by using "*Manning's Equation*", with a flow based on size of drainage area, type terrain, and a twenty-five (25) year storm event.
- (b) In no case shall roadway pipe have an inside diameter less than eighteen (18) inches.
- (c) All roadway pipes will be a Class III reinforced concrete or HDPE with a minimum cover of one (1) foot compacted thickness. A bedding layer of Class II Rip Rap two (2) feet in thickness below the flowline and ten (10) feet in length extending from the end of the pipe and along the drainage ditch will be required on both the inlet and outlet sides of all roadway pipes.

4.6.4 STORMWATER DETENTION FACILITIES. Stormwater detention facilities, where deemed necessary by the City Engineer, shall meet the minimum design requirements set forth in this section.

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

- (2) Maximum water depth in pond for emergency spillway use – five (5) feet.
- (3) Minimum (cut and fill section) dam width – five (5) feet.
- (4) Maximum side slope steepness – 3:1.
- (5) Maximum water surface elevation in reservoir shall be two (2) feet (or greater) below lowest floor elevation of adjacent structure(s).
- (6) Provide for low flow ditch in reservoir.
- (7) Sides shall be grassed or paved.
- (8) Overflow sections, such as emergency spillways, shall be sodded or paved.
- (9) Wet weather reservoir shall be enclosed with a chain link fence having a minimum height of six (6) feet. Gate(s), with lock, shall be provided for maintenance access.

(f) Requirements for permanent lakes used as detention shall be as follows:

- (1) Maximum water surface elevation shall be two (2) feet (or greater) below lowest floor elevation of adjacent structure(s).
- (2) Maximum fluctuation between permanent pond level to maximum pond level shall be three (3) feet.
- (3) Geotechnical stability analysis of the dam shall be furnished.
- (4) Consideration shall be given to the safety of small children.

(g) Detention pond calculations and drawings shall be determined and sealed by a Registered Professional Engineer in the State of Alabama.

(h) Maintenance requirements for detention facilities are as follows:

- (1) Property owner(s) or the owner's designated representative(s) shall submit a covenant setting forth their obligations to maintain the detention facility. Such covenant shall be approved by the City Engineer and the City Attorney before being recorded. A certificate of occupancy shall not be issued until the covenant has been recorded. Such covenant shall run with the property until the detention facility is no longer required. Release of the covenant shall occur only after approval of the City Engineer, City Attorney and the City Council.
- (2) The Building Inspector shall enforce the provisions of the maintenance restrictions, and shall have the power and authority to cause the facility to be properly maintained. Under such condition, the City of Eufaula shall have the right to place a lien on the property until the City's obligation has been terminated.

4.6.5 FLOOD PRONE AREAS. All City of Eufaula and Barbour County rules and regulations pertaining to flood prone areas shall be observed when designing subdivisions. This shall include:

- (a) Subdivisions lying in whole or in part within recognized flood hazard areas shall be subject to the provisions for Flood Hazard Areas in the Eufaula Zoning Ordinance and any applicable Barbour County flood prevention ordinances.
- (b) The boundaries of flood districts and hazard areas shall be as defined in the above referenced ordinances. Any interpretation of boundaries shall be made by the City Engineer.
- (c) Lands within a floodway shall not be subdivided or developed.
- (d) The Planning Commission may, upon the recommendation of the City Engineer, prescribe on the subdivision plat minimum building floor elevations for structures located within flood districts where development is permitted.
- (e) In other areas determined to have poor drainage that is subject to periodic or possible flooding, the Planning Commission may require the subdivider/developer to fill to heights which will be above the elevation of the maximum design flood as determined by the subdivider/developer's engineer and approved by the City Engineer.

4.7 SIDEWALKS

The following regulations and standards shall apply to sidewalks.

4.7.1 Sidewalks shall be required:

- (a) in commercial subdivisions;
- (b) in residential subdivisions except subdivisions where the average frontage of all lots in the subdivision is two hundred ten (210) feet or greater;
- (c) within three hundred (300) feet of the property line of schools, churches and other community facilities; or
- (d) any other areas deemed necessary by the Planning Commission.

4.7.2 Sidewalks, when required, shall meet the following minimum standards:

- (a) Four (4) feet wide in residential areas.
- (b) Five (5) feet wide along collector and subcollector streets.
- (c) Six (6) feet wide along arterial streets.
- (d) Six (6) feet wide in commercial areas.

(e) Seven (7) feet wide in high density commercial and industrial areas as determined by the Planning Commission.

(f) Sidewalk depth or thickness shall be a minimum of four (4) inch reinforced concrete.

4.7.3 A median strip of grass or landscaped area at least three and one-half (3 1/2) feet wide shall separate all sidewalks from adjacent curbs except along local residential/minor streets; provided however, this distance may be reduced upon recommendation of the City Engineer in order to overcome specific problems with topography or engineering design.

4.7.4 Sidewalks abutting all streets shall be constructed with curb ramps at intersections, where applicable.

4.7.5 Sidewalks shall be required on both sides of the street except along local residential/minor streets and access roads. In the case of access roads the sidewalk shall be placed on the developed side of the road.

4.8 TRAFFIC AND STREET SIGNS

Traffic and street signs and construction zone traffic control shall meet the requirements set forth in the current edition of the *“Manual on Uniform Traffic Control Devices”*. All traffic control and street name signs shall be installed by the subdivider prior to the City of Eufaula’s acceptance of maintenance.

4.9 EROSION CONTROL

National Pollution Discharge Elimination System permits shall be the responsibility of the developer and shall be in accordance with requirements of the Alabama Department of Environmental Management. Erosion control shall be installed and maintained throughout construction to prevent sedimentation of pipe culverts and ditches. A stand of grass shall be established along shoulders and backslopes.

4.10 TURNOUTS

Individuals constructing driveways in a public right-of-way shall obtain the approval of the City Engineer or appropriate unit of government before driveway construction begins.

4.11 SANITARY SEWER FACILITIES

All subdivisions developed within the secondary sewer limit area established by the Planning Commission and in the corporate limits of Eufaula shall have a complete collection sewer system installed by the subdivider, as the development is phased, to serve each lot prior to the acceptance of said development by the Planning Commission, even in areas that do not now have sewer outfall lines available. All sanitary sewer improvements shall comply with the latest policies and standards of the City of Eufaula and Water-Works and Sewer Board of the City of

Eufaula. If there is conflict between these Regulations and those of the Water-Works and Sewer Board, the more stringent requirements and standards shall prevail unless waived by the Water-Works and Sewer Board. Where a line size in excess of that needed by the subdivider's development is required, the Water-Works and Sewer Board of the City of Eufaula may participate in the cost of such excess size. Capped sewers shall be required where applicable.

Where a public sanitary sewer is not accessible within thirteen (1300) hundred feet of a subdivision, an alternate method of sewage disposal for each lot, or a community sewage disposal system, may be used when in compliance with the standards of the Barbour County Health Department and these Regulations.

4.11.1 PUBLIC SANITARY SEWER FACILITIES. Where a public sanitary sewer is reasonably available as determined by the Planning Commission, sanitary sewer facilities shall connect with public sanitary sewer facilities.

- (a) Sanitary sewer plans shall be designed by a professional engineer registered in the State of Alabama in accordance with an acceptable method of design using good engineering practices as approved by the City Engineer.
- (b) All sanitary sewer lines shall be designed to handle the fully developed ultimate tributary population.
- (c) Sewers shall be installed to serve each lot and service connection laterals shall be installed to the future right-of-way line or easement line.
- (d) Installation of sanitary sewer facilities to be maintained by the Water-Work and Sewer Board of the City of Eufaula shall be constructed within dedicated rights-of-way and utility and drainage easements shown on the subdivision plat as approved by the City Engineer.
- (e) As-constructed drawings shall be furnished to the City prior to a certificate of occupancy being issued. In the case of bonded public improvements, the bond shall include a sufficient amount to cover the cost of the as-constructed drawings.

4.11.2 SANITARY SEWER DESIGN CRITERIA. Specific design requirements for sanitary sewer are as follows:

- (a) Single-family use/zoning shall be based on seven (7) people per acre, three hundred (300) gallons per person per twenty-four (24) hour day peak flow.
- (b) Multi-family use/zoning shall be based on eleven (11) units per acre, three (3) people per unit, three hundred (300) gallons per person per twenty-four (24) hour day peak flow.
- (c) Commercial use/zoning shall be based on twenty (20) people per acre, fifty (50) gallons per person per sixteen (16) hour day.

- (d) Sewer lateral assumed flowing two-thirds (2/3) full at design flow.
- (e) Minimum velocity two (2) feet per second.
- (f) Minimum sewer mains size – eight (8) inches.
- (g) Minimum grades for sewer mains shall be 8”-0.4%; 10”-0.3%; 12”-0.22%.
- (h) Laterals shall be minimum of four (4) inches at one (1%) percent.

4.11.3 SANITARY SEWER PLANS. Sanitary sewer plans shall be prepared according to the following specifications:

- (a) Sanitary sewer plans shall use the following scales: plan – one (1) inch equals fifty (50) feet; profile – one (1) inch equals ten (10) feet (vertical) and one (1) inch equals fifty (50) feet (horizontal).
- (b) Show land tie of the sewer centerline to an appropriate section corner on each set of plans.
- (c) The plan view and profile view for a particular segment shall be on the same sheet.
- (d) The section, township and range in which the sewer is located shall be indicated in the title block.
- (e) Plans shall indicate benchmarks, U.S.G.S. datum.
- (f) Adjacent streets, lots and blocks shall be shown.
- (g) Existing and proposed utilities shall be shown.
- (h) Show storm drainage structures/facilities crossing and/or running parallel with the proposed sanitary sewer.
- (i) Show all proposed and existing easements. Minimum easement width shall be twenty (20) feet. Easements shall extend ten (10) feet beyond last manhole, if applicable.
- (j) Maximum distance between manholes shall be four hundred (400) feet. Show deflection angles at manholes. Show grades between manholes in percent. Show flowline elevations in and out of manholes and invert elevations along the sewer at fifty (50) foot intervals.
- (k) Indicate all drop manholes. Drop manholes with drops equal to or greater than two (2) feet shall be designated as memphis tees. Drop manholes with drops equal to or

less than two (2) feet shall have one joint of ductile iron pipe on the upstream side of the manhole.

- (l) Ductile iron pipe shall be required at all storm drain crossings, creek or ditch crossings, fill sections, sewer grades greater than fourteen (14) percent, and at depths greater than fourteen (14) feet and less than four (4) feet. Additionally, ductile iron pipe may be required by field conditions if deemed necessary by the City Engineer.
- (m) Ditch checks may be required on sewer grades greater than fourteen (14) percent.
- (n) Capped sewers shall be so noted on each sheet. A four (4) inch drain to the nearest storm sewer or ditch shall be installed near the top of the last manhole in the system. This connection shall be removed after the system is connected to a live sewer system.
- (o) Pipe material used shall be PVC (SDR 26) or ductile iron.
- (p) Manholes shall be precast or poured in place concrete sanitary sewer manholes only. All sanitary sewers shall have rubber gasketed connection manholes. Any manholes over eighteen (18) feet tall shall require a special design approved by the City Engineer.
- (q) Total stone backfill shall be required for any utility (including service lines or mains) installed within the limits of street construction which requires trench excavation of existing pavement or subbase material. This may be waived if existing soil conditions allow soils to be replaced in the trench line. The City Engineer shall approve the use of any materials other than those stated.
- (r) Castings on manholes and steps in manholes and inlets shall conform to the specifications of the Water-Works and Sewer Board of the City of Eufaula.
- (s) All manholes shall be stacked and lined up vertically. Not more than sixteen (16) inches at top of manhole shall be adjusted with brick on precast manholes.
- (t) All steps in manholes shall line up vertically.
- (u) A minimum of four (4) inches of stone bedding is required under all sanitary sewer lines. Stone backfill is required up to the spring line of every pipe.
- (v) Pipe size shall be a minimum of eight (8) inches and a minimum slope of zero.four (0.4%) percent.
- (w) Service connections shall have a minimum pipe size of four (4) inches and a minimum slope of one (1%) percent.
- (x) The sanitary sewer plan shall provide an overall plan view of the development and

the proposed sanitary sewer system.

4.12 WATER FACILITIES

- 4.12.1 **PUBLIC WATER SYSTEM.** Where a public water system is available within thirteen (1300) feet, it shall be extended to serve the subdivision. All water system improvements shall comply with the latest requirements, standards, specifications and policies of the Water-Works and Sewer Board of the City of Eufaula. If there is conflict between these Regulations and those of the Water-Works and Sewer Board, the more stringent requirements and standards shall prevail unless waived by the Water-Works and Sewer Board and the Alabama Department of Environmental Management. The design and specifications of the water distribution system shall be approved by the agency operating the water supply, by the Water-Works and Sewer Board and by the City Engineer. The distribution system shall provide connections to each individual lot shown in the subdivision, to each public facility and to areas reserved for non-residential use. Hydraulic calculations shall be provided indicating that a minimum of 30 psi residual pressure is available at each proposed meter.
- 4.12.2 **INDIVIDUAL WATER SYSTEM.** Where individual water systems are proposed, the area shall have prior approval of the Barbour County Health Department and be approved by the City Engineer.
- 4.12.3 WATER MAINS.** Water mains shall be PVC (SDR 21) or better. Water mains shall be a minimum of six (6) inches for local service lines and eight (8) inches for mains utilized for fire protection purposes.
- 4.12.4 **FIRE HYDRANTS.** Fire hydrants shall be installed so that no lot is more than five hundred (500) feet from the nearest hydrant measured along roadways. The water supply and pressure shall be five hundred (500) GPM flow at 20psi GPM residual. All Insurance Services Office standards and regulations shall be met. The Eufaula Fire Department must approve the installation of all fire hydrants. If the available water system cannot meet these Regulations and standards, a waiver may be granted if no lot in the subdivision is less than one hundred fifty (150) feet in width and not less than one (1) acre in size.

Any deed to a lot or lease covering a lot in any subdivision that receives a waiver to these minimum fire protection requirements shall contain therein the following clause in 12-point or larger bold type as a separate paragraph as part of the legal description in said deed or lease: “Grantee/Lessee acknowledges that the subject property is presently being served by the _____ Water Authority which in no way is connected with or controlled by the City of Eufaula or the Water-Works and Sewer Board of the City of Eufaula. Grantee/Lessee further acknowledges that the _____ Water Authority is presently unable to furnish adequate water to support fire fighting equipment and that said grantee assumes any risk in connection with a fire on the subject property which is unable to be adequately controlled as a result of an inadequate water supply.”

4.13 UTILITIES

All utility facilities including gas, electric power, telephone and CATV cables shall be planned and installed in accordance with the specifications of the City of Eufaula, the governing utility boards or authorities and these Regulations. Written approval, from each utility service provider, of the proposed subdivision plans and specifications shall be provided to the Planning Commission.

4.13.1 UNDERGROUND INSTALLATION REQUIREMENTS. All power and communication circuits within a subdivision shall be placed underground. The subdivider shall be responsible for making arrangements with the appropriate utility authority for facilities to be placed underground as a condition to the approval of the subdivision plat. Provided, however, that underground wiring shall not be required if the Planning Commission finds one or more of the following condition.

- (a) Underground installation would be out of character with the area.
- (b) Underground installation would exceed three and one-half (3 1/2) times the aerial construction costs as determined by an actual cost survey made separately by the power and communications authorities and provided in a report to the Planning Commission.

CHAPTER 5

REQUIRED FORMS AND DOCUMENTS

5.1 SKETCH PLAN APPLICATION FORMS

An application for Sketch Plan Approval shall be submitted on Form I and shall be accompanied by Form II, Sketch Plan Checklist, as provided in Attachment B of the Appendix of these Regulations.

5.2 PRELIMINARY PLAT APPLICATION FORMS

An application for Preliminary Plat Approval shall be submitted on Form III and shall be accompanied by Form IV, Preliminary Plat Checklist, as provided in Attachment B of the Appendix of these Regulations.

5.3 FINAL PLAT APPLICATION FORMS

An application for Final Plat Approval shall be submitted on Form V and shall be accompanied by Form VI, Final Plat Checklist, as provided in Attachment B of the Appendix of these Regulations.

5.4 PUBLIC HEARING NOTICE

The Subdivision Administrator shall provide a public hearing notice on Form VII, as provided in Attachment B of the Appendix of these Regulations, and as required by Section 2.4.3 or Section 2.6.2(a) of these Regulations.

5.5 FORM FOR IRREVOCABLE OFFER OF DEDICATION

An Irrevocable Offer of Dedication shall be submitted to the City Council prior to application for final plat approval to the Planning Commission. The offer shall be made consistent with Form VIII, as provided in Attachment B of the Appendix of these Regulations, and shall be reviewed by the City Attorney.

5.6 FORM FOR PERFORMANCE BOND

A Performance Bond shall, if established by the Planning Commission, be posted prior to signing of the Final Plat. The performance bond shall be made consistent with Form IX, as provided in Attachment B of the Appendix of these Regulations, and shall be reviewed by the City Attorney.

5.7 FORM FOR MAINTENANCE BOND

A Maintenance Bond shall be made consistent with Form IX, as provided in Attachment B of the Appendix of these Regulations, and shall be reviewed by the City Attorney.

CHAPTER 6

WAIVERS

6.1 GENERAL

Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these Regulations and/or the purposes of these Regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these Regulations so that substantial justice may be done and the public interest secured, provided that such waiver shall not have the effect of nullifying the intent and purpose of these Regulations; and further provided the Planning Commission shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case that:

- the granting of a waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;
- the conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
- because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these Regulations are carried out; and
- the waivers will not in any manner vary the provisions of the Zoning Ordinance.

6.2 CONDITIONS AND PROCEDURES

In approving waivers, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these Regulations. A petition for any such waiver shall be submitted in writing by the subdivider. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner. The City Engineer must certify that all criteria or conditions required as a condition of the waiver as specified by the Planning Commission have been met by the petitioner.

CHAPTER 7

DEFINITIONS

7.1 PURPOSE OF DEFINITIONS

Certain terms used in these Regulations shall have the meanings defined by this Chapter. In the event a term is not listed in this Chapter or is not defined elsewhere in the Eufaula Zoning Ordinance, the Eufaula City Code, or Sections 11-52-1 et seq. of the Code of Alabama, 1975, as amended, the conventional meaning of the term shall apply.

7.2 INTERPRETATION OF TERMS USED

The Subdivision Administrator is authorized to make a final determination of the meaning of any term used in these Regulations. In case of any dispute, a written appeal of the Subdivision Administrator's determination may be filed with the Planning Commission.

7.3 WORD USAGE

7.3.1 Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these Regulations"; the word "regulations" means "these Regulations".

7.3.2 A "person" includes a corporation, a partnership, and incorporated association of persons such as a club; "shall" is always mandatory; a "building" includes a "structure"; a "building" or "structure" includes any part thereof; "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

7.4 DEFINITIONS

7.4.1 For purposes of these Regulations certain words and terms used herein are defined as follows:

ALLEY - a public right-of-way primarily designed to provide a secondary access to the side or rear of properties.

AASHTO – American Association of State Highway and Transportation Officials.

APPLICANT - the owner of land proposed to be subdivided or his/her designated representative. Consent shall be required from the legal owner of the tract to be subdivided.

ARTERIAL - See Street, Arterial.

BLOCK - A tract of land entirely bounded by public streets, other than alleys.

BOND, MAINTENANCE - A bond with surety to cover the maintenance of public improvements for a period of twelve (12) months following dedication to the City.

BOND, PERFORMANCE - A bond with surety to secure to the City the actual construction and installation of public improvements prior to dedication and acceptance of such improvements by the City Council.

BUILDING - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, and includes any structure.

BUILDING SETBACK LINE - a line parallel to the property line which defines the distance a building or structure must set back from such property line.

BUILDING OFFICIAL - The person designated by the City Council to administer and enforce the City of Eufaula's building codes.

CHAIRMAN - The Chairman of the Eufaula Planning Commission.

CITY - The City of Eufaula, Alabama.

CITY ATTORNEY - The licensed attorney designated by the City Council to furnish legal assistance in the administration and enforcement of these Regulations.

CITY CLERK - The City Clerk designated by the City Council to furnish administrative assistance and serve as Secretary to the Planning Commission.

CITY COUNCIL - The governing body of the City of Eufaula, Alabama.

CITY ENGINEER - The registered engineer, either permanent city employee or consultant, designated by the City Council to furnish engineering assistance in the administration and enforcement of these Regulations.

CONSTRUCTION PLANS - Plans prepared by a registered engineer showing details of design and construction of required improvements in major subdivisions.

COLLECTOR STREET - See Street, Collector.

COMPREHENSIVE PLAN - A comprehensive plan for the development of the City, prepared and adopted by the Planning Commission, pursuant to State Law, including any part of such plan separately adopted and any amendment to such plan, or parts thereof.

COUNTY - Barbour County, Alabama.

CUL-DE-SAC - See street, cul-de-sac.

DEDICATION - the transfer of property from private to public ownership.

DEVELOPER - The legal or beneficial owner or owners of all the land proposed to be included in a given development or the authorized agent thereof. In addition, the holder of an option or contract to purchase or other persons having an enforceable proprietary interest in such land shall be deemed to be a developer for the purpose of these Regulations.

DEVELOPMENT - The subdivision of land; the construction, reconstruction, conversion, alteration, relocation, or enlargement of a structure; mining, dredging, filling, grading, paving, excavation, drilling, or disturbance of land; and any use or extension of use of land.

EASEMENT - A grant by the property owner of use, by the public, a corporation, or person(s), of a designated part of the owner's property for specified purposes or as created by operation of law.

FINAL PLAT - A plat of a tract of land which meets the requirements of these Regulations and is in suitable form for recording in the Office of the Probate Judge of Barbour County, Alabama.

FLOOD PLAIN – Those land areas in and adjacent to streams and watercourses subject to continuous or periodic inundation from 100-year flood frequency events. Floodplains shall include all areas of the subdivision jurisdiction which are designated as floodplain by the Federal Insurance Administration, by the United States Geological Survey or by the State of Alabama. Areas designated as floodplains by the Federal Insurance Administration shall not have their base flood elevations altered without prior approval from the Federal Insurance Administration.

HEALTH DEPARTMENT - The Barbour County and/or State of Alabama Health Departments.

LOT - A lot of record or any other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

LOT, CORNER - A lot which occupies the interior angle at the intersection of two street rights-of-way lines. The street right-of-way line forming the least frontage shall be deemed the front of the lot except where the two street right-of-way lines are equal, in which case the owner shall be required to specify which is the front.

LOT, DOUBLE FRONTAGE - A lot having frontage on two streets but not at their intersection as distinguished from a corner lot.

LOT, REVERSE FRONTAGE - A double frontage lot having a rear yard on an arterial or collector street and a front yard and access to a local street.

LOT AREA - The area contained within the property of an individual parcel of land shown on a subdivision plat.

LOT LINE - A line which divides one lot from another or from a street or from any other public or common space.

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 or conservation.

PLANNING COMMISSION - The Planning Commission of Eufaula, Alabama.

PLAT - A map of property or subdivision showing the location and boundaries of individual parcels of land subdivided into lots, with streets, alleys, easements, etc., drawn to scale. A plat as required by these Regulations is not the same requirement as a Development Plan required for Planned Unit Development (PUD) zoning under the Eufaula Zoning Ordinance. PUD projects, if they subdivide land, may require subdivision plat approval, but the plat submitted for subdivision approval and the development plan submitted for PUD approval are completely separate documents involving a completely separate review and approval process under local ordinances and under state zoning and subdivision regulation enabling legislation. The thirty day approval process for subdivision plats does not apply to a PUD Development Plan.

PLAT, FINAL - The map or plan or record of a subdivision and any accompanying material, as described in these Regulations.

PLAT, PRELIMINARY - The preliminary drawing or drawings, described in these Regulations, indicating the proposed manner or layout of the subdivision submitted to the Planning Commission for approval.

PROBATE JUDGE - The Judge of Probate of Barbour County, Alabama.

PUBLIC IMPROVEMENT - Any way, facility, or improvement for which the City may ultimately assume the responsibility for maintenance and operation.

REGISTERED ENGINEER - An engineer properly licensed and registered in the State of Alabama.

REGISTERED LAND SURVEYOR - A land surveyor properly licensed and registered in the State of Alabama.

RESURVEY OR RESUBDIVISION - A change in a map of an approved or recorded subdivision plat if such change affects any area designated for public use, any lot line, or any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

RIGHT-OF-WAY - A strip of land occupied or intended to be occupied by a street or other purposes.

SIDEWALK - A walkway constructed for use by pedestrians.

STREET - A dedicated and accepted public right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

STREET, MAJOR ARTERIAL – Major arterials are roadways that move traffic through the area. They experience large volumes of traffic and utilize extensive traffic controls to facilitate the movement of through traffic. They serve as a major route between communities throughout the overall area.

STREET, MINOR ARTERIAL – Minor arterials are roadways that move traffic between major traffic generators within the area. They move relatively large volumes of traffic and utilize traffic controls to facilitate traffic movement.

STREET, COLLECTOR – Collectors are roadways that provide for traffic movement from lower order streets to arterial streets and expressways.

STREET, CUL-DE-SAC – A local street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

STREET, LOCAL - A minor street intended to provide access to other streets from individual lots. Minor streets should be designed to discourage through traffic.

STREET, MARGINAL ACCESS OR SERVICE - A street intended to provide access to a parallel arterial street from adjacent properties.

STREET, SUBCOLLECTOR - A street intended to move traffic from local streets within a subdivision to collector and arterial streets and from abutting lots. Subcollector streets are not intended to interconnect adjoining areas or subdivisions, and should be designed to discourage through traffic.

SUBDIVIDER - Any person, individual, firm, partnership, association, corporation, estate or trust, or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision as herein defined, and includes any agent of the subdivider.

SUBDIVISION - The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. Such term includes resubdivision, and when appropriate to the context, relates to the process of subdivision of the land or territory subdivided.

SUBDIVISION ADMINISTRATOR - The person designated by the City Council to administer and enforce these Regulations.

SUBDIVISION AGENT - Any person who represents or acts for or on behalf of a subdivider.

SUBDIVISION REGULATIONS - The Eufaula Subdivision Regulations.

THESE REGULATIONS OR STANDARDS - The Eufaula Subdivision Regulations along with applicable design and construction requirements which together constitute the comprehensive development regulations of the City.

ZONING ORDINANCE - The Eufaula Zoning Ordinance.

CHAPTER 8

ADMINISTRATION AND ENFORCEMENT

8.1 APPROVAL OF SUBDIVISION PLATS REQUIRED

From and after the date of filing a certified copy of these Regulations with the Probate Judge of Barbour County, no subdivision plat of land within the platting jurisdiction of the City of Eufaula, as defined in Section 1.3 of these Regulations, shall be filed or recorded nor shall any lots be sold 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 Office of the Probate Judge of Barbour County.

The Probate Judge of Barbour County, upon receipt of a certified copy of these Regulations, shall not thereafter file or record a plat of a subdivision of land located within the platting jurisdiction of the City of Eufaula, Alabama, without the approval of such plat in accordance with these Regulations. No street or road shall be accepted and maintained by the responsible local government, nor shall any services or utilities be extended to the subdivision, unless and until the requirements set forth in these Regulations have been complied with.

8.2 ADMINISTRATION

The Eufaula Planning Commission is hereby authorized and directed to administer and coordinate these Regulations. Final approval of plats and other data shall be the responsibility of the Planning Commission as prescribed by law. The Subdivision Administrator is hereby authorized and directed to enforce all provisions of these Regulations.

8.3 ENFORCEMENT

8.3.1 GENERAL. It shall be the duty of the Subdivision Administrator to enforce these Regulations and to bring to the attention of the City any violations or lack of compliance with these Regulations.

8.3.2 VIOLATIONS. No owner, or agent of the owner, of any lot located within a subdivision may transfer or 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 with or filed with the Probate Judge of Barbour County. The description of such a lot or parcel 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 penalties or remedies herein prescribed.

8.3.3 PENALTIES. Conviction under Section 8.3.2 of these Regulations shall result in forfeiture and payment of a penalty of one hundred (\$100.00) dollars for each lot or parcel so transferred or sold. The City of Eufaula may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover any lawful penalty by a civil action in any court of competent jurisdiction.

8.3.4 ZONING APPROVAL. A building permit shall not be issued for the construction of any building or structure which conforms to the requirements of the Eufaula Zoning Ordinance but is located on a lot or plot subdivided or sold in violation of the provisions of these Regulations.

CHAPTER 9

CONFLICT WITH PUBLIC AND PRIVATE PROVISIONS

9.1 PUBLIC PROVISIONS

These Regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulations, statute, or other provision of law. Where any provision of these Regulations imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or attain higher standards shall control.

9.2 PRIVATE PROVISIONS

These Regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these Regulations are more restrictive or impose higher standards than such easement, covenant, or other private agreement or restriction, the requirements of these Regulations shall govern.

CHAPTER 10

LEGAL PROVISIONS

10.1 SEVERABILITY

If any part or provision of these Regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these Regulations or the application thereof to other persons or circumstances. The Planning Commission declares that it would have enacted the remainder of these Regulations even without any such part, provision, or application.

10.2 SAVING PROVISION

These Regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the City of Eufaula under any section or provision existing at the time of adoption of these Regulations, or on vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the City except as shall be expressly provided in these Regulations.

CHAPTER 11

ADOPTION OF SUBDIVISION REGULATIONS

These regulations shall be published as provided by law for the publication of ordinances and before adoption, a public hearing shall be held thereon. A copy of the adopted regulations shall be certified by the Planning Commission to the Probate Judge of Barbour County.

CHAPTER 12

AMENDMENTS

The Planning Commission may from time to time amend the provisions imposed by these Regulations. Any Chapter, section, subsection, or provision of these Regulations proposed for amending may be adopted only after following all procedures required by law for the initial adoption of the subdivision regulations. A copy of the amendment shall be certified by the Planning Commission to the Probate Judge of Barbour County.

CHAPTER 13

EFFECTIVE DATE

These rules and regulations shall be in full force and effect from and after their adoption, publication and effective date.

ADOPTED: _____

EFFECTIVE DATE: _____

APPENDIX

to the

SUBDIVISION REGULATIONS

of the

City of Eufaula

Alabama

APPENDIX, ATTACHMENT A
PRELIMINARY AND FINAL PLAT CERTIFICATIONS

PRELIMINARY PLAT CERTIFICATION

The following certification, as required by Section 2.4.5, shall be placed on an approved Preliminary Plat:

This subdivision plat is given Preliminary Approval, subject to any modifications stated on the plat, by the City of Eufaula Planning Commission on _____. This Preliminary Approval shall be in effect for twelve (12) months.

Date: _____

Chairman, Eufaula Planning Commission

FINAL PLAT CERTIFICATIONS

The following certifications, as required by Section 2.6.6 of the Eufaula Subdivision Regulations, shall be presented along with the final plat:

Certification of legal ownership and offer of dedication, as follows:

I/we hereby certify that I/we am/are the owner(s) of the property described hereon, which property is located within the subdivision regulation jurisdiction of the City of Eufaula, Alabama, that I/we freely offer this plat and dedicate to public use all such areas shown on this plat, and that I/we will maintain such areas until the dedication is accepted by the City Council.

_____, _____

Owner(s)

I, _____, a Notary Public in and for the County of Barbour, and State of Alabama, hereby certify that _____, whose name(s) are/is signed to the foregoing certificate as owner(s) of the property shown hereon, are known to me and acknowledged before me on this day that being informed of the contents of said certificate, they as such owner(s), executed the same voluntarily.

Given under my hand on the ____ day of _____, _____.

My Commission Expires: _____, _____

Notary Public

Certification by a registered land surveyor of the State of Alabama of the accuracy of the survey and plat, and the placement of all required monuments, as follows:

I, _____, hereby certify that this plat is an accurate survey of the subdivision and that all monuments have been erected as represented and that all parts of this map have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

_____, _____

Alabama Registration Number: _____

Registered Land Surveyor

Certification of approval by the appropriate County Department of Health, if individual well and septic systems proposed.

Approved as meeting all Barbour County health standards for individual sewerage and well systems.

Sanitary Engineer, Barbour County Health Department

Certification that the Applicant, as required, has posted a surety bond in the amount of 150 percent of the cost of required improvements.

A performance bond in an amount sufficient to cover the costs of construction of all public improvements has been approved by the Planning Commission on:

City Clerk

Certification of final plat approval by the Eufaula Planning Commission, as follows:

This final plat has been found to comply with the Subdivision Regulations of the City of Eufaula Alabama, as approved by resolution of the Eufaula Planning Commission on:

APPROVED FOR RECORDING:

Chairman

Secretary

City Engineer

Statement regarding easements as follows:

All easements shown on this map are for public utilities, private television cable systems, sanitary sewers, drainage facilities, and may be used for such purposes to serve property both within and without this subdivision.

Certification of engineering accuracy as follows:

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, a Registered Professional Engineer in the State of Alabama, hereby certify that all improvements made on the land represented in this plat are in accordance with the Plans and Specifications approved by the City and are in compliance with the City of Eufaula Subdivision Regulations.

Date: _____, _____ (signed _____ and stamped)
Name of Professional Engineer

Registered Professional Engineer No. _____, State of Alabama

I have reviewed the representations made above and agree that all improvements are in accordance with City of Eufaula regulations and policies.

Date: _____, _____ _____
City Engineer

APPENDIX, ATTACHMENT B
FORMS AND DOCUMENTS

This Attachment contains the forms and documents required by Chapter V of the Eufaula Subdivision Regulations. They are as follows:

Form I	Application for Sketch Plan Approval
Form II	Sketch Plan Checklist
Form III	Application for Subdivision Preliminary Plat Approval
Form IV	Preliminary Plat Checklist
Form V	Application for Final Plat Approval
Form VI	Final Plat Checklist
Form VII	Public Hearing Notice
Form VIII	Irrevocable Offer of Dedication
Form IX	Performance Bond

A copy of each of the forms identified above is provided following this page of Attachment B.

FORM I – APPLICATION FOR SKETCH PLAN APPROVAL
EUFAULA PLANNING COMMISSION

1. Proposed Name of Subdivision: _____

2. Applicant: _____

Phone: _____

Address: _____

Signature of Applicant

3. Owner: _____

Phone: _____

Address: _____

Signature of Owner

4. Authorized Agent: _____

Phone: _____

Address: _____

Signature of Authorized Agent

5. Designer: _____

Phone: _____

Address: _____

6. Subdivision Location: _____

7. Tax Map, Parcel I.D. Number(s): _____

8. Acreage: _____

9. Number of Lots: _____

10. Current Zoning: _____

11. Proposed Land Use: _____

12. Check all submissions with this application

- Application Fee
- Sketch Plan Checklist
- ___ copies of Plan
- ___ reduced copies of plan
- Other submissions as required by checklist

FOR CITY USE ONLY

Application received by: _____ on _____, 19__

\$ _____ application fee* received on _____ by receipt # _____

Application reviewed by Subdivision Administrator on _____

Copies of application, sketch plan and checklist sent to Planning Commission for:

- Informational Purposes
- Planning Commission Review Requested by Subdivision Administrator
- Elected Review by Planning Commission

Scheduled review date set by Planning Commission (if applicable) _____, 19__

FORM II – SKETCH PLAN CHECKLIST
EUFAULA PLANNING COMMISSION

Proposed Subdivision Name

The sketch plat shall be prepared in pen or pencil on reproducible material not larger than 24" x 36" nor less than 8 1/2" x 11", at a scale of not more than 100 feet to 1 inch, showing the information listed below.

- Proposed name of subdivision.
- Name, address and appropriate registration of designer.
- A vicinity map insert drawn at a scale of 1 inch = 2,000 feet showing the location of the proposed subdivision in relation to streets and other general developments in the surrounding area.
- Location of existing property lines, easements, rights-of-way, street names, zoning, watercourses, floodplains, drainage swales, and other similar features concerning the immediate surroundings.
- Amount of acreage to be subdivided.
- Approximate topography appropriate for consideration.
- Approximate location, sizes, and elevations of existing sewers, water mains, storm sewers, inlets, culverts, structures, and utilities on or adjacent to the site.
- Approximate location, dimensions, and areas of all proposed or existing lots.
- General plan of proposed utility layouts.
- General plan for fire protection including the approximate location and size of all existing and proposed water lines and fire hydrants.
- Approximate location and widths of proposed streets.
- Approximate location and dimensions of any land to be dedicated or reserved for public use or facilities such as parks, schools, or other public use.
- Approximate location and dimensions of any land to be reserved for use by the property owners within the subdivision such as common open space, recreational facilities, parking and driveways, and other common facilities.
- Current zoning.
- Proposed lot setbacks.
- Approximate location and type of any existing structures on the land.
- Statement of Subdivision Classification by the Subdivision Administrator as follows:

Sketch Plat reviewed for general compliance with the subdivision regulations on

_____, _____, and is further classified as a _____ subdivision.

THIS IS NOT A BINDING APPROVAL BY THE PLANNING COMMISSION

Subdivision Administrator

FORM III - APPLICATION FOR SUBDIVISION PRELIMINARY PLAT APPROVAL
EUFAULA PLANNING COMMISSION

1. Proposed Name of Subdivision: _____

2. Applicant: _____

Phone: _____

Address: _____

Signature of Applicant

3. Owner: _____

Phone: _____

Address: _____

Signature of Owner

4. Authorized Agent: _____

Phone: _____

Address: _____

Signature of Agent

5. Designer: _____

Phone: _____

Address: _____

6. Subdivision Location: _____

7. Tax Map, Parcel I.D. Number(s): _____

8. Acreage: _____

9. Number of Lots: _____

10. Current Zoning: _____

11. Proposed Land Use: _____

12. Check all submission with this application

- | | |
|---|---|
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Preliminary Plat Checklist |
| <input type="checkbox"/> ___ copies of Plat | <input type="checkbox"/> ___ reduced copies of plat |
| <input type="checkbox"/> ___ copies of Construction Plans | <input type="checkbox"/> Subdivision Waiver Request (if applicable) |
| <input type="checkbox"/> Approved Sketch Plan | |

FOR CITY USE ONLY

Application received by: _____ on _____, 19____

\$ _____ application fee* received on _____ by receipt # _____

Application reviewed by Subdivision Administrator on _____

- | | |
|---|---|
| <input type="checkbox"/> Copies transmitted for staff review on _____ | |
| <input type="checkbox"/> Staff comments received: <input type="checkbox"/> Engineer | <input type="checkbox"/> Fire Department <input type="checkbox"/> Other |
| <input type="checkbox"/> Copies and reports transmitted to Planning Commission on _____ | |
| <input type="checkbox"/> Public notices mailed on _____ | |
| <input type="checkbox"/> Planning Commission hearing date _____ | |

Action taken by Planning Commission _____

* \$100 plus \$25 per lot

FORM IV - PRELIMINARY PLAT CHECKLIST
EUFAULA PLANNING COMMISSION

Proposed Subdivision Name

This form shall be completed and shall be certified by the designer of the preliminary plat. The preliminary plat shall be legibly drawn on a reproducible material at a scale of not more than one hundred (100) feet to one (1) inch, numbered in sequence if more than one sheet is used, and on standard size sheets not to exceed 24 x 36 inches. Submittal requirements are further stipulated in the various provisions of the Subdivision Regulations. The preliminary plat shall show the following information:
(check completed items)

Identification and Scale of Drawing

- | | |
|---|---|
| <input type="checkbox"/> Names and Address of Owner(s) | <input type="checkbox"/> Written and Graphic Scale |
| <input type="checkbox"/> Date of Plat | <input type="checkbox"/> North Arrow |
| <input type="checkbox"/> A Vicinity Sketch or Key Map | <input type="checkbox"/> Name and Address of Designer |
| <input type="checkbox"/> Location of the subdivision by legal tie, quarter-quarter section, township and range. | |

The location of existing and platted features on the land to be subdivided and on the adjoining land

- | | |
|---|--|
| <input type="checkbox"/> Names and addresses of adjoining owner(s) | <input type="checkbox"/> Bridges |
| <input type="checkbox"/> Boundary and Property lines | <input type="checkbox"/> Buildings |
| <input type="checkbox"/> Easements and rights-of-way with purpose | <input type="checkbox"/> Culverts |
| <input type="checkbox"/> Names of adjacent subdivisions | <input type="checkbox"/> Sanitary and Storm Sewers |
| <input type="checkbox"/> Location and classification of flood hazard areas | <input type="checkbox"/> Drainage Ditches |
| <input type="checkbox"/> Topography with required contour intervals | <input type="checkbox"/> Water Mains |
| <input type="checkbox"/> Current zoning, including all contiguous land | <input type="checkbox"/> Streets (indicate name) and rights-of-way |
| <input type="checkbox"/> Power transmission lines and pipe lines | <input type="checkbox"/> Utility Lines |
| <input type="checkbox"/> The location, dimensions and areas of all adjoining lots, including building setback lines | |
| <input type="checkbox"/> The location and description of all monuments | |
| <input type="checkbox"/> Water courses showing offsite watershed drainage area (acreage) crossing property boundary | |
| <input type="checkbox"/> Other conditions adjacent to the tract which affect the design of the subdivision | |

The location of proposed features, improvements and property lines

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Parks and other common open spaces | <input type="checkbox"/> Reservations |
| <input type="checkbox"/> Building setback lines | <input type="checkbox"/> Lot lines |
| <input type="checkbox"/> The names, locations, widths and other dimensions of proposed streets, alleys, easements | |
| <input type="checkbox"/> Any plans specifically required under Chapter 4 of the Subdivision Regulations | |
| <input type="checkbox"/> Building sites, if any, for multi-family dwellings, shopping centers, churches, industry or other uses not single-family residential | |
| <input type="checkbox"/> Lots and blocks consecutively numbered or lettered in alphabetical order. The lots and blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several locations | |
| <input type="checkbox"/> The location and dimensions of all boundary lines of the property | |
| <input type="checkbox"/> Estimate of Traffic Flow and if required, Traffic Study | |

Site Data

- Average Residential Developed Density (No. residential lots or units divided by total site acreage)
- Number of residential lots or units
- Area in parks and in other proposed nonresidential uses
- Amount of acreage to be subdivided

FORM V – APPLICATION FOR FINAL PLAT APPROVAL
EUFAULA PLANNING COMMISSION

1. Name of Subdivision: _____
2. Applicant: _____
 Phone: _____
 Address: _____
 City State Zip

 Signature of Applicant
3. Owner: _____
 Phone: _____
 Address: _____
 City State Zip

 Signature of Owner
4. Authorized Agent: _____
 Phone: _____
 Address: _____
 City State Zip

 Signature of agent
5. Designer: _____
 Phone: _____
 Address: _____
 City State Zip
6. Subdivision Location: _____
7. Tax Map Parcel I.D. Number(s): _____
8. Acreage: _____
9. Number of Lots: _____
10. Current Zoning: _____
11. Proposed Land Use: _____
12. Check all required submissions with this application

<input type="checkbox"/> Application Fee	<input type="checkbox"/> Final Plat Checklist
<input type="checkbox"/> Original Plat & 4 full size copies	<input type="checkbox"/> 12 Reduced Copies of Plat (8 1/2" x 11")
<input type="checkbox"/> Irrevocable Offer of Dedication	<input type="checkbox"/> Required Bonds and Assurances
<input type="checkbox"/> Copy of Approved Preliminary Plat	<input type="checkbox"/> Copy of Approved Sketch Plat

FOR CITY USE ONLY

- Application received by: _____ on _____
- \$ _____ application fee* received on _____ by receipt # _____
- Application reviewed by Subdivision Administrator on _____
 - Copies transmitted for staff review on: _____
 - Staff comments received: Engineer Fire Department Other _____
 - Copies & Reports transmitted to Planning Commission on: _____
 - Public Notices Mailed on: _____
 - Planning Commission Hearing Date: _____
 - Action taken by Planning Commission: _____
- * \$ _____ plus \$ _____ per lot
 plus notification expenses

FORM VI - FINAL PLAT CHECKLIST
EUFULA PLANNING COMMISSION

Subdivision Name

The final plat shall be a reproducible drawing in ink, on 24 x 36 inch vellum or mylar at a scale of not greater than one hundred (100) feet to one (1) inch, and shall be prepared by a registered land surveyor with name, signature, registration number and address of the surveyor affixed. A re-survey of a part of a subdivision may be tied to the original subdivision. Submittal requirements are further stipulated in the various provisions of the Subdivision Regulations. The final plat shall show the following information:
(check completed items)

1. Identification and Scale of Drawing
 - Date
 - Amount of Acreage to be Subdivided
 - Location of the subdivision by legal tie, quarter-quarter section, township and range
 - Name, address and signature of all owners and authorized agents (including existing mortgages)
 - Written and Graphic Scale
 - North Arrow
2. The location of existing and platted features on the land to be subdivided and on the adjoining land
 - The location and description of all monuments
 - Reference to recorded subdivision plats of adjoining platted land by Map Book, Volume and Page Number
 - Boundaries of property to be subdivided including all angles or bearings as required
 - The location, dimensions and areas of all adjoining lots, including building setback lines
3. The location of proposed features, improvements and property lines
 - Property lines of lots, with accurate dimensions, bearing deflection angles, radii, arcs and central angles of all curves
 - Name and right-of-way width of each street and other right-of-way
 - Purpose for which sites, other than residential lots, are dedicated or reserved
 - The minimum building setback line on all lots and other sites
 - The total acreage in the subdivision not zoned residential or devoted to public purposes
 - The location of water bodies, streams, floodplains, areas subject to periodic or frequent inundation and other natural site features deemed pertinent by the Planning Commission
 - The location, function and dimensions of all existing and proposed public and common areas, including rights-of-way, easements, and areas for streets, utilities, drainage, parks, recreational facilities, schools, government building, railroads, common open space, common parking and driveway areas and any other special rights-of-way, easements and common areas.
 - Lots and blocks consecutively numbered or lettered in alphabetical order. The lots and blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several locations
 - The location and dimensions of all boundary lines of the property
 - Notation of any self-imposed restrictions or covenants, if required by the Planning Commission
4. Site Data
 - Amount of acreage to be subdivided.
5. Other Documentation
 - Letter of approval from the Eufaula Fire Department indicating that satisfactory services can be provided to the proposed subdivision
 - Provide three copies of any protective covenants running with the land in form for recording
 - Provide three copies of housing numbering plan
 - All certifications required by Chapter 2, Section 2.6.6

FORM VII – PUBLIC HEARING NOTICE
EUFULA PLANNING COMMISSION

Notice To: _____

Address: _____

In accordance with Section 11-52-32 of the Code of Alabama, 1975, as amended, you are hereby notified of a public hearing of the Eufaula Planning Commission to be held at the Eufaula City Hall, _____ Street, at _____ a.m., on

MONDAY, _____, 19____.

The purpose of the hearing is to receive public comments on an application submitted by:

for a proposed subdivision plat of land owned by:

and located: _____

The proposal consists of:

This notice is sent to the applicant and to all owners of land immediately adjoining the platted land (to include land directly across from any right-of-way) as their names and addresses appear upon the plat in the Barbour County Tax Assessor's office and their addresses appear on the tax records of the City of Eufaula or of Barbour County.

Subdivision Administrator

**FORM VIII – IRREVOCABLE OFFER OF DEDICATION
CITY OF EUFAULA, ALABAMA**

Subdivision Name

AGREEMENT made this _____ day of _____, 19____, by and between _____, having an address at _____, hereinafter designated as Subdivider, and the City of Eufaula, Alabama, hereinafter designated as the City.

WHEREAS, the Eufaula Planning Commission is in the process of approving a preliminary plat for a subdivision entitled: _____ dated _____, 19____ designed by: _____ and _____

WHEREAS, said plat designates certain public improvements consisting of but not limited to: rights-of-way, easements, streets, sidewalks, storm drainage systems, sanitary sewers and any other premises as further described in Schedule _____ (if attached hereto) to be dedicated to the City of Eufaula free and clear of all encumbrances and liens, pursuant to the Eufaula Subdivision Regulations; and

WHEREAS, the Subdivider, prior to making application for final plat approval, shall, as authorized by the Planning Commission, either post with the City a performance bond for the construction of required improvements or construct required improvements according to the requirements of the Eufaula Subdivision Regulations; and

WHEREAS, the Subdivider offers for dedication the said improvements together with all rights-of-way and easements; and

NOW THEREFORE, in consideration of the sum of one (\$1.00) dollar lawful money of the United States paid by the City to the Subdivider and other good and valuable consideration, it is mutually

AGREED as follows:

1. The Subdivider agrees that said formal offer of dedication is irrevocable and can be accepted by the City of Eufaula at any time.
2. The Subdivider agrees to complete the construction and maintenance of the land and improvements pursuant to the Eufaula Subdivision Regulations.
3. This irrevocable offer of dedication shall run with the land and shall be binding on all assigns, grantees, successors, or heirs of the Subdivider.
4. The Subdivider agrees to record any deeds which may be required.
5. Within thirty (30) days of acceptance by the City of the offer of dedication, the Subdivider agrees to deliver to the City deeds of conveyance for any other premises described in Schedule _____ together with a title insurance policy issued by a licensed title insurance policy company authorized to conduct business in the State of Alabama, in a minimum amount deemed sufficient by the City Attorney to assure the premises are free and clear of all liens and encumbrances.

Subdivider

Notary

APPROVED BY CITY ATTORNEY

City Attorney

APPROVED BY RESOLUTION OF THE EUFAULA CITY COUNCIL
on _____, 19____

City Clerk

FORM IX – PERFORMANCE BOND
CITY OF EUFAULA, ALABAMA

Subdivision Name

KNOW ALL MEN BY THESE PRESENTS, that _____ as Principal,
having an address at: _____, and:
_____, an insurance company authorized to conduct business
in the State of Alabama, having an office and place of business at:
_____ as Surety, are held and firmly bound
unto the City of Eufaula, Alabama, as Obligee, in the sum of:

\$ _____, lawful money of the United States, for the payment whereof to the Obligee, the Principal
and the Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally,
firmly to these presents:

WHEREAS, application was made to and approved by the Eufaula Planning Commission on: _____,
19__ for a preliminary plat of a subdivision entitled: _____ and application
was made to the Eufaula Planning Commission and reviewed by the Eufaula City Engineer on:
_____, 19__ for construction plans for required improvements within said subdivision.

Based on the City Engineer's estimated construction costs for required improvements in said subdivision, the
Planning Commission determined that a performance bond in the amount of:

\$ _____ be posted with the City Clerk, said amount to guarantee the completion of certain
improvements within said subdivision.

The Performance Bond shall remain in full force and effect until released by a majority vote of the Planning
Commission.

IT IS HEREBY AGREED that in the event that any required improvements have not been installed as provided in
the Eufaula Subdivision Regulations and the Planning Commission resolution approving the final plat, within the
terms of this Performance Bond, the Planning Commission may thereupon declare this bond to be in default and
collect the sum remaining payable thereunder and upon receipt of the proceeds thereof, the City of Eufaula shall
cause the installation of such improvements as are covered by this bond and commensurate with the extent of
development that has taken place in the subdivision but not exceeding the amount of such proceeds.

Date

Principal

Insurance Company

CITY OF EUFAULA APPROVAL

Approved by Resolution of the Eufaula Planning Commission on _____, 19__.

Reviewed By:

Received By:

City Attorney

City Clerk

APPENDIX, ATTACHMENT C
CONSTRUCTION DRAWINGS

As required by Section 4.1.7 of the Eufaula Subdivision Regulations all design and construction drawings shall comply with the following standard drawings that are contained within Attachment C of this Appendix to the Eufaula Subdivision Regulations.

DRAWING NO.	DRAWING NAME
C-1	Service Connection to Water Main
C-2	Typical Creek/Ravine Crossing
C-3	Valve and Valve Box Detail
C-4	Fire Hydrant Set Detail
C-5	Thrust Block Details
C-6	Sewer Service Connection Plan
C-7	Pipe Zone Embedment Detail
C-8	Standard Inlet Manhole
C-9	Inlet Manhole with Drop Connection
C-10	Manhole Step Details
C-11	Manhole Cover and Ring Details
C-12	Riser Connection Elevation
C-13	Details of Utility Separation
C-14	Flexible Pavement Patch Detail