## CITY OF LAKE VIEW SUBDIVISION REGULATIONS

**REGULATIONS TO PROVIDE FOR ENGINEERING REQUIREMENTS AND INSPECTIONS OF SUBDIVISIONS; TO PROVIDE FOR STREETS, FOR MINIMUM STREET IMPROVEMENTS AND RIGHTS-OF-WAY; TO PROVIDE FOR DRAINAGE OF STREETS; TO PROVIDE FOR SUBDIVISION DRAINAGE; TO PROVIDE FOR IMPROVEMENT BONDS; AND TO PROVIDE FOR STANDARD DRAWINGS.**

**BE IT ORDAINED,** by the planning Commission of the City of Lake View as follows:

ARTICLE *1*

1. **ENGINEERING REQUIREMENTS AND INSPECTION:**
   1. The sub-divider shall furnish the City Engineer all plans and information necessary for engineering considerations and approval for the construction of the proposed improvements. Such plans and information shall be furnished separately or with preliminary plat and vicinity sketch and shall be certified by an Alabama registered land surveyor.
   2. Before starting construction, necessary arrangements must be made between sub-divider and City Engineer for adequate construction inspection to ensure improvements shall comply with standard specifications of the City of Lake View.
   3. All necessary drawings and standards regarding roadway typical sections, valley gutters, combination curb and gutter, and all types of drainage structures for the development of subdivision streets must be furnished to the City by the developers' engineer.
   4. Approval procedures differ depending on the classification of a subdivision as minor or major. Such classification shall be determined by the City Engineer according to the following;
      1. Minor Subdivision: Pursuant to, Alabama Code§ 11-52-31 "Notwithstanding any other provision of law, regulations adopted by a municipal planning commission may authorize administrative approval of a minor subdivision without a public hearing. A minor subdivision consists of the subdivision of land into not more than six lots or a reduction of the number of lots in an existing subdivision. The developer of a minor subdivision approved by the municipal planning commission shall not require any public improvements, the dedication of a public way, or the expenditure of any public funds, and the plan for the minor subdivision shall not conflict with the master plan, official zoning map, any zoning ordinance, or any other subdivision regulations. This subsection does not require a municipal planning commission to authorize approval of a minor subdivision without first holding a public hearing." A minor subdivision is exempt from the requirements for preliminary plat approval and, after receiving such classification from the City Engineer; the applicant may proceed directly to the filing of an application for final subdivision plat approval.
      2. 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
   5. An applicant for a major subdivision shall file an application for approval of a preliminary plat in the office of the Lake View City Clerk/Building Department. The application will:
      1. Be made on forms available at the office of the Lake View City Clerk together with a fee of one hundred ($100.00) dollars plus twenty-five ($25.00) dollars per lot.
      2. 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.
      3. Contain the name and address of a person or local agent to who notice of a public hearing shall be sent.
      4. Be accompanied by a minimum of three (3) copies of the preliminary plat as described in these regulations.
      5. Be presented to the Subdivision Administrator at least thirty (30) days prior to a regular meeting of the Planning Commission.
      6. Be accompanied by Checklist for preliminary and final plat approval (attached to these Regulations as Exhibit "A").
      7. Spite strips or strips for unspecified or unacceptable purposes are prohibited.
2. INSPECTION:
   1. The City Engineer must inspect all subdivisions and improvements.
   2. Before construction of streets and drainage, the Engineer shall be notified no less than 24 hours in advance of any phase of operation to be started.
   3. The base shall be inspected and installed under the direction of a City inspector.
   4. No paving shall be installed until the base course is approved.
   5. No paving shall be installed until approval is given as to type of paving and material used.
   6. No special drainage structure having 20 square feet of end area, or larger, will be covered up until approval is given by the City Engineer.

ARTICLE 2

1. **STREETS:**
   1. All streets shall be platted along contour elevations, which will result in minimum grades and greatest visibility wherever practicable with consideration given to the use of the land.
   2. The proposed street layout shall be made according to good land planning for the type of development proposed. All streets must provide for the construction or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding acreage tracts.
   3. Reserve strips under certain conditions may be permitted.
   4. Sidewalks shall be required where deemed necessary for public safety.
   5. Public utilities, where available, shall be installed prior to acceptance by the City Engineer.
2. MINIMUM REQUIREMENTS:
   1. Total roadway width shall not be less than 28 feet, including shoulders, and the sub-grade shall be compacted and shaped prior to application of base materials (see Exhibit B).
   2. Residential subdivisions shall have a compacted thickness of no less than six (6) inches and the City Engineer shall approve base course materials as to moisture and durability of materials. Asphalt buildup of residential streets shall be a minimum of 2" bituminous asphalt binder layer, Alabama Department of Transportation Specification 414A, Mix 2 with a minimum of l" bituminous asphalt wearing surface layer Alabama Department of Transportation Specification 416A, Mix 1. Commercial and Industrial roads shall have the same minimum paving requirements of residential streets. The base course of commercial and industrial streets shall be no less than eight (8) inches in compacted thickness and the City Engineer shall approve the base course materials as to moisture and durability of materials.
   3. Paving shall have a minimum width of twenty-four (24) feet.
   4. A minimum of four-foot shoulders shall be constructed
   5. A typical roadway section with the street grades shall be submitted for approval along with the drainage plan.
   6. Unless authorized by the City Engineer, grades over 15% will not be permitted.
   7. All intersections shal1 have a sufficient turning radius to accommodate traffic in a normal manner.
   8. All drainage structures shal1 be designed for a minimum 25-year design storm.
   9. In subdivisions where lot sizes are a minimum of three (3) acres the base course shall have a compacted thickness of no less than six (6) inches and the City Engineer shall approve base course materials, as to moisture content and durability of materials. The wearing surface shall be a minimum of a double layer KG type surface treatment installed in accordance with Section 401 of the Alabama State Highway Department Specifications.

ARTICLE 3

1. **STREET MINIMUM IMPROVEMENTES:**
   1. Proper drainage structures shall be constructed at designated locations determined by field inspection and contour maps of the subdivisions with the approval of the City Engineer as to size and number.
      1. Catch basins and drop inlets shall be constructed if deemed necessary by the City Engineer.
2. Combination curb and gutter shall be constructed on grades over 12%, or on long unbroken grades, where no cross drains are feasible to divert the flow of water from the street, at the discretion of the City Engineer.
3. Water will not be permitted to run down the street more than 500 feet (where at all possible) without proper drainage structures to intercept surface water.
   1. A permanent type pavement shall be applied by the sub-divider or developer to all streets according to the City Engineer.
   2. The materials and type of materials used shall have the approval of the City Engineer.
   3. A street will only be accepted for maintenance by the City upon the passage of a City Council Resolution accepting the dedication and assuming responsibility for maintenance.
4. RIGHTS-OF-WAY:
   1. All rights-of-way in a subdivision shall not be Jess than fifty feet (50) in width.
   2. Any intersection of streets having an interior angle of less than ninety degrees shall have an easement radius if the City Engineer considers it necessary for the safe turning of traffic.
5. ACCESSIBILITY:

Where a proposed subdivision has no frontage on an existing Public Road, or right-of-way, the sub-divider must provide, and dedicate to the City, a suitable right-of-way for ingress and egress. This connecting road becomes part of the street system of the proposed subdivision and is subject to all regulations regarding streets and sidewalks

1. IMPROVEMENTS:

Before a sub-divider or developer commences to grade or pave streets or roads within a subdivision, he shall consult the City Engineer and obtain his approval of the proposed grades, type of paving, size of drainage structures, and any or all other engineering problems involved therein. No Street shall exceed 15% grade unless approved by the City Engineer.

ARTIICLE 4

**l. DRAINAGE:**

1. These provisions apply to all developers or sub-dividers. (For purpose of these regulations, subdivision shall consist of three or more lots.)
2. All subdivisions shall be provided with adequate storm drainage facilities. Any areas subject to periodic flooding caused by poor drainage facilities will not be accepted by the City Engineer unless the sub-divider makes necessary provisions to eliminate such flooding.
3. A complete drainage plan and contour map showing the pipe sizes, their locations and the areas to be drained, shall be submitted along with the profile grades and typical roadway section for approval.
4. AH existing drainage structures shall be shown on the preliminary plat and contour map.
5. All of project drainage, draining onto the subdivision, shall be shown on the contour maps showing the areas in acres that the subdivision will have to accommodate.
6. No oil drums or unacceptable pipe shall be used. Drainage culverts shall be a minimum of Class III reinforced concrete pipe and shall meet the specifications of the Alabama State Highway Department for reinforced concrete pipe.
7. On any single drainage structure requiring 20 square feet or more of end area, a special drawing will be required for approval.
8. Masonry and/or reinforced concrete drainage structures shall be approved by the City Engineer and shall be inspected and approved by the City Engineer prior to placement of backfill material.
9. Where the sub-divider has open ditches, a minimum of 2 to 1 front slope and flat bottom ditch is required; the width of ditch shall be determined by existing conditions and approved by the City Engineer. V-bottom ditches will be permitted in special cases.
10. SIDEWALKS
    1. Sidewalks located within the right-of-way, along any public or private street, shall comply with the following minimum standards:
       1. Sidewalks shall be at least four (4) feet wide on local streets and six (6) feet wide on arterial streets.
       2. Sidewalks shall be constructed of concrete with a minimum compressive strength of 3000 psi.

(3) Sidewalks shall be at least four (4) inches thick.

1. Sidewalks shall be constructed on a sub-grade compacted to a minimum of ninety-five (95) percent standard proctor density. A new sub-base may be required by the Inspector if, in his opinion, the soil in the subgrade is soft or spongy in places and will swell or shrink with changes in its moisture content. If a new sub-base is required, it shall consist of granular material and shall be spread to a depth of at least three (3) inches and thoroughly compacted.
2. Sidewalks shall be broom finished and divided into sections by means of contraction joints. Contraction joints shall be tooled to a minimum depth of one (1) inch. Sidewalks shall have expansion joints every twenty-four (24) feet and at all concrete-to-concrete connections such as driveways and curbs.
3. Sidewalks that are four (4) feet wide shall have contraction joints every four (4) feet. Sidewalks that are six (6) feet wide shall have contraction joints every six (6) feet.
   1. The cross slope of a sidewalk shall be a minimum of¼ inch and a maximum of½ inch per foot sloping toward the street. The grassed strip between the curb and sidewalk shall have a minimum of ½ inch slope, sloping toward the street. In cases of extreme topography, the Building Inspection Department may permit greater cross slopes.
   2. Pedestrian ramps are required at all intersections. Intersections with standing curbs shall have ramps that meet ADA

requirements.

* 1. A green space of sloped grass, at least three (3) feet wide shall be required between the back of the curb and the sidewalk on all local streets and at least four (4) feet wide on all arterial streets, except where the Building Inspection Department determines that extreme topography, tree preservation, right-of-way characteristics, or any other conditions dictate a reduced green space.
  2. The Building Inspection Department shall be notified at least twenty-four (24) hours prior to pouring any concrete. If concrete is poured without an inspection, the Building Inspector shall require concrete to be removed, inspections shall be performed and concrete re-poured.
  3. Prior to issuance of a certificate of occupancy for any dwelling, the developer shall be required to install sidewalks and pedestrian ways located on the subject lot.
  4. The City of Lake View shall not accept dedication of any public street unless and until all required sidewalks along said streets have been constructed to city specifications.

ARTICLES

1. **MISCELLANEOUS:**
   1. All lot pins and markers shall be established on the ground prior to final approval of record map.
   2. The City will not construct any street, install any drainage or do any maintenance work in any recognized or recorded subdivision before the subdivision is duly accepted for maintenance.
   3. The City will, after construction of streets and drainage is completed, accept the street and drainage for maintenance provided.
      1. That it meets the minimum requirements of the City.
      2. That all necessary improvements are installed.
      3. That there are no claims or liabilities against the subdivision that will be passed on to the City.
      4. That all improvements shown and stated on the record shall have been installed or complied with.
   4. Any deviation from these provisions must have written permission from the City Engineer.
   5. In residential areas where apartment type projects are contemplated, off street parking facilities shall be provided.
   6. The record map sha11 show the proposed improvements, and this shall constitute the official record.
   7. On roads where no dedicated right-of-way exists, the building setback distance from center line of road shall be equal to 25 feet plus standard setback required in the zoning district affected.

ARTICLE6

1. **REQUIRED IMPROVEMENTS BOND:**
   1. Prior to the approval of the final plat, the sub-divider or developer shall have installed or constructed the following improvements or posted a performance bond. Said bond amount shall be one hundred fifty (150) percent of the estimated cost of all public improvements. The Performance Bond shall be by certificate of deposit, irrevocable letter of credit, surety bond issued by a bonding company rated 'A' or above by A.M. Best Company, Inc. and qualified to transaction business in the State of Alabama, or such other fom1 as may be approved by the City Attorney.
      1. All streets shall have been constructed in conformity with the requirements set out in Article 2 and Article 3 of this ordinance including any amendments thereto.
      2. All drainage shall have been constructed in conformity with the requirements set out in Article 4 of this ordinance including any amendments thereto.
      3. The developer or sub-divider will forfeit his bond if improvements are not made or completed.
      4. If bond is forfeited the bonding company will complete the improvements or pay the City for the completion of same.

ARTICLE 7

1. **LEGAL PROVISIONS:**
   1. Compliance with this ordinance shall be in addition to any other Lake View ordinance, including but not limited to the Zoning Ordinance.
   2. Any ordinance or part thereof in conflict with this ordinance is hereby expressly repealed.
   3. 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 thereto 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.
   4. 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 waving any right of the City of Lake View under any section or provision existing at the time of adoption of these regulations, or on vacating or annul1ing any rights obtained by any person, firm, or corporation, by lawful action of the City except as shall be expressly provided in these regulations.

ARTICLES

1. **AMENDMENTS**
   1. The Planning Commission may from time to time amend the provisions imposed by these regulations. Any article, section, subsection, or provision of these subdivision regulations proposed for amending may be adopted only after following all procedures required by law for the initial adoption of the subdivision regulations.

ARTICLE 9

1. **ADOPTION:**
   1. This ordinance shall become effective when adopted as required by law.

**ADOPTED AND APPROVED** on this\_ day of\_, 20.

ATTEST:

Planning Commission Chairperson

Secretary

## Exhibit "A" Page 1.

#### DESIGN CHECKLIST-PRELIMINARY PLAT SUBMITTAL CITY OF LAKE VIEW, AL

**205-477-1999**

##### General Information Required

Title of Subdivision

Owner's name, address, phone, fax, email, and contact person. Engineer's name, address, phone, fax, email, and contact person. Surveyor's name, address, phone, fax, email, and contact person. Quarter-Quarter, Section, City ship, Range

Vicinity Map 24" x 36" sheets North Arrow

Scale, (Graphic and Written) Maximum scale 1"=100'

Present and proposed Zoning of all parcels and adjacent parcels. Name and address for all adjacent property owners

##### Design Drawing Requirements

Name of Subdivision

#### Plat Map, at required scale for Tuscaloosa County/Jefferson County

Tract Boundary lines

Property lines of lots with dimensions Lot Numbers and Block Numbers Survey Tie to Section Comers

Right of way lines for all streets Right of way widths for all streets Roadway lines for all streets Roadway widths for all streets

Complete standard improvements for all streets Cul-de-sac length and radius

Radius on lot lines at street comers Radius on all curb comers

Radius on arterial street intersections

Sight Distance at existing roadway intersections

Street names and identifications of all alleyways and public and private rights of way. Easement locations, widths, purposes

Parks and common areas if applicable Proposed school sites if applicable Minimum building setback lines

Existing and proposed topography (to true sea level datum) 2' minimum contour interval Denote all existing drainage ways and ditches

Denote all areas subject to flooding as per FIRM maps

AH plans shall include but not be limited to these guidelines.

## Exhibit "A" Page 2.

**DESIGN CHECKLIST- PRELIMINARY PLAT SUBMITTAL CITY OF LAKE VIEW, AL**

**205-47'7-1999**

***Desig11 Criterion***

Street Centerline information including tangents, Radius, intersection angle

Profiles of centerline grades with vertical curves, stopping sight distance and "K" factors Horizontal site distance at all comer intersections, existing and proposed.

All drainage design shall use a 25-year storm interval

Drainage plans shall show drainage area (DA), flow (Q), outlet velocity (Vout), and Headwater elevation. (Minimum)

Open channels shall show profile and typical section. Drainage easements and width

Surface flow directional arrows

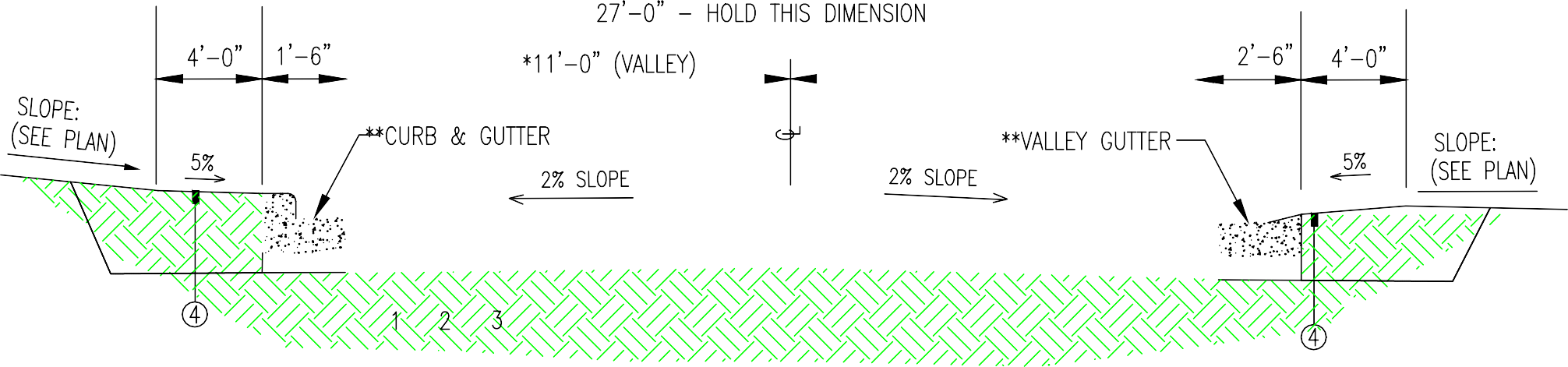
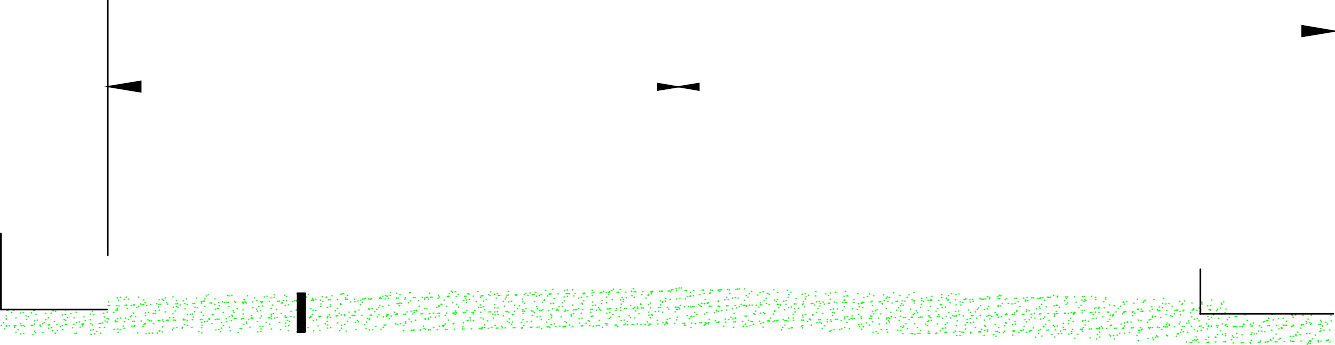
Flow line elevations of all culverts, pipes, and junction boxes. Erosion control measures and devices.

Location and size of adjacent drainage structures.

Letter of no adverse effects to adjacent and downstream properties signed by the design engineer.

All plans shall include but not be limited to these guidelines.

EXHIBIT B



TYPICAL SUBDIVSION ROADWAY SECTION



NOTES;



\*- PAVEMENT WIDTH VARIES FOR CURB & GUTTER  AND VALLEY GUTTER







\*\*- VALLEY GUTTER OR CURB AND GUTTER MAY BE USED FOR NEW SUBDIVSION ROADS.





