Subdivision Regulations

CITY OF FLORENCE, ALABAMA

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Preamble

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FLORENCE, ALABAMA, that, pursuant to the authority vested in said Planning Commission by Section 11-52-31 of the CODE OF ALABAMA 1975, as amended, the Subdivision Regulations of the City of Florence are hereby amended as follows:

Article I. In General

Section I. Purpose.

A. ***Statement of Authority and Intent.***

These subdivision regulations are adopted under authority of Title 11, Chapter 52, of the Code of Alabama, 1975, as amended. It is the intent of these regulations to provide for the harmonious development of land within the subdivision jurisdiction; for the coordination of streets within subdivisions with other existing or planned streets or with other features of the Master Plan; for adequate and convenient open spaces for traffic, utilities, recreation, light and air; and for a distribution of population and traffic that will tend to create conditions favorable to health, safety, convenience or prosperity, and to minimize increases in the peak flow rates of storm-water runoff caused by urban development of watersheds within the subdivision jurisdiction.

B. ***Area of Jurisdiction.***

These regulations shall govern all subdivision of property within the jurisdiction of City of Florence.

C. ***Application of Regulations.***

From and after the effective date of these subdivision regulations, every plat of land that is a subdivision, as defined herein, shall be prepared, presented for approval, and recorded as required herein; no plat will be recorded or will have any validity unless it has been approved by the Florence Planning Commission as having fulfilled the requirements of these regulations.

If the proposed subdivision is designed according to the City of Florence regulations for a "Planned Residential Development", or a “Planned Unit Development”, then subdivision approval by the Florence City Planning Commission can be granted simultaneously with approval of the Planned Residential Development or Planned Unit Development plans.

Where it is determined that development of a subject area under review by the Planning Commission will result in a significant increase in storm-water runoff, then Storm-water Detention Regulations shall apply. This determination will be based on:

1. Location and size of the development;
2. Slope and soil conditions;
3. Existing drainage facilities and drainage basins;
4. Other considerations which may pertain to the discharge of storm-water from the development of the site.

Storm-water Detention Regulations as contained in Section III (B) shall apply to road and street construction, subdivision of property, and for those developments within the Planning Jurisdiction of the City of Florence. Every development shall handle its own increase in storm-water runoff. Where the development's storm drainage system outfall discharges directly into a main stream, neither detention facilities nor engineering computations in justification are ordinarily required; a statement from the Developer's Engineer that detention storage is not required for that reason is adequate.

Section II. Definitions.

For the purposes of these subdivision regulations certain words and phrases used herein are defined as follows;

Alabama Department of Environmental Management (ADEM). ADEM is the state agency responsible for administering all federal environmental laws in the State.

Alabama Department of Transportation (ALDOT). The Alabama Department of Transportation provides transportation system for users in the state of Alabama. The Department is responsible for state highways and bridges in Alabama.

Alley. Any public space or thoroughfare twenty (20) feet or less in width which has been dedicated or deeded for public use.

As-Built Plans. A post construction record providing details of construction and reflecting all changes in the Engineering Plans during the course of the development's construction.

Best Management Practices Plan (BMP). A BMP is a method of reducing the amount of pollution from non-point sources to a level acceptable with state and local water quality standards for a specific site. It may include a specific method or a combination of methods designed to achieve this result. The BMP considers the site conditions, including topography, soil type, and other characteristics of the site.

Block. A parcel of land entirely surrounded by streets, streams railroad right-of-way, parks or other public spaces or by a combination thereof.

Building setback line. The line indicating the minimum horizontal distance between the street line and the face of buildings.

Buffer Strip. An area of land, which may include landscaping, walls, fences, and berms that is located between land uses of different character to physically and visually separate such uses, and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel.

Build-To Line. An alignment established a certain distance from the curb line to a line along which the building shall be built. Front porches and handicap ramps may be exempt from build-to line requirements but must occur behind the property line. There shall be designated a Minimum Build-To Line and a Maximum Build-To Line with a maximum

distance between of five (5) feet in which the part of the structure nearest the street or access easement will be served.

City Council. The chief legislative body of the City of Florence.

City Engineer. The City Engineer is responsible for supervising the execution of all contracts with the city for the improvement of streets, sidewalks, parks, bridges and storm sewer systems in the City.

County Engineer. The duly appointed engineer of Lauderdale County, Alabama.

Cross-walkway. A public right-of-way ten (l0) feet or more in width between property lines, which provides pedestrian access to adjacent properties.

Developer. The owner of land proposed to be subdivided or a person designated in writing by the legal owner as his or her representative.

Developer's Engineer. A licensed professional engineer in the State of Alabama that serves as an agent for the developer and provides engineering and construction services during site development.

Developer's Surveyor. A licensed professional surveyor in the State of Alabama that serves as an agent for the Developer and provides land surveying services during site development.

Development. The act of installing site improvements and building structures.

Easement. A grant by the owner for the use of a strip of land by others for specific purposes (i.e.: Utility or Drainage). Drainage easements shall be specifically identified as Drainage Easements. If there are other utilities within the drainage easement, it shall be designated as a Drainage and Utility Easement.

Engineering plans. The drawings on which the proposed subdivision improvements are shown and which, if approved, will be used for construction of the improvements.

Fifty-year frequency rainstorm. A rainstorm with a two percent (2%) chance of being equaled or exceeded in any given year.

Final Plat. The final map or drawing on which the subdivision plan is submitted to the Planning Commission for approval and which, if approved, will be submitted to the office of the judge of probate of Lauderdale County for recording.

General Approval. The approval by the Planning Commission of the General Subdivision Plan or plat, as such approval is required by these regulations.

General Subdivision Plan. The general plan and engineering drawings prepared based on the Preliminary Plan which, if approved, will be utilized for the preparation of the final plat and for the actual construction of the public improvements of the subdivision.

Health officer. The health officer of Lauderdale County or his/her authorized representative; the term may jointly mean the state health officer or his/her authorized representative.

Improvements. Street surfacing, with curb and gutter, sidewalks, water mains, sanitary sewers, storm sewers, utilities and monuments, detention basins, hydrants, required open spaces, street-trees, etc.

Lot. A portion of a subdivision intended as a unit for transfer of ownership or for development.

Main Stream. A stream on which floods are controlled by the Tennessee Valley Authority's reservoir system, or a stream which has the channel capacity adequate to accommodate the ten-year frequency rainstorm without overflow as determined by the city engineer.

Master Plan. The comprehensive plan made and adopted by the Florence City Planning Commission for the physical development of the City of Florence and surrounding area; the term includes any unit or component part of such plan separately adopted and any amendment to such plan or part thereof.

Municipal or Municipality. The City of Florence and, where appropriate to the context, that area lying within the corporate limits of such city as such corporate limits exist or may exist in the future.

National Pollutant Discharge Elimination System (NPDES). The National Pollutant Discharge Elimination System program was created by the Federal Government to control point discharges of water pollution.

Planning Commission. The Florence City Planning Commission, as such commission was created heretofore by ordinances adopted by the City of Florence, pursuant to Title 11, Chapter 52, of the Code of Alabama, 1975, as amended.

Preliminary Subdivision Plan. The preliminary map or drawing on which the proposed layout of a subdivision is submitted to the Planning Commission for consideration and approval.

Private Roads. A road which has not been dedicated to the public and is not owned or maintained by the city, county, or state. Typically, these roads are used for more than one property owner to access a dedicated public right-of-way. Proposed private roads are not permitted in the City of Florence for new site development. Private roads on properties annexed into the city shall retain their designation as private roads and the city will not be responsible for their maintenance.

Reserve strip. The strip of land smaller than a lot retained in private ownership for the purpose of controlling access to land dedicated or intended to be dedicated to street or other public uses.

Roadway. The portion of a street available for vehicular traffic; where curbs are laid, the portion between curbs.

Sidewalk. The portion of a street or cross-walkway, paved or otherwise surfaced, intended for pedestrian use.

Storm-water Pollution Prevention Plan (SWPPP). The Storm-water Pollution Prevention Plan is the program by which the city monitors new construction to ensure compliance with the requirements of the city's Phase II NPDES Storm-water Permit Application.

Street. A public right-of-way which provides access to adjacent properties.

- *"Closed-end street."* Sometimes called a cul-de-sac; a short street having one end open to traffic and being terminated at the other end with a vehicular turnaround. The maximum length of a closed-end street shall be eight-hundred (800) feet.
- *"Collector street."* A street, existing or planned, which serves or is intended to serve as a secondary traffic-way, collecting from minor streets and feeding it into major streets or to important generators of traffic.
- *"Local street."* A street of limited continuity which serves or is intended to serve the local needs of a neighborhood.
- *"Major street."* A street, existing or planned, which serves or is intended to serve as a principal traffic-way and which is designated on the plan for circulation (major street plan) as a limited access highway, major street, thoroughfare, parkway or other term to identify those streets comprising the basic structure of the street system.
- *"Marginal access street."* A street running parallel to and adjacent to or in the immediate vicinity of a major street, and which has as its principal purpose the relief of such major street from the local service of abutting properties.

Street-Trees. Trees currently located or required to be planted within the right-of-way of local streets, collector streets, major streets, or highways; planted in a linear fashion and provide spatial enclosures as well as other technical and aesthetic benefits, and are a tree species which is listed on the current street tree list.

Subdivision. The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. The term includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Subdivision jurisdiction. All land located in the City of Florence and all land lying within three (3) miles thereof and not located in any other municipality or its subdivision jurisdiction.

Ten-year frequency rainstorm. A rainstorm with a ten percent (10%) chance of being equaled or exceeded in any given year.

Twenty-five-year frequency rainstorm. A rainstorm with a four percent (4%) chance of being equaled or exceeded in any given year.

Traffic Calming. The Institute of Transportation Engineers (ITE) defines traffic calming as measures that involve "changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes."

Traffic Control Plan. If required, a Traffic Control Plan shall be included with the engineering plans. This plan provides details for allowing the contractor to work safely during the construction of all public improvements for the site, while still allowing the safe and efficient flow of traffic.

Traffic Plan. A traffic plan shall be included with the engineering plans. The plan will show all traffic control features on the proposed public rights-of-ways, including, but not limited to "Stop," "Yield," speed limit and street name signs, and any traffic calming measures.

Section III. Amendments.

A. *Amendment Policy.*

These subdivision regulations are based on comprehensive planning studies and on the need for uniform standards of design and construction for subdivisions and improvements to carry out the objective of a sound, stable and desirable development. It is recognized that casual change or amendment to the regulations would be detrimental to the achievement of that objective, and it is therefore declared to be the policy of the Planning Commission to amend these regulations only when one (1) or more of the following conditions prevail:

1. *Error*. There is a manifest error in the regulations.
2. *Change in conditions*. Changed or changing conditions in a particular area, engineering standards, or, in the planning jurisdiction, which make a change in the regulations necessary and desirable.

B. *Amendment Procedure.*

Amendments to these subdivision regulations may be requested by any person concerned with or affected by the application of the regulations. A request for an amendment shall state the name, address, and interest of the person requesting the amendment, as well as the nature and purpose of the amendment requested, and the need therefore.

Section IV. Interpretation and Validity.

A. *Interpretation.*

Any determination on the suitability of property for development is the responsibility of the applicant. Furthermore, it is the responsibility of the applicant to ensure that he/she is

in compliance with all federal, state, and local requirements related to the development of any property.

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

The standards and requirements of these regulations may be modified by the Planning Commission in the case of a plan and program for a comprehensive community development or a neighborhood unit, which in the judgment of the Planning Commission provides adequate public spaces and improvements for vehicular and pedestrian circulation, landscaping, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

B. ***Validity.***

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

Article II. Subdivision Criteria

Section I. Procedures.

A. ***General Procedure.***

The procedure for review and approval of a subdivision by the Planning Commission consists of three (3) consecutive steps, as follows:

1. Preparation and submission of a preliminary plan of the proposed subdivision with the attendant items required herein.
2. Preparation and submission for review and approval of a general subdivision plan with the attendant items required herein.
3. Preparation and submission for review and final approval of a final plat with the attendant items required herein.

In no event shall the preliminary plan or the general subdivision Plan be considered as a submission of a plat for approval or disapproval as required by §11-52-32, Code of Alabama, 1975, as amended, but only the final plat shall be so considered.

B. *Preliminary Plan.*

1. *Purpose*.

   The purpose of the preliminary plan is to develop a general design on which to base the subdivision plan, and thus to avoid having to revise such design to make it conform to the master plan and to relate it to surrounding development. To this end, the applicant should consult informally with the Planning Commission's technical staff on preparation of the preliminary plan.

2. *Submission and Review*.

   The applicant shall submit to the Planning Commission eight (8) copies of the preliminary subdivision plan (24" x 36" or "D" size sheet), together with all attendant items required herein, with written application for preliminary plan approval at least fifteen (15) days prior to the meeting at which it is to be considered. Property owners who abut the proposed subdivision as certified by an abstract title company shall be notified by mail of the application to subdivide. The preliminary plan will be reviewed by the Planning Commission. The review shall take into consideration, in addition to the requirements set out in these regulations, the components of the Master Plan, the Zoning Ordinance, and, programs and regulations that might affect the area, as well as the design and development of the subdivision.

3. *Action on Preliminary Plan*.

   Within forty-five (45) days, the Planning Commission or its staff shall inform the applicant that the preliminary plan as submitted or as modified does or does not meet the objectives of these regulations. When the Planning Commission or its staff, find that the preliminary plan does not meet the objectives of these regulations, the reasons therefore will be given, with any changes recommended to be made.

4. *Effect of Approval.*

   Preliminary approval of a subdivision plan shall not constitute acceptance of the plat of the proposed subdivision but will be deemed only as an expression of approval of the plan submitted as a guide to preparation and submittal of the general plan for approval by the Planning Commission. Preliminary approval of a subdivision plan shall be effective for a maximum period of six (6) months unless application by the applicant for an extension is granted by the Planning Commission. If the general plan has not been submitted to the Planning Commission within this time limit, the preliminary plan will again be submitted and designed to regulations in effect at the time of re-submittal.

C. *General Subdivision Plan*

1. *Purpose.*

   The purpose of the general subdivision plan, with the attendant items required herein, is to provide plans for the construction of the subdivision and its improvements. To this end, during preparation of the general subdivision plan, the applicant should consult with the Planning Commission's technical staff, with the City Engineer, County Engineer, if appropriate, and with other officials and agencies concerned with the subdivision and the improvements. The general subdivision plan should be based upon the general design shown on the preliminary plan, together with the recommended changes.

2. *Submission and review*.

   The applicant shall submit to the Planning Commission eight (8) copies of the general subdivision plan with 8 full sets of construction drawings (24" x 36" or "D" size sheet), together with all attendant items required herein, with written application for preliminary plan approval at least fifteen (15) days prior to the meeting at which it is to be considered. The general subdivision plan, together with the attendant items required herein, shall be reviewed by the Planning Commission and will be referred for review and report to the (1) City Engineer, (2) County Engineer, if appropriate, (3) County Health Officer, (4) utility agencies, companies, or departments concerned with the tract or adjacent tracts, and other appropriate officials. The review shall take into consideration, in addition to the plans and other factors considered in connection with the preliminary plan, the particular requirements and conditions affecting installation of improvements.

   If it is the intent of the applicant to develop the subdivision in phases over a period of time, then declaration of such intent by the applicant must be approved by the Planning Commission at this stage of review. In addition, proposed phases must be illustrated and a time frame for build-out must be outlined. Each proposed phase must stand alone with regard to all public improvements including storm-water detention and other issues which may be required by the Planning Commission upon review.

3. *Action on general subdivision plan.*

   Notice of the time and place for a general subdivision plan to be considered will be sent by the Planning Commission to the applicant and to the person whose name and address appears on the plan as the owner of the land. Property owners who abut the proposed subdivision as certified by an abstract title company will be notified by mail of the application for general approval. At the next regular monthly meeting following the submission of a general subdivision plan, but in any event within forty-five (45) days, the Planning Commission will act upon the general subdivision

plan and will communicate in writing to the applicant its general approval or its disapproval. In the case of general approval, the Planning Commission will state:

a. The specific changes required to be made in the general subdivision plan.

b. The character and extent of the required improvements.

In the case of disapproval, the Planning Commission will state the grounds for disapproval.

4. *Effect of approval*.

General approval of a subdivision plan does not constitute acceptance of the plat of the proposed subdivision but deemed only as an expression of approval of the plan submitted as a guide for preparation of the final plat. The final plat will be submitted for approval by the Planning Commission and for recording upon fulfillment of the requirements of these regulations and the conditions of general approval. General approval of a subdivision plan will be effective for a minimum period of six (6) months unless, upon application by the applicant, the Planning Commission grants an extension. If the final plat has not been submitted to the Planning Commission within this time limit, the general subdivision plan should again be submitted and designed to regulations in effect at the time of re-submittal.

D. *Final Plat*

1. *Purpose*.

The purpose of the final plat, together with the attendant items required herein, is to provide an accurate record of street and property lines and other elements being established on the land and the conditions of their use. The final plat will be based upon the general subdivision plan, together with the required changes, but it may include only the portion of the approved general subdivision plan which the applicant proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.

2. *Submission and review.*

The applicant shall submit to the Planning Commission eight (8) copies of the final plat with the attendant items required herein and with written application for final approval at least fifteen (15) days prior to the meeting at which it is to be considered. The final plat with the attendant items required herein will be reviewed by the Planning Commission and will be referred for review and report to the City Engineer, County Engineer, if appropriate, the County Health Officer, the utility agencies, companies or departments concerned with the tract or adjacent tracts and other appropriate officials. The review shall take into consideration conformance to the approved general subdivision plan and fulfillment of any conditions of such approval and the proper installation of required improvements in conformance with

the requirements of these regulations and other applicable standards and regulations.

3. *Action on final plat*.

   Before acting on the final plat, the Planning Commission will mail notice to the applicant and owner of the land, whose name or names and address or addresses are shown on the plat or application, of the time and place for the hearing to be held on the plat, at least five (5) days before the date fixed for such hearing. Similar notices shall be mailed to the owners of land immediately adjoining the proposed subdivision, as certified by an abstract title company.

   The Planning Commission will act upon the final plat within thirty (30) days after its submission and will communicate in writing to the applicant final approval or disapproval. In the case of approval, the commission will enter such approval upon the final plat by the appropriate certificate. In the case of disapproval, the Planning Commission will state the grounds for disapproval.

4. *Recording of plat*.

   After approval of a final plat, such plat will thereafter be immediately filed by the Planning Commission, for recording in the office of the judge of probate of Lauderdale County. After recording, the original tracing of the final plat will be retained by the Planning Commission, unless the applicant shall also have filed a photographic reproducible of the final plat, in which case, the original shall be returned.

5. *Effect of approval.*

   Approval of a final plat will not constitute acceptance by the public of the dedication of a street or other public way, park or space. Approval of a final plat will be effective for a maximum period of six (6) months unless, upon request by the applicant, the Planning Commission grants an extension. If the final plat has not been recorded within this time frame, the general subdivision plans must be resubmitted and designed to regulations in effect at the time of re-submittal.

Section II. Documents.

A. *Specifications for Preliminary Plan.*

1. *General form.*

   The preliminary plan will show in simple outline the general design of the proposed subdivision in its entirety and in relation to existing conditions and to its surroundings. The plan will illustrate adjoining properties and names of owners of un-subdivided properties to determine the need for future projection of public rights-of-way.

2. *Information to be shown.*

   The preliminary plan will contain the following information:

   a. *Location map.* A diagram showing the relation of the proposed subdivision to main traffic arteries, schools, recreation areas, business and industrial areas, and other important features.

   b. *Survey data.* Proposed property boundaries will be shown. Contours or spot elevations as required for the general subdivision plan, or a sufficiently close approximation of such contours, to allow a thorough review of the proposed development. Sufficient topographic data beyond the boundaries of the proposed development shall be provided so that effects to adjoining property can be evaluated.

   c. *Miscellaneous data*. The scale of the preliminary plan, north arrow, date, name and address of the owner, applicant, and the professional engineer or land surveyor must be provided.

   d. *Streets and sidewalks.* The street pattern in relation to existing and proposed streets, including those shown on the Master Plan or on a neighborhood plan, and projection of streets into adjoining properties for future development or connections must be provided.

      Although not required to be illustrated at the preliminary review, sidewalks shall be required on both sides of a street.

      Where it is determined by the Planning Commission that the need for pedestrian accommodation is remote or unsafe, sidewalks may be eliminated on one or both sides of an existing or proposed street.

      Sidewalk construction including connections to streets and driveways must meet all the requirements of the Americans with Disabilities Act (ADA).

   e. *Street-trees.* Street trees will be required within the right-of-way, between the sidewalk and the back of curb. Although not required to be illustrated at the preliminary review, street trees will be required on both sides of a street. The general subdivision review must illustrate street tree layout and specifications as required by these regulations.

   f. *Lots and blocks.* The general arrangement of lots and blocks, with dimensions of typical lot widths and depths must be provided.

   g. *Non-residential sites.* Identification of existing and proposed parks, recreation areas, schools or other public uses; sites, if any, for multi-family dwellings, shopping centers, churches, industry, or other nonresidential uses must be included.

h. *Utilities.* The approximate locations and sizes of existing utility lines must be included.

i. *Easements.* The approximate locations, widths, and purposes of existing easements must be included.

j. *Buffer strip.* A buffer strip is defined as an area of land, including landscaping, walls, fences, and building setbacks, that is located between land uses of different character to physically and visually separate such uses, and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel.

Where the proposed subdivision adjoins an existing residential area, and such proposed land use may have a depreciating effect on the existing residential area, a buffer strip may be required by the Planning Commission between the proposed subdivision and the existing residential area(s).

Where the proposed subdivision adjoins a commercial area, industrial area, railroad right-of-way, or other land use which would have a depreciating effect on the proposed use of the land, a buffer strip may be required by the Planning Commission.

The minimum width of a buffer strip will be one hundred (100) feet if no improvements are proposed. The Planning Commission may allow a reduction in the required width depending on improvements proposed by the developer within the strip i.e. landscaping, walls, fences, berms, etc. Detailed drawings of a buffer strip must be submitted for general approval.

k. The proposed preliminary subdivision plan must be submitted on a 24" x 36" sheet as well as an electronic format (jpeg or similar) with additional 11" x 17" hard copies.

l. Additional information as required on the application for Planning Commission Review (*including adjoining property owners as certified by an abstract title company*) and as determined by the City of Florence to allow a thorough evaluation of the proposed development must be included.

m. A Plat Review Fee as outlined on the Application for Planning Commission Review is required. Should the layout or scope of the proposed development change dramatically at the request of the applicant during the course of review by the Planning Commission, an additional Plat Review Fee will be required.

B. ***Specifications for General Subdivision Plan.***

1. *General form.*

The general subdivision plan will show accurately with sufficient detail construction of the subdivision and improvements for the design of the proposed subdivision in relation to existing conditions and its surroundings. It must be drawn to a scale of not less than one (1) inch equals one hundred (100) feet and the sheet size shall not be larger than 24" x 36" or "D" size, at least six (6) inches of which will be provided on the left side for binding. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire subdivision.

2. *Information to be shown.*

   The general subdivision plan must contain the following information:

   a. *Location map*. A diagram showing the location of the proposed subdivision.

   b. *Survey data.* The boundary lines of the subdivision with length and bearing of lines; section and corporation lines; contours at intervals of two (2) feet based on a datum plane that is mean sea level; where contours will not provide adequate information for drainage determinations, spot elevations in sufficient number to show drainage conditions must be given. Sufficient topographic data beyond the boundaries of the proposed development must be provided so that effects to adjoining property can be evaluated.

   c. *Miscellaneous data*. Present tract designation according to the records of the office of the judge of probate of Lauderdale County; the title or name under which the proposed subdivision is to be recorded, with name and address of the owner and the applicant; notations giving scale, (true) north arrow, datum, benchmarks, date of survey and name of the registered professional engineer or land surveyor.

   d. *Streets and sidewalks.* The name, right-of-way width and location of streets, sidewalks, and other public ways on and adjacent to the tract; the type width and elevation of surfacing; any legally established centerline elevations; walks, curbs, gutters, culverts and similar features; the name, right-of-way width and location of proposed streets, with their approximate grades and gradients, and similar data for alleys, if any. Sidewalks will be required within the right-of-way on both sides of a street as part of the required public improvements for subdivision development. Sidewalks must be located in accordance with Section III (B) of these regulations.

      Where it is determined by the Planning Commission that the need for pedestrian accommodation is remote or unsafe, sidewalks may be eliminated on one or both sides of an existing or proposed street.

e. *Street trees.* The location of street trees as required by these regulations must be included. Trees must be located within the right-of-way on both sides of a street as part of the required public improvements for subdivision development. Street trees must be located and planted in accordance with Section III (B) of these regulations. Canopy symbols are to be drawn at mature canopy size.

f. *Lots and blocks*. Lot lines, lot numbers and block letters, tabulation stating gross and net acreage of the subdivision, acreage of existing and proposed public areas within the tract, number of residential lots, typical lot size and lineal feet of proposed streets must be included.

g. *Nonresidential sites.* Sites to be reserved or dedicated for parks, recreation areas, schools or other public uses; sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-residential uses must be included.

h. *Utilities.* The location, size and invert elevation of sanitary and storm sewers; the location and size of water mains; the location of gas lines, fire hydrants, approximate locations of utility poles and street lights must be included. If water mains are not on or adjacent to the tract; the direction and distance to, and the size of the nearest ones, showing invert elevation of sewers and the location of proposed utilities, if not shown elsewhere, must be included.

i. *Easements, in general*. The location, width, and purpose of existing and proposed easements must be included.

j. *Building setback lines / Build-to lines*. The required building setback lines for construction must be included.

The Planning Commission may authorize build-to-lines in lieu of conventional setback requirements upon request by the developer and submittal of drawings illustrating typical lot layout with paving, rights-of-way and structures, and other information as may be required by the Planning Commission so as to properly evaluate the application. Consideration of build-to lines will be based on the subdivision in its entirety as well as surrounding properties and zoning classifications. There will be designated a minimum build-to line and a maximum build-to line with a maximum distance of five (5) feet between in which the part of the structure nearest the street or access easement will be served.

k. *Adjoining land.* The approximate direction and gradient of the ground slope, including any levees or embankments; the character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; names of recorded subdivision plats of adjoining platted land by record name, date, and number and the names of record owners of adjoining un-subdivided land must be included.

l. *Other existing conditions*. The locations of watercourses, marshes, wetlands, wooded areas, isolate trees one (1) foot or more in diameter to be preserved, buildings or structures, and other significant features on the tract must be included.

m. *Proposed public improvements*. Highways or other major public improvements planned by public authorities for future construction on or near the tract must be included.

n. *Engineering plans*. Plans must be submitted showing the required information as listed. The cross sections and profiles of streets showing grades approved by the City Engineer or County Engineer, as appropriate, must be drawn to city or county standards. Profiles will be presented on a 1:10 ratio of vertical scale to horizontal scale; i.e., one (1) inch = five (5) feet vertical and one (1) inch = fifty (50) feet horizontal. Cross sections will be presented on a 1: 1 ratio of vertical scale to horizontal scale; i.e., one (1) inch = five (5) feet vertical and horizontal. Construction detail sheets may be drawn at the appropriate scale to portray the requirements, details, and materials. Details of storm-water sewerage including sizes, type, alignment, grade, invert elevations, top elevation of street and field intake structures, etc., must be shown. If installed by the applicant, details of sanitary sewerage including size, type, alignment, grade, invert elevations, top of manhole elevations, stub out locations, etc., must be shown. A general subdivision map must be furnished showing existing contours prior to development and the final contours after development on a horizontal scale on one (1) inch = one hundred (100) feet. All elevations must be based on the datum plane of mean sea level.

o. *Subsurface conditions report*. Location and results of soil percolation tests if individual sewage disposal systems are proposed must be provided.

p. *Storm-water detention plan.* Hydrologic and hydrologic computations utilized in the design of storm-water facilities as set forth in Section III (B) and contained herein must be included.

q. *Phased development*. If it is the intent of the applicant to develop the subdivision in phases over a period of time, then declaration of such intent by the applicant must be approved by the Planning Commission at this stage of review. In addition, proposed phases must be illustrated and a time frame for build-out must be outlined. Each proposed phase must stand alone with regard to all public improvements including Storm-water detention and other issues which may be required by the Planning Commission upon review.

r. The proposed general subdivision plan must be submitted in an electronic format (jpeg or similar) as well as 11"x 17" hard copies.

s. Additional information as required on the application for Planning Commission Review (*including adjoining property owners as certified by an abstract title company*) and as determined by the City of Florence to allow a thorough evaluation of the proposed development.

C. *Specifications for Final Plat.*

1. *General form.*

The final plat will show accurately the subdivision as established on the ground and in relation to its surroundings. It will be drawn to a scale of not less than one (1) inch equals one hundred (100) feet, and the sheet size shall not be larger than thirty-six (36) inches by twenty-four (24) inches. At least six (6) inches will be provided on the left side for binding. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. If phased development is proposed, the final plat may be submitted for approval progressively in continuous sections satisfactory to the Planning Commission.

2. *Information to be shown*.

The final plat will contain the following information:

a. *Location map*. A diagram showing the location of the proposed subdivision

b. *Survey data*. Primary control points, approved by the City Engineer or County Engineer, if appropriate, or description and ties to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred; the boundary lines of the subdivision, right-of-way lines of streets, easements and other rights-of-way, property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves; the location and description of monuments, according to state law; and in accordance with standards as recognized by the State of Alabama Board of Licensure for Professional Engineers and Land Surveyors.

c. *Miscellaneous data*. Notations giving scale, (true) north arrow, and date of final plat.

d. *Streets*. The name and right-of-way width of each street or other public way.

e. *Lots and blocks*. Identification by letter of each block and by number of each lot in each block.

f. *Nonresidential sites*. The purpose for which sites, other than residential lots, are dedicated or reserved.

g. *Utilities.* Location and dimensions of any utility right-of-way or easements.

h. *Easements.* Location, dimensions and purpose of any other easements.

i. *Building setback line and build-to lines.* Minimum building setback line of all lots and other sites. The Planning Commission may authorize build-to lines in lieu of conventional setback requirements upon request by the developer and submittal of drawings illustrating typical lot layout with paving, rights-of-way, structures, and other information as may be required by the Planning Commission so as to properly evaluate the application. Consideration of build-to-lines will be based on the subdivision in its entirety as well as on surrounding properties and zoning classifications.

j. *Buffer strip.* If required by the Planning Commission a buffer strip area will be designated as such on the plat and further, noted as a "non-buildable protected area".

k. *Adjoining land.* The names of recorded subdivision plats of adjoining platted land by record name, date and number.

l. *Certificate of owner*. Notarized certification by the landowner of the adoption of the plat and the dedication of streets, utility easements, and other public areas must be provided.

m. *Certificate of survey*. Certification by the registered professional engineer or land surveyor that the plat represents a survey made by him/her, that the monuments shown thereon actually exist as located, and that all dimensional and other data are correct.

n. *Approvals*. Certificates of approval of the Planning Commission, City and County Engineers, Emergency Management Director, Probate Judge, and County Health Officer, where such approval is called for by these regulations.

3. *Attendant items*.

The final plat must be accompanied by the following items:

a. *Protective covenants.* If proposed, the protective covenant in form for recording.

Protective covenants and owners' associations are mandatory for Planned Residential Developments and Planned Unit Developments and must be recorded prior to the final plat.

b. *Engineering plans.* (Conditions as required by Planning Commission or City Engineer for preliminary and general approval must be included.)

c. *Conveyances.* A conveyance to the City of Florence or the County of Lauderdale by fee simple or by easement of land set aside for parks, recreation area or other public use; such conveyance to be without reservation of rights except for restriction that land is to be dedicated only to the specified purposes.

d. *Plat review fee*. A check payable to the Florence City Planning Commission for the payment of the fee charged for review of the final plat.

e. *Recording fee.* A check payable to the office of the judge of probate of Lauderdale County or the payment of the fee charged for recording the final plat.

f. *Storm-water detention facilities.* Final design of detention facilities as approved by the City Engineer. The design shall be in accordance with the provisions of Section III (B) as contained herein.

g. *Guarantees of performance.* The Planning Commission will not approve the final plat of any subdivision for which improvements have been completed unless the improvements have been installed in accordance with the standards and specifications of these regulations and have been certified to the Planning Commission by appropriate officials and agencies of the city.

In lieu of the completion of improvements, a performance bond executed by the applicant with surety, as is hereafter specified, to secure to the municipality the actual construction and installation of such improvements in accordance with Section IV (E) of these regulations is required prior to submission of a plat for final approval.

Section III. Design Standards.

A. *Principles of Acceptability.*

1. *Conformance to master plan.*

   In general, the subdivision shall conform to the master plan for the City of Florence and adjacent territory within the subdivision jurisdiction, to the zoning ordinance (if the subdivision is within the City of Florence or the city's extraterritorial jurisdiction), and to other applicable ordinances or regulations. If a suggested plan for the neighborhood in which the land to be subdivided is located has been made by the Planning Commission, the layout of the subdivision shall be in general conformance thereto.

2. *Provisions for future subdivision.*

   Parcels within a subdivision shall be arranged so as to provide for and to allow the opening of future streets and logical further subdivision. Street rights-of-way will be stubbed out accordingly to adjoining properties for future development.

3. *Land subject to flooding.*

   Land subject to periodic flooding, as shown in the Federal Emergency Management Agency Flood Insurance Study, City of Florence and Lauderdale County, 2009, or latest edition, and land deemed to be uninhabitable must not be platted for residential occupancy or for any use that may increase danger to health, life, property, or aggravate the flood hazard. Such land within the tract to be subdivided will be set aside for such uses as will not be endangered by periodic or occasional inundation or will not produce unsatisfactory, unsanitary, or unhealthy living conditions. If the land to be subdivided is located in an area having poor drainage or other physical impairment, the Planning Commission may approve the subdivision, provided the applicant agrees to make such improvements as are necessary to render the area substantially safe for residential use, or in lieu of the improvements, will furnish a surety bond or certified check covering the cost of the required improvements, as provided herein.

   Chapter 19, Article III of the Code of the City of Florence, Flood Damage Prevention Regulations will govern and the following standards for subdivisions will apply:

   a. All subdivision proposals will be consistent with the need to minimize flood damage.

   b. All subdivision proposals will have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

c. All subdivision proposals will have adequate drainage provided to reduce exposure to flood hazards, and;

d. Base flood elevation data will be provided for subdivision proposals and other proposed development, including manufactured home parks and subdivisions, greater than fifty (50) lots or five (5) acres, whichever is the lesser.

4. *Natural features*.

Natural scenic features of the land, such as streams, will be considered community assets, and the design of the subdivision will protect and utilize such natural scenic features.

5. *Trees.*

Because of their value in soil conservation, health and community appearance, storm-water management, traffic calming, and pedestrian safety, street trees will be required as public improvements on both sides of a street, within the right-of-way. They will be of a required species, height, caliper, spacing, and located and planted in accordance with Section III(B) (11) of these regulations.

Large trees will be preserved wherever possible. No tree or low bushy species, which might obstruct vision, will be placed within twenty-five (25) feet of the intersecting property lines at a street intersection.

6. *Reserve strips.*

There will be no reserve strips controlling land dedicated or intended to be dedicated to street or other public use except where their control is placed in the appropriate governing body under conditions approved by the Planning Commission.

7. *Buffer strip.*

If required by the Planning Commission a buffer strip area will be designated as such on the plat and further, noted as a “non-buildable protected area”.

8. *Names.*

The name of the subdivision and new street names will not duplicate nor closely approximate phonetically or original spelling the name of any other subdivision or street in Lauderdale County. Street names will be subject to approval of the Planning Commission. In general, the use of names associated with the history and development of the City of Florence and Lauderdale County is desirable.

B. ***Streets.***

1. *Street layout.*

   The street layout will be devised for the most advantageous development of the entire neighborhood or neighborhoods in which the land to be subdivided is located. Existing streets that abut the subdivision will be continued, and the continuations will be at least as wide as the existing streets and in alignment with them. The street layout will also provide for the future projection into adjoining lands a sufficient number of streets to provide convenient circulation. The street layout, alignment and design standards will be in accordance with the applicable principles contained in *A Policy on Geometric Design of Highway and Streets* as published by the American Association of State Highway and Transportation Officials (AASHTO). The following objectives will also be applicable to the street layout:

   a. Adequate vehicular and pedestrian access must be provided to all parcels.

   b. Local street systems will be designed to minimize through traffic movements.

   c. The street pattern should minimize out-of-the-way vehicular travel.

   d. Local circulation systems and land development patterns should not detract from the efficiency of bordering arterial routes.

   e. Elements in the local circulation systems should not have to rely on extensive traffic regulations in order to function efficiently and safely.

   f. Traffic generators within residential areas should be considered in the local circulation pattern.

   g. Planning and construction of residential streets should clearly indicate their local nature.

   h. The local street system should be designed for a relatively uniform low volume of traffic.

   i. Local streets must be designed to discourage excessive speeds. Provisions for traffic calming may be required by the City Engineer.

   j. Pedestrian-vehicular conflict points should be minimized.

   k. The arrangement of local streets must permit economical and practical patterns, shapes, and sizes of development parcels.

   l. Local streets must be related to topography from the standpoint of both economics and amenities.

2. *Terrain classification.*

   For purposes of these regulations the following are definitions of terrain classification:

a. Ordinary-cross slope range of zero percent to eight (8) percent

b. Rolling-cross slope range of greater than eight (8) percent to fifteen (15) percent

c. Hilly-cross slope of over fifteen (15) percent

3. *Development density.*

For the purposes of these regulations the following are definitions of development density in terms of gross land area:

a. Low-two (2) or less dwelling units per acre

b. Medium-greater than two (2) up to six (6) dwelling units per acre

c. High-over six (6) dwelling units per acre

4. *Major street.*

Wherever a subdivision embraces a major street or thoroughfare, as shown on the plan for circulation (major street plan) component of the Master Plan, such major street will be platted in the general location and of the width called for by such plan.

5. *Marginal access street.*

Where a subdivision has frontage on a major street or thoroughfare, as shown on the plan for circulation (major street plan), a marginal access street or frontage road will be provided adjacent to and on each side of the major street. Within the right-of-way of the marginal access street, sufficient area for clear-zone requirements and screen planting will be provided. Separation strips will be provided with screen planting to provide protection from the noise and lights of the major street traffic; screen planting will be so placed that it does not obstruct vision at intersections. The alignment and design standards will be in accordance with the applicable requirements of *A Policy on Geometric Design of Highways and Streets* as published by the American Association of State Highway and Transportation Officials (AASHTO).

6. *Collector streets*.

Collector streets will be provided to collect traffic from local streets and feed it into major streets or to important generators of traffic, such as schools and shopping centers. In general, collector streets will be located and approximately midway between major streets or in the form of a loop or partial loop within the neighborhood.

Collector Street Design Standards

Terrain Classification	**Ordinary**			**Rolling**			**Hilly**		
Development Density	*Low*	*Med.*	*High*	*Low*	*Med.*	*High*	*Low*	*Med.*	*High*
ROW Width (min. ft.)	80	80	80	80	80	80	80	80	80
Clear Road Width Face to Face of Curb (min. ft.)	36	36	40	36	36	40	36	36	40
Type of Curb (VF – vertical face)	VF	VF	VF	VF	VF	VF	VF	VF	VF
Sidewalk Width (ft.)	6	6	6	6	6	6	6	6	6
Sidewalk Distance (ft.) from Back of Curb (planting strip)	10	10	10	10	10	10	10	10	10
Required Tree Planting	With no existing or proposed overhead utility lines, use large mature height trees (75% to 100% in quantity) and medium mature height (0% to 25% in quantity). With existing or proposed overhead utility lines use small mature height trees								
Stopping Site Distance (min. ft.)	250	250	250	200	200	200	150	150	150
Grade (max. %)	9	9	9	11	11	11	13	13	13
Grade (min. %)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Spacing Along Major Traffic Route (min. ft.)	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320
Design Speed (mph)	35	35	35	30	30	30	25	25	25
Centerline Radius (min. ft.)	350	350	350	230	230	230	150	150	150
Superelevation (max. ft./ft.)	.04	.04	.04	.04	.04	.04	.04	.04	.04

7. *Local streets.*

   Local streets will be provided to facilitate access to neighborhoods and private property. They will be arranged so that use by through traffic is discouraged. The following table contains local street design standards.

Local Street Design Standards

Terrain Classification	**Ordinary**			**Rolling**			**Hilly**		
Development Density	*Low*	*Med.*	*High*	*Low*	*Med.*	*High*	*Low*	*Med.*	*High*
ROW Width (min. ft.)	60	60	60	60	60	60	60	60	60
Clear Road Width Face to Face of Curb (min. ft.)	30	30	30	30	30	30	30	30	30
Type of Curb (VF – vertical face; R* - roll type)	R*/VF	VF	VF	R*/VF	VF	VF	VF	VF	VF
Sidewalk Width (ft.)	5	5	5	5	5	5	5	5	5
Sidewalk Distance (ft.) from Back of Curb (planting strip)	9	9	9	9	9	9	9	9	9
Required Tree Planting	With no existing or proposed overhead utility lines, use large mature height trees (75% to 100% in quantity) and medium mature height (0% to 25% in quantity). With existing or proposed overhead utility lines use small mature height trees								
Stopping Site Distance (min. ft.)	200	200	200	150	150	150	125	125	125
Grade (max. %)	7	7	7	10	10	10	15	15	15
Grade (min. %)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Cul-de-Sac Length (min. ft.)	800	600	600	800	600	600	800	600	600
Cul-de-Sac Radius (min. ft.)	50	50	50	50	50	50	50	50	50
Design Speed (mph)	30	30	30	25	25	25	20	20	20
Centerline Radius (min. ft.)	230	230	230	145	145	145	80	80	80
Superelevation (max. ft./ft.)	.04	.04	.04	.04	.04	.04	.04	.04	.04
* Unless otherwise determined by City Engineer									

8. *Increase in street widths.*

   In front of schools and community activity areas and in front of areas zoned or designed for commercial or industrial uses, the minimum clear roadway width of streets will be increased on the side or sides on which the land for the school or community activities use is located by at least fifteen (15) feet to insure the free flow of traffic without interference by vehicles entering or leaving parking area.

(This is not a parking space requirement and will not affect requirements of the zoning ordinance, or otherwise for off-street parking facilities; neither will fulfillment of this requirement and its acceptance by the Planning Commission be deemed approval or endorsement of any amendment to the zoning ordinance necessary for such commercial or industrial uses.)

9. *Half streets.*

   No new half streets will be platted. Where a tract of land to be subdivided abuts upon an existing half street, the other half of the street will be platted.

10. *Intersections.*

    Street intersections will be right angles or nearly so. Where, for topographic or other reasons, an intersection cannot be at right angles, the intersection will be designed as to insure safety. There will be a minimum number of intersections of minor streets with major streets. Intersections of local streets must be designed to operate without any traffic control devices.

Street Intersection Design Standards

Terrain Classification	**Ordinary**			**Rolling**			**Hilly**		
Development Density	*Low*	*Med.*	*High*	*Low*	*Med.*	*High*	*Low*	*Med.*	*High*
Approach Design Speed (mph)	25	25	25	25	25	25	20	20	20
Clear Sight Distance, Length along each approach leg (ft.)	160	160	160	160	160	160	120	120	120
Vertical Alignment within area (max. grade %)	Flat*	Flat*	Flat*	2	2	2	4	4	4
Angle of Intersection (min. deg./preferred deg.)	75/90	75/90	75/90	75/90	75/90	75/90	75/90	75/90	75/90
* Flat as feasible with consideration given to drainage of surface runoff									

Curb Radius (min. ft.)

Local-Local	20	20	20	20	20	20	20	20	20
Local-Collector	25	25	25	25	25	25	25	25	25

Centerline Offset of Adjacent Intersection (min. ft.)

Local-Local	150	150	150	150	150	150	150	150	150
Local-Collector	150	150	150	150	150	150	150	150	150
Collector-Collector	200	200	200	200	200	200	200	200	200

11. *Required street trees.*

The size and placement of street trees are dependent on the type of streets within the area to be developed. Trees will be installed, and if necessary, staked in accordance with the International Society of Arboriculture Best Management Practices (BMP's).

a. All required street trees, regardless of mature size, will have a minimum caliper of two (2) inches at the root crown, be at a minimum of 8 feet tall, and the tree stem will have all branches removed to a height of 5.5 feet for line of sight clearance at time of planting.

b. Street tree planting will occur in the planting strip between the back of curb and the sidewalk. For local streets, and where no existing or proposed overhead utility lines exist, required street trees will be species of medium mature height trees (60% to 80% in quantity and greater than 25 ft. – less than 40 ft.) and large mature height trees (20% to 40% in quantity and greater than 40 ft.).

   For collector streets, and where no existing or proposed overhead utility lines exist, required street trees will be species of a large mature height (75% to 100% in quantity and greater than 40 ft.) and medium mature height (0% to 25% in quantity and greater than 25 ft. – less than 40 ft.).

   If existing or proposed overhead utility lines exist, required street trees will be a species of a small mature height (less than 25 ft.).

c. Tree placement. Trees will be offset, not centered, within the planting strip. Trees will be offset from the back of curb 2/3 of the width of the planting strip.

   1. For collector streets, the placement setback is 6.5 feet.
   2. For local streets, the placement setback is 6 feet.

   Tree spacing and quantity. The total tree quantity is based on the length of curb frontage and to maximize canopy interlacing. There will be one (1) tree required per every 35 linear feet of curb frontage for the development. Developer is advised to consult with the Urban Forester for the City of Florence prior to submitting the tree plan for review.

   1. Large trees will be planted at a minimum ratio of one for every 50 feet.
   2. Medium trees will be planted at a minimum ratio of one for every 35 feet.
   3. Small trees will be planted at a minimum ratio of one for every 20 feet.

d. Species Diversity; A minimum of four (4) species from each size class installed are required for planting within a subdivision. A minimum of two species shall be planted per street to prevent a monoculture. All four species per size class are to be used equitably within a development.

e. Street trees will not be located within any areas required for intersection sight distance.

The following classes of trees are acceptable species for their given size classes. The developer should consider a diversity of species within the development. The Urban Forester may require specie changes within a development to minimize or reduce overpopulation of specific species or specie within the urban street tree population or if a species has been shown to have invasive or other undesirable characteristics.

Small Trees | *Mature Height Less Than 25 feet*

Botanical Name	*Common Name*
Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Cercis canadensis	Eastern Redbud
Chionanthus retusus	Taiwan Fringe Tree
Chionanthus virginicus	Fringe Tree
Cornus kousa	Kousa Dogwood
Magnolia sieboldii	Oyama Renge
Magnolia stellata	Star Magnolia
Magnolia x soulangiana 'Burgundy'	Burgundy Saucer Magnolia
Malus floribunda	Japanese Flowering Crabapple
Malus hupensis	Tea Crabapple
Malus Ioensis	Prairie Crabapple
Malus species	Crabapple
Prunus cerasifera	Purple Leaf Plum
Prunus glandulosa	Flowering Almond
Prunus mume	Flowering Apricot
Ternstroemia gymnanthera	Ternstroemia

Medium Trees | *Mature Height between 25 feet and 40 feet*

Botanical Name	*Common Name*
Cornus florida	Flowering Dogwood
Malus floribunda 'Harvest Gold'	Harvest Gold Crabapple
Magnolia fraseri	None
Magnolia macrophylla	Big Leaf Magnolia
Magnolia kobus	Kobus Magnolia
Halesia diptera	Two Winged Silver Bell
Lagerstroemia fauriei	Japanese Crepe Myrtle
Magnolia denudata	Yulan Magnolia
Carpinus betulus	European Hornbeam
Halesia carolina	Snowdrop Tree
Quercus gravesii	Chisos Red Oak
Quercus laurifolia	Laurel Oak

Large Trees | Mature Height greater than 40 feet

Botanical Name	*Common Name*
Magnolia hypoleuca	None
Ginkgo biloba	Ginkgo
Quercus muehlenbergii	Chinkapin Oak
Nyssa sylvatica	Tupelo
Quercus stellata	Post Oak
Acer plantanoides	Norway Maple
Acer rubrum	Scarlet Maple
Acer saccharum	Big Tooth Maple
Carya glabra	Pignut Hickory
Carya ovata	Shagbark Hickory
Cedrus atlantica	Atlas Cedar
Celtis laevigata	Sugarberry
Quercus robur	English Oak
Pistacia chinensis	Chinese Pistache
Prunus serrulata	Japanese Flowering Cherry

Zelkova serrata	Japanese Zelkova
Sassafras albidum	Sassafras
Carya illinoensis	Pecan
Quercus rubra	Red Oak
Taxodium distichum	Swamp Cypress
Cedrus deodara	Deodara Cedar
Platanus X acerifolia 'bloodgood'	London Plane Tree
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Southern Live Oak
Betula nigra	River Birch
Fagus grandifolia	American Beech
Acer saccharinum	Silver Maple
Ulmus americana	American Elm
Quercus alba	White Oak

12. *Street drainage*.

    The determination of the type of street drainage to be used depends on the topography of the area to be developed. The roadways will be constructed so that storm-water runoff is directed into natural watercourses or existing storm drainage facilities. For local streets with curb and gutter, the drainage system will be designed to provide 10-feet of available travel lane for a twenty-five (25) year design storm. For collector streets with curb and gutter, the drainage system design will be as approved by the City Engineer.

13. *Storm drainage*.

    The design basis for all curb and gutter, culverts, and ditches will be a twenty-five (25) year design storm. All cross drains shall be concrete pipe meeting the requirements of ALDOT.

The applicant will be required to address the long-term maintenance of all open drainage ditches. This may include improvements such as culvert or improved channel systems.

14. *Storm-water detention*.

Storm-water detention will be designed as follows:

a. Development areas ranging from 10,000 square ft. to 50 acres – twenty-five-year return frequency, twenty-four-hour duration rainfall. The discharge structure will be designed for a ten-year return frequency and the entire watershed will be considered in evaluating the basin size.

b. Development areas greater than 50 acres – to be routed through detention basin– fifty-year return frequency, twenty-four-hour duration rainfall. The discharge structure will be designed for a ten-year return frequency and the entire watershed will be considered in evaluating the basin size.

c. Depending on existing conditions downstream, more stringent requirements may be imposed on the discharge structure and storage volume of the basin. It will be the responsibility of the developer's engineer to address the possibility of any adverse impact downstream due to the development.

Fences may be required around detention basins by the City Engineer's office. Items to be considered in evaluating if a fence is required will include but not be limited to the following:

1. Adjacent land use
2. Steepness of side-slopes
3. Pond inflow and outflow pipes
4. Design features of other drainage structures such as high wing-walls or headwalls
5. Public safety

Landscaping will be required around the perimeter of storm-water detention basins. A raised landscaping strip five (5) feet in width will surround the detention area. Landscaping will consist of one (1) tree every 20 linear feet with shrubs and other ornamental ground cover in between. The landscaping plan will be subject to approval by the Urban Forester. The planting of trees and/or shrubs will not be permitted in the detention basin.

For the above areas only the 10,000 square feet area refers to impervious area.

Storm-water detention may be waived in the following specific cases:

1. Commercial or industrial developments which add less than 10,000 square feet of impervious area.
2. If the developer's engineer can show by a hydrologic study that requiring detention for a particular site will result in an increased potential for flooding downstream.
3. Storm-water runoff from the site drains directly to a river, creek, or stream.

A request for waiver must be in writing by the developer's engineer and accompanied by supporting technical documentation.

All detention basins will be sodded and concrete flumes constructed to connect all inlets to the detention basin outlet structure. The minimum permissible slope for the bottom of a detention basin will be 0.5%.

All hydrologic and hydraulic computations utilized in the design of storm-water facilities must be prepared by persons proficient in the field of hydrology and hydraulics. Major detention structures must be designed by an engineer licensed to practice in the State of Alabama.

The required hydrologic and hydraulic computations for storm-water detention will be in accordance with procedures outlined in the United States Department of Agriculture, Soil Conservation Services, *Technical Release No. 55 Urban Hydrology for Small Watersheds*, and all subsequent revisions thereto, and the Soil Conservation Service (Soil Survey of Lauderdale County). Other computational procedures may be employed if approved by the City Engineer.

Adequate attention must be given to safety and sanitation in the design of any detention facility. Sufficient information must be shown on the plans to provide for proper construction of the detention facility. Sufficient information to show that the detention facility will operate as required will be provided to the City Engineer for review and approval in accordance with these provisions. If a development is to be constructed in phases, storm-water detention for the entire development will be addressed with the initial phase and will be constructed with the development of each phase. The capacity of the detention facility must be sufficient to control the volume of storm-water runoff resulting from a ten- year frequency, twenty-four-hour duration rainfall within the peak of flow requirements stated above.

For storm water detention facilities (including adjacent landscaping) equal to or greater than one (1) acre-feet in design capacity and serving multiple property owners in a commercial, residential, or industrial subdivision, perpetual maintenance of the basin will be the responsibility of the City of Florence if within the City limits. Easements and rights of entry shall be dedicated to provide access for the City to provide maintenance. Exceptions to the City of Florence being responsible for maintenance of large detention basins (greater than one (1) acre-

feet in design capacity) will be made in instances where the topography of the basin is such that the basin can be easily maintained by the adjacent landowners and/or the primary owner is a corporate entity. Exceptions will be determined by the City Engineer. The extent of maintenance by the City of Florence shall be cutting the grass once or twice a year, and treating for mosquitoes, if required.

Storm-water detention facilities equal to or greater than one (1) acre-feet in design capacity and its associated landscaping that is outside the city limits shall be maintained by adjacent property owners, or by an owners' association.

When the City is responsible for the maintenance of the basin, mowing of the grass within the basin shall be done on a frequency determined by the City Public Works Department. Typically, maintenance will include spraying for mosquitoes as required and cutting the grass once or twice per year. In both cases, the outlet structures will be maintained by the City of Florence, and the city's area of responsibility will be delineated on the record plat.

(A "structure" is defined, for purposes of these regulations, as any work of man requiring design and construction but not the basins themselves.) Adequate erosion and sediment control measures will be employed during the development's construction phase and until adequate ground cover is reestablished to ensure the storm-water drainage and detention facilities perform as designed.

Easements for detention facilities and its associated landscaping will be distributed across one or more buildable lots and the lot property owners will be responsible for the perpetual maintenance of the basin and landscaping. The maximum grade of the sides slope will be 4:1 (horizontal: vertical) and have a maximum depth of 4'. A note will be required on the final plat specifying maintenance responsibility.

The determination of the type of street drainage to be used depends on the topography of the area to be developed and the erosion characteristics of the soil which will exist in roadway ditches. The roadways will be constructed so that the storm drainage system outfall discharges directly into a mainstream or proposed storm drainage facilities.

C. *Blocks.*

1. *Size and shape of blocks*.
   The lengths, widths and shapes of blocks will be determined with consideration of the limitations and opportunities of topography, the provision of building sites suitable to the intended uses, and the need for convenient access, circulation, control of and safety from street traffic. In general, block lengths will not exceed one thousand two hundred (1,200) feet and not be less than five hundred (500) feet; provided, however, that where site conditions make longer blocks necessary or desirable, such blocks may be as long as one thousand six hundred (1,600) feet.

2. *Cross-walkways.*

   Cross-walkways will be provided where necessary for convenient access to schools, playgrounds, shopping centers, adjacent streets and other community facilities.

3. *Block on major street.*

   Where the proposed subdivision is adjacent to or contains a major street, the long dimensions of the blocks will be parallel, or approximately parallel, to the major street.

4. *Blocks for commercial or industrial use.*

   Blocks intended for commercial or industrial use will be designed specifically for such use, with consideration of off-street loading, unloading, and off-street parking facilities, and access thereto.

D. *Lots.*

1. *Size and shape of lots.*

   The size; width, depth, shape, orientation of lots, and the minimum building setback lines will be appropriate to the location of the subdivision and the type of development and use contemplated. Every lot will contain a suitable building site.

2. *Minimum dimension.*

   Lots for residential use will be at least sixty (60) feet wide at the building setback line and contain at least the following areas:

   Where served by the municipal water supply system and sanitary sewerage system-seven thousand two hundred (7,200) square feet.

   Where served by the neither the municipal water supply system nor sanitary sewerage system, minimum lot sizes will be determined by the Lauderdale County Health Department.

   For the purpose of this regulation, individual wells and individual sewerage disposal systems are not considered to be approved private water supply and approved private sanitary sewerage systems.

3. *Maximum depth.*

   The maximum depth of any lot, exclusive of unusable land, will be three and five-tenths (3.5) times and [the] width of the lot at the building setback line.

4. *Lot to abut on a street.*

   Every lot shall abut upon a dedicated street for at least thirty (30) feet.

5. *Corner Lots*.

   Corner lots for residential use will be increased in width over the minimum specified herein so that front yard distance can be provided on both streets, and the building setback line will be so located.

6. *Property lines at corners*.

   Where necessary by reason of curb radii, property lines at street intersection corners will be arcs having radii of at least ten (10) feet or will be chords of such arcs.

7. *Sidelines of lots*.

   Sidelines of lots will be approximately at right angles or radial to the street line.

8. *Double frontage lots*.

   Double frontage lots will be permitted only where necessary to provide separation of residential development from major streets or to overcome specific disadvantages of topography and orientation. A buffer strip at least ten (10) feet wide will be provided along the line of lots abutting such major street or disadvantageous use. There will be no right of access provided across a buffer for double-fronting lots and a notation stating same will be required on the final plat.

E. *Public Spaces.*

1. *Parks, recreation areas, and school sites.*

   Wherever a subdivision embraces a park, a combination playground, play-field, or athletic field and a school site, as shown on the plan for public services (community facilities plan) component of the Master Plan, such park, recreation area or school site will be platted in the general location and of the size called for by the plan for public services (community facilities plan).

2. *Utility easements*.

   Where easements are required for public utilities, they will be at least twenty (20) feet wide, ten (10) feet on each side of rear or side property lines of lots. The width of easements will be increased, or they will be extended, where necessary to provide space for utility pole bracing or other construction. No new half easement for utilities will be platted.

3. *Drainage easements*.

   Easements for drainage ways will be a minimum of twenty (20) feet in width. Wider easements may be required in some circumstances.

Section IV. Improvements.

A. *General Requirements.*

Street, utility, and other improvements will be installed in each new subdivision in accordance with the standards and requirements specified herein.

B. *Engineering Requirements.*

Improvements required by these regulations will be made in accordance with the specification and under the supervision of the City Engineer, County Engineer, if appropriate, county health officer, the utility agencies, companies, or departments concerned with the tracts or adjacent tracts, and other appropriate authorities.

The City Engineer, or a duly designated representative, may enter during all reasonable hours any proposed or existing development and construction. These persons may make inspection of the required public improvements, including storm drainage and detention facilities for the purpose of determining plan requirements or compliance with the regulations. The City's Storm-water Pollution Prevention Plan (SWPPP) contains requirements for the following items for subdivision development:

1. A city permit for permission to clear, grub and excavate for all construction projects on one (1) acre or more posted at the job site.
2. A copy of the BMP approved by ADEM provided to the city for approval prior to the permit being posted. A copy of the Notice of Registration (NOR) that was sent to the Alabama Department of Environmental Management must also be submitted.
3. Inspections will be made periodically by the City Engineering Department and inspection reports will be filed in the department. The city will check to ensure the developer is complying with all requirements of the Alabama Department of Environmental Management. The developer's engineer will be required to inspect the approved BMP monthly and submit inspection reports to the City Engineer's office. The city will review the inspection reports and take action deemed appropriate by the City Engineer.
4. At the conclusion of the project, the developer must submit a copy of the Termination Request that was submitted to the Alabama Department of Environmental Management.

C. *Required Improvements.*

1. *Monuments.*
    a. Control corners. Whenever any person, firm or corporation divides any parcel of real estate into lots and lays out streets, it will be the duty of the surveyor to cause two (2) or more monuments of such development to be designated as "control corners" and to place at such control corners

monuments adequately marked which will be of such material and affixed to the earth in such a manner as to assure permanency. Any lot or lots sold or otherwise transferred and located in a subdivision and described by metes and bounds shall be described in a manner to include reference to the location of the lot or lots with respect to the subdivision's control if such exists.

b. Two monuments. In surveying subdivisions, at least two (2) monuments designated as control corners must be placed in each block for the control of that block.

c. Other points. Suitable markers, metal stakes, or adequately described points must be set at all corners except those located by monuments. They must be set at a point of curve, point of intersection, property line and point of tangency, unless a monument has already been placed to these points.

2. *Roadways*.

Roadways will be surfaced for their entire width and will have curb and gutter, as specified in Section III (B).

3. *Road construction requirements.*

Construction of all roads will meet the following minimum requirements and conform to the Alabama Department of Transportation's *Standard Specifications for Highway Construction*, latest edition. Best Management Practices for erosion control shall be used throughout construction and development. The developer will be solely responsible for all erosion control in accordance with ADEM regulations and for securing any required permits by ADEM.

a. *Notification of work*: It will be the duty and responsibility of the developer or contractor to give written notice to the City Engineer, or his authorized agent, one working day prior to starting any phase of road construction. The developer or contractor will notify the City Engineer, or his authorized agent, in writing the day work is resumed after a delay of more than five (5) working days. This includes all phases of construction, clearing, grading, drainage, gutters, inlets, base, surfacing and any work that pertains to the streets, roads, or development. Failure to notify as specified may be grounds for non-acceptance.

b. *Testing:* The tests required normally consist of, but are not limited to: gradation, moisture, compaction, and asphalt analysis of road building materials. As a minimum, developers will be required to determine modified proctor density data for approved road building materials.

c. *Payment and scheduling* for all testing will be the responsibility of the

developer and will be conducted by an independent testing laboratory approved by the City Engineer. Copies of all test reports are to be provided to the City Engineer before additional construction occurs.

d. *Clearing and grubbing:* All roads shall be graded to their full right-of-way width. All areas shall be cleared of all vegetation, trees, stumps, large rocks, and other objectionable or unsuitable material prior to grading or filling unless otherwise approved, in writing, by the City Engineer.

e. *Slope paving:* Slope paving will be required in ditches as determined necessary by the City Engineer. Other alternatives may be approved by the City Engineer.

f. *Embankment sections*: The City Engineer will have the right to approve all borrow sources; however, this does not relieve the developer from full responsibility for the quality of material used. Roadway fill or embankment of earth material will be placed in uniform layers, full width, and not exceeding eight-inch thickness (loose measurement). Each layer will be compacted so that a uniform specified density is obtained. Compaction tests will be performed at the frequency and location as directed by the developer's engineer and/or the City Engineer. Additional layers of fill will not be added until directed by the developer's engineer and the City Engineer. For other than fill sections of earth material, refer to Section 210 and Section 306 of the Alabama Department of Transportation *Standard Specifications for Highway Construction,* latest edition.

g. *Sub-grade*: The sub-grade will be compacted and properly shaped prior to the placing of base materials. The top six (6) inches of the roadbed will be modified, with the work being performed under Section 230 Roadbed Processing, of the Alabama Department of Transportation *Standard Specifications for Highway Construction,* latest edition. It will be full width of regular section and extend two (2) feet outside of curb and gutter and/or valley gutter sections. The embankment or sub-grade may be inspected by proof rolling, under the supervision of the developer's engineer and City Engineer or his/her designee, with a fully loaded tandem axle dump truck to check for soft or yielding areas. Any unsuitable materials will be removed and replaced with a suitable material compacted to density requirements in accordance with the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition.

h. *Base:* Base course will meet the requirements for crushed aggregate as set forth in Section 301 of the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition. Base course will have a minimum thickness of seven (7) inches compacted thickness, full

width of regular section and will extend one (1) foot outside of curb sections. The density requirements for compaction will be in accordance with Section 306 of the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition.

i. *Roadway pavement*: All roads and/or streets will be paved and comply with the following:

1. 220 pounds/square yard (2") hot bituminous concrete binder course in accordance with Section 414 of the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition.
2. Tack coat in accordance with Section 405 of the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition.
3. 110 pounds/square yard (1") hot bituminous concrete wearing course in accordance with Section 416, Mix A, of the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition.
4. Prime coat in accordance with Section 401 of the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition.

The mix will be approved by the City Engineer and be covered in the latest memorandum recommendation from the office of the Alabama Department of Transportation County Transportation Engineer or as specified by the Alabama Department of Transportation *Standard Specifications for Highway Construction*, latest edition. Local approved limestone may be used in lieu of the siliceous aggregate requirement.

j. *Storm drainage*: An adequate storm drainage system based on a minimum twenty-five (25) year design storm including curb, pipes, culverts, headwalls, and ditches will be provided for the drainage of surface water. All cross drains will have sufficient length for required typical section and will be installed according to ALDOT specifications. Minimum diameter of cross drain pipes will be eighteen (18) inches. Cross drains will be concrete pipe (Class III minimum) and will meet or exceed the current ALDOT specifications. Minimum diameter of side drain pipes will be eighteen (18) inches. Side drains will be either concrete pipe (Class III minimum), bituminous corrugated metal pipe with paved invert (14 gauge minimum), or High Performance Polyethylene pipe (color other than black).

All manhole covers for drainage structures shall be lettered *"Dump No Waste! Drains to Waterways"* with a raised fish image.

k. Installation of utilities: After grading is completed and approved by the developer's engineer and City Engineer and before any roadbed processing of the sub-grade is performed, all of the underground utilities within the roadway prism will be installed completely and approved by the developer's engineer and the City Engineer throughout the length of the street and across the section. Once pavement is placed, it will not be open cut except with written permission of the City Engineer. Any utility desiring to cross the road will go over the road or dry bore under the road. All water lines located under pavement will be encased. Backfill placed in utility trenches will be a suitable material compacted to density requirements in accordance with the Alabama Department of Transportation *Standard Specifications for Highway Construction,* latest edition.

l. Signage of subdivision: Proper signage in accordance with the *Manual of Uniform Traffic Control Devices,* latest edition*,* (MUTCD) will be required and maintained in all subdivisions. The developer will be responsible for the placement and maintenance of proper signage of new streets or roads until and unless the road is accepted into the city road system. A signage plan will be submitted to the City Engineer for approval prior to the installation of any street signs. Regulatory and warning signs will be in accordance with the MUTCD. All signage will be shown on the traffic plan for the development. This plan will be included in the engineering plans and in the as-built plans at the completion of all work.

   If property is annexed into the city by the developer or owner of the subdivision and there is (are) an existing private road(s), the developer is required to install a sign of reasonable size at all private roads in the subdivision stating "PRIVATE ROAD" and it will be the responsibility of the developer or owners of the subdivision to maintain these signs until and unless the roads are accepted by the city.

m. Topsoil and grassing: When all construction is completed, all slopes and shoulders will be covered with a sufficient amount of topsoil and will have a stand of permanent grass either by sprigging or seeding, to prevent undue erosion.

n. Widening of existing right-of-ways: Where a subdivision borders an existing road with a right-of-way less than that specified in these regulations, the applicant will be required to dedicate additional right-of-way to conform with the minimum requirements.

o. No open drainage way will be permitted along the side of a lot in a subdivision.

4. *Sidewalks*.

Sidewalks will be of appropriate width and location for the particular roadway classification. Sidewalks within cross-walkways, if provided, shall be a minimum of five feet (5') in width and constructed at least four (4) inches thick.

5. *Water supply.*

Where a public water supply is available in sufficient capacity, the developer will submit plans, or other drawings, prepared by a professional engineer licensed to practice in the State of Alabama, that depicts water lines, valves, fire hydrants, and other associated water system appurtenances to the City of Florence Gas & Water/Wastewater Department and Florence Fire Department for review. Following review and any changes that may be requested by the department, the water line will be installed by the department subject specifically to Sections 27-219 and 27-220, and other applicable Sections 27-211 through 27-226 of the Code of Florence, Alabama, as well as the NFPA (National Fire Protection Association) Code 1141.

6. *Sanitary sewerage.*

Where a public sanitary sewer is reasonably accessible and of sufficient size and capacity, as determined by the City of Florence Gas & Water/Wastewater Department, the developer will install a sanitary sewer system with a stub-out for each lot in the proposed subdivision and will connect such system to the public sanitary sewer. To avoid cutting pavement or roadway when connections are made, stub-outs will extend from the sewer line to points outside the roadway. Prior to installation by the developer's contractor, the developer will submit plans or other drawings completed by a professional engineer licensed to practice in the State of Alabama, that depicts the sewer lines, manholes, and other associated sewer system appurtenances to the City of Florence Gas & Water/Wastewater Department for review. Following review and any requested changes by the department, the sewer line will be installed by qualified licensed contractor, and subject to inspection by the department. Any deficiencies noted by the department must be corrected. The line and its use is subject to Sections 27-246 through 27-254 of the Code of Florence, Alabama where applicable.

Where a public sanitary sewer is not reasonably accessible, as determined by the City of Florence Gas & Water/Wastewater Department, the developer will install a private sewer system subject to requirements and regulation of the County Health Department and/or the Alabama Department of Environmental Management (ADEM). Ownership, maintenance, and operation will be the responsibility of the

developer.

Where a public sanitary sewer is reasonably accessible, as determined by the City of Florence Water and Sewer Department and the county health officer, the applicant will install a sanitary sewer system with a stub-out for each lot in the proposed subdivision and connect such system to the public sanitary sewer. To avoid cutting pavement or roadway when connections are made, stub-outs will extend from the sewer line to points outside the roadway.

Where a public sanitary sewer is not reasonably accessible, as determined by the City of Florence Water and Sewer Department and the county health officer, and where the applicant installs a private sanitary sewer system, such system will be constructed in accordance with the requirements and under the supervision of the county health officer.

7. *Street drainage.*

   The necessary facilities for drainage of surface water and roadways in the subdivision will be installed in accordance with Section III (B) (11), as contained herein.

8. *Storm-water detention*.

   Storm-water detention will be provided in accordance with Section III (B) of these regulations.

9. *Utilities*.

   Above ground utilities will be placed on rear or side property lines of lots along easements provided for this purpose.

10. *Street signs*.

    Each intersection will have signs on diagonally opposite corners identifying the streets which form the intersection unless the City Engineer approves the placement of only one set of signs. Construction and installation of street signs will be in accordance with the requirements of the City Engineer or County Engineer, if appropriate.

11. *Traffic control signs*.

    Construction and installation of traffic control signs will be in accordance with the MUTCD.

D. ***Minimum Requirements for Construction Permitting and Erosion Control***

Construction which disturbs one acre or more of ground surface within the city limits of Florence will require a general permit for storm-water runoff control. This permit will be obtained from the Alabama Department of Environmental Management (ADEM) by the owner/developer of the property.

A copy of the approved permit will be submitted to the City Engineer prior to beginning site construction, grading, or clearing activity. The city will review the permit and issue a permit to begin work.

Along with the permit the owner/developer will submit construction plans and a plan for Best Management Practice (BMP). The BMP will describe in detail the use of silt fences, hay bales, rip rap siltation basins, or other means to be used for erosion control.

All construction plans will include by notation in the project notes, requirements for the contractors to provide erosion control, for preventing fuel or hazardous chemical spills and over use of pesticides, fertilizers, or herbicides. Waste material such as asphalt, petroleum products, sealants, concrete, etc., will not be left on site.

Any information provided by the public as to the betterment of the proposed BMP or as to the failure of an operating BMP can be addressed to the storm-water management personnel for consideration or correction.

Any owner/developer of a site one acre or larger who does not conform to these regulations is subject to a fine of not more than $500 per day.

Once an owner/developer has been notified by the City Engineer that his/her BMP is not meeting the requirements of these regulations the owner/developer will have 3 working days to correct the problem before fines become effective. The fine will be enforced each day thereafter until the BMP is corrected. The owner/developer will be responsible for the correction and for notifying the city storm-water management personnel when the correction is made.

E. ***Guarantees of Performance.***

1. *Completion of improvements*.

   The Planning Commission will not approve the final plat of any subdivision for which improvements have been completed unless the improvements have been installed in accordance with the standards and specifications of these regulations and have been certified to the Planning Commission by appropriate officials and agencies of the city.

2. *Performance bond.*

   In lieu of the completion of improvements, a performance bond executed by the applicant with surety, as is hereafter specified, to secure to the municipality the actual construction and installation of such improvements, at a time and in accordance with the regulations of the Planning Commission, is required prior to submission of a plat for final approval.

   Sufficient surety will be provided to accommodate the cost of public improvements, inflation, and the provision of 15% increase in costs due to design changes

(contingencies). Sureties may be extended upon expiration, but not be permitted beyond five years. At the conclusion of five years, if the subdivision has not been completed, the surety will be called in and the city will complete the improvements.

3. *Types of surety.*

   One (1) of the following types of surety is required prior to the submission of a plat for final approval:

   a. A performance bond executed by the applicant with corporate surety licensed by the State of Alabama to act as surety on performance bonds.

   b. An irrevocable letter of credit to the City of Florence from one (1) or more financial institutions, subject to state and federal regulations, guaranteeing payment necessary to complete subdivision improvements in accordance with previously approved plans and specifications.

   c. A loan agreement provided by the developer to the City of Florence from one (1) or more financial institutions, subject to state or federal regulations, confirming that funds necessary to complete all subdivision improvements in accordance with previously approved plans and specifications are available and guaranteed for disbursement to the appropriate party at agreed stages with each disbursement, including the final disbursement, being approved by the engineer/surveyor for the developer and the City Engineer.

   d. Prior to the signing of the plat by the City Engineer, a preconstruction conference will take place with the developer, the developer's engineer or designated representative, contractor and the city to discuss the requirements of the subdivision regulations with regard to public improvements and/or other issues regarding construction.

4. *Warranty.*

   In addition to the performance bond or completion of improvements, a warranty is required from the developer to the City of Florence guaranteeing the improvements against all defects in workmanship and materials for a period of one (1) year. The form of said warranty [is] to be approved by the City Engineer.

5. *Release of guarantees.*

   The performance bond and/or warranty will be filed with the City Engineering Department and will be released upon written notification from the City Engineer that all improvements have been completed in accordance with city standards.

   Surety will be released only when all public improvements have been completed (drainage, sewer, roads, curb and gutter, fire hydrants, water, signage, sidewalks, street trees, required landscaping for buffer strips and public areas, etc.).

During construction of the subdivision the City Engineering Department will make periodic visits to the site for the purpose of interim inspections. The developer's engineer will be responsible for making daily inspections of the subdivision. It will be the responsibility of the developer's engineer to notify the city at each stage of construction for the purpose of performing interim inspections. Prior to these inspections, the developer's engineer will certify the improvements associated with the specific stage of construction meet city requirements. Inspection logs must be submitted by the developer's engineer at the completion of each phase of construction. The interim inspections will include at the minimum the sub-grade, base, paving, and the curb and gutter. Additionally, the City Engineering Department will require certification from the Gas and Water Department stating that the sewer lines/manholes in all streets have passed all required tests prior to placement of the roadway base. The developer will not be allowed to proceed with the next phase of construction until the prior stage is completed and has been inspected. The developer's engineer must notify the city when drainage improvements are being constructed to allow the city to perform more frequent inspections.

The purpose of these interim inspections is to ensure substantial conformance to city standards at the different stages of construction. The periodic inspections made by the city will in no way release the developer's engineer of responsibility for continual inspection of the subdivision during the entire construction process.

The developer's engineer will be responsible for the detailed inspection of the subdivision throughout the entire construction process. It will be his/her responsibility to ensure that all streets, the curb and gutter, sidewalks, street-trees, sanitary sewer system, storm sewer system, traffic control system, detention basin with all associated structures, and any other public improvements that will be dedicated to the City of Florence, conform to city standards.

The developer's engineer will be responsible for ensuring that all required subdivision testing be performed and that the results comply with the requirements of the City Engineering Department. These tests will include sub-grade, base and paving testing for all streets, and the pressure and vacuum testing for the sanitary sewer system. The developer's engineer will also be responsible for ensuring that a mandrel testing and a television inspection has been performed for all sanitary sewer lines. Finally, the developer's engineer will be responsible for providing as-built drawings to the City Engineering Department at the completion of the subdivision development. The City may also require that small diameter High Performance Polyethylene storm sewer culverts be televised prior to acceptance.

When all required testing has been completed and the as-built drawings have been submitted to the City Engineering Department the developer must submit written

certification to the City Engineer that all construction requirements have been satisfied, and all work has been completed in accordance with the approved plans and all city requirements.

Upon receipt of the required written certification, the City Engineer will perform a preliminary inspection of the subdivision to ensure that all required work has been performed. The developer's engineer will be required to be present during the inspection in the event that construction deficiencies are noted. The City Engineer will advise the Water and Sewer Department that the subdivision has been completed and request a final inspection of the sanitary sewer system. The developer's engineer will also provide a copy of the as-built plans to the Water and Sewer Department.

When all noted deficiencies have been addressed and the City Engineer grants preliminary acceptance of the subdivision the City Engineer shall notify the Planning Department that all required public improvements for the subdivision have been completed in substantial conformance with the approved plans and specifications.

The developer will be required to provide surety or some other type of guarantee to cover the cost of any problems in workmanship that may develop during the period between preliminary and final acceptance. The surety amount will be determined by the City Engineer, but shall not be less than 10% of the value of the public improvements. Release of guarantees will be in the form of written notification to the developer, appropriate institution(s), and the Planning Commission, or its authorized representative.

The developer guarantees all public improvements for a period of one year. At the conclusion of this one-year period, if there are no problems, final acceptance of the subdivision will be granted. The City Engineer will submit a Resolution of Acceptance to the City Council for adoption. After the resolution is passed by the City Council, the city will assume all responsibility for the perpetual maintenance of the subdivision.

Section V. Dedications and Reservations.

A. *Rights-Of-Way.*

1. *Dedications.*

   The rights-of-way for all new cross-walkways and streets, except major streets or thoroughfares as shown in the Master Plan, will be dedicated for public use; the land required to widen the rights-of-way of any existing streets, including major streets, to the minimum widths called for by these regulations or by the Master Plan will be similarly dedicated for public use.

2. *Reservations.*

   The right-of-way for a new major street or section thereof will be dedicated for public use.

B. ***Easements.***

1. *Utilities*.

   Where required, easements for utilities will be provided, together with the right of ingress and egress.

2. *Drainage.*

   Where required, easements for drainage will be provided, together with the right of ingress or egress.

C. ***Parks, Recreation Areas, and School Sites.***

1. *Proposed sites.*

   Where a proposed park, recreation areas, or school site shown in the Master Plan, is located in whole or in part in a subdivision, the Planning Commission may require the dedication or reservation of such area within the subdivision in those cases in which the Planning Commission deems such requirement to be reasonable. In general, the commission will require dedication of parks and recreation areas in a reasonable amount, but not to exceed ten (10) percent of the gross area of the tract to be subdivided; the commission will require the reservation by the applicant for future taking by the appropriate school board of school sites, and it shall be the responsibility of the applicant to negotiate with the school board for purchase of the site; provided however, that the land for school sites is not to be held in such reserved status for an unreasonable length of time.

2. *Large scale of development.*

   Where deemed essential by the Planning Commission, upon consideration of the particular type of development proposed in the subdivision, and especially in large scale neighborhood unit development, the Planning Commission may require the dedication or reservation of such other areas or sites of a character, extent, and location suitable to the needs created by such development for parks, recreation, schools, and other neighborhood purposes.

Article III. Estate-Lot Subdivisions

Section I. Purpose.

The estate-lot subdivision regulations are intended to allow some design flexibility of required improvements for low density, large acreage residential developments.

All public improvements for estate-lot developments will be in accordance with Article II of the City of Florence subdivision regulations with the exception of the requirements outlined herein.

Section II. Design standards.

The minimum pavement width will be twenty (20) feet exclusive of curb and gutter.

All lots in the subdivision must be three (3) acres or larger, excluding public road right-of-way. There will be no subdivision of lots below the three-acre minimum permitted in estate-lot subdivisions and a note stating same will be required on the final plat for recording.

Parking will not be allowed on streets.

Article IV. Administration

A. ***General Provisions.***

These subdivision regulations will be administered by the Florence City Planning Commission.

B. ***Modifications.***

1. *Large scale development.* The standards and requirements of these regulations may be modified by the Planning Commission in the case of a plan and program for a complete community or a neighborhood unit, which in the judgment of the Planning Commission provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.
2. *Conditions.* In granting modification, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

C. ***Enforcement.***

No plat of a subdivision of land lying within the subdivision jurisdiction will be filed or recorded in the office of the judge of probate of Lauderdale County until it has been submitted to and approved by the Planning Commission and the approval entered upon the final plat by the appropriate certificate.

D. ***Penalties.***

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiates to sell any land by reference to or by exhibition to or by other use of a plat of a subdivision before such plat has been approved by the Planning Commission and recorded or filed in the office of the judge of probate of Lauderdale County, will forfeit and pay a penalty of one hundred dollars ($100.00) for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring will not exempt the transaction from such penalties or from the remedies herein provided. The City of Florence may enjoin such transfer or sale or agreement by a civil action for injunction brought in any court of competent jurisdiction or may recover the same penalty provided in this section by a civil action in any court of competent jurisdiction. Any person, firm, or corporation violating any provisions of the storm-water detention regulations, as contained herein, will be fined not more than five hundred dollars ($500.00) for each offense; a separate offense will be deemed committed for each day a violation continues. A notice of violation may be issued by the City Engineer, whenever he/she determines that activity on a property does not comply with the approved storm drainage and detention facilities construction plans. The notice of violation of the provisions of the storm-water detention regulations, as contained herein, or of any rule or regulation adopted pursuant thereto will be to the owner of the property or his agent and will:

1. Be in writing;
2. Include a description of the property sufficient for identification of where said violation occurred; and
3. List the specific requirements of the approved plan which have been violated.

E. ***Fees.***

The applicant shall pay an initial filing fee with submission of a preliminary plat to partially cover the costs of review. Upon submission of a final plat, the applicant shall pay to the Planning Commission a final plat fee plus a recording fee for the Probate Judge of Lauderdale County.

F. ***Effective Date.***

ADOPTED this _____ day of _____, 2010.

AMENDMENT ADOPTED THE _____ Day of _____, 2012