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BOOK 335PAGE 911

TOWN OF VINCENT
SHELBY COUNTY, ALABAMA

ARTICLE 1. GENERAL PROVISIONS

SECTION 1:01 Authority

part the State legisture,
t of these r Under er authority of Alabama, 1982 sture, State of regulations. of Alabama, O.H and Act as amended by Act No bama, 1984 which Act No 82-693, Acts No. О Рħ ւ Իւ 84-454, A is hereby the legisture Acts made 0,5 ω

SECTION 1:02 Jurisdiction

limits From and govern of Vincent, each after the date and Alabama, every SP of October subdivision now or hereafter 23, O. H 1990 these re established. regulat the town

SECTION 1:03 Separability and Severability

section, by a unconstitutional, such decision unconstitutionality of these recthereof other than the part unconstitutional The court provisions of this Act subsection O H competent 20 his Act are severable. Should provision of these regulations se regulations part so decla jurisdiction shall declared not S CO effect the Ø to whole be ტ ტ gny S H invalid a d invalid validty any declared article part 9 20

SECTION 1:04 Amendments

and 20 that Vincent expedite the amendments cent after a Will The Town tend α O H t O thereto public approval of subdivision plats. Vincent may be changed or amen hearing by giving due no may from time ţ amended time notice these : These Ā S regulations the Town of required regulations amendments Aq Fo

SECTION 1:05 Penalty

The procedure Town's ţ Attorney o prevent shall such unlawful initiate any appropiate subdivision of land actiion and

t 0

prevent the occupancy authority conferred by occupancy Section 13 O H such subdivision of Act No. 84-454. O land under the

SECTION 1:06 Definitions

- g vehicular access street (a) Alley: о Ц Any the public back or right-of-way r side of prem -way designed primarily premises otherwise abut abutting
- masonry curb, the center line of a valley gutter, the pavement where no curb or gutters exist. Curb 9 or Curb line: center line of The inside vertical or the face edge O.f. o H a
- owners and enjo enjoyment s for a (c) Dedication: any than O H general n such the pu public S D S H The r public uses, restarted are compatible of the c deliberate which assignment reserving with the the full property 0 H rt 0 land by himself exercise no
- State of Alab and Surveyors (d) Engine of Alabama Engineer: Board Professional Engineer of Registration for P Professional and registered by the Engineers
- (e) approval and recording. Final Plat: The completed subdivision plat מי form for
- (f) LOU: A FULLUL TO OTHER PARCELS OF PULLUC DESCRIPTION AS ON A SUBDIVISION OF RECORD OR SURVEY MAP OF BY THE PROPERTY OF THE SURVEY OF THE STREET OF THE S Off (ft) subdivision portions ortions by or by metes 95
- Mayor and Council which consist o official of the town appointed by as an ex-officio member, and six (g) Planning Commission: of: by the citizens. Þ commission The Mayor, Mayor, or, an administrative a councilman to serve

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- (h) subdivision Council for Preliminary for presentation its consider consideration. presentation Plat: c t o the tentative Town of Vir Vincent O Hh a proposed Mayor and
- (i) Roadway: That portion of a established curb lines, or that part to vehicular traffic. of a street or the alley regularly ey devoted
- traffic. L (j) roadway, Sidewalk and Area: devoted That מנ portion of whole 04 E. ω part street 4 not pedestrian included
- (k) Si pedestrian tr thoroughfare, place, 5 however Street: traffic parkway, througever otherwise whether throughway, road, erwise designated, public designated right-of-way avenue, bou excepting, ss O ω for street, boulevard, vehicular however, highway, rd, land,

alley

providing These street serve Major access industrial, office par serve a dual purpose Street: tο adjoining þ office park or multihighway land uses in moving 30 street family development traffic as well a Which may S CD

subdivision Secondary or among Street: smallareas An interconnecting street Ω

properties Minor and serving Street: no more than H street primarily twenty for a (20) access to) dwelling units abutting

- 0 association, another other effect legal Ø entity Subdivider syndicate, subdivision commencing vision of or Applicant: Any individe co-partnership, corporation, tending proceedings under these n of land hereunder for hims individual nese regulations himself or for trust 20 firm,
- description, for the purpose or of building development. Land subdividing when land, into appropiate viding or to whether Subdivision: five (5) or five (5) described by metes and bounds or by the purpose, whether immediate or futue evelopment. It includes resubdivision the о land the more The context, relates to troit or territory subdivided. division of a lots, plats, immediate or future, Sites lot, tract, 9 the other 9 process and, parcel of divisions any of sale other O Hh O Hi
- Land ofAlabama Surveyors Surveyor: Board of I A Land Surveyor Registration for and registered by Professional Engine Engineers the and State
- 0 Town of Vincent: Mayor and five member Town Council

ARTICLE II. PROCEDURE

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SECTION 2:01 Application for Approval

- sale of la Vinccent. ŏ and accordance with the requirements as adjoining including all subdivider or owner addressed land subdived without the O Hh the 님 land or design prints, a vicinity sketch, a of woners applicant proposed subdivider subdivision, approval of record oof parcels oof shall submit to shall О Н written approval of set forth in the and proposed o the Town ည final these plat of Vincent a list of the subdivision, land improvements regulations. prepared the immediately Town names plat O H 95 in
- requesting copies the of all The subdivision t₩o subdivider design prints (2) copies of approval shall required T, ρ addition, vicinity ed to the submit sketch, Town of Town C WO Vincent and (2) two copies when (2)

SECTION 2:02 Fees pub Notice

- notice. filing upon the notifying interested paid the t 0 g interested parties, investigation, and holding a hearing preliminary plat, a fee of \$25.00 plus \$5.00 per lot shall to the Town of Vincent by the subdivider at the time of), application, partially defray the cost of filing terested parties, investigation, and together with the cost said 0 H1 giving application, legal
- be preliminary plat. (b) N mailed Notice by fourteen certified mail to (14) days prior Ġ abutting property the hearing g the owners

conditionally, submit conditionally, the after should SECTION Town the submission thereof at its Ø disapprove the the necessary revised 2:03 reasons for such shall O H plat. Vincent the conditions Approval plat, Commissionn If any of Planning t its regular meeting. If and reasons thereof shall such the **ө** may require plat within specified. requirements Commisiion the thirty are modified subdivider Ф Д (30)approved 20 ţ

SUBDIVISION REGULATION SHELBY TOWN OF VINCENT COUNTY,

GENERAL PROVISIONS

SECTION 1:01 Authority

335page 914 the legislature, State of Under 0 E Alabama, Localiste State these authority of Act. labama, 1982 and a regulations. of Alabama, S No. No. 82-693, amended by 1984 which Act. Acts No. of the Act the legislature 84-454, Acts of hereby made 0 f (

SECTION 1;02 Jurisdiction

From and after the date

regulations shall gover limits govern 0 Hh Vincent, each and every Alabama, S S subdivision of now or hereafter land within established. the

SECTION 1:03 Separability and Severability

unconstitutional, su unconstitutionality unconstitutional. section, The court provisions of this Act are severable. subsection or provision of other 0f than such decisi competent the decision shall not en part o Si these regulations declared effect the ţ ໝ φ Should whole 90 99 any 9 validity invalid ф invalid any declared article part or 9 or

and 20 Vincent amendments will tend due notice as re Town the of Vincent may to increase thereto may approval of subdivision required the γď changed effectiveness of plats. to amended time These these adopt bу amendments regulations regulations

SECTION 1:05 Penalty

procedure to prevent prevent the occupancy authority conferred by Town's Attorney shall such section such unlawful (J) initiate subdivision subdivision r appropriate acrision of land on of land und and the to

ECTION 1:06 Definitions

- vehicular access (a) Alley: Any to public right-of-way
 the back or side of pr ay designed prima premises otherwise primarily rily for abutting
- pavement where no curb, (g 97 center Curb curb line: OF 0 H gutter The Ø valley inside Inside vertical lley gutter, or carist. 9 Hace the 0 H edge masonry of the
- for any genthan such 0 (c) the any general or public use, reserving to himself no other rights such as are compatible with the full exercise and enjoyment the public use to which the property has been devoted.

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- (d) Surveyors Alabama er: A Professional Engineer Board of Registration for and registered by the State Professional Engineers and
- (e) Final
 approval and Plat: Plat: The recording. completed subdivision plat
- as on a subdivision of record or survey lot size land, lot Hot of three (3) acres. size separated less from other than three or portion of residential subdivision small lot subdivision: parcels acres Land may G O ln portions o H ນ subdivision by metes with : Asu Ag description and bounds. minimum

for (h) Preliminary presentation Plat: to the Town of Vincent of a proposed subdi Planning Commission subdivision

established curb vehicular traffic That lines, noitrod 9 that part street O Hh ω street between 9 alley regularly ey devoted

oadway, Sidewalk Area: May, and devoted That portion in whole or 8 in part of a street ct et not incli pedestrian included traffic the

parkway, road avenue, boulevard, designated, excepting, however, (k) Street: traffic whet whether public right-of-way for vehicular designated as Ø an alley. land, place, street, highway, or however and thoroughfare, pedestrian otherwise

serve to ad adjoining Major Street: A highway or street which may sertrial, office park or multi-family development. a dual purpose in moving traffic as well as pr land uses. which may serve ment. These streets as providing access

Secondary subdivision or among Street: smallareas An interconnecting street

Minor properties and eet: A street serving no more primarily for than twenty (2 or access to (20) dwelling abutting units.

(1) Subdivi syndicate, c entity comme subdivision Subdivider ate, co-partnership, co commencing proceedings ision of land hereunder or Applicant: Any individual, artnership, corporation, trust under these for himself Any individual, regulations or for anot 9 another any association, y other legal s to effect a

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building devel appropriate to or to the land for whether the Subdivision: described purpose, development. 9 the by metes and bounds whether immediate territory The division r immediate
It include relates to subdivided. n of a lot, tract, the delibounds or by any other demediate or future, of sincludes resubdivision or parcel of description, sale or of subdividing and, 9 land,

(n)Surveyor: Alabama Board of A Land Surveyor Registration f for and nd registered Professional Engineers and e of

Town O.F Vincent: Mayor and five member Council

- accordance with the requirements as set forth in these regulation No owner of land or subdivider shall proceed with improvements sale of land subdivided without the written approval of Planning adjoining addresses applicant design prints, esses of owner obtain approval of cant shall submit land subdivided Commission. the owners proposed a vicinity O H subdivision, record 0 to a proposed subdivision, the Town of Vincent a sketch, a list O Hh , and a final plat prepared in set forth in these regulations. parcels and a fi final plat О Н C C C C land the plat inclu the names prepared immediately including names and 0 H.
- plat, (d) requesting subdivision approval. design The subdivider shall in addition, two (2) prints copies of the vi prints required vicinity ct O the sketch, submit Planning and ₹W0 two (2) Commission (2) copies copies the s of

SECTION 2:02 Fees and Notice

- be paid filing t notice. upon the notifying (a) To the c t o g interested parties, investigation, and holding a he preliminary plat, a fee of \$25.00 plus \$5.00 per lot to the Town of Vincent by the subdivider at the tine application, together with the cost of giving partially defray the cost 0 H filing said ding a hearing per lot shall the time of giving legal application,
- (b) No plat Notice by certified mail to fourteen (14)days roird t o abutting property owners the hearing g the preliminary shall

SECTION 2:03 Plat Approval

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- waived, should o stated and the which the conditionally, submit conditionally, after the Ø the reasons for such shall be specified. disapprove the plat, the reasons for such and if possible the recommendations mad necessary S revised plat. submission thereof proposed subdivision would be approved. One (1) copy as acted upon by the Town Commission shall be retained and one the or disapprove Vincent the Commission conditions (1) copy If any of Planning at its regular mee returned and reasons thereof the requirements are working the commission regular meeting. t o Commission the made on the such action subdivider. the thirty shall subdivider ტ ტ (30) days shall basis approved stated ur Jo O 90
- signature such plats (a) plats The action of the Planning Commission e of the person authorized by the shall Town Commission be shown over ct O sign
- Probate Jud Commissions 9 The Judge final plat shall be filed for Judge of Shelby County by the approval Shelby տ Իcounty affixed by the sulthereupon. record subdivider the Ω ifter office of Town the

SECTION 2:04 Engineering Requirements

- application construction Commission. (a) Engineer necessary HOR. subdivider Such plans and shall , OH the the engineering he proposed shall e dd and information shall be certified by a Rec furnish consideration improvements Registered plans n and 99 S furnished with requested approval Professional informa for Λď tion the the the
- 9 necessary final parties plats sha shall have re starting been construction. signed and executed λq

SECTION 2:05 Subdivision, Resubdivisions, and Exceptions

- approval Section subdivision accordance with 2:09 O Hh (c) a and shall Section 1:06 (d) å Ö below, submitted (n) all and except applications the Commission დ თ provided for the for
- lots or county (d) according having no access fronting on a county road: Applications mus-rding to sections 3:01, 3:02, Subdivisions containing five must on a lots or less was dedicated and particular to be submitted to be submitted and 3:03. d paved to the With the some some of said town street e Commission
- conveys, part of However, into presently A subdivision five or more subdivision or offers for larger tract ω 0 subdivision nr the lots ւ Մ. created when future, more or parcels with the intent to owned sale 18 not created ATuo Λq him. four than person lots one Ãq divides B ည such person parcels Lot convey, tract which odw 0 0 parcel. sells, either land

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- λq (a) family No Commission members approval is of a family ß H. estate or where property a court order. W divided
- (e) acres Subdivisions S more require containing ೦ಭ approval minimum Size lots greater than (3)

ARTICLE III PLAT REQUIREMENTS

Except as page subdivisions, provided the following plat n. Article requirements section shall 2:09 epply. small

SECTION 3:01 Plat

The plat shall show the following:

name (a) sufficient and registration graphic accurately scale number portray written O.f. surveyor. existing c scale, conditions north The arrow, scale and shall date, and shall be proposed

- (10%), grades five percent (E intervals. Commission Coast (5) foot Topography: and Geodetic contours (5%) g g 010 than ten per grades s shall less, intervals Based Survey between five Эd contours shown at two '...' er cent (10%), contour g sea U.S. level shall Geological ue shown
 percent (5%)
 two (2) frace)
)%), rr contours shall be foot Survey, a C specified n grades at one) and ten intervals. ten (1) shown at by the the O Hh Λq percent U.S. five foot d d
- in (c)) Names o of all streets, t with other name named highways, streets 20 within roads the Names town shall not e pe
- rights-of-way and ro purposes Rights-of-way ses of all ea all easements and roadway and Easements: ents shall dimensions or pavement 9 0 The will be shown. location, widths permitted. All shall dimensions, street Ф Д ဂ္ဂ shown. road
- (e) Util adjacent elevation. Utilities ct O the Location tract φ O Hi existing or proposed utilities be subdivided, including siz Size g and
- (f)Lot lines, lot and block numbers and approximate dimensions
- (g) Purpose of subdivision.
- (H) Proposed Street Lights and Signs: Location, size and type.

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- schools, (i) Public Facilities: parks, and public All proposed public facilities, ic open spaces, shall be shown. including
- approximate within or c Location: close ties 0 Quarter to the all existing proposed section, quarter sect subdivision. section, section or township, section corners and range with
- existing (K) Names mortgages and addresses of the o owners of the property, including
- (1)parcels Names Is of land and addresses О Н record owners Ρħ adjoining lots
- and Department indication their (m) sanitary Certificates of, facilities or letter from the their approval of approval State the proposed and/or County water supply Health
- local storm identified. subject (n) storm water, ct O any inundation portion such Off by st h fact the storm and land drainage, overflow portion shall be clo O Hh the proposed clearly subdivision 9 ponding nwons and of s

- O H 9 corner, may the U.S. Government survey film and shall be Ò subdivision, previo final plat previously erenced to t shall be an original drawing in ink, on referenced to an accepted section corner the of the are referenced original survey. the area. ţ A resurvey of a an accepted sec section
- 35 35 feet. The minimum building setback line on all lots shall ф ф
- (g) Space for approval О Н the Town Planning Commission
- subdivision subdivided, locations (T) there O Hi shall all such are ce existing accompany structures structures ρ the plat survey plot with their : g relation land proposed plan showing ť the ed of the proposed exact
- (s) protective The plat covenants shall running with the 99 accompanied land in λq **two** (2) form for rec recording. O H
- (t) On all plats when dedication of property substantially property in form a 35 for street there follows: is no mortgage, purposes 2 not, whether Ø certificate there

STATE OF F ALABAMA/SHELBY COUNTY/TOWN OF VINCENT

they, and and lots number showing the bearings, length, number of each lot this (Page No. and known as (subdivision into pursuant existing C 10 (0) Probate the undersigned (Name), length subject or map. (Name), owner(s) nerepy certary that the uant to a survey made by said surveyor and plat No.)": and that iron pins have been installed at all and curve points as designated by small open circles or map. Said owner(s) also certifies (certify) that I survey government te Judge recorded or map were made or map is a true and t_o (are) the owner(s) 0 any (Name bearings of She which it is width and survey (or, if the subdivision, "showing width and name of each street, as well as the and block, and showing the relation of the lands survey (or, if the plat is a resurvey of an mortgage. Shelby County in map book (Map Book No. at iron pins have been installed at all hereby certify that this 0 O.F Registered Land Surveyor, O H Subdivision Subdivision) as t t and correct map of alleys and public name of each str proposed to divide said lands, giving the boundaries of each lot and its the instance of said lands the recorded 0 relation and that plat that grounds, said lands State of or map was made said survey and owner(s) ri D shown 0 |-h the giving the office the ө Б same corner page the

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acknowledgement Āq Surveyor and Owner(s).)

dedication (1) substantially a a OH plats property in form a when S S for there follows: street S. Ω purposes mortgage 9 whether not, ω certificate there

the and circles corners bearings, length, number of each lot number subdivisions into which it is existing lands (Page No.)"; this (certify) Name Probate the the undersigned (Name), Registered Land Surveyor, length (Name), known showing the survey and government u0 recorded to a О. Н 9 that that Judge and mortgages said owner(s) curve map map and survey made by O.fi the he, (Name bearings of O H is a true (Name of Surve of Shelby County for pins plat or survey (or, subdivision, width and name and block, and same points streets alleys, she, hereby certify that held 0 are they, (or, 11 showing) 8 8 Subdivision Subdivision) Уď and correct map map. not the said surveyor proposed to shown the the it is subject showing the have boundaries in map book (Map Book No. have been installed at , and public grounds; giving of each streat following instance Said and (are) ೧೭ plot as recorded in designated by the divide this owner(s) and O resurvey) O any mortgage,
mortgages(s): relation the relation of is a resurv that plat lands said lands, giving owner(s) State of also resurvey 9 owner(s); Shown O I h map was made id survey and showing the small certifies the the Alabama therein office 0£ lands lands page lot open that the the the an

Mortgagee(s).	(Executed
•	and
	acknowledgement
	γď
!	Surveyor,
	Owner(s)
	and

(II) Notary's above, acknowledgement substantially in form O Hi the cert S D follows: ificate referred ç Ç H (T)

STATE ALABAMA/SHELBY COUNTY/TOWN OF VINCENT

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(or in any other capacities) with full authority thereof.	ď.	that after having been duly informed of the contents of said	<u>.</u> Ω.	(Name of mortgagee), whose name is signed to same as mortgagee),	ረጋኔ	7.2	COUNTY AND STATE, DO HEREBY CERTIFY THAT (NAME OF SURVEYOR), whose	20
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purposes (\mathbf{z}) for c C existing whether plats ing streets, or me formerly existing, in the where form there O.F merely 21 new resolution dedication streets, curve radii substantially n of land additional where there right-of-Were

map being further or map, was of alleys, IT RESOLVED, and signed and public which said the Surveyor) and has same Āq by the s been exhibited to the Commission; said plat or ridentified by a recital of the approval of the comme of Town Clerk). hereby is, grounds as Town of Vincent given to shown on certified to have been that the dedication the assent of dedication of the body streets plat

ARTICLE IV DESIGN STANDARDS

SECTION 4:01 Street Plan

- practical, with cland. streets minimum grades and greate consideration given to the shall be platted along ong contour elevations which greater visibility wherever anticipated use O.H the
- 9 projection of principal (b) The proposed street layout shall be made land planning practices for the type development co-ordinated with the streets must provide for streets street systems of the surthe continuation in surrounding ar areas. according proposed a surrounding areas 04 appropriate g to good and shall
- arteries lots shal proposed arterial street. ries shall be provided in a manner such that shall not have direct access to such every at H subdivisions which area to street, bе subdivided border on or lots any expressway, such expressway have included within major the individual major R O highway, or jor traffic
- access to The platting of any rights-of-way is prohibited, except land, as otherwise O H which Ω H s to deny provided

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- (e) Sidesign minimum fifty foot (50') dedicated subdivision will require individual inadequate accommodate Street and right-of-way standards or platted streets or highways where shall classification. classification. Adequate widths shoodway construction and utility local streets carrying the local traffic right-of-way provide may rights-of-way. Commercial or in sixty foot (60') rights-of-way, be required based upon examina additional rights-of-way widths shall Subdivisions along existing or ighways where rights-of-way are all rights-of-way to meet these Эd dependent shall be y location. only examination Will upon street provided to Residential industrial require however O H
- mi mimum) All public streets a nimum thickness of the control of the contr the and access approved by base material solution by the Cou County Engineer shall shall be, paved. shall be six ((6) The Base:The inches. he County

base. This contractor. require testing testing testing shall have 9 2 o f f any materials at the expense proposed of the de developer for use or or

gutters) widths s such wider Street s) shall be r Width; Il be required where facilities. The twenty-two minimum roadway pave o (22) feet. projected pavement width eet. Greater r jected traffic width th (not including roadway pavement volumes (not warrant

Curbs and Gutters: Curbs and/or gutt Town. The purposes for requiring curbs control, and reduction of maintenance and The Gutters: gutters costs and/or may gutters фе required are drainage Λq the

and standards. Where gutter curbs ဝူ and gutters or thirty ((30") inch valley twenty-four (24") inch y gutter will meet min meet minimum curb

abposalt Surfacing: all public streets. by the Town A permane Pavement permanent type paving vement design shall be shall subject рe ct O applied approval tο

S Minimum plant square follows: yd. mix requirements Binder-140 lbs. for per a]] square residential street are yd., Seal-80 'n lbs. will be zeg

Greater thickn classification. thicknesses may рe required dependant uodn street

0 problems are encountered relative plant mix may be required. to pavement thickness, coring

335PAGE Double stone 1 scone base nay be approved required) for entrance roads average weekday volumes will Bituminous Surface Treatment roads will not (where exceed 400. subdivided areas pavement on an curbs and/or gutters where projected はいる crushed not

equal to :
from date Should Double ld Double Bituminous Surface Treatment paving the developer shall provide a maintenance bond 100% 0 H % of replacement completion and a and approval of () Hi a period subdivision. ving be approved bond on the road О Н two e roadway, (2) years

Shoulders: ____ Shoulder widths (The ASHTO on roads minimum standards shoulder without c curbs width and/or shall gutters 9d four r (4) shall feet. be in

by the Developer's submitted with the Horizontal Alignment: preliminary Engineer on Proposed plans the plan design speeds peeds shall profile she sheets ф ф designated which are

Minimum stopping sight differences

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(13	\sim	\circ	(n	\circ	\sim	(YI	\sim	

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Corner Sight point of the pavement and to an object minor road 15.0 measured from a Distance: feet above Corner feet from the height of 3.75 feet Sight Distance surface О Н edge the feet major O Hh on the measured the major minor com a road

esign Speed	Minimum C Sight Dis	Corner
20	200	
25	250	
30	300	
ယ္	350	
40	400	
45	450	
50	500	
ហ	550	

Minimum radius of curvature

បា		40	ယ	ω Ο	25	20	Design Speed
1,000	850	550	375	250	175	150	Minimum Radius in Ft.

writing dead end engineering practices. Street grade percent or be less than five-tenths Waivers Vertical end by the Developer. may be streets Alignment: considered with Grades of low projected Street grades Waiver will be Λq all the streets es shall s (0.5%) Town traffic only when considered percent. shall comply with good no exceed fifteen (15%) volumes submitted in only on minor

more for centerline Grades Ø than approaching distance of 5% f for the ching intersection shall e of not less than one said intersection. Grafor the last (100) feet Grades of paving. hundred (100) feet from the ades of circles shall not be of paying

- (g) Sidev safety by Sidewalks the Town. may ре required where deemed necessary **For** public
- (H) Street alignment shall be designed to climate sharp and

which offset l center lines. S degrees. possible et less than on ss. Streets she and in case at one hundred one hundred twenty-five shall intersect as near plan will an angle be approved O Hh nearly of less (125) cly at with than feet l intersection between angles

- required. Probate Office. extending (i) Dead-end streets of more than 200 feet in length, as measured from centerline of intersection, will not be approved until actual construction work has been started on future development for utter ng the dead-end street at the time of plat recording in Office. If construction work has not been started at the plat recording in Probate Office, a circle with the outside plat recording to the dead-end property line will be radius tangent to the dead-end property line will be as included in these regulations. recording In
- other large vehicles may be property line radius of not outside gutter radius of not Less (j) less than than Circles les shall terminate fifty-five (55) feet forty (40) feet. Ci feet and an outside of be required not less th Circles to less than fifty with than and accommodate school buses or sixty-six shall terminate with ixty-six (66) feet ar y line radius of not gutter radius of not feet (66)
- (k) Curb radii of intersection of twenty all other streets. (20) feet 20 more shall Ф О provided α †

SECTION 4:02 Street Construction

- rocks and other objectional or the fill material. material Clearing shall and Grubbing-All be cleared of all all vegetation, trees, stur unsuitable material prior areas which will stumps, receive to placing large
- shall what (d) density method AHD Embankment material inches or less and standard Embankment-The Commission or designated agent shall material is suitable for embankment. Natural gr density properly and as determined by AHD 221-71 compacted compacted prior to placing shall be placed in uniform or 111.71 may be used ninety-five AHD 223-71A placing method (95%) lifts the of ten ground embankment percent determine In place area (10 0

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- permiss: agent. (100%) method Cross Subgrade-Finish grade section The subgrade shall be shaped and compacted to percent of standard density as determined has section as shown on the approve ion is acquired in writing from the H place standard density as determ density method AHD 221-71 or standard density shall conform to the lines, the approved plan determined d plan unless specific Commission or designated 222-71 may Āζ AHD one-hundred grades be used. 223-71A and
- ф (d) be prepared and tested. required thickness shall Bases-Prior to placing The e d stated any type base material on material the the approved to be used for plan. subgrade shall base and

shall filler Rase material consisting of contain Requi a D red approved 1 six (6) (6) crushed filler c inch ba base OH rock, sand O H this stone e particles, other fine material sl shall or slag

spread without segregation and may be placed and compacted to full depth in one (1) layer. Required base layer greater than six (6) inches shall be placed in approximately equal layers. Compaction shall be by vibratory, steel wheel roller or other approved rollers to obtain a density of one-hundred (100%) percent when tested as determined by AHD 140-69 method. In place density method AHD 221-222-71 may be used

(e) Culverts-A sudrainage structure or more. special de ce having a design sign drawing required end will area of. twenty (20) required for tor any square

Department minor accordance Reinforced Commission or designated agent. structures S S with concrete some standard may concrete drainage **6** drawings obtained companies structures and The through specificat standard drawings shall be the ions constructed State approved for Highway many Уď H.

Department Reinforced concrete pipe and arch pipe class be in accordance with current specifications and installation shall of the Alabama Highway

storm drain pipe shall be a minimum O Fh eight (18)inches

designated so as not to create hazardous line slope for paved ditches shall be 0 provided. constructed or natural drain utilized installed before final acceptance construction, Subdivision includes unpaved left release ditches. without undisturbed complete Channels 0 H Engineer(s) Where the the any improvements, Well defined natural drainage and Ditches-Open channels Commission Bond. erosion may be drainage ways are disturbed, concrete osion control measures designed by and d approved problems way. considered may O H1 Where drainage require provided the subdivision by measures by the Co arise aft us erosion. 0.33% and drainage Λ̈́q corrective the after and Commission drainage ways which shall Commission ditches The minimum flow areas completion 0 (1) measures 99 Commission are 1.0% shall easement shall Λq are ç lined being for the Эд rt 0 of be e pd be

brick masonry installed on Headwalls-Headwalls pipe culverts. He construction shall with wing walls Headwalls ьe approved For and by the precast end walls Commission concrete shall ре 20

Headwalls be shown o g for the pipe sizes approved larger plans than forty-eight (48)inches shall

approved Headwalls plans for multi-line installation shall 90 ahown S the

(h) Com Portland 3000 PSI Combination Curb cement α H twenty-eight shall be and (28)used Gutter, sed and I days have Valley Ŋ compressive Getter and ts ct Sidewalks rength O H

Combination curb and gutter, valley gutter and W ide walks shall D,

constructed of portland cement the plans prepared subgrade and conform to and concrete. the cross Installations section shall shown

The surface burlap drag type tool. finish of texture. the The concrete edged sh shall shall have фe have a light broomed or smoothed with a radius

after the valley gutter. Joint section of concrete. Transverse contraction joints shall be constructed at intervals not exceeding twenty (20) feet in combination curb and gutter and valley gutter. Joint depth shall be no less than 1/5 if the crossconcrete has depth shall be no less than 1/5 if the cross-Sawed contraction joints shall be done early set to prevent the formation of uncontrolled

at j Expansion joints shall at points of curvature for expansion joints designated agent shall **9** for constructed at short b e approved radius curves. . immovable Filler mate commission tures and material 9

Construction joints may be either expansion or butt-type joints.

conditions exist. ge combination placed 9 curb an and gutter, n or soft earth valley or wher when or sidewalls other alls shall unsuitable

select design for street combination curb a of runoff. Combin grade entering Combination curb and or within a drainage tand gutter r or and gutter shall circle exceeding Developer's Engineer valley gutter based exceeding be used where 2%. on the

pipe (i) Inlets-Inlet design for installation on 18 inch tinch pipe shall be approved by the Commission. Depth for inlet shall not exceed six (6) feet from invert of inlet through through 42 this type to top of

Storm drain sh Special design 42 inches in d street drainage shall n installation will be required for pipes la diameter. This design must be submitted plan for not 90 approval supported sign must Λq Commission. the storm drain larger erger than with the pipe.

- (j) Storm Water Detention-Developments which produce in the amount of storm water runoff may be required to storm water detention ponds or other approved types devices. О На ťο an n increase construct detention
- control measures until such time a control shall be control application. engineer Erosion submit This Control ე ე ე t o plan shall be used all area ₽ For place Plan-The approval an erosion before denote proposed locations during con have been ore actual have developer construct stabilized. construction SH subdivider control plan with Ton and begins r shall have lan with the for erosion The maintained

(a) Street approval of plat already Street names for all subdivioual of the Commission and shall already recorded in the Town. subdivision plats shall and shall not duplicate subdivision the name subject O Ith any

SECTION 4:04 Storm Water Drainage and Grading

- (a) All subdivisions shall be provided with adequate storm sewers.
- (d) development unless climinate in any flood plain excessive flows or platting of such flooding. 20 the area. Areas subject surface runoff will lots subdivider for building purposes will not Areas subject to periodic f ace runoff will not be accep makes necessary acceptable provisions ot be allowed flooding or for
- approved requirements following (c) 71 Āq lots minimum are the shall necessary the graded Commission, requirements, essary and so which in except specified. accordance plan shall when incorporate more grading stringent plan the
- (1)easement provided, any other lot, Ö lot shall shed unless such graded and dedicated for channeled ed surface runoff wa runoff is contained runoff water such purpose. within an
- (2) The drainage easement finished slope shall along the bottom centerline of any be no less than one percent (1 (18). Lot
- 335page 928 3 Эде greater than slopes 4 O H (horizontal) any lot drainage cal) to 1 (vertical). easement shall not
- (4)any No street pavement shall shed surface runoff water g r†
- (d) No either or right-of-way. And provided further, that easement, ditch, structure or right-of-way established drainage channel, as provided h structures, contained w subdivision S within an surface g t o structure or lage channel, or part any adjo existing adjoining thereof 20 drainage an shall shed storm outfall from si outfall land uni that such easement, unless Λq provides outfall the existing ditch, such storm runoff runoff structure sewerage ģ

SECTION 4:05 Platting Requirements

(a) Blocks:

- 1 Blocks type shall O Hh use 90 laid contemplated out With special attention given d
- (2) Blocks length. shall рe a minimum of five hundred (500) feet Ħ.
- (3) Width of blufiffy (350) blocks shall feet þe not (D) SS than three hundred

- (4) not Blocks Ф Д with lots permitted. having double frontage no street shall
- (5)requires foregoing the type e type of use or such modification. dimensions O.B may nature ре adjusted l re of the by the -

(b) Lots:

- (1)the character Lot sizes, and confiregard to topographic an area already racter with the surrounding area. configuration shall be made with aphic conditions, contemplated use trea. A resubdivision, or a subdividy subdivided, shall be compatible surrounding neighborhood. ted use, and subdivision T T due
- (2) in such sewers easements are manner ments for public utilities contemplated, the lot linner and the maintenance utilities, s ne lot lines thereof storm shall 9 фe sanitary e located
- 335_{PAGE} 929 (3) Corner 1 back on distance between rear lot corners o would be less than ten (10) feet the bedeviated so that the distance between ten (10) feet. cept distance shall be g lots the curves substantially shall provide at sides where SS CD required in the lot they at right angles shall least the between rear the Ф, g radial. radial front. double t o same the minimum Pot lines tiered streets Lot Where corners lines shall set lots the

SECTION 4:06 Utilities

The of-way. Department Town 0 H of Vincent standards for accommodating utilities will abide Δq the State O Hh on Highway Alabama Highway rights-

- and Department systems according w on subdivisions approved ζţ the Āď the Town shall be approval at the provided with the time Shelby O Hh the sanitary development County Hea sewerage Health
- Department systems (d) according N O subdivisions approved ct O the Āď shall the Town approval be provided ς Ω OH the time of the the Shelby County development, distribution
- accord with the classification. (c) The number, the location and standards required of to fire maintain hydrants Tho shall ll be in present
- easements Utility unless poles otherwise shall specified by the E E n alleys Planning 8 Commission. rear lot
- (e) Utility installations appurtenances sewerage pumping where stations, v water tanks, S transformer pressure

regulating stations, and installed as app approved and other similar facilities Уď the Commission shall be located

- applicable, subsequent with (f) to all lots. all mains cutting of will be being and and sanitary mains, constructed prior to extended pavement will sanitary for rior to installation service to all lots 9 0 required and to permit appurtenances SO Of service that paving no
- shall make application to rights-of-way-Any the proper Permits for utility prescribed person, 11 installation on County or proposed county, firm, corporation wishing to place a the road rights-of-way of Shelby County the Shelby County Public Works Department utility permit forms

SECTION 4:07 Road and Street Inspection and Testing

- of(a) the for inlets, base, surfact road or <u>development</u>. Commission or their authorized agent, tw to starting each phase of construction. the phases nonacceptance WOIK Notification of developer R H. g each.
 s resumed after a construction, clearing, gray
 of construction, clearing, gray
 e, surfacing and any work that
 e, surfacing and any work that
 and any work that
 e, surfacing and any work that each phase 2 contractor to Work-It delay for any shall be the duty and responsibility give notification twenty-four grading, draimage, hat pertains to the y as specified may be Notify the reason. (24) hours prior This Town to the Town the the street, be grounds n the day includes
- any: <u>b</u> authorized unacceptable Inspection-The agent. WOIK contractor found and developer Αq the Town shall Commission p b notified of 0 his

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ARTICLE 5. BOND

SECTION 5:01 Maintenance Bond

- such *improvements* said (a) The Town shall secure from all developers *improvements* developer for ø a period of on shall one ςţ year complete a a statement in which and the maintain acceptance a11 O.F
- required Maintenance prior Bonding ςţ ng as referred recording of to ir In Section plat in 4:01 4:01 (f) Shelby (shall County

SECTION <u>ن</u> Modifications, Variances, Waivers

subdivider,
requirements should variance minutes regulations, result determined tend topography nor 0 walver then the Town may modify, vaprovided that such modifications, Ajilinu T'n the injure extraordinary and pro Town. that the he stated provided 9 conditions strict reason place hardship compliance the therefore implied beyond public ct O with the shall the intent safety or such these subdivider Ьe control or purpose of modification, entered regulations der due to welfare waiver such nogn the O Hi

SECTION 6:02 Conditions of, and Application for Variances

- attach s justify maintain such other granting modifications, substantially her reasonable condition modifications, varianc antially the objectives conditions variances variances of, S CD these or waivers, will in its waivers regulations the Town may and judgement, and still
- 8 subdivider and sought submitted every modification, a subdivider the Town. shall be specially variance, applied these for, the

SALE GEALA SHELBY CL. I CERTIFY THIS INSTRUMENT WAS FILED

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JUDGE OF PROBATE



Ordinance 90-002 Subdivision Regulations

The Subdivision Regulation intitled 0-90-002-Subdivision Regulation as submitted to the Council of the Town of Vincent was read and discussed the first time on October 9, 1990. The Ordinance was presented and discussed for the second time on October 23, 1990. A motion was made by Robert Kidd and seconded by Wallace Denty for the Council to adopt the Subdivision Regulation Ordinance as presented to the Council by the Town Planning Commission. A voice vote was taken and the vote was a unanimous "yes".

Passed and adopted this day of October 23, 1990.

				May See Jegnalde	Attest:
Councilman, District 4 Councilman, District 4 Councilman District 5	Walley 7. Wenter Councilman, District 3	Councilman, District 2	Councilman, District 1 Machael	Mayor Mayor	

TOWN OF VINCENT CLERK'S CERTIFICATION OF PUBLICATION

I certify that Ordinance 40-002 was published by posting copies on the 34 day of 0.02 was published by posting places within the Town limits of the Town of Vincent. The Ordinance was posted in the Town Hall, the Sharbutt Building (Water and Gas Office) and the United States Post Office, for a period of five days.

corporate witness Jonember thereof, seal of f, I have set the Town of O Hi my hand and f Vincent, Alabama affixed this the official s day of day

Wn Clerk

SEAL