

City of Riverside **SUBDIVISION REGULATIONS**



**Adopted By The
City of Riverside Planning Commission
October 6, 2005**

ACKNOWLEDGEMENTS

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CITY OF RIVERSIDE
SUBDIVISION REGULATIONS

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CITY OF RIVERSIDE
SUBDIVISION REGULATIONS

ARTICLE 1 PURPOSE AND TITLE

SECTION 1 – PURPOSE

The purpose and intent of these regulations are to establish objective, community wide standards for public improvements, and the subdivision of land within the City. These regulations are based upon the following elements:

1. Proper subdivision design criteria.
2. The impact of development upon adjacent property.
3. The definition of public and private development responsibilities.
4. Concern for the health, safety and welfare of the entire City.
5. Encouragement of an orderly and efficient land development pattern.
6. Coordination with other applicable ordinances and plans.
7. Regulate the development of all property in the City.

The regulations also recognize the responsibility of the City to maintain public improvements. Proper and timely maintenance is essential to preserve the required improvements through their designed life.

SECTION 2 – TITLE

These regulations shall be known as the “City of Riverside Subdivision Regulations,” and may be so cited.

ARTICLE II AUTHORITY AND JURISDICTION

SECTION 1 – AUTHORITY

Authority for municipal control of subdivisions within the corporate limits is granted in Title 11, Subtitle 2, Chapter 52, Articles 2 and 3 of the Code of Alabama, 1975, as amended.

SECTION 2 – JURISDICTION

From and after the effective date hereof, these regulations shall govern the subdivision and development of all land located in the City of Riverside, Alabama. Any prior ordinances or subdivision regulations previously adopted or used by the City are hereby repealed, overruled and rescinded.

Any owner of land within the limits of said subdivision jurisdiction wishing to subdivide land shall submit to the City of Riverside, a plat of the subdivision which shall conform to the minimum requirements set forth in these regulations. No plat of a subdivision lying within such territory, or part thereof, shall be filed or recorded in the office of the Probate Judge, and no Subdivider may proceed with improvement or sale of lots in a subdivision until such subdivision plat shall have been approved by the CITY OF RIVERSIDE, and said plat is filed of record in the office of the Judge of Probate of St. Clair County.

Any owner or developer of land within the corporate limits of the City of Riverside wishing to develop said land shall submit to the City of Riverside, plans for said development in compliance with these regulations.

SECTION 3 – ADMINISTRATION

The Riverside Planning Commission is hereby authorized and directed to administer and coordinate these regulations. Final approval of plats and other data shall be the responsibility of the governing body of Riverside as prescribed by law. The Mayor and Building Inspector or their authorized representative is hereby authorized and directed to enforce all provisions of these subdivision regulations.

ARTICLE III DEFINITIONS

SECTION 1 – GENERAL

Except as otherwise provided herein, all words shall have the customary dictionary meaning. The present tense includes the future tense. The singular number includes the plural, and the plural includes the singular. The word "person" includes a firm, corporation, association, organization, trust, partnership, limited liability company, or other duly recognized legal entity. The word "lot" includes "plot" or "parcel." The word "building" includes "structure". The word "shall" is mandatory. The word "may" is permissive.

SECTION 2 - SPECIFIC DEFINITIONS

When used in these regulations the following words and phrases shall have the meaning given in this section;

2.01 ALLEY - shall mean a minor public way having a narrow right-of-way and affording a secondary means of access to service abutting properties.

2.02 BLOCK - shall be a tract or parcel of land entirely surrounded by public highways or streets, other than alleys.

2.03 BUILDING SETBACK LINE - shall mean a line parallel to the property line in front of which no structure may be erected.

2.04 CORNER LOT - shall be a lot abutting upon two (2) or more streets at their intersection. The front of a corner lot shall be designated as the side opposite the shortest side fronting a street, unless designated otherwise on the record plat.

2.05 DOUBLE FRONT LOT - shall be a lot having frontage on two (2) non-intersecting streets as distinguished from a corner lot. Double fronting lots will not be approved unless a hardship other than economic can be shown by the sub-divider. The front of a double fronting lot shall be designated as the side opposite the shortest side fronting a street, unless designated otherwise on the record plat.

2.06 EASEMENT - shall mean a grant of rights by the property owner for use of a strip of land for present and future purposes by the City as deemed necessary to provide City services.

2.07 FINAL PLAT – (RECORD PLAT) shall mean a plat of a tract of land which meets the requirements of these regulations and is in form for recording in the office of the Probate Judge of St. Clair County, Alabama.

2.08 GROUP DEVELOPMENT - shall mean a development comprising two or more structures, built on a single lot, tract, or parcel of land, which is designed for occupancy by separate families, firms, or other enterprises.

2.09 GOVERNING BODY - shall mean the Mayor and City Council of the City of Riverside, Alabama.

2.10 HALF-STREET - shall mean a street which does not meet the minimum right-of-way widths set forth in these regulations. Half-streets will only be considered for approval where a subdivision is proposed abutting an existing prescriptive right-of-way.

2.11 HEALTH DEPARTMENT - shall mean the St. Clair County Department of Health, and the State of Alabama Health Department, as appropriate.

2.12 LAND AREA - shall mean the horizontal surface of the land or property which is not covered by water.

2.13 LOT - shall mean a parcel of land intended for transfer of ownership or for building development, which shall be comprised of land area or a combination of land area and water surface area which complies with the Area and Dimensional Regulations of the Zoning District in which it is located. Each lot shall be comprised of land area in an amount equal to or greater than the minimum lot area required in the Zoning District in which it is located. Said land area shall be contiguous and have principal frontage upon a public street.

2.14 MONUMENT - Monument shall mean any permanent object serving to indicate a limit to or mark a boundary.

2.15 OPEN SPACE - Open Space shall be any land either publicly or privately owned which is designated as being permanently undeveloped and used for recreation, conservation, or preservation.

2.16(a) OWNER'S ENGINEER - Shall mean the licensed engineer in good standing with the applicable State Board of Licensure of Alabama who is the agent in his or her professional capacity of the owner of land which is proposed to be subdivided or which is in the process of being subdivided.

2.16(b) OWNER'S LAND SURVEYOR - Shall mean the land surveyor in good standing with the applicable State Board of Licensure of Alabama who is the agent in his or her professional capacity of the owner of land which is proposed to be subdivided or which is in the process of being subdivided.

2.17 PLANNING COMMISSION - Shall mean the Planning Commission of the City of Riverside, Alabama.

2.18 PRELIMINARY PLAT - Shall mean a tentative plan of proposed subdivision submitted for consideration to the City of Riverside Planning Commission or Governing Body.

2.19 PROBATE JUDGE - Shall mean the Judge of Probate of St. Clair County, Alabama.

2.20 SIDEWALK - Shall mean a walkway constructed for use by pedestrians.

2.21 STREETS, ARTERIAL - Shall mean streets which are used primarily for moving fast or heavy traffic.

2.22 STREETS, COLLECTOR - Shall mean streets which carry traffic from local streets to the system of arterial or major streets.

2.23 STREETS, CUL-DE-SAC - shall mean short local streets designed to have one end permanently closed; the closed end terminated by a vehicular turn-around.

2.24 STREETS, MARGINAL ACCESS - Shall mean streets which are parallel with and adjacent to an arterial street and which provides access to abutting properties and protection from through traffic.

2.25 STREETS, LOCAL - Shall mean streets used primarily to provide access from abutting properties to collector streets.

2.26 SUB-DIVIDER - Shall mean the person(s), firm(s), or corporation(s) engaged in the process of creating or developing a subdivision or having completed a subdivision of said land.

2.27 SUBDIVISION - Shall mean 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 subdividing or re-subdividing. Also, when appropriate to the context, this term includes changing of lot size, alteration or relocation of private or public streets and alleys, and extension of major utility locations.

2.28 CITY - shall mean the City of Riverside, Alabama.

2.29 CITY CLERK - shall mean the duly designated Clerk of the City of Riverside, Alabama.

2.30 CITY COUNCIL - shall mean the City Council of the City of Riverside, Alabama.

2.31 CITY ENGINEER - shall mean the duly designated Engineer of the City of Riverside, Alabama, including either a self-employed contract engineer or City employee.

2.32 CITY SPECIFICATIONS - shall mean all construction specifications or ordinances which have been adopted by the City Council or as required by the Riverside Planning Commission or Board of Zoning Adjustment. (Including any specifications required by state law.)

2.33 WATER SURFACE AREA - Water surface area shall mean property within lakes, ponds, rivers and year around-streams. Water surface area shall neither include property within storm drainage structures, (including drainageways which periodically contain water) nor swimming pools and other structures which contain water.

2.34 ZONING ORDINANCE - Shall mean the duly adopted Zoning Ordinance of the City of Riverside, Alabama, as amended.

ARTICLE IV PROCEDURE FOR PLAT APPROVAL

SECTION 1 – GENERAL

The procedure for review and approval of a subdivision plat consists of three (3) separate steps.

1. The initial step is a pre-application meeting prior to preparing and submitting a preliminary plat.
2. The second step is the preparation and submission to the Planning Commission of a preliminary Plat of the proposed subdivision.
3. The third step is the preparation and submission to the Planning Commission of a final plat, together with required certificates. This final plat becomes the instrument to be recorded in the Office of the Probate Judge, when duly signed by the Chairman of the Planning Commission, City Engineer, Building Inspector of Riverside, Alabama and the St. Clair County Engineer and representative of the Health Department.

*Proposed subdivisions which do not contain public improvements shall require the submission and approval of final plat only. In such cases, however, the payment of the filing fee and notification of adjoining landowners shall be required, as set forth in Section 2 of this Article.

The pre-application meeting shall include the property owner and/or developer, utility superintendent, fire chief, building inspector, planning commission chairman, mayor and City engineer.

SECTION 2 - PRELIMINARY PLAT APPROVAL

The application for preliminary plat approval, including eight (8) prints of the subdivision plan, shall be submitted to the Planning Commission at least twenty-one (21) days prior to the Planning Commission's regularly scheduled meeting (However if a Re-zoning is also included then the plans must be received by 31 days before the Planning Commission's regularly scheduled meeting.) All fees are due at the time of submission.

The chairperson of the Planning Commission, prior to its review at the public hearing, shall transmit prints of the preliminary plat to the City Engineer, Fire Department, Utility Department, Street Department, and other appropriate City or County Departments for review and recommendations.

Notice of the public hearing shall be sent to all adjoining landowners as their names appear upon the plats in the St. Clair County Tax Assessor's Office. Such notice shall be sent at least five (5) days prior to the date of the Planning Commission meeting.

The preliminary plat which shall meet the minimum standards of design and the general requirements for the construction of public improvements set forth in these regulations shall contain the following information:

1. Vicinity Sketch Map at a scale of one inch equals 2,000 feet showing the following:
 - a. Name and location of subdivision;
 - b. Names and addresses of owner and designer;
 - c. North point, graphic scale, and date;

- d. Amount of acreage to be subdivided;
 - e. Major traffic arteries, utilities, and community facilities (major shopping areas, schools, parks, hospitals, churches) which are pertinent to the proposed design.
2. Preliminary Sketch Plan of subdivision at a scale of not more than one inch equals 100 feet showing the following:
- a. Name and location of subdivision;
 - b. Names of owner and designer;
 - c. North point, graphic scale, and date;
 - d. Boundaries and approximate dimensions;
 - e. Amount of acreage to be subdivided;
 - f. Topography at contour intervals specified in the preliminary plat checklist in Appendix C;
 - g. Street plan which includes;
 - 1. Location of all existing and proposed streets within the subdivision and adjacent to it;
 - 2. Widths of existing and proposed rights-of-way;
 - 3. Clear identification of right-of-way location and width for any street which is considered part of the Street Plan;
 - 4. Street names which are subject to approval by the Planning Commission;
 - 5. Plan and profile of all streets;
 - 6. Typical cross-section of proposed streets;
 - 7. Complete curve data for the center-line of each street;
 - 8. Site distances at all intersections connecting to existing roads or streets
 - h. Blocks and lots with dimensions shown for all lot lines;
 - i. Proposed building setback line along each street;
 - j. Plans of proposed utility layouts showing feasible connections to existing or proposed utility systems. When such connections are not practical, all proposed individual water supply and/or sewage disposal systems shall meet the approval of the County Department of Health;

- k. Location and Size of all proposed culverts, storm sewers and inlets including plan profile sheets, drainage calculations and detention details;
- l. Location and width of all easements;
- m. location and dimension of land to be dedicated or reserved for parks, schools, open space or other public use;
- n. Any portion of the land in the subdivision subject to periodic inundation by storm drainage, overflow, or ponding shall be clearly shown and identified on the plat as well as the location and zone designation of flood hazard areas as designated in the current FIA FLOOD HAZARD BOUNDARY MAP published by the U.S. Department of Housing and Urban Development Federal Insurance Administration; and other conditions adjacent to the tract which affect the design of the subdivision;
- o. The existing zoning classification of the subdivision and all contiguous land;
- p. A fire protection plan showing the size and location of all existing and proposed water lines, fire hydrants, valves and appurtenances;
- q. Assurance that the Manual on Uniform Traffic Control Devices, as amended (MUTCD) shall be adhered to with regard to traffic control during construction;
- r. The location of any masonry walls which are proposed to be owned in common by all owners of property in the residential subdivision, pursuant of the Zoning Ordinance;
- s. Size in square feet, of each lot;
- t. A traffic study, if required during the meeting.

Twenty-one (21) days, or more, at the next regularly scheduled meeting of the Planning Commission that follows after the preliminary plat is considered final and complete by the Chairman of the Planning Commission, the City Engineer, the Utility Superintendent, the Fire Chief, and the Building Inspector the Preliminary Plat may be submitted by the Sub-divider to the Planning Commission for consideration at a Public Hearing.

One (1) copy of the preliminary plat shall be retained in the Planning Commission files, and one (1) copy shall be returned to the sub-divider at the time of approval or disapproval, with the specific notations of any changes or modifications required.

Approval of the preliminary plat by the Planning Commission shall not constitute acceptance of the final plat, except when the final plat is completed during the specified time and is in substantial accordance with the layout shown on the preliminary plat.

Approval of the preliminary plat shall lapse unless a final plat in substantial conformance therewith is submitted within twelve (12) months from the date of such approval, unless an extension of time is specifically applied for by the sub-divider and expressly granted by the Planning Commission.

SECTION 3 - FINAL PLAT

The final plat (record plat) shall conform substantially to the preliminary plat as approved; and if desired by the sub-divider, approval may be phased; provided, however, that each phase conforms to all of the requirements of these regulations.

At least twenty-one (21) days prior to the meeting at which it is to be considered, the sub-divider shall submit the original drawing of the plat, along with eight (8) copies, together with any as-built street, storm, sanitary profiles, or other plans which may be required by the Planning Commission or the Probate Judge of St. Clair County.

The plat shall be drawn to a scale not greater than one (1) inch equals fifty (50) feet, on sheets not larger than twenty-four (24) by thirty-six (36) inches. When more than one (1) sheet is required, an index sheet of the same size shall be filed as a key, showing the entire subdivision, with the sheets in alphabetical order.

The final plat shall give the following information:

1. Vicinity Sketch Map at a scale in relation to its surroundings.
2. Final Layout of the subdivision including the following:
 - a. Name and location of subdivision;
 - b. Name of owner and designer;
 - c. North point, graphic scale and date;
 - d. Location, width, and name of all streets, roads and other rights-of-way;
 - e. Location of all blocks and lot lines with all lot numbers in numerical order;
 - f. Building setback lines along each street;
 - g. Sufficient data to determine readily and reproduce on the ground; the location, bearing, and length of every road center line, lot line, boundary line, block line, and building line, whether curved or straight; and including the radius, central angle, and tangent distance, and the length of curve for the center line of all curved roads and property lines which are not the boundary of the property being subdivided. The length of all of all dimensions shall be the nearest one hundredth of one (1) foot, and bearing of all angles to the nearest one (1) second;
 - h. Location and dimensions of all easements;
 - i. Location and description of all monuments and iron pins;
 - j. Name and location of adjoining subdivisions and roads;
 - k. See Appendix B for required wording of final plat certification;

- l. The location of any masonry walls which are proposed to be owned in common by all owners of property in the residential subdivision, pursuant to the Zoning Ordinance;
- m. Size in square feet, of each lot;
- n. Ties to at least two (2) public land survey monuments.

The following certifications shall be presented along with the final plat:

1. Certification showing that the applicant is the legal owner of the land and improvements, and formal dedication of streets, right-of-way and any other sites for public use and same has no encumbrances.
2. Certification by a registered surveyor of the accuracy of the survey and plat and the placement of all required Monuments.
3. Certification of approval by the City Engineer, St. Clair County Engineer, or appropriate County Health Officer as required.
4. Certification by the City Engineer that the Sub-divider has complied with one of the following alternatives:
 - a. The Owner's Engineer has submitted written certification that all improvements have been installed according to the requirements of these regulations (this is required at the end of construction if item 4.b is chosen below) or,
 - b. Posted a surety bond or irrevocable letter of credit, in an amount sufficient to assure the completion of all required improvements.
5. Certification of approval to be signed by the Chairman of the Planning Commission and the City Clerk.
6. A Certification from the City Clerk indicating that sufficient financial guarantee has been provided.
7. The applicant shall also submit an engineering plan, or "as built" plan, giving details of construction and locations of the improvements which have been installed. The primary purpose of the engineering plan is to provide the City with a record of the location, size, and design of the underground utilities for the City's use in the course of maintaining such improvements. If the installation of improvements is completed under a surety, the "as-built" plan shall be submitted to the City before request of release of the surety by the applicant.

When the plat has been approved by the Planning Commission, the original plat with the approval of the Planning Commission certified thereon shall be filed with the Probate Judge, by the City Clerk, as the official plat of record. Once recorded by the City Clerk, the original tracing containing all required certifications shall be returned to the Sub-divider for his records, and one (1) copy shall be retained in the records of the Planning Commission.

If either plat is disapproved, grounds for such disapproval shall be stated in writing in the official minutes of the Planning Commission.

Approval of final plat by the Planning Commission shall not constitute acceptance by the public of the dedication of any street or other public way or ground or other improvements such as utilities. After approval of the final plat and the construction of proposed public streets shown thereon, the City Engineer may recommend to the Planning Commission that (1) it accept these streets as public roads and take over their perpetual maintenance after a period of use, or (2) provide a maintenance bond for 1 to 5 years as recommended by the City Engineer.

The developer shall provide the Planning Commission a final and complete copy of any subdivision restrictive covenants, so the City Clerk can record same in conjunction and together with the final plat.

For instances where a final plat has been previously approved by the Planning Commission and a technical error, such as an incorrect dimension or angle, is discovered, the City Clerk and City Engineer shall review the request to correct such error. If they determine that the intent of the City's approval will not be altered by the amended map, they may approve the amended map for recording without additional formal approval from the Planning Commission. Before recording the amended final plat they shall contact the Chairman of the Planning Commission, for his or her approval. The City Engineer shall notify the Planning Commission of the reason(s) for the action taken.

All fees and expenses for the recording of plats, amended plats, and covenants shall be estimated by the City Clerk and paid by the Sub-divider prior to recording of any document.

REQUIREMENTS FOR PLATS TO BE SUBMITTED

| | <u>Preliminary Plat</u> | <u>Final Plat</u> |
|--|--------------------------------|--------------------------|
| Vicinity Sketch Map | X | X |
| Name and Location | X | X |
| Names and addresses of Owner | X | X |
| North Point, Graphic Scale, Date | X | X |
| Boundaries & Approximate Dimensions | X | |
| Acreage of Site | X | |
| Major Traffic Arteries and Utilities | X | |
| Community Facilities | X | |
| Name and Location | X | X |
| Owner Engineer and Land Surveyor | X | X |
| Location of Streets | X | X |
| Street Names | X | X |
| Lot Lines | X | X |
| Lot Number | X | X |
| Setback Lines | X | X |
| Existing Utilities | X | |
| Proposed Utilities | X | |
| Proposed Culverts | X | |
| Proposed Storm Sewers | X | |
| Proposed Fire Hydrants | X | |
| Angles, Bearings & monuments | | X |
| Contours; same as page 7 (f) | X | |
| Location, width and purpose of all Easements | X | |
| Present Zoning | X | |
| Acreage of each Lot | X | |
| Certificates as Required | X | X |

ARTICLE V DESIGN STANDARDS

SECTION 1 - STREET PLAN

1.1 GENERAL

The arrangement, character, extent, location, and grade of all streets shall be laid out according to good land planning principles and shall be integrated with all existing and planned streets. Land abutting a proposed subdivision shall not be land-locked by the proposed subdivision. The proposed street system shall be coordinated with the street system of the surrounding area. However, the number of streets converging upon any one point which would tend to promote congestion shall be held to a minimum. Creation of multiple street intersections shall not be permitted. The street pattern shall be in conformity with a plan for the most advantageous development of the entire community.

In addition, if in the opinion of the Planning Commission it is desirable to provide street access to an adjoining property, said street(s) shall extend by dedication to the boundary of such property. A temporary turn-around, as defined in design standards for street cul-de-sacs, shall be provided. Local streets shall be so laid out that their use by through traffic in the subdivision will be discouraged.

Subdivisions which abut or include (within the proposed area to be subdivided) any freeway or arterial street shall provide for the adequate protection of properties, and afford separation of through and local traffic.

Intersections of minor subdivision streets with major and arterial streets shall be held to a minimum.

1.2 PRIVATE RESERVE STRIPS

Private reserve strips controlling access to streets shall be prohibited

1.3 LAND SUBJECT TO FLOODING

Land subject to flooding, or land deemed to be topographically unsuitable for urban usage, shall neither be platted for residential occupancy, nor for any other uses which may increase danger to health, life, or property, aggravate erosion, or increase flood hazard.

1.4 HALF-STREETS

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

1.5 CUL-DE-SACS

Streets designed to have one end permanently closed shall be provided at the closed end with a turn-around having a minimum right-of-way radius of fifty (50) feet, and a minimum roadway radius of forty (40) feet.

1.6 STREET INTERSECTION

Street Intersections with centerline offsets of less than one hundred and twenty-five (125) feet shall not be permitted, unless specifically approved by the Planning Commission.

1.7 MINIMUM STREET RIGHT-OF-WAY WIDTHS

The Planning Commission shall determine the classification of all City streets. The Widths of rights-of-ways for the various streets are indicated below. Widths shall be not less than as follows:

| STREET TYPE | Minimum RIGHT-OF-WAY Width |
|---------------------|-----------------------------------|
| Arterial Street | 80 feet |
| Local Street | 50 feet |
| Collector Street | 60 feet |
| Alley | 20 feet |
| Cul-de-sac (radius) | 50 feet |

For placement of utilities, all right-of-way width will include at a minimum of 12 foot clear space (not including sidewalk widths) from edge of curb and/or gutter to right-of-way limit except in case of an alley. Additional right-of-way in an alley is required when utilities are installed within alley. Right-of-way or easement widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three to one, unless approved by a geotechnical engineer. Required right-of-way shall extend to 10 feet outside of the toe of slope.

Additional Width on Existing Roads:

Subdivisions that adjoin existing roads shall dedicate additional right-of-way to meet the above minimum road width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing road.
- b. When the subdivision is located on only one side of an existing road, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided. The entire roadway width shall be paved, unless the Planning Commission gives written approval to the contrary.

1.8 MINIMUM ROADWAY WIDTHS

The minimum pavement widths without curb and/or gutter for the various classifications of streets shall be as follows:

| STREET TYPE | MINIMUM PAVEMENT WIDTH |
|------------------------------|-------------------------------|
| Local Street | 22 feet |
| Residential Collector Street | 24 feet |
| Commercial Collector Street | 28 feet |

| STREET TYPE | MINIMUM PAVEMENT WIDTH |
|---------------------|-------------------------------|
| Alley | 18 feet |
| Cul-de-sac (radius) | 40 feet |

1.9 STREET GRADES

- a. Grades of all roads shall comply with accepted engineering practice. Road grades shall not exceed fifteen (15) percent or be less than one (1.0) percent. The Planning Commission may permit some variation from these grade requirements if such variation would not adversely affect the safety and general welfare of the public.
- b. Grades approaching intersections shall not exceed three (3) percent equivalent grade for a distance of not less than 50 feet from the center line of said intersection.
- c. Roads shall be graded to a minimum line of four (4) feet back of the curb line with a slope of 1/2 inch per foot.
- d. Surface cross-drainage shall not be encouraged.
- e. All roads shall be crowned in the center and have a 1/4 inch per foot slope.

1.10 ALIGNMENT AND VISIBILITY

- a. Minimum radii of horizontal curves shall be not less than 250 feet.
- b. There shall be a tangent for 100 feet provided between all reverse curves.
- c. Angular Breaks in right-of-way alignment of more than two (2) degrees are not permitted.
- d. Clear horizontal visibility, measured along the centerline, shall be provided for at least 250 feet in each direction.
- e. Where an existing road or other right-of-way falls within a proposed subdivision tract and the Sub-divider proposes to abandon this right-of-way, the Planning Commission shall review this proposal in light of its effect on neighboring properties, and forward its recommendations to the City Council.
- f. Where there are roads and rights-of-way in existence and are proposed to be retained, they must be designed so as to eliminate all bends, crooks, and other hazardous conditions and meet current City Standards.

1.11 INTERSECTIONS

- a. Road alignment shall be designed to eliminate sharp curves and street jogs. Roadway intersections which offset less than 150 feet between center lines shall be approved by the appropriate reviewing authority and the Planning Commission.
- b. Roads shall intersect as nearly at right angles as possible and in no case at an angle of less than seventy-five (75) degrees.
- c. Minimum curb radius at all intersections shall be at least 25 feet.
- d. Local and collector streets shall have a clear intersection sight distance, as specified by AASHTO.

1.12 ALLEYS

- a. Alleys may be required in commercial and industrial districts, to facilitate access to parking, loading and service points.
- b. Alleys are not permitted in residential districts, except when the Planning Commission determines special conditions warrant a secondary means of access.

1.13 STREET NAMES

- a. No street name shall be used which will duplicate by spelling or sound or otherwise be confused with the name of existing streets. Street names are subject to the approval of the Planning Commission and the Local Fire Chief.
- b. Subdivision names and apartment project names should not duplicate or be confused with existing names. Subdivision and apartment project names are subject to approval by the Planning Commission.

1.14 DESIGN SPEEDS

Local Street - 30 mph

Collector Street - 35 mph

The minimum radius of horizontal curves, and minimum length of vertical curves, shall be based on design speed and sight distance.

A variance on the minimum design speed, listed above, must be approved by the Planning Commission and the City Council.

1.15 BASE MATERIAL

A minimum of six (6) inches of compacted graded aggregate or approved equivalent shall be required on all road beds. Additional depth of base material may be required because of anticipated traffic. Eight (8) inches of compacted graded aggregate shall be required for commercial streets.

Chert may be used as base material, subject to the following:

- a. Certification from a licensed laboratory that the chert material meets or exceeds the minimum requirements for base material of the Alabama Department of Transportation; and
- b. Compaction tests will be required for chert used as a base material, in accordance with the minimum requirements for compaction tests as required by the Alabama Department of Transportation.

A minimum 95 percent compaction for base material is required in accordance with American Society of Testing and Materials, as amended (ASTM) D698 (standard proctor density). The Planning Commission shall require compaction test results, performed by a licensed testing laboratory, prior to acceptance of the street by the City.

1.16 PAVEMENT

The Minimum pavement thickness for the various classifications of City streets shall be as follows:

| STREET TYPE | MINIMUM PAVEMENT THICKNESS | |
|------------------------------|-----------------------------------|-------------|
| | BINDER | SEAL |
| Local Street | Two Inch | One Inch |
| Residential Collector Street | Two Inch | One Inch |
| Commercial Collector Street | Two Inch | One Inch |
| Alley (residential) | One Inch | One Inch |

If, in the opinion of the City Engineer, the proposed street may fail or cause maintenance problems in the future, or in the case of actual street failure during construction, then a report by a Geotechnical Engineer shall be prepared and submitted by the Sub-divider to the City Engineer for approval, prior to the proposed street being constructed or completed. Such report shall determine the minimum base and pavement thickness required for a properly constructed street, as well as “proof-rolling” requirements for subgrade and removal of unsuitable material.

SECTION 2 - BLOCKS

The length, widths, and shapes of blocks shall be determined with due regard to each of the following:

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

Block lengths shall not be less than four hundred (400) feet and shall normally be wide enough to allow two (2) tiers of lots of appropriate depth.

Pedestrian crosswalks not less than ten (10) feet wide may be required where deemed essential by the Planning Commission.

SECTION 3 - LOTS

- 3.1 The lot size, width, depth, shape, and orientation, and the minimum building setback line shall be appropriate for the zoning classification of the subdivision.
- 3.2 Lot dimensions shall conform to the requirements of the Zoning Ordinance and the requirements of the County Health Department. In cases where requirements conflict, the more strict requirement shall govern.
- 3.3 Each lot shall front a public street.

- 3.4 Double frontage and reverse frontage lots shall be avoided, except where essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.
- 3.5 Side lot lines shall normally be at right angles to streets, except on curves where they shall be radial.

SECTION 4 - EASEMENTS

- 4.1 All easements shall be designated an "Easement" on the plats without a specific purposes noted for the life of the easement. Though the easement may have a specific purpose for the initial construction, the easement will be considered general in nature and may be used for any future purpose by the City.
- 4.2 Easements across lots or centered on rear or side lot lines shall be provided for drainage where necessary, and shall not be less than a total of fifteen (15) feet wide, unless otherwise approved by the engineering department of the specific utility. Water and Sewer easements shall be as required in the "**Standards of Construction of Water and Sanitary Sewer Systems**" for Riverside.
- 4.3 Where a subdivision is traversed by an existing or proposed water course, drainageway, channel, or stream, there shall be provided an easement or right-of-way conforming substantially with the lines of such existing or planned drainageway. The width of such drainage easement right-of-way shall be sufficient to contain the ultimate channel and maintenance way for the tributary area upstream.
- 4.4 Lots and easements shall be arranged in such a manner as to eliminate unnecessary easement jogs or off-sets, and to facilitate the use of easements.

SECTION 5 - DRAINAGE AND INUNDATION

A drainage plan shall be made for each subdivision by the Owner's Engineer, which plan shall take into consideration the ultimate or saturated development of the tributary area in which the proposed subdivision is located. On-site storm water detention measures may be required by the Planning Commission. An Erosion and Sedimentation Plan shall comply with Best Management Practices (BMP'S) of Alabama Department of Environmental Management (ADEM), as amended, until Riverside adopts an erosion and sedimentation control ordinance by separate action (the City Ordinance will then control).

The storm and sanitary sewer plans shall be determined prior to the development of the other utility plans. Engineering considerations shall give preferential treatment to these gravity flow improvements, as opposed to other utilities and improvements. Off-Premise drainage easements and improvements may be required to handle the runoff of subdivisions into a natural drainage channel. But under no circumstance shall storage drainage be emptied into the sanitary sewer system or vice versa.

The Planning Commission may require whatever additional engineering information it deems necessary to make a decision on subdivisions and other developments which contain an area of questionable drainage. Lakes, ponds, and similar areas may be accepted for maintenance only if sufficient land is dedicated as a public recreation area, or if such area constitutes a necessary part of the drainage control system.

In some cases, storm water detention or improvement of existing downstream drainage facilities may be required. The applicant is urged to contact the City Engineer for a preliminary discussion on this matter prior to submitting a plan. (See also, minimum design standards for detention facilities.)

All development in the City of Riverside shall be in compliance with all Ordinances, including any applicable and duly adopted Flood Plain requirements. The applicant is urged to contact the City Engineer for a preliminary discussion on this matter prior to submitting any plan.

The City of Riverside will not allow a diversion of watershed from one drainage basin to another for any subdivision or development of land within the City limits.

SECTION 6 - NON-RESIDENTIAL SUBDIVISION

Any subdivision of land, as herein defined, shall be subject to these regulations.

SECTION 7 - VACATING A STREET OR EASEMENT - DEDICATION OF A NEW RIGHT OF WAY OR EASEMENT.

No street or easement may be vacated unless such action is recommended by the Planning Commission to the City Council and approved by the City Council.

Vacation of public rights-of-way (streets and alleys) shall be accompanied by a plat showing the new property line(s) as they will exist after the vacation.

Vacation of easements shall be as follows:

1. Partial vacation - may be accomplished by a metes and bound legal description, prepared by a Registered Surveyor, of the portion to be vacated. The Applicant must provide a map, drawn to scale, showing the portion to be vacated.
2. Total vacation - shall be accompanied by a plat.

A new easement shall be accompanied by a plat showing the easement on the property.

Dedication of a new right of way or easement shall be accompanied by a plat, including a dedication of a private roadway to a public roadway.

SECTION 8 – PRIVATE SUBDIVISIONS

Improvements within proposed private subdivisions shall meet regular subdivision standards and the private status shall not be effective until final plat recording. A subdivision will not be considered as a “Private Subdivision” if the proposed development prevents access or “land locks” adjoining property. Please refer to Appendix E – Standard Details and Typical Drawings.

A gate shall be established after construction to limit access. The gate design and operation shall be approved by the fire chief.

The Private status of the subdivision shall be clearly stated on the recorded final plat. As long as the subdivision remains private, the roads, structures and drainage shall be maintained by the developer and/or property owners. This shall be clearly stated to those who purchase a parcel(s)

within the subdivision and shall be stated in writing on each property deed. The procedure for accomplishing this shall be outlined in a letter to the Riverside Building Inspector for his file.

If a private subdivision is recorded in St. Clair County Probate Office and the property owners (100%) at some future date desire to eliminate the private subdivision and substitute in its place a City maintained subdivision, the Owners must petition the Riverside Council for tentative approval. If the Council gives tentative approval of the petition, the Owner shall submit subdivision plans to Riverside Planning Commission including improvements and repairs that may be required according to Riverside Subdivision Regulations effective on the date of the petition. It shall be the responsibility of the Owners to prepare revised final plat for approval and recording.

SECTION 9 - PROPERTY DEVELOPMENT

Property Development - All property to be developed in the City of Riverside shall comply with these minimum regulations.

ARTICLE VI REQUIRED IMPROVEMENTS

SECTION 1 – GENERAL

The Sub-divider is required to install or construct the improvements hereinafter described within this Article, prior to the release of any bond or other securities which guarantee installation of such required improvements.

All improvements required within this Article, shall be constructed in accordance with the standards set forth in these subdivision regulations or other established standards noted herein. Certification of compliance is required from the Owner's Engineer as to proper completion of all required improvements prior to final plat approval or upon the completion of all construction. (See sample letter under Appendix D.)

All water mains, sanitary sewers and laterals, fire hydrants, and storm sewers shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk, or other public improvement.

The City of Riverside or the appropriate department of the City may participate in the cost of "Oversized" improvements within a subdivision (i.e., streets, water or sewer mains, drainage facilities, etc.,) if it is judged that such oversized improvements are necessary to serve larger areas of land not included in the subdivision or tract and if the cost of such required oversized improvement is an unreasonable burden to the Sub-divider and provided it is not contrary to the "Standards for Construction of Water and Sanitary Sewer Systems" for Riverside.

It shall be the duty and responsibility of the developer or contractor to give notification to the appropriate City Department, City Engineer and Building Inspector, twenty-four (24) hours prior to starting each phase of construction. Notify the above authorities the day before work is resumed after a delay for any reason. This includes all phases of construction, clearing, grading, drainage, gutters, inlets base, surfacing and any work that pertains to the street, road or development including water and sewer construction. Failure to notify as specified may be grounds for non-acceptance.

1.1 STREETS AND ALLEYS

All streets shall be designed in accordance with subdivision minimum standards contained in Appendix A. For any subdivision when deemed appropriate by the Planning Commission, a comprehensive traffic analysis, which must be approved by the Planning Commission, indicating the probable effect of the proposed subdivision on traffic patterns and capacities of adjacent streets in the immediate area.

1.2 SIDEWALKS

Sidewalks may be required by the Planning Commission in commercial and residential subdivisions particularly in areas with shopping, schools, parks, playgrounds, high density lots (less than 75 feet in width) and arterial streets.

1.3 CURB AND GUTTER

All streets shall have curb and gutter or valley gutters and shall be designed in accordance with subdivision minimum standards contained in Appendix A.

1.4 WATER MAINS

The design and specifications of the distribution system shall meet the applicable public water system requirements of Riverside contained in Ordinance 2004-0217.

1.5 FIRE HYDRANTS

Fire hydrants shall be installed in accordance with Ordinance 2004-0217. The water supply and pressure shall be sufficient to adequately serve the potential needs of the intended land use. The Riverside Fire Department must approve the location and installation of all fire hydrants and they shall be contacted before preliminary plat submittal.

1.6 SANITARY SEWERS

Sanitary sewers shall be approved and installed in each subdivision in accordance of the Riverside "Standards for Construction of Water and Sanitary Sewer Systems." Septic tanks may be permitted if allowed by City ordinance in lieu of sewer lines, upon approval by the appropriate health department.

Lot size shall not be less than the minimum standard and of satisfactory size for the proper installation of an on-site sewage disposal system as approved by the Department of Health. No building permit shall be issued until written approval has been given by the Department of Health.

1.7 STORM SEWERS AND DRAINAGE

Storm sewers and drainage structures shall be designed and installed as required in accordance with ARTICLE V, DESIGN STANDARDS, SECTION 5, DRAINAGE AND INUNDATION and Appendix A of these regulations.

1.8 PROPERTY MARKERS

All lot corners shall be marked in accordance with the current Standards of Practice for Land Surveying in the State of Alabama.

ARTICLE VII GUARANTEE OF COMPLETION OF IMPROVEMENTS

SECTION 1 – GENERAL

The Sub-divider shall be responsible for the provision of all required improvements to the subdivision. This may be accomplished by either the full installation of all required improvements by the developer at the time the final plat is to be submitted to the Planning Commission (Certification by the Owner's Engineer of Compliance is required by these regulations, see Article VI, Section I), or by the provision of a financial guarantee of performance.

1.1 FINANCIAL GUARANTEE OF PERFORMANCE

The guarantee of performance by the Sub-divider shall be in the form of a Subdivision Improvement Bond, Irrevocable Letter of Credit, or Certificate of Deposit, made payable to the City of Riverside and shall meet the following requirements:

- a. ACCEPTANCE OF GUARANTEE - The bond, irrevocable letter of credit or certificate of deposit must be approved by the City Clerk and the Chairman of the Planning Commission.
- b. VALUE OF GUARANTEE - The bond, irrevocable letter of credit or certificate of deposit, should be of an amount sufficient to cover the total cost of installing all improvements, including grading, paving of the streets and installation of all required utilities and fees encountered during execution of improvements as well as the cost of "as-built drawings."

1.2 FAILURE TO COMPLETE WORK

If within twelve (12) months after filing the accepted guarantee, the Sub-divider has not completed all necessary improvements, or if in the opinion of the Planning Commission any improvements have not been satisfactorily installed, the guarantee shall be used by the City to complete the improvements in a satisfactory manner, or the City may take such steps as may be necessary to require performance under the guarantee, including the City's available legal remedies.

**ARTICLE VIII
GUARANTEE AGAINST FAULTY MATERIAL**

SECTION 1 – GENERAL

Final approval of street and utility improvements shall be granted and streets and utilities accepted for maintenance after completion of same by the City of Riverside, only in accordance with one of the following provisions:

1.1 - In any case in which the Planning Commission and/or the City Council may have reasonable doubt concerning the stability or proper construction of any improvement required herein, the City Council may require a maintenance bond for street and/or utility construction. This bond shall be in cash or made by a surety company authorized to do business in the State of Alabama, and be for a period of 1 to 5 years as recommended by the City Engineer, or,

1.2 - The City Clerk, at the direction of the City Council, shall secure from all developers, an agreement to maintain excavation or fill to the level of finished grade and to maintain all improvements, located thereon or therein which has been made in connection with the development; and such agreement shall be binding on the developer for a period of 1 to 5 years as recommended after the acceptance of such improvements by the City of Riverside.

**ARTICLE IX
VARIANCES**

SECTION 1 – HARDSHIP

Where the Planning Commission finds that unusual hardship may result from strict compliance with these regulations due to unusual topographic or other physical conditions relating to the land, that are beyond the control of the Sub-divider, it may vary the regulations so that substantial justice may be done and the public interest secured. However, such variation shall not have the effect of nullifying the intent or purpose of the Subdivision Regulations or Zoning Ordinance. Any variance thus authorized is required to be entered in writing in the minutes of the Planning Commission and the reason which justified the departure to be set forth.

**ARTICLE X
PENALTIES FOR TRANSFERRING LOT IN UNAPPROVED SUBDIVISION**

Whoever, (being the owner or agent of the owner of any land located within a subdivision), transfers or sells any land by reference to or exhibition of or by other use of a plat of a subdivision before such plat has been approved by the governing body of the City and duly recorded or filed in the office of the St. Clair County Probate Judge, shall forfeit and pay a penalty of two hundred dollars (\$200.00) for each lot or parcel so transferred or sold. The City may enjoin such transfer or sale or agreement by action for injunction brought in any court or equity jurisdiction against the Sub-divider or may recover from the Sub-divider the same penalty by a civil action in any court of competent jurisdiction.

ARTICLE XI
SEVERABILITY AND SEPARABILITY

Should any article, section, sub-section, or provision of these Subdivision Regulations be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the Subdivision Regulations as a whole, or any part thereof, other than the part so declared to be invalid or unconstitutional. Where any provision of these Subdivision Regulations conflict with any other Zoning Ordinance or Regulation adopted by Riverside, the more restrictive provision shall apply.

ARTICLE XII
AMENDING REGULATIONS

Any article, section, sub-section or provision of these Subdivision Regulations proposed for amending shall be published as provided by law for the publication of ordinances. Before adoption, a public hearing, as described by law, shall be held thereon. Following its adoption, a copy of the amendment shall be certified by the Planning Commission to the Probate Judge of the appropriate county.

ARTICLE XIII
EFFECTIVE DATE

These Subdivision Regulations shall supersede all previous Subdivision Regulations and shall take effect and be in force from and after the date of their adoption.

Adopted and approved this _____ Day of _____ 2005.

By the Planning Commission for the City of Riverside, Alabama.

Ray Sweat, Chairman

CERTIFICATION

I, _____, City Clerk of the City of Riverside, Alabama, hereby certify the above to be a true and correct copy of the Subdivision Regulations adopted by the Planning Commission of the City of Riverside, at its regular meeting held on _____, after a public hearing and legal publication, as same appears in the minutes of record of said Planning Commission meeting, and published by posting copies thereof on _____, 2005, at the following public places, which copies remained posted for five days as provided by law:

Riverside City Hall
P.O. Box 130
Riverside, AL 35135

Post Office
Riverside, AL 35135

Rhonda Martin
City Clerk

**CITY OF RIVERSIDE
SUBDIVISION REGULATIONS**

APPENDIX A - DESIGN STANDARDS

**ARTICLE I
MINIMUM STANDARDS FOR SUBDIVISIONS AND DEVELOPMENT**

Profiles of all streets showing natural and finished grades, location of all head walls, location and size of all culverts, shall be furnished as a part of the Preliminary Plat. Water and sewer plans and profiles and other requirements of Ordinance 2004-0217.

**ARTICLE II
ENGINEERING REQUIREMENTS AND INSPECTIONS**

The Sub-divider shall furnish the Planning Commission all plans and information necessary for engineering considerations and approval for the construction of the proposed improvements. Such plans and information shall be furnished separately or with preliminary plat and vicinity sketch and shall be certified by a Registered Professional Engineer.

The Owner's Engineer shall be responsible for inspecting the approved public improvements, and shall certify to the City that all such improvements were installed according to the approved plans and rules and regulations of the City.

The Owner will retain the services of a Geotechnical Engineer to insure ALL fills are placed and compacted to meet or exceed 98% Of Standard Proctor. All reports of compaction will be retained by the Geotechnical Engineer. Monthly, one copy of all such reports will be delivered to the Building Inspector and the City Engineer. Prior to the placement of the sub-grade and base courses, All roadways will be proof rolled in the presents of the Owner, the Contractor, The Geotechnical Engineer, The Building Inspector and the City Engineer. All failing areas will be corrected as recommended by the Geotechnical Engineer, with the concurrence of the Contractor, the Building Inspector and the City Engineer. All failing areas will be proof rolled again after the recommended corrective action is taken.

ARTICLE III

1. STREETS

- a. All streets shall be platted along contour elevations which will result in minimum grades and greatest visibility wherever practicable with consideration given to the anticipated use of the land.
- b. The proposed street layout shall be made according to good land planning for the type of development proposed. All streets must provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding tracts.

- c. Reserve strips shall not be permitted.
- d. Spite strips or strips for unspecified or an acceptable purpose are prohibited.
- e. Sidewalks may be required where deemed necessary for public safety.
- f. Public utilities shall be installed and approved by the Utility Department prior to acceptance. Public utilities and private utilities (telephone, televisions, gas, or electrical, etc.) installed underground shall not be placed under an (1) existing street or (2) newly completed street within the subdivision where the final layer of pavement surface has been installed by any means which disturbs the paved surface. Tunneling, boring or other acceptable means excluding open cutting must be employed to install these utility crossings.
- g. All streets that provide for the continuation or appropriate projection of principal streets in surrounding areas and all streets that provide reasonable means of ingress and egress for surrounding acreage tracts shall be constructed to the subdivision limits as required by the Planning Commission.
- h. Sub-divider, is responsible for the installation of all traffic signs, markings and traffic control devices. All street signs shall conform to the Riverside standard street sign.

2. MINIMUM REQUIREMENTS

- a. The sub-grade shall be compacted and shaped prior to application of base materials. All fills shall have a geotechnical report submitted on the compaction results of test run every 2000 square feet of each 8" lift.
- b. The base course shall have a compacted thickness of no less than six inches and base course materials shall be approved, as to mixture and durability of materials, by the City Engineer.
- c. All streets shall be paved and have a minimum width of twenty-two feet plus curbing.
- d. A minimum of four-foot shoulders shall be constructed.
- e. A typical roadway section with the street grades shall be submitted for approval along with the drainage plan.
- f. Unless authorized by the Planning Commission, grades over 15 percent will not be permitted.
- g. All intersections shall have a sufficient turning radius to accommodate traffic in a normal manner.

ARTICLE IV

1. STREET MINIMUM IMPROVEMENTS

- a. Proper drainage structures shall be constructed at designated locations determined by field inspection and contour maps of the subdivision with the approval of the Planning Commission as to the size and number.
 - 1. Catch basins and drop inlets shall be constructed if deemed necessary by the Planning Commission.
 - 2. Combination curb and gutter shall be constructed on grades over 8 percent, or on long unbroken grades, where no cross drains are feasible to divert the flow of water from the street, at the discretion of the Planning Commission.
 - 3. Water will not be permitted to travel down the street more than 350 feet (where at all possible) without proper drainage structures to intercept surface water.
- b. A permanent type, non-skid finished wearing surface shall be applied by the Sub-divider or developer to all public streets.
- c. The materials and type of materials used shall have the approval of the City Engineer.
- d. No street will be accepted for maintenance unless specifically approved by the City Council. No portion of a County Road will be accepted for maintenance by the City by a subdivision application or subdivision approval.
- e. Where subdivision streets make intersection with county roads, the intersection shall be made at a point on the county road that will provide a minimum sight distance of 250 feet in each direction, or as determined by the county street posted speed limit. Any less sight distance requirement shall be approved by the Planning Commission.

2. RIGHT-OF-WAY

- a. Right-of-way for any street, road or avenue which, in the opinion of the Planning Commission, is or might become an arterial highway shall be not less than 100 feet in width.
- b. Any intersection of streets having an interior angle of less than ninety degrees shall have an easement radius if the Planning Commission considers it necessary for the safe turning of traffic.

3. ACCESSIBILITY

Where a proposed subdivision has no frontage on an existing public road or right-of-way, the Sub-divider must provide, and dedicate to the City, a suitable right-of way for ingress and egress. This connecting road becomes part of the street system of the proposed subdivision and is subject to all regulations regarding streets. Subdividing or development of property shall not be allowed to land-lock any adjacent property.

4. IMPROVEMENTS

Before a Sub-divider commences to grade or pave streets or roads within a subdivision, he shall consult the City Engineer (and if necessary, the County Engineer) and obtain approval of the proposed grades, type of paving, size of drainage structures, and any or all other engineering problems involved therein.

ARTICLE V

1. DRAINAGE

- a. All subdivisions shall be provided with adequate storm drainage facilities. Any areas subject to periodic flooding caused by poor drainage facilities will not be accepted by the Planning Commission unless the Sub-divider makes necessary provisions to eliminate such flooding.
- b. Drainage facilities shall be designed for a 25-year rainfall event, except for major drainage-ways, which shall be designed for a 100-year rainfall event. Design calculations shall be based on future probable development of the entire drainage area to be served or developed. A major drainage-way is defined as having a drainage area of (50) acres or more, or as designated by the City Engineer.
- c. A complete drainage plan and contour map showing the pipe size, their locations and the areas to be drained shall be submitted along with the profile grades and typical roadway section for approval.
- d. All existing drainage structures shall be shown on the preliminary plat and contour map.
- e. All off project drainage, draining onto the subdivision, shall be shown on contour maps showing the areas in acres that the subdivision will have to accommodate.
- f. Drainage area and peak flow estimates must be provided for each drainage facility, as well as profiles for all new storm sewers and open ditches, with outlet velocities.
- g. Storm drainage facilities shall be designed by a Registered Professional Engineer in the State of Alabama. The Engineer's seal shall be on all drawings.
- h. Structural capabilities for all new culverts and storm sewer pipe shall be provided.
- i. If outlet velocities are greater than five (5) feet per second, some type of energy dissipation will be required. If rip-rap is used the minimum weight shall be fifty pounds per stone, the minimum channel length of rip-rap will be 3 times the outlet velocity and the minimum width of the channel will be the outside diameter of the pipe plus 25% of the diameter on each side.
- j. Typical sections of all open ditches and swales shall be provided. Open ditches will be lined as recommended by the Engineer.
- k. Any new culvert or storm sewer pipe under the jurisdiction of the Alabama Department of Transportation or the St. Clair County Engineer must be approved by that authority.

Copies of this approval shall be provided at the time of submittal.

- l. All roadway cross drain pipe shall be a minimum size eighteen (18) inches and all side drain pipe shall be a minimum size of eighteen (18) inches.
- m. Residential subdivisions and developments - Drainage pipes shall be reinforced concrete pipe, Class III minimum, under all roadways. All pipes shall be installed in accordance with manufacturer's standards and Alabama Department of Transportation standards. Commercial and industrial developments - all drainage pipes in rights-of-ways and easements shall be reinforced concrete, Class III minimum.

ARTICLE VI

1. MISCELLANEOUS

- a. All lot pins and markers shall be established on the ground prior to final approval of record map.
- b. The City will not construct any street, install any drainage, water, or sewer facility or perform any maintenance work in any recognized or recorded subdivision before the subdivision is duly accepted for maintenance.
- c. The City will, no less than one year after construction of streets and drainage, water and sewer facilities are completed, and a developer maintenance period has elapsed, consider accepting the improvements for maintenance provided:
 - 1. That it meets the minimum requirements of the City, and
 - 2. That all necessary improvements are installed, and
 - 3. That there are no claims or liabilities against the subdivision that will be passed on to the City, and
 - 4. As-built drawings are furnished.
- d. Any deviation from these provisions must have written permission from the Planning Commission.
- e. On roads with prescribed rights-of-way, but where no dedicated right-of-way exists; the developer shall provide the ROW required by these standards. The developer shall also make any improvements to existing roadways needed to comply with these standards.

ARTICLE VII

1. REQUIRED IMPROVEMENTS BOND

- a. Prior to the approval of the final plat, the sub-divider shall have installed or constructed the following improvements or posted a financial guarantee not to exceed 125 percent of the cost of required improvements:

1. All streets shall have been constructed in conformity with the requirements set out in these regulations;
 2. All drainage shall have been constructed in conformity with the requirements set out in these regulations;
 3. Water and sewer facilities shall have been constructed in conformity with the requirements set out in these regulations;
 4. The developer or Sub-divider will forfeit the financial guarantee if improvements are not made or completed;
 5. If the guarantee is forfeited, the bonding company or financial institution will complete the improvements or pay the City for the completion of same.
- b. After the subdivision has been completed and before any acceptance letters are issued, the City Council may require a maintenance bond or agreement for streets, sewer lines, water lines, and/or drainage facilities.
- c. The maximum amount of bonds for any Sub-divider that may be posted for ALL subdivisions developed by any principal of any entity will not exceed \$250,000.

ARTICLE VIII

1. STANDARD DRAWINGS

All necessary drawings and standards regarding roadway typical sections, valley gutters, combination curb and gutter, and all types of drainage structures for the development of subdivision streets are contained in Appendix E of these regulations. Standard drawings for water facilities are included in Ordinance 2004-0217.

ARTICLE IX

1. STORM WATER DETENTION

1. All development in the CITY OF RIVERSIDE subject to stormwater detention shall meet the minimum design requirements set forth in this section.
2. Detention facilities shall be designed to equalize pre-developed and post-developed amounts and rates of storm water discharge based on peak flows for 2-year through 100-year, 24-hour storms, and shall assume that land is fully developed in accordance with the City's comprehensive land use plan. Rainfall amounts shall be based on the latest available information.
3. Each detention facility shall provide an emergency spillway designed, at a minimum, to convey the 100-year 24-hour rainfall event. The City Engineer may require the spillway to be designed on a greater event.

4. The minimum information submitted for a detention pond design shall be as follows:
 - a. Existing drainage area and peak flow to the facility.
 - b. Proposed drainage area and peak flow to the facility.
 - c. Inflow hydrograph.
 - d. Outflow hydrograph.
 - e. Storage-elevation plot.
 - f. Required storage volume, in acre-feet or cubic feet.
 - g. Peak rainfall flow to the emergency spillway.
 - h. Statement of methodology used for detention facility design. In general all detention facilities will be checked using the storage indication method. Other methodologies are acceptable - the Owner's Engineer is urged to contact the City Engineer if he or she is in doubt.
5. Underground detention is acceptable.
6. Requirements for wet weather detention facilities are as follows:
 - a. Maximum water depth in pond for design storm - four (4) feet.
 - b. Maximum water depth in pond for emergency spillway use - five (5) feet.
 - c. Minimum (cut and fill section) dam width - five (5) feet.
 - d. Maximum side slope steepness - 3:1.
 - e. Maximum water surface elevation in reservoir shall be two (2) feet (or greater) below lowest floor elevation of adjacent structure(s).
 - f. Provide for low-flow ditch in reservoir.
 - g. Sides shall be grassed or paved.
 - h. Overflow sections, such as emergency spillways, shall be sodded or paved.
 - i. Wet weather reservoir shall be enclosed with a minimum six (6) foot high chain link fence. Gate(s) shall be provided for maintenance access, with lock.
7. Requirements for permanent lakes used as detention shall be as follows:
 - a. Maximum water surface elevation shall be two (2) feet (or greater) below lowest floor elevation of adjacent structure(s).

- b. Maximum fluctuation between permanent pond level to maximum pond level shall be three (3) feet.
 - c. Stability analysis shall be furnished.
- 8. Detention pond calculations shall be determined by a Registered Professional Engineer in Alabama. Calculations and drawings shall be sealed and certification of compliance required.
- 9. Maintenance requirements for detention facilities are as follows:
 - a. Property owner(s) or his designated representative(s) shall submit a covenant setting forth their obligations to maintain the detention facility. Such covenant shall be approved by the City Engineer and the City Attorney before being recorded. A certificate of occupancy shall not be issued until the covenant has been recorded. Such covenant shall run with the property until the detention facility is no longer required. Release of the covenant shall occur only after approval of the City Engineer, City Attorney and the Planning Commission.
 - b. The Mayor or his designated official of the City shall enforce the provisions of the maintenance restrictions, and shall have the power and authority to cause the facility to be properly maintained. Under such condition, the City shall have the right to place a lien on the property until the City's obligation has been terminated.
- 10. Variances to these minimum requirements shall be submitted in writing to the City Engineer, outlining in detail the reason(s) for the requested variance(s) and supporting data. All variances shall be approved by the Planning Commission and City Council.

ARTICLE X

1. WATER FACILITIES

All subdivisions and developments shall provide for (a) the adequate transfer of sanitary sewer or on site disposal as approved by the City (b) potable water from the City's nearest practical source. The Developer's Engineer should have water and sewer coordinated with the City Utilities Department and City Engineer before submittal of the preliminary plat or the plat shall be subject to immediate rejection by the planning commission. For specific requirements of water facilities, the Developer and his engineer shall reference Ordinance 2004-0217.

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APPENDIX B - REQUIRED WORDING FOR FINAL PLAT CERTIFICATION

The following wording shall be on all final plats:

STATE OF ALABAMA COUNTY OF SAINT CLAIR

The undersigned, _____, Registered Land surveyor, State of Alabama, and _____, Owner, hereby certify that this plat or map was made in accordance with all applicable sections of the standards of practice for land surveys in the State of Alabama, pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as _____ showing the subdivisions into which it is proposed to divide said lands, giving the length, and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relations of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said Owner also certifies that it is the owner of said lands and improvements and that the same are not subject to any mortgage, encumbrances, or defects.

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APPENDIX C - PRELIMINARY AND FINAL PLAT CHECKLISTS

PRELIMINARY PLAT CHECKLIST

The following checklist has been derived from the Subdivision Regulations adopted by Riverside. It is intended as a guide for preliminary plat approval. Refer to the Regulations for all specific requirements.

Plat requirements

- Title
- Graphic scale
- Written scale
- North arrow
- Date
- Name and registration number of Surveyor
- Topography - USGS or US Coast and Geodetic Survey sea level datum
 - ◆ 10% or less grades-one foot intervals
 - ◆ 10% to 25% grades-two foot intervals
 - ◆ Greater than 25%-five foot intervals unless otherwise specified
- Names of all streets, highways or roads
- Rights-of-way and easements
- Widths of rights-of-way
- Widths of roadways and pavements
- Location of existing and proposed utilities
- Lot lines, lot and block numbers
- Purpose of subdivision
- Proposed street lights and signs: location, size and type
- Proposed public facilities
- Quarter section, township and range with ties to quarter sections or sections close to proposed subdivision
- Owners name and address; mortgages; Sub-divider
- Names and addresses of adjoining lots or parcels
- Certificate or letter from State and/or County Health Department indicating approval of proposed water supply and sanitary facilities
- Show and identify any land subject to inundation by storm drainage, overflow or pounding of local storm water
- Other information as required by the Planning Commission
- Vicinity sketch
- Certificate or letter from Public Utilities and Fire District of approval of the proposed facilities.

FINAL PLAT CHECKLIST

The following checklist has been derived from the Subdivision Regulations adopted by Riverside. It is intended as a guide for final plat approval. Refer to the Regulations for all specific requirements.

Plat requirements:

- Original drawing in ink, on cloth or film
- Referenced to two proven section corners
- Rights-of-way, easements and property lines shall be shown with accurate dimensions and bearings; deflection angles; radii, arcs, and central angles of all curves
- Purpose for which sites are dedicated or reserved
- Minimum building setback lines
- Location and description of monuments
- Reference to adjacent, recorded subdivisions and acreage parcels
- Space for approval by City Engineer and Planning Commission
- Deed book and page number for street or alley vacation
- Original copy of any protective covenants
- Certifications

**CITY OF RIVERSIDE
SUBDIVISION REGULATIONS**

**APPENDIX D -REQUIRED LETTER - COMPLETION BY OWNER'S
ENGINEER**

STATE OF ALABAMA)
)
_____COUNTY)

The undersigned, _____, a licensed engineer in the State of Alabama, on behalf of _____ (owner), hereby certifies, to the best of my professional knowledge and belief, to the City of Riverside pursuant to the subdivision regulations, that all required improvements have been fully and completely installed in _____ subdivision as applied for and approved by the governing body of the City of Riverside. Further, the undersigned engineer certifies that he or his firm has properly and adequately inspected the improvements to insure all improvements have been constructed in accordance with the standards set forth in the subdivision and water regulations of the City of Riverside as well as the construction standards of care and he knows of no defects in the improvements.

All requirements for the subdivision of the land have been completed and that the approval of a final plat on the subdivision by the governing body of the City of Riverside is appropriate.

(Printed Name of Owner's Engineer)

(Signature of Owner's Engineer)

BEFORE ME, the undersigned authority, a Notary Public in and for the said State and County, personally appeared _____, who, certifies that he/she executed the foregoing certification acknowledging that the same is true; and that after reading the same, and with a full understanding of the terms and effect thereof, executed the same as required by the subdivision regulations of the City of Riverside, Alabama.

SWORN TO AND SUBSCRIBED BEFORE ME, this _____ day of _____, _____.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

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APPENDIX E - STANDARD DETAILS AND TYPICAL DRAWINGS

(By request at Riverside City Hall)