Appendix B: SUBDIVISIONS

SEC. 1.00. GENERAL PROVISIONS.

1.01. Title. These regulations shall be known, cited, and referred to as the "Subdivision Regulations of Moody, Alabama."

1.02. Authority. These regulations governing the subdivision and development of land are adopted by the Moody Planning Commission pursuant to the authority granted by §§ 11-52-30 through 11-52-36, Code of Alabama 1975, as amended. A certified copy of these regulations, and any amendments thereto, shall be filed as required by applicable law.

1.03. Jurisdiction.

A. These regulations shall apply to all subdivisions and development of land, as defined herein, located within the corporate limits of the City of Moody and any additional area within the subdivision jurisdiction of the Moody Planning Commission as authorized by applicable state law.

B. No land shall be subdivided within the subdivision jurisdiction of the Moody Planning Commission:

1. The subdivider or the subdivider’s agent has submitted the required plats and plans, applications, and supporting documentation to the planning commission in accordance with these regulations; and

2. The final plat has been approved by the Planning Commission in accordance with these regulations; and

3. The approved final plat is recorded in the office of the judge of probate, St. Clair County, Alabama.

C. If a subdivision within the subdivision jurisdiction of the City of Moody be transferred before completion of all required improvements and obligations, the new owner shall be subject to all applicable requirements of these regulations, approved plats, conditions of approval, and existing development agreements applicable to the subdivision. The new Owner shall submit updated contact information and proof of financial guarantee to the City within 30 days after the transfer of title. No further construction activity, inspections, or plat approvals shall be permitted until any required replacement financial guarantee is accepted by the City Engineer.

1.04. Purpose.

A. The subdivision of land establishes the pattern of streets, lots, blocks, utilities, drainage facilities, open spaces, and other improvements that shape future development. Once land has been subdivided and a plat recorded, correcting deficiencies may be difficult and costly. The design and development of

subdivisions also affect the City's responsibility to provide services and maintain public improvements. It is therefore in the interest of the City, property owners, developers, residents, and the public that subdivisions be designed and developed in accordance with sound planning and engineering practices and the standards established by these regulations.

B. The purpose and intent of these regulations are to establish objective, community-wide standards for public improvements and the subdivision and development of land within the city's subdivision jurisdiction. These regulations are intended to promote:

1. Sound subdivision and site design.
2. Consideration of the impacts of development on adjacent property and surrounding areas.
3. Clear delineation of public and private development responsibilities.
4. Protection for the health, safety and welfare of the public.
5. An orderly and efficient development pattern.
6. Coordination with other applicable ordinances and plans.
7. The preservation of valuable and scenic natural features and open spaces.
8. Flexibility and creativity in the design and development of property where consistent with these regulations.
9. These regulations also recognize the responsibility of the city to maintain public improvements accepted by the city for public ownership and maintenance. Proper and timely maintenance is essential to preserve such improvements through their useful life.

SEC. 2.00. DEFINITIONS.

1.01. General. Except as otherwise provided herein, all words shall have their customary dictionary meaning. The present tense includes the future tense. The singular includes the plural, and the plural includes the singular. The word "person" includes a firm, corporation, association, organization, trust, or partnership. The word "building" includes "structure." The word "shall" is mandatory. The word "may" is permissive.

1.02. Definitions. For the purpose of these regulations, the following words and terms shall have the meanings set forth below:

A. Abutting property. Property that is immediately adjacent to property that is subject to review under these regulations or property that is located immediately across the road or public right-of-way from the property that is subject to review under these regulations.

B. Alley. A minor public way with a narrow right-of-way designed to afford a secondary means of access to abutting properties.

C. Amenity, Major. A substantial recreational improvement intended for use by all residents of a development.

D. Amenity, Minor. A localized recreational improvement intended for use by residents.

E. Arterial streets. Those which serve the major traffic movements and which provide intercommunity continuity but do not penetrate identifiable neighborhoods.

F. Block. A tract of land bounded by streets, or a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or waterways, or boundary lines of municipalities or counties.

G. Block or lot corners. An angle point in the boundary of a block or lot.

H. Building official. The duly designated building inspector or official of the City of Moody, Alabama.

I. Building setback line. A line parallel to the property line in front of which no structure may be erected.

J. *City*. The City of Moody, Alabama.

K. *City* attorney. The licensed attorney designated by the city council to furnish legal assistance for the administration of these regulations.

L. *City* clerk. The duly designated clerk of the City of Moody, Alabama.

M. *City* council. The city council of the City of Moody, Alabama.

N. *City* engineer. The duly designated engineer of the City of Moody, Alabama.

O. City specifications. All construction specifications, standard details, and applicable codes adopted or otherwise required by the City in accordance with these regulations.

P. Collector streets. Those which collect traffic from local streets to the arterial streets by providing both land access and traffic circulation within neighborhoods and commercial and industrial areas.

Q. Corner lot. A lot abutting upon two or more streets at their intersection.

R. Cul-de-sac. A local street with only one outlet and designed to have one end permanently closed; the closed end is terminated by a vehicular turnaround.

S. Curb or curb line. The inside vertical face of a masonry curb, the centerline of a valley gutter, or the edge of the pavement where no curb or gutters exist.

T. Dedication. The intentional appropriation of land or an interest in land by its owner for public use.

U. Designated representative. An individual designated by the city council to administer or enforce the provisions of these subdivision regulations, any reference to "city engineer" shall be understood include an authorized designated representative, except where the action by such individual requires professional registration or licensure by law.

V. Developer. A person, corporation, or duly authorized agent who undertakes the subdivision of land as defined herein. The term "developer" includes the term "subdivider."

W. Deviation. A modification of a requirement of these regulations approved by the Planning Commission in accordance with § 3.05.

X. Double frontage lot. A lot having frontage on two non-intersecting streets as distinguished from a corner lot.

Y. Easement. A grant by the property owner for use, by the public, a corporation or person(s), of a strip of land for specified purposes. No title to real property is conveyed.

Z. Engineer. A professional engineer duly licensed or registered by the State of Alabama Board of Licensure for Professional Engineers and Land Surveyors.

AA. Family subdivision. A subdivision created for the purpose of conveying land among immediate family members, typically defined as spouses, children, parents, or siblings, where the resulting lots are 10 acres or more and are not intended for immediate commercial development.

BB. Financial Guarantee of Performance. A financial security in a form acceptable to the City and authorized by these regulations, provided to ensure the completion of required subdivision improvements in accordance with the approved plans, these regulations, and applicable City specifications.

CC. Final plat. A plat of a tract(s) of land, that meets the requirements of these regulations and prepared in a form suitable for recording in the office of the probate judge of St. Clair County, Alabama.

DD. Fire chief. The duly designated fire chief of the City of Moody, Alabama.

EE. Group development. A development comprising two or more structures built on a single lot, tract, or parcel of land and designed for occupancy by separate families, firms, businesses, or other enterprises.

FF. Half street. A street which does not meet the minimum right-of-way widths set forth in these regulations.

GG. Health department. The St. Clair County Health Department or other governmental health agency having jurisdiction, as applicable.

HH. Inspector. An individual who, on behalf of the city, inspects public improvements in a subdivision to ensure conformance with approved plans and specifications.

II. Land. Includes the words "water," "marsh" or "swamp."

JJ. Local street. Those intended to provide access to abutting properties and to other streets.

KK. Lot. A portion of land identified as a separate parcel or tract for purposes of ownership, transfer, or development and meeting the applicable requirements of these regulations and the Zoning Ordinance.

LL. Major subdivision. Any subdivision of land creating six or more lots, or any subdivision of any size that requires the construction of new streets, the

extension of public water or sewer mains, or the construction of public drainage facilities.

MM. Maintenance bond. A financial guarantee provided to ensure the correction of defects in public improvements following their completion and acceptance by the City, in accordance with the applicable provisions of these regulations.

NN. Marginal access streets. A street which is parallel with and adjacent to an arterial street and which provides access to abutting properties and protection from the through traffic.

OO. Metes and bounds. A system of land description using distances and directions.

PP. Minor subdivision. A subdivision of land into five or fewer lots where all lots front on an existing public street, and where no new public infrastructure or street construction is required.

QQ. Monument. A permanent object serving to indicate a limit or to mark a boundary.

RR. Open space. Any land either publicly or privately owned that is designated to remain permanently undeveloped and used for recreation, conservation or preservation.

SS. Open Space, Common. Land area within a subdivision or development held in common ownership and maintained by a legal entity responsible for its ownership and maintenance for recreation, conservation, or other common use by residents.

TT. Owner's engineer. An engineer or land surveyor duly licensed or registered in the State of Alabama who provides professional services on behalf of the owner of land that is proposed to be subdivided or is in the process of being subdivided. Includes "developer's engineer."

UU. Parcel. A portion or tract of land, which has not been previously subdivided or recorded in the probate judge's office.

VV. Paving width. The horizontal width of paved surface, excluding curb and gutter.

WW. Planning commission. The planning commission of Moody, Alabama.

XX. Preliminary plat. A set of plans and supporting information that, meet the requirements of these regulations for the proposed subdivision and are submitted for consideration by the planning commission prior to preparation and approval of the final plat.

YY. Probate judge. A judge of probate of St. Clair County, Alabama.

ZZ. Public hearing. A meeting of the City Council or Planning Commission for which public notice and an opportunity to be heard are provided in accordance with applicable law and City procedures.

AAA. Recreational Amenity. A recreational or community facility or improvement provided for the common use of residents in accordance with § 5.09.

BBB. Right-of-way. A strip of land separate and distinct from the lots adjoining such right-of-way and not included within the dimensions or area of such lots, that is occupied or intended to be occupied by a street, crosswalk, railroad, road electric

transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or another special use.

CCC. Sidewalk. An improved pedestrian way intended primarily for pedestrian travel and constructed in accordance with § 5.08 and applicable City standards.

DDD. Sight distance. The maximum extent of unobstructed vision, along a street from any given point on the street.

EEE. Street. A thoroughfare, which affords the principal means of access to abutting property. This includes lanes, ways or other means of ingress or egress, regardless of the term used to describe it.

FFF. Subdivider. The person(s), firm(s), or corporation(s) engaged in the process of creating a subdivision.

GGG. Subdivision. The division of a lot, tract or parcel of land into two or more lots, plats, sites, or other divisions of land, whether described by metes and bounds or by any other description, for the purpose, whether immediate or future, of sale or of building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

HHH. Surveyor. A land surveyor and registered by the State of Alabama Board of Licensure for Professional Engineers and Land Surveyors.

III. Water board. Government Utility Services Corporation, or its successor entity responsible for providing public water service within the City of Moody.

JJJ. Work. All required construction as shown on approved plans and specifications for all facilities and features of any kind.

KKK. Zoning ordinance. The zoning ordinance of Moody, Alabama.

SEC. 3.00. ADMINISTRATION.

3.01. Enforcement, violations, and penalties.

A. The Planning Commission shall administer these regulations and exercise the authority granted to it by applicable law and these regulations. The city engineer (or designated representative, as defined herein) shall serve the city's technical representative in the administration and enforcement of these subdivision regulations. The city engineer shall review plats, plans, specifications, designs, and other information required by these regulations to ensure conformance with the applicable requirements of these regulations. The city engineer shall inspect or cause to be inspected the construction of all required subdivision improvements to ensure conformance with the approved plans and specifications and applicable City requirements. Such inspections shall be made before, during, and after the construction as necessary to determine compliance. Any violations or lack of compliance with these regulations noted or discovered by the city engineer or the building official shall be brought to the attention of the Planning Commission, City Attorney, or other appropriate City official, as necessary. All corrective actions required to bring the subdivision or improvements into

compliance with these regulations and the approved plans shall be completed prior to final acceptance of the applicable improvements by the city.

B. No owner, or agent of the owner, of any parcel of land located in a proposed subdivision shall transfer or sell any such parcel before a final plat of such subdivision has been approved by the planning commission, in accordance with these regulations, and recorded in the Office of the Judge of Probate of St. Clair County. The description of a parcel by metes and bounds in an instrument of transfer or other document used in the sale or transfer of land shall not exempt the transaction from the requirements of these regulations.

C. Any person who transfers or sells a lot or parcel in violation of this section shall be subject to a penalty of one hundred dollars ($100.00) for each lot or parcel transferred or sold. The City of Moody may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover such penalty by a civil action in any court of competent jurisdiction.

3.02. Conflicts with other laws. Whenever the provisions of these regulations impose more restrictive standards than are required under any other applicable law or ordinance, the regulations herein contained shall prevail. Whenever the provisions of any other ordinance impose more restrictive standards than these regulations, the more restrictive standard shall prevail.

3.03. Guarantee of completion of improvements.

A. General. The subdivider shall be responsible for the completion of all required improvements for the subdivision. Prior to Final Plat approval, all required improvements shall either be completed in accordance with the approved plans and these regulations or secured by a financial guarantee of performance in accordance with this section, except where otherwise specifically provided by these regulations.

B. Financial guarantee of performance. Where a financial guarantee of performance is permitted by these regulations, the guarantee shall be in the form of a certificate of deposit ("CD"), and shall meet the following requirements:

1. The CD shall be approved as to form and sufficiency by the city engineer and city attorney, and shall list as owner or payee the developer and the City of Moody, as applicable.

2. The CD shall be in an amount not less than 150 percent of the estimated total of completing all required improvements secured by the CD, including but not limited to utilities, roads, curbs, gutters, sidewalks, detention/retention ponds and other required improvements as well as other fees encountered in the completion of subdivision improvements. The estimated cost shall be reviewed and approved by the city engineer.

3. A copy of the CD shall be filed with the city clerk.

4. The CD shall be issued by a bank or other depository institution doing business in the State of Alabama and approved by the City of Moody Planning Commission.

5. The financial guarantee shall remain valid and enforceable until the improvements secured by the guarantee have been completed, inspected,

and approved in accordance with these regulations, or until the guarantee is otherwise released or replaced with the approval of the City.

C. Failure to complete work.

1. All required improvements shall be completed within twenty-four (24) months after approval of the financial guarantee. The Planning Commission may approve one (1) extension of up to twenty-four (24) additional months. If the improvements remain incomplete after forty-eight (48) months, any additional extension of the completion deadline shall require approval by the Planning Commission. In considering such an extension, the Planning Commission shall review the status of the remaining improvements and the adequacy of the financial guarantee to ensure completion of the subdivision in accordance with the approved plans and these regulations.

2. If the developer fails to complete the improvements within the approved period, or the City Engineer determines that improvements have not been satisfactorily installed in accordance with the approved plans and these regulations, the City may draw upon the financial guarantee to complete or correct the required improvements or take such other action as may be authorized by these regulations and applicable law to require completion of the improvements. Any extension or replacement of the financial guarantee shall be approved by the City prior to expiration of the existing guarantee.

D. Guarantee against faulty materials. If, in the opinion of the city engineer, there is reasonable doubt concerning the stability or proper construction of any improvement made under these regulations, the city council, upon recommendation of the city engineer, may require a surety, in the form of cash or a certificate of deposit (CD) for a period of two years to five years. The surety shall be provided in an instrument acceptable to the City Clerk and shall be sufficient to ensure correction of defects in materials, workmanship, or construction during the required maintenance period. Such surety shall be in addition to any standard maintenance guarantee otherwise required by these regulations. If, at any time during the prescribed maintenance period a defect in an improvement covered by the surety becomes apparent, the developer shall, upon notice from the City Engineer, promptly correct such defect to the satisfaction of the City. If the developer fails to make the required correction, the City may proceed against the surety in accordance with its terms and applicable law.

E. Final Completion and Acceptance of Guaranteed Improvements. Upon completion of all improvements secured by a financial guarantee, the developer's engineer shall submit to the City a certification stating that the required improvements have been completed and conform to the approved plans, these regulations, and applicable City specifications. The developer shall also furnish required as-built drawings and other completion documentation.

1. Upon receipt of the certificate of completion, the city engineer or their designee shall make a final inspection of the completed improvements. In the event that the improvements are incomplete or do not conform to the requirements of these regulations or the approved plans and specifications, the city engineer or their designee shall notify the developer and the

developer's engineer so that corrective measures may be completed within the life of the construction contract and within the tenure of the contractor's performance bond.

2. Completion or approval of required improvements shall not constitute acceptance by the City of the dedication of any street or other public improvement. Following completion and final inspection of the required public improvements, the City Engineer may recommend to the City Council that such improvements be accepted by the City for public ownership and maintenance. Acceptance shall require approval by the City Council.

3.04. Conformity to city or county plan. All proposed subdivisions shall conform to the Moody Zoning Ordinance and the City's adopted Comprehensive Plan and applicable subdivision design standards. Whenever a tract to be subdivided includes any part of a highway, major street, secondary street, or parkway identified in the City's adopted Comprehensive Plan, such public way shall be planned by the subdivider in substantial conformity with the location and right-of-way width shown on the Comprehensive Plan, where specified, and in accordance with good engineering practice and the applicable requirements of these regulations.

3.05. Deviation. Where the planning commission finds that strict application of these regulations would result in unusual hardship due to conditions specific to the property, the Planning Commission may approve a deviation from the applicable requirement, provided that such deviation shall not have the effect of nullifying the intent or purpose of these regulations. The planning commission shall not approve a deviation unless, based upon the evidence presented, it finds that all of the following criteria are met:

A. The granting of the deviation will not be detrimental to the public safety, health or welfare or injurious to other property.

B. The conditions upon which the request for a deviation is based are unique to the property for which the deviation is sought and are not generally applicable to other property.

C. Because of the particular physical surroundings, shape, topography, or other physical conditions of the property involved, strict application of these regulations would result in a particular hardship, as distinguished from a mere inconvenience.

D. The hardship is not primarily the result of an action or condition created by the applicant or property owner.

E. The deviation is the minimum necessary to provide relief from the demonstrated hardship and will remain consistent with the intent and purpose of these regulations.

F. The deviation will not conflict with applicable requirements of the Zoning Ordinance or other applicable law.

G. A application for a deviation shall be submitted in writing by the subdivider with the preliminary plat application or, where the need for deviation is identified after preliminary plat approval, at such other time as may be approved by the planning

commission. The application shall state fully the grounds for the requested application and all of the facts relied upon by the applicant.

H. Any deviation approved by the planning commission documented in the planning commission's minutes, including the applicable requirement from which the deviation was granted and the findings supporting approval.

3.06. Amendment. Any article, section, subsection, or provision of these subdivision regulations proposed for amendment shall be considered and adopted in accordance with applicable state law. Notice and a public hearing shall be provided where required by applicable law. Following adoption, the amendment shall be certified and filed as required by applicable law.

3.07. *Severability*. If any section, clause or portion of these regulations is held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of any other section, clause or portion of these regulations.

3.08. Vacation of plat or map.

A. Any plat or map, whether or not recorded may be vacated by the owner, the owner's executor, administrator or guardian at any time before the sale of any lot therein in accordance with applicable state law.

B. When lots have been sold the plat or map may be vacated only in accordance with applicable state law.

3.09. Public use and service areas.

A. Public uses. Where a park, neighborhood recreational open space, a school site, or other areas for public use shown on an official map or a applicable adopted plan is located in whole or in part within the proposed subdivision, the planning commission may seek to secure the reservation of the necessary land for such use in accordance with applicable law.

B. Easements for utilities. Except where alleys are provided such utilities, the planning commission may require easements not exceeding ten feet in width for poles, wires, conduits, storm and sewer, gas, water, or other utility lines on each side of a common rear lot line and along lot lines where necessary. Wider easements may be required by the city engineer to accommodate the applicable utility or facility and to provide adequate access for maintenance.

C. Reserve strips. There shall be no reserve strips except conveyed to or placed under the control of the government having jurisdiction.

D. Suitability of the land. Land, that the planning commission has found to be unsuitable for subdivision due to flooding, inadequate drainage, steep slopes, rock formations, or other physical features likely to be harmful to the safety, health, and general welfare of future residents or occupants shall not be subdivided unless the subdivider demonstrates, through plans or other information acceptable to the planning commission and city engineer, that such conditions can be adequately addressed in accordance with these regulations and other applicable requirements.

E. Building restrictions. No final plat of land the Moody Zoning Ordinance shall be approved unless the lots and proposed development shown thereon comply with the applicable requirements of the zoning ordinance.

3.10. Comprehensive group housing development.

A. A development containing two or more principal buildings on a single lot or tract, together with associated drives, accessways, parking areas, utilities, and other site improvements, may be approved by the Planning Commission without being divided into conventional lots, blocks, and streets.

B. The Planning Commission may approve modifications to the subdivision design standards where it determines that the proposed development remains consistent with the intent and purpose of these regulations and provides adequate access, circulation, utilities, drainage, emergency access, and other required improvements.

C. No building permit shall be issued for such development until the Planning Commission has approved the development plan.

3.11. *Manufactured* home parks. Development of manufactured home parks on parcels of land will be allowed. Any and all public improvements, which are expected to be dedicated will be constructed in accordance with these subdivision regulations. All minimum requirements of the Alabama state public health department pertaining to mobile home use shall be met.

SEC. 4.00. APPLICATION PROCEDURE AND APPROVAL PROCESS.

4.01. General. Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdivider shall apply for and secure approval of such proposed subdivision in accordance with the following procedures, except as otherwise provided for Minor Subdivisions and Family Divisions in § 4.02:

A. The preparation and submission to the planning commission of a preliminary plat of the proposed subdivision in accordance with § 4.04.

B. The preparation and submission to the Planning Commission of a final plat, with required certificates, in accordance with § 4.05. Following approval and execution of all required certifications and signatures, the Final Plat shall be recorded in the Office of the Judge of Probate of St. Clair County, Alabama.

C. At the time of submission of the respective plats, the developer shall pay the applicable fee established in Table 1 of Appendix A. The fee shall be used to partially defray the cost of filing the application, notifying interested parties, investigation, and holding a public hearing as applicable.

4.02. Subdivision classification.

A. Classification. Before an application is submitted, the city engineer will classify the proposed project as a Major, Minor, or Family subdivision.

B. Family division process. Family lot splits are exempt from standard "Design Standards" provided they meet the minimum 10-acre requirement and include a plat note stating the land is for family use and cannot be further subdivided without meeting full Major Subdivision standards.

C. Minor subdivision process. Applicants for Minor Subdivisions may bypass the Preliminary Plat stage and submit a Combined Preliminary and Final Plat. This plat must meet all Final Plat requirements but can be reviewed and approved in a single meeting of the planning commission.

D. Major subdivision process. All Major Subdivisions must follow the full three-step process: (1) Pre-application Meeting, (2) Preliminary Plat Approval, and (3) Final Plat Approval.

4.03. Family lot split.

A. Family Division Provision. Notwithstanding other provisions of this Ordinance, limited subdivision of land within the AG-1 District may be permitted for the purpose of family divisions, subject to the following:

B. Maximum Number of Divisions: A parent parcel may be divided into no more than five (5) additional lots under this provision.

C. Minimum Lot Size: All resulting lots shall comply with the minimum lot area requirement of ten (10) acres.

D. Parent Parcel Definition: For the purposes of this section, a “parent parcel” shall mean a tract of land as it existed on the effective date of this ordinance.

E. No Further Subdivision: Lots created through a family division shall not be further subdivided under this provision for a minimum of five (5) years from the time of a family division.

F. Eligibility: Family divisions shall be limited to immediate family members, including parents, children, or siblings of the property owner.

4.04. Preliminary plat.

A. Application procedure. Before preparing the preliminary plat for a subdivision, the subdivider shall participate in a pre-application meeting with the city engineer and other applicable city staff to discuss the procedure for approval of a subdivision plat and the applicable design requirements.

1. The application for approval of a preliminary plat shall be made on a form available from the city clerk. (See Appendix A.)

2. The application, including three prints of the subdivision plan, shall be submitted at least 22 days prior to planning commission's regularly scheduled meeting. The preliminary plat fee shall be due and payable upon submission of the preliminary plat.

3. The planning commission shall, at least 18 days prior to the public hearing, transmit copies of the preliminary plat and subdivision plans to the building official, the water board, the city engineer, the fire department, and any other city or county department or agency, as applicable, for review and recommendations. Such agencies shall submit their comments to the planning commission no later than three days prior to the public hearing.

4. A public hearing shall be held at the regularly scheduled planning commission meeting. Notice of the public hearing shall be provided in accordance with applicable law and the procedures established by the Planning Commission.

B. Review and approval. The planning commission shall approve, subject to modifications, or disapprove the preliminary plat within 30 days after the date of its regularly scheduled meeting at which the public hearing was held.

1. The recommendations of the city engineer, fire chief, and any other applicable city or county official concerning the preliminary plat shall be reviewed by the planning commission before action is taken.

2. Five (5) copies of the preliminary plat shall be retained by the city engineer for the official planning commission files.

3. The approval of a preliminary plat shall be effective for a period of one year at the end of which final approval on the subdivision must have been obtained from the planning commission. Any plat not receiving final approval within the period of time set forth herein, shall be null and void, and the subdivider shall be required to resubmit a new plat for preliminary approval subject to all then-applicable zoning requirements and subdivision regulations, and subject to the same fees.

C. Submittal contents. The preliminary plat and development plans, 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. A map of the proposed subdivision at a scale no smaller than one inch equals 100 feet. The map shall be prepared by a land surveyor registered in the State of Alabama.

2. A Vicinity sketch map at a scale no smaller than one-inch equals 2,000 feet, showing the location of the subdivision in relation to the existing street system and the corporate limits of Moody, including pertinent community facilities (major shopping areas, schools, parks, hospitals, churches, etc.).

3. Name of subdivision.

4. Names, addresses and telephone numbers of owner(s) and person(s) responsible for subdivision design, including mortgagors.

5. Description of property location by section, township and range, graphic scale, north arrow, and date.

6. Amount of acreage to be subdivided.

7. Topography at contour intervals no greater than two feet and based on U.S.G.S. datum.
8. The approximate location, dimensions and areas in square feet of all existing and proposed lots, including lot and block numbers.
9. Names and locations of all existing and proposed streets within the subdivision and adjacent to it, including dimensions and curve data.
10. Location and widths of all existing and proposed street rights-of-way within the subdivision.
11. Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, required sidewalks and pedestrian ways, landscaped strips, easements, rights-of-way, manholes, and catch basins. The preliminary plat shall identify the location and width of all required sidewalks and pedestrian ways, including pedestrian connections to required common open space and recreational amenities. Natural and finished grades shall be shown to a scale no smaller than one inch equals 100 feet horizontal, and one inch equals ten feet vertical.
12. The names, locations, purposes, widths, and other dimensions of proposed alleys, easements, parks, reservations, lot lines, and building lines.
13. Where common open space or recreational amenities are required by § 5.09, the preliminary plat shall identify:
    a. The location, dimensions, and total acreage of all proposed common open space;
    b. The gross site area and calculation of the minimum common open space required and provided;
    c. The location, type, dimensions, and applicable point value of each proposed recreational amenity;
    d. The total number of amenity points required and provided;
    e. Required pedestrian connections to common open space and recreational amenities; and
    f. For phased developments, the common open space and recreational amenities associated with each phase.
14. The location and extent of wetlands, stormwater management facilities, and slopes exceeding fifteen percent (15%) proposed to be counted toward required common open space, together with sufficient information to demonstrate compliance with § 5.09.
15. Preliminary layout of proposed utilities (sewer, water and electricity) showing feasible connections, where possible, to existing and proposed utility systems.
16. If the proposed subdivision does not lie within the force and effect of the city zoning ordinance, the preliminary plat shall be accompanied by a plan indicating the proposed use of the lots.

17. Certificate of the applicable state or county health department indicating their approval when the proposed subdivision is not served by municipal sewer facilities.

18. Certificate of approval from the applicable state or county health department where individual wells are proposed for each lot.

19. Certificate of approval from the electric, water, sanitary, and any other interested municipal, county, or state departments or utility providers, applicable.

20. If any portion of the land of the proposed subdivision is subject to inundation by storm drainage, overflow, or ponding of local storm water, such fact and portion shall be clearly shown and identified.

4.05. Final plat.

A. Application Procedure.

1. Following approval of the Preliminary Plat, the subdivider may submit an application for Final Plat approval for all or an approved portion or phase of the Preliminary Plat. The Final Plat shall substantially conform to the approved Preliminary Plat and any conditions or modifications imposed by the Planning Commission.

2. An application for Final Plat approval shall be submitted on the form provided in Appendix A, together with the required application fee and all supporting information required by these regulations.

3. Where a Final Plat includes only a phase or portion of an approved Preliminary Plat, the plat shall clearly identify the boundaries of the phase and shall be consistent with the approved Preliminary Plat and phasing plan, if applicable.

4. Notice of the public hearing shall be mailed to owners of property adjoining the proposed subdivision prior to the planning commission meeting.

5. The planning commission shall hold a public hearing on the Final Plat before taking action on the application.

B. Final Plat Requirements. The Final Plat and accompanying documents shall include, as applicable:

1. The name and location of the subdivision; the name of the owner and subdivider; north arrow; graphic scale; date; and other identifying information required by these regulations.

2. The final location, dimensions, bearings, and identification of all lots, blocks, streets, rights-of-way, easements, reservations, and other property boundaries.

3. The location and dimensions of all required public and private streets, sidewalks, pedestrian ways, and other pedestrian connections.

4. The location and dimensions of all required common open space, recreational amenities, buffer areas, stormwater facilities, and other commonly owned areas.
5. All required drainage, utility, water, sanitary sewer, pedestrian, access, and other easements, together with any required dedications.
6. Where the subdivision contains common open space, recreational amenities, buffer areas, stormwater facilities, or other commonly owned improvements, evidence of compliance with the ownership and maintenance requirements of § 5.09.
7. Acceptance or approval statements from all applicable utility providers, as required by § 5.05, confirming that required utility installations have been completed or otherwise accepted in accordance with the applicable utility requirements.
8. All certificates, dedications, approvals, signatures, and other information required by these regulations, Appendix B, and applicable law.
9. Evidence that all monuments and lot markers required by § 5.07 have been installed prior to Final Plat approval.
10. The subdivider shall provide the Planning Commission with a copy of all restrictive covenants applicable to the subdivision. Where such covenants establish or govern common open space, recreational amenities, or other commonly owned areas or improvements, the covenants shall comply with the applicable ownership and maintenance requirements of § 5.09.

C. Required Improvements.

1. Prior to final plat approval, all required subdivision improvements shall either be completed in accordance with the approved plans and these regulations or secured by a financial guarantee of performance in accordance with § 3.03.
2. Required sidewalks and pedestrian ways shall be constructed, or secured by a financial guarantee of performance, in accordance with § 5.08.
3. Where required common open space or recreational amenities have not been completed at the time of final plat approval, their completion shall be secured in accordance with § 5.09 and the applicable financial guarantee provisions of these regulations.

D. Review and Approval.

1. The planning commission shall review the final plat for substantial conformity with the approved preliminary plat, any conditions of preliminary approval, these regulations, and other applicable city requirements.
2. The planning commission may approve, approve subject to modifications, or disapprove the final plat. The reasons for any required modifications or disapproval shall be stated in the planning commission's records.
3. Final plat approval shall not constitute acceptance by the city of any street, sidewalk, utility, drainage facility, or other public improvement for public ownership or maintenance.

4.06. Recording.

A. Following final plat approval and satisfaction of all conditions of approval, the final plat shall be executed by the required officials and recorded in the Office of the Judge of Probate of St. Clair County.

B. No final plat shall be recorded prior to approval by the planning commission and execution of all required certifications and signatures.

C. The subdivider shall provide the City with a copy of the recorded final plat and any recorded covenants, restrictions, or other documents governing required common open space, recreational amenities, or other commonly owned areas.

4.07. Completion and Acceptance of Improvements.

A. Where required improvements are secured by a financial guarantee at the time of Final Plat approval, completion, inspection, as-built documentation, release of the financial guarantee, and acceptance of public improvements shall be governed by § 3.03 and the applicable provisions of these regulations.

B. Acceptance of streets or other public improvements for City ownership or maintenance shall require separate action by the City in accordance with these regulations and shall not occur solely by approval or recording of the Final Plat.

SEC. 5.00. GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS.

5.01. General. Unless otherwise required herein, all construction of proposed subdivision improvements within the City of Moody or its subdivision jurisdiction shall be in accordance with the Standard Specifications of the Alabama Department of Transportation (ALDOT), latest edition. Such specifications are incorporated herein by reference to the extent applicable and not inconsistent with these regulations or city specifications. Installation of public utilities, including but not limited to water, sewer, power, telephone, and gas, shall be in accordance with the standards and specifications of the applicable utility provider. Coordination with each utility shall be the responsibility of the developer and installation shall be at the developer's expense.

5.02. Streets.

A. General.

1. The arrangement, character, extent, location, and grade of all streets shall conform, when applicable, to adopted City plans , the requirements of these regulations, and shall be integrated with existing and planned streets. Land abutting a proposed subdivision shall not be land-locked or denied reasonable future access by the proposed subdivision.

2. The proposed street system shall be coordinated with the street system of the surrounding area. The street pattern shall provide safe and efficient circulation within the subdivision and reasonable connections to existing or planned streets on adjoining property, where appropriate.

3. Where the Planning Commission determines that street access to adjoining property is necessary to provide for the orderly extension of the street system, a proposed street shall extend by dedication to the boundary of such property. A temporary turnaround, as defined in design standard for street cul-de-sac, shall be provided where required. Local streets shall be laid out so that their use by through traffic will be discouraged.
4. Subdivisions, which abut, or have included within the proposed area to be subdivided, or include any freeway or arterial street shall provide adequate protection of adjacent properties, and separation of through and local traffic.
5. Intersections of local streets with arterial streets shall be held to a minimum.

B. Street plan.

1. All streets shall be designed to follow existing topography where practicable, while providing safe grades and adequate visibility appropriate to the anticipated use of the land. Grades of streets shall conform as closely as practical to the original topography.
2. Local and collector streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems, and to provide convenient and safe access to property.
3. Existing streets and rights-of-way, which are proposed to be retained, shall be incorporated into the street system so as not to create hazardous conditions.
4. Proposed streets shall be extended to the boundary line of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless the city engineer and planning commission such extension is not necessary or provide for the orderly development of the subdivision or the future development and connectivity of adjacent property.
5. Where a proposed subdivision has no frontage on an existing public road or public right-of-way, the subdivider shall provide and dedicate to the city a suitable right-of-way for ingress and egress. Any connecting street shall be considered a part of the street system of the proposed subdivision and is subject to all regulations regarding streets.
6. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, or efficient provision of utilities. If the adjacent property is undeveloped and the street is designed as a temporary dead-end street, the right-of-way shall be extended to the property line. A temporary T and L shaped turnabout shall be provided on all temporary dead-end streets, with notation on the subdivision plat that land outside the normal street right-of-way shall revert to the abutting property owners when the street is continued. The planning commission may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.
7. When a street does not extend the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining property, its terminus shall normally not be nearer than 50 feet from such boundary. However, the planning commission may require the

reservation of an appropriate easement to accommodate drainage facilities, pedestrian connections or utilities. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street in accordance with the design standards of these regulations. A permanent dead-end street shall, in general, be limited to 750 feet in length.

8. Streets shall be laid out so as to intersect as nearly as possible at right angles and in no case at an angle of less than 75 degrees. Property lines at street intersections shall be rounded with a radius of 20 feet. The city may permit comparable cutoffs or chords in lieu of rounded corners.

9. Intersections involving more than four basic street legs or approaches shall be prohibited. Merging lanes, deceleration lanes, "Y" intersections, and traffic circles are not included in this prohibition but are considered parts of one street leg or approach.

10. Opposing intersections shall be placed opposite each other where practicable or shall be separated by a minimum of 125 feet apart, except where the intersected street has separated dual drives without median breaks at either intersection.

11. The minimum curb radius at all intersections shall be at least 15 feet unless a different radius is expressly approved by the city engineer based upon site conditions, anticipated vehicle types, or accepted engineering practices.

C. Horizontal vertical alignment.

1. Grades of all roads shall comply with accepted engineering practice. Road grades shall not exceed 15 percent or be less than a half percent. The planning commission approve a deviation from these grade requirements in accordance with § 3.05, provided that the City Engineer determines that the proposed grade will not adversely affect public safety or the function of the street. Grades of collector and arterial streets shall not exceed 12 percent.

2. Grades approaching intersections shall not exceed three percent for a distance of not less than 50 feet from the centerline of the intersection.

3. Roads shall be graded to a minimum line of seven feet back of the curb line with a slope of one-half inch per foot.

4. All roads shall be crowned in the center and have a minimum cross slope of one-quarter inch per foot.

5. Vertical curves shall be used at all changes of grade exceeding one percent and shall be designed with equal tangents to avoid hazard profiles.

6. Minimum radii of horizontal curves shall not be less than 250 feet. A minimum tangent of 100 feet shall be provided between all reverse curves.

7. Intersections shall be planned and located to provide adequate sight distance in accordance with accepted engineering standards.

8. Passing and stopping sight distances shall be provided in accordance with accepted engineering standards.

D. Rights-of-way.

1. Where a subdivision abuts on or contains an existing or proposed arterial street or expressway, the planning commission may require marginal access

streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys or such other treatment as may be necessary for adequate protection of residential properties and to provide separation of through and local traffic.

2. Where a subdivision borders or contains a railroad right-of-way, the planning commission may require an access street approximately parallel to the right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Distances shall be determined with due regard for the approach grades and future grade separation.

3. Reserve strips controlling access streets shall be prohibited except where control is conveyed to the city.

4. The planning commission shall determine the classification of city streets. Minimum widths of right-of-way are as follows:

Street Classification	Minimum Right-of-Way Width
Alley	20 feet
Local	60 feet
Collector	60 feet
Arterial or commercial/industrial	80 feet
Cul-de-sac	50 feet

5. Subdivisions that adjoin existing streets shall dedicate additional right-of-way as necessary to meet the minimum right-of-way width requirements.

6. The entire required right-of-way shall be provided where the subdivision is located on both sides of the existing street.

7. When the subdivision is located on only one side of an existing road, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided. The entire roadway width shall be paved, unless the planning commission gives written approval to the contrary. The required roadway improvements shall be identified on the Preliminary Plat and approved by the planning commission as part of Preliminary Plat approval.

E. Pavement and street section.

1. Streets shall be graded to a minimum line of seven feet back of the curb line with a rise of not less than eight inches or more than 15 inches from the flow line of the gutter.

2. After the roadway is cleared and graded to subgrade, the subgrade shall be processed and compacted for a minimum depth of six inches at a minimum density of 95 percent standard proctor. Greater depths may be required by the city engineer, depending on existing subgrade conditions and future traffic projections. The total width of compacted subgrade shall extend one foot beyond the back of curb on each side of the pavement.

3. After the subgrade is tested and accepted, a minimum of six inches of compacted aggregate base material shall be placed at a minimum density of

100 percent standard proctor on non-arterial roads within a subdivision. The base material shall be in accordance with applicable Alabama Department of Transportation (ALDOT) specifications. Required testing shall be performed by a licensed soils testing laboratory approved by the city engineer or by the city engineer at the option of the city. If a soils laboratory is used, the developer shall pay all expenses, shall have tests performed as requested by city engineer, and shall provide the city engineer with copies of test results. No further construction shall be allowed until the subgrade and base are accepted.

4. The application of asphalt tack coat, asphalt base course, and final asphalt wearing surface shall comply with applicable Alabama Department of Transportation (ALDOT) standards and specifications, unless otherwise approved by the City Engineer.

5. Based upon expected use or other special conditions, the city engineer may require additional thickness of base, asphalt base or wearing surface. The developer shall comply with additional requirements established by the city engineer in such cases.

6. Combination curb and gutter shall be constructed of concrete on each side of all streets. The curb section shall be in accordance with the city's standard details.

7. The minimum pavement widths, back of curb to back of curb, for the various classifications of streets shall be as follows:

Street Type	Minimum Pavement Width
Local street	25 feet
Residential collector street	33 feet
Commercial collector street	33 feet
Alley	12 feet
Cul-de-sac (radius)	40 feet

8. A developer may request approval to use an alternate paving material, such as Portland cement concrete. The developer shall submit the paving design, a typical section, and a formal request to the city engineer. The alternate pavement shall have at least the design life and capacity of the standard paving structure and shall be approved by the city engineer prior to construction.

9. Superelevation shall normally be used on curves where appropriate in accordance with accepted engineering practices. The maximum cross slope shall not exceed eight percent. The centerline of the street shall normally be used for the axis of rotation. Care shall be taken to avoid drainage pockets at low points. The transition from a crown slope to a superelevation shall be determined by accepted engineering practices.

10. Sidewalks shall be provided in accordance with § 5.08, Sidewalks.

5.03. Storm drainage and erosion control.

A. General.

1. A drainage and grading plan shall be prepared for each subdivision by the developer's engineer, which plan and shall take into consideration anticipated ultimate development of the tributary drainage area. On-site stormwater detention measures may be required in accordance with applicable city requirements and as determined necessary by the city engineer.
2. The storm and sanitary sewer plans shall be coordinated prior to the development of other utility plans. Engineering considerations shall give preferential of any other utility plans. Priority shall be given to the location and design of gravity-flow stormwater and sanitary sewer facilities when coordinating utilities and other improvements. Off-premises drainage easements and improvements may be required to convey runoff of subdivisions Under no condition shall storm drainage be discharged into the sanitary sewer system, or sanitary sewage discharged into the storm drainage system.
3. The Planning Commission may require additional engineering information determined necessary by the city engineer for a subdivision containing areas with questionable or potentially inadequate drainage.
4. No subdivision shall be designed or constructed so as to cause adverse drainage impacts on adjacent property. Where necessary, storm water retention or improvement of existing downstream drainage facilities may be required. The applicant is encouraged to contact the city engineer for a preliminary discussion prior to plan submittal.
5. 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.
    a. Structural capabilities for all new culverts and storm sewer pipes shall be provided.
    b. Any new culvert or storm sewer pipe under the jurisdiction of the Alabama Highway Department or the St. Clair County Engineering Department shall be approved by that authority. Copies of this approval shall be provided at the time of submittal of the preliminary plat.
    c. Catch basins and drop inlets shall be constructed if deemed necessary by the city engineer.
    d. No street shall shed surface runoff water onto any lot.
    e. Storm drainage facilities shall be designed by a professional engineer, registered in the State of Alabama. The engineer's seal shall be on all drawings.
6. All development shall comply with the City's applicable flood damage prevention regulations, as amended.

B. Design requirements.

1. Storm drainage facilities shall be provided in each subdivision. They shall be designed to carry not less than the storm water from a maximum projected rainfall to occur once in 25 years, with runoff factor of 95 percent for pavements and buildings and a variable runoff factor of depending on the

topography of the ground for other areas. All drainage facilities and appurtenances shall meet the specifications for street paving and storm sewer as set forth by the city engineer. The city engineer may require a more restrictive design (i.e., 100 year design frequency) for such facilities as major drainage ways. Design calculations shall be based on future probable development of the entire drainage area to be served or developed.

2. Water will not be permitted to run down the street more than 500 feet without proper drainage structures to intercept surface water.

3. If outlet velocities are greater than five feet per second, some type of energy dissipation will be required. If riprap is used, the minimum weight shall be 50 pounds per stone.

4. All roadways cross drain pipe shall be a minimum size of 15 inches and all side drainage pipe shall be minimum size of 15 inches.

5. 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.

6. A minimum velocity of two per second shall be maintained in all drainage ways, and scouring velocities shall be considered in the design of natural swales and ditches.

C. Drainage easements.

1. Where a subdivision is traversed by an existing or proposed watercourse, drainage way, channels or stream, there shall be provided a storm drainage easement or right-of-way conforming substantially with the lines of such existing or planned drainage way. The width of such drainage easement or right-of-way shall be sufficient to contain the ultimate channel and maintenance way for the tributary area upstream and shall be approved by the city engineer.

2. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road right-of-way, perpetual unobstructed easements at least 15 feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road.

3. Where required by the city engineer, the developer shall obtain a discharge permit(s) from adjacent property owner(s) on a form by the city engineer.

D. Stormwater management on privately owned common open space lands.

1. Where any stormwater management improvements and/or facilities are to be constructed on common open space lands within the subdivision or development, such improvements shall be subject to special maintenance provisions in accordance with § 5.09, Common Open Space and Recreational Amenity Requirements. The City of Moody shall assume no responsibility for the continued maintenance, improvement, or repair of privately owned stormwater management improvements and/or facilities.

E. Construction requirements and erosion protection.

1. The developer shall have all drainage structures and facilities constructed in accordance with the details and specifications of the city engineer.

2. Before construction of drainage facilities, the city engineer shall be notified no less than 24 hours in advance of any phase of operation to be started. No drainage structure will be covered up until approval is given by the city engineer.
3. Storm sewers and drainage ways shall be installed to the grades and elevations shown on plans, which have been reviewed by the city engineer. Such plans shall bear the review stamp and signature of the city engineer.
4. Wherever possible, storm water shall be conveyed in closed conduit manufactured of materials acceptable to the city engineer. Where open channels are used for drainage, the channel shall be concrete-lined. No natural-lined channels will be allowed unless specifically approved by the city engineer. Design notes, construction techniques and other considerations shall be submitted to the city engineer for his review.
5. An erosion and sedimentation control plan shall be a part of the construction plans and filed with City of Moody prior to the commencement of any land disturbing activity. Determination of the requirement for an erosion and sedimentation control plan shall be made by the city engineer.
6. Wherever there is a conflict between federal, state and local laws, ordinances, rules regulations, orders, and decrees, the more restrictive provision shall apply.
7. Erosion and sedimentation control measures, structures and devices shall be so planned, designed and constructed as to provide control from the calculated peak rates of runoff from a ten-year frequency storm. Runoff rates may be calculated using the procedures in the USDA, Soil Conversation Service's "National Engineering Field Manual for Conservation Practices," or other accepted calculation procedures. Runoff computations shall be based on rainfall data published by the national weather service for the area.
8. A combination of storage and controlled release of storm water runoff may be required for highway construction; commercial, industrial, educational, and institutional developments of one (1) acre or more; for multi-family residential developments of five acres or more; and, for single-family developments of ten acres or more.
9. Detention storage and controlled release will not be required in those instances where the person planning to conduct the activity can demonstrate that the storm water release will not cause an increase in accelerated erosion or sedimentation of the receiving ditch, stream channel, or other drainage facility, taking into consideration any anticipated development of the watershed in questions.
10. When the person conducting the land-disturbing activity is also the person conducting the borrow or waste disposal activity, areas from which borrow is obtained shall be considered part of the land-disturbing activity where the borrow material is being used or from which the waste materials originated. When the person conducting the land-disturbing activity is not the person obtaining the borrow and/or disposing of the waste, these areas shall be considered a separate land-disturbing activity.

11. Temporary access and haul roads, other than public roads, constructed or used in connection with any land-disturbing activity shall be considered a part of such activity.

12. Land-disturbing activity in connection with construction, in, on, over, or under a lake or natural watercourse, shall be planned and conducted in such a manner as to minimize the extent and duration of disturbance of the stream channel. The relation of a stream, where relocation is an essential part of the proposed activity shall be planned and executed so as to minimize changes in the stream flow characteristics, except when justification for significant alterations to flow characteristics are provided.

13. The person engaged in or conducting the land-disturbing activity shall be responsible for maintaining all temporary and permanent erosion and sedimentation measures and facilities during the development of a site. The responsibility for maintaining all permanent erosion and sedimentation control measures and facilities, after site development is completed, shall lie with the landowner, until such time adequate vegetative cover and site stabilization is achieved as determined by the city engineer.

14. Person engaged in planning, installing and maintaining sedimentation control measures may use generally accepted references on the subject following standard engineering and/or agricultural practices. All plans will be subject to review by the city engineer.

15. When the city engineer determines that significant sedimentation is occurring as a result of a land-disturbing activity, despite application and maintenance of protective practices, the person conducting the land-disturbing activity or the person responsible for maintenance will be required to take additional protection action.

16. Driveway culverts of reinforced concrete, or asphalt-coated galvanized pipe, with sloped headwalls will be required for all residential and commercial construction. Driveways shall be paved in the right-of-way with either a two-inch minimum asphalt seal or four inches of concrete.

F. Storm drainage and erosion control.

1. Storm drainage facilities shall be designed by a professional engineer, registered in the State of Alabama. The engineer's seal shall be affixed to all drawings.

2. Drainage pipes shall include the following:

a. Reinforced concrete pipe shall be used for all applications inside any right-of-way.

b. High Density Polyethylene (HDPE) pipe shall be an allowed pipe for non-right-of-way applications within an easement. HDPE pipe shall be installed in accordance with the "HDPE Pipe Specification" which is incorporated herein by reference in Appendix C.

5.04. Water distribution and sanitary sewer.

A. General. Water and sanitary sewer shall be provided by the developer in each subdivision. Installation of the facilities shall be in accordance with the

specifications and requirements of the city engineer, the Moody water board, and the St. Clair County health department.

B. Water system.

1. The water distribution system shall be sized to provide maximum daily domestic requirements at residual pressures not less than 30 pounds per square inch (psi) at all points in the system. In addition, fire flows of at least 750 gallons per minute in residential subdivisions and at least 1,500 gallons per minute from at least two hydrants in commercial, industrial, institutional and multiple-family residential areas at a residual pressure of at least 20 psi at the hydrant shall be required. Water lines serving hydrants shall be not less than six inches in diameter and the placement of fire hydrant shall be such that there will not be a hose laying the length of more than 500 feet in residential areas and 250 feet in commercial areas. The location of all fire hydrants shall be reviewed and approved by the Moody fire department.
2. The responsibility for purchase and installation of fire hydrants shall be by agreement between the applicant and the Moody water board.
3. Water mains and fire hydrants shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk or other public improvement.
4. Plans and specifications shall be prepared by a registered engineer licensed in the State of Alabama. Specifications shall be in accordance with Moody water board requirements. Pipe materials, meter and connection types, and brands shall conform to water board criteria.
5. Upon completion of the project, the developer shall furnish the city engineer with two sets of as-built drawings showing lateral locations and water main offsets from a permanent reference datum, which is eight the curb line or the front lot line.
6. All cost for installation of the water distribution system and appurtenances shall be borne by the developer. Where the developer is required to install larger lines of facilities than necessary to serve his development in order to provide for future development, the difference in costs between installing facilities adequate for the subdivision and the oversize lines shall be borne by the water board.
7. All service taps shall be made, service line shall be installed to the property line and referenced, and the full number of meters and boxes for the subdivision shall be delivered to the water board at its warehouse. If building permits are issued before the developer completes his project, the developer shall request meters and boxes and install same at his own expense. For the remaining lots, the water board shall install meters and boxes for a fee established by the water board as building permits are issued. For any and all lots, no certificate of occupancy shall be issued before and until the meter and box are installed and the fee paid.

C. Sanitary sewer system.

1. Sanitary sewers shall be installed in each subdivision as approved by the city engineer. In the absence of available public sewer lines, septic tanks may be permitted upon approval by the health department.

2. Lot size shall not be less than the minimum standard and of satisfactory size for the proper installation of an on-site sewerage disposal system if required by the health department. No building permit shall be issued until written approval has been given by the health department.

3. The sanitary sewer system shall be separate and independent of any storm water drainage system.

4. Sanitary sewers and laterals shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk or other public improvement.

5. Sanitary sewers shall be laid in all streets, service connections installed to property lines, and connections made to trunk line sewers. The cost of the public sanitary sewer system shall be borne by the developer.

6. Two copies of the sewer plan, designed by a registered engineer licensed in the State of Alabama and showing the proposed sewer plan and profile, shall be submitted to and approved by the city engineer prior to beginning installation of the sewer system. The plan shall be prepared from an actual engineering survey and shall include the following information and data:

   a. Station at each manhole.

   b. Property or lot lines and present owners if sewer is on private property.

   c. Lot and block number.

   d. Invert elevation at each manhole.

   e. Grade of sewer between manholes expressed in percent.

   f. Benchmark elevation and description at least each one thousand linear feet along sewer line. Whatever possible, U.S.G.S. data shall be used.

7. Upon completion of the project, the developer shall supply the city engineer with two copies of the plan and profile drawing showing the sewer as-built with the exact location of each service connection (stub-out) indicated.

D. Construction.

1. A qualified general contractor shall be employed by the developer to install the water and sewer lines. The installation shall be done under the inspection of the city engineer and shall conform exactly to the approved plans and specifications with no exception unless approved by the city engineer. At the city's option, a water board representative may inspect the work. The developer shall hold the contractor responsible to his obligations until the completed project has been given final approval and acceptance by the city engineer.

2. All manhole castings shall be adjusted to the finished surface of paving and all manholes shall be left free of dirt, asphalt, and other debris.

E. Easements. The developer shall dedicate any and all easements for water and sanitary sewer lines which are installed on private property. Such easements shall be shown on the plat, shall be in the actual location of the installed line, and shall be dedicated for perpetual use by the city or the water board, whichever is applicable.

5.05. Other utilities.

A. General. The developer shall be responsible for coordination with appliable utility providers to provide service for the subdivision, and the developer shall pay any fees, service charges, or other costs levied by the utilities for such service or installation. Street lights may be required by the planning commission.

B. Construction. Installation shall be in accordance with the respective utility providers' specifications and procedures. Such work shall not conflict with the installation or location of water or sewer lines, paving, sidewalks, or other improvements. The developer shall secure and provide the city engineer with an acceptance or approval statement from each applicable utility provider confirming that installation is satisfactory and complete. Final approval of the subdivision shall not be given until all required statements are submitted.

C. Easement. Utility easements shall be platted as required.

5.06. Inspection.

A. General. All required improvements within the subdivision shall be inspected by the city engineer or their designated representative. Such inspection shall be to determine conformance with the approved plans and specifications. The inspector shall not direct or supervise the developer's personnel. The developer shall be solely responsible for the correctness and completeness of the work. The improvements shall be constructed in accordance with the approved plans and specifications, and no changes shall be made without the written approval of the city engineer. The developer shall give the city engineer at least 48 hours' notice before any separate segment of the improvements begins. No underground work shall be covered before the required inspection has been completed.

B. Payment for inspection services: overtime. The developer shall reimburse the city for the cost of the inspection services performed as overtime where the developer's work exceeds the standard workweek or workday. Hourly rates shall be in accordance with the rate paid the inspector assigned to the work. Reimbursement shall occur no less frequently than once every two weeks and shall be based on the inspector's daily time records.

5.07. Streets, lots and blocks.

A. Streets.

1. Street names, subdivision names and apartment project names shall be sufficiently different in sound and in spelling from other street names in the city so as not to cause confusion. The developer shall consult the postmaster before approval is given by the planning commission. Proposed streets in alignment with existing and named streets shall bear the name of existing street, unless otherwise approved by planning commission.

2. The developer shall install all street signs before issuance of certificates of occupancy for any residences on the applicable street.

3. Applications for all new access points to streets within the city shall be made to the city engineer. The proposed location, width, drainage facilities, traffic conditions, sight distance and surfacing shall be included in the access application.

4. Entrances shall be located at points affording maximum sight distances and minimum grades. Entrances shall not be less than ten feet nor more than 20 feet in width measured at the right-of-way line. Entrances shall be located so that the curb openings are a minimum of five feet from the nearest edge of a street drainage inlet and 50-feet from the corner radius. More restrictive requirements may be required by the city engineer for commercial and industrial entrances. The cross-section for standard driveway turnout is included in appendix C.
5. Commercial and industrial entrances shall comply with the City's Driveway Ordinance.

B. Lots.

1. Lot dimensions shall conform to the requirements of the zoning ordinance and the health department. Where applicable requirements conflict, the more restrictive requirement shall apply.
2. Where lots are more than double the minimum required area for the zoning district, the planning commission may require that such lots be arranged to allow further subdivision and extension of future streets where necessary to serve such potential lots, in compliance with the zoning ordinance and these regulations.
3. Side lot lines shall be at right angles to streets, except on curves where they shall be radial.
4. Additional depth may be for lots, which back up to railroads, arterial streets, or other conflicting land uses.
5. Where easements for public utilities, storm or sanitary sewers are contemplated, the lot lines shall be located in such manner as to facilitate the construction of such improvements and maintenance thereof.
6. Lots lines shall be substantially at right angles to the streets except on curves where they shall be radial. Where the distance between rear lot corners or double tiered lots would be less than ten feet, the radial lines shall be adjusted so that the distance between rear lot corners will be a minimum of the ten feet.
7. 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.
8. All lots for detached dwellings shall abut a public or approved private street.
9. Where driveway access from an arterial street is necessary for several adjoining lots, the planning commission may require that such lots be served by a shared or combined access drive to limit traffic hazards on such street.
10. Where practicable, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterial streets.
11. A monument shall be placed at all lot corners, and at all changes of direction of a public right-of-way, including the beginning and end of a curve or radius.

12. Monuments shall be of iron pipe not less than three-fourths inches in diameter and 24 inches long, and driven so as to be flush with the finished grade.

13. All markers shall be established on the ground prior to approval of the final plat.

14. All markers shall be verified before issuance of a certificate of occupancy.

C. Blocks.

1. Blocks shall not be more than 1,200 feet in length. Blocks shall be a minimum of 400 feet in length.

2. Where blocks are over 800 feet in length, the planning commission may require a pedestrian walkway to traverse the block. The easement shall be minimum of ten feet in width and the sidewalk shall be a minimum of five feet in width.

D. Commercial and Industrial Lots.

1. Subdivision layouts intended for commercial or industrial development shall provide sufficient lot area and configuration to accommodate required loading areas, service circulation, access drives, parking, and other site improvements required by the Zoning Ordinance.

2. Lots shall be configured to allow delivery and service vehicles to access required loading areas without backing into public streets or obstructing required sidewalks or other pedestrian facilities.

3. Access drives serving loading and service areas shall be designed to accommodate the anticipated vehicle types and turning movements.

4. Off-street loading spaces and service areas shall comply with the applicable requirements of the Zoning Ordinance.

5.08. Sidewalks.

A. Sidewalks shall be constructed within the right-of-way on each side of all public and private streets submitted to the city for preliminary plat approval after the effective date of these regulations.

B. No trees shall be planted or located within ten feet of the edge of any sidewalk.

C. Sidewalks located within a public or private street right-of-way shall comply with the following minimum setbacks:

1. Sidewalks shall be a minimum of five (5) feet in width in residential areas and seven (7) feet in width in commercial areas.

2. Sidewalks shall be constructed of concrete with a minimum compressive strength of 3,000 psi.

3. Sidewalks shall be at least four inches thick.

4. Sidewalks shall be constructed on a subgrade compacted to a minimum of 95 percent standard proctor density.

5. Sidewalks shall be broom finished. Contraction joints shall be tooled to a minimum depth of 1½ inch. Sidewalks shall have expansion joints every 24 feet and at all concrete-to-concrete connections, such as driveways, curbs,

curb ramps, and private sidewalks. Sidewalks shall have contraction joints every four feet.

6. The cross slope of a sidewalk shall not exceed one-quarter (¼) inch per foot and shall comply with applicable ADA accessibility standards and City standard details. The grassed strip between the curb and edge of sidewalk shall have a minimum one-half inch per foot cross slope, sloping to the street. The cross slope of the grassed strip may be increased to a maximum of 1½ inches per foot, as shown in the chart below. In cases of extreme topography, the city engineer may permit greater cross slopes. Adjustments to the cross slope shall be gradual to avoid abrupt grade changes. The following chart should be used as a guide in the design of grass strip cross slopes for various street profiles. The purpose of the steeper cross slope is to minimize erosion behind the curb on steep segments.

Centerline grade of street	1%-4%	4.1% to 8%	More than 8%
Grass strip cross slop	½ inch per foot	1 inch per foot	1½ inch per foot

7. Pedestrian curb ramps are required at all intersections. Curb ramps are required at all intersections where sidewalks or other pedestrian routes intersect a curb. Intersections with standing curb shall have curb ramps that comply with applicable accessibility requirements and city Standard details.

8. A landscaped strip, at least three feet (3') wide is required between the back of the curb or valley gutter and the sidewalk on a local street and at least four feet (4') wide between the curb and gutter and sidewalk on a collector or arterial street, except where the city determines that topography, right-of-way characteristics or other conditions dictate that the green space be reduced or provided elsewhere.

9. Curb and gutter shall be required on all collector and arterial streets where sidewalks are required by this section.

10. The Building Inspection Department shall be notified at least 24 hours prior to the placement of concrete for a sidewalk. An inspection is required prior to the placement of concrete. If concrete is poured prior to the required inspection, the Building Inspector may require that it be removed and replaced.

11. All required sidewalks and pedestrian ways shall be constructed or secured by a financial guarantee of performance prior to Final Plat approval. For phased subdivisions, the required improvements for each phase shall be addressed as part of Final Plat approval.

12. The city shall not accept dedication of any public street unless and until all required sidewalks along the street have been constructed in accordance with city specifications and the requirements of this section.

13. Sidewalk Maintenance.

a. Where a subdivision is subject to a homeowners' association, property owners' association, or similar entity, the association shall be responsible for the ongoing maintenance, repair, and replacement of all sidewalks and pedestrian ways located within or serving the subdivision, except where such responsibility has been expressly accepted by the City or another public entity.

b. The association's responsibility for sidewalk maintenance, repair, and replacement shall be established in the recorded covenants, conditions, and restrictions or other governing documents of the subdivision and shall be binding upon all current and future property owners.

c. Where no homeowners' association, property owners' association, or similar entity is established, responsibility for sidewalk maintenance shall be as otherwise provided by applicable City requirements or law.

5.09. Common open space and recreational amenity requirements.

A. The common open space and recreational amenity requirements of this section shall apply to residential subdivisions and developments containing forty (40) or more lots or dwelling units, regardless of the underlying residential zoning district, except as otherwise specifically provided by this Ordinance.

B. Common open space and recreational amenity requirements.

1. All applicable developments shall provide common open space and recreational amenities in accordance with the table below. Required recreational amenities shall be located within and may count toward the required Common Open Space.

2. Common open space shall be designed as functional and usable space and may include recreational amenities, trails, gathering areas, and similar features intended for resident use.

3. A minimum of one (1) contiguous open space area of at least 2,500 square feet shall be provided. The minimum width of such contiguous area shall be no less than the minimum lot width required within the subdivision or development.

4. No more than twenty-five percent (25%) of the required common open space may consist of wetlands, detention ponds unless specifically designed and improved for passive recreational use, or slopes exceeding fifteen percent (15%).

5. At least one-third (1/3) of the required common open space shall be landscaped with shade trees.

6. Common Open Space shall not include land located within a public right-of-way.

Common Open Space and Recreational Amenity Requirements

Total Lot/Unit Count	Common Open Space Requirement	Minimum Point Requirement
0–39 Units/Lots	Not Required	Exempt

40–74 Units/Lots	15% of Gross Site Area	0 Points (Common Open Space Only)
75–109 Units/Lots	15% of Gross Site Area	2 Points
110–144 Units/Lots	15% of Gross Site Area	3 Points
145–179 Units/Lots	15% of Gross Site Area	4 Points
180–213 Units/Lots	15% of Gross Site Area	5 Points (at least 1 Major Required)
214–248 Units/Lots	15% of Gross Site Area	6 Points (at least 1 Major Required)
249+ Units/Lots	15% of Gross Site Area	8 Points (at least 2 Major Required)

C. Amenity Point System.

1. Major Amenities – Three (3) Points Each:

   a. Recreational Field. Minimum one (1) acre of level, sodded area suitable for active play.

   b. Fitness Center/Clubhouse. Minimum 3,000 square feet of climate-controlled space with professional-grade equipment.

   c. Pools. Must meet State Health Department standards. Rooftop pools are permitted with a minimum of 1,000 square feet of contiguous deck area and access to restrooms or changing rooms.

   d. One or more permanent courts designed for basketball, tennis, pickleball, or similar active recreation. The court shall meet the generally accepted dimensions for the intended sport and shall include a permanent all-weather playing surface, striping, nets, goals, or other equipment necessary for the intended activity. Fencing shall be provided where necessary for the safe and functional use of the court.

2. Minor Amenities – One (1) Point Each:

   a. Indoor Community Room. Minimum 1,000 square feet with kitchenette and seating for twenty (20).

   b. Indoor Dog Wash/Pet Spa. Minimum 400 square feet with two (2) raised stations.

   c. Bicycle Storage Hub. Climate-controlled, restricted access, minimum one (1) rack per four (4) units, plus a repair station.

   d. Playground. Minimum 5,000 square feet with commercial-grade safety surface and at least three (3) play structures.

   e. Dog Park. Minimum 10,000 square feet, enclosed with a minimum five-foot (5') fence, double-gate entry, and water source.

   f. Walking Trails. Minimum 1,500 linear feet with an all-weather surface at least six feet (6') in width.

   g. Community Garden. A designated and improved area containing a minimum of 2,500 square feet and containing garden plots available to

residents, together with an accessible water source. The community garden shall include a minimum of ten (10) individual garden plots or planting areas and an improved pedestrian accessway.

h. Passive Recreation Area. A landscaped or natural open space containing a minimum of 10,000 contiguous square feet and specifically designed and improved for passive recreational use. The area shall include an improved pedestrian path or walkway and at least two (2) additional recreational or site amenities, such as benches, picnic tables, shade structures, landscaping, interpretive features, or similar improvements..

i. Community Pavilion. A permanently installed-covered outdoor gathering space containing a minimum of 500 square feet of covered area and including permanent or fixed seating or picnic tables sufficient to accommodate at least twenty (20) persons. The pavilion shall be accessible by an improved pedestrian connection.

3. No individual amenity shall receive points in more than one amenity category.

4. Alternative Amenities. The Planning Commission may approve an amenity not specifically listed in this section and assign the amenity a Major or Minor Amenity classification upon finding that the proposed amenity provides recreational or community benefits substantially equivalent to an amenity of the same classification listed herein.

D. Location and Accessibility.

1. All amenities shall be connected to residential units via a continuous, ADA-compliant sidewalk system with a minimum width of five feet (5').

2. For multi-story buildings, functional elevators shall provide access to any floor containing required amenities.

3. Residents shall be able to access amenities without crossing a public arterial street. If a development is divided by an arterial, each portion shall independently meet the amenity requirements unless a grade-separated crossing is provided.

4. Access to common open space. Open space shall be distributed throughout the subdivision or development so that all lots within the subdivision shall have either direct access or access from an improved public right-of-way or easement to such areas. Common open space lands shall be designed to permit access for maintenance without the need to cross private lands.

E. Phasing and Timing.

1. All required common open space and recreational amenities shall be identified on the Preliminary Plat, including the phase in which each amenity will be constructed, where applicable.

2. Required common open space shall be identified and permanently established through the Final Plat and applicable recorded documents. Required recreational amenities shall be completed or secured by a financial guarantee in accordance with § 3.03 prior to Final Plat approval. Where construction is secured by a financial guarantee, the required amenities shall be completed before the sale or issuance of a Certificate of Occupancy for

fifty percent (50%) of the lots or units within the subdivision or applicable phase.

3. Phased development shall proceed in a contiguous and sequential manner unless otherwise approved by the Planning Commission.

F. Management agreement for control and maintenance of common areas.

1. The City of Moody shall bear no responsibility or liability for the continued maintenance, repair, or improvement of privately owned common open space lands or recreational amenities. No lot or structure in a subdivision containing common open space or recreational amenities shall be sold until a corporation, association, property owner's group or similar entity has been formed. Such corporation or entity shall possess the right to assess all the properties or lots which have an interest in, are served by, or have the right to use the common areas and facilities and buffer zones in the entire development, or in the tract which is a part of the entire development, to meet the expense of such entity.

2. The entity also shall be vested with authority to control, and the duty to regularly maintain (either directly or by contract), all of said mutually owned features of the subdivision or development or tract portion thereof including but not limited to detention or retention ponds, fences, or other improvements contained within the common open spaces and buffer zones. Where a subdivision contains required sidewalks or pedestrian ways for which the association or other entity is responsible pursuant to § 5.08, the recorded conditions, covenants, and restrictions or other governing documents shall expressly assign responsibility for the maintenance, repair, and replacement of such sidewalks or pedestrian ways to the association or entity.

3. In addition, the entity's bylaws or rules shall contain provisions authorizing the City of Moody to maintain, repair or improve said open space and buffer zone at the entity's expense upon 15 days' advance written notice, if the entity has not properly maintained, repaired or improved any or all of the open space or recreational amenities entrusted to it.

4. Such entity shall operate under recorded conditions, covenants, and restrictions which shall include compulsory membership of all owners of lots, and the power of assessments to meet the changing costs of maintenance, repairs, services, and improvements. The subdivider or developer shall submit evidence of compliance with these requirements to the Planning Commission prior to approval of a final plat.

APPENDIX A. SUBDIVISION APPLICATION & FEES

Table 1. Subdivision Fees

Application Type (select one):

☐ Major Subdivision — Preliminary Plat

☐ Major Subdivision — Final Plat

☐ Minor Subdivision — Combined Preliminary and Final Plat

☐ Family Division

Application Type	Application Fee
Major Subdivision: Preliminary Plat	$30.00 plus $1.00 per lot; or $30.00 per acre if lot divisions are not used
Major Subdivision: Final Plat (Residential)	$60.00 plus $1.00 per lot
Major Subdivision: Final Plat (Other)	$90.00 plus $3.00 per acre
Minor Subdivision: Combined Preliminary and Final Plat	$60.00 flat fee
Family Division	$60.00 flat fee
Additional Fee: For all applications requiring notification by registered mail to adjacent property owners, the applicant shall pay the actual cost of such notification at the time of notification.	

Requirements:

1) Checks shall be made payable to the City of Moody.
2) The applicable subdivision fee shall be due and payable upon submission of the application.
3) Each resubmission of a preliminary or final plat shall be subject to the applicable fees established in this table.
4) Fees for re-subdivisions and re-plats shall be calculated as if the property had not previously been platted.

SUBDIVISION APPLICATION

DATE: _____

1)	Name of Subdivision			
2)	Name of Applicant		Phone	
	Address			
3)	Owner of Record		Phone	
	Address			
4)	Engineer		Phone	
	Address			
5)	Land Surveyor		Phone	
	Address			
6)	Attorney		Phone	
	Address			
7)	Subdivision Location			
8)	Total Acreage_____Number of Lots_____			
9)	Legal Description of Subdivision			
10)	Record of Land: Deed Book _____ Page_____			
11)	Has the Moody Adjustment Board granted variance, exception, or special permit concerning this property?_____If so, list Case No. and Name_____			
12)	List all land proposed to be subdivided			
13)	Attach five copies of the proposed vicinity sketch map and Preliminary sketch plan or Final Plat.			
14)	I, _____, hereby depose and say that all the above statements contained in the paper submitted herewith are true.			

Signature_____

Title_____

Mailing Address

_____

_____

APPENDIX B. SUGGESTED CERTIFICATIONS

PRELIMINARY AND FINAL PLAT CERTIFICATES

The following statements shall be shown on each preliminary and final plat submitted for approval:

State of Alabama

County of_____

The undersigned, _____, Registered Land Surveyor, License No. _____, State of Alabama and _____, owner(s),

Hereby certify that this plat or map was made 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, 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 on said plat or map, said owner also certified that it is the owner of said land and that the same are not subject to any mortgage, or that mortgages are held by _____, Mortgagee(s), who herein under join in this Certification.

Dated _____, 20___.

(Executions and acknowledgements by Surveyor, Owner(s), and Mortgagee(s).)

Notary's acknowledgement of the Certificate shall be substantially in form as follows:

State of Alabama

County of _____

I, _____, As Notary Public, in and for said County and State, do hereby certify that _____, whose name is signed to the foregoing certificate as a surveyor and _____, whose name is signed to same as Owner(s), all of whom are _____, whose name is signed to same as Mortgagee(s), all of whom are known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, they executed same voluntarily as such individuals (or in any other capacities) with full authority therefore.

Given under my hand and seal, this the ___ day of _____ 20___

_____
Notary Public Seal

CERTIFICATE OF FINAL PLAT APPROVAL

I hereby certify that the subdivision plat for _____ Subdivision has been found to comply with the Subdivision Regulations of Moody, Alabama including any exceptions or modifications approved in accordance with these regulations, and that it has been approved for recording in the Office of the Probate Judge of St. Clair County, Alabama.

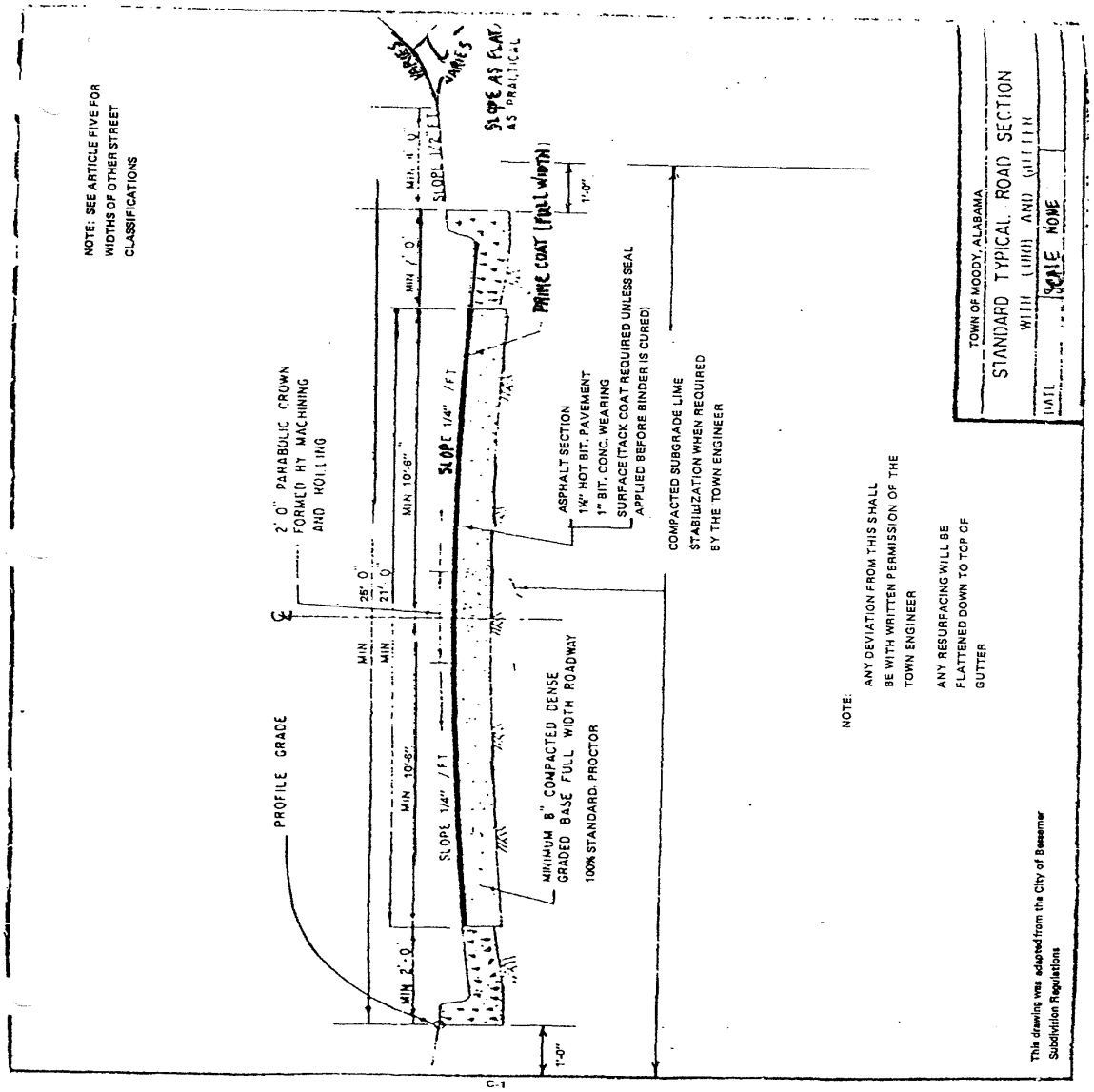
_____, 20___

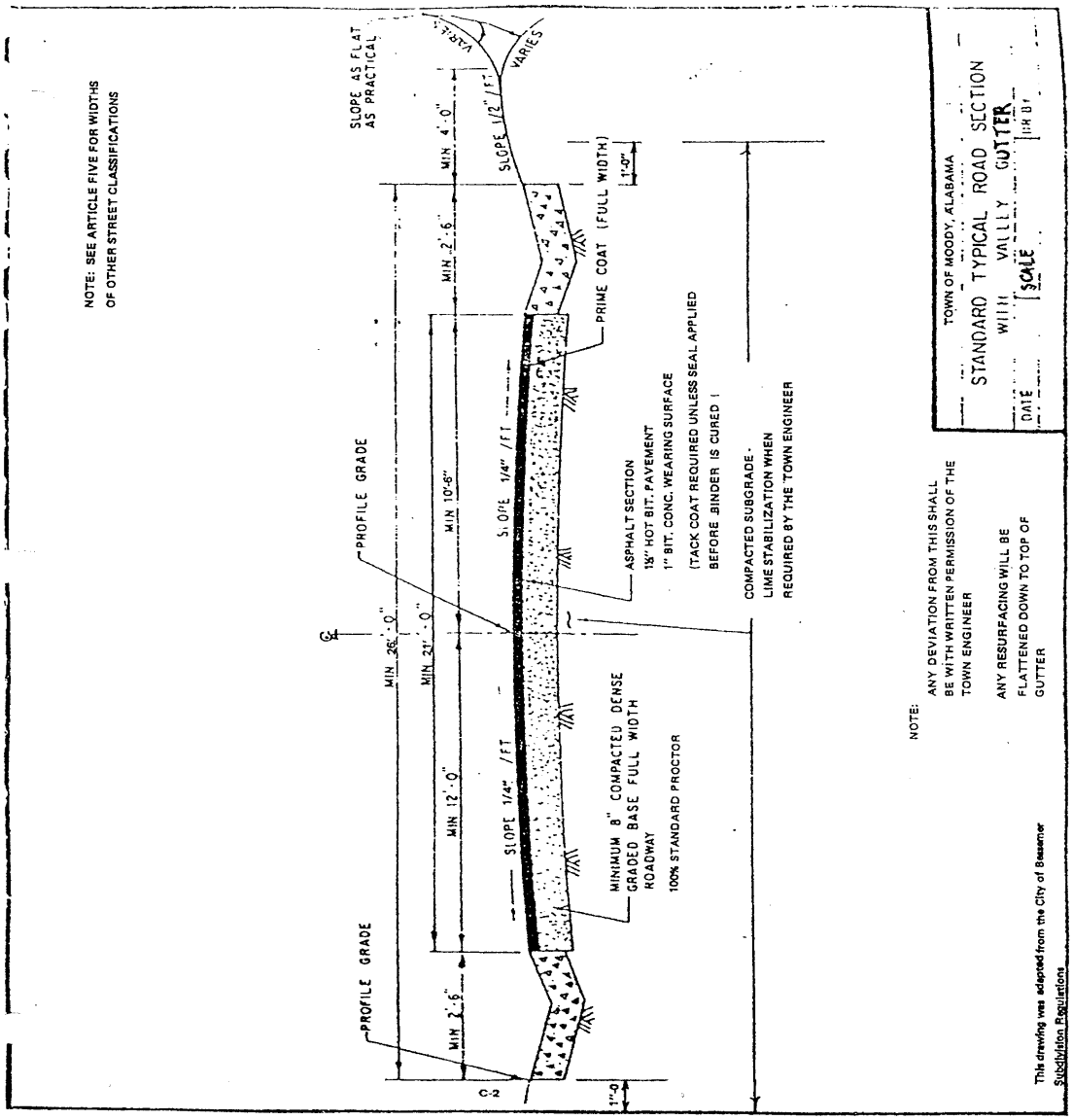
_____
Chairman, Planning Commission

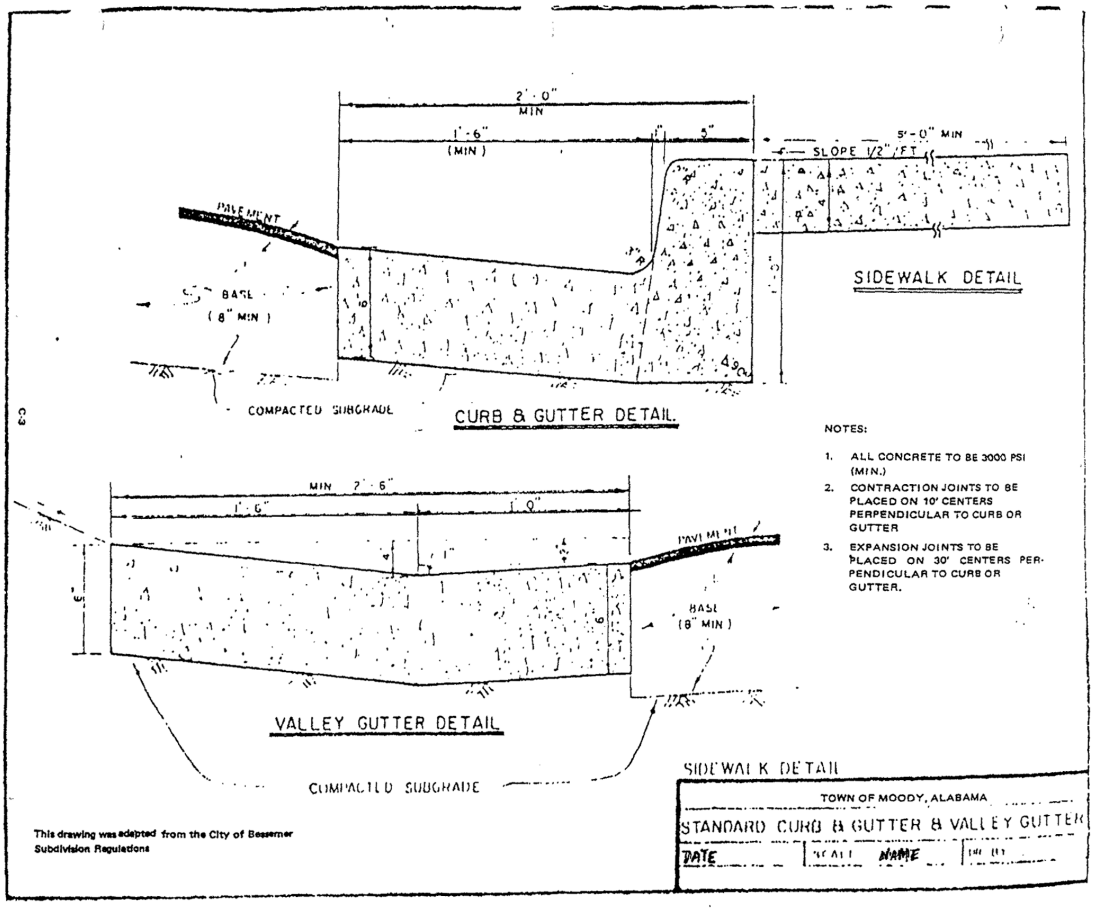
_____
City Engineer, City of Moody

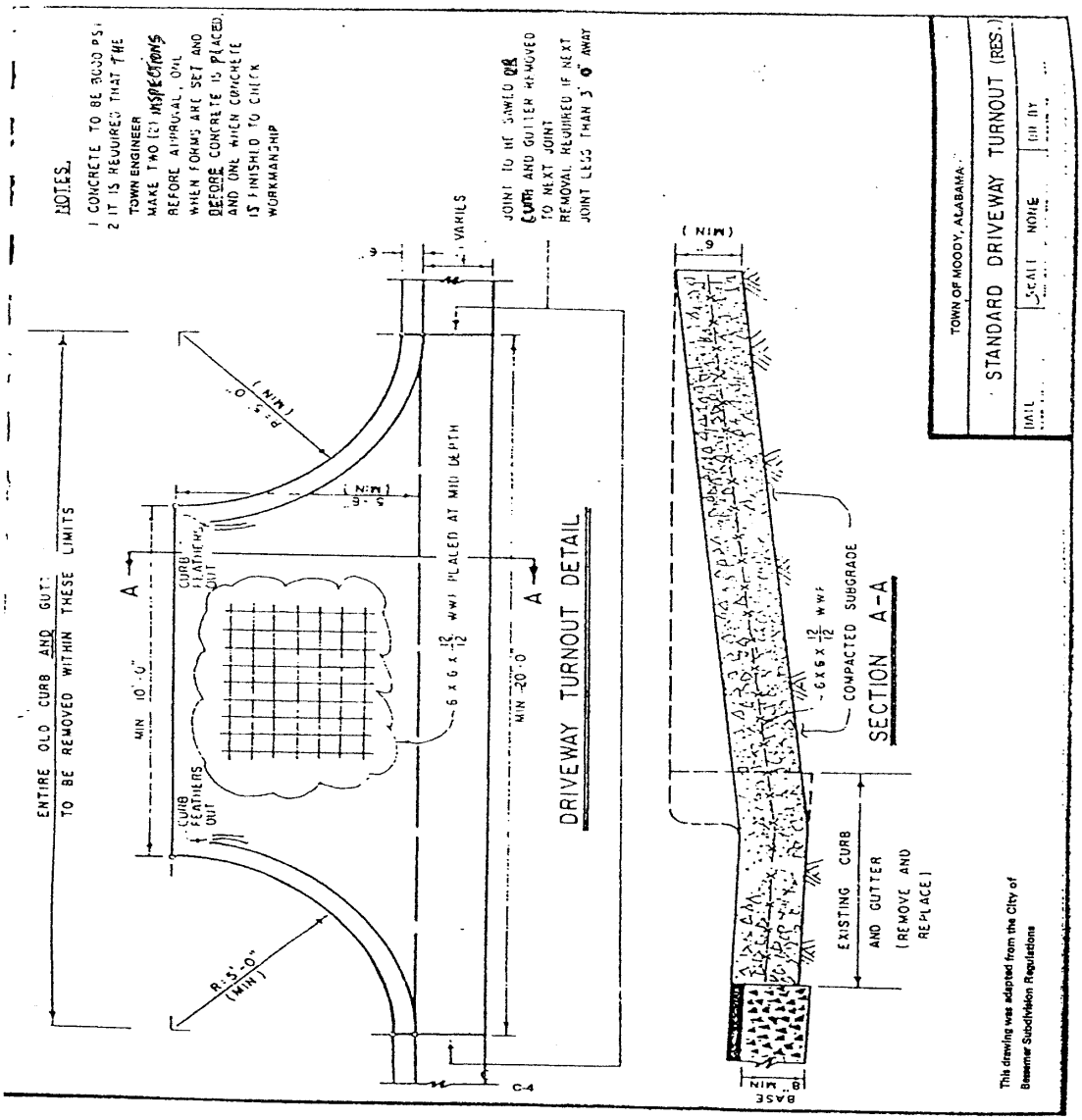
_____
City Clerk, City of Moody

APPENDIX C. STANDARD DETAILS & TYPICAL SECTIONS

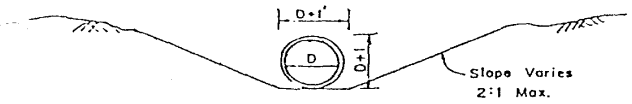



NOTE: SEE ARTICLE FIVE FOR WIDTHS OF OTHER STREET CLASSIFICATIONS
SLOPE AS FLAT AS PRACTICAL
VARIES
VARIES
MIN 4'-0"
SLOPE 1/2" / FT
MIN 2'-6"
1'-0"
PRIME COAT (FULL WIDTH)
PROFILE GRADE
MIN 10'-6"
SLOPE 1/4" / FT
ASPHALT SECTION
1½" HOT BIT. PAVEMENT
1" BIT. CONC. WEARING SURFACE
(TACK COAT REQUIRED UNLESS SEAL APPLIED
BEFORE BINDER IS CURED)
COMPACTED SUBGRADE -
LIME STABILIZATION WHEN
REQUIRED BY THE TOWN ENGINEER
MIN 26'-0"
MIN 21'-0"
MIN 12'-0"
SLOPE 1/4" / FT
MINIMUM 8" COMPACTED DENSE
GRADED BASE FULL WIDTH
ROADWAY
100% STANDARD PROCTOR
PROFILE GRADE
MIN 2'-6"
C-2
1'-0"
NOTE:
ANY DEVIATION FROM THIS SHALL
BE WITH WRITTEN PERMISSION OF THE
TOWN ENGINEER
ANY RESURFACING WILL BE
FLATTENED DOWN TO TOP OF
GUTTER
TOWN OF MOODY, ALABAMA
STANDARD TYPICAL ROAD SECTION
WITH VALLEY GUTTER
SCALE
DATE
This drawing was adopted from the City of Bessemer
Subdivision Regulations


2'-0" MIN
1'-6" (MIN)
5'-0" MIN
SLOPE 1/2" / FT
PAVEMENT
BASE (8" MIN)
COMPACTED SUBGRADE
CURB & GUTTER DETAIL
SIDEWALK DETAIL
NOTES:
1. ALL CONCRETE TO BE 3000 PSI (MIN.)
2. CONTRACTION JOINTS TO BE PLACED ON 10' CENTERS PERPENDICULAR TO CURB OR GUTTER
3. EXPANSION JOINTS TO BE PLACED ON 30' CENTERS PERPENDICULAR TO CURB OR GUTTER.
MIN 2'-6"
1'-6"
1'-0"
VALLEY GUTTER DETAIL
COMPACTED SUBGRADE
SIDEWALK DETAIL
TOWN OF MOODY, ALABAMA
STANDARD CURB & GUTTER & VALLEY GUTTER
DATE
SCALE
NAME
This drawing was adapted from the City of Bessemer Subdivision Regulations


NOTES.
1 CONCRETE TO BE 3000 PSI
2 IT IS REQUIRED THAT THE TOWN ENGINEER MAKE TWO (2) INSPECTIONS BEFORE APPROVAL, ONE WHEN FORMS ARE SET AND BEFORE CONCRETE IS PLACED, AND ONE WHEN CONCRETE IS FINISHED TO CHECK WORKMANSHIP
ENTIRE OLD CURB AND GUTTER TO BE REMOVED WITHIN THESE LIMITS
JOINT TO BE SAWED OR CUTS AND GUTTER REMOVED TO NEXT JOINT REMOVAL REQUIRED IF NEXT JOINT LESS THAN 3'-0" AWAY
VARIES
MIN 10'-0"
CURB FEATHERS OUT
MIN 20'-0"
6 x 6 x 12/12 WWF PLACED AT MID DEPTH
DRIVEWAY TURNOUT DETAIL
SECTION A-A
COMPACTED SUBGRADE
6x6x12/12 WWF
EXISTING CURB AND GUTTER (REMOVE AND RE-PLACE)
BASE
TOWN OF MOODY, ALABAMA
STANDARD DRIVEWAY TURNOUT (RES.)
SCALE NONE
This drawing was adapted from the City of Bessemer Subdivision Regulations

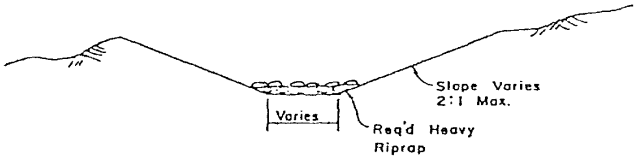
TYPICAL DITCH SECTIONS



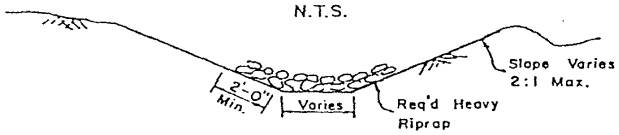
TYPE I
N.T.S.

NOTES:

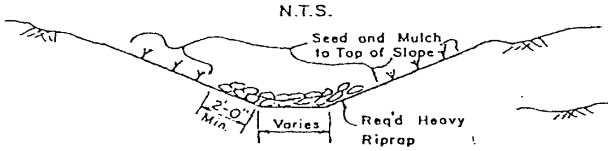
1. Ditch Side Slope Shall Be A Maximum of 2H:1V
2. Riprap Shall Be At Least 50 Pound Cobbles or Larger
3. Concrete For Slope Paving Shall Have A Minimum Strength of 3000 PSI At 28 Day Test



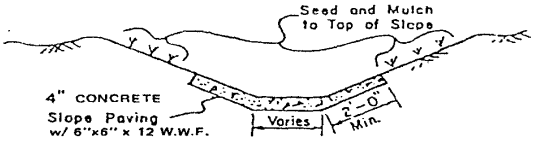
TYPE II
N.T.S.



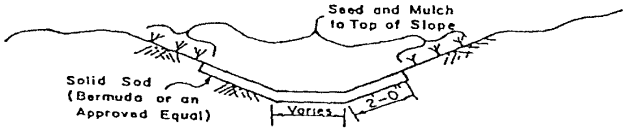
TYPE III
N.T.S.



TYPE IV
N.T.S.



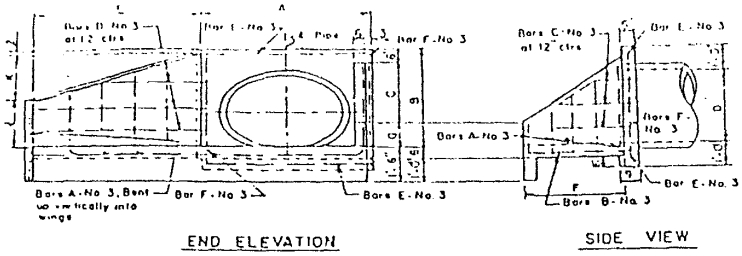
SLOPE PAVED DITCH
N.T.S.
(Section To Be Used As Directed By The Town Engineer)



SOLID SOD DITCH
N.T.S.
(Section To Be Used As Directed

C-8

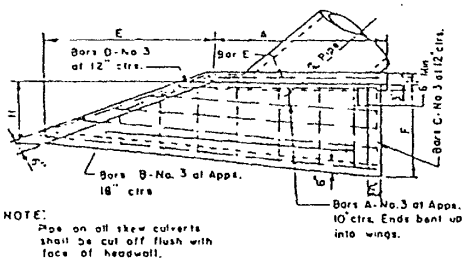
This drawing was adapted from Jefferson County Subdivision Regulations.



END ELEVATION

SIDE VIEW

This drawing was adapted from the the City of Hoover Subdivision Regulations



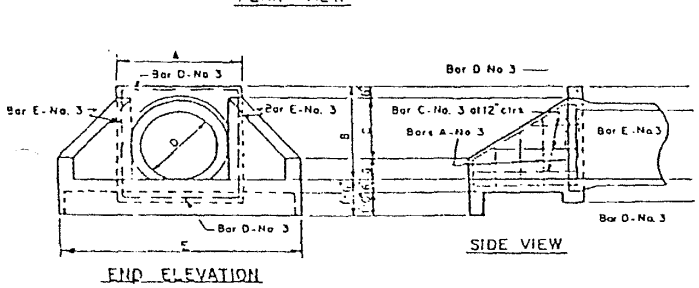
PLAN VIEW

Where Concrete Headwalls are used all reinforcing bars be No. 3 deformed.

Inlets should be constructed so that the opening will take the natural flow of water.

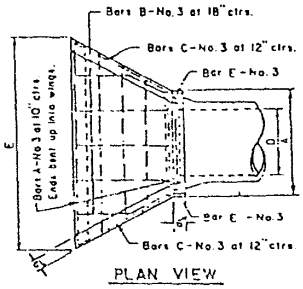
Culverts generally should follow slope of stream and the minimum slope should be 2%.

The minimum fill height over pipe should be 18" to finished sub-grade.

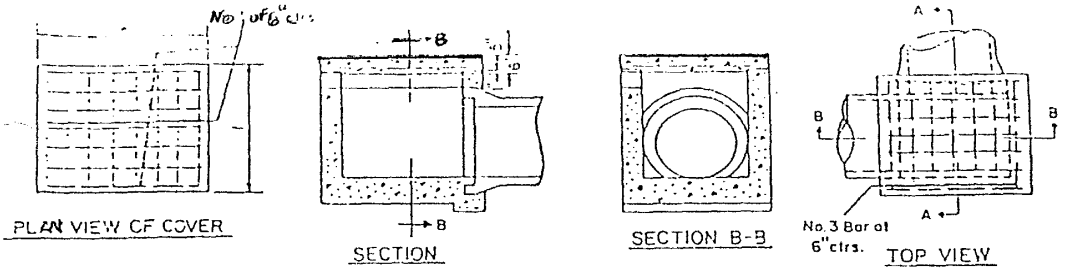


END ELEVATION

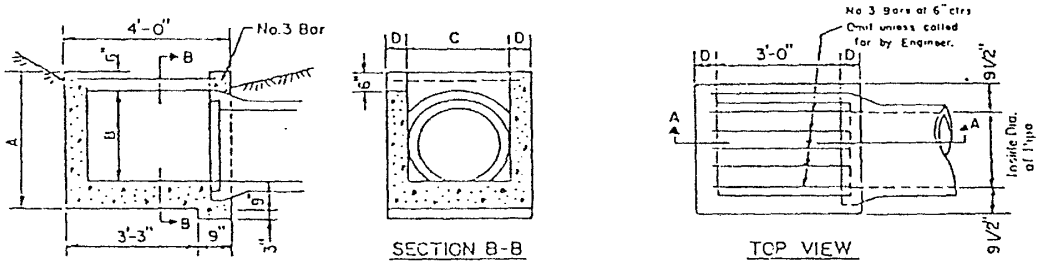
SIDE VIEW



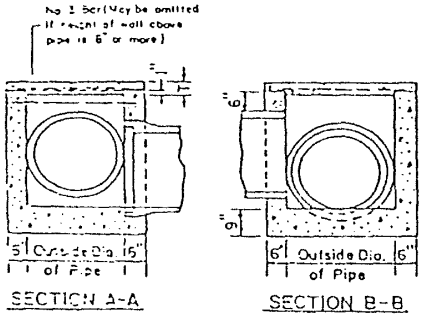
PLAN VIEW



CONCRETE COVER FOR HEADWALL INLETS



HEADWALL INLETS FOR PIPE CULVERTS FLAT DITCHES

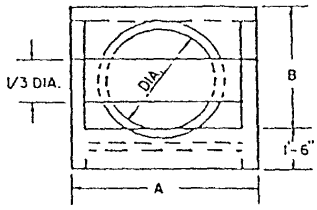


GENERAL NOTES FOR JUNCTION BOX & HEADWALL INLETS

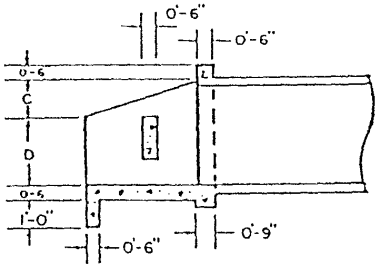
Where practicable inlet pipe should be placed at least 4" in elevation higher than outlet pipe.
All reinforcing should be no.3 deformed.
The thickness of slab "T" should be 4" for pipes up to 48" in diameter and 6" for pipes 48" and larger.
Inlets should be constructed so that the openings will take the natural flow of water. If necessary opening may be placed on back side of inlet.
Where necessary 2" weep holes should be constructed in inlets to facilitate sub-grade drainage.
Inlet covers should not be used unless existing conditions require their use.

This drawing was adapted from the City of Hoover Subdivision Regulations

HEADWALL INLETS FOR FLAT DITCHES

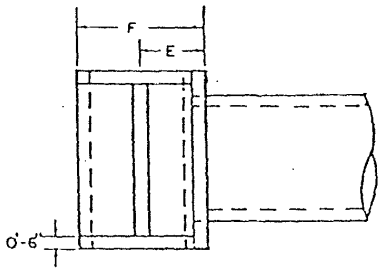


END ELEVATION
N.T.S.



CROSS SECTION
N.T.S.

DIMENSIONS FOR HEADWALL						
DIA.	A	B	C	D	E	F
15"	3'-3"	1'-11"	0'-7"	1'-4"	0'-11 1/4"	1'-10 1/2"
18"	3'-7"	2'-2"	0'-8"	1'-6"	0'-11 1/4"	1'-10 1/2"
24"	4'-2"	2'-8 1/2"	0'-10 1/2"	1'-10 1/2"	1'-11 1/2"	2'-3"
30"	4'-9"	3'-3 1/4"	1'-11 1/4"	2'-2 1/4"	1'-6"	3'-0"
36"	5'-4"	3'-9 1/2"	1'-3 1/2"	2'-6"	1'-10 1/2"	3'-9"
42"	5'-11"	4'-4"	1'-6"	2'-10"	2'-3"	4'-6"
48"	6'-6"	4'-10 1/2"	1'-8 1/2"	3'-2 1/2"	2'-7 1/2"	5'-3"
	7'-2"	5'-5 1/2"	1'-11 1/2"	3'-6"	3'-0"	6'-0"
	7'-9"	6'-0"	2'-2"	3'-10"	3'-4 1/2"	6'-9"

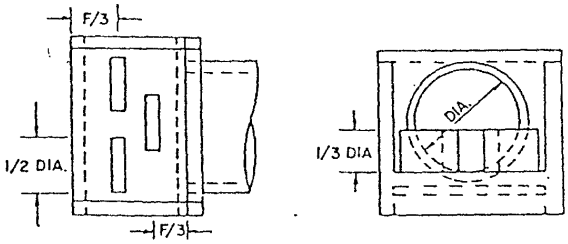


PLAN VIEW
N.T.S.

ALL CONCRETE SHALL CONFORM TO THE CURRENT ALABAMA HIGHWAY DEPARTMENT SPECIFICATIONS FOR HEADWALLS

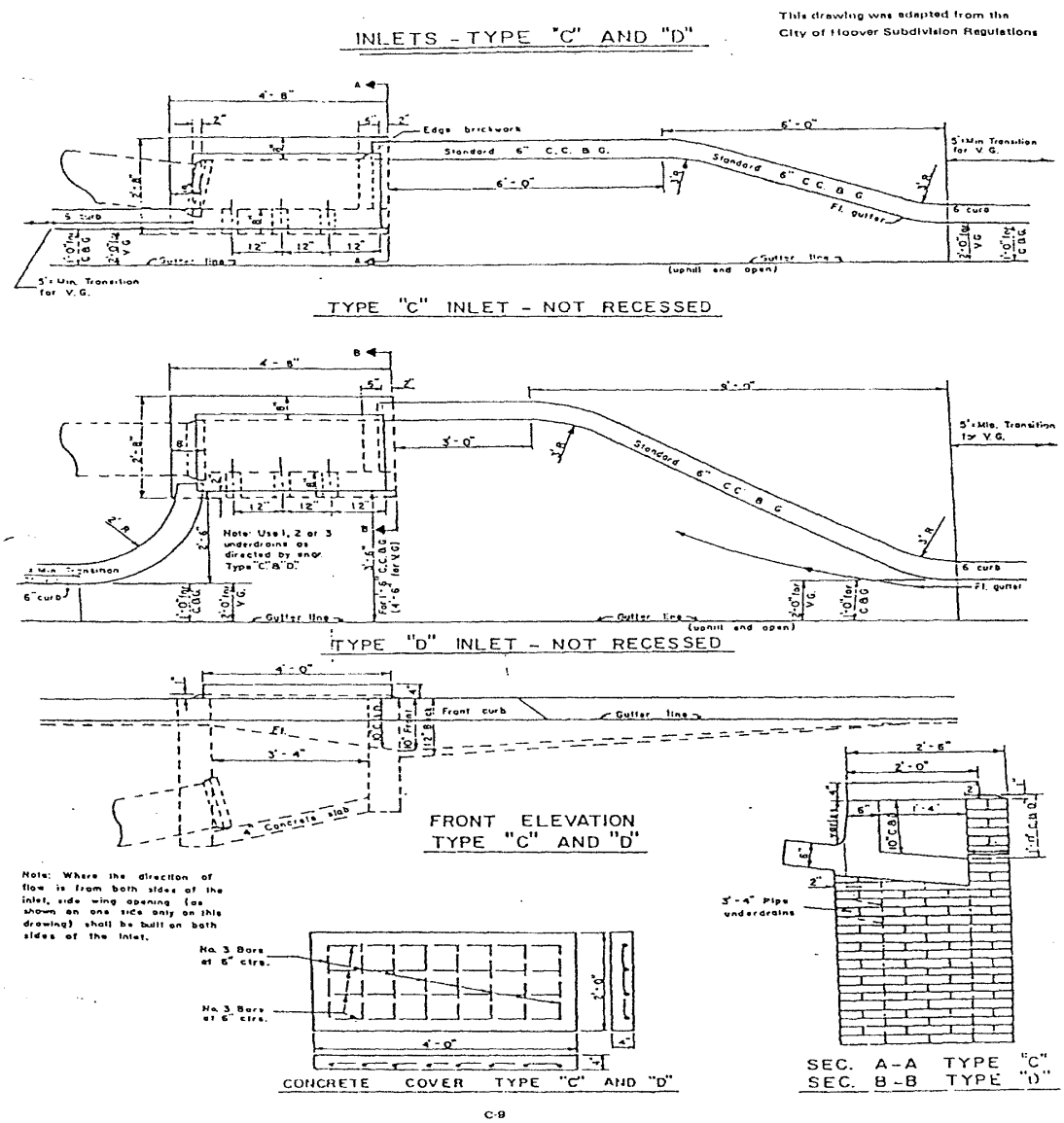
ALL REINFORCING BARS SHALL BE NO. 3 DEFORMED AND SHALL BE SPACED ON 6" CENTER IN BOTH DIRECTIONS

This drawing was adapted from the City of Hoover Subdivision Regulations



ALTERNATE APPROVED FOR USE WITH 15", 18", & 24"
N.T.S.

ALL BLOCKS TO BE DOWELED INTO APRON OF THE HEADWALL


INLETS - TYPE "C" AND "D"
This drawing was adapted from the City of Hoover Subdivision Regulations
TYPE "C" INLET - NOT RECESSED
TYPE "D" INLET - NOT RECESSED
FRONT ELEVATION TYPE "C" AND "D"
Note: Where the direction of flow is from both sides of the inlet, side wing opening (as shown on one side only on this drawing) shall be built on both sides of the inlet.
CONCRETE COVER TYPE "C" AND "D"
SEC. A-A TYPE "C"
SEC. B-B TYPE "D"
C-9

APPENDIX D: APPROVED TREE LIST

Approved Tree List

The following tree species are approved for use in landscaping required by this Ordinance. Species are classified as Shade Trees, Ornamental Trees, or Evergreen Trees, as identified in Table D-1: Approved Trees.

1) Where site conditions limit the planting of a required shade tree, two (2) ornamental trees may substitute for one (1) required shade tree, unless otherwise specified by this Ordinance.
2) Shade trees are preferred for street trees, parking lot shading, and major landscape areas due to their long-term shade potential and performance in urban environments.
3) Tree species identified as invasive by the Alabama Invasive Plant Council or Alabama Cooperative Extension System, or listed as prohibited in this Appendix, shall not be used to satisfy the landscaping requirements of this Ordinance or the Subdivision Regulations.

Table D-1: Approved Trees

Tree Type	Common Name	Botanical Name
Evergreen Tree	Atlantic White Cedar	Chamaecyparis thyoides
Evergreen Tree	American Holly	Ilex opaca
Evergreen Tree	Eastern Red Cedar	Juniperus virginiana
Evergreen Tree	Southern Magnolia	Magnolia grandiflora
Evergreen Tree	Bigleaf Magnolia	Magnolia macrophylla
Shade Tree	Florida Maple	Acer saccharum subsp. floridanum
Shade Tree	Chalk Maple	Acer leucoderme
Shade Tree	River Birch	Betula nigra
Shade Tree	American Beech	Fagus grandifolia
Shade Tree	Pignut Hickory	Carya glabra
Shade Tree	Pecan	Carya illinoinensis
Shade Tree	Shagbark Hickory	Carya ovata
Shade Tree	Mockernut Hickory	Carya tomentosa
Shade Tree	American Chestnut*	Castanea dentata
Shade Tree	Northern Catalpa	Catalpa speciosa
Shade Tree	Hackberry	Celtis occidentalis
Shade Tree	Sugarberry	Celtis laevigata
Shade Tree	Ginkgo (male only)	Ginkgo biloba
Shade Tree	Thornless Honeylocust	Gleditsia triacanthos var. inermis
Shade Tree	Black Walnut	Juglans nigra
Shade Tree	Tulip Poplar	Liriodendron tulipifera

Shade Tree	Sweetbay Magnolia	Magnolia virginiana
Shade Tree	Black Gum (Black Tupelo)	Nyssa sylvatica
Shade Tree	Sourwood	Oxydendrum arboreum
Shade Tree	Shortleaf Pine	Pinus echinata
Shade Tree	Longleaf Pine	Pinus palustris
Shade Tree	Virginia Pine	Pinus virginiana
Shade Tree	American Sycamore	Platanus occidentalis
Shade Tree	White Oak	Quercus alba
Shade Tree	Scarlet Oak	Quercus coccinea
Shade Tree	Southern Red Oak	Quercus falcata
Shade Tree	Overcup Oak	Quercus lyrata
Shade Tree	Blackjack Oak	Quercus marilandica
Shade Tree	Nuttall Oak	Quercus texana
Shade Tree	Willow Oak	Quercus phellos
Shade Tree	Northern Red Oak	Quercus rubra
Shade Tree	Shumard Oak	Quercus shumardii
Shade Tree	Post Oak	Quercus stellata
Shade Tree	Black Oak	Quercus velutina
Shade Tree	Sassafras	Sassafras albidum
Shade Tree	Pond Cypress	Taxodium ascendens
Shade Tree	Bald Cypress	Taxodium distichum
Shade Tree	American Linden (Basswood)	Tilia americana
Shade Tree	Winged Elm	Ulmus alata
Shade Tree	Slippery Elm	Ulmus rubra
Shade Tree	Japanese Zelkova	Zelkova serrata
Shade Tree	Red Maple	Acer rubrum
Ornamental Tree	Crepe Myrtle	Lagerstroemi

Prohibited Trees

The following trees shall not be planted to satisfy the landscaping requirements of this ordinance:

1) Bradford Pear
2) Tree of Heaven
3) Female Ginkgo
4) Mimosa
5) Chinaberry
6) Princess Tree (Paulownia)
7) Any species listed as invasive by:
8) Alabama Invasive Plant Council
9) Alabama Cooperative Extension System

Additional species may be prohibited by the City where identified as invasive or harmful to infrastructure.

Tree Diversity

To promote a healthy and resilient urban forest and reduce vulnerability to pests, disease, and environmental stress, required trees shall be planted in a diverse mix of species.

The following limits shall apply to all required trees installed as part of any development:

Table D-2: Tree Diversity Requirements

Category	Maximum Percentage
Same species	30%
Same genus	50%
Same family	75%

If the total number of required trees is fewer than ten (10), the Building Official may allow flexibility in applying these percentages.