

**SUBDIVISION RULES AND REGULATIONS
ADOPTED BY THE
THE TOWN OF GOOD HOPE PLANNING COMMISSION
(Adopted April 20,2009)**

THESE ARE ADOPTED REGULATORY POLICIES OF THE TOWN OF GOOD HOPE PLANNING COMMISSION PERTAINING TO THE CONSTRUCTION OF STREETS AND/OR DRAINAGE STRUCTURES (INCLUDING PIPE REQUIREMENTS) FOR NEW ROADS OR NEW SUBDIVISIONS AND/OR OTHER DEVELOPMENTS IN THE TOWN OF GOOD HOPE,ALABAMA:

GENERAL PROVISIONS

SECTION I

1. PURPOSE

- a. To safeguard and provide for the public health, safety and general welfare of residents and property owners of the Town of Good Hope, Alabama.
- b. To serve as guidelines for future growth and development of the Town of Good Hope, Alabama.
- c. To protect the character, social and economic development of all lands in the Town of Good Hope, Alabama and to encourage the orderly and beneficial development of the Town of Good Hope, Alabama.
- d. To regulate public and private policy and action, in order to provide adequate and efficient transportation, streets and utilities.
- e. To establish reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of land, and insure proper legal descriptions and monuments in subdivided land.
- f. To promote the eventual elimination of unsafe or unsanitary conditions.

SECTION II

1. DEFINITION

SUBDIVISION: The development and division of a lot, tract, or parcel of land into two or more lots, plats, sites, or otherwise for the purpose of establishing or creating a subdivision through the sale, lease, or building development. Development includes, but not limited to, the design work of lot layout, the construction of drainage structures, the construction of buildings or public use areas, the planning and construction of public streets and public roads, and the placement of public utilities. A subdivision does not include the construction or development of roads or buildings on private property to be used for agricultural purposes.

- a. Major subdivision – All subdivisions not classified as a minor subdivision.
- b. Minor subdivision – Any subdivision with all parcels or lots fronting an existing county maintained road that does not involve any new street or road or the extension of public facilities, does not require the creation of any public improvements, does not adversely affect the remainder of the parcel, surrounding property, or county roadways and right of ways, and does not create any additional storm water runoff.

County: A political subdivision of the state created by statute to aid in the administration of government.

Streets: Streets, avenues, boulevards, roads, lanes, alleys, viaducts, and any other roadways.

2. AUTHORITY

Regulation over subdivisions of land is granted to municipal planning commissions under Section 11-52-30, Code of Alabama, 1975. Statutory authority to create municipal planning commissions is granted to municipalities under Section 11-52-1 et seq., Code of Alabama, 1975.

3. INTERSTATE LAND SALES ACT

The Owner or Developer is advised to review the Interstate Land Sales Full Disclosure Act to determine if the proposed development must comply with those particular rules and regulations.

4. JURISDICTION

The jurisdiction of these regulations shall include all land located within the corporate limits of the Town and all land lying within three miles of the Town's corporate limits and not located in any other municipality except that, in case of any such non-municipal land lying within three miles of more than one municipality having a planning commission the jurisdiction of each such municipal planning commission shall terminate at a boundary line equidistant from the respective corporate limits of such municipalities . Where any subdivision lies within the extra territorial planning jurisdiction of any municipality having exercised said extra territorial jurisdiction, the requirements of approval of improvements in said subdivision by the County Commission shall in no way diminish, waive, or otherwise lessen the requirements of such municipality. The more strict requirements, whether of the municipality or the county, must be complied with by the Owner or Developer. Approval by the County Commission shall in no way constitute approval in lieu to subdivisions lying within its extra territorial jurisdiction. All such maps or plats must be first submitted to and approved by the other appropriate agency exercising jurisdiction over any subdivision lying within the extra territorial planning jurisdiction and, following such approval, must then be approved by the County Engineer.

5. EXEMPTION

These Regulations shall not apply to the sale, deed, or transfer of land by the owner to an immediate family member, except that, in the event that there is any sale, deed, or transfer of land by the owner or an immediate family member to someone other than an immediate family member, this chapter shall then apply to any subdivision of property as defined in subdivision (4) of Section 11-24-1.

SECTION III

1. GENERAL REQUIREMENTS

- a. Prior to any construction, the Owner or Developer shall submit a proposed plat with a vicinity map and file an application for a "Permit to Develop" from the County Engineering Dept. as outlined in The Code of Alabama 1975, Title II, Chapter 24 as amended. After the proposed plat has been approved by the Town of Good Hope Planning Commission, the owner or

developer will obtain a "Permit to Develop" from the County Engineer. Construction may begin after the Permit is obtained and a preconstruction meeting between the Owner or Developer and the County Engineering Department. Permit will be valid for a period of one year from issuance date. If construction is not complete at that time a permit extension must be obtained from the County Engineer.

The plat shall be on a contour map with a scale of 1" = 200 feet and contour intervals of twenty (20) feet. This map shall show the preliminary layout of the lots, the location of the roads, the location, and size and drainage area of the proposed drainage structures, location of all proposed utilities, and the names and addresses of all adjoining property owners.

- b. Roads shall be built in accordance with the typical section drawing located in the appendix. The base course shall have a minimum thickness of six (6) inches and a width of twenty-four (24) feet.
- c. All bituminous concrete paving shall have a recommended width of twenty (20) feet with a minimum of 18 feet and a minimum shoulder width of three (3) feet. If a 20-foot or greater pavement is used, a minimum two (2) foot shoulder is acceptable. All roads with curb and gutter and/or valley gutter shall have a minimum paved roadway width of twenty-three (23) feet between gutters. Cul-de-sacs shall be paved with a minimum radius of forty (40) feet. Maintenance of the roads shall be the responsibility of the Owner or Developer for a minimum of one (1) year after final plat approval by the County Engineer and release of any and all sureties.. After this minimum one (1) year period the Developer or Owner may request the County Commission to accept the road(s) into the County Maintenance System. Roads in need of maintenance will not be considered for acceptance until necessary repairs have been made.
- d. Drainage pipe for driveways and side drain pipes shall be a minimum size of 15". Pipe may be coated, uncoated or aluminized 16 gauge metal pipe, or corrugated high density polyethylene pipe, or reinforced concrete.
- e. Drainage pipe for roadways shall be a minimum size of 18". Pipe may be reinforced concrete pipe (Class 3 or better) or high density polyethylene pipe meeting the requirements of either ASTM D335D Cell Classification 324420C or ATMD1248 Type III, Class C, Cat. 4 Grade P33 may also be used up to 60" diameter. The high density polyethylene pipe may not be used where the fill depth is greater than ten (10) feet. Structures having

twenty (20) square feet or more of end area, must be approved by the County Engineer prior to installation.

- f. The road right-of-way shall be a minimum of fifty (50) feet.
- g. All required traffic signs and street signs shall be placed and installed by the Owner or Developer in accordance with the Manual on Uniform Traffic Control Devices. Installation shall be coordinated with the County Engineers Dept.
- h. The County Health Department, utility companies, and E-911 shall have approved the final plat before the Owner or Developer submits the plat to the County Engineer for signature.
- i. Where public water is available, the Owner or Developer shall contact the local water authority for the proper sizing of the water line. Where possible, the water line should be of sufficient size to accommodate the installation of fire hydrants along the proposed street. The Owner or Developer shall contact the local fire department for the proper location of any fire hydrants installed in the subdivision. All costs shall be the responsibility of the Owner or Developer.
- j. After all work within the road ROW as shown on the approved proposed plat has been completed, the final plat shall be submitted to the County Engineer for approval and signature. The Developer may opt to submit the final plat for approval prior to paving after all grading, drain and base has been completed. If this option is chosen a surety bond covering 150% of the estimated cost of the paving shall be provided to the County prior to consideration of the final plat.

After the final plat has been signed by the County Engineer it shall be filed for record or received for filing in the Office of the Judge of Probate.

A minimum of twelve (12) months after approval of final plat and release of surety, if applicable, the Owner or Developer may request the road(s) be accepted into the County Road Maintenance System. This request shall be made to the County Engineer and submitted for approval to the County Commission during a regularly scheduled meeting. Roads in need of maintenance will not be considered for acceptance until necessary repairs have been made. A copy of the recorded plat shall be provided to the County Engineer Department within ten (10) days of final plat approval.

2. FRONTAGE ON IMPROVED ROADS

- a. No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from:
 - (1) an existing State road maintained by the State, County road maintained by the County, City road maintained by the City, or
 - (2) public road shown upon an approved plat recorded in the Cullman County Probate Judge's office. Such public road must be suitably improved as required by the rules, regulations, specifications, or orders, or be secured by an improvement guarantee required under these subdivision regulations, with the width and right-a-way required by these subdivision regulations.

SECTION IV

1. ENGINEERING REQUIREMENTS AND INSPECTION

- a. The Owner or Developer shall furnish the Cullman County Engineer's Dept. three (3) or more copies of the proposed plat and vicinity map showing the location of the proposed lots, the location of the proposed roads, the locations, size and drainage area of the proposed drainage structures, and the location of the proposed utilities.
 - (1) The proposed plat shall be on a contour map with a scale of 1"= 200 feet and contour intervals of twenty (20) feet and shall be certified by a Registered Civil Engineer or Land Surveyor.
 - (2) The Owner or Developer shall include a list of all proposed utilities planned for the subdivision. The County Engineer's Dept. will notify the affected utilities for any comments concerning the proposed development.
 - (3) The Owner or Developer shall include a list of all adjacent property owners and address. The County Engineer's Dept. will notify all affected owners a minimum of ten (10) days prior to the County Engineer's recommendation to the County Commission for approval or disapproval.
- b. Once the Owner or Developer completes all work in the development, one (1) reproducible final plat, with at least two (2) copies, shall be

submitted to the County Engineering Dept. for approval. The final plat shall show the following:

- (1) All dimensions expressed in feet and decimals of a foot, a vicinity map, a north arrow, and graphic scale.
- (2) The 911 road number, location and width of all roads and other areas to be dedicated for public and/or private use and all right of ways to be dedicated for the installation and maintenance of utilities, all fully dimensioned, showing the angle of intersection of streets and the radii, chords, point of tangency, sub-tangent lengths and the central angles for all curvilinear roads, and the radii of all rounded corners, and shall also contain notations concerning the dedication, reservation and use of such public and/or private areas and right of ways within the subdivision.
- (3) The boundaries of the property proposed for subdivision, including all bearings and dimensions as determined by an accurate survey in the field.
- (4) Lot numbers, lot lines and building lines, if applicable, along with angles or bearings and distance of nonparallel lot lines.
- (5) The location and description of all permanent monuments set at critical points and so interconnected and dimensioned that any registered land surveyor can lay out lots or streets in the subdivision correctly by referring to the plat alone without any additional information and notation designating that all such monuments have been set.
- (6) A certificate of ownership and dedication and an accompanying certificate of acknowledgement in standard verbiage.
- (7) A land surveyor's certificate with standard verbiage.
- (8) All owner signatures shall be notarized.
- (9) A title block, showing the title of the subdivision.
- (10) Land tie to governmental boundary surveys.
- (11) Spaces for approvals of the County Engineer, County Health Officer, utility companies, E-911 Office, and the Judge of Probate.

2. INSPECTION

- a. The County Engineer or his/her designee shall monitor and periodically inspect for defects in the construction of the required improvements. If the County Engineer finds upon inspection that any of the required improvements have not been constructed in accordance with the County's adopted construction standards and specifications, the applicant shall be responsible for correcting any deficiencies. Wherever the cost of improvements is covered by a surety, the applicant and the Surety Company shall be severally and jointly liable for completing or paying the cost of the improvements according to specifications. Inspections may be requested at anytime, however must be made as follows:

(1) Before the placing of the base course, the Owner or Developer shall request approval of the subgrade from the Cullman County Engineering Dept to determine if a layer of subbase is needed. The Owner or Developer shall also submit a request for the approval of the type and thickness of the base material to the Cullman County Engineer's Office.

(2) Before the Owner or Developer paves the roads in the subdivision the fill beneath the roadway including base and sub base shall be compacted to the satisfaction of the Cullman County Engineering Dept., or certified compaction reports submitted by the Owner or Developer to the County Engineering Dept. Prior to placing any fill all roadway areas shall be cleared, grubbed and stripped of all unsuitable material. A request from the Owner or Developer for approval of the proposed paving materials must be submitted to the Cullman County Engineer's Office in writing. The County Engineering Dept. will approve the paving materials and authorize the Owner or Developer to begin paving the roads.

- b. Drainage structures having twenty (20) square feet or more of end area must be approved by the County Engineer. If requested, the Owner or Developer may be required to submit special drawings of the proposed drainage structure. All drainage structures shall be properly compacted and backfilled.

SECTION V

1. STREETS AND/OR ROADS

- a. The latest edition of the Alabama Department of Transportation Standard Specifications For Highway Construction is hereby made a part of these

regulations and shall apply to construction procedures, construction methods, material requirements and etc., except as otherwise noted herein. The Cullman County Engineering Dept. shall have the final authority as to this requirement.

- b. All streets and/or roads shall be along contour elevations, which will result in minimum grades and safe horizontal and vertical visibility wherever practicable with adequate consideration given to future land use.
- c. All streets and/or roads must provide for the continuation or projection of principle streets in surrounding areas and provide reasonable means of ingress and egress for surrounding or adjacent land.
- d. The Owner or Developer will be responsible for the placement and maintenance of proper signage of new streets or roads until the road is accepted into the county road system. Signage shall be coordinated with the County Engineering Department prior to the installation of any street signs. Regulatory and Warning Signs shall be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

Additionally, for subdivisions where roads are not to be accepted into the County Maintenance System, the Owner or Developer of the subdivision is required to install a sign of reasonable size at the entrance of the subdivision stating "ROADS NOT MAINTAINED BY COUNTY BEYOND THIS POINT". It is the responsibility of the Owner or Developers of the subdivision to maintain this sign until the road is accepted by the county. It is also required that the plat and deeds have a statement printed on them stating that the streets are not a part of the County Maintenance System.

- e. All roads shall be built in the center of the right of way and shall be paved with approved materials.
- f. All cul-de-sacs shall be designed with a minimum radius of fifty (50) feet with a minimum transition radius of twenty-five (25) feet. Cul-de-sacs shall be paved with a minimum radius of forty (40) feet.
- g. Public utilities shall be installed in accordance with the State of Alabama Department of Transportation Utility Manual. The Owner or Developer shall coordinate his work with the appropriate utility or fire department and comply with the local standards. These utilities, whenever possible, shall be installed prior to Cullman County's acceptance of the streets and/or roads. All costs shall be the responsibility of the Owner or Developer.

- h. Paving marking will be required where deemed necessary for the public safety.
- i. Where land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow the opening of future roads and logical further subdivisions.

2. MINIMUM REQUIREMENTS

- a. Regardless of whether or not the developer intends to seek county acceptance of roads in the subdivision, the following design standards shall be considered minimum requirements for all subdivisions. It is the responsibility of the developer to communicate and schedule with the County Engineer prior to initiating any and all steps of the road building process. In addition to other penalties prescribed by law and by these regulations, any road construction performed without the knowledge and inspection of the County Engineer will not be considered for acceptance by the county.
 - 1. The street and/or road shall have a roadway width (including shoulders) of not less than twenty-four (24) feet and the subgrade shall be compacted and properly shaped prior to the placement of base course materials.
 - 2. The base course shall have a compacted thickness of not less than six (6) inches and a width of twenty-four (24) feet. The base course shall extend one (1) foot outside of curb and gutter and/or valley gutter sections. All base course materials shall be approved by the County Engineering Dept. as to quality and durability. (See appendix for gradation requirements and typical section) Base Course shall be compacted as required by the County Engineer or his/her representative, or certified compaction reports submitted by the developer.
 - 3. The layers of embankment up to the top layer of subgrade shall be compacted as required by the County Engineer or his/her representative, or certified compaction reports submitted by the developer. Subbase and base course layers of local materials shall be placed in successive layers not to exceed six (6) inches per layer.

4. All roads shall be paved with a bituminous concrete and shall have a minimum width of eighteen (18) feet with a minimum shoulder width of three (3) feet. If a 20-foot pavement is used, a minimum two (2) foot shoulder is acceptable. All roads with curb and gutter and/or valley gutter shall have a minimum paved roadway width of twenty-three (23) feet between gutters. Cul-de-sacs shall be paved with a minimum radius of forty (40) feet. Bituminous concrete pavement shall consist of a bituminous "A" treatment and a minimum 150 lb./sy wearing surface. The Owner or Developer shall provide for the maintenance of the roads for a minimum of one (1) year after final plat is approved and release of surety, if applicable. After this minimum one (1) year period the Owner or Developer may request acceptance of the road(s) by the County Commission into the County Maintenance System. Roads in need of maintenance will not be considered for acceptance until necessary repairs have been made.
5. A profile with proposed grades along with a drainage plan shall be submitted with the preliminary plat to the County Engineering Dept.
6. Grades over 18% will not be permitted.
7. All intersections shall have sufficient turning radii to accommodate the contemplated traffic.
8. For Average Daily Traffic (ADT) less than 2500 vehicles per day, roads shall be designed using the Alabama Department of Transportation's (ALDOT) "County Road Design Policy". (Example: A 35 mph design speed would translate into 355 feet of required sight distance.) For roads with ADT over 2500 vehicles per day, the AASHTO "A Policy on Geometric Design of Highways and Streets" shall be used. (Example: A 35 mph design speed would require 400 feet of required sight distance.)
9. Roads shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new roads at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique road should be curved approaching an intersection and should be approximately at right angles for at least one hundred (100) feet from the intersection. Not more than two (2) roads shall intersect at any one point unless specifically approved by the County Commission.

SECTION VI

1. MINIMUM STREET DRAINAGE REQUIREMENTS

- a. Proper and sufficient drainage structures shall be constructed at designated locations determined by plans and/or by field inspections and contour maps of the area under development. The plans submitted shall indicate the number of acres involved in each drainage area and the Owner or Developer's Engineer shall show the recommended size structure designed to fit the area. The County Engineering Dept. will approve the design or may make changes upon study of the data submitted.
- (1) Ditch checks may be required depending on the grade on long grades where cross drain pipes to divert the water do not seem feasible.
 - (2) Water will not be permitted to run along the street and/or road more than 500 feet where at all possible to divert.
 - (3) No oil drums or unacceptable pipe shall be used. All roadway cross drain pipe shall be a minimum size of 18" and all side drain pipe shall be a minimum size of 15". Only pipe that meets specifications equaling Alabama Department of Transportation Specifications shall be acceptable.
 - (4) Driveway and side drain pipe may be reinforced concrete pipe or high density polyethylene pipe meeting the requirements of either ASTM D335D Cell Classification 3244230C or ASTM D1248 Type III, Class C, Cat. 4, Grade P33 may also be used up to 60" diameter, or 14 gauge coated, uncoated or aluminized corrugated metal pipe. Stronger metal pipe may be required when deemed necessary by the County Engineer.
 - (5) Cross drain and culvert pipe shall be reinforced concrete pipe (Class 3 or better) or high density polyethylene up to 30" in diameter as specified in (4) above. The high density polyethylene pipe may not be used where the fill depth is greater than ten (10) feet.
 - (6) Headwalls, catch basins and/or inlets shall be constructed if deemed necessary by the County Engineer.

2. RIGHTS OF WAY

- a. Rights of way for any street or road which is or might become an arterial highway or main thoroughfare shall be a minimum width of sixty (60) feet.

- b. Rights of way for all other streets and/or roads shall be a minimum of fifty (50) feet. The street and/or road shall be located in the center of the right of way.
- c. All cul-de-sacs shall be designed with a minimum ROW radius of fifty (50) feet with a minimum transition radius of twenty-five (25) feet.
- d. Rights of way at intersections shall have turning radii unless waived by the County Engineer.
- e. All lot lines shall be calculated to the right of way line and not to the center of the road.
- f. Where a subdivision borders an existing road with a right-of-way less than that specified in these regulations, the applicant shall be required to dedicate such additional areas necessary to meet the minimum requirements, not to exceed 25' from center of existing road, unless section "g" below applies. The applicant shall dedicate areas for existing substandard roads to the full width as required by these subdivision regulations on property owned in the proposed subdivision.
- g. Right of way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall be in excess of 3 horizontal to 1 vertical.

3. LOT REQUIREMENTS

- a. The size of the lots shall conform to the requirements of the State of Alabama Health Dept.

4. ACCESSIBILITY

- a. Where a proposed subdivision, addition or extension of an existing subdivision or development has no frontage on an existing public road, the Owner or Developer must provide and dedicate suitable rights of way, for ingress and egress. This connecting road becomes part of the street or road system of the proposed subdivision or development and is subject to all regulations set out herein.

5. ALLEYS

- a. No alleys will be permitted unless:
 - (1) Front entrance cannot be attained because of abnormal lay of the lot in relation to the street or;
 - (2) There is an existing alley in an adjoining subdivision.

SECTION VII

1. VARIANCES

- a. In order to avoid hardships and promote the effective and reasonable application enforcement of these rules, any deviation from these regulations or provisions must go through a variance process and have approval from the County Commission. A variance may be granted upon finding that strict application of these rules would cause undue hardship resulting from conditions peculiar to the site or situation under consideration, which could not have reasonably been anticipated in the writing of the rules. These include but are not limited to:
 - 1. Seasonal loadings
 - 2. Water table conditions
 - 3. Topography
 - 4. Soils and geology
 - 5. Land use
 - 6. Other factors as deemed necessary
- b. Variances may be granted under the following procedures:
 - 1. The Owner or Developers submit a request in writing to the Cullman County Commission at 15 days prior to the regularly scheduled commission meeting. The request shall state the particular section needing the variance, the reasons and circumstances which support the request, and any pertinent data to support the request.
 - 2. If approved, any conditions or time limitations needed to comply shall be specified by the County Commission. A date which the variance will no longer be valid shall be prescribed in the decision. A continuance of the variance may be requested if

submitted to the Commission at least 30 days prior to its expiration.

- c. Variances may be revoked if:
 - 1. The Owner or Developer is in violation of any requirements, condition, schedule, or limitation of the variance.
 - 2. Operation under the variance is threatening the public or the environment. Written notice of revocation shall be provided to the Owner or Developer granted the variance.
 - 3. In the case of a man-made or natural disaster that causes said variance to become noncompliant.

SECTION VIII

1. MISCELLANEOUS

- A All street or road corner monuments shall be established and shall be of a permanent material easily recognized. All lot pins shall also be established prior to final approval of the plat.
- b. The County Commission will consider acceptance into County Maintenance System, upon recommendation of the County Engineer, a minimum of 12 months after construction of the streets, roads and drainage is completed and the final plat is approved and surety, if applicable, has been released. provided:
 - (1) That the street, roads and drainage meet the minimum requirements as set out in these regulations.
 - (2) That there are no claims or liabilities against the subdivision or development and so certified to the County Commission at the time of request for acceptance.
 - (3) That all improvements shown and stated on the plat or record map have been furnished and so certified in the request for acceptance.
 - (4) The road(s) is in good condition and does not require repairs or maintenance.
- c. Erosion control shall meet the requirements of the Alabama Department of Environmental Management.

- d. The Sketches and drawings attached are an integral part of these regulations and shall be adhered to unless a different design is specifically approved by the County Engineer and the Commission. Attention is called to typical section requirements as to crown, minimum front and back slopes, minimum ditch sections, minimum roadway widths, pavement widths, shoulder widths, base thickness and wearing surface.
- e. Upon completion of the improvements being dedicated to the public, the applicant shall file with the County Engineer a statement stipulating the following:
 - (1) That all such required improvements are complete;
 - (2) That these improvements are in compliance with the minimum standards specified by the County Commission and the County Engineer for their construction;
 - (3) That the applicant knows of no defects from any cause in those improvements; and
 - (4) That these improvements are free and clear of any encumbrances or liens.

SECTION IX

1. REQUIRED IMPROVEMENTS BOND

- a. Prior to the approval of the final plat the Owner or Developer shall have installed or constructed the following improvements, or shall post a surety bond of sufficient amount to cover 150% of the required paving if pavement is not complete at time of final plat consideration.
 - (1) All streets or roads shall have been constructed strictly in conformity with the requirements set out in Section V and VI.
 - (2) All drainage shall have been constructed strictly in conformity with the requirements set out in Section VI.
- b. The Owner or Developer will forfeit his bond if the improvements are not made and fully completed within one (1) year of bond issuance date unless extension is granted by the County Commission.

If within twelve (12) months after filing said surety, the Owner or Developer has not completed all necessary improvements or if, the opinion of the County Engineer, said improvements have not been satisfactorily installed, the bond shall be used by the County to complete improvements in satisfactory fashion, or the County may take such steps as may be necessary to require performance under the bond.

SECTION X

1. STANDARD DRAWINGS

- a. All necessary drawings and standards regarding roadway typical sections and types of drainage structures are a part of these regulations and may be obtained at the Cullman County Engineering Department. Special designs by the Owner or Developer's Registered Civil Engineer may be submitted to the County Engineering Dept. for approval. Crude drawings or sketches by the Owner or Developer will not be accepted.

SECTION XI

1. SANITATION REQUIREMENTS

- a. In addition to Cullman County's regulations, a completed subdivision map shall bear the approval of the County Health Department before being submitted and recorded. It will be the responsibility of the Owner or Developer to contact the Health Department for their list of specifications.

SECTION XII

1. APPROVAL FOR ADDRESSING STREETS

- a. It is the responsibility of the Owner or Developer to contact the E-911 office for approval of the numbers of the roads in the proposed subdivision. The final plat shall bear the road numbers. A certification shall

be attached to the final plat bearing the name of a representative from the E-911 office approving the numbers of the streets.

SECTION XIII

1. APPROVAL FOR UTILITY INSTALLATION

- a. It is the responsibility of the Owner or Developer to contact the appropriate utilities for approval of any utility installed in the subdivision. A certification shall be attached to the final plat bearing the name of a representative from all utility companies approving the installation of the utility lines by the Owner or Developer.

SECTION XIV

1. APPROVAL FOR MUNICIPALITY

- a. If the Subdivision lies within the incorporated area of any municipality, County Commission approval is not required. The County Engineer shall sign the plat as required by state law after a written notification of approval from a representative of the municipality council or planning commission is received. The written notification may be in the form of a plat signed and approved by the municipality and/or letter.

SECTION XV

1. PENALTIES

- a. Any Owner or Developer violating these rules and regulation will be subject to the terms and conditions as noted in Section 11-24-3 of the Code of Alabama 1975, as amended.

SECTION XVI

1. STANDARD VERBIAGE

a. For Subdivisions -- All Work Complete

State Of Alabama
Cullman County

Certification Of The County Engineer

I, the undersigned as County Engineer for Cullman County, Alabama, hereby certify the proposed plat for this subdivision was approved by the County Commission and that construction complies with said plat and current requirements for subdivisions. The signature hereto does not guarantee the accuracy of the survey. Maintenance of the roads shall be the responsibility of the Owner or Developer for a minimum of one (1) year from this date. After this minimum one (1) year period and, provided all road(s) have been properly maintained, the Owner(s) or Developer(s) may request the County Commission to accept these road(s) into the County Maintenance System.

Cullman County Engineer

Date

b. For Subdivisions -- Pavement To Be Completed Under Surety Bond

State Of Alabama
Cullman County

Certification Of The County Engineer

I, the undersigned as County Engineer for Cullman County, Alabama, hereby certify the proposed plat for this subdivision was approved by the County Commission and that construction complies with said plat and the current requirements for subdivisions. The signature hereto does not guarantee the accuracy of the survey. A surety bond in the amount of \$_____ has been posted with the Cullman County Commission to cover work currently not complete. Maintenance shall be the responsibility of the Owner(s) or Developer(s) for a minimum of one (1) year after release of this surety bond. After this minimum one (1) year period and, provided all roads have been properly maintained, the owner(s) or developer(s) may request the County Commission to accept the road(s) into the County Maintenance System.

Cullman County Engineer

Date

c. For Subdivisions Located Within Municipality Jurisdiction

State of Alabama
Cullman County

Certification Of The County Engineer

I, the undersigned as County Engineer for Cullman County, Alabama, and after written notification of approval by the Municipality of _____ hereby sign this plat for recording of the same in the Probate Office of Cullman County, Alabama. The Signature hereto does not guarantee the accuracy of the survey nor indicate physical inspection, approval or acceptance of the design, construction, or maintenance responsibility by Cullman County of the Subdivision Streets, Right of Ways, Utilities, or Drainage Structures.

Cullman County Engineer

Date

d. For Property Located on Existing County Road

State of Alabama
Cullman County

Certification Of The County Engineer

I, the undersigned as County Engineer for Cullman County, Alabama, hereby certify the proposed plat for this subdivision was approved by the County Commission and complies with current requirements for a minor subdivision.

Cullman County Engineer

Date

SECTION XVII

1. REQUIREMENTS FOR BASE COURSE

| Sieve Requirements | Percent Passing by Weight | | |
|---------------------------------------|---------------------------|---------|---------|
| | Type A | Type B | Type C |
| 2-1/2" | | 100 | 100 |
| 2" | 100 | 85-100 | 85-100 |
| 1" | 85-100 | 50-100 | 50-100 |
| 3/4" | | | 35-95 |
| No. 4 | 50-85 | 30-75 | 25-58 |
| No. 8 | 35-75 | 25-70 | 22-50 |
| Material Passing No. 8 Sieve (Binder) | | | |
| No. 40 | 35-90 | 25-95 | 25-95 |
| No. 200 | 12-37 | 12-42 | 12-45 |
| % Clay | 6-30 | 6-30 | 6-30 |
| Liquid Limit | 26 Max. | 26 Max. | 26 Max. |
| Plasticity Index | 6 Max. | 6 Max. | 6 Max. |

SECTION XVIII

1. EFFECTIVE DATE

These Subdivision Standards shall take effect and be in force from and after the date of adoption.

Adopted This The _____ Day Of _____ 2009

THE GOOD HOPE PLANNING COMMISSION
CULLMAN COUNTY, ALABAMA

MIKE CREEST (Chairman) _____

JERRY BARTLETT _____

MIKE BOIKE _____

CLINT FREY _____

FRANK HINKLE _____

MARY ANN LEE _____

KERRY NEIGHBORS _____

DANNY RAY _____

DONALD STEELE _____

Date _____

District _____

Name of Subdivision _____

Location of Subdivision _____

Developer _____ Telephone _____

Mailing Address _____

_____ Alternate Phone _____

Surveyor (Name, Address, Phone) _____

Preliminary Plat _____ Final Plat _____

Bond Amount _____ Received _____ Released _____

Road Names in Subdivision:

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Remarks: _____

