

EFFECTIVE August 1, 2009

SUBDIVISION RULES AND REGULATIONS
FOR SINGLE FAMILY AND MULTI-FAMILY RESIDENCES
LOCATED WITHIN THE UNINCORPORATED AREAS
OF BLOUNT COUNTY LYING OUTSIDE ANY LOCAL
PLANNING COMMISSION JURISDICTION
ADOPTED BY THE
BLOUNT COUNTY COMMISSION

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 Blount County.
- B. To serve as guidelines for future growth and development of Blount County.
- C. To protect the character, social and economic development of all lands in Blount County and to encourage the orderly and beneficial development of Blount County.
- 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.

2. AUTHORITY

Regulation of subdivisions is granted to the counties in the Code of Alabama 1975, Title 11, Chapter 24 as amended. Additional powers are granted to the counties under Title 11, Chapter 19, and Title 35, Chapter 2. The Code of Alabama can be accessed through the Secretary of State's Office web site at www.sos.state.al.us. Once on the site "click" on Government Records then scroll down to the bottom of the page and "click" on Code of Alabama. In the left box, scroll down and "click" on Title 11. In the right box "click" on Title 1 and scroll down to either Chapter 19 or 24. Title 35 may be accessed using the same procedure as above. Reference is made to Attorney General Opinion 97-00077 concerning the development of privately owned land that has been subdivided for sale to the public, but in which the roadways will remain private. The Attorney General's Office can be accessed through their web site at www.ago.state.al.us. At the top left of page, "click" on Official Opinions, "click" on Go Directly to Opinion Search, scroll down to Options Search, and put in 1997 for year and 77 for Opinion number in the Search By Singular Opinion Number box.

3. INTERSTATE LAND SALES ACT

The 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. Information concerning the Interstate Land Sales Act can be accessed through the internet at <http://www.hud.gov/offices/hsg/sfh/ils/ilshome.cfm>.

SECTION II

DEFINITIONS

Ample Copies – Ample copies shall mean enough copies of the plat to provide one copy to each utility, each adjoining property owner, Board of Education and 911 Administration and three copies for the County Engineer.

ALDOT – Alabama Department of Transportation. The ALDOT web site is www.dot.state.al.us.

Asphalt Paving – Material meeting the requirements of Section 424 of the current edition of the ALDOT Standard Specifications for Highway Construction. To view these requirements access the ALDOT web site, scroll down and “click” on Bureaus, then “click” on Construction. Once on the Construction web page, “click” on the current edition of the Standard Specifications for Highway Construction. In the left box “click” on the “+” box beside Division 400, scroll down to Section 424.

Building – A structure designed for uses such as, but not limited to, a place of occupancy, storage, or shelter.

County Floodplain Manager – The Blount County Engineer.

Double Bituminous Surface Treatment – Two hot applications of bituminous material that includes a specified cover aggregate (either JG or KG), which shall be spread after each bituminous application. Material shall meet the requirements of Section 401 of the current edition of the ALDOT Standard Specifications for Highway Construction. To view these requirements follow the instructions above for Asphalt Paving, instead of viewing Section 424, “click” on Section 401.

ESAL – Equivalent single axle loads.

FEMA – Federal Emergency Management Agency.

Immediate Family – Immediate family is a person’s parents, spouse, children, siblings, nieces, nephews, and grandchildren; but not cousins.

10-Year Storm – A recurrence interval that has a 10% probability that at least one flood of this magnitude or greater may occur in any one year.

25-Year Storm – A recurrence interval that has a 4% probability that at least one flood of this magnitude or greater may occur in any one year.

Structure – Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

Subdivision: As defined in Code of Alabama 1975, § 11-24-1(a)(4), a subdivision is: 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 is 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.

EXCLUSIONS: A subdivision shall not include any of the following:

- (1) The construction or development of roads or buildings on private property to be used for agricultural purposes;
- (2) The public acquisition by purchase or donation of strips of land for widening of streets, avenues, boulevards, roads, lanes, alleys, viaducts and other roads;
- (3) Property deeded to immediate family members is exempted from subdivision regulation by Code of Alabama 1975, § 11-24-2(d);
- (4) The division of land into parcels of three (3) acres or more each, wherein the frontage on existing city, county or state roads of each parcel is at least 100 feet.

Surety Bond - Any bond, certificate of deposit, cashier check, an irrevocable letter of credit from a reputable local bank or other acceptable guarantee as approved by the County Commission. See Appendix for sample of irrevocable letter of credit.

Variance – A grant of relief from the requirements of these rules and regulations, which permits construction in a manner otherwise prohibited by these rules and regulations.

Yard – An open area unobstructed from the ground up on the same lot with a structure, extending along a lot line and inward to the structure. The yard shall be measured as the shortest distance between the structure and the lot line.

Yard, Front – A yard between a structure and a front lot line and extending the entire length of the front lot line. In the case of a corner lot or double frontage lot that fronts on more than one street, the yards extending along all streets are front yards.

Yard, Rear – A yard between a structure and a rear lot line and extending the entire length of the rear lot line. In the case of a corner lot or double frontage lot, there are no rear yards but only front and side yards.

Yard, Side – A yard between a structure and a side lot line, extending from the front yard to the rear yard. In the case of an odd-shaped lot, any yard that is not a front or rear yard is a side yard. In the case of a corner lot or double frontage lot, any yard that is not a front yard is a side yard.

SECTION III

SUMMARY OF GENERAL REQUIREMENTS

- A. A preliminary plat, a road plan and profile, and a drainage plan shall be submitted to the County Engineer. If a portion of the subdivision is located in a flood plain designated as Zone A (no base flood elevations), the developer may be required to submit a Letter of Map Revision to FEMA.
- B. The developer shall submit an erosion control plan at the time of the preliminary plat submittal.
- C. A utility plan shall be included at the time the preliminary plat is submitted and shall include a plan to deliver water to the subdivision.
- D. Upon approval of the preliminary plat, the developer shall obtain a permit from the County Engineer's Office to develop the proposed subdivision using the application in the appendix of these regulations.
- E. Roads shall be built in accordance with the typical section drawing located in the appendix and the guidelines in Section V.
- F. Drainage pipe for driveways shall have a minimum diameter of 15" and shall be designed on a 10-year storm or greater. The size of the drainage pipe for driveways shall be shown on the drainage plan and/or the preliminary plat and the final plat.
- G. Drainage pipe for roadways shall have a minimum diameter of 18" and shall be designed on a 25-year storm or greater.
- H. The right-of-way shall be based on the design of the roadway; however it shall be a minimum of sixty (60) feet.
- I. The developer's engineer shall certify that the design of the streets and drainage meet with County's Subdivision Regulations. See Appendix for sample certification.

SECTION IV

1. PRELIMINARY PLAT REQUIREMENTS

- A. The developer shall furnish the County Engineer ample copies of the preliminary plat and vicinity map showing the location of the proposed lots, the location of the proposed roads, and the location and size of the proposed drainage structures. The plat shall show the names and correct mailing addresses of all adjoining property owners, the names and correct mailing addresses of all proposed utility companies, and the name, address and telephone number of the developer and the engineer/surveyor preparing the plat. For mailing purposes, copies of the plat for adjoining property owners may be one-half size to reduce mailing costs. All other plats shall be full size copies.

- B. The preliminary plat shall be on a contour map with an appropriate scale and contour intervals of 10 feet or less and shall be certified by a Registered Civil Engineer or Land Surveyor.
- C. It shall be the responsibility of the developer to reserve names of the roads within the subdivision with the 911 Administration Office.
- D. A plan profile sheet shall be submitted along with the preliminary plat. The plan view shall show all horizontal data necessary to properly layout the roads and their relation to the proposed lot layout, and the location, size and drainage area of the proposed roadway and driveway drainage structures. A centerline profile of the existing ground line with proposed grades shall be shown in the profile view along with the location of all roadway drainage structures with centerline flow elevations and fill height. The size of all drainage structures shall be based on the projected drainage conditions once the subdivision is completed. All roadway drainage structures shall be plotted on cross sections showing proposed slope of the drainage structure, fill height, and the amount of drainage structure needed left and right of the centerline of the roadway. All driveway drainage structures shall be shown at their approximate location on the drainage plan or the preliminary plat.
- E. The developer's engineer shall certify that the design of the streets and drainage meet with the County's Subdivision Regulations. See Appendix for sample certification.
- F. The developer's engineer shall submit a letter concerning the adverse effect of drainage from the proposed subdivision onto surrounding property.
- G. An erosion control plan shall be submitted with the preliminary plat. A copy of the developer's storm water permit from ADEM will be required. No construction activity will be permitted without the above items.
- H. A utility plan shall be included with the preliminary plat submittal. The utility plan shall include a plan to deliver water to the subdivision. Public utilities shall be installed in accordance with the guidelines of the affected local utility and Chapter 2 of the State of Alabama Department of Transportation Utility Manual. This manual may be accessed through ALDOT's web site at www.dot.state.al.us. Once on the web site, scroll down and "click" on Bureaus, then "click" Design. After getting to the Design page, "click" on Utilities at the top right of the page, then "click" on DOT Utility Manual at the bottom left. The 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 developer shall contact the local fire department for the proper location of any fire hydrants installed in the subdivision. These utilities shall be installed prior to Blount County's acceptance of the streets and/or roads.

- I. The preliminary plat along with any variance request shall be submitted to the County Engineer a minimum of 30 days prior to the next scheduled planning meeting of the County Commission. The County Engineer will notify by registered or certified mail the affected utilities, all adjoining property owners, the Board of Education, and the 911 Administration Office concerning the County Engineer's recommendation to the County Commission for approval or disapproval of the preliminary plat.
- J. Upon approval of the preliminary plat by the County Commission, the developer shall obtain a permit from the County Engineer's Office to develop the proposed subdivision using the application in the appendix of these regulations.
- K. Approval of the preliminary plat shall be valid for two years. Failure of the developer to submit his final plat within two years shall void the approval of the preliminary plat unless items 1 and/or 2 listed below are satisfied:
 1. The County Engineer, the Chairman of the County Commission and the District Commissioner whose district the subdivision is located unanimously approves an extension.
 2. If item 1 above cannot be met, the County Engineer will present the developer's request for an extension of time to the County Commission at the next regularly scheduled Commission meeting.

2. FLOOD PLAIN REQUIREMENTS

- A. The following requirements must be met for subdivisions of 50 lots or five acres, whichever is the lesser, when any portion of the subdivision lies within an area designated as Zone A (no base flood elevations) as shown on the current Flood Insurance Rate Map published by FEMA for the unincorporated areas of Blount County.
 1. It is the responsibility of the developer's engineer to establish base flood elevations for all areas of the subdivision lying within an area designated as Zone A.
 2. The developer's engineer shall submit all hydrologic data to the County Floodplain Manager along with a Letter of Map Revision in accordance with the County's Floodplain Ordinance and FEMA guidelines.

3. FINAL PLAT REQUIREMENTS

A. Once the Developer completes all work in the development, three (3) copies of the final plat shall be submitted to the County Engineer. The requirements for the final plat shall be as follows:

1. All dimensions shall be expressed in feet and decimals of a foot, and a vicinity map, a north arrow, and a graphic scale shall be shown.
2. The names, location and width of all streets and other areas to be dedicated for public use and all easements to be dedicated for the installation and maintenance of utilities, all fully dimensioned shall be shown. This includes showing the angle of intersection of streets and the radii, chords, point of tangency, sub-tangent lengths and the central angles for all curvilinear streets, and the radii of all rounded corners. The final plat shall also contain notations concerning the dedication, reservation and use of such public areas and easements within the subdivision.
3. The plat shall show any flood plain information as outlined in Section IV, 2 above, if applicable.
4. The size and approximate location of all drainage pipes for driveways shall be noted on the final plat. See Appendix for driveway permit note.
5. The boundaries of the property proposed for subdivision, including all bearings and dimensions as determined by an accurate survey in the field shall be shown.
6. Lot numbers, lot lines and setback and/or building lines, if applicable, along with angles or bearings and distances of nonparallel lot lines shall be shown.
7. The plat shall show a land tie to Governmental boundary surveys and 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 a notation designating that all such monuments have been set.
8. A certificate of ownership dedication and an accompanying certificate of acknowledgement in standard verbiage are required. Signatures must be notarized. See Appendix for samples of certificates.
9. A land surveyor's certificate with standard verbiage is required. Signatures must be notarized. See Appendix for sample of certificate.
10. A title block showing the title of the subdivision, Governmental boundary, location, and date shall be shown.

11. Provide spaces for approvals for the County Engineer, County Health Officer, any Utility Company, and the 911 Administration Office. All other agencies shall have signed the final plat prior to being submitted to the County Engineer for approval. The developer shall pay all cost of notifications and inspection fees prior to approval of the final plat by the County Engineer. See Appendix for samples of certificates.
12. The developer's engineer shall place a certification on the final plat that the roads and all other aspects of the subdivision comply with the current subdivision regulations of the Blount County Commission. The developer may be required to post a surety bond as outlined in Section VIII of these regulations if deemed necessary by the County Engineer. See Appendix for samples of certificates.
13. The County Engineer shall consult with the Chairman of the County Commission and the District Commissioner where the subdivision is located prior to signing the final plat.

SECTION V

1. STREETS AND/OR ROADS

- A. 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.
- B. All streets and/or roads must provide for the continuation or projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding or adjacent land. Spite strips or strips for unspecified or unacceptable purposes are prohibited.
- C. Traffic signs and street sign installation shall be coordinated with the County Commission prior to the final approval of the subdivision.

2. RIGHTS OF WAY

- A. Rights of way for any street or road that, in the opinion of the County Engineer, is or might become an arterial highway or a main thoroughfare shall have a minimum width of 80 feet.
- B. Rights of way for streets and/or roads constructed using an open ditch section as shown in the appendix shall be a minimum of 60 feet. Rights of way for streets and/or roads constructed using a valley gutter and/or curb and gutter system as shown in the appendix shall be a minimum of 50 feet. Additional right of way may be required depending upon the construction of the roadways. The County Engineer will designate the required right of way on a case-by-case basis. The street and/or road shall be located in the center of the right-of-way.

- C. Rights of way for cul-de-sacs shall be designed with a minimum radius of 60 feet and a minimum transition radius of 25 feet.
- D. Rights of way at intersections shall have a minimum turning radius of 25 feet.
- E. All lot lines shall be calculated to the right of way line.

3. MINIMUM REQUIREMENTS

- A. The street and/or road shall have a finished roadway width of not less than 28 feet. The subgrade shall be compacted and properly shaped prior to the placement of base course materials.
- B. The layers of embankment up to the top layer of subgrade shall be compacted in six (6) inch lifts to meet the density requirements as established by Sections 210 and 306 of the current edition of the ALDOT Standard Specifications for Highway Construction. Compaction tests shall be performed for each six (6) inch lift for every 300 feet of roadway or a minimum of two tests per travel lane. The final six inches of the subgrade shall be roadbed processed as outlined in Section 230 of the current edition of the ALDOT Standard Specifications for Highway Construction. Subbase, if required, shall be placed in successive layers not to exceed 6 inches per layer and compacted as required above. Compaction results shall be submitted to the County Engineer for approval prior to the placement of the base course.
- C. The base course shall have a minimum thickness of nine (9) inches of chert, placed in two layers, or shall have a minimum thickness of six (6) inches of crushed aggregate base, Type A, meeting Sections 301 and 825 of the current edition of the ALDOT Standard Specifications for Highway Construction and placed twenty-eight (28) feet wide if a double bituminous surface treatment is used. For asphalt paving the base course shall have a minimum thickness of six (6) inches of crushed aggregate base, Type A, meeting Sections 301 and 825 of the current edition of the ALDOT Standard Specifications for Highway Construction and shall be placed twenty-eight (28) feet wide. The base shall be placed in layers not to exceed 6 inches per layer and compacted as required by Section 306 of the current edition of the ALDOT Standard Specifications for Highway Construction. Compaction tests shall be performed for each layer for every 300 feet of roadway or a minimum of two tests per travel lane. The developer's engineer shall submit core measurements showing the depth of the base. Core samples shall be taken a minimum of once per every 100 feet of roadway and shall be taken at random locations using the random sampling method, ALDOT Procedure ALDOT-210, in the current edition of the ALDOT Testing Manual. The Testing Manual can be accessed through the ALDOT web site at www.dot.state.al.us. Once on the web site, scroll down and "click" on Bureaus, then "click" Materials and Tests. Scroll to the bottom left of the page and "click" on ALDOT Testing Manual, "click" Click here for contents page, scroll to the bottom left and "click" on ALDOT Procedures, and finally scroll down and "click" on the link for ALDOT – 210.

Topsoil shall be placed on the shoulders and a stand of grass shall be established. (See typical section drawings shown in the appendix). The County Engineer prior to use shall approve the design of any alternate base course. Compaction results and the coring log shall be submitted to the County Engineer for approval prior to the paving of the roadways.

- D. Materials for the double surface treatment shall meet the requirements of a “JG” or “KG” surface treatment as designated by Section 401 of the current edition of the ALDOT Standard Specifications for Highway Construction. Asphalt paving shall consist of two layers and designed using ESAL Range A/B. The bottom layer shall meet the requirements of Section 424 of the current edition of the ALDOT Standard Specifications for Highway Construction for binder layers with a maximum aggregate size of 1”. The binder layer shall be placed at a minimum rate of 220 pounds per square yard. The top layer shall meet the requirements of Section 424 of the current edition of the ALDOT Standard Specifications for Highway Construction for wearing surface layers with a maximum aggregate size of 1/2”. The wearing surface layer shall be placed at a minimum rate of 125 pounds per square yard. Design mixes for the asphalt paving shall be submitted to the County Engineer prior to use.
- E. All paving shall have a minimum width of twenty feet with a minimum shoulder width of four feet. Cul-de-sacs shall be paved with a minimum radius of 45 feet with a minimum shoulder width of four feet. Bituminous surface treatment shall be placed between May 1 and October 15 subject to favorable weather conditions. Favorable weather conditions shall be when the air temperature is 60° or greater. No bituminous surface treatment shall be placed when the temperature is expected to fall below freezing during the night regardless of the daytime temperature. Asphalt pavement shall be placed in accordance with Section 410 of the current edition of the ALDOT Standard Specifications for Highway Construction.
- F. Unless specifically approved by the Blount County Commission at a regular commission meeting, grades over 15 percent will not be permitted. Proposed roads that intersect an existing road or another road within the subdivision shall have a maximum grade of 4% for a minimum of 50 feet prior to the design of any vertical curves.
- G. If the developer chooses to use a curb and gutter system or a valley gutter system along the roadway the following shall apply: Valley gutters shall not be used on grades greater than 4%.
- H. All intersections shall have sufficient turning radii to accommodate the contemplated traffic. The minimum paving turning radius shall be 25 feet or as designated by the County Engineer.
- I. All roads shall be designed using a 30 mph or greater design speed. Where feasible, based on topography, a minimum 100-foot tangent section between all horizontal curves shall be considered. The County Engineer will review this requirement with the developer’s engineer/surveyor on a case-by-case basis.

4. INSPECTION

- A. All subdivisions and improvements must be adequately inspected by the Blount County Engineer's Office. The actual cost of inspection by the Blount County Engineer will be billed to the developer at the completion of all work within the subdivision. The final plat will not be considered until the developer has paid all inspection costs.
- B. Before the placing of the base course, the developer shall request approval of the subgrade from the County Engineer. Compaction tests shall be performed as outlined in Section V 3. B. and shall be submitted to the County Engineer for approval.
- C. Compaction reports and the coring log for the base course shall be submitted and certified by the developer's engineer as outlined in Section V 3. C. and shall be submitted to the County Engineer for approval prior to paving the roads in the subdivision.
- D. Before the roads are paved in the subdivision, a request from the developer for the paving materials and/or design mixes must be submitted to the County Engineer in writing.
- E. No drainage structure shall be backfilled until inspected and under the supervision of a representative of the Blount County Engineer's Office.

SECTION VI

1. MINIMUM STREET DRAINAGE REQUIREMENTS

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. Roadway drainage structures shall be designed using a 25-year storm event or greater and driveway drainage structures shall be designed using a 10-year storm event or greater. The plans submitted shall indicate the number of acres involved in each drainage area and the Developer's Engineer shall show the recommended size structure designed to fit the area based on the projected drainage conditions once the subdivision is completed. The County Engineer will approve the design or recommend changes upon study of the data submitted.

- A. Ditch checks may be required depending on the grade or on long grades where cross drain pipes to divert the water do not seem feasible.
- B. Water will not be permitted to run along the street and/or road more than 500 feet where at all possible to divert.

- C. Drainage pipe for driveways shall have a minimum diameter of 15" and shall be designed on a 10-year storm or greater. The minimum cover for all driveway pipes shall be as specified in Section 535 of the current edition of the ALDOT Standard Specifications for Highway Construction. For diameters greater than 24", the County Engineer must approve the type of material used. The size and approximate location of the driveway pipes shall be shown on the drainage plan and/or preliminary plat and the final plat.
- D. Drainage pipe for roadways shall have a minimum diameter of 18" and shall be designed on a 25-year storm or greater. Corrugated metal pipe shall be bituminous coated. Reinforced concrete pipe (Class 3 or better) or heavy-duty polyethylene plastic pipe (HDPE) having a smooth interior wall and a corrugated outside wall may be used in lieu of metal pipe. The use of corrugated aluminum pipe shall not be used. The gauge, corrugation and minimum cover for all roadway pipes shall be based on Special Drawing RPC-530 in the current ALDOT Standard Drawing Booklet. When using HDPE pipe the minimum cover shall be two (2) feet. This drawing booklet may be accessed through ALDOT's web site at www.dot.state.al.us. Once on the web site, scroll down and "click" on Bureaus, then "click" Design. After getting to the Design page, "click" on Roadway at the top left of the page. Once on the roadway page, "click" on the Engineering Support link near the bottom of the first paragraph, scroll down under Contacts and "click" on the most current Standard and Special Drawing for Highway Construction. Special Drawing RPC-530 can be found in Section 400 on pages 447 and 448.
- E. The County Engineer, prior to installation, must approve drainage structures larger than 60" in diameter or having twenty square feet or more of end area. A special drawing will be required on any drainage structure larger than a 60" diameter pipe or having twenty (20) square feet or larger opening.

SECTION VII

1. LOT REQUIREMENTS

Single Family Residences

- A. In areas where sewer is not available the minimum lot size shall be 0.50 acre and/or shall meet the local Health Department Regulations, whichever is greater. Lots shall have a minimum of 100 feet of road frontage along the main travel way of the subdivision and a minimum of 60 feet of road frontage in the cul-de-sacs.
- B. In areas where sewer is available the minimum lot size shall be 6,000 square feet. Lots shall have a minimum of 60 feet of road frontage along the main travel way of the subdivision and a minimum of 50 feet of road frontage in the cul-de-sacs. Asphalt paving and a curb and gutter and/or a valley gutter system must be installed.
- C. Lot width for single family residences for paragraphs A or B above may be calculated at the setback line as defined in paragraph D below.

D. Minimum setback lines shall be as follows for all single family residences:

Front Yard	25 feet
Rear Yard	20 feet
Side Yard	10 feet

E. There shall be no more than one occupied single family dwelling per lot.

Multi-Family Residences – Apartments, Townhomes and Condominiums (To only be constructed in areas where public sewer is available)

A. The size of the development proposed shall be no less than 2 acres.

B. The minimum lot size shall be 2,000 square feet for an interior lot and 3,500 square feet for an end lot. Lots shall have a minimum of 20 feet of road frontage for an interior lot and 35 feet for an end lot along the main travel way of the development. The minimum road frontage shall be measured along the right of way line for multi-family residences. Asphalt paving and a curb and gutter and/or a valley gutter system must be installed.

C. No dwelling unit, structure or building shall be located nearer to the outside boundary of the proposed property to be developed and/or to the right of way of a public road than thirty-five (35) feet.

D. All utilities shall be placed underground.

E. The maximum density of the development shall be no more than ten (10) dwelling units per acre.

F. The construction of the dwelling units within each building shall meet the fire codes as established by the State Fire Marshall. A letter from the State Fire Marshall approving the design of the buildings shall be submitted with the final plat to the County Engineer.

G. Maintenance of any roadways, parking lots or other types of easements used for ingress and egress within the boundaries of the development shall be maintained by the developer and/or a homeowner's association. These areas within the proposed development will be considered private property and will not be maintained by Blount County.

2. ACCESSIBILITY

- A. Where a proposed subdivision, addition or extension of an existing subdivision or development has no frontage on an existing public road; the Developers must provide and dedicate to Blount County, 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. If the existing public road is unpaved or has a pavement width of less than 18 feet, then Paragraph B of this section shall also apply.
- B. Where a proposed subdivision, addition or extension of an existing subdivision or development connects to an existing unpaved county road or a paved county road having a pavement width of less than 18 feet, the County Engineer and the Commissioner of the affected district shall determine the shortest direction of travel to connect to a paved county road that is capable of carrying the anticipated traffic. The County Engineer shall determine the average daily traffic (ADT) volume for the existing paved county road. The estimated traffic generated by the proposed subdivision, addition or extension of an existing subdivision or development shall be added to this count using the formula of 9.57 times the number of lots in the proposed subdivision, addition or extension of an existing subdivision or development. If it is determined that the ADT of the proposed subdivision, addition or extension of an existing subdivision or development plus the current ADT of the existing county road will be increased to a level requiring the existing paved county road to be improved, then the Developer will be required to improve the existing paved county road or reimburse the County for all expenses necessary to ensure the existing paved county road is improved as required.

Any improvements required by paragraph B above are subject to all regulations set out herein including paragraph A above concerning the acquisition of right of way.

3. ALLEYS

No alleys will be permitted unless:

- A. Front entrance cannot be attained because of abnormal lay of the lot in relation to the street or;
- B. There is an existing alley in an adjoining subdivision.
- C. All alleys will be considered private property and will not be maintained by Blount County.

4. 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 final plat will be considered by the County Engineer after construction of the streets, roads and drainage is completed, provided:
1. That the developer's engineer certifies that the streets, roads and drainage meet the minimum requirements as set out in these regulations. See appendix for sample certification.
 2. That there are no claims or liabilities against the subdivision or development and so certified to the Commission at the time of request for acceptance.
 3. That the owner certifies to the Commission that any street or road constructed within the subdivision has access to a public road.
 4. That all improvements shown and stated on the plat or record map have been furnished and so certified in the request for acceptance.
 5. That the owner or owners provide the County Engineer with three (3) copies of his/her subdivision or development clearly showing the limits of the request for acceptance and a legal description thereof.
 6. That the owner or owners agree to provide for the maintenance of the streets or roads in the subdivision as follows. Maintenance of the roads shall be the responsibility of the owner(s) for a period of two years after approval of the final plat and the paving of the roads has been completed if a double bituminous surface treatment is used. Maintenance of the roads shall be the responsibility of the owner(s) for a period of six months after approval of the final plat and the wearing surface layer is placed if asphalt paving is used. After the time limits noted above, the owner(s) may petition the County Commission, in writing, for the roads to be accepted into the Blount County road system. No road will be accepted for maintenance that does not conform to these regulations.
- C. Any deviation from these regulations or provisions must have written concurrence from the County Commission.

SECTION VIII

REQUIRED IMPROVEMENTS BOND

Prior to the approval of the final plat, the developer shall have completed all improvements or shall post a surety bond of sufficient amount to cover 150% of the required improvements.

- A. All streets or roads and all other aspects of the subdivision shall have been constructed strictly in conformity with the requirements set out in these rules and regulations and so certified by the developer's engineer.
- B. The developer shall be responsible for maintaining any surety bond and may have the option to renew the surety bond with the approval of the County Commission. Additional funds may be required for renewal if the current prices for road construction have increased 10% or more from the time the surety bond was originally calculated.
- C. The County Commission may exercise their option to require payment from the surety if the developer has not fully completed all of the improvements within two years of the final plat approval. In the event of forfeiture, the surety shall complete all improvements.
- D. The County Commission will not consider the acceptance of roads within the development until all improvements have been completed and the maintenance term has expired as noted in Section VII. Blount County will not complete the required improvements or do any maintenance work in any subdivision until duly accepted by the County Commission.
- E. The surety bond may be released based on the following schedule when a double bituminous surface treatment is used:
 - 1. Upon completion of the construction of the roadways in accordance with these regulations and so certified by the developer's engineer, the developer may petition the County Commission to reduce the surety bond by 50%.
 - 2. One year after item 1 has been satisfied, the developer may petition the County Commission to reduce the surety bond by an additional 25% of the original amount of the surety bond.
 - 3. One year after item 2 has been satisfied, the developer may petition the County Commission to return any remaining portion of the surety bond and accept the roads within the subdivision for maintenance.

F. The surety bond may be released based on the following schedule when asphalt paving is used:

1. Upon completion of the construction of the roadways in accordance with these regulations and so certified by the developer's engineer, the developer may petition the County Commission to reduce the surety bond by 50%.
2. Six months after item 1 has been satisfied, the developer may petition the County Commission to return any remaining portion of the surety bond and accept the roads within the subdivision for maintenance.

G. If a developer defaults on a bond with the county, then the County Commission will not consider any future subdivision plats submitted by that developer.

SECTION IX

STANDARD DRAWINGS

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 Blount County Engineer's Office. Special designs by the developer's Registered Civil Engineer may be submitted to the County Engineer for approval. Crude drawings or sketches by the developer will not be accepted.

SECTION X

SANITATION REQUIREMENTS

In addition to Blount County's regulations, the final subdivision map shall bear the approval of the County Health Department before being submitted to the County Engineer. It will be the responsibility of the developer to contact the Health Department for their list of specifications. See appendix for sample certification.

SECTION XI

APPROVAL FOR ADDRESSING STREETS

It is the responsibility of the developer to contact the 911 Administration Office for approval of the names of the streets in the proposed subdivision. A certification shall be attached to the final plat bearing the name of a representative from the 911 Administration Office approving the names of the streets. See appendix for sample certification.

SECTION XII

APPROVAL FOR UTILITY INSTALLATION

It is the responsibility of the developer to contact the appropriate utility 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 the utility company approving the installation of the utility lines by the developer. See appendix for sample certification.

SECTION XIII

PENALTIES

Any owner or developer violating these rules and regulations will be subject to the terms and conditions as noted in Section 11-24-3 of the Code of Alabama 1975, as amended. The County Commission may employ a license inspector as authorized under Section 40-12-10 of the Code of Alabama 1975, as amended, to see that its rules and regulations are not violated.

SECTION XIV

VARIANCES

Any variance shall be requested at the time the preliminary plat is submitted to the County Engineer. Once the preliminary plat is approved by the County Commission, no additional requests for variances will be considered.

SECTION XV

PLANNED UNIT DEVELOPMENTS

In lieu of the subdivision regulations listed above, a developer may submit a request to the County Commission to develop an alternate set of guidelines for a planned unit development. In order for the County Commission to consider this request, the planned unit development must have provisions to meet the definition of a Community Development District as defined in Title 35, Chapter 8B, Section 1, paragraph (a).

APPENDIX

To Be On Bank Letterhead

IRREVOCABLE LETTER OF CREDIT

Date Issued: (Date Issued) Expiration date: _____

To:
The Blount County Commission
220 2nd Ave. East
Oneonta, Alabama 35121

Re: Irrevocable Letter of Credit No. _____
Permittee: (Permittee)
Address: (Address)

Gentlemen:

We hereby authorize the Blount County Commission to draw on (Bank Name), (Bank Address for Blount County Branch) for the account of (Permittee), (Address) up to an aggregate amount of \$ _____ available by your draft at sight.

Each draft drawn under this Letter of Credit must state: "Drawn under (Bank Name) Letter of Credit No. _____ issued on (Dated Issued) in connection with (Subdivision Name), as more fully described in the application and Permit No. _____.

Each draft must be accompanied by your certification that:

- (1) (Permittee) failed to satisfactorily complete the work authorized under Permit No. _____, in (Subdivision Name) in accordance with the applicable Subdivision Rules issued by the Blount County Commission; or
- (2) Prior to approval and acceptance of the subdivision roads by the Blount County Commission, a notice was received by the Blount County Commission that this Letter of Credit would not be renewed, and the Blount County Commission received no replacement security from the permittee.

It is a condition of this Letter of Credit that it shall be automatically extended without amendment on a year-to-year basis from the expiration date unless sixty days prior to such expiration date the Blount County Commission receives notification by certified letter that (Name of Bank) elects not to consider this Letter of Credit renewed for any such additional period.

We hereby agree that all drafts under this Letter of Credit, in whole or in part, and in compliance with the terms and conditions herein, will be duly honored if drawn and presented for payment on or before the initial expiration date or any automatic extended date as set forth above.

We further agree that if legal action by the Blount County Commission is necessary to collect any sums due under this Letter of Credit, we will pay or reimburse the Blount County Commission for all reasonable attorney fees incurred by them in said collection.

(Bank Name)

By: _____ [SEAL]
Authorized signature of bank officer

Printed Name and Title

THE FOLLOWING CERTIFICATE SHALL BE SUBMITTED WITH THE PRELIMINARY PLAT AS A SEPARATE DOCUMENT AND SHALL BE ON COMPANY LETTERHEAD.

CERTIFICATE OF ENGINEERING DESIGN BY A PROFESSIONAL ENGINEER

I, _____, a professional engineer licensed in the State of Alabama, License Number _____, do hereby certify that the streets and drainage system for _____ Subdivision have been designed under my supervision.

I further certify that the roadway drainage system has been designed to meet the twenty-five (25) year storm criteria. This design will ensure that all drainage waters occurring during a storm of less than twenty-five (25) year storm magnitude will flow within the rights-of-way or drainage easements indicated as such on the official plat for this subdivision.

I further certify that the streets are designed for a design speed of _____ to meet applicable design criteria for safety, geometry, profile and typical sections according to the Blount County Subdivision Regulations dated _____.

NAME _____
P.E.# _____
TITLE _____
FIRM _____
DATE _____

SEAL

CERTIFICATES TO BE SHOWN ON THE FINAL PLAT

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, owner and developer of the property shown hereon hereby adopt this plat with my free consent and dedicate all streets and easements to public use. I further certify that all Federal and State permits required for construction of the subdivision were obtained and complied with during construction of said subdivision. I also certify I am the owner of said property and the property is subject to a mortgage and is recorded in Book ____ Page ____ in the Office of the Judge of Probate, Blount County Courthouse, Oneonta, Alabama.

IN WITNESS WHEREOF, I hereunto set my (our) hand(s) and seal(s) this the _____ day of _____, 20____.

Property Owner

Date

Mortgage Holder

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, A Notary Public, hereby certify that _____ whose name is signed to the foregoing certificate, and who is known to me as the owner of said property shown hereon, that he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the _____ day of _____, 20____.

Notary Public

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, A Notary Public, hereby certify that _____ whose name is signed to the foregoing certificate, and who is known to me as the mortgage holder of said property shown hereon, that he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the _____ day of _____, 20____.

Notary Public

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, Hereby certify that the water lines have been installed in an acceptable manner and according to specification OR that a bond in the amount of _____ has been posted with the _____ to assure completion of all required improvements in case of default.

Approving Agent

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, Hereby certify that the gas lines have been installed in an acceptable manner and according to specification OR that a bond in the amount of _____ has been posted with the _____ to assure completion of all required improvements in case of default.

Approving Agent

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, Hereby certify that the sewer lines have been installed in an acceptable manner and according to specification OR that a bond in the amount of _____ has been posted with the _____ to assure completion of all required improvements in case of default.

Approving Agent

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

The name of the subdivision and roads or streets named hereon meet with the approval of 911 Administration.

Approving Agent

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

The lot(s) on this plat meet the approval of the Blount County Health Department, subject to certain deletions and certain conditions pertaining to the onsite wastewater treatment system that could restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department, and are made a part of this approval as if set out hereon. Lot(s) containing a "*" beside the lot number have not been approved at this time and will be evaluated at a later date.

James M. Kelley, Environmentalist

Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, a registered land surveyor in the State of Alabama, hereby state the property lines with their bearings and lengths are as shown; that there are no encroachments from adjoining buildings; that there are no easements, rights of way or joint driveways over or across said property visible other than as shown; that all measurements shown, angular and linear, were measured on the ground and monuments were set as shown. This certificate of survey has been prepared from information compiled in the field and office in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. I also state that I have consulted the Federal Insurance Administration Flood Insurance Map, Community Panel Number, _____, for Blount County, Alabama; Effective Date: August 3, 2009, and have found that the above described property is not located in a flood prone area. Based on points of reference found in the field and according to a survey completed under my supervision on the _____ day of _____, 20__.

SURVEYOR NAME
MAILING ADDRESS
CITY, STATE ZIP
PHONE NUMBER

Surveyor, Reg. # _____ Seal

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, A Notary Public, hereby certify that _____ whose name is signed to the foregoing certificate, and who is known to me as the registered land surveyor for said property shown hereon, that he executed the same voluntarily on the day the same bears date. GIVEN under my hand and official seal, this the _____ day of _____, 20__.

Notary Public Date

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, _____, a professional engineer licensed in the State of Alabama, License Number _____, do hereby certify that the streets and drainage system for _____ subdivision have been designed and constructed or will be constructed, in case of the posting of a bond with the County Commission, under my supervision in accordance with the construction plans submitted to the County Engineer.

I further certify that the streets are designed and constructed for a design speed of _____ to meet applicable design criteria for safety, geometry, profile and typical sections according to the Blount County Subdivision Regulations dated _____.

I further certify that I have checked all test reports and that all base materials, storm drains, and paving have been installed in accordance with the typical sections, profiles and plan details and all other aspects of the subdivision meet the minimum requirements as set out in Blount County's Subdivision Regulations dated _____.

NAME: _____ SEAL
P.E. # _____
FIRM: _____
DATE: _____

NOTE: EACH INDIVIDUAL LOT OWNER SHALL APPLY FOR A PIPE PERMIT THROUGH THE COUNTY ENGINEER'S OFFICE.

**STATE OF ALABAMA)
COUNTY OF BLOUNT)**

I, Richard R. Spraggins, as County Engineer of the County of Blount, Alabama hereby approve the hereon plat for the recording of same in the Office of the Judge of Probate, Blount County, Alabama this the _____ day of _____, 20___. By approving this plat for recording, as County Engineer I do not guarantee the accuracy of said survey. A bond in the amount of \$_____ has been posted with the Blount County Commission to insure the completion of the roads by the developer within this said subdivision. Roads SHALL NOT be accepted by the Blount County Commission for maintenance unless or until the developer has complied with all aspects of Section 7.4.B.6 of the Blount County Subdivision Regulations.

Blount County Engineer

Date

**THE FOLLOWING CERTIFICATE SHALL BE USED FOR RE-SURVEYS
OR SUBDIVISIONS WHERE NO ROADS ARE CONSTRUCTED...**

**STATE OF ALABAMA)
COUNTY OF BLOUNT)**

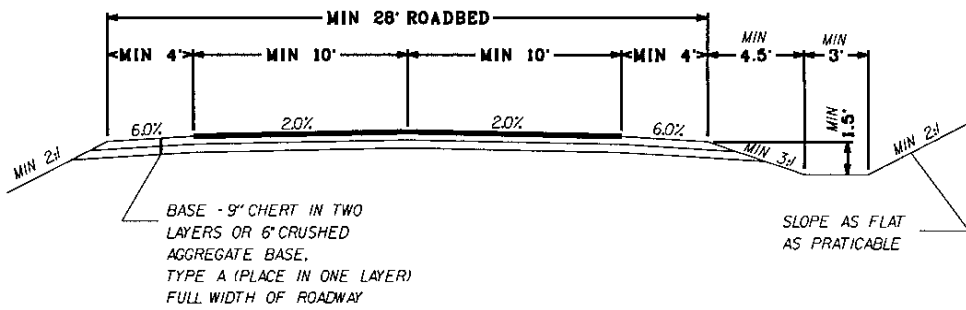
I, Richard R. Spraggins, as County Engineer of the County of Blount, Alabama hereby approve the hereon plat for the recording of same in the Office of the Judge of Probate, Blount County, Alabama this the _____ day of _____, 20___. By approving this plat for recording, as County Engineer I do not guarantee the accuracy of said survey.

Blount County Engineer

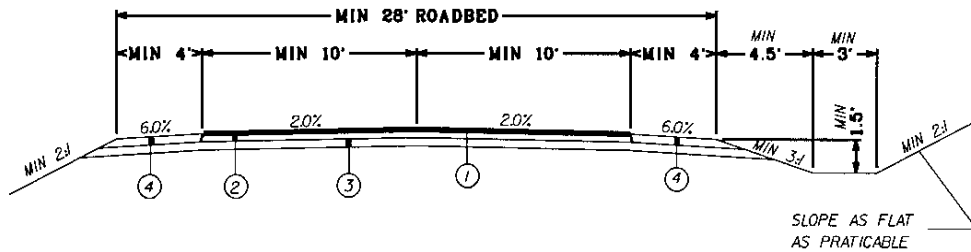
Date

MINIMUM STANDARDS FOR SUBDIVISIONS

FOR DOUBLE BITUMINOUS SURFACE TREATMENT (TYPE "KG" OR "JG")



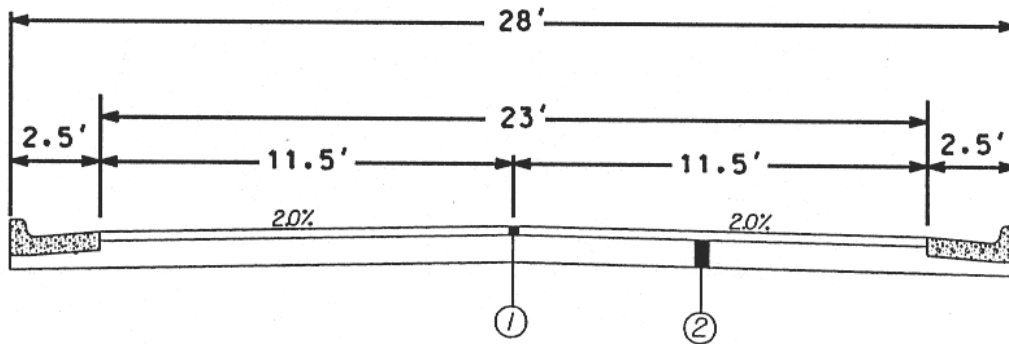
FOR ASPHALT PAVEMENT



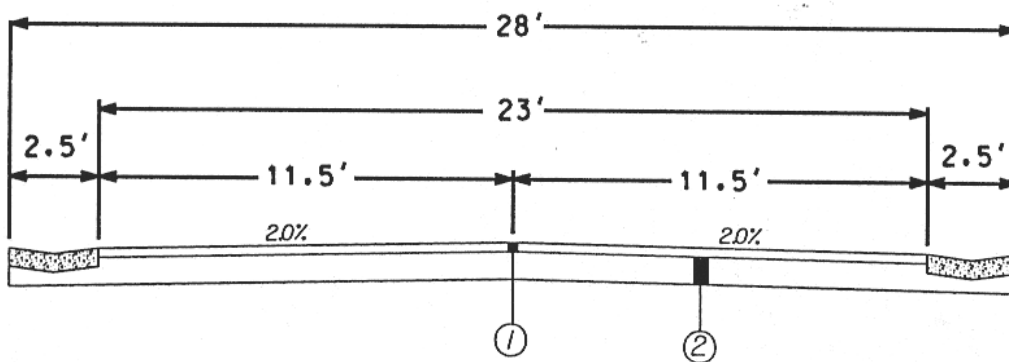
BASE LAYER TO BE PLACED FULL WIDTH

- ① - BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A APPROXIMATELY 125 POUNDS/SQ.YD.
- ② - BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, APPROXIMATELY 220 POUNDS/SQ.YD.
- ③ - 6" CRUSHED AGGREGATE BASE, TYPE A (PLACE IN ONE LAYER)
- ④ - TOPSOIL

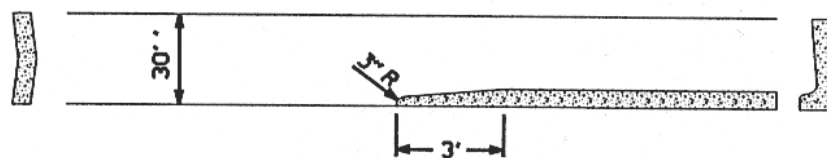
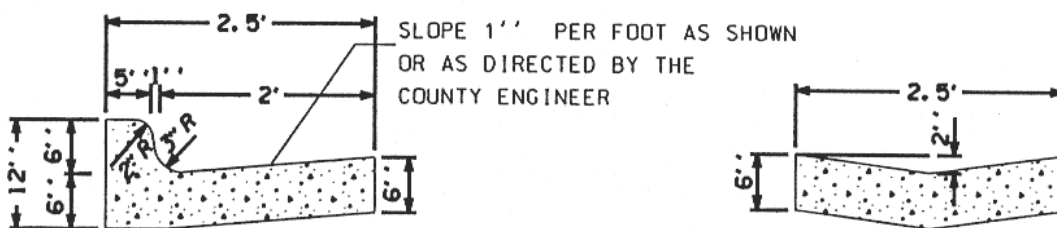
TYPICAL FOR CURB AND GUTTER



TYPICAL FOR VALLEY GUTTER



- ① - ASPHALT PAVEMENT (WEARING SURFACE & BINDER LAYERS)
- ② - 6" CRUSHED AGGREGATE BASE, TYPE A



TRANSITION FROM 30'' VALLEY GUTTER TO 30'' CURB AND GUTTER