

STATE OF ALABAMA

COUNTY OF MOBILE

CERTIFICATION OF AMENDMENTS
TO THE CITY OF SATSUMA, ALABAMA SUBDIVISION REGULATIONS

I, Vicki Miller, City Clerk of the City of Satsuma, Alabama, do hereby certify that, notice of the public hearing to consider the proposed amendments to the Subdivision Regulations was posted on the City's website and in four conspicuous places within the municipality, specifically, the Mayor's Office at City Hall, the Satsuma Public Library, the Satsuma Water and Sewer Works and the Federal Post Office, along with notice of the time and place of the public hearing and meeting to consider adoption of said proposed amendments to the Subdivision Regulations. Said notice contained a statement that on February 6, 2020, at Satsuma City Hall, all persons who desire would have an opportunity to be heard in opposition to or in favor of such amendments to the Subdivision Regulations. Said notice was posted more than fifteen (15) days in advance of the public hearing and meeting. A resolution adopting the proposed amendments to the City of Satsuma Subdivision Regulations was adopted by unanimous vote of the Planning Commission at such meeting. Following adoption, the amendments were published by posting on the City's website and in four conspicuous places within the municipality, specifically, Mayor's Office at City Hall, Satsuma Public Library, Satsuma Water and Sewer Works and Federal Post Office, for more than 30 days.

The amendments to the subdivision regulations are as follows:

SECTION 2-2, WORDS AND TERMS DEFINED, the definition of "APPLICANT" in the City of Satsuma Alabama Subdivision Regulations is hereby deleted and replaced with the following:

APPLICANT. The owner or his legally designated representative. In the event that the applicant is a legally designated representative, evidence of consent shall be required from the title owner of the land in a form acceptable to the Planning Commission.

SECTION 2-2, WORDS AND TERMS DEFINED, the definition of "OWNER" in the City of Satsuma Alabama Subdivision Regulations is hereby deleted and replaced with the following:

OWNER. Every person or legal entity having a title interest in the land sought to be subdivided under these regulations.

SECTION 3-4, SUBMISSION OF PRELIMINARY PLAT, of the City of Satsuma Alabama Subdivision Regulations is hereby deleted and replaced with the following:

SECTION 3-4 SUBMISSION OF PRELIMINARY PLAT

The procedure for obtaining Preliminary Plat approval is as follows:

3-4-1

APPLICATION. Based upon the Planning Commission's approval of the Sketch Plat, the owner shall file an application for approval of a Preliminary Plat. The Preliminary Plat application shall:

1. Be made on forms available at the Office of the Building Inspector of the City of Satsuma;
2. Include the names and addresses, as they appear in the Mobile County tax records, of the owner(s) of land adjacent to the tract of land being subdivided;
3. Be submitted to the Building Inspector for the City of Satsuma at least fifteen (15) days prior the meeting of the Planning Commission;
4. Be accompanied by the following:
 - a. Full payment of all application fees required under Satsuma law;
 - b. Eight (8) sets of black or blue line prints of the proposed subdivision, prepared and certified by a professional engineer registered in the State of Alabama;
 - c. A surety bond in a form satisfactory to the City and City Attorney and in an amount equal to one hundred twenty-five percent (125%) of the cost, as estimated by an independent source, of installing all improvements to guarantee the actual proper and complete construction and installation of all streets, roads, drainage structures, public utilities and other improvements;
 - d. A Preliminary Plat that complies with these regulations;
 - e. A Preliminary Plat Checklist filled out and signed by both the owner and building inspector and any other plans or documents as required herein;
 - f. Construction Plans that comply with these regulations;
 - g. A proposed storm water maintenance agreement acceptable to the City Engineer and City attorney;
 - h. A proposed dedication of the public improvements to be accepted by the City;
 - i. A title report from a licensed title agency listing all persons and/or entities with an interest in the property;

- j. Utility approval letters and any additional documents required related to utilities;
- k. A subdivision regulation variance application, if a variance is necessary;
- l. A letter from the zoning board of adjustment evidencing its approval of any necessary zoning variances;
- m. A digital submittal of the Preliminary Plat and Construction Plans upon request of the City Engineer; and
- n. A report from the owner's registered engineer showing any known man-made hazards, evidence of recent or ancient mining or quarry operations (above ground and underground), spoil areas, dump sites, existing fill and excavation, existing drainage retention or detention areas, wells, storage tanks (above ground and underground), and any historical and archeological features.

All of these components listed above shall be part of the application package submitted by the owner to the Planning Commission for review.

3-4-2 PUBLIC HEARING. Within a reasonable time from receipt of payment of required fees and a complete application package requesting Preliminary Plat approval, the City Clerk shall schedule a public hearing to be held by the Planning Commission for discussion and consideration of the complete application package. At least five (5) days prior to the date of the public hearing, notice of such public hearing shall be sent by registered or certified mail to the owner and all adjoining landowners as their names and addresses appear in the Mobile County tax records and as provided in the subdivision application.

3-4-3 SUBMISSION REQUIREMENTS AND REVIEW PROCESS. After the Planning Commission reviews the application package, the owner shall be advised of any required changes and/or additions. One (1) copy of the proposed Preliminary Plat shall be returned to the owner with the date of approval, conditions of approval or disapproval, including the reasons therefore, and one (1) copy shall be retained by the Planning Commission. The approval of the Preliminary Plat shall not be deemed final acceptance of the plat or any of the improvements, but rather an expression of approval of the layout as submitted on the Preliminary Plat. Any subsequent change or modification to a Preliminary Plat or other components of the application shall be resubmitted to the Planning Commission for approval or denial.

- 3-4-4 EFFECTIVE PERIOD OF PRELIMINARY APPROVAL. The approval of a Preliminary Plat shall be effective for a period of one (1) year. The surety bond guaranteeing completion of improvements must be in place for that entire period. The Planning Commission may extend the effective period of the approval up to twenty-four (24) months after (i) the City has consented to an extension on the bond guaranteeing completion and (ii) the Planning Commission has received a written request from the owner at least sixty (60) days prior to the lapse of the preliminary approval, stating the reasons for an extension,. Preliminary Plat approval is revocable. Any plat not receiving final plat approval within the one (1) year or any applicable extension period granted in accordance with the requirements herein shall be null and void, and the owner shall be required to resubmit a new plat (and other application materials) for preliminary approval subject to all then current zoning and subdivision regulations and filing fees.
- 3-4-5 RESUBMISSION OF PRELIMINARY PLAT. After Planning Commission disapproval, the Planning Commission shall not consider any resubmission of the same Preliminary Plat from the owner, for a period of six (6) months, unless all deficiencies have been corrected and the plat satisfies the subdivision regulations and any conditions required by the Planning Commission. Any resubmission shall be subject to (i) a public hearing set by the City Clerk, (ii) then current zoning and subdivision regulations and (iii) full payment of all required fees.
- 3-4-6 PRELIMINARY PLAT REQUIREMENTS. The Preliminary Plat shall be prepared by a registered engineer or land surveyor and demonstrate conformity to these regulations and any other applicable requirements. The Preliminary Plat shall be clearly and legibly drawn at a convenient scale of not less than one (1) inch equals one hundred (100) feet, and the sheets shall be numbered in sequence if more than one (1) sheet is used. The sheet shall be of such size as is acceptable for filing in the Office of the Probate Judge, but shall not exceed twenty-four by thirty-six (24 x 36) inches. The Preliminary Plat shall show the following:
1. Names and addresses of all owner(s) of the land to be subdivided, the applicant (if different from the owner), the registered engineer and land surveyor;
 2. Proposed name of subdivision indicating the phase number if applicable, date, north arrow, scale, and location;
 3. Vicinity map showing location of the subdivision within the surrounding area;
 4. A current boundary/topographic survey of the property containing a complete legal description of the property, topographical contours at one (1) foot vertical intervals, and exact boundaries of the tract of land being

subdivided, with bearings shown to the nearest second of an arc and distances to the nearest hundredth of a foot;

5. Wooded areas, marshes, and any other conditions affecting the site;
6. The location and dimensions of proposed and existing streets, buildings, water courses, jurisdictional wetlands, railroads, transmission lines, drainage structures, public utilities, jurisdiction lines, and any public utility easements on the tract being subdivided and on any adjacent land within 100 feet of the tract being subdivided;
7. If roads are private, a provision stating that the City of Satsuma shall not be responsible for maintaining private roads;
8. A provision that the City of Satsuma shall not be responsible for maintaining storm water management facilities including retention and detention ponds, ditches, drains, and other approved types of storm water management infrastructure;
9. Proposed and existing street names and proof of E-911 approval;
10. Proposed and existing rights-of-way or easements including location, widths, purposes, and the dimension from centerline of all existing rights-of-way to the subdivision boundary;
11. Proposed lot lines and blocks with bearings to the nearest second of an arc and distances to the nearest hundredth of a foot as well as lot and block numbers;
12. A lot data box as shown below:

BLOCK DATA	LOT NUMBER	AREA IN SQUARE FEET

13. Minimum building setback lines;
14. Accurate outlines and descriptions of any areas to be dedicated or reserved for public use with the purpose indicated thereon, any areas to be reserved for common use of all property owners, along with a brief description of its intended purpose, and any proposed open spaces;

15. All proposed utility providers;
16. Site data:
 - a. Total acreage of property to be subdivided;
 - b. Minimum lot size;
 - c. Total number of lots;
 - d. Linear feet in streets;
 - e. Zoning of the property and the adjacent property;
 - f. Area of common space and park space;
17. Any area in or within one hundred (100) feet of the proposed subdivision subject to inundation by the 100-year flood as defined herein, or subject to periodic inundation by storm drainage overflow or ponding; and
18. If all or any part of the proposed subdivision lies within an existing flood hazard zone as indicated on the latest Flood Insurance Rate Map (FIRM) for the area, a statement to that effect should be written on the Preliminary Plat and on the Final Plat.

3-4-7

CONSTRUCTION PLANS: REQUIREMENTS. At the time of submission of the Preliminary Plat, the owner shall also submit Construction Plans for all improvements. To receive preliminary plat approval, all Construction Plans shall meet the minimum development standards and general requirements for the construction of improvements as set forth in these regulations and approved by the City Engineer. Construction Plans shall be drawn at a scale of not less than one (1) inch equals fifty (50) feet and map sheets shall be of the same size as the Preliminary Plat. Construction Plans shall be prepared by a Registered Engineer. The following construction plans shall be included:

1. Street Plan containing the following information:
 - a. Locations of all proposed and existing streets or rights-of-way in or adjacent to the subdivisions;
 - b. Width of existing and proposed rights-of-way and easements;
 - c. Proposed public street or private right-of-way access for each lot;
 - d. Plan and Profile of all streets, showing natural and finished grades drawn to scale of not less than one (1) inch equals one hundred (100) feet horizontal and one (1) inch equals ten (10) feet vertical;

- e. Cross sections of proposed streets at a minimum of 100 foot stations;
 - f. Curve data for the centerline of each street: Delta, Tangent, and Radius;
 - g. All curb radii for street intersections;
 - h. Traffic signals and stopping site distance;
 - i. Location of all required and proposed sidewalks, off-street pedestrian walkways, and crosswalks;
 - j. Street lighting plan; and
 - k. Location of all wetlands.
2. Storm water drainage plan containing the following information:
- a. Location of proposed drainageways, streams, ponds and any other storm water management facilities in the subdivision;
 - b. Hydrologic-Hydraulic Study including elevations of pre and post differential runoff, evaluations of required retention/detention ponds, inlets and gutters, culvert pipes; and open channel drainage systems;
 - c. Topography at one (1)-foot contour intervals; on more severe terrain, greater intervals may be accepted;
 - d. Location, size, and invert elevations of existing and proposed drainage structures including culverts, bridges, pipes, drop inlets, and top elevations of head walls, etc., showing details on Drainage plan, including conduit schedule;
 - e. Construction details of typical manholes, connections, and other drainage structures proposed;
 - f. Area of land contributing run-off to each drainage structure along with run-off calculations of each area and drainage calculations for each drainage structure and drainage ditch;
 - g. Location of easements and rights-of-way for drainageways and maintenance access thereof;
 - h. Typical cross sections of each drainageway; and

- i. Direction of water flow throughout subdivision and compatibility with existing drainage.
3. Sanitary Sewer Plan, if applicable, containing the following information:
 - a. Location and size of all existing and proposed sewers in the subdivision and tie-points of the subdivision. Location of sewer laterals;
 - b. Direction of flow of each sewer line;
 - c. Location of each manhole and other sewage system appurtenances including lift stations, oxidation ponds, and treatment plants, if any;
 - d. Construction details of typical manholes, connections, and other sewage structures proposed;
 - e. Plan and profile of sewage system.
4. Water Distribution Plan containing the following information:
 - a. Location and size of water distribution system including pipes, valves, fittings, hydrants, high pressure pumping equipment, etc.
5. Electric Distribution Plan containing the following information:
 - b. Location of all poles or subsurface facilities as necessary to serve each lot or parcel of land within the subdivision.
6. If wetlands are identified on site by National Wetland Inventory, Mobile County or Satsuma geographic information systems, the owner shall submit Jurisdictional Determination acquired through an environmental scientist, a letter of "No Impact", or other permits/documents issued by the Corp of Engineers, ADEM or other applicable government agencies.

3-4-8

MAINTENANCE AGREEMENT REQUIREMENT. Along with the other required components of the application package for Preliminary Plat approval, the owner must submit a proposed maintenance agreement that outlines a storm water management plan for all storm water detention facilities within the subdivision to be carried out by the owner and is made in compliance with the requirements provided herein. In order to receive Final Plat approval, this maintenance agreement must be in its final form and executed by the City of Satsuma and the owner (or property owners

association in instances where the detention facility is to be shared by multiple lots within the subdivision).

- 3-4-9 UTILITY COMPANY APPROVAL LETTER. No Preliminary Plat shall be approved by the Planning Commission until each utility affected has submitted a letter to the Planning Commission as to whether the service to be provided by such utility is reasonable and adequate and that the utility has no objection.

SECTION 3-5, SUBMISSION OF FINAL PLAT, of the City of Satsuma Alabama Subdivision Regulations is hereby deleted and replaced with the following:

SECTION 3-5. SUBMISSION OF FINAL PLAT

- 3-5-1 APPLICATION. Following the approval of the Sketch Plat in the case of a minor subdivision or of the Preliminary Plat in the case of a major subdivision, the owner, if he wishes to proceed with the subdivision, shall file with the Planning Commission an application for approval of the Final Plat. The Final Plat application shall:

1. Be made on forms available at the Office of the City of Satsuma Building Official;
2. Comply in all respects with the Preliminary Plat requirements, as approved, except for minor modifications not altering the design of the subdivision; contour lines may be excluded at the discretion of the Planning Commission in which case elevations shall be noted on the plat;
3. Be submitted to the City of Satsuma Building Official's Office at least fifteen (15) calendar days prior to a regularly scheduled meeting of the Planning Commission;
4. Be submitted within one (1) year of the date of Preliminary Plat approval or within the extension period granted by the Planning Commission, if any;
5. Be accompanied by the following:
 - a. Full payment of all application fees required under Satsuma law;
 - b. Eight (8) black or blue line prints of the Final Plat;
 - c. A surety bond, in a form satisfactory to the City and the City Attorney and in an amount equal to one hundred twenty-five percent (125%) of the actual construction

costs of all the improvements for the purpose of correcting any construction, defects and/or failures in the performance of the improvements, including, but not limited to, all storm water management facilities and any required off-site improvements;

- d. A copy of the Preliminary Plat signed and approved by the Planning Commission;
- e. A Final Plat that complies with these regulations;
- f. A Final Plat Checklist filled out and signed by both the owner and the building inspector;
- g. A copy of the Construction Plans approved by the Planning Commission with the Preliminary Plat with any subsequent amendments;
- h. Fully executed storm water maintenance agreement acceptable to the City Engineer and City attorney;
- i. A copy of the resolution approved by the City Council and the City accepting the dedication of any public improvements;
- j. Engineering Plans that comply with these regulations;
- k. An updated title report from a licensed title agency listing all persons and/or entities with a title interest in the property;
- l. Letters certifying approval from utilities as required herein;
- m. The certificates of completion from the owner and the City Engineer as required herein;
- n. A copy of the Planning Commission's approval of any subdivision regulation variances, if any were required;
- o. A letter from the zoning board of adjustment evidencing its approval of any necessary zoning variances;
- p. A digital submittal of the plats and Construction Plans upon request of the City Engineer;
- q. All documents and other assurances, including a declaration of covenants, deed restrictions, certificates of formation and bylaws for an owners' association, prepared in accordance with the laws of the State and satisfactory

to the City and the City Attorney, to establish a means of common ownership and management of all common areas, facilities and improvements intended for use by some or all of the occupants of the subdivision, but not proposed to be provided, owned, operated or maintained by the City; and

- r. All Federal and State permits required for construction of the development shown on the plat.

3-5-2 SUBMISSION REQUIREMENTS AND REVIEW PROCESS. All of the required components listed above shall be part of the application package submitted by the owner to the Planning Commission for Final Plat approval. After the Planning Commission reviews the application package and any additional documents required herein, the owner shall be advised of any conditions of approval. Any subsequent change or modification to the Final Plat or other components of the application package shall be resubmitted to the Planning Commission.

3-5-3 SIGNING AND RECORDING OF FINAL PLAT

1. Signing of Plat. After the Final Plat is found to be in conformity with these regulations and has been approved by the Planning Commission, the owner shall produce an original full size rendering of the Final Plat, containing all original certifications, signatures and professional stamps as required. The owner shall secure all other signatures and certifications prior to providing it to the City for signature. The Chairman of the Planning Commission shall endorse approval on the Final Plat after all improvements have been satisfactorily completed and approved by the City Engineer, the bond guaranteeing performance has been approved by the City and all the conditions pertaining to the plat have been satisfied.
2. Recording of Plat. After the storm water maintenance agreement, declaration of covenants, rights of any persons and/or entities, and other documents have been recorded as required herein, the original, full size rendering of the Final Plat that is signed by the Chairman of the Planning Commission shall be recorded in the Office of the Judge of Probate of Mobile County, at the owner's expense. Approval of the Final Plat by the Planning Commission shall be null and void if the plat is not recorded in the Office of the Judge of Probate of Mobile County within 12 months after the date of Final Plat approval unless application for an extension of time is made in writing and granted by the Planning Commission during such twelve (12) month period. Property within a subdivision may only be transferred once the plat has been approved and recorded in the Office of the Judge of Probate of Mobile County. A copy of the

recorded Storm Water Maintenance Agreement, Final Plat, and any restrictive covenants, if applicable, shall be provided to the City.

3-5-4

FINAL PLAT REQUIREMENTS. The Final Plat shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn at a convenient scale of not less than one (1) inch equals one hundred (100) feet. The Final Plat, as submitted for approval, shall be prepared in ink on linen or a suitable permanent mylar reproducible. The sheet shall be of such size as is acceptable for filing in the Office of the Probate Judge, but shall not exceed twenty-four by thirty-six (24 x 36) inches. The Final Plat shall show the following:

1. Name of subdivision, north point, scale, and location.
2. The relation of the land so platted to the Government Survey of Satsuma. The "point of beginning" as referred to in the written description shall be so indicated;
3. Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line, and block line, whether straight or curved (including the radius, central angle, point of tangency, tangent distance, and arc and chords);
4. The names and locations of adjoining subdivisions and streets, with reference to recorded plats by record name;
5. The exact position of the permanent monuments shall be indicated on the plat by a small circle "o";
6. Streets and alleys, rights-of-way, street names and proof of E-911 approval;
7. All easements, including locations, widths, and purposes;
8. Lot lines and lot and block numbers;
9. If roads are private, a provision stating that the City of Satsuma shall not be responsible for maintaining private roads;
10. A provision that the City of Satsuma shall not be responsible for maintaining storm water management facilities including retention and detention ponds, ditches, drains, and other approved types of storm water management infrastructure;
11. Proposed and existing street names and proof of E-911 approval;

12. Accurate outlines and descriptions of any areas to be dedicated or reserved for public use with the purpose indicated thereon, any areas to be reserved for common use of all property owners, , and any proposed open spaces, if any;
13. All dimensions should be to the nearest one-hundredth (1/100) of a foot and angles within plus or minus five (5) seconds;
14. The following endorsements, dedications, and certificates lettered or typed on the Final Plat in such a manner as to ensure that said certificates will be legible on any prints made therefrom:
 - a. Registered Engineer's or Land Surveyor's Certificate and Description of Land Platted;
 - b. Dedication;
 - c. Notary's Acknowledgment of the Dedication Certificate referred to in "b";
 - d. A Certificate of Approval by the City Engineer of Satsuma;
 - e. A Certificate of Approval by the Satsuma Planning Commission; and
 - f. A Certificate of Approval by the County Engineer;
15. All other lot and site data as required.

3-5-5 ENGINEERING PLANS. At the time of Final Plat approval, the owner shall also submit "as built" plans, that comply with the requirements contained herein and provide details of construction and locations of the improvements which have been installed. The primary purpose of the engineering plans is to provide the City with a record of the location, size, and design of underground utilities for the City's use in the course of maintaining such improvements. The engineering plans shall be submitted to the City for the City Engineer's approval once construction of all improvements is complete and before the owner submits the application for Final Plat approval to the Planning Commission.

3-5-6 MAINTENANCE AGREEMENT EXECUTED AND RECORDED. To receive Final Plat approval, the Storm Water Maintenance Agreement must be in its final form, executed by the City of Satsuma and the owner (or property owners' association in instances where the detention facility is to be shared by multiple lots within the subdivision), recorded in the Office of the Judge of Probate of Mobile County, and a copy of the recorded

agreement shall be included in the owner's application for final plat approval.

SECTION 4-2, GENERAL REQUIREMENTS, of the City of Satsuma Alabama Subdivision Regulations is hereby deleted and replaced with the following:

SECTION 4-2. GENERAL REQUIREMENTS

4-2-1 PLATS STRADDLING JURISDICTIONAL BOUNDARIES. Whenever access to a subdivision is required across land in another local government planning jurisdiction, the Planning Commission may request assurance from the City Engineer, Attorney, or other appropriate official, that the access road is adequately improved, or that surety has been duly executed and is sufficient in amount to assure the construction of the access road.

4-2-2 TREES AND NATURAL FEATURES. Reasonable requirements for the preservation of outstanding natural features may be specified by the Planning Commission. These include large trees or groves, water courses, historical sites, exceptional views, and similar irreplaceable assets.

4-2-3 CHARACTER OF THE LAND. Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse soil formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the applicant and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions; otherwise such land shall be set aside for uses as shall not involve such a danger.

Land within any Floodway District shall not be platted for residential occupancy or building sites. Land outside the floodway, but subject to flood may be platted for residential occupancy provided each lot contains a building site that may reasonably lend itself to construction of a minimum floor level of one (1) foot above flood elevation, or for such other uses which will not increase the danger to health, life, and property. Fill may not be used to raise land in the floodway. In other areas subject to flood, fill may be used providing the proposed fill does not restrict the flow of water and unduly increase flood heights.

4-2-4 SUBDIVISION NAME. The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The Planning Commission shall have final authority to designate the name of the subdivision which shall be determined at Preliminary Plat approval.

- 4-2-5 WATERBODIES AND WATERCOURSES. If a tract being subdivided contains a water body, or portion thereof, lot lines shall be so drawn as to distribute the entire ownership of the water body among the fees of adjacent lots or owners association responsible for the ownership of and responsibility for safe maintenance of the water body. Where a watercourse separates the buildable area of a lot from the street to which it has access, provisions shall be made for installation of a culvert or other structure of design approved by the City Engineer. No public roadways will be approved which provide access across dams.
- 4-2-6 IMPROVEMENTS. All plans for improvements shall be subject to approval by the City Engineer.
- 4-2-7 STREETS AND BIKEWAYS. On all streets and alleys within the jurisdiction of these regulations, an approved hard surfaced permanent type of pavement shall be constructed in accordance with these regulations and Satsuma street construction specifications. All streets shall be graded. Finished grade, cross-section, and profile shall be approved by the City Engineer. All water, sewer, or other underground utilities shall be installed before the applicant shall construct curbs and gutters, where applicable, and shall base and surface or cause to be based and surfaced all pertinent streets to the width prescribed in these regulations. The Planning Commission may, at its discretion require the installation of bikeways. Curb cuts and ramps shall be installed on streets where bikeways are required by these regulations. Bikeways shall be a minimum of four (4) feet in width and placed within the right-of-way on one side of the street. Construction shall be approved by the City Engineer.
- 4-2-8 CURBS AND GUTTERS. Curbs and gutters/valley gutters may be required, at the option of the Planning Commission, on both sides of new streets within the area of jurisdiction of these regulations in accordance with City specifications. As an alternative for curb and gutter, the Planning Commission may allow drainage ditches to be constructed in accordance with these regulations and specifications approved by the City Engineer.
- 4-2-10 SIDEWALKS. Sidewalks shall be included at the discretion of the Planning Commission. Construction of sidewalks shall be in accordance with these regulations and specifications approved by the City Engineer, and shall include ramps for use by the handicapped.
- 4-2-11 STREET SIGNS. The City Engineer shall determine the number of signs and method and cost of sign installation for each required street sign within the subdivision.
- 4-2-12 FIRE HYDRANTS. Fire hydrants shall be installed along each street every six hundred (600) feet, or at the ends and center of each block. The water

supply and pressure shall be sufficient to adequately serve the potential needs of the intended land use.

- 4-2-13 WATER SYSTEM. Necessary action shall be taken by the owner to extend the public/private water supply system capable of providing domestic water use and fire protection. The design and specifications of the water distribution systems shall meet the appropriate public water system requirements and approved by the City Engineer. Water mains shall be a minimum of six (6) inches in diameter and shall be extended the full length or width of the pavement. If a well is required for each lot, the location, construction, and use of such a well shall meet Health Department specifications. All new or replacement water supply systems together with attendant facilities, proposed to be located within an area subject to flood shall be designed and constructed to minimize or eliminate flood damage.
- 4-2-14 SANITARY SEWERS. The owner shall install sanitary sewer facilities in a manner prescribed by Satsuma construction standards and specifications and approved by the City Engineer and the Satsuma Water and Sewer Board. Sanitary sewers shall be provided where a public sanitary sewage system is reasonably accessible as determined by the City Engineer and the appropriate sewer utility. Individual disposal systems shall be used in instances where no public sanitary sewage system is available providing approval is received from the State and County Health Department. All new or replacement sanitary sewer systems together with attendant facilities proposed to be located within an area subject to flood shall be designed and constructed to minimize or eliminate flood damage.
- 4-2-15 UTILITIES. The Planning Commission may require utilities to be located underground. All utility facilities and easements existing and proposed throughout the subdivision shall be shown on the Preliminary Plat. Easements centered on rear and/or side lot lines shall be provided for utilities (private and public) as applicable; such easements shall be at least fifteen (15) feet wide. Proper coordination shall be established between the owner and the applicable utility companies for the establishment of utility easements. All new or replacement gas distribution systems and electrical distribution systems, together with attendant facilities, proposed to be located within an area subject to flood, shall be designed and constructed to minimize or eliminate flood damage and approved by the City Engineer.
- 4-2-16 BRIDGES. Bridges of primary benefit to the owner, as determined by the City Engineer, shall (as with all other improvements) be constructed at the full expense of the owner.
- 4-2-17 WIDENING AND REALIGNMENT OF EXISTING ROADS. Where a subdivision borders an existing road with a right-of-way less than that specified in the regulations, the owner shall be required to dedicate such

additional areas for widening or realignment of such roads. Existing substandard roads shall be dedicated by the owner to the full width as required by the subdivision regulations.

ARTICLE VI, REQUIRED IMPROVEMENTS, of the City of Satsuma Alabama Subdivision Regulations is hereby deleted.

ARTICLE VII, GUARANTEE OF COMPLETION OF IMPROVEMENTS, of the City of Satsuma Alabama Subdivision Regulations is hereby deleted and replaced with the following:

ARTICLE VII

GUARANTEES FOR COMPLETION AND PERFORMANCE OF IMPROVEMENTS AND THE CITY'S ACCEPTANCE OF IMPROVEMENTS

SECTION 7-1. INSTALLATION OF ALL IMPROVEMENTS

The owner shall be responsible for complete installation of all required improvements by the developer at the time the Final Plat is to be submitted to the Planning Commission, posting a bond acceptable to the City guaranteeing performance of all improvements approved with the Preliminary Plat, and obtaining the City's acceptance of improvements being dedicated to the public.

7-1-1 **SUBDIVISION BOND GUARANTEEING COMPLETION.** In order to receive Preliminary Plat approval, the owner shall post bond, approved by the City and the City Attorney, guaranteeing the actual proper and complete construction and installation of all streets, roads, drainage structures, public utilities and other improvements. This bond shall be of an amount equal to one hundred twenty-five (125) percent of the cost as estimated by an independent source of installing all improvements, including grading, paving of the streets, and installation of all required utilities, and fees encountered during execution of improvements. This bond shall be in place for one (1) year from the date of Preliminary Plat approval.

7-1-2 **FAILURE TO COMPLETE WORK.** If the owner fails to complete the work within one (1) year of the Preliminary Plat approval, the owner may request that an extension be granted. This must be done in writing sixty (60) days prior to the expiration date. Before granting an extension, the City may require that the amount of the bond amount be increased to reflect the current value of the required improvements. The bond's validation period must also be extended for the requested extension time frame. To receive Final Plat approval, construction for all improvements must be complete and be deemed by the City to have been satisfactorily

installed within one (1) year of Preliminary Plat approval or within the properly granted extension period. If owner fails to do so, a recommendation shall be prepared and submitted to the City recommending what steps should be taken to require completion under the surety.

7-1-3

RELEASE OF COMPLETION BOND UPON INSPECTION AND CERTIFICATION OF IMPROVEMENTS. The City Engineer may regularly supervise inspection for defects in the construction of the improvements and if any of the required improvements have not been constructed in accordance with the City's adopted construction standards and specifications, the owner shall be responsible for completing the improvements. Wherever the cost of improvements is covered by a surety, the owner and the surety company shall be severally and jointly liable for completing the improvements according to specifications.

Upon completion of the improvements, the owner shall submit to the City statements, from both the owner and the City Engineer, certifying the following:

1. That all required improvements are complete;
2. That all improvements are in compliance with the minimum standards specified by the Planning Commission and the City for their construction;
3. That the applicant knows of no defects from any cause in these improvements; and
4. That the improvements are free and clear of any encumbrance or lien.

A copy of these certifications shall also be submitted to the Planning Commission with the owner's application for Final Plat approval. If the improvements have not been completed in the specified manner, the City Engineer must provide a list of the defects in the improvements to be corrected by the owner in compliance with the terms provided by the City and/or the Planning Commission.

Upon inspection by the City Engineer and receipt of the above certificates of completion from the owner and the City Engineer, the City shall authorize the release of the bond guaranteeing completion.

7-1-4

ACCEPTANCE BY THE CITY. The City may, at its discretion and by a resolution accept the dedication of any portion of the required improvements, provided that all statements and agreements specified above have been received for that portion of the improvements. A copy of the proposed improvements to be accepted by the City by resolution must

be submitted for Preliminary Plat approval, and the resolution signed by the City accepting the public improvements must be submitted to the Planning Commission for Final Plat approval. To obtain the City's acceptance of improvements before Final Plat approval, the owner shall submit the certificates of completion required for the completion bond to be released and post a new bond guaranteeing the performance of all improvements.

SECTION 7-2 GUARANTEE FOR MAINTENANCE OF IMPROVEMENTS

7-2-1 SUBDIVISION BOND GUARANTEEING PERFORMANCE OF ALL IMPROVEMENTS. For the City to accept any improvements and to obtain Final Plat approval, the owner shall first post a bond guaranteeing payment for necessary work to correct for the purpose of correcting any construction defects and/or failures in the performance of the improvements (including, but not limited to, all storm water management facilities and any required off-site improvements) during the twelve (12) month period following Final Plat approval.

7-2-2 NO LIABILITY. By approving any plans or specs, the Planning Commission and the City make no representations or warranties that the plans, design, construction methods, and/or completed improvements comply with laws or other applicable standards and/or will perform for the owner's intended purpose.

Vicki Miller, City Clerk

Chris Hicks, Planning Commission Chairman

This instrument Prepared By:

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