TOWN OF
HARPERSVILLE
RICH PAST • BRIGHT FUTURE
FOUNDED 1815

TOWN OF HARPERSVILLE

PLANNING AND ZONING COMMISSION
SUBDIVISION REGULATIONS

REVISIONS THROUGH AUGUST 15, 2022

TOWN OF HARPERSVILLE

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ARTICLE I. GENERAL PROVISIONS

Section 1:01 Authority

The Harpersville Subdivision Regulations were prepared and adopted by the Harpersville Planning Commission pursuant to the authority granted under Title 11, Chapter 52, Article 2, Sections 30 through 36 inclusive of the Code of Alabama (1975), as amended.

Section 1:02 Jurisdiction

From and after the date of January 11, 1999, these regulations shall govern each and every subdivision of land within the town limits of Harpersville, Alabama, as now or hereafter established.

Section 1:03 Separability and Severability

The provisions of this Act are severable. Should any article, section, or provision of these regulations be declared by court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity or unconstitutionality of these regulations as a whole or any part thereof other than the part so declared to invalid or unconstitutional.

Section 1:04 Amendments

The Town of Harpersville may from time to time adopt amendments that will tend to increase the effectiveness of these regulations or expedite the approval of subdivision plats. These regulations and amendments thereto may be changed or amended by the Town of Harpersville after a public hearing by giving due notice as required by law.

Section 1:05 Penalty

(a) *Illegal sale or transfer of lots.* A violation of these Regulations shall occur in accordance with Title 11, Chapter 52, Sections 33 of the Code of Alabama, 1975, as amended where the owner or agent of the owner of any land located within a subdivision subject to the requirements of these Regulations transfers, sells, agrees to see, or negotiates to sell any land within a subdivision for which no Final Plat has been approved by the Planning Commission and duly filed and recorded in the office of the County Probate Judge. Any such violation shall be punishable by a fine of one hundred dollars ($100.00) for each lot or parcel of land so transferred sold or agreed or negotiated sold, and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The Town also may join such transfer or sale or agreement by a civil action for injunction brought in any court of competent jurisdiction or may recover the same penalty provided in this section a civil action in any court of competent jurisdiction.

(b) *Failure to comply with Regulations.* Any failure to comply with the applicable requirements of these Regulations or failure to construct subdivision improvements in accordance with an approved Preliminary Plat shall constitute a violation of the Regulations under Title 11, Chapter 52, Section 83 of the Code of Alabama, 1975, as amended. Any such violation shall be punishable by a fine of up to five hundred dollars ($500.00) and/or imprisonment of not more than six (6) months, as provided in accordance with Title 11, Chapter 45, Section 9 of the Code of Alabama, 1975, as amended.

Section 1:06 Definitions

Alley: Any public right-of-way designed primarily for vehicular access to the back or side of premises otherwise abutting on a street.

Common Area / Green Space: For developments exceeding 20 acres the developer will be required to set aside 10% of the total developed acreage for Common Area / Green space. Said Common Area / Green Space shall be set aside for the benefit of the residents as approved by the Planning and Zoning Commission. Specific use requirements and governing of said Common Area / Green Space shall be defined in the Covenants attached to the development.

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

Dedication: The deliberate assignment of land by its owners for any general or public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Engineer: A Professional Engineer and registered by the State of Alabama Board of Registration for Professional Engineers and Surveyors.

Final Plat: The completed subdivision plat in form for approval and recording.

Lot: A parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or record or survey map or by metes and bounds.

Minor Subdivision: The subdivision of land into six lots or less or a reduction of the number of lots in an existing subdivision. Subdivision of this designation shall require the submission of a preliminary survey plat prepared by a professional licensed surveyor. Said plat shall be furnished to the town clerk for review and comment. Upon complying with all requirements identified by the town said developer can commence with filing said plat and securing of building permits.

Modular Home: A factory built home consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears an insignia that indicates compliance with the codes and requirements established by the Alabama Manufactured Housing Commission which are in accordance with the International Residential Building Code. Reference: State Code of Alabama 1975, Section 32-20-2 Paragraph 9.

Planning Commission: A commission appointed by the Mayor and Council which consist of: The Mayor, an administrative official of the town appointed by the Mayor, a councilman to serve as an ex-officio member, and six citizens.

Preliminary Plat: A tentative plat of a proposed subdivision for presentation to the Town of Harpersville Planning Commission for its consideration.

Roadway: That portion of a street between the regularly established curb lines, or that part of a street or alley devoted to vehicular traffic.

Sidewalk Area: That portion of a street not included in the roadway, and devoted in whole or in part to pedestrian traffic.

Street: A public right-of-way for vehicular and pedestrian traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place or however otherwise designated, excepting, however otherwise designated, excepting, however, an alley.

> Major Street: A highway or street that may serve commercial, industrial, office park or multi-family development. These streets serve a dual purpose in moving traffic as well as providing access to adjoining land uses.

Secondary Street: An interconnecting street within a subdivision or among small areas.

Minor Street: A street primarily for access to abutting properties and serving no more than twenty (2) dwelling units.

Subdivider or Applicant: Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity commencing proceedings under these regulations to affect a subdivision of land hereunder for himself or for another.

Subdivision: The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other divisions of land, whether described by metes and bounds or be any other description, for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Surveyor: A Land Surveyor and registered by the State of Alabama Board of Registration for Professional Engineers and Surveyors.

Town of Harpersville: Mayor and five member Town Council.

Section 1:07 Limitations

All subdivision homes must be engineer-approved stickbuilt homes unless otherwise approved by the Town Council. No mobile homes are allowed within a subdivision. Modular pre-manufactured homes will be approved on a case-by-case basis. Owner must submit a rendering and architectural plan for prior approval.

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REVISIONS AND AMENDMENTS FOR ARTICLE I – GENERAL PROVISIONS

Paragraph	Date	Amendment
Paragraph 1.07	November 12, 2002	**P & Z Board added;** No pre manufactured homes or mobile homes are allowed within a subdivision
Paragraph 1.06	August 15, 2022	**P & Z Board added;** **Common Area / Green Space:** For developments exceeding 20 acres the developer will be required to set aside 10% of the total developed acreage for Common Area / Green space. Said Common Area / Green Space shall be set aside for the benefit of the residents as approved by the Planning and Zoning Commission. Specific use requirements and governing of said Common Area / Green Space shall be defined in the Covenants attached to the development.
Paragraph 1.06	August 15, 2022	**P & Z Board added;** **Modular Home:** A factory built home consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears an insignia that indicates compliance with the codes and requirements established by the Alabama Manufactured Housing Commission which are in accordance with the International Residential Building Code. Reference: State Code of Alabama 1975, Section 32-20-2 Paragraph 9.
Paragraph 1.07	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. All subdivision homes must be engineer-approved stickbuilt homes unless otherwise approved by the Town Council. No ~~pre-manufactured homes or~~ mobile homes are allowed within a subdivision (11/12/02). Modular pre-manufactured homes will be approved on a case-by-case basis. Owner must submit a rendering and architectural plan for prior approval.

ARTICLE II PROCEDURE

Section 2:01 Application for Approval

(a) To obtain approval of a proposed subdivision, the subdivider or applicant shall submit to the Town of Harpersville a plat including all design prints, a vicinity sketch, a list of the names and addresses of record of parcels of land immediately adjoining and within 500 ft. of the proposed subdivision, and a final plat prepared in accordance with the requirements set forth in these regulations. No owner of land or subdivider shall proceed with improvements or sale of land subdivided without the written approval of the Town of Harpersville.

(b) The subdivider shall in addition, submit four (4) hard and one (1) electronic copies of the plat, four (4) hard and one (1) electronic copies of a vicinity sketch, and four (4) hard and one (1) electronic of all design prints required to the Town of Harpersville when requesting subdivision approval.

Section 2:02 Fees and Notice

(a) To partially defray the cost of filing said application, notifying interested parties, investigation, and holding a hearing upon the preliminary plat, a fee of $100.00 per lot shall be paid to the Town of Harpersville by the subdivider at the time of filing the application, together with the cost of giving legal notice.

(b) After final approval from the Town Engineer, a Public Hearing Notice by certified mail to abutting property owners and those within 500 ft. shall be mailed fourteen (14) days prior to the hearing on the preliminary plat.

Section 2:03 Plan Approval

The Town of Harpersville Planning Commission shall approve, conditionally approve, or disapprove such plat withing thirty (30) days after the submission thereof at its regular meeting. If approved conditionally, the conditions and reasons thereof shall be stated and if necessary, the Commission may require the subdivider to submit a revised plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Commission should disapprove the plat, the reasons for such action shall be stated and if possible, the recommendation made on the basis of which the proposed subdivision would be approved. One (1) copy of the plat as acted upon by the Town Commission shall be retained in its office, and one (1) copy returned to the subdivider.

(a) The action of the Planning Commission shall be shown over the signature of the person authorized by the Town Commission to sign such plats.

(b) The final plat shall be filed for record in the office of the Probate Judge of Shelby County by the subdivider after the Town Commission approval is affixed thereupon.

(c) The subdivider shall then provide the Commission with the map book, volume and page numbers where the final plat is recorded.

Section 2:04 Engineering Requirements

(a) The subdivider shall furnish all plans and information necessary for the engineering consideration and approval for the construction of the proposed improvements by the Commission. Such plans and information shall be furnished with the application and shall be certified by an Alabama Registered Professional Engineer.

(b) All final plans shall have been signed and executed by all necessary parties before starting construction of any structure on subdivided properties.

Section 2:05 Subdivision, Re-subdivisions, and Exceptions

(a) In accordance with Section 1:06 (m) and except as provided in Section 2:05 (b) and (c) below, all applications for the subdivision of land shall be submitted to the Commission for approval.

(b) Exceptions to the required approval. Notwithstanding the preceding paragraph, the following subdivisions are exempt from the provisions of these regulations and from any requirement for approval to subdivide. The Planning Commission may require documentation to substantiate any claim of exemption.

(1) Subdivision of land by testamentary or interstate provisions.

(2) Subdivision of land by court order, including but not limited to, judgement of foreclosure.

(3) Subdivision of land wherein the size of each and every resulting portion of land equals or exceeds twenty (20) acres and involves no roadway, drainage, or other public improvements. Any additional division of land shall require a recording of a subdivision plat.

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REVISIONS AND AMENDMENTS FOR ARTICLE II – PROCEDURE

Paragraph	Date	Amendment
Section 2.01A	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. To obtain approval of a proposed subdivision, the subdivider or applicant shall submit to the Town of Harpersville a plat including all design prints, a vicinity sketch, a list of the names and addresses of record of parcels of land immediately adjoining and within 500 ft. of the proposed subdivision, and a final plat prepared in accordance with the requirements set forth in these regulations. No owner of land or subdivider shall proceed with improvements or sale of land subdivided without the written approval of the Town of Harpersville.
Section 2.01B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. The subdivider shall in addition, submit ~~two (2)~~ four (4) hard and one (1) electronic copies of the plat, ~~two (2)~~ four (4) hard and one (1) electronic copies of a vicinity sketch, and ~~two (2)~~ four (4) hard and one (1) electronic of all design prints required to the Town of Harpersville when requesting subdivision approval.
Section 2.02A	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. To partially defray the cost of filing said application, notifying interested parties, investigation, and holding a hearing upon the preliminary plat, a fee of ~~$50.00~~ **($100.00)** per lot shall be paid to the Town of Harpersville by the subdivider at the time of filing the application, together with the cost of giving legal notice.
Section 2.02B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green After final approval from the Town Engineer, a Public Hearing Notice by certified mail to abutting property owners and those within 500 ft. shall be mailed fourteen (14) days prior to the hearing on the preliminary plat.

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Paragraph	Date	Amendment
Section 2.04B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green All final plans shall have been signed and executed by all necessary parties before starting construction of any structure on subdivided properties.
Section 2.05B3	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green Subdivision of land wherein the size of each and every resulting portion of land equals or exceeds twenty (20) acres and involves no roadway, drainage, or other public improvements. Any additional division of land shall require a recording of a subdivision plat.
Section 2.05B4	August 15, 2022	**P & Z Board amended;** Deleted the following Subdivision of land wherein the size of each and every resulting portion of land equals or exceeds One (1) acre and includes access to a public street. (This is addressed in the Minor Subdivision Section)
Section 2.05C	August 15, 2022	**P & Z Board amended;** Deleted the following Commission approval is required where property is divided by family members of a family estate or a court order. (This is addressed in Section 2:05(b-2)

ARTICLE III PLAT REQUIREMENT

Except as provided in Article II, Section 2:05, the following plan requirements shall apply.

Section 3:01 Preliminary Plat

The plat shall show the following:

(a) Title, graphic scale, written scale, north arrow, date, and name and registration number of the surveyor. The scale shall be sufficient to accurately portray existing conditions and proposed improvements.

(b) Topography: Based on U.S. Geological Survey, or the U.S. Coast and Geodetic Survey seal level datum. On grades of five percent (5%) or less, contours shall be shown at one (1) foot intervals. On grades greater than five percent (5%), contours shall be shown at maximum two (2) foot intervals unless otherwise specified by the Commission or the Town Engineer.

(c) Name of all streets, highways, or roads. Names shall not be in conflict with other named streets within the town.

(d) Right-of-way Easements: The location, dimensions, and purposes of all easements shall be shown. All street or road right-of-way and roadway or pavement widths shall be shown. Approximate locations and dimensions will be permitted.

(e) Utilities: Location of existing or proposed utilities on or adjacent to the tract to be subdivided, included size and election.

(f) Lot lines, lot and block numbers and approximate dimensions.

(g) Purpose of subdivision.

(h) Proposed Street Lights and Signs: Location, size, and type.

(i) Public Facilities: All proposed public facilities, including schools, parks, and public open spaces, Common Areas / Green Spaces shall be shown.

(j) Location: Quarter section, section, township, and range with approximate ties to all existing quarter section or section corners within or close to the proposed subdivision.

(k) Name and addresses of the owners of the property, including existing mortgages and subdivider.

(l) Name and addresses of record owners of adjoining lots or parcels of land.

(m) Certificates of, or letter from, the State and/or County Health Department indicating their approval of the proposed water supply and sanitary facilities.

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

(o) Entrance road permit from county/state shall be required prior to the approval of preliminary plat.

Section 3:02 Final Plat

The final plat shall be an original drawing in ink, on cloth or film and shall be referenced to an acceptable section corner based on the U.S. Government survey of the area. A resurvey of a part of a subdivision, previously referenced to an accepted section corner, may be referenced to the original survey. The plat shall be accompanied by two (2) copies of any protective covenants running with the land in form for recording. The plat shall be accompanied by a certified maintenance bond and performance bond both containing automatic renewal clauses per Section 5:02. All items shown on the preliminary plat shall be shown on the final plat.

The final plat should also show the following:

(a) The minimum building setback line on all lots or other sites subject to the Town of Harpersville Zoning Ordinance.

(b) Space for approval of the Town Planning Commission and Town Engineer.

(c) If there are existing structures on land proposed to be subdivided, all copies of a survey plot plan showing the exact location of such structures with their relation to the proposed subdivision shall accompany the plat.

(d) The location and description of monuments.

(e) On all plats when there is no mortgage, whether there is a dedication of property for street purposes or not, a certificate substantially in form as follows:

THE STATE OF ALABAMA/SHELBY COUNTY/TOWN OF HARPERSVILLE

The undersigned (Name), Registered Land Surveyor, State of Alabama, and (Name), owner(s) hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner(s); that this plat or map is true and correct map of lands shown therein and known as (Name of Subdivision or Resurvey) showing the subdivision into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey (or, if the plat is a resurvey of an existing recorded subdivision, "showing the relation of the lands to the survey of (Name of Subdivision) as recorded in the office of the Probate Judge of Shelby County in map book (Map Book No. page (Page No.)"; and that iron pins have been installed at all corner lots and curve points as designated by small open circles on said plat or map. Said owner(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage

Dated _____ 20_____

(Execution and acknowledgement by Surveyor and Owner(s).)

(f) On all plats when there is a mortgage, whether there is a dedication of property for street purposes or not, a certificate substantially in form as follows:

THE STATE OF ALABAMA/SHELBY COUNTY/TOWN OF HARPERSVILLE

The undersigned (Name), Registered Land Surveyor, State of Alabama, and (Name), owner(s) hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner(s); that this plat or map is true and correct map of lands shown therein and known as (Name of Subdivision or Resurvey) showing the subdivision into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey (or, if the plat is a resurvey of an existing recorded subdivision, "showing the relation of the lands to the survey of (Name of Subdivision) as recorded in the office of the Probate Judge of Shelby County in map book (Map Book No. page (Page No.)"; and that iron pins have been installed at all corner lots and curve points as designated by small open circles on said plat or map. Said owner(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgages(s):

(Name_____ 20____)
Dated _____ 20____

(Executed and acknowledgment by Surveyor, Owner(s) and Mortgagee(s))

(g) Notary's acknowledgement of the certificate referred to in (f) or *(g) above, substantially in form as follows:

I, _____, AS A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HERBY CERTIFY THAT (NAME OF SURVEYOR), whose name is signed to the foregoing certificate as a surveyor, and (Name of Owner) whose name is signed as owner and (name of mortgagee), whose name is signed to same as mortgagee, all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this _____ day of _____ 20 _____.

_____
Notary Public (seal)

(h) On all plats where there is a dedication of land for street purposes whether in the form of new streets, additional right-of-way for existing streets, or merely curve radii where there were angle corners formerly existing, a resolution substantially in form as follows:

BE IT RESOLVED, by the Town of Harpersville that the assent of the body be, and the same hereby is, given to the dedication of streets, alleys and public grounds as shown on plat or map of title of plat or map, which said plat or map is certified to have been made by (Name of Surveyor) as surveyor at the instance of (Name of Owner) as owner, and has been exhibited to the Commission; said plat or map being further identified by a recital of the approval of this Board signed by (Name of Town Clerk), Town Clerk, of even date herewith.

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REVISIONS AND AMENDMENTS FOR ARTICLE III – PLAT REQUIREMENT

Paragraph	Date	Amendment
Section 3.01B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Topography: Based on U.S. Geological Survey, or the U.S. Coast and Geodetic Survey seal level datum. On grades of five percent (5%) or less, contours shall be shown at one (1) foot intervals. On grades between five percent (5%) and ten percent (10%), contours shall be shown at two (2) foot intervals. On grades greater than ten percent (10%), contours shall be shown at five (5) foot intervals unless otherwise specified by the Commission. On grades greater than five percent (5%), contours shall be shown at maximum two (2) foot intervals unless otherwise specified by the Commission or the Town Engineer.
Section 3.01I	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green Public Facilities: All proposed public facilities, including schools, parks, and public open spaces, Common Areas / Green Spaces shall be shown
Section 3.01O	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Entrance road permit from county/state shall be required prior to the ~~installation of such a road~~ approval of preliminary plat.
Section 3.02	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. The final plat shall be an original drawing in ink, on cloth or film and shall be referenced to an acceptable section corner based on the U.S. Government survey of the area. A resurvey of a part of a subdivision, previously referenced to an accepted section corner, may be referenced to the original survey. The plat shall be accompanied by two (2) copies of any protective covenants running with the land in form for recording. The plat shall be accompanied by a certified maintenance bond and performance bond both containing automatic renewal clauses per Section 5:02. All items shown on the preliminary plat shall be shown on the final plat.

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Paragraph	Date	Amendment
Section 3.02D	August 15, 2022	**P & Z Board amended;** Deleted the following sentence The plat shall be accompanied by two (2) copies of any protective covenants running with the land in form for recording.

ARTICLE IV DESIGN STANDARDS

All proposed subdivisions shall conform to the Harpersville Zoning Ordinance. Whenever a tract to be subdivided embraces any part of a highway, street, or road so designated on any county or regional plan, such part of such public way shall be plated by the same width as indicated on such county or regional plan. The design standards of this Article shall be the minimum standards allowable for development. Standards above the minimum may be required by the Planning Commission or the Town Engineer. Detailed construction specifications and engineering requirements may be obtained from the Town Engineer.

The Planning Commission shall not grant any variance, modification, or waiver of the requirements of this article unless recommended by the Town Engineer.

Definitions:

Rural Lane: A road that servers a subdivision of twenty (20) or fewer lots. A rural lane dead ends at a natural breaking point (railroad, steep slope, creek, farm, etc.) and has a turnaround, circle, or eyebrow. Average lot size within the subdivision is typically greater than one (1) acre.

Rural Grid Street: Modeled after the roads found in the Shelby County Community. A street that is part of a grid patter but with lot frontages typically greater than 150 feet. These streets never dead end. When street frontage is less than 150 feet provisions for service alleys or greater pavement widths are required.

Rural Connector: A road that is used to connect rural lanes. In effect a rural lane with no dead ends and a traffic count of greater than 200 ADT.

Section 4:01 Street Plan

(a) Rural road design should pay particular attention to following contours elevations or existing dirt roads or paths. The relaxed standards for rural roads allow for smaller radii or curvature. The smaller radii of curvature will help regulate speeds, offer more private lots, and reduce the grading associated with conventional street design. A combination of steep grades and curves shall be avoided

(b) An interconnected street network is required except for rural lanes which may end in dead ends subject to Section 4:01(I)

(c) Individual residential lots must secure an access permit from the state or county highway department before building such a road.

(d) The platting of any land, the purpose of which is to deny access to rights-of-way is prohibited except as otherwise provided herein.

(e) Street right of way widths shall be depended on street design and classification. Adequate widths shall be provided to accommodate road construction and utility location. Rural lanes and rural grid streets will require minimum fifty-foot (50′) rights-of-way. Rural connectors will require sixty-foot (60′) rights-of-way and service alleys will require twenty-foot (20′) rights-of-way. Subdivisions along existing or dedicated or platted streets or highways where rights-of-way are inadequate shall provide additional rights-of-way to meet these minimum standards.

(f) All public streets and access streets shall be paved.

Base: the minimum thickness of the base material shall be six (6) inches. Base material shall be approved by the Town Engineer. The Town Engineer may require testing of any material proposed for use as a base. This testing shall be at the expense of the developer or contractor.

Street Width: The minimum pavement width for rural lanes and rural grid streets shall be twenty feet (20′). The minimum pavement width for rural connectors shall be twenty-two feet (22′). The minimum pavement width for alleys shall be ten feet (10′) (RAP). The Town Engineering may require greater roadway pavement widths where projected traffic volumes warrant such wider facilities.

Curbs and gutters: When the average frontage of lots is less than 150 feet the planning commission may require curbs and/or gutters. The purpose for requiring curbs and gutters are drainage control and reduction in maintenance costs. Where curbs and gutters are required a twenty-four-inch (24″) curb and gutter or a thirty-inch (30″) valley gutter will meet minimum standards.

Asphalt Surfacing: A permanent type paving shall be applied to all public streets. Pavement design shall be subject to approval by the Town Engineer. Minimum plant mix requirements for all residential streets will be as follows:

Binder	220 lbs. per sq. yd.
Seal	165 lbs. per sq. yd.

Greater thickness may be required dependent on street classification. Should any problems be encountered with the subgrade base, or binder layers, or should immediate construction traffic be projected following road construction, the Town Engineer may require that the placement of the seal course of plant mix be delayed for a period of six (6) months. If problems are encountered relative to pavement thickness, coring or plant mix may be required. Double Bituminous Surface treatment pavement on an approved crushed stone base may be approved (where curbs and gutters are not required) for the following cases:

1. Entrance roads into subdivided areas where projected average weekday volumes will not exceed 400.

2. Roads serving subdivisions with average lot size greater than three acres.

Should Double Bituminous Surface Treatment Pavement be approved for use, the developer shall provide a maintenance bond on the roadway equal to 100% of replacement cost for a period of two (2) years from the date of completion and approval of the subdivision.

All geometric design criteria for roads in public rights-of-way shall meet or exceed the AASHTO Policy on Geometric Design of Highways and Streets, latest edition or the ALDOT County Road Design Policy as applicable as determined by the Town Engineer. If there is a conflict in these regulations with either of the aforementioned policies, the more stringent shall govern.

Shoulders: Shoulders shall be a minimum of seven (7) feet back of the curb line with a rise of not less than eight (8) inches nor more than fifteen (15) inches from the flow line of the gutter. In large lot subdivisions, and entrance roads with a projected average weekday traffic volume of less than 400, the minimum shoulder width shall be four (4) feet. For rural connectors within twenty-foot (20′) paved roadways the shoulder shall be increased from seven (7) to ten (10) feet. Shoulder widths on roads without curbs and/or gutters shall be in accordance with AASHTO standards.

Horizontal Alignment: Proposed design speeds shall be designated by the Developer's Engineer on the plan profile sheets which are submitted with the preliminary plans.

Minimum Sight Stopping Distances	
Design Speed (mph)	Minimum Stopping Sight Distance (ft)
10	50
15	80
20	115
25	155
30	200
35	250
40	305
45	360
50	425
55	495

Intersection Sight Distance: Intersection sight distance is measured from a point of the minor road 15.0 feet from the edge of the major road pavement and measured from a height of 3.50 feet on the minor road to an adjacent 3.50 feet above on the major road. These standards shall apply.

Minimum Sight Stopping Distances	
Design Speed (mph)	Minimum Intersection Sight Distance (ft)
10	115
15	170
20	225
25	280
30	335
35	390
40	445
45	500
50	555
55	610

Minimum Radius of Curvature shall comply with AASHTO Policy on Geometric Design of Highways and Streets, latest edition as applicable as determined by the Town Engineer.

Vertical Alignment: Grades of the streets shall comply with good engineering practice and shall comply with AASHTO Policy on Geometric Design of Highways and Streets, latest edition as applicable as determined by the Town Engineer. Street grades shall not exceed fifteen percent (15%) or be less than five-tenths percent (0.5%) except on rural roads where grades shall not exceed 17% for streets with a design speed of 15 mph and shall not exceed 15% for streets with a design speed of 25 mph. For rural roads less than 1000′ in length, the maximum grade may be increased by 2%. Waivers may be considered by the Town Engineer only when submitted in writing by the Developer. On grades greater than 10%, minimum radius requirements will revert to conventional standards (see county subdivision regulations). Waivers will be considered only on minor dead-end streets with low projected traffic volumes. Grades approaching intersections shall not exceed five percent (5%) for a distance of net less than one hundred feet from the centerline of said intersection. Grades of circles shall not be more than 5% for the last (100) feet of paving.

(g) Sidewalks are required on streets with ADTs greater than 400 or with an average lot density of 10,000 square feet or on lots with less than 100 feet of frontage.

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

1. Sidewalks shall be a minimum five feet wide.

2. Sidewalks shall be constructed of Portland cement concrete with a minimum 28 day compressive strength of 3,000 psi.

3. Sidewalks shall be at least four inches thick and be built upon a sub-grade compacted to a minimum 95 percent Standard Proctor Density. Where the sidewalk is a part of a driveway, thickness shall be increased to six inches.

4. Sidewalks shall be broom finished. Contraction joints shall be tooled to a minimum depth of one and one-half-inch. Sidewalks shall have expansion joints every 25 feet and at all concrete to concrete connections, such as driveways, curbs curb ramps, and private sidewalks. Five foot wide sidewalks shall have contraction joints every five feet. Wider sidewalks shall have contraction joints at a distance equal to the width of the sidewalk.

5. The cross slope of a sidewalk shall be a maximum of one-quarter inch per foot sloping to the drainage collection system. In cases of extreme topography, the Town Engineer may

permit greater cross slopes. Adjustments to the cross slope should be gradual to avoid abrupt grade changes.

6. Pedestrian ramps are required at all intersections. Intersections with standing curb shall have curb ramps that meet ADA standards. These ramps shall be installed prior to final plat approval.

(h) Street alignment shall be designed to eliminate sharp curves and street jobs. No street plan will be approved with intersections which offset less than one hundred twenty-five (125) feet between center lines. Streets shall intersect as nearly at right angles as possible and in no case at an angle of less than sixty (60) degrees.

(i) Dead end streets are permitted on rural lanes provided a turnaround with a minimum radius of thirty (30) feet, a circular turnaround with center island with a minimum radius of forty-five (45) feet, or an "eyebrow" turnaround is constructed. Consult with Fire Chief on radius lengths for firetrucks. Dead ends are prohibited on rural connectors and rural grid streets. Temporary cul-de-sacs shall be required as determined by the Town Engineer on planned phase developments.

(j) Curb radii of twenty (20) feet or more shall be provided at the intersection of all other streets.

(k) Street Intersections: Deceleration and/or acceleration lanes may be recommended for Planning Commission consideration by the Town Engineer if deemed necessary to maintain a safe flow of traffic on existing or proposed streets. Due to the suburban character of these lanes their use is discouraged in the rural areas. To avoid mandated construction by the Town Engineer, sight distances and traffic control measures should be incorporated into access design.

Section 4:02 Street Construction

(a) Clearing and Grubbing - All areas which will receive fill material shall be cleared of all vegetation, trees, stumps, large rocks and other objectional or unsuitable material prior to placing the fill material.

(b) Embankment - The Town Engineer or his designated agent shall determine what material is suitable for Embankment. Natural ground area shall be properly compacted prior to placing the embankment. Embankment material shall be placed in uniform lifts of eight (8) inches (loose measurement) or less and compacted to ninety-eight (98%) percent of standard proctor density as determined by ASTM D698 method.

(c) Subgrade- Finish grade shall conform to the lines, grades and cross-section as shown on the approved plan unless specific permission is acquired in writing from the Town Engineer. The subgrade shall be shaped and compacted to one hundred (l00%) percent of standard proctor density as determines be ASTM D698 method.

(d) Bases – Prior to placing any base material the subgrade shall be prepared and tested. The type of material to be used for base and required thickness shall be stated on the approved plan.

Base material consisting of crushed rock, stone particles, or slag shall contain an approved filler of sand or other mineral filler. Required six (6) inch base of this material shall be spread without segregation and may be placed and compacted to full depth in one (1) layer.

Required base layer greater than (6) inches shall be places in approximately equal layers. Compaction shall be by vibratory, steel, wheel rollers or other approved rollers to obtain a density of one hundred (100%) when tested and determined to be modified proctor density ASTM D1557 method.

(e) Culverts - A special design drawing will be required for any drainage structure having a required end area of twenty (20) sq ft or more. Reinforced concrete drainage structure shall be constructed in accordance with standard drawings and specifications approved through the Alabama Department of Transportation (ALDOT) or an approved concrete pipe manufacturer.

All storm drainpipe within public rights-of-way shall be minimum reinforced Class III concrete pipe and arch pipe class and installation shall be in accordance with current specifications of the Alabama Department of Transportation.

All storm drainpipes shall be a minimum of eighteen (18) inches diameter or equivalent.

(f) Open Channels and Ditches - Open channels and ditches shall be designed so as not to create hazardous erosion. The minimum flow line slope for paved ditches shall be 0.33% and shall be 1.0% for unpaved ditches. Well defined natural drainage ways which are to be left undisturbed may be considered by the Town Engineer to be utilized without any improvements, provided the drainage easement includes complete drainage way. Conservation easements around natural drainage ways shall be used in accordance with the standards included in this ordinance. Where drainage areas are being constructed or natural drainage ways are disturbed, concrete lined ditches or other erosion control measures designed by the Subdivision Engineer(s) and approved by the Town Engineer shall be provided. Where possible drainage shall be managed using natural swales or ditches. Riprap and concrete lined channels are discouraged. Underground management of drainage and use

of detention areas is encouraged. Where erosion problems arise after completion of construction, the Town Engineer may require corrective measures be installed before final acceptance of subdivision by the Town and release of bond.

(g) Headwalls - Headwall with wing walls and end walls shall be installed on pipe culverts. Headwalls for precast concrete or brick masonry construction shall be approved by the Town Engineer. Headwalls for pipe sizes larger than forty-eight (48) inches shall be shown on the approved plans. Headwalls for multi-line installation shall be shown on the approved plans.

(h) Combination Curb and Gutter, Valley Gutter, and Sidewalks – Portland cement concrete shall be used and have a comprehensive strength of 3000 PSI at twenty-eight (28) days. Combination curb and gutter, valley gutter and sidewalks shall be constructed of Portland cement concrete. Installation shall be on a prepared subgrade and conform to the cross-section shown on the plans. The surface finish of the concrete shall have a light broomed or burlap drag texture. The edges shall be smoothed with a radius type tool. Where curb and gutter are required in rural areas valley gutters should be avoided. Vertical concrete curb, vertical granite block or vertical Belgian block should be used (from subdivision handbook).

Transverse contradiction joints shall be constructed at intervals not exceeding twenty (20) feet in combination curb and gutter and valley gutter. Joint depth shall be no less than 1 /5 of the cross- section and concrete. Sawed contraction joints shall be constructed at immovable joints shall be approved by the Town Engineer or his authorized agent. Construction joints may be either expansion or butt-type joints.

No combination curb and gutter, valley gutter or sidewalk shall be placed on frozen or soft earth or when other unsuitable conditions exist

In the design for street drainage the Developer's Engineer is to select combination curb and gutter or valley gutter based on the amount of runoff. Combination curb and gutter shall be used where a negative grade entering or within a circle exceeds 2%.

For streets with divided lanes a median curb may be used. Design drawing shall be submitted to the Town Engineer for approval.

(i) Inlets - Inlet design for installation on 18 inch through 42-inch pipe shall be approved by the Town Engineer. Depth for this type of inlet shall not be supported by the storm drain pipe. Special design installation shall be required for pipes larger than 42 inches in diameter. This design must be submitted with street drainage plan for approval by the Town Engineer.

(j) Storm Water Detention - Developments are required ·to construct storm water detention ponds or other approved types of detention devices to manage the greater water quantity and velocities development creates. The developer shall submit detailed engineering plans to the Town Engineer including historical runoff, developed runoff, detention pond details, method of discharge, and other information as required for review. In rural areas, every effort shall be made to manage stormwater in the most natural way. Although stormwater detention ponds are allowed, developers should use alternative methods such as infiltration basins, enhancement of onsite wetlands or low level berming to use open space as large shallow detention basins. The developer shall also include the method of maintenance for the detention pond after the development is completed. All development shall comply with the latest Alabama Department of Environmental Management (ADEM) requirements for water quality and construction stormwater.

(k) Erosion Control Plan - The developer or subdivider shall have his engineer submit for approval an erosion control plan with the preliminary application. This plan shall denote proposed locations for erosion control measures to be used during construction and maintained until such time as all areas have been stabilized. The erosion control structures shall be in· place before actual construction begins.

Whenever the area to be disturbed comprises more than one acre, a copy of the Erosion Control Plan and ADEM permit approval shall be filed with the Town a minimum of thirty days prior to beginning any land disturbing activity. The Town shall issue an erosion control permit if disturbed area is less than one (1) acre.

Section 4:03 Street and Subdivision Names

(a) Street names for all subdivision plats shall be subject to approval of the Planning Commission.

(b) Subdivision names for plats shall be subject to the approval of the Planning Commission and shall not duplicate the name of any plat already recorded ·in Shelby County.

Section 4:04 Alleys, Easements, and Half Streets

(a) Alleys are required for rear access where rural grid streets are used on lots with less than 150 foot frontage. Alleys shall be required in commercial or industrial districts if it is determined by the Planning Commission that conditions necessitate alleys in such district. The width of alleys shall be not less than twenty (20) feet.

(b) Easements shall not be less than ten (l0) feet in width except in cases of double tiered lots where a width of five (5) feet from each tier will be permitted. Where there exists a storm water ditch, creek or any other such watercourse, the easement shall be of sufficient width that such watercourse may be installed and maintained efficiently. Conservation easements around watercourses are strongly encouraged. Fifty (50) foot conservation easements should be shown around 100-year floodplains and wetlands. Fifty (50) foot easements should also be shown for perennial streams without floodplains and twenty-five (25) foot easements should be shown for intermittent streams.The location of any storm water ditch, creek or watercourse shall not be changed without the approval of the Planning Commission upon recommendation of the Town Engineer.

(c) Half streets will not be permitted except in such cases where there exists a half street contiguous thereto. Half streets, however, will not be permitted as an extension or continuation of an existing half street.

Section 4:05 Storm Water Drainage and Grading

(a) All subdivisions shall be provided with adequate storm sewers.

(b) The platting of lots for building purposes will not be allowed in any FEMA Special Flood Hazard Area (SFHA) or local floodplain area not in FEMA SFHA. Areas subject to periodic flooding or excessive flows or surface runoff will not be acceptable for development unless the subdivider makes necessary provisions to eliminate such flooding.

(c) All lots shall be graded in accordance with a grading plan approved by the Town Engineer, which plan shall incorporate the following minimum requirements, except when more stringent requirements are necessary and so specified by the Town Engineer.

(1) No lot shall shed channeled surface runoff water on to any other lot, unless such runoff is contained within an easement provided, grading and dedicated for such purposes.

(2) The finished slope along the bottom centerline of any lot drainage easement shall be not less than one percent (1%).

(3) The side slopes of any lot drainage easement shall not be greater than 4 (horizontal) to 1 (Vertical).

(4) No street pavement shall shed surface runoff water on to any lot. Streets must have adequate drainage system (curb and/or gutter, ditch, etc.) to prevent surface runoff directly on to any lot.

(d) No subdivision or part thereof shall shed storm runoff water, either as surface runoff or an outfall from storm sewage structures, on to any adjoining land. Excess runoff created by developed shall be managed on the development parcel as outlined in Section 4:02 (j).

Section 4:06 Platting Requirements

(a) Blocks:

(1) Blocks shall be laid out with special attention given to the type of the use contemplated

(2) Blocks shall be a minimum of three hundred fifty (350) feet in length.

(3) Width of blocks shall be not less than three hundred fifty (350) feet.

(4) Blocks with lots having double frontage on streets except US 280 and SH 25 shall not be permitted.

(5) The foregoing dimensions may be adjusted by the Planning Commission where the types of use or nature of the topography requires such modification.

(b) Lots:

(1) Lot sizes and configurations shall be made with due regard to topographic conditions, contemplated use, and the surrounding area. A re-subdivision in an area already subdivided shall be compatible in character with the surrounding neighborhood.

(2) Where easements for public utilities, storm, or sanitary sewers are contemplated, the lot lines shall be located in such a manner as to facilitate the construction of such improvements and the maintenance thereof.

(3) Lot area and widths shall meet or exceed minimum zoning and health requirements in the area in which the property is located, but the Planning Commission may impose greater requirements if it finds that a proposed subdivision, though meeting the minimum zoning requirements, would impose an undue burden on the Town in furnishing public service to the area.

(4) Corner lots shall provide at least the same minimum setback on the sides as required on the front by the zoning ordinance. Lot lines shall be substantially at right angles to the streets except on curves where they shall be radial. Where the distance between real lot corners on double tiered lots would be less than ten (10) feet the radical lines shall be deviated so that the distance between rear lot corners will be a minimum of ten (10) feet.

(c) The following construction setbacks from any state or county road are recommended:

(1) Principal arterials require a one hundred and twenty-five (125) foot setback from the centerline of the right-of-way.

(2) Minor arterials require a one hundred (100) foot setback from the centerline of the right-of-way.

(3) Major collectors require a seventy-five (75) foot setback from the centerline of the right-of-way.

(4) Minor collectors require a fifty (50) foot setback from the centerline of the right-of-way.

Section 4:07 Utilities

(a) All subdivisions shall be provided with water distribution systems as approved by the Town Engineer and State and/or County Health Department.

(b) The number, location, and spacing of fire hydrants shall be in accord with the recommendations of the Town Engineer and Fire Chief.

(c) Utility poles shall be installed in alleys or rear lot easements unless otherwise specified by Town Engineer.

(d) Utility appurtenances where required, such as transformer installations, sewage pumping stations, water tanks, pressure regulating stations, and other similar facilities shall be located and installed as approved by the Town Engineer.

(e) Water, gas and sanitary mains, and appurtenances if applicable, will be constructed prior to installation of paving with all mains being extended for service to all lots so that no subsequent cutting of pavement will be required to permit service to all lots. All utility lines located under public roadways may require encasement as directed and approved by the Town Engineer.

(f) Location and Trench backfill - Utilities shall generally be located a minimum of six (6) feet from the edge of existing or proposed paving. In areas where location less than the minimum is approved incompressible backfill material (sand, slag, crushed stone or gravel) will be required.

(g) Backfill for utilities crossing proposed roadway section shall conform to the Alabama Department of Transportation Standard Specifications for Highway Construction in force at the time of installation.

(h) Incompressible backfill material may be used to backfill such open trenches in lieu of compacted backfill material. The material used shall be of a type approved by the Town Engineer or his authorized agent for this purpose.

(i) All open cuts, under existing pavement shall be back filled with compacted stone. The stone used must be a type approved by the Town Engineer or his authorized agent for this purpose. A permanent pavement patch shall be approved and constructed as directed by the Town Engineer.

Section 4:08 Traffic Control and Signs

(a) Traffic Control and Sign Construction - All necessary signing for construction areas will be the responsibility of the Developer. Traffic control devised shall conform to the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways.

(b) Regulatory, Warning, and Miscellaneous Signs - The developer will be responsible for the placement of proper signing of new streets or roads. A signage plan shall be submitted to the Town Engineer for approval. Regulatory and Warning Signs shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways.

Section 4:09 Road and Street Inspection and Testing

(a) Notification of Work - It shall be the duty and responsibility of the developer or contractor to give notification to the Town Engineer or his authorized agent forty-eight (48) hours prior to starting each phase of construction. Notify the Town Engineer or his authorized agent the day work is resumed after a delay for any reason. This includes all phases construction, clearing, grading, drainage, gutters, inlets, base, surfacing and any work that pertains to the street, road or development. Failure to notify as specified may be grounds for nonacceptance.

(b) Inspection: The contractor and developer shall be notified of any unacceptable work found by the Town Engineer or his authorized agent.

Subgrade and base minimum density testing shall be one test representative test of each compacted layer of fill not exceeding eight (8) inches (loose measurement) height per 1000 linear feet of each street or road or portion itself. Additional tests may be required by the Town Engineer or his authorized agent.

NOTE: See Section 4:02 (b) and 4:02 (d) regarding density requirements.

Section 4:10 Private Subdivision

(a) Improvements within proposed private subdivision shall meet regular subdivision standards and the private status shall not be effective until final plat recording.

(b) A gate shall be established after construction to limit access.

(c) The private status of the subdivision shall be clearly stated on the recorded final plat.

(d) If the subdivision remains private, the roads structures and drainage shall be maintained by the developer and/or property owners. This shall be clearly stated to those who purchase a parce1(s) within the subdivision and shall be stated in writing on each property deed. The procedure for accomplishing this shall be outlined in a letter to the Town of Harpersville Planning Commission for its file.

(e) A subdivision will not be considered as a “Private Subdivision" if the proposed development prevents access or "land locks" adjoining property.

(f) If a private subdivision is recorded in Shelby County Probate Office and the property owners (100%) at some future date desire to eliminate the private subdivision and substitute in its place a county-maintained subdivision, the owners must petition the Town of Harpersville for tentative approval. If the Town of Harpersville gives tentative approval of

the petition, the owners shall submit subdivision plans to the Planning Commission including improvements and repairs that may be required according to the Town of Harpersville Subdivision Regulations effective on the date of the petition. It shall be the responsibility of the owners to prepare revised final plat according to Article 111 Section 3:03 for approval and recording to Shelby County Probate Office.

A private road may be constructed rather than a public road. This road will also be required to meet minimum standards as defined by the Town Engineer. These standards include the minimum requirements of ALDOT County Road Design Policy, as applicable, based on average daily traffic and fifty feet (50′) of right-of-way, six-inch (6″) compacted stone base, twenty feet (20′) of roadway, three foot (3') shoulder, and two foot (2′) clear zone. The road may remain unpaved given the provision of a smooth gravel surface. The design speed for a private road shall be 20 mph with a maximum grade of twelve (12%) percent.

A single entity must be responsible for the maintenance of a private road. The entity should be in the form of a homeowner′s association, however individual owners or the developer of the property may take responsibility by way of a written agreement. A private road disclosure statement shall appear on the primary and final plats.

TOWN OF HARPERSVILLE
RICH PAST • BRIGHT FUTURE
FOUNDED 1815

REVISIONS AND AMENDMENTS FOR ARTICLE IV – DESIGN STANDARDS

Paragraph	Date	Amendment
Section 4.01C	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Individual residential lots shall not directly access U.S. 280 or State Highway 25. The number of accesses per mile shall be limited to seven not including current accesses to individual lots that existed before adoption of this ordinance. must secure an access permit from the state or county highway department before building such a road.
Section 4.01E	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Street right of way widths shall be depended on street design and classification. Adequate widths shall be provided to accommodate road construction and utility location. Rural lanes and rural grid streets will require minimum forty-foot (40') fifty-foot (50') rights-of-way. Rural connectors will require fifty-foot (50') sixty-foot (60') rights-of-way and service alleys will require twenty-foot (20') rights-of-way (RAP). Subdivisions along existing or dedicated or platted streets or highways where rights-of-way are inadequate shall provide additional rights-of-way to meet these minimum standards.
Section 4.01F	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Street Width: The minimum pavement width for rural lanes and rural grid streets shall be eighteen feet (18') twenty feet (20'). The minimum pavement width for rural connectors shall be twenty feet (20') twenty-two feet (22'). The minimum pavement width for alleys shall be ten feet (10') (RAP). The Town Engineering may require greater roadway pavement widths where projected traffic volumes warrant such wider facilities.

TOWN OF HARPERSVILLE
RICH PAST • BRIGHT FUTURE
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<table>
<tr><th>Paragraph</th><th>Date</th><th>Amendment</th></tr>
<tr><td>Section 4.01F</td><td>August 15, 2022</td><td>P & Z Board amended;
Inserted the print that is Green.
Deleted the print that is Red.
Binder 140 220 lbs. per sq. yd.
Seal 80 165 Lbs. per sq. yd.</td></tr>
<tr><td>Section 4.01F</td><td>August 15, 2022</td><td>P & Z Board amended;
Inserted the print that is Green.
Deleted the print that is Red.
Greater thickness may be required dependent on street classification. Should any problems be encountered with the subgrade base, or binder layers, or should immediate construction traffic be projected following road construction, the County Town Engineer may require that the placement of the seal course of plant mix be delayed for a period of six (6) months. If problems are encountered relative to pavement thickness, coring or plant mix may be required. Double Bituminous Surface treatment pavement on an approved crushed stone base may be approved (where curbs and gutters are not required) for the following cases:</td></tr>
<tr><td>Section 4.01F</td><td>August 15, 2022</td><td>P & Z Board amended;
Inserted the print that is Green.
Deleted the print that is Red.
<table>
<tr><th colspan="2">Minimum Sight Stopping Distances</th></tr>
<tr><th>Design Speed (mph)</th><th>Minimum Stopping Sight Distance (ft)</th></tr>
<tr><td>10</td><td>45 50</td></tr>
<tr><td>15</td><td>80</td></tr>
<tr><td>20</td><td>100 115</td></tr>
<tr><td>25</td><td>150 155</td></tr>
<tr><td>30</td><td>200</td></tr>
<tr><td>35</td><td>230 250</td></tr>
<tr><td>40</td><td>275 305</td></tr>
<tr><td>45</td><td>310 360</td></tr>
<tr><td>50</td><td>350 425</td></tr>
<tr><td>55</td><td>415 495</td></tr>
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<tr><td>Section 4.01F</td><td>August 15, 2022</td><td>P & Z Board amended;
Inserted the print that is Green.
Deleted the print that is Red.
Corner Intersection Sight Distance: Corner Intersection sight distance is measured from a point of the minor road 15.0 feet from the edge of the major road pavement and measured from a height of 3.75 3.50 feet on the minor road to an adjacent 4.5 3.50 feet above on the major road.</td></tr>
</table>

TOWN OF HARPERSVILLE
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<table>
<tr><th colspan="2">Minimum Sight Stopping Distances</th></tr>
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<tr><td>10</td><td>100 115</td></tr>
<tr><td>15</td><td>170</td></tr>
<tr><td>20</td><td>197 225</td></tr>
<tr><td>25</td><td>250 280</td></tr>
<tr><td>30</td><td>300 335</td></tr>
<tr><td>35</td><td>350 390</td></tr>
<tr><td>40</td><td>400 445</td></tr>
<tr><td>45</td><td>450 500</td></tr>
<tr><td>50</td><td>500 555</td></tr>
<tr><td>55</td><td>550 610</td></tr>
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<tr><td>Section 4.01F</td><td>August 15, 2022</td><td>P & Z Board amended;
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<table>
<tr><th>Design Speed (mph)</th><th>Minimum Radius (ft)</th></tr>
<tr><td>20</td><td>110</td></tr>
<tr><td>30</td><td>140</td></tr>
<tr><td>40</td><td>170</td></tr>
<tr><td>50</td><td>850</td></tr>
<tr><td>55</td><td>1000</td></tr>
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</table>

Paragraph	Date	Amendment
Section 4.01F	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Vertical Alignment: Grades of the streets shall comply with good engineering practice and shall comply with AASHTO Policy on Geometric Design of Highways and Streets, latest edition as applicable as determined by the Town Engineer. Street grades shall not exceed fifteen percent (15%) or be less than five-tenths percent (0.5%) except on rural roads where grades shall not exceed 18% 17% for streets with a design speed of 15 mph and shall not exceed 16% 15% for streets with a design speed of 25 mph.
Section 4.01G	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Sidewalks are maybe are required on streets with ADTs greater than 400 or with an average lot density of 15,000 10,000 square feet or on lots with less than 150 100 feet of frontage.
Section 4.01G	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Sidewalks located within a public or private street right-of-way shall comply with the following minimum standards: 1. Sidewalks shall be a minimum five feet wide. 2. Sidewalks shall be constructed of Portland cement concrete with a minimum 28 day compressive strength of 3,000 psi. 3. Sidewalks shall be at least four inches thick and be built upon a sub-grade compacted to a minimum 95 percent Standard Proctor Density. Where the sidewalk is a part of a driveway, thickness shall be increased to six inches. 4. Sidewalks shall be broom finished. Contraction joints shall be tooled to a minimum depth of one and one-half-inch. Sidewalks shall have expansion joints every 25 feet and at all concrete to concrete connections, such as driveways, curbs curb ramps, and private sidewalks. Five foot wide sidewalks

Paragraph	Date	Amendment
		shall have contraction joints every five feet. Wider sidewalks shall have contraction joints at a distance equal to the width of the sidewalk. 5. The cross slope of a sidewalk shall be a maximum of one-quarter inch per foot sloping to the drainage collection system. In cases of extreme topography, the Town Engineer may permit greater cross slopes. Adjustments to the cross slope should be gradual to avoid abrupt grade changes. 6. Pedestrian ramps are required at all intersections. Intersections with standing curb shall have curb ramps that meet ADA standards. These ramps shall be installed prior to final plat approval.
Section 4.01I	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Dead end streets are permitted on rural lanes provided a turnaround with a minimum radius of thirty (30) feet, a circular turnaround with center island with a minimum radius of forty-five (45) feet, or a "eyebrow" turnaround is constructed. Consult with Fire Chief on radius lengths for firetrucks. Dead ends are prohibited on rural connectors and rural grid streets. Temporary cul-de-sacs shall be required as determined by the Town Engineer on planned phase developments.
Section 4.02B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Embankment - The Town Engineer or his designated agent shall determine what material is suitable for Embankment. Natural ground area shall be properly compacted prior to placing the embankment. Embankment material shall be placed in uniform lifts of ten (l0) eight (8) inches (loose measurement) or less and compacted to ninety-five (95%) ninety-eight (98%) percent of standard proctor density as determined by AHD 223-71 A ASTM D698 method. In place density method Al-ID 221-71 or 111.71 may be used.
Section 4.02C	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Subgrade- Finish grade shall conform to the lines, grades and cross-section as shown on the approved plan unless specific permission is acquired in writing from the Town Engineer. The subgrade shall be shaped and compacted to one hundred

Paragraph	Date	Amendment
		(l00%) percent of standard proctor density as determines be AHD223- 71 A ASTM D698 method. In Place of density method, AHD 221-71 or 222-71 may be used.
Section 4.02D	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Required base layer greater than (6) inches shall be places in approximately equal layers. Compaction shall be by vibratory, steel, wheel rollers or other approved rollers to obtain a density of one hundred (100%) when tested and determined to be AHD-140:69 modified proctor density ASTM D1557 method. In place density method AHD 221-71 or 222-71 may be used.
Section 4.02E	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Culverts - A special design drawing will be required for any drainage structure having a required end area of twenty (20) sq ft or more. Reinforced concrete drainage structure shall be constructed in accordance with standard drawings and specifications approved through the State Highway Department Alabama Department of Transportation (ALDOT) or some Concrete companies an approved concrete pipe manufacturer. All storm drainpipe within public rights-of-way shall be minimum reinforced Class III concrete pipe and arch pipe class and installation shall be in accordance with current specifications of the Alabama Highway Department Alabama Department of Transportation. Corrugated metal pipe and arch pipe culverts shall be fully coated with asphalt with a paved invert or fully coated with a polymeric coating. Gauge, corrugations and installation shall be in accordance with current specifications of the Alabama Highway Department. All storm drainpipes shall be a minimum of eighteen (18) inches diameter or equivalent.
Section 4.02J	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Storm Water Detention - Developments are required ·to construct storm water detention ponds or other approved types of detention devices to manage the greater water quantity and velocities development creates. The developer shall submit detailed

Paragraph	Date	Amendment
		engineering plans to the Town Engineer including historical runoff, developed runoff, detention pond details, method of discharge, and other information as required for review. In rural areas, every effort shall be made to manage stormwater in the most natural way. Although stormwater detention ponds are allowed, developers should use alternative methods such as infiltration basins, enhancement of onsite wetlands or low level berming to use open space as large shallow detention basins. The developer shall also include the method of maintenance for the detention pond after the development is completed. All development shall comply with the latest Alabama Department of Environmental Management (ADEM) requirements for water quality and construction stormwater.
Section 4.02K	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Whenever the area to be disturbed comprises more than one acre, a copy of the Erosion Control Plan and ADEM permit approval shall be filed with the Town a minimum of thirty days prior to beginning any land disturbing activity. The Town shall issue an erosion control permit if disturbed area is less than one (1) acre.
Section 4.05B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. The platting of lots for building purposes will not be allowed in any flood plain FEMA Special Flood Hazard Area (SFHA) or local floodplain area not in FEMA SFHA. Areas subject to periodic flooding or excessive flows or surface runoff will not be acceptable for development unless the subdivider makes necessary provisions to eliminate such flooding.
Section 4.05C4	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. No street pavement shall shed surface runoff water on to any lot. Streets must have adequate drainage system (curb and/or gutter, ditch, etc.) to prevent surface runoff directly on to any lot.
Section 4.07B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. The number, location, and spacing of fire hydrants shall be in accord with the recommendations of the Town Engineer and Fire Chief.

Paragraph	Date	Amendment
Section 4.07E	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. No street pavement shall shed surface runoff water on to any lot. Streets must have adequate drainage system (curb and/or gutter, ditch, etc.) to prevent surface runoff directly on to any lot.
Section 4.07G	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Backfill for utilities crossing proposed roadway section shall conform to the Alabama Highway Department of Transportation Standard Specifications for Highway Construction and Bridges in force at the time of installation.
Section 4.07I	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. All open cuts, under existing pavement shall be back filled with compacted stone. The stone used must be a type approved by the Town Engineer or his authorized agent for this purpose. A permanent pavement patch shall be approved and constructed as directed by the Town Engineer. Construct in accordance with the typical repair section in the appendix.
Section 4.08A	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Traffic Control and Sign Construction - All necessary signing for construction areas will be the responsibility of the Developer. Traffic control devised shall conform to the latest edition of the Alabama Manual on Unifom1 Traffic Control Devises Manual on Uniform Traffic Control Devices for Streets and Highways.
Section 4.08B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Regulatory, Warning, and Miscellaneous Signs - The developer will be responsible for the placement of proper signing of new streets or roads. A signage plan shall be submitted to the Town Engineer for approval. Regulatory and Warning Signs shall be in accordance with Alabama Manual on Uniform Traffic Control Devices the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways.

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Paragraph	Date	Amendment
Section 4.09A	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. Notification of Work - It shall be the duty and responsibility of the developer or contractor to give notification to the Town Engineer or his authorized agent twenty-four (24) forty-eight (48) hours prior to starting each phase of construction. Notify the Town Engineer or his authorized agent the day work is resumed after a delay for any reason. This includes all phases construction, clearing, grading, drainage, gutters, inlets, base, surfacing and any work that pertains to the street, road or development. Failure to notify as specified may be grounds for nonacceptance.
Section 4.09B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Subgrade and base minimum density testing shall be one test representative test of each compacted layer of fill not exceeding eight (8) inches (loose measurement) height per 1000 linear feet of each street or road or portion itself. Additional tests may be required by the Town Engineer or his authorized agent.
Section 4.10F	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. A private road may be constructed rather than a public road. This road will also be required to meet minimum standards as defined by the Town Engineer. These standards include the minimum requirements of ALDOT County Road Design Policy, as applicable, based on average daily traffic and thirty feet (30') fifty feet (50′) of right-of-way, six-inch (6″) compacted stone base, fourteen feet-(14') twenty feet (20′) of roadway, three foot (3') shoulder, and two foot (2′) clear zone. The road may remain unpaved given the provision of a smooth gravel surface. The design speed for a private road shall be 20 mph with a maximum grade of twelve (12%) percent.

ARTICLE V REQUIRED IMPROVEMENTS, BOND

Section 5:01 Improvements

Prior to the approval of the final plat the subdivider shall have installed or constructed the required improvements, or posted bond as provided for in this article.

Section 5:02 Performance Bond and Surety: Amount and Release

a. In the event the Planning Commission may consider that the requirements set out in Article V, Section 5:01 need not immediately be met by the subdivider, the requirements may be modified by the execution of a bond agreement with the subdivider. Such agreement shall state that the remaining improvements be installed and constructed within a specified length of time as determined by the Planning Commission and/or the Town Engineer. All grubbing, clearing, grading, and storm drainage structures shall be constructed prior to execution of said agreement. A bond shall be required to ensure the fulfillment of such agreement and shall be by irrevocable letter of credit or bond made by a surety company authorized to do business in the State of Alabama. All forms of surety shall have an automatic annual renewal clause and shall only be released by a letter over the mayor's signature validating completion of all work covered under said surety agreement and shall be subject to the administrative procedures established by the Planning Commission and the Town of Harpersville.

b. A bond amount shall be set at one hundred fifty percent (150%) of the estimated cost of the improvements, unless it is for wearing surface/sealcoat, which shall be set at two hundred percent (200%) of the estimated cost. A schedule of estimated costs for all items to be bonded shall be submitted by a registered engineer for review by the Town Engineer. This schedule shall clearly describe the items, quantities, unit cost and total cost of the remaining improvements. All bonds shall have an automatic annual renewal clause and shall only be released by a letter over the mayor's signature validating completion of all work covered under said bond.

c. Developers wishing to use an irrevocable letter of credit shall secure it from a commercial banking institution located in Shelby, Talladega, or Jefferson Counties. The conditions for accepting a letter of credit and subsequent administrative procedures, shall be established by the Planning Commission and the Town of Harpersville. All letters of credit shall have an automatic annual renewal clause and shall only be released by a letter over the Mayor's signature validating completion of all work covered under said letter of credit.

Section 5:03 Maintenance Bond

. The Planning Commission shall secure from all developers a Maintenance Bond equal to 10% the total cost of construction to guarantee the maintenance and performance of the construction and installation improvements for a period of one (1) year to commence upon filing the record plat. The Maintenance Bond shall be released at the end of year one pending inspection by the Town Engineer and a letter of release over the Mayor's signature.

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REVISIONS AND AMENDMENTS FOR ARTICLE V – REQUIRED IMPROVEMENTS, BOND

Paragraph	Date	Amendment
Section 5.02	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. **Performance Bond and Surety: Amount and Release**
Section 5.02A	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. In the event the Planning Commission may consider that the requirements set out in Article V, Section 5:01 need not immediately be met by the subdivider, the requirements may be modified by the execution of a bond agreement with the subdivider. Such agreement shall state that the remaining improvements be installed and constructed within a specified length of time as determined by the Planning Commission and/or the Town Engineer. All grubbing, clearing, grading, and storm drainage structures shall be constructed prior to execution of said agreement. A bond shall be required to ensure the fulfillment of such agreement and shall be by cash, certified or cashier's check, certificate of deposit, irrevocable letter of credit or bond made by a surety company authorized to do business in the State of Alabama. All forms of surety shall have an automatic annual renewal clause and shall only be released by a letter over the mayor's signature validating completion of all work covered under said surety agreement The applicant shall not be released from said bond except by a release in writing from the Town and shall be subject to the administrative procedures established by the Planning Commission and the Town of Harpersville.
Section 5.02B	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. A bond amount shall be set at one hundred fifty percent (150%) one hundred twenty-five percent (125%) of the estimated cost of the improvements, unless it is for wearing surface/sealcoat, which shall be set at two hundred percent (200%) of the estimated cost. A schedule of estimated costs for all items to be bonded shall be submitted by a registered engineer for review by the Town Engineer. This schedule

		shall clearly describe the items, quantities, unit cost and total cost of the remaining improvements. All bonds shall have an automatic annual renewal clause and shall only be released by a letter over the mayor's signature validating completion of all work covered under said bond.
Section 5.02C	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Developers wishing to use an irrevocable letter of credit shall secure it from a commercial banking institution located in Shelby, Talladega, or Jefferson Counties. The conditions for accepting a letter of credit and subsequent administrative procedures, shall be established by the Planning Commission and the Town of Harpersville. All letters of credit shall have an automatic annual renewal clause and shall only be released by a letter over the Mayor's signature validating completion of all work covered under said letter of credit.
Section 5.03	August 15, 2022	**P & Z Board amended;** Inserted the print that is Green. Deleted the print that is Red. The Planning Commission shall secure from all developers a statement Maintenance Bond equal to 10% the total cost of construction to guarantee the maintenance and performance of the construction and installation improvements in which-said developer shall agree to maintain all improvements for a period of one (1) year to commence upon filing the record plat. The Maintenance Bond shall be released at the end of year one pending inspection by the Town Engineer and a letter of release over the Mayor's signature after the acceptance of such improvements by the Town of Harpersville. Maintenance Bonding as referred to in section 4:01 (f) shall be required prior to recording of the final plat in the· Shelby County Probate Office.

ARTICLE VI. VARIANCES

Section 6:01 Modifications, Variances and Waivers

If it is determined that strict compliance with these regulations should result in extraordinary hardship to the subdivider due to unusual topography or conditions beyond the control of the subdivided, then the Planning Commission except as provide in Article IV, may modify, vary or waive such requirements provided that such modification, variance or waiver will not tend to injure or place the public health safety or welfare in jeopardy nor nullify the stated or implied intent or purpose of these regulations and provided further that such modification, variance or waiver and the reason therefore shall be entered upon the minutes of the planning commission.

Section 6:02 Conditions of, and Applications for Variances

(a) In granting modifications, variances or waivers, the Planning Commission may attach such other reasonable conditions if in its judgment the conditions justify such modification variances and waivers and still maintain substantially the objectives of these regulations.

(b) Each and every modification, variance or waiver of these regulations sought by a subdivider sha11 be specially applied for, in the numerical order of these regulations, in writing by the subdivider and submitted to the planning commission. Any condition shown on the preliminary c" final p1at (or on engineering plans or data called for by Article II, Section 2:05 which would require a modification, variance, or waiver) shall constitute a ground for disapproval of the preliminary or final plat unless such special application for a modification, variance or waiver is made.