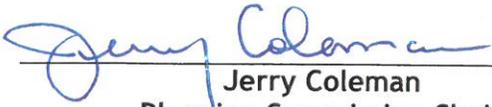


City of Dothan

Subdivision Regulations



Pursuant to the authority granted by Ala. Code 1975, Section 11-52-31 subsections (a) & (c), these regulations were duly adopted by the City of Dothan Planning Commission following a public hearing on July 19, 2017 and advertised as required by law. Portions of these regulations were revised, June 20, 2018. A copy of these regulations have been certified to the Probate Judges of Houston, Henry and Dale Counties.


Jerry Coleman
Planning Commission Chair


Todd L. McDonald, AICP
Planning Director

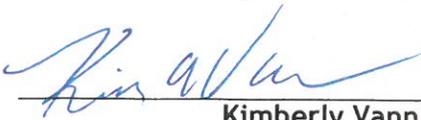

Kimberly Vann
Planning Commission Secretary

TABLE OF CONTENTS

Article I. In General

Sec. 90-1. Authority of Chapter	5
Sec. 90-2. Purpose of Chapter	5
Sec. 90-3. Extraterritorial planning jurisdiction; submitting plat required	5
Sec. 90-4. Conditions for recording plats and for utility installations	6
Sec. 90-5. Penalty for violation of chapter	6
Sec. 90-6. Definitions	6
Sec. 90-7. Minor subdivisions	10
Sec. 90-8. Planned unit development	12
Sec. 90-9. Private road subdivisions	12
Sec. 90-10. Other subdivision actions	14

Article II. Plats

Division 1. Generally

Sec. 90-41. Platting authority	15
Sec. 90-42. Pre-application review	15

Division 2. Preliminary Plat

Sec. 90-76. Procedure for approval.....	15
Sec. 90-77. Specifications.....	17

Division 3. Final Plat

Sec. 90-101. Procedures for approval	20
Sec. 90-102. Final plat specifications and requirements	21
Sec. 90-103. Approval	26
Sec. 90-104. Recording	26
Sec. 90-105. Subdivisions on public thoroughfares	27

Article III. Design Requirements and Minimum Standards

Sec. 90-136. General requirements.....	29
Sec. 90-137. Requirements for streets and other rights-of-way.....	29
Sec. 90-138. Right-of-way or easement width requirements	34
Sec. 90-139. Street design requirements	35
Sec. 90-140. Design standards for blocks & lots.	36
Sec. 90-141. Sidewalks	37
Sec. 90-142. Stormwater Plan.....	37
Sec. 90-143. Street Address Standards.....	40

Article IV. Required Improvements

Division 1. Generally

Sec. 90-171. Flood hazard areas	43
Sec. 90-172. Monuments	43

TABLE OF CONTENTS (Cont.)

Division 2. Administrative Procedures

Sec. 90-196. Approval of Improvements 43
Sec. 90-197. Deviations..... 45

Division 3. Construction Plans and Specifications

Sec. 90-220. Construction Procedures..... 45
Sec. 90-221. Grades, horizontal curves, vertical curves, tangents, and sight distances. 47
Sec. 90-222. Basic construction requirements for all classes of streets 47
Sec. 90-223. Roadway surfacing and paving..... 49
Sec. 90-224. Installation of utilities 52
Sec. 90-225. Street Signs..... 53
Sec. 90-226. Public sites and open space 53

Article I. In General

Sec. 90-1. Authority and delegation

The subdivision regulations set out in this chapter are promulgated under the authority granted by Code of Ala. 1975, § 11-52-1 et seq.

- (a) Delegation of Powers to Planning Commission. The Planning Commission is vested with the authority to review, approve, conditionally approve, and disapprove preliminary plats of major subdivisions, and to grant variances from the requirements of this ordinance as specified herein.
- (b) Delegation of Powers to Planning Director. The Planning Director is vested with the authority to review, approve, conditionally approve or disapprove final plats of minor subdivisions and minor re-subdivisions, lot combination plats, lot line adjustments, dedication plats, construction plans and final plats of major subdivisions when preliminary plat approval has been obtained from the Planning Commission. The Planning Director shall also be authorized to review minor subdivisions, major subdivisions and major re-subdivisions for conformity to the requirements of this ordinance, and to make reports and recommendations to the Planning Commission on major subdivisions and major re-subdivisions, and to administer, interpret, and enforce the provisions of this ordinance.
- (c) Delegation of Powers to Public Works Director. Public Works Director is vested with the authority to require and approve land development improvements and to require improvement guarantees for public and private improvements as specified in these regulations, and the City of Dothan Subdivision Specifications and Standard Details.

Sec. 90-2. Purpose

It is declared to be the policy of the Planning Commission to consider land subdivision, both residential and commercial, public and private, as a part of the plan for the orderly, efficient and economical development of the city. This means, among other things, that land to be subdivided shall be of such character, that it can be used for building purposes without danger to health and safety; that in areas contiguous to brooks, rivers or other bodies of water subject to flooding, proper provisions shall be made for protective flood control measures and that provisions shall be made to prevent adverse effects of flooding on adjacent properties; that proper provision shall be made for water supply, surface drainage and sanitary sewerage; that the proposed streets shall be in harmony with existing or proposed principal thoroughfares shown in such sections of the city plan as may be in existence from time to time, especially in regard to safe intersections with such thoroughfares, and so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs; that in places deemed proper by the Planning Commission, open spaces for parks and playgrounds shall be shown on the subdivision plan; that adequate access to properties for firefighting apparatus shall be provided; that adequate light and air shall be afforded to all properties; and that the completed subdivision shall accomplish the development of the city plan as may be in existence from time to time.

Sec. 90-3. Extraterritorial planning jurisdiction; submitting plat required

The regulations set out in this chapter shall govern all subdivisions of land, as the term "subdivisions" is defined in Section 90-6, within the corporate limits and extraterritorial planning jurisdiction of the city as now or hereafter established by the board of commissioners. Any owner of land within this area wishing to subdivide land shall submit to the Planning Commission a plat of the subdivision according to the procedure outlined in Article II of this chapter, which plat shall conform to the minimum requirements set forth in Article III of this chapter. Improvements shall be installed meeting the standards contained in Article III and installed meeting the requirement in Article IV. Improvements in a special flood hazard area (SFHA) shall also be installed as required by Section 90-171.

Sec. 90-4. Conditions for recording plats and for utility installations

- (a) No plat or plan of a subdivision of land into two (2) or more lots located within the planning jurisdiction region shall be admitted to the land records of the county or received or recorded by the Judge of Probate of the appropriate county until such plat or plan has received final approval in writing by the Planning Commission.
- (b) No board, public officer or authority shall light any road, lay or authorize the laying of water mains or sewers, construct or authorize the construction of other facilities or utilities in any road located within the planning area unless such road shall have been accepted or opened, or shall have otherwise received the legal status of a public or private road prior to the adoption of the ordinance from which this chapter is derived, or unless such road corresponds in its location and lines to a road shown on a subdivision plat approved by the Planning Commission or on a road plan made and adopted by the Planning Commission.

Sec. 90-5. Penalty for violation

Any person violating any provision of this chapter shall be subject to punishment as provided in Section 1-4 of the Code of Ordinances, City of Dothan, Alabama. The city may enjoin such transfers, sales or agreements by action for injunction brought in any court of equal jurisdiction, or may recover the same penalty by a civil action in any court of competent jurisdiction.

Sec. 90-6. Definitions

- (a) General. Except as otherwise provided in this section, all words shall have the customary dictionary meaning. The word "lot" includes "plot" or "parcel." The word "building" includes "structure." The word "used" or "occupied," as applied to any land or buildings, shall be construed to include the words "intended, arranged or designed to be used or occupied."
- (b) *Specific definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Access means the provision for the immediate ingress and egress of vehicles from an abutting property to an adjacent street.

Access easements means the provision for ingress and egress of vehicles from a public right-of-way to abutting private property.

Alley means any public right-of-way designated primarily for vehicular access to the back or side of buildings or lots otherwise abutting on a street.

Block means a parcel of land entirely surrounded by public highways or streets, other than alleys.

Base flood (regulatory flood, Special Flood Hazard Area, SFHA) means the flood that has a one percent (1%) chance of being equaled or exceeded in any given year; also known as a one-hundred (100)-year flood or one percent (1%) annual chance flood.

Base flood elevation (BFE) is the water surface elevation of the base flood or 1% annual chance flood.

CAP means the Capacity Assurance Program per Administrative Order on Consent No. CWA-04-2012-4780 and as approved by the Environmental Protection Agency (“EPA”).

Central sewer system means all equipment and property involved in the operation of a sanitary sewer utility, including wastewater lines and appurtenances, pumping stations, treatment works, disposal facilities, and general property necessary for the operation of such utility, which shall be fully installed, operable and providing service in compliance with applicable state laws and regulations.

Central water system means all of the equipment and property involved in the operation of a water utility, including water lines and appurtenances, pumping stations, treatment plants and general property relating to such utility, which shall be fully installed, operable and providing service in compliance with applicable state laws and regulations.

Commission means the City of Dothan Planning Commission.

Cul-de-sac means a local street having one end open to vehicular traffic and the other end permanently closed with a vehicular turnaround [see 90-137(e) and 90-138(f)].

Curb or curb-line means the outside vertical face of a masonry curb, the centerline of a valley gutter or the edge of the pavement where no curb or gutter exists.

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

Easement means a grant by a property owner of the use of land for a specific purpose or purposes, by the general public, a corporation or a certain person.

Engineer means a professional engineer registered by the Alabama State Board of Registration for professional engineers and surveyors.

Flag lot means a lot that has access to a public right-of-way by means of a narrow strip of land.

FEMA means the Federal Emergency Management Agency.

FIRM means the Flood Insurance Rate Map.

Flood means a temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

Flood frequency means the statistically determined average for how often a specific flood level or discharge may be equaled or exceeded.

Floodplain means any normally dry land area that is susceptible to being inundated by water from any natural source. This area is usually low land adjacent to a river, stream, watercourse, ocean or lake. Floodplain can also be defined as the area comprised of the floodway and the floodway fringe. The regulatory floodplain is also known as the FEMA designated SFHA.

Floodway means the channel of a watercourse and portions of the adjoining floodplain which are reasonably required to carry and discharge the regulatory flood and is part of the FEMA designated SFHA.

Floodway fringe means the area adjoining a watercourse which, although not lying within a floodway, has been or may hereafter be inundated with water during the regulatory flood (a part of the FEMA designated SFHA).

Frontage means the distance for which the front boundary line of a lot and the public or private right-of-way are coincident.

Lot means a parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as a distinct and separate tract, and which is identified by a tract or lot number or symbol and which has been properly filed for record.

Plat, amended means a previously recorded plat that is changed to resolve a technical error.

Plat, final means the map or plan or record of all or a portion of a subdivision, and any accompanying materials presented for final approval and recording as required by these regulations.

Plat, minor subdivision means the division of land into six (6) parcels or less with no public improvements.

Plat, preliminary means a tentative drawing or map of a proposed subdivision. A preliminary plat is the basis for the approval or disapproval of the general layout of a land subdivision.

Plat, subdivision means the division of a lot, parcel or tract of land into two (2) or more lots, sites or other divisions of land, in addition to the parent parcel, whether described by metes and bounds or by any other description, for the purpose, whether immediate or future, of sale or building development for both residential and commercial land, both public and private. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Plat, replat (resubdivision) means changing all or part of an existing recorded subdivision design, drainage plan, number of lots and/or street design.

Plat, replat (resurvey) means a map which changes the location of an internal boundary line between adjacent lots but that does not result in additional lots.

Planning Director. Director for the City of Dothan Planning and Development Department or his designated representative.

Public Works Director. Director for the City of Dothan Public Works Department or his designated representative.

Reach means a hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the flood hazard area where flood heights are influenced by a manmade or natural obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would typically constitute a reach.

Regional commission means the Southeast Alabama Regional Planning and Development Commission.

Reservation of sewer capacity per CAP means the capacity within the WCTS reserved, for a limited time, to convey flow from a specific connection.

Sewer flow means the rate of sewage discharged into the WCTS.

Sewer capacity means the maximum flow that can be conveyed in the WCTS within the parameters set forth in the CAP.

Special flood hazard area (SFHA) means the area subject to flooding by the base flood or 1% annual chance flood and is designated and regulated by FEMA.

Street means a thoroughfare which affords traffic circulation and principal means of access to abutting property, including avenues, places, ways, courts, circles, parkways, drives, lanes, boulevards, highways, roads and any other thoroughfare, except an alley. A public street is a thoroughfare accepted by dedication or otherwise by a governing body. A *private street* means a street not accepted for maintenance by the city or any street designated as a private street upon a recorded plat.

Street, complete means streets designed and operated to enable safe access for all users, including pedestrians, bicyclists and motorists of all ages and abilities.

Street, frontage means a street that is parallel and adjacent to a major street that provides access to abutting properties but is protected from heavy through traffic.

Street, Local means a road used primarily for direct access to residential, commercial, industrial, or other abutting property. They do not include roadways carrying through traffic. Long local roadways will generally be divided into short sections by collector roadway systems (Added 6/20/18).

Street, Subdivision local means a local street, but within a subdivision. Roads serving equal to or less than fifty (50) lots or have a projected vehicle volume less than 500 vehicles/day, as determined by the Institute of Transportation Engineer's Trip Generation Manual, are consider subdivision local streets (Added 6/20/18).

Street, Subdivision Collector means a road that primarily serves to collect and distribute traffic between subdivision local streets and local, collector, and arterial roadways. A road is considered a subdivision collector if it serves greater than fifty

(50) lots or has a projected vehicle volume greater than 500 vehicles/day as determined by the Institute of Transportation Engineer's Trip Generation Manual. When determining the number of lots served, this includes lots directly abutting the roadway as well as all lots connected via subdivision local streets (Added 6/20/18).

Street, major arterial means that part of the roadway system serving as the principal network for through traffic flow. The routes connect areas of principal traffic generation and important rural highways entering the city.

Subdivider or applicant means any individual or any other legal entity commencing proceedings under this chapter to effect a subdivision of land under this chapter for himself or for another.

Surveyor means a land surveyor registered in the State of Alabama by the Board of Registration for professional engineers and land surveyors.

Unit means one (1) structure.

WCTS means the city of Dothan wastewater collection and transmission system.

Cross references: Definitions generally, § 1-2.

Sec. 90-7. Minor subdivisions

Minor subdivisions of land shall be reviewed and approved pursuant to the submittal requirements for a final plat or as modified by the Planning Director.

- (a) **Preapplication Conference.** A preapplication conference is required prior to acceptance of any application for a minor subdivision. This conference will review all documents and maps pertinent to the proposed development. It is suggested that applicants schedule an appointment to ensure staff availability.
- (b) **Official Application and Fee.** An application for a minor subdivision shall include eight (8) copies of the maps and documents meeting the stipulated requirements along with a completed application and one-hundred dollar (\$100.00) filing fee, plus the actual cost of advertising and legal notice which shall not be refunded.
- (c) **Notice.** Upon acceptance of a complete application, notice will be sent by certified mail to the owner(s) of record according to records of the county tax assessor of all abutting property. The notice shall state the purpose of the review and indicate that the plat is on file for public review at the Department of Planning and Development office for fourteen (14) calendar days during normal business hours. Failure of any owner to receive notice shall not invalidate the application.
- (d) **Administrative Review.** The application shall be reviewed according to the following criteria:
 1. The proposed subdivision contains no more than six (6) lots or a reduction of the number of lots in an existing subdivision whether for residential or commercial purposes, not requiring any public improvements for utilities, storm drainage or roadways;
 2. Whether the proposed land division is consistent with any policies of any plan or program of the city adopted under the general guidance of the city plan;

3. Whether the proposed land division is consistent with the general development patterns of the area, so that it will not unduly or adversely affect current and future planned development opportunities on adjacent land;
4. All parcels are in conformance with any zoning regulations applicable to the subject property;
5. All proposed lots will have adequate water and wastewater if available from existing facilities. Sanitary sewer capacity shall be verified by the City of Dothan before approval of any subdivision will be granted. The City of Dothan makes no representation that any lot eligible for approval by the Alabama Department of Public Health for a septic tank will be approved;
6. All lots must front or have access (via a legal document) to a dedicated public right-of-way or private street acceptable to the Planning Director;
7. The proposed subdivision does not involve the dedication of existing or new streets, right-of-way or public drainage easements;
8. Proposed minor subdivisions lying within one-thousand-three-hundred-twenty (1,320) feet from an existing public street intersection will be evaluated for the provision for future roads;
9. Joint access driveways may be required and designated on the plat by the Public Works Director in the interest of public safety;
10. All existing structures must be shown on the plat.
11. Flag lots:
 - a. Minimum width for flag lots for residential uses is sixty (60) feet. Less than sixty (60) feet may be approved on a case by case basis.
 - b. The distance to the building site from the nearest fire hydrant shall be no greater than five-hundred (500) feet or as otherwise approved by the Fire Marshal.
 - c. Where the building site is located greater than one-hundred (100) feet from the street, a driveway with a minimum width of twelve (12) feet shall be provided designed to support seventy-five thousand (75,000) pounds. This requirement may be waived by the Fire Marshal if the structure is sprinklered.
 - d. All subdivisions utilizing flag lots for access shall be recorded with an easement allowing ingress/egress for emergency and public utility vehicles. A note shall be placed on the face of the plat holding the city harmless from damage to roads, bridges, gates, fences, landscaping, etc.;
- (e) Required Revisions. Upon completion of the administrative review, the applicant will be notified of any deficiencies. The applicant must resubmit revised maps and documents within thirty (30) days for final review or the case will be void and the applicant must reapply for subdivision approval and pay the required fees.
- (f) Decision. Within thirty (30) days of the date of application or resubmittal, the applicant shall be notified of one of the following actions:

1. The application is approved and shall be processed for recording in accordance with Section 90-101 of these regulations.
 2. The application is not approved as submitted with deficiencies specifically noted.
- (g) Appeal. If the application is not approved, the applicant may appeal the decision to the Planning Commission by submitting a written request for appeal within thirty (30) days of the notification. An appeal to the Planning Commission shall be treated as an application for a Preliminary Plat according to these regulations.
- (h) Recording. Four (4) mylar plats of any approved replat, resubdivision or resurvey shall be recorded in the Office of the Judge of Probate of the appropriate county bearing the “recorded” stamp of the Office of the Judge of Probate being returned to the Planning Department prior to being effective or the issuance of any building permits.
1. Provide a digital copy utilizing the standard city layer name structure and AutoCAD or DXF format on electronic media.
 2. When submitting the plat to this office for the signatures of the Planning Commission Chair and the Public Works Director, all other signatures shall be affixed to the plat.
 3. All signatures shall be affixed to the plat before being recorded at the Office of the Judge of Probate of the appropriate county.

Sec. 90-8. Planned unit development

If a proposed planned unit development falls within the definition of a subdivision then it shall adhere to the regulations contained in this chapter or as otherwise acceptable to the Planning Commission and Public Works Director.

Sec. 90-9. Private road subdivisions

All design standards and requirements in these regulations shall apply. Private road subdivisions shall be subject to the same rules and standards as set forth in these regulations for subdivision with the following exceptions:

- (a) All subdivision streets and infrastructure shall be available to the public unless otherwise approved by the Planning Commission. Gated developments shall incorporate design for a vehicle turn-around.
- (b) A sign shall be placed at the entrance(s) to the subdivision stating “PRIVATE ROAD.” It is the responsibility of the developer(s) or owner(s) of the subdivision to maintain the sign.
- (c) All road and drainage improvements shall be constructed to the same standards normally required of a public road.
- (d) The private status of the subdivision shall be clearly stated on the recorded final plat and deed with a statement printed on them stating that the “STREETS AND DRAINAGE ARE NOT CITY MAINTAINED.” Streets must be labeled “private drive” in the final plat.

- (e) It shall be clearly stated in writing on each property deed that the roads, drainage structures and/or drainage ditches and easements shall be maintained by the developer and/or property owners. The procedure for accomplishing this shall be outlined in a document and submitted as part of the submittal materials and recorded in the Office of the Judge of Probate. The name and contact information of responsible parties shall be provided and noted on the plat.
- (f) If a private subdivision is recorded in the Office of the Judge of Probate and one-hundred percent (100%) of the property owners at some future date desire to eliminate the private subdivision and substitute in its place a city maintained subdivision, the owners must petition the Dothan Planning Commission for preliminary approval according to Section 90-76.
 - 1. If preliminary approval is granted, the owners shall submit engineering plans to the Planning Department for review by the Public Works Director including improvements and repairs that are required to existing infrastructure to bring the subdivision into compliance according to the Dothan Subdivision Regulations effective on the date of the petition and/or any repairs needed for the existing infrastructure.
 - 2. It shall be the responsibility of the owners to prepare and submit a revised final plat according to Article II, Division 3, of these regulations and record it in the office of the Judge of Probate for the appropriate county.
- (g) Should the owners of property in an existing public subdivision desire to create a private subdivision, one-hundred percent (100%) of the property owners shall consent in writing explicitly stating their understanding that conversion to private status carries liability and responsibility for the following:
 - 1. The owners shall make application to the Planning Commission to change a public subdivision to a private subdivision.
 - 2. Vacation of right-of-way. After approval by the Planning Commission and at their expense, the owners shall take any and all steps legally necessary to vacate the public right-of-way.
 - 3. Maintenance - The maintenance of all pavements, curbing, drainage structures, private utilities, conduits, easements and any other conveying structures integral to the street shall be recorded in a Homeowners Agreement and Covenants that details how maintenance responsibility will be assessed to the owners. The agreement shall also address but not be limited to:
 - a. Easements granted for all utilities, public or private.
 - b. Life safety - coordination with police, fire and rescue services to attain entry.
- (h) A subdivision will not be considered as a "Private Subdivision" if the proposed development prevents access or "land locks" adjoining property without providing access to said property through means approved by the Planning commission and the Public Works Director.

- (i) Only private subdivisions are allowed to have entrance gates which restrict public access if approved by the Planning Commission. Emergency vehicles and utilities personnel shall have access at all times.
- (j) The Fire Marshal must review and approve all plats containing private streets to ensure suitable access and turning capability is available along with the location of fire hydrants.
- (k) The following certification statement shall be added to the face of the plat along with any other required signature blocks before it is recorded:

Maintenance of the private street(s), private utilities, drainage structures, conduits, easements and any other conveying structures integral to the street and drainage system shown on this plat are intended to be the responsibility of the duly incorporated homeowners association. Public utilities shall remain the responsibility of the appropriate utility provider. A copy of the Homeowners Agreement shall be recorded in the county courthouse. (Note: This statement shall not serve as a substitute for any other statutory disclosure requirements.)

Owner(s)

- (l) A private development agreement between the owner and Dothan Utilities must be signed by the owner and approved by the board of commissioners.

Sec 90-10. Other subdivision actions

- (a) The replat (resubdivision) of an existing recorded lot or lots or the amendment of an existing recorded subdivision shall require the approval of the Planning Commission in accordance with Section 90-76 through 102 inclusive. The Planning Director may authorize the approval of replats or amended plats not creating additional lots to be approved in accordance with Section 90-101 through 90-102 inclusive.
- (b) The replat (resurvey) of a lot resulting in a change to a boundary line which does not create an additional lot may be approved in accordance with Section 90-101 through 90-102 inclusive.
- (c) For replat (resubdivision and resurvey) of existing subdivisions, all existing lots with changes to existing lot lines shall be reviewed by Dothan Utilities for any required utility relocations, additions or modifications to be accomplished by the owner at his expense. If the existing subdivision requires utility relocations, a set of construction plan is required showing all existing utility locations and proposed locations for the utility relocations.
- (d) For review purposes, all existing structures, as well as existing and proposed lot lines, shall be shown on the plat. Structures shall not be shown on the recorded Mylar copies.

Secs. 90-11 to 90-40. Reserved.

Article II. Plats

Division 1. Generally

Sec. 90-41. Platting authority; applicability of chapter

- (a) Unless otherwise designated, the city Planning Commission shall be the official platting authority.
- (b) The regulations contained in this chapter shall govern the subdivision of land in all areas allowed by state law.

Sec. 90-42. Preapplication review

Whenever the subdivision of a tract of land within the jurisdiction of the Planning Commission is proposed, the subdivider should consult early and informally with the Public Works Director and the Planning Director. The subdivider may submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. Sanitary sewer flows associated with the development shall be provided as early as possible to ensure that there is adequate capacity in the sewer system for the development. Should conditions warrant, the Planning Director may return the submitted sketch plans along with any pertinent comments to the subdivider indicating where the plans do not comply with the regulations set forth in this chapter. No fee shall be charged for the preapplication review, and no formal application shall be required.

Secs. 90-43 to 90-75. Reserved.

Division 2. Preliminary Plat

Sec. 90-76. Procedure for approval

It is the intent of the Planning Commission that the preliminary plat is to provide the total development area of a project. Prior to the cutting or grading of any street or the making of any street improvements or the installation of utilities, the subdivider shall submit to the Planning Commission a preliminary plat and construction plans of the proposed subdivision in accordance with the following procedure: (Note: The subdivider shall ensure compliance with the subdivision criteria of the state department of public health.)

- (a) *Application for preliminary plat approval.* The procedure for application for preliminary plat approval is as follows:
 1. Following the preapplication review of a proposed subdivision, the subdivider or its authorized agent, shall submit to the Planning Commission, in accordance with the submittal schedule as approved by the Planning Commission, an application for approval of a preliminary plat on a form provided by the city along with a fee of one-hundred dollar (\$100.00) filing fee, plus the actual cost of advertising and legal notice which shall not be refunded, a list of adjacent property owners, names and mailing addresses, eight (8) copies of the preliminary plat, one (1) digital copy in pdf or AutoCAD format, and other documents as specified in Section 90-77.

2. The subdivider shall post a sign on the property to be subdivided prior to the Planning Commission's review of the preliminary plat. The public notice sign must be erected and maintained at the applicant's expense not less than fourteen (14) calendar days prior to the date of the public hearing. The public notice sign must be placed on all street frontages for proper notification of adjacent property owners. The applicant will be responsible for making sure the sign is erected and conforms to specifications established by the planning commission. Tabled applications shall be required to post notice before being heard by the planning commission.
 3. Notice of the time and place of the hearing at which the proposed development shall be discussed shall be sent by certified mail to the address of the subdivider and all adjacent property owners not less than five (5) calendar days before the date of the hearing. It shall be the responsibility of the Planning Commission to send the notice.
- (b) *Review of preliminary plat.* The Planning Commission shall forward one (1) copy each to the Public Works Department, Traffic Engineering Department, Planning Department, and Fire Marshal and two (2) copies to the Utilities Department and other appropriate officials for review and retain one (1) copy for its records. All parties shall review the preliminary plat and submit written recommendations to the Planning Commission for action. Sanitary sewer capacity shall be verified at this point if not established previously at the pre-application phase. The Planning Commission shall hold a public hearing at which the recommendations of the reviewing parties will be presented.
- (c) *Preliminary approval.* Following the hearing on the preliminary plat and other related material, the Planning Commission may detail its approval by written report or by noting the conditions of such preliminary approval on four (4) copies of the preliminary plat with one (1) copy being returned to the subdivider, and one (1) copy to the office of the Public Works Director and one (1) copy to the Planning Commission. Approval of the preliminary plat shall constitute authorization to proceed with submission of construction plans for approval and shall constitute reservation of sewer capacity as specified in Sec. 90-76(d). Approval of a preliminary plat does not constitute approval of the final plat. It is, however, the intent of this article that a final plat which adheres to the conditions of approval for a preliminary plat will be approved in accordance with Section 101(c) (Subsection revised 6/20/18).
- (d) *Expiration time.* Preliminary approval, including reservation of sanitary sewer capacity shall be in effect 18 months from the date of the approval. Construction plans shall be submitted and approved within 12 months from the date of the approval. If construction plans have not been submitted and approved within 12 months and/or construction has not been completed within 18 months from the date of the approval, the applicant shall be required to submit a new application and the reservation of sanitary sewer capacity is no longer valid. The applicant may request an extension, to complete construction, of up to six months from the Public Works Director and Planning Director, which also constitutes a six month extension of the reservation of sewer capacity. Based on the complexity and size

of the proposed development, the Public Works Director and Planning Director may, upon written request, grant additional time beyond the maximum 24 month completion requirement. Any approval shall be at their discretion and shall include a proposed construction schedule for completion. New applications shall be required for any subdivision where no activity has occurred in 12 months and any previous reservation of sewer capacity shall be null and void (Subsection revised 6/20/18).

- (e) *Disapproval.* Following the hearing on the preliminary plat and other related material, the Planning Commission may find reasons detrimental to the public safety, health and general welfare, or in conflict with adopted plans of the Planning Commission which requires the disapproval of the preliminary plat. A statement of the reasons for disapproval shall be made on two (2) copies of the preliminary plat with one (1) copy being returned to the subdivider and one copy being added to the record of the Planning Commission. The applicant may reapply for preliminary plat approval in accordance with Section 90-76(a) (1).
- (f) *Automatic approval.* Failure of the Planning Commission to act on the preliminary plat within thirty (30) days after submission by the developer thereof, without due cause, shall be deemed to be approval of the plat and a certificate of preliminary approval shall be issued by the Planning Commission on demand; provided, however, that the subdivider may waive this requirement and consent to an extension of time.

Sec. 90-77. Specifications

- (a) *Name of Subdivision.* The name of the subdivision must have the approval of the Planning Commission. The name shall not duplicate nor closely approximate the name of an existing subdivision.
- (b) *Scale.* The preliminary plat shall be clearly and legibly drawn at a scale not smaller than two-hundred (200) feet to one (1) inch.
- (c) *Ground elevation.* The preliminary plat shall show ground elevations based on the datum plan of the NAVD 88. Contours at vertical intervals of not more than five (5) feet are required, unless specified by the Planning Commission. Verification of the existing land contour is essential. A centerline profile of the proposed streets will be required by the Public Works Director on construction plans.
- (d) *Information to be provided on preliminary plat.* The preliminary plat shall contain the following information:
 - 1. Name and address of owner of record and subdivider and name and registration number of surveyor, planner and/or engineer.
 - 2. Proposed name, acreage and location of the subdivision to the one-quarter ($\frac{1}{4}$) of a one-quarter ($\frac{1}{4}$) section, township and range, flood zone, zoning and/or proposed zoning, acreage and month and year of review in the title. Title shall be in the center or left side of the plat and shall state "A Preliminary Plat of _____".

3. Total number of lots and blocks and a table listing the square footage of each lot and any non-residential use proposed (commons area, stormwater detention, etc.).
4. North arrow and graphic scale and date.
5. Vicinity map showing location of the subdivision and north point.
6. Approximate boundary lines of the tract. The boundary of the subdivision should be the most solid bold line. The R-O-W should be the next boldest line. All lot lines shall be solid lines. Easements shall be dashed lines.
7. A list of names and mailing address for all adjacent property owners on all sides and across the street according to the official tax records of the appropriate county with the approximate acreages of the adjacent land.
8. Existing streets, utilities and easements on and adjacent to the tract, including the size and width of each. Detention ponds in residential subdivisions shall be labeled as a public drainage easement and shall also be labeled as a common area. In private subdivisions, detention ponds, all drainage structures and any associated easements shall be labeled as private drainage easements and shall not be maintained by the city.
9. Proposed layout including streets, alleys, sidewalks and associated easements, with both approximate dimensions and proposed street names; lot lines with approximate dimensions; land to be reserved or dedicated for public uses; and any land to be used for purposes other than single-family dwellings.
10. Blocks shall be represent by letters and lots shall be number sequentially in each block (the letters "I" and "O" shall be excluded).
11. Indication of zoning district boundaries. Such boundaries, if they exist, to be shown and dimensioned on the plan. Proposed lots shall conform to the minimum requirement of the zoning district in which they are located.
12. Proposed provisions for water supply, sewerage and drainage, detention areas and any associated easements, as required by the Public Works Director, Dothan Utilities and proposed by the design engineer. An overall conceptual drawing will be required for phased construction.
13. Minimum building front yard setback lines for the current or proposed zoning, which is subject to change in the future. A table with all applicable yard setback requirements shall also be provided.
14. Location of streams, lakes, swamps and land subject to flooding as determined from past history of flooding, and as delineated by available USGS, U.S. Army Corps of Engineers or other approved information.
15. The area designated as a Special Flood Hazard Area (SFHA) by FEMA as shown of the current Flood Insurance Rate Map as having a one percent (1%) annual chance flood hazard area and base flood elevation (BFE) associated with the SFHA shall be shown on the plat. All natural streams, lakes, wetlands and waterways through a development shall be part of an improved drainage

easement or an unimproved private drainage easement (denoted as common area “do not disturb” as determined by the Public Works Director in accordance with Section 90-142 (b).

16. Location of land dedicated for a neighborhood park or open space.
 17. Location of designated residential or commercial landscape buffers.
 18. Any other information that may be considered necessary by the Public Works Director for full and proper consideration of the proposed subdivision.
 19. A sanitary sewer plan meeting or exceeding the standards contained in Section 90-224 (a).
 20. Provide a general stormwater drainage plan including detention areas and easements for stormwater conveyance (Sub-subsection revised 6/20/18).
 21. Provide the average daily sanitary sewer flows for the entire development expressed in gallons per day (gpd) as well as anticipated peak flow rates in accordance with engineering standards for sanitary sewer design. Designs shall be signed and sealed by a registered professional engineer in the State of Alabama. No development shall be approved unless there is sufficient sanitary sewer capacity in the sanitary sewer system.
- (e) *Approval from the health department.* When City of Dothan sanitary sewer is not available, the county health department must be notified by the developer by letter of the intent to construct a subdivision with individual wells and/or septic tanks if applicable. A copy of this letter shall be submitted with the preliminary plat.
- (f) *Construction and approval of physical improvements.* The subdivider shall submit eight (8) copies of detailed construction plans, including a stormwater runoff siltation control plan (developments greater than one acre require a NPDES permit and if required a copy shall be provided) to the Department of Planning and Development for distribution to all reviewing agencies. No construction activity on the site shall commence without an approved grading plan and permit. Such plans shall be prepared by a professional engineer. After receiving approval of the preliminary plat by the Planning Commission and approval of construction plans by the Public Works Director, the subdivider may proceed to clear the land, grade the streets and install all improvements in accordance with the approved construction plans. Minor deviations may be made from the approved construction plans which do not alter the scope of the project and which are authorized by the design engineer and approved by the Public Works Director. Approval of construction by the Public Works Director in no way approves or sanctions any noncompliance with ADEM/EPA NPDES permitting regulations or any other state or federal laws, rules or regulations. Anytime there are discrepancies from the approved plans and the specifications/standard details for subdivisions in the City of Dothan, the specifications/standard details for subdivisions shall apply and override the approved plans unless plans are more stringent. See Section 90-220 to 90- 225 for Construction plan Specifications and Procedures.

- (g) Before the final plat is signed by the Chairman of the Planning Commission, all applicants shall be required to satisfactorily complete all improvements specified in the preliminary subdivision plat (approved construction plans) and to submit necessary offers of dedication for streets, easements, and land intended for public purposes. Satisfactory completion of improvements shall be certified by the Public Works Director or, where required by statute, by the County Engineer. Any land offered for dedication for any public purpose, and any improvements thereon, shall be free and clear of all liens and encumbrances. It is the sole responsibility of the developer to ensure that all plans utilized in construction are of the latest approved revision.
- (h) *Digital format.* A copy of the preliminary plat and construction plans shall be submitted to the city with the application in digital form in a .PDF, .JPEG or similar format on electronic media.

Sec. 90-78 to 90-100. Reserved.

Division 3. Final Plat

Sec. 90-101. Procedures for approval

After substantial completion of the physical development of the subdivision in accordance with Article IV of these regulations, the subdivider shall submit to the Department of Planning and Development a final plat in accordance with the following procedure:

- (a) *Application for final plat approval.* After the preliminary plat of a proposed subdivision has been given approval, the subdivider may within one (1) year or within such additional time as may be granted by the Planning Commission, submit to the Planning Department for review, the following:
 1. A completed Subdivision Application requesting review and approval of the final plat, including a listing of names and mailing addresses for all adjacent property owners on all sides and across the street according to the official tax records of the appropriate county.
 2. Eight (8) printed copies of the final plat and one (1) .PDF copy along with signed certifications and other documents as specified in Section 90-102.
 3. A fee of one-hundred dollars (\$100.00) which shall not be refunded.
- (b) Review of the final plat. The final plat shall be checked for conformance with the previously approved preliminary plat and approved construction plans and with conformance to these regulations.
- (c) Public hearing. No public hearing shall be required for a final plat provided if it is in substantial conformance with the approved preliminary plat, or in the case of a minor subdivision, concerns have not been raised, which in the opinion of the Planning Director, require a public hearing. If it is determined by the Planning Director that a public hearing is required, the applicant shall be responsible for the actual cost of advertising and legal notice which shall not be refunded.

- (d) Decision. Within thirty (30) days of the date of application, the Planning Director shall notify the applicant in writing of one (1) of the following actions:
 - 1. The application is approved in compliance with these regulations.
 - 2. The application is approved conditionally subject to comments and conditions of city staff.
 - 3. If the application is found not to be substantially in conformance with the previously approved preliminary plat, the application shall be scheduled for public hearing at the next available regularly scheduled Planning Commission meeting. Notice of the time and place shall be sent by certified mail to the address of the subdivider and adjacent property owners as required for preliminary plats as stipulated in Section 90-76(a)(1). Notice shall be sent not less than fourteen (14) calendar days before the meeting. Any costs for sending the notice shall be the responsibility of the applicant.
- (e) Recording. Any approved final plat shall have all required signatures before being recorded in the Office of the Probate Judge of the appropriate county.
- (f) Automatic approval. Failure to act on the final plat within thirty (30) days after submission by the developer thereof shall be deemed to be approved and a certificate of final approval shall be issued by the Planning Commission on demand; provided, however, that the subdivider may waive this subsection and consent to an extension of time.

Sec. 90-102. Final plat specifications and requirements

- (a) *Digital format.* The final plat shall also be submitted to the city in digital form utilizing the standard city layer name structure in AutoCAD or .DXF format on electronic media.
- (b) *Conformance with the preliminary plat.* The final plat shall conform to the conditions of the approved preliminary plat.
- (c) *Original tracing specifications.* The final plat shall be clearly and legibly drawn on any acceptable synthetic tracing material. The scale shall be a minimum of one-hundred (100) feet to an inch on a sheet size of twenty-four (24) inches by thirty-six (36) inches. If the complete plat cannot be shown on one (1) sheet of this size, it may be shown on more than one (1) sheet with an index map at a reduced scale.
- (d) *Bond required.* A maintenance surety is required before the final plat will be signed. This surety is required for twenty-five percent (25%) of the total cost of all improvements in the development. The design engineer shall provide a cost schedule for these items. A two (2)-year maintenance warranty on these items is also required. The developer must provide a letter agreeing to maintain these items for two (2) years from the day the final plat is signed or when all punch list items are corrected and the city has inspected and accepted the work, whichever is later.
- (e) *Design Engineer's Certification required.* A Design Engineer's Certification of completion must be submitted and the final inspection completed or a cash

performance and two (2) year maintenance bond must be provided before the final plat will be signed.

- (f) *As-Built Engineering Drawings required.* Certified as-built engineering drawings for both residential and commercial developments (water, sanitary sewer and electrical for private commercial subdivisions) must be submitted. As-built plans shall be submitted in AutoCAD or .DXF format on electronic media. Once compaction test reports, water/sewer test reports, and paving density test reports have been received, the City of Dothan Public Works Department requires the submission of the following for update of the GIS system prior to having the final plat or replat signed:
1. Provide one (1) digital drawing titled “(name of project) as constructed” in state plane coordinates with:
 - a. A circle with the sanitary sewer lateral length and depth, plus a distance to the downstream sanitary sewer manhole for all sanitary sewer laterals. All of this information should be on one layer named “ss_lats”.
 - b. Symbols in the drawing for all sanitary sewer structures. All structures will have a description, northing and easting coordinates, elevation of top, depth and direction of inverts, line sizes and type of material used for the lines. All of the structures and text shall be on layers named “ss_structures” and “ss_text”, respectively.
 - c. Symbols in the drawing for all storm drainage structures. All structures will have a detailed (i.e.: Type II inlet, slope paved headwall, etc.) description, northing and easting coordinates, elevation of top, depth and direction of inverts, line sizes and type of material used for the lines. All of the structures and text shall be on layers named “d_structures” and “d_text”, respectively.
 - d. Symbols in the drawing for all water structures. All structures will have a description and northing and easting coordinates. All fire hydrants will be located with a point on the side of the fire hydrant closest to the roadway. Only water valves and water manholes need elevation listed. All of the structures and text shall be on layers named “w_structures” and “w_text”, respectively.
 - e. The edge of pavement and/or back of curb on a layer named “eop” or “curb”, respectively.
 - f. A complete topographic survey with volume calculations for all detention ponds in the subdivision including all outlet structure as-built information.
 - g. All easements and descriptions on a layer named “easements”.
 2. After the information submitted on the as-constructed drawing is deemed correct by Engineering Services and the as-constructed drawing is approved, a digital drawing referenced to state plane coordinates of the final plat or replat will be required. This drawing will be named “(name of project) final plat”.

- (g) *HOA & Condominium Association Agreements required.* A copy of the stamped recorded Home Owners Association and Condominium Association Agreements providing for maintenance of any common element and/or area shown on the final plat shall be provided to the Planning & Development Department.
- (h) *Additional specifications.* The final plat shall contain the following information:
1. Name and address of owner of record and subdivider and name and registration number of surveyor or engineer.
 2. North arrow, subdivision acreage, graphic scale and date.
 3. Vicinity map showing location and north point of the subdivision.
 4. Location of streams, lakes, and swamps and land subject to flooding.
 5. Names and addresses of owners of record of all adjoining land.
 6. Bearing and distance to permanent points on the nearest existing street or benchmark or other permanent monuments. The plat shall show the location of the subdivision in relation to the U.S. government land survey by distances and bearing to a line and corner of a one-quarter ($\frac{1}{4}$) section or one-quarter ($\frac{1}{4}$) of a one-quarter ($\frac{1}{4}$) section. Local tie for horizontal and vertical control must be made to two (2) or more monuments in the state horizontal and vertical control monumentation system which is based on NAD 83 and NAVD 88 datums.
 7. Municipal and county lines shall be shown and accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 8. Designation of land to be dedicated for a neighborhood park or open space area and designation of any commonly owned property.
 9. Location of designated landscape buffers. Generally, landscape buffers shall not be part of utility, drainage or any other easement. However, on a case by case basis, the Planning, Dothan Utilities and Public Works Director's may consider allowing a portion of any required buffer to be located within an easement (Sub-subsection revised 6/20/18).
 10. Exact boundary lines of the tract, determined by a field survey, giving distances to the nearest one/one-hundredth ($\frac{1}{100}$) foot and angles to the nearest second, shall be balanced and closed with an apparent error of closure not to exceed one (1) in ten-thousand (10,000) feet.
 11. Name of subdivision, exact locations, width, and names of all streets and alleys within and immediately adjoining the new subdivision shall be shown on the plat.
 12. Street rights-of-way shall show all curvature information including central angle, tangent length, radius length and chord length and bearing. Lot lines along street rights-of-way shall show a minimum of chord length and bearing and radius length for each curved section and the length and bearing for each straight section. Supply the length and bearing across each road right-of-way

that crosses the boundary of the subdivision. Any road with varying right-of-way width shall have distances shown from the center line of the existing road to the right-of-way lines on both sides of the road at both ends of the development.

13. Lot lines shall be shown with dimensions to the nearest one/one-hundredth (1/100) foot and bearings to the nearest second.
 14. Lots shall be numbered by numerical order and blocks lettered alphabetically (excluding the letters "I" and "O").
 15. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for the public or private use shall be shown on the plat.
 16. Accurate location, material and description of monuments and markers shall be described on the plat.
 17. Minimum building front yard setback lines for the current zoning shall be shown for all street frontages. The remaining setback lines per current zoning shall be listed in a table or list.
 18. Zoning designations with zoning boundaries clearly shown. Show zoning for all adjacent properties.
 19. Title shall be in the center or left side of the plat and shall state "A Final Plat of _____". Name and location of the subdivision to the one-quarter (1/4) of a one-quarter (1/4) section, township and range, flood zone, acreage and month and year of review in the title.
- (i) *Surveyor's certification.* A signed certification by a registered land surveyor certifying to the accuracy of the survey and the plat shall be placed on the final plat as follows:

"I certify that this plat is a correct representation of the land subdivided and has been prepared in conformity with the minimum standards and requirements of law and has been calculated for closure by latitudes and departures and is found to be accurate within one (1) foot in ten-thousand (10,000) feet."

By _____
Land Surveyor, Alabama
Registration Number _____

- (j) *Owner's Certification.* A signed certification of ownership shall be placed on the final plat and notarized as follows:

"State of Alabama, County of _____. The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates forever to public or private use all areas shown or indicated on this plat as streets, alleys, easements or parks."

Date

Owner's Name

Notary Certification

*State of Alabama
Houston County*

I, _____, a notary public in and for said county and state, do hereby certify that _____, whose name(s) _____ signed to the foregoing certificate and who _____ known to me, acknowledge before me on this date, that, of being informed of the contents of said certification, _____ executed the same voluntarily on the date same bears. Given under my hand this _____ day of _____, 20_____.

Date

Notary Public

- (k) *Health Department certification (only if served by septic tank).* A signed certification of the county health department shall be placed on the final plat as follows:

[INSERT NAME OF COUNTY WHERE SUBDIVISION IS LOCATED] County Health Department on LFD's that will utilize OSS.

Date

Health Officer

- (l) *Certificate of approval by the Public Works Director.* A signed certification by the Public Works Director shall be placed on the final plat as follows:

"I certify to the best of my knowledge and belief that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities and other improvements in accordance with the laws and specifications of Dothan, Alabama, or has posted a cash performance bond in lieu thereof."

Date

Public Works Director

- (m) *Certificate of final approval by the Planning Commission.* Certificate of final approval by the Planning Commission shall be placed on the final plat only after every item in Sections 90-101 and 90-102 has been complied with and shall state the following:

"I certify that all the requirements for final approval of this plat have been fulfilled in accordance with the regulations of Dothan, Alabama, and the requirements of the Planning Commission."

Date

Dothan Planning Commission Chairman

- (n) *Construction Certification.* A signed certification by a registered professional engineer certifying to the conformity with these regulations shall be placed on the final plat as follows:

"I, _____, a professional engineer registered in the State of Alabama, Registration Number _____, do hereby certify that the streets, water system, sewer system, and drainage system for _____ subdivision have been constructed under my general supervision in accordance with the construction plans submitted to and reviewed by the Public Works Director.

I further certify that the public improvements constructed herein have been installed in accordance with the typical sections, profiles and plan details and meet minimum requirements as set out in the most current edition of the City of Dothan Code of Ordinances and shall have no adverse impact on adjacent or downstream properties.

I acknowledge that in the event that the certification given herein shall be determined by the Public Works Director to be grossly incorrect, the City may hereafter refuse to accept the certification of the undersigned."

NAME: _____ TITLE: _____

P.E. #: _____ FIRM: _____

DATE: _____

Sec. 90-103. Approval

- (a) Distribution of copies of final plat. Upon approval of the final plat by the Planning Commission and upon certification of the final plat by all necessary parties, the owner or his agent shall submit a minimum of four (4) Mylar copies to the Planning Commission for final certification.
- (b) General requirements. General requirements for final approval are as follows:
 - 1. No changes, erasures, modifications or revisions shall be made in any subdivision plat after approval has been given by the Planning Commission and endorsed in writing on the plat. If any subdivision plat, when recorded, contains any changes, the plat shall be considered null and void, and the Planning Commission shall then file a correct plat as approved, noting the reason for such filing.
 - 2. Upon application by the subdivider, the Planning Commission may make a reasonable extension of the approval; provided, however, that the commission may require that the layout be revised according to any changes in regulations or ordinances applicable to the layout subsequent to the first approval.
 - 3. Expiration of an approval shall mean that any further action will require a new filing fee as well as a review of all previous findings.

Sec. 90-104. Recording

Notwithstanding the provisions of Ala. Code 1975, Section 11-52-33, upon the approval of a final plat by the Planning Commission, the owner or his agent shall have the final plat recorded in the Office of the Probate Judge of the appropriate county prior to the

sale of any lot in the subdivision. One original Mylar copy bearing proof of recordation shall be returned to the Planning Commission for its records.

Sec. 90-105. Subdivision of property located on public thoroughfares

At its discretion, the Planning Commission may adopt special procedures that would require a comprehensive access utility and drainage plan to facilitate the orderly development of land located on public thoroughfares.

Secs. 90-106 to 90-135. Reserved.

Article III. Design Requirements and Minimum Standards

Sec. 90-136. General requirements

- (a) Every subdivision shall have access to a public street.
- (b) Conformance to adopted comprehensive plan or major street plan. All streets and other features of the city shall be platted by the subdivider in the location and to the dimension indicated on the major street plan adopted by the board of commissioners.
- (c) Through traffic. Residential streets shall be so laid out that their use by through traffic will be discouraged.
- (d) Each lot in a subdivision shall have a designated E-911 address.

Sec. 90-137. Requirements for streets and other rights-of-way

- (a) *Continuation of existing streets.* Existing streets shall be continued at the same or greater width, but in no case less than the required width as stated in Sec 90-223(d)(3).
- (b) *Connections with future subdivisions.* Streets shall be reserved at strategic locations to provide for future access to adjoining properties which may be subdivided in the future. Paved temporary turnarounds shall be required at the end of streets not exceeding 150 feet in length. Each street connection shall intersect property lines at not less than a 75-degree angle.
- (c) *Street names.* Street names shall require the approval of the Public Works Department. Streets that are obviously in alignment with streets already in existence and already named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.
- (d) *Street jogs.* Street jogs with centerline offsets of less than two-hundred (200) feet shall not be permitted.
- (e) *Cul-de-sacs.* Unless otherwise approved, all dead-end streets shall terminate in a cul-de-sac and shall meet the following requirements (Subsection revised 6/20/18):
 - 1. Cul-de-sacs on streets longer than one-hundred-fifty (150) feet shall have an outside pavement radius of at least forty-eight (48) feet and the property line radius shall be at least fifty-eight (58) feet.
 - 2. In commercial and industrial developments, an outside pavement radius of at least ninety (90) feet and a property line radius of at least one-hundred (100) feet unless directed otherwise by the Fire Marshal.
 - 3. A continuous ten (10) foot utility & drainage easement is also required outside of the right-of-way for all cul-de-sacs.
 - 4. Cul-de-sac length should generally not exceed seven-hundred fifty (750) feet but may be longer with the concurrence of city staff.
 - 5. In cul-de-sacs, minimum grade shall be determined by the length of the curb line rather than the length of the centerline.

- (f) Development along major street, limited access highway or railroad right-of-way. Where a subdivision abuts or contains an expressway, freeway, arterial or collector street, or a railroad right-of-way, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way, either as a marginal access street, or at a distance suitable for an appropriate use of intervening land, with a non-access reservation suitably planted. Due regard should be given requirements for approach grades and future grade separations in determining distances. Lots shall have no access to expressways, freeways or arterial or collector streets, but only to an accessible street in which case the Planning Commission may require double frontage lots.
- (g) *Access Lanes*. The requirements for providing access lanes within a subdivision are as follows:
 - 1. They shall not be provided in residential developments unless the subdivider provides evidence satisfactory to the Planning Commission of their need.
 - 2. They may be provided at the rear of all lots intended to be used for commercial purposes.
 - 3. They shall be generally parallel to the streets, shall not be less than twenty (20) feet wide and shall be paved according to city design standards.
 - 4. Right-of-way shall not be dedicated to the public.
 - 5. Where two access lanes intersect, a triangular flair of not less than twenty (20) feet from the normal intersection of the property line shall be provided along each property line.
 - 6. Dead-ends shall be prohibited.
- (h) *Reserve strips and easements*.
 - 1. Reserve strips may be implemented to control vehicular access to and physical access to public or private utilities to all unplatted property or properties which abut onto a dedicated public or private street. Said reserve strip shall be five (5) feet in width and contained within the public or private street right-of-way or easement and shall not be removed until such time as the adjacent unplatted property or properties are platted, approved by the Dothan Planning Commission and duly recorded in the Office of the County Probate Judge of the appropriate county.
 - 2. The Planning Commission may require easements for access, poles, wires, conduits, storm sewers, sanitary sewers, gas lines, water lines or other utility lines along all rear lot lines, and alongside lot lines as determined necessary by the Public Works Director. The minimum width needed for easements shall be determined by the design engineer in accordance with the utility which is involved and shall be approved by the Public Works Director for each specific subdivision. In no case, however, shall the width of a public easement be less than twenty (20) feet and further, where multiple utilities are located within an easement, ten (10) additional feet shall be added for each utility unless otherwise approved by the Public Works Director.

3. Medians or islands located in the right-of-way may be permitted as part of the approved subdivision design. Maintenance shall be the responsibility of the developer or homeowners association. Fences or perimeter walls installed by the developer shall be the responsibility of the developer or a homeowners association. Underdrain pipe is required back of the curb on both sides of the median island for any island that is sprinkled or will be. Median islands shall be designed with pavement breaks to enable easy access all lots affected by said median islands. Turning radius for boats, RVs, trailers and other tow-behind vehicles shall be considered during design.

- (i) *Auxiliary Lane Requirements.* In order for the internal subdivision streets and the adjacent existing roadways to operate safely and efficiently, it is necessary to evaluate the need for channelization of traffic movements, especially at major un-signalized intersections. The warrants outlined here shall be followed for un-signalized intersections that provide access to new subdivisions or developments and for major un-signalized intersections internal to the subdivision or development. The warrants apply both to subdivisions and developments that require a Traffic Impact Study (TIS), and to those that do not.

Please note that left and right turn lanes can be required by the Public Works Director even if the proposed development generates a lower turning volume than shown below in Table 1 and Table 3. These turn lanes may be required to mitigate traffic concerns (i.e. roadway capacity or safety), or if there are other traffic specific problems aggravated by the proposed development. If a turn lane is required by the Traffic Engineer over five hundred (500) feet away from the development's entrance, the developer can submit a traffic impact study providing information showing otherwise, approved by the Traffic Engineer and/or Public Works Director, to remove this requirement (Subsection revised 6/20/18)

1. Left Turn Lane Warrants. The methodology presented here applies to all subdivision or development access points where a left turn must be executed from a two (2) lane roadway to enter the subdivision. The intent is to identify locations where lack of left turn lanes presents a potential safety concern.

The need for an exclusive left turn lane can be determined from Table 1 if the following parameters are known:

- ADT: The bi-directional average daily traffic on the roadway from which the left turn is executed. If a TIS for the subdivision is not available, ADT can be obtained from the City of Dothan Traffic Engineering Division if traffic counts exist for the roadway.
- LT: Number of left turns in the peak hour (p_H). If a TIS for the subdivision is not available, the number of left turns can be estimated based on the number of trips generated by the subdivision or development in the peak hour (using the trip generation rate from the current edition of the *Trip Generation⁴ Manual*) divided by the number of access points where left turns are (or will be) permitted, as shown in the following equation:

$$LT = 0.5 \text{ Trip Generation } p_H / \text{Access Pts}$$

For residential subdivisions the equation simplifies to:

$$LT = 0.5 \text{ Dwelling Units} / \text{Access Pts}$$

- **Posted Speed:** The posted speed limit on the roadway from which the left turn is executed.

Table 1 shows the maximum number of left turn movements allowed in the peak hour without a dedicated left turn lane. If those values are exceeded for any ADT and speed combination, a left turn lane shall be provided. Table 2 shows the minimum left-turn approach and bay taper lengths.

An exclusive left turn lane will also be required regardless of the size of the subdivision or development, if an access point to the subdivision is located in an area where sufficient stopping sight distance is not provided on the major roadway. If the roadway shoulders or any pedestrian or bicycle facilities are affected by the addition of a left turn lane they must be replaced. The minimum storage length required for the lane must comply with the requirements in the City of Dothan turn lane specifications.

Table 1. Maximum left turn volume in the peak hour without a left turn lane

Posted Speed (mph)	ADT (2-way)			
	<2,500	2,500-5,000	5,000-10,000	>10,000
≤35	75	50	30	15
40-50	75	40	20	10
≥55	75	30	10	5

Table 2. Minimum Left-Turn Approach and Bay Tapers

Design Speed (mph)	Approach (in feet) 1	Approach (in feet) 2
25	125	100
30	180	120
35	245	140
40	320	160
45	405	180
50	500	200
55	605	220
60	720	240

2. **Right Turn Lane Warrants.** The methodology presented here applies to all subdivision or development access points where a right turn must be executed

from a roadway to enter the subdivision. The intent is to identify locations where the lack of right turn lanes presents a potential safety concern.

The need for an exclusive right turn lane can be determined from Table 3 if the following parameters are known:

- ADT: The bi-directional average daily traffic on the roadway from which the right turn is executed. If a TIS for the subdivision is not available, ADT can be obtained from the City of Dothan Traffic Engineering Division if traffic counts exist for the roadway.
- RT: Number of right turns in the peak hour. If a TIS for the subdivision is not available, the number of right turns can be estimated based on the number of trips generated by the subdivision or development in the peak hour (using the trip generation rate from the current edition of the Trip Generation 4 Manual) divided by the number of access points where right turns are (or will be) permitted, as shown in the equation below:

$$RT = 0.5 \text{ Trip Generation}_{PH} / \text{Access Pts}$$

For residential subdivisions the equation simplifies to:

$$RT = 0.5 \text{ Dwelling Units} / \text{Access Pts}$$

Table 3 shows the maximum number of right turn movements allowed in the peak hour without a dedicated right turn lane. If those values are exceeded, a right turn lane shall be provided. Table 4 shows the length of lanes and tapers for right-turn lanes.

Table 3. Peak Hour Volume Warrant for Right Turn Lanes

ADT (2-way)	Max. Peak Hour Right Turn Volume (w/o RT Lane)
2,500-5,000	100
5,000-10,000	70
>10,000	40

Table 4. Speed Change Lane Lengths for Right-Turn Lanes

Design or Posted Speed (mph)	Stop Condition		15 mph Turn		Minimum Acceleration Lane Taper Ratio	Minimum Deceleration Lane Taper Ratio
	Accel	Decel	Accel	Decel		
25	100	200	90	150	7.5:1	7.5:1
30	190	235	190	185	10:1	8:1
35	270	275	240	235	12.5:1	10:1
40	380	315	320	295	15:1	11.5:1
45	550	375	480	350	17.5:1	13:1
50	760	435	700	405	20:1	15:1
55	960	485	910	450	22.5:1	18.5:1

3. Auxiliary Lanes Sample Calculation

- Given the following information, determine the need for dedicated left turn and right turn lanes:
- Turns made from a two (2) lane collector roadway
- Posted speed: Forty (40) mph
- ADT on collector roadway: Eight-thousand (8,000) vehicles/day
- One-hundred-fifty (150) single-family residences
- Two (2) access points

To calculate LT and RT:

$$LT = RT = (0.5 \cdot 150) / 2 = 38$$

To evaluate need for left turn lane:

Reading in Table 3 for ADT between five-thousand (5,000) and ten-thousand (10,000) and posted speed of forty (40), the maximum number of left turns allowed in the peak hour is twenty (20).

Since LT (38) > 20, a left turn lane IS warranted (at each access point).

To evaluate need for right turn lane

Reading in Table 3 for ADT between five-thousand (5,000) and ten-thousand (10,000) and posted speed of forty (40), the maximum number of right turns allowed in the peak hour is seventy (70).

Since RT (38) < 70, a right turn lane IS NOT warranted.

Sec. 90-138. Right-of-way or easement width requirements

The minimum street right-of-way widths shall be as follows:

- (a) Freeways and expressways: One-hundred-fifty (150) feet.
- (b) Arterial streets: One-hundred twenty (120) feet.
- (c) Collector streets: Eighty (80) feet, or sixty (60) feet with additional ten (10) feet of utility & drainage easements on each side of proposed right-of-way if approved by the Public Works Director.
- (d) Minor commercial and industrial streets: Sixty (60) feet with additional ten (10) foot utility & private drainage or private utility & private drainage easements.
- (e) Minor residential streets: Sixty (60) feet, or fifty (50) feet with additional ten (10) feet of utility & drainage easements on each side of the proposed right-of-way.
- (f) Marginal access streets: Fifty (50) feet or as otherwise required by the Public Works Director.
- (g) Access Lanes: Twenty (20) feet and shall be located in an easement and not a right-of-way.
- (h) Or as directed by state and federal regulations.

Sec. 90-139. Street design requirements

Street intersections. Street intersections shall be as nearly at right angles as possible with no street intersection being at any angle of less than seventy-five (75) degrees.

- (a) *Right-of-way radius.* The street right-of-way radius at street intersections shall be at least twenty (20) feet. A longer radius may be required by the Public Works Director. Where the angle of street intersection is less than ninety (90) degrees, the Public Works Director may require a longer radius.
- (b) *Additional width on existing streets.* Additional width on existing streets shall be determined according to the following:
 1. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing streets. Refer to Section 90-138 for required right-of-way width.
 2. When the subdivision is located on one (1) side of an existing street, one-half (1/2) of the required right-of-way width, measured from the centerline of the existing roadway, shall be provided.
 3. The Planning Commission may control access to expressways, freeways and arterial streets by requiring all lots to face and have access only to minor streets.
- (c) *Street Connectivity*
 1. A proposed development should provide or enable direct connections to the public street system from adjacent similarly zoned properties. Each development should incorporate and continue all local and collector streets stubbed to the boundary whether previously approved but unbuilt or to existing streets.

2. In the event adjacent developable properties are unzoned or zoned for a less intense use and to ensure future street connections to adjacent developable parcels whose use is indicated on the adopted future land use map to contain compatible development, the planning commission may require local street connections as appropriate given the existing land use, topography and market conditions. Should the proposed development site not be shown on the future land use map, the Planning Commission may determine whether a connection is appropriate given its location, proposed use and market potential (Sub-section revised 6/20/18)
 3. Streets shown on the adopted transportation plan shall be incorporated into the proposed development.
 4. Public Works Director may require the installation of any access or speed management control or traffic calming device.
 5. Private residential streets whose purpose is to avoid complying with this standard are prohibited.
 6. Notwithstanding Section 90-197 of these regulations, the requirements of (a), (b), and (c) above may be waived if, in the opinion of the Planning and Public Works Directors, they are infeasible because of unusual topographic features, existing development, or the presence of an existing natural area containing environmentally sensitive lands.
- (d) *Complete streets design features.* Complete streets design features are roadway design features that accommodate and facilitate convenient access and mobility by all users, including current and projected uses, particularly pedestrians, bicyclists and individuals of all ages and abilities. These features may include, but not be limited to, sidewalks, paved shoulders suitable for use by bicyclists, lane striping, bicycle lanes, share the road signage, crosswalks, road diets, pedestrian control signalization, curb cuts, raised crosswalks and ramps and traffic calming measures.

Sec. 90-140. Design standards for blocks and lots

- (a) *Design lengths and widths.* Block lengths and widths shall be determined or based on the following requirements: Blocks shall not be greater than one-thousand-three-hundred-twenty (1,320) feet between intersections with other public or private streets unless topographic or other constraints shall make it impractical.
- (b) *Lots abutting public streets.* Each lot shall abut upon a dedicated public street unless otherwise approved as a private street by the Planning Director and the Public Works Director.
- (c) *Double frontage lots.* Double frontage lots should be avoided except where essential to provide separations of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. Access shall be taken from only one side.

Sec. 90-141. Sidewalks (Subsection revised 6/20/18)

- (a) Sidewalks shall be provided on at least one-side of the street in all new residential developments and both sides of the street in commercial developments. Alternative locations and widths may be proposed to the planning commission in conjunction with preliminary plat submittals.
- (b) For residential and commercial developments, sidewalks shall be provided along the frontage of the property being subdivided adjacent to the street providing access.
- (c) Sidewalks shall be a minimum five (5) feet in width and be constructed with a minimum three-thousand (3,000) psi concrete. Sidewalks shall have a thickness of four (4) inches.
- (d) If feasible, sidewalks in residential areas shall be at least twenty-four (24) inches from the back of the curb and/or in line with existing area sidewalks. The area between the curb and sidewalk shall be sodded or otherwise landscaped.
- (e) All sidewalks shall slope one-fourth (1/4) of an inch per foot toward the curb.
- (f) The Planning Commission may allow alternative sidewalk materials and/or designs, such as elevated boardwalks, where needed to protect wetlands or other environmentally sensitive areas with approval of the Public Works Director.
- (g) Where the proposed development is in a rural area (lots are generally one (1) acre or greater), the Planning Commission may choose to grant an exemption to the sidewalk requirements. Such exemptions shall be considered on a site by site basis.

Section 90-142. Stormwater Plan

Storm Sewers and Drainage. Subdivision drainage design shall include a hydrological analysis sealed by a professional engineer registered in the state of Alabama and include all land upstream from and through the proposed subdivision. This analysis shall include, but not be limited to, a map of the upstream basin showing the contributing drainage area, runoff coefficients or curve selection criteria, the time of concentration and how it was calculated and a map showing the route. Drainage computations should be calculated by using the rational method for subdivisions of forty (40) acres or less and by using the Soil Conservation Service (SCS) method for subdivisions of greater than forty (40) acres.

- (a) Storm drainage calculations to support a storm drainage plan are required for review and approval with the complete set of construction plans. The post-development peak flow, at a minimum, shall not exceed the pre-development peak flow for the two (2), ten (10), and twenty-five (25) year frequency storm events. In addition, at the determination of the Public Works Director the post-development peak flow shall not exceed the pre-development peak flow for the 2% annual chance fifty (50) year and the 1% annual chance one-hundred (100) year frequency storm events. Any deviation of this limitation of peak flow shall be determined and/or approved by the Public Works Director. This can be accomplished by the construction and maintenance of detention ponds or other

approved remedies. A freeboard of one (1) vertical foot for the greatest design storm shall be provided in detention ponds. The minimum slope of the bottom of the detention pond shall be 2% unless otherwise approved by the Public Works Director. The analysis shall be submitted to the Public Works Director when the construction plans are submitted.

1. Detention ponds in residential subdivisions shall be labeled as a public drainage easement and shall also be common area. The City of Dothan will maintain public drainage easements associated with the detention pond for structural maintenance of the pond and structures only. All aesthetic maintenance shall be by a homeowners association or the property owner. All other public drainage easements shall also be aesthetically maintained by a homeowners association or the property owner. The City of Dothan will not maintain drainage easements or detention ponds within any private or commercial subdivision. These shall be labeled as private drainage easements. Retention ponds in any development or subdivision, whether commercial, public, or private, shall be in a private drainage easement to be maintained by a Homeowner's Association or the property owner.
2. Storm sewers, drains and catch basins (inlets) shall be provided in each subdivision as follows: Branch catch basins shall be designed to intercept the runoff from a ten (10) year frequency storm, with the exception of sump inlets on roadways. Sump inlets shall be designed to intercept the runoff from a twenty-five (25) year frequency storm. Inlets shall be adequately spaced to limit spread to one-half ($\frac{1}{2}$) a lane width on local and collector streets based on the design storm for the subject inlet. Spread for arterial and high speed collector streets shall be as determined by the Public Works Director. The minimum inlet size shall be a Type II, single inlet with one (1) wing (seven [7] foot opening). Stormwater conduits (pipes, flumes, etc.) shall be designed to convey the runoff from the frequency storm (ten (10) year or twenty-five (25) year associated with the controlling inlet upstream. The submitted storm drainage analysis shall show the effects of the 1% annual chance one-hundred (100) year frequency storm event for the subject site and the impacted areas downstream. The acceptable runoff factor is ninety-five percent (95%) for pavements and buildings and additional runoff factors can be submitted for approval by the Public Works Director depending upon topography and type and cover of soil for other areas. These storm drains shall be connected to or spilled into existing drains or ditches as approved by the Public Works Director. Storm drainage pipes shall be sized in accordance with a method approved by the Public Works Director.
3. Where existing area drainage ditches, creeks, branches, swales, etc., occur through or alongside the proposed subdivision, the subdivider shall furnish pipe or paved bottoms with either sloped masonry or concrete sides for any opening of twenty-four (24) square feet, as measured by circular concrete pipe equivalent or smaller, as determined by the Public Works Director. Drainage channels carrying drainage requiring a pipe larger than twenty-four (24) square feet shall be improved and maintained in a manner to be determined by the Public Works Director on an individual basis. All drainage improvements shall

be installed prior to the approval of the final plat. Routing or rerouting these ditches shall be a consideration in the layout of all lots, and only in exceptional cases due to natural topography shall a ditch bisect any lot in the subdivision. Culverts and bridges designed to the 1% annual chance storm event (100 year) shall be constructed by the developer over all watercourses at street crossings and shall extend the full width of the street, and be approved by the office of the Public Works Director. Any existing ditch or water course not required to be improved as directed above shall be part of a common area and included in a private drainage easement not to be disturbed.

- (b) All subdivisions are required to provide a detailed flood study and hydraulic analysis for any areas which are currently FEMA designated as being in Flood Zone "A". If the property being developed does not currently have an established floodway, the same applies for providing a detailed flood study and hydraulic analysis to determine the floodway.
- (c) Any subdivision immediately adjacent to or within 1000 feet of a FEMA designated special flood hazard area that has not been studied by FEMA shall have a detailed flood study and hydraulic analysis performed for the development (Sub-subsection revised 6/20/18).
- (d) If the proposed subdivision is located in an area which is subject to inundation by water, the Planning Commission shall require a thorough review by the Public Works Director. This review may require additional information to be provided by the subdivider in regards to valley cross sections, topography information, flood occurrence records or whatever is available to determine the potential of flooding on the proposed site or adjacent property. Any report issued to the Planning Commission concerning the flood hazard of an area must be prepared by a professional engineer.
- (e) Drainage structures shall be designed as required in Section (b) above.
 - 1. Size. The minimum size of roadway structures shall be eighteen (18) inches or equivalent. A special design drawing will be required for any drainage structure having a required end area of twenty (20) square feet or more.
 - 2. Material. Roadway pipe material shall meet the requirements as set forth in Section 850 of the current edition of the Alabama Department of Transportation Standard Specifications for Highway Construction. Material shall be class 3 reinforced concrete. Material must meet Alabama Department of Transportation Standard Specifications. A vendor's certificate or test report must be furnished to the Public Works Director. Reinforced concrete drainage structures shall be constructed in accordance with standard drawings and specifications approved by the Public Works Director.
 - 3. Placement. Pipe shall be laid and backfilled in accordance with Alabama Department of Transportation specifications and procedures.
 - 4. Boxes, Headwalls, etc. Headwalls or boxes shall be installed on pipe culverts. Headwalls for precast concrete or brick masonry construction shall require preapproval by the Public Works Director. Headwalls for pipe sizes larger than forty-eight (48) inches shall be shown on the approved plans with a special

detail. Boxes, headwalls, etc. will be constructed of three-thousand (3,000) PSI concrete. Slope paved headwalls may be used when approved by the Public Works Director.

Sec. 90-143. Street Address Standards

Structures shall be addressed according to E-911 addressing standards and guidelines promulgated by the E-911 Board and may be amended or modified from time to time upon approval of the board of commissioners. They are adopted by reference and duplicated in this section as if fully set forth.

- (a) Exceptions. This division section shall not apply to official traffic control devices erected by the state, the county or the city.
- (b) Display of numerals or characters.
 - 1. All buildings, residences, mobile homes or other fixed structures, within the corporate limits and the city police jurisdiction, shall have address numerals/characters permanently and visibly displayed in accordance with the adopted City of Dothan E-911 Addressing Standards and Guidelines.
 - 2. For the purposes of this division section, an address for display is defined as the numerals and a character assigned, in compliance with this section, to a specific location but does not contain the street or road name.
 - 3. The actual complete address consists of the following: street number, pre-directional, primary street name, suffix and secondary number, if any, as defined by the United States Postal Addressing Conventions DM940-89-03.
 - 4. All numerals shall be Arabic numerals.
- (c) Coordination of assignment of addresses.
 - 1. The Public Works Department, Engineering Services Division, shall coordinate the assignment of addresses with the Dothan-Houston County Communications District, and both entities shall keep the addresses assigned on file. The Engineering Services Division shall assign addresses within the city.
 - 2. All city-maintained data must reflect the addresses and addressing criteria assigned within this section or the E-911 Addressing Standards and Guidelines.
 - 3. City of Dothan Public Works Department, Dothan-Houston County Communications District E-911 Board, and city postmaster shall have the authority to promulgate additional rules and regulations regarding addressing within the city consistent with the United States Postal Addressing Conventions DM-940-89-03.
 - 4. Violation of any promulgated rule shall be considered to be a violation of this section.
- (d) New structures.
 - 1. As soon as initial construction of a new structure has begun, a clearly visible freestanding sign, as specified in the E-911 Addressing Standards and

- Guidelines, is required until the permanent address numerals/characters are attached or otherwise displayed when the structure is completed or occupied.
2. Business structures must have addresses properly displayed before occupancy and use.
 3. Single-family residential structures must have addresses properly displayed within 30 days of occupancy.
- (e) Existing structures. The resident or current occupant of any dwelling, the manager or occupier of any business structure or the owner of any structure that is not occupied is responsible for compliance with this section.
- (f) Violations.
1. It shall be a violation of this section to display any address in any manner other than that prescribed in this section or to display any address not officially assigned, as specified in this section.
 2. It shall be a violation of this section to publish, broadcast, disseminate or utilize any address, within the city and its police jurisdiction, not in compliance with this section, or to utilize in any manner any address not officially approved or officially issued, as specified in this section.
 3. Failure to comply with this section or any portion of this section shall constitute a misdemeanor. The police department may cause to be issued an arrest warrant or summons to appear before the municipal court to answer such alleged violation. A summons to appear may be served upon an alleged violator either in person or by first class mail.
 4. The minimum fine for violation of this section shall be \$25.00, plus court costs. The maximum sentence for violation of this section shall be six months in the city jail or a maximum fine of \$500.00 or both.
- (g) Confidentiality of emergency data
1. Under this section, all data collected by any agency related to the enhanced E-911 system shall be confidential and not released to any member of the public or any government agency, except to facilitate an emergency response.
 2. This information may be used in the creation and maintenance of maps, the E-911 database, and for confirmation of public records during the normal course of operations of the United States Post Office, the Engineering Services Division, the city police department, and the Dothan-Houston County Communications District.
 3. Nothing in this section shall prevent or hinder the operations of the city, any city department or the Dothan-Houston County Communications District, nor shall this prevent the release of this information, when any part of such information is contained in other sources that are a public record.

Secs. 90-144 to 90-170. Reserved

Article IV. Required Improvements

Division 1. Generally

Sec. 90-171. Flood hazard areas

Any filling, construction, development or improvements in flood hazard areas shall comply with Chapters 42, Floods and Chapter 83, Stormwater of the City of Dothan Code of Ordinances.

Sec. 90-172. Monuments

Right-of-way and property line monuments shall be placed in each subdivision in accordance with the following: Concrete monuments shall be four (4) inches in diameter or square, three (3) feet long, with a flat top. The monument shall have rebar or an iron pin in the center of the monument with a durable marker or cap bearing the Alabama license number of the land surveyor or the company certificate or authorization number and shall be set flush with the finished grade. An iron, or other approved long-life material, pin embedded at least eighteen (18) inches into the ground shall be required at each lot corner and each point where the property line changes direction. Such iron pin shall be at least one-half (1/2) of an inch in diameter and have a durable marker or cap bearing the Alabama license number of the land surveyor or the company certificate or authorization number. The top surface of such iron pin shall be approximately level with the finished grade. Concrete monuments shall be set at all street corners, and at all points where the street lines intersect the exterior boundaries bearing changes along the boundary of the subdivision and at all angle points and points of curve in each street. Individual lot corners not included above shall be marked with rebar or an iron pin with cap as noted above.

Secs. 90-173 to 90-195. Reserved.

Division 2. Administrative Procedures

Sec. 90-196. Approval of Improvements

(a) Maintenance Agreement and Bond

1. Upon determination that the final plat should be approved and that the installation of all required improvements has been satisfactorily completed in accordance with city specifications, the Public Works Director shall secure a statement from the developer agreeing to be responsible for repairing any defects in the construction for two (2) years after the final plat is recorded or completion of construction, inspected and approved by the city, whichever occurs last. The city's responsibility for acceptance and/or maintenance of streets and other designated public infrastructure does not begin until the final plat has been recorded, the two (2) year maintenance period has expired and any defects that are found have been corrected to the satisfaction of the City.
 - a. Type of Bond. A bond shall be required to ensure the fulfillment of such agreement and shall be by cash, certified cashier's check, certificate of deposit, or surety bond produced by a company authorized to do business

in the State of Alabama. The applicant shall not be released from said bond except by a release in writing from the Public Works Director.

- b. **Bond Amount.** The bond amount shall be set at twenty-five percent (25%) of the bid cost of the improvements that are to be maintained by the city. A schedule of bid prices for all items to be bonded shall be submitted by a registered engineer for review by the Public Works Director. This schedule shall clearly describe the items, quantities, unit cost and total cost of all the improvements.
2. Once a maintenance agreement has been obtained, the Public Works Director and Planning Commission Chairman shall then sign a minimum of four (4) Mylar copies of the final plat. The certification statements of the owner, mortgagors and any other parties with an interest in the development shall have signed the Mylar copies prior to submitting them to the final approving authorities. The owner, or his agent, shall then have the final plat recorded in the Office of the Probate Judge of the appropriate county prior to the sale of any lot in the subdivision. One original (1) Mylar copy of the final plat bearing proof of recordation shall be returned to the office of the Planning Commission.
- (b) **Performance bond.** The Public Works Director, in consultation with the Planning Director may allow a cash performance bond to be submitted in lieu of full completion of the subdivision construction for final approval. The subdivider must substantiate the circumstances which warrant this request. Such cash bond shall not be less than 125% of the total cost of outstanding construction items as certified by the Engineer of Record. An itemized list of all incomplete construction items shall be submitted for review to the Public Works Director for approval. The city is not obligated to accept the cash performance bond in lieu of completion. Performance bonds may not exceed ten percent (10%) of the required construction costs for the total development. The bond shall be sufficient to secure all lot improvements on the individual lots of the subdivision as required by these regulations.
 - (c) **Acceptance of Dedication Offers.** Acceptance of formal offers of dedication of streets, rights-of-way, public areas, public utilities, easements, parks and all associated infrastructure shall be by resolution by the local governing body.
 - (d) **Cost of improvements.** *Determining the responsibility for the cost of improvements shall be done as follows:*
 1. **Subdivider's responsibility.** The subdivider shall incur the cost of construction and installation of all required public improvements based on the following:
 - a. **Streets.** The entire cost for the construction of the full width of streets from back of curb to back of curb or from shoulder to shoulder and all right-of-way grading, grassing and dress up.
 - b. **Water and sewer systems.** The entire cost for the installation of all water and sewer systems which are required to serve the new subdivision and tie in with existing water and sewer systems, based on the specifications set forth herein and within the City of Dothan Subdivision Specifications and Standard Details. Upgrading of existing systems to provide proper capacity

or flow or relocation of existing system if required to accommodate the development.

- c. Monuments and iron pins. The entire cost of monuments and iron pins.
 - d. Street signs. The entire cost of street signs. Street signs may be provided and installed by the City at the expense of the developer if requested.
 - e. Pavement striping, legends and stop bars. Permanent markings shall be thermoplastic. The entire cost of pavement striping, legends and stop bars shall be included.
 - f. Storm drainage. The entire cost for storm drainage pipes, culverts, riprap, storm drainage detention basins and structures.
 - g. Sidewalks. The entire cost of sidewalks.
2. Governing body's responsibility. The governing body shall partially participate in sharing the cost of construction and installation of required public improvements on the following conditions: Incur cost for any difference in the cost of laying of oversized pipe and outfall systems which are needed in excess of the required water and sewer facilities needed to serve exclusively the new subdivision as determined by the Planning Commission, the Public Works Director and the Utilities Director. In the case of insufficient sanitary sewer capacity, the developer may pay all costs necessary for upgrades to the existing sanitary sewer system or may delay the development until such time that required improvements are constructed by the City or request that the City participate in the cost sharing of the required improvements.

Sec. 90-197. Deviations

Where the subdivider can show that a provision of this article would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the Planning Commission, a departure may be made without destroying the intent of such provisions, the Planning Commission may authorize a deviation from these standards. Any deviation thus authorized is to be stated in writing in the minutes of the Planning Commission with the reasoning on which the departure was justified set forth. The Planning Commission shall not approve any deviation to the technical street or utility design or construction standards contained in Sections 90-221 through 224 in these regulations without the approval of the Public Works Director.

Secs. 90-198 to 90-119. Reserved.

Division 3. Construction Plans and Specifications

Section 90-220. Construction Procedures

- (a) *Construction Plans.* Construction and installation of any required public improvements as described in this section shall not begin until the Planning Commission has given preliminary approval of the new subdivision and the Public Works Director has approved construction plans for the new subdivision. Construction plans must be prepared, signed and sealed by a professional engineer. The following shall be observed:

1. Eight (8) sets of construction plans shall be submitted to the Department of Planning and Development for distribution and review by the appropriate reviewing agency.
 2. The designs for all utilities are to be submitted in the complete set of construction plans, including electric, gas, cable TV, and telephone. Locations of junction boxes and conduits should be shown as well as the location of proposed utilities in the typical roadway detail. A pre-design meeting shall be set up by the developer or design engineer with all applicable utility representatives and the City of Dothan.
 3. The owner/developer is responsible for relocating any utility facilities (water services, fire hydrants, street lights, utility poles, telephone boxes, etc.), including the isolation and lowering of existing utilities that may interfere or require relocating due to this development.
 4. Fire hydrants shall be located per the fire code as required by the Fire Marshal and approved by Dothan Utilities.
 5. The designer or contractor must submit a site plan or approved BMP plan depicting the placement and scheduling of erosion and/or sedimentation control prior to the commencement of work on the project. Provide a note on the construction plans stating that all erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. An inspection log will be required to be submitted to the City of Dothan. Siltation control measures shall be inspected per the NPDES permit requirements and at a minimum once a month. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval.
 6. A copy of any NPDES, State, or other permits associated with this development shall be provided to the City of Dothan before construction plans will be approved or before the construction associated with the permit will be allowed to begin. It shall be the responsibility of the design engineer to obtain all required permits for the development.
 7. Water material submittals shall be provided to Dothan Utilities for approval before use in subdivision construction.
 8. Sidewalks shall be installed at the time of road construction. Once accepted, subsequent damage on each individual lot and/or address shall be the responsibility of the home builder to repair during construction. No Certificate of Occupancy shall be issued for that address until repairs are completed and accepted.
 9. Addresses shall be shown on the construction plan for each lot and marked on the curb.
- (b) *Inspections and approval.* All construction shall be inspected by the designing engineer or his designated representative. After completion of all the construction and the installation of the required public improvements and if the work has met the specifications as described in this section, and certified by the design

engineer, the design engineer shall then supply one (1) set of as-built (record) plans and profiles showing the locations of all improvements, including all lateral service lines to the Public Works Director, along with/prior to a written request for a final inspection. Upon completion of the final inspection, a punch list will be generated. When the punch list items have been corrected and a letter has been sent to the Public Works Director stating such, the Public Works Director shall inspect the work and if satisfactory, notify the subdivider in writing of the approval of such work. Work outside the contract, such as electrical, telephone, etc., must be performed in accordance with the approved plans and be in agreement with the design engineer and the Public Works Director. The Public Works Director or his authorized agent may inspect all or any of the work associated with the subdivision. The term "as-built" (record) plans shall also include plans submitted in AutoCAD or .DXF format per Section 90-102 (f).

Sec. 90-221. Grades, horizontal curves, vertical curves, tangents and sight distances
 The following street design requirements shall be adhered to in addition to other requirements stated in this section:

Standard	Expressways, Freeways, Arterial Streets	Collector Streets	Other Streets
Maximum street grades:	6 percent	8 percent	15 percent
Minimum street grade:	0.5 percent	0.5 percent	0.5 percent
Minimum crown slope	3/8-inch per foot	3/8-inch per foot	3/8-inch per foot
Minimum radii of centerline curvature	800 feet	500 feet	100 feet
Minimum length of tangent between reverse curves and approaches at intersections	300 feet	200 feet	100 feet
Minimum stopping sight distance	350 feet	240 feet	200 feet
Minimum curb-line radius	40 feet	30 feet	20 feet

A street which ends at an intersection shall provide for a maximum grade of five percent (5%) for a distance not less than one-hundred (100) feet from the centerline of said intersection. For grade transition, a vertical curve with a length, approved by the Public Works Director, shall be used which shall not be less than the minimum set in this section.

Sec. 90-222. Basic construction requirements for streets and utilities

- (a) *Grading.* All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks, where required or if installed in the future, can be constructed. The preparation of the right-of-way shall be complete before grading is started, and the construction of cuts and fills shall be

accomplished in accordance with the construction plans approved by the Public Works Director. Grading must meet the most current addition of the Alabama Highway Department of Transportation standard specifications for highway construction and the City of Dothan Subdivision Specifications and Standard Details for construction as published by the Public Works Director's office. For all construction work within or adjacent to an existing right-of-way, construction zone traffic control signing and detour plans must be in place and in conformance with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) prior to the start of work.

- (b) *Installation of utilities.* After grading is completed and approved and before any base is applied, all of the underground utilities located in the street right-of-way and all service connections related thereto shall be installed completely and approved throughout the length of the street and across the section. Where alleys exist, utilities shall be installed in the alley right-of-way, unless specifically directed to do otherwise by the Planning Commission. It shall be the responsibility of the design engineer to coordinate installation of utilities with the appropriate utility departments or utility companies.
 1. Backfill for utilities crossing proposed roadway section shall conform to the Alabama Department of Transportation Standard Specification for Highway Construction in force at the time of installation and/or the City of Dothan Subdivision Specifications and Standard Details, whichever is more stringent.
 2. All utility installations under existing paving shall be bored and encased as set forth in the City of Dothan Subdivision Specifications and Standard Details unless otherwise approved by the Public Works Director.
 3. All utility installations shall conform to current standards as set forth in the most current edition of the Alabama Highway Department Utility Manual and City of Dothan specifications and details.
- (c) *Slopes and shoulder improvements.* The minimum ratio for all fill or cut slopes shall be three (3) to one (1). The minimum width for shoulders from back edge of the curb shall be eight (8) feet where sidewalk is required and three (3) feet when sidewalk is not required. All sidewalks shall slope towards the street unless otherwise approved or required by the Public Works Director. All shoulders shall slope, plus or minus two (2%) percent, to the right-of-way. When all construction is completed, all slopes and shoulders shall be cleared of all rubbish and shall have a stand of grass to prevent undue erosion, either by sodding, sprigging or seeding.
- (d) *Testing.* Before starting construction, the subdivider or design engineer shall make necessary arrangements for adequate laboratory testing and construction inspection, excluding the contractor, to ensure that the proposed improvements comply with the requirements of the City of Dothan. All testing and associated costs shall be the responsibility of the subdivider and shall be done by a Testing Laboratory approved by the Public Works Director.

Sec. 90-223. Roadway surfacing and paving

For all streets, turn, acceleration or deceleration lanes, the following minimum requirements shall be adhered to for the surfacing and paving of the streets:

- (a) Subgrade. Subgrade shall be modified as set forth in Section 230.01 of the current edition of Alabama Department of Transportation Standard Specifications for Highway Construction. Finish grade shall conform to lines; grades and cross-sections as shown on approved plans unless specific permission is acquired in writing from the Public Works Director.

1. Test Requirements

- a. CBR. One (1) test per each five-thousand (5,000) feet or at each significant material change to design pavement buildup. This test is to be run prior to submission of the construction plans.

- b. Proctor Density and Optimum Moisture. One (1) test each two-thousand (2,000) feet or at each material change.

c. Compaction Test

- (1) Top six (6) inches of Subgrade Course compaction shall conform to current Alabama Department of Transportation standards, Roadbed Processing, AASHTO T-99 to one-hundred percent (100%) density and +/- two percent (2%) Optimum Moisture, minimum. All other subgrade and embankment fill shall meet AASHTO T-99 to ninety-five (95%) density.

- (2) One (1) per two-hundred (200) feet of finished roadway in locations to be approved by the city.

- d. A reliable testing firm using the standard testing methods as approved by the Alabama Department of Transportation shall perform testing. Either the developer or developer's engineer, excluding the contractor, shall provide and pay for all testing. The testing lab shall be approved by the Public Works Director.

- e. Copies of all test reports both passing and failing shall be submitted to the Public Works Director prior to placing overlaying layer.

2. Mandatory Inspections by Public Works Director. The Public Works Director or his representative shall inspect subgrade prior to placing the base material. The developer shall contact the Public Works Director at least two (2) days in advance of placement of the base course.

- (b) Base. Base course shall meet the requirements for granular soil or soil aggregate as set forth in Section 301 of the Alabama Department of Transportation Standard Specifications for Highway Construction.

1. Thickness. Base thickness shall be determined by CBR Test. A minimum thickness of six inches (6") for minor residential streets and eight inches (8") for collector, arterial and commercial streets is required.

2. Compaction. Base course compaction shall conform to current Alabama Department of Transportation standards and the requirements as set forth in this section.
 3. Test Requirements.
 - a. Soils analysis minimum of one (1) each two-thousand (2,000) feet.
 - b. Proctor Density and Optimum Moisture one (1) each two-thousand (2,000) feet.
 - c. Compaction Test
 - (1) Base Course compaction shall conform to current Alabama Department of Transportation standards, AASHTO T-180 to ninety-five percent (95%) density and +/- two percent (2%) Optimum Moisture, minimum.
 - (2) One (1) per two-hundred (200) feet of finished roadway in locations to be approved by the city.
 4. A reliable testing firm using the standard testing methods as approved by the Alabama Department of Transportation shall perform testing. Either the developer or the developer's engineer, excluding the contractor, shall provide and pay for all testing. The testing lab shall be approved by the Public Works Director.
 5. Copies of all test reports both passing and failing shall be submitted to the Public Works Director prior to placing overlaying layer.
 6. Mandatory Inspections by the Public Works Director. The Public Works Director or his representative shall inspect the base course prior to placing the overlaying layer. The developer shall contact the Public Works Director at least two (2) days in advance of the anticipated placement of the prime coat.
- (c) Prime. Prime coat shall meet the requirements of bituminous treatment Type A as set forth in Section 401 of the current Alabama Department of Transportation Standard Specifications for Highway Construction.
- Application. A bituminous surface treatment Type "A" shall be placed from curb to curb. Material and rates shall be as specified in the Alabama Department of Transportation Standard Specifications for highway construction.
- (d) Pavement. Pavement shall meet the requirements for bituminous concrete wearing surface as set forth in Sections 424 of the current Alabama Department of Transportation Standard Specifications for Highway Construction.
1. Thickness. Thickness shall be as determined from CBR Testing prior to submission of plans but shall not be less than one-hundred-sixty-five (165) lbs./square yard for plant mix for minor residential streets. Collector streets and all minor commercial streets shall have a minimum of two-hundred-twenty (220) lbs./square yard for plant mix. Thickness for turn, deceleration and acceleration lanes and all major commercial industrial, commercial collector and arterial streets shall be as determined from CBR testing but shall not be

- less than three-hundred-fifty (350) lbs./square yard binder course and one-hundred fifty (150) lbs./square yard wearing surface.
2. Mandatory inspections by Public Works Director. The Public Works Director or representative shall inspect base course and/or prime coat prior to placement of the pavement. The developer shall contact the Public Works Director at least three (3) days in advance of the scheduled placement of the pavement.
 3. Width. The width of paving on through streets and cul-de-sacs shall be a minimum of thirty (30) feet back of curb to back of curb. On residential streets with cul-de-sacs that are less than six-hundred (600) feet in length, the paving width can be a minimum of twenty-seven (27) feet back of curb to back of curb. Single lane paving width with a median island shall be a minimum of eighteen (18) feet from face of curb to face of curb. Street widths not conforming to the above standard may be approved by the Planning Commission upon concurrence from the Planning and Public Works Directors.
 4. Resurfacing. Any existing street in a proposed subdivision to be platted for public R-O-W shall be resurfaced with a minimum of one-hundred-ten (110) lbs./square yard of 424 asphalt mix. Any development that was approved by the Planning Commission and has been constructed, and that has not been recorded and a Mylar copy provided to the city for a period of more than two (2) years, shall be inspected and at the discretion of the Public Works Director, may require all streets to be recorded for public R-O-W to be resurfaced with a minimum of one-hundred-ten (110) lbs./square yard of 424 asphalt mix.
- (e) *Curbs and gutters.* Two (2) foot combination curb and gutter shall be used equal to ALDOT standard type M-2 curb and gutter. Special combination curb and gutter sections (such as thirty (30) inch mountable curb and gutter, etc.) shall require approval from the Public Works Director.
 - (f) *Pavement breaks for utility connections.* When it is necessary for a subdivider, or any utility company, to break existing pavement for the installation of utilities or drainage facilities, or for any other purpose, the subdivider, or utility company, shall be financially responsible for the repair of the pavement. The pavement shall be repaired in accordance with the specifications required by the Public Works Director. A minimum of one-hundred-ten (110) lbs./square yard of 424 asphalt mix overlay of the existing roadway full width is required over the cut and for a minimum of ten (10) feet each side of edge of cut.
 - (g) *Tile Drainage (underdrain).* *Tile drainage shall be of material as set forth in Section 606.01 of Alabama Department of Transportation Standard Specifications for Highway Construction.* Subsurface tile drainage shall be installed in order to protect the base material as required by the Public Works Director. The installation of tile drainage may be required by the Public Works Director at any time during construction and throughout the entire two (2) year maintenance period. The cost of design and installation is the responsibility of the developer. Tile drainage is required back of curb on both sides of median islands for all median islands.

Sec. 90-224. Installation of utilities

Water. Water mains for both domestic use and fire protection shall be properly connected with the public water system, or with an alternate water supply approved by the city. All new connections to the existing water utilities shall be completed by Dothan Utilities only after the acquisition of any required permits and the payment of the required fees. The water mains and associated facilities shall be constructed in such a manner as to serve adequately all lots shown on the subdivision plat. The water mains and associated facilities shall be specified and installed in conformance with the technical standards as established by the city and in accordance with City of Dothan Subdivision Specifications and Standard Details.

- (a) *Sewer.* A sanitary sewer system shall be installed for all lots in the subdivision and in accordance with City of Dothan Subdivision Specifications and Standard Details. Sanitary sewer laterals shall be a minimum of sixty (60) inches below finished grade at all locations on R-O-W and easements. Areas where this cannot be met shall require ductile iron laterals to be used. Sanitary sewer systems in commercial subdivisions shall be private. Existing public sanitary sewer systems through a commercial subdivision will remain public. Where subdivisions cannot be connected to the city sewer system in a manner which is technically feasible or economically reasonable, the Planning Commission may provide a waiver to the developer which provides for the installation of individual sewage disposal systems. This waiver will be contingent upon suitable soil conditions, as approved by the county health department, and may include a requirement for dry sewers to be constructed for future use. The waiver may in no case require less than a complete sewer design for the subdivision and provisions for all easements made for future sewer construction.
- (b) *Gas and electricity.* When gas mains and/or electric lines are connected with the distribution systems, the lines shall be installed in such a manner as to serve adequately all lots shown on the subdivision plat. The gas and electric lines shall be specified and constructed in conformance with the technical standards as established by the appropriate utility owner.
- (c) *Gas, Electricity, Telephone, Cable TV, and any other utility.* All utilities within a subdivision shall be installed only within the designated area(s) as shown on the typical roadway detail of the approved construction plans. When they are shown on the subdivision construction plans, utilities that are installed during the construction phase of the subdivision will be covered under the approved construction plans. When the utilities are not shown on the plans, the utility or the subdivision design engineer must submit plans showing the proposed locations for approval. No utilities will be installed without consideration of the other existing or proposed utilities. If the utilities are not installed during the construction of the subdivision, and after the final plat is signed and recorded, a permit will be required. A set of plans showing the locations and depths of all other utilities and the location and depth of the proposed utility to be installed will be required before any permit will be issued. The plans and location of proposed utilities must be approved by the Public Works Director.

- (d) The utility will agree to carry out excavation activities and in locations as shown by the plans so as to occasion the least possible interference with the maintenance of the street and/or other public utilities and facilities. The utility will also agree to conform to the provisions of the current City of Dothan Subdivision Specifications and Standard Details and the laws of the City of Dothan.
- (e) Any existing permanent property pins or monuments that are damaged during the installation process must be replaced and reset by a registered land surveyor in the State of Alabama and paid for by the utility.
- (f) Location of water services, fire hydrants, water valves and sewer service locations shall be permanently marked on curb.

Sec. 90-225. Street signs

All streets shall be designated by name on a street signpost approved by the Public Works Director. The post shall be so located as to be visible for both pedestrian and vehicular traffic. At cross street intersections, two street signposts shall be located diagonally across the intersection from each other. Only one (1) street sign post shall be required at "T" street intersections. The City of Dothan will post all street signs with the developer paying the cost of material, if so requested by the developer. All temporary and permanent barricades shall be the responsibility of the developer.

Sec. 90-226. Public sites and open space

It is the intent of this section to provide an opportunity for the Planning Commission to review each subdivision proposed as to its suitability for the inclusion of recreational open space. Therefore, each proposed subdivision will be subject to review by the Planning Commission, and the Planning Commission may, where it deems necessary, require recreational open space included within the project. Each proposed subdivision will be reviewed individually as to the need for open space, and the owners must provide a statement concerning the recreational need associated with the area in which the subdivision is proposed.