

**AMENDMENTS TO**  
**MARSHALL COUNTY SUBDIVISION REGULATIONS**

1. All pipes (sidedrain or crossdrain) shall be a minimum of 15 inches in diameter, or the size as determined by calculation, whichever is greater. Concrete, corrugated metal, or high density polyethylene (HDPE) pipe are the only acceptable materials. High Density Polyethylene (HDPE) pipe shall have smooth interior lining and meet the requirements of ASTM F2306 and shall be installed in accordance with ASTM D2321 or the manufacturer's recommendation. \*<sup>1</sup>
2. All crossdrain pipes shall be sized to pass the 25-year storm with no static head at the entrance. The check flow shall be the 100-year storm. The use of greater return periods may be justified and will be considered on a case by case basis.
3. If the developer opts to use bituminous plant mix, then a minimum of six (6) inches of dense graded aggregate base (ALDOT Sec. 825) (after compaction) shall be used for the minimum width shown by the typical sections. A section of two (2) inches of bituminous concrete wearing surface shall be the minimum acceptable (416A or 429A) for minor roads.
4. All provisions of ACT 97 - 422 shall be incorporated by reference and are made a part of these regulations (amended 2006-227).
5. **Add:** Article 4, 2(A)  
Subdivisions that adjoin an existing county road with inadequate right-of-way shall dedicate additional right-of-way to meet the minimum ROW requirements.
6. The minimum lot size in all subdivisions shall be 15,000 square feet.
7. In Article 3, Item 1(E), **add** "... and regulatory and road name signs..."
8. The minimum horizontal curve radius for minor roads shall be 100 feet.
9. Article 9, Item 2, **delete**.  
**Add:** The design and specifications of the water distribution system shall be in accordance with the policies and requirements of the public water utility serving the subdivision.
10. In Article 10, the reference to the scale for the Final Plat shall be changed from 1" = 100 ft. to read "at a suitable scale".
11. All concrete driveways shall stop three (3) feet from the edge of an existing paved county road. An asphalt apron/turnout shall be installed for the three (3) feet distance.
12. The developer shall be required to maintain the road for one (1) year prior to the County accepting any road for maintenance.

These amendments to the Marshall County Subdivision Regulations shall take effect and be in force from and after the date of adoption.

Adopted this the 9<sup>th</sup> day of August, 1999.

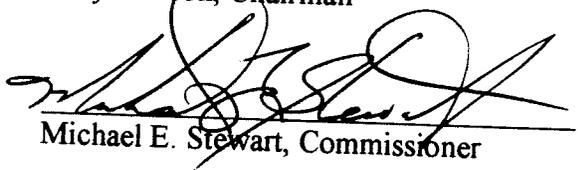
**Marshall County Commission**



Billy Cannon, Chairman



Elton Sims, Commissioner



Michael E. Stewart, Commissioner



Bill Greer, Commissioner



R. E. Martin, Commissioner

# MARSHALL COUNTY

## SUBDIVISION

## REGULATIONS

POLICIES OF THE MARSHALL COUNTY COMMISSION PERTAINING TO THE CONSTRUCTION AND DEVELOPMENT OF NEW SUBDIVISIONS, ADDITIONS OR EXTENSIONS OF SUBDIVISIONS, OR OTHER DEVELOPMENTS IN MARSHALL COUNTY:

THE PURPOSE OF THIS REGULATION IS TO ESTABLISH PROCEDURES AND STANDARDS FOR THE DEVELOPMENT AND SUBDIVISION OF REAL ESTATE WITHIN MARSHALL COUNTY, IN AN EFFORT TO, AMONG OTHER THINGS, INSURE PROPER LEGAL DESCRIPTION, IDENTIFICATION, MONUMENTATION, AND RECORDATION OF REAL ESTATE BOUNDARIES; FURTHER THE ORDERLY LAYOUT AND APPROPRIATE USE OF THE LAND; PROVIDE SAFE, CONVENIENT, AND ECONOMIC CIRCULATION OF VEHICULAR TRAFFIC, PROVIDE SUITABLE BUILDING SITES WHICH ARE READILY ACCESSIBLE TO EMERGENCY VEHICLES; ASSURE THE PROPER INSTALLATION OF STREETS AND UTILITIES; PROMOTE THE EVENTUAL ELIMINATION OF UNSAFE OR UNSANITARY CONDITIONS ARISING FROM UNDUE CONCENTRATION OF POPULATION; AND HELP CONSERVE AND PROTECT THE PHYSICAL AND ECONOMIC RESOURCES OF MARSHALL COUNTY AND ITS ENVIRONS.

THESE REGULATIONS ARE DESIGNED WITH THE INTENT TO:

- A. PROVIDE GOOD NEIGHBORHOODS WITH A HEALTHY AND DESIRABLE ATMOSPHERE IN WHICH TO LIVE,
- B. HARMONIOUSLY RELATE THE DEVELOPMENT OF THE VARIOUS TRACTS OF LAND TO THE EXISTING COMMUNITY AND FACILITATE THE FUTURE DEVELOPMENT OF ADJOINING TRACTS,
- C. PROVIDE THAT THE COST OF IMPROVEMENTS WHICH PRIMARILY BENEFIT THE TRACT OF LAND BEING DEVELOPED BE BORNE BY THE OWNERS OR DEVELOPERS OF THE TRACT,
- D. PROVIDE THE BEST POSSIBLE DESIGN FOR EACH TRACT OF LAND BEING SUBDIVIDED, AND
- E. ESTABLISH ADEQUATE AND ACCURATE RECORDS OF ALL LAND SUBDIVISION.

THE MARSHALL COUNTY COMMISSION WILL NOT ACCEPT THE ROADS AND STREETS FOR MAINTENANCE IN ANY SUB-DIVISION UNLESS THE SPECIFICATION AS PRESCRIBED HEREIN ARE COMPLIED WITH.

POLICIES OF THE MARSHALL COUNTY COMMISSION PERTAINING TO THE CONSTRUCTION AND DEVELOPMENT OF NEW SUBDIVISIONS, ADDITIONS OR EXTENSIONS OF SUBDIVISIONS, OR OTHER DEVELOPMENTS IN MARSHALL COUNTY:

FROM AND AFTER THE DATE OF ADOPTION OF THESE REGULATIONS THEY SHALL GOVERN ALL SUBDIVISION OF LAND WITHIN THE LIMITS OF MARSHALL COUNTY, AS NOW AND HEREAFTER ESTABLISHED, EXCEPT AS OTHERWISE EXCLUDED BY OPERATION OF LAW.

## ARTICLE 1

### DEFINITIONS:

1. AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS.
2. BACKFILL - MATERIAL USED TO REPLACE OR THE ACT OF REPLACING MATERIAL REMOVED DURING CONSTRUCTION; ALSO MAY DENOTE MATERIAL PLACED OR THE ACT OF PLACING MATERIAL ADJACENT TO STRUCTURES.
3. BACK SLOPE - THE SLOPING OF A CUT, OF WHICH THE DOWNWARD INCLINATION IS TOWARD THE ROADBED.
4. BASE - THE LAYER OR LAYERS OF SPECIFIED MATERIALS TO DESIGNED THICKNESS PLACED ON A SUBBASE OR A SUBGRADE TO SUPPORT A PAVEMENT OR SURFACE.
5. BITUMINIOUS CONCRETE - A DESIGNED COMBINATION OF DENSE GRADED MINERAL AGGREGATE FILLER AND BITUMINOUS CEMENT MIXED IN A CENTRAL PLANT, LAID AND COMPACTED WHILE HOT.
6. COUNTY COMMISSION - SHALL MEAN THE GOVERNING BODY OF MARSHALL COUNTY, ALABAMA.
7. COUNTY ENGINEER - SHALL MEAN THE DULY DESIGNATED ENGINEER OF MARSHALL COUNTY, ALABAMA.
8. EASEMENT - A RIGHT TO USE OR CONTROL THE PROPERTY OF ANOTHER FOR DESIGNATED PURPOSES
9. EMBANKMENT - A STRUCTURE OF SOIL, SOIL-AGGREGATE OR BROKEN ROCK BETWEEN THE EMBANKMENT FOUNDATION AND THE SUBGRADE.
10. EMBANKMENT-FOUNDATION - THE MATERIAL BELOW THE ORIGINAL GROUND SURFACE THE PHYSICAL CHARACTERISTICS OF WHICH AFFECT THE SUPPORT OF THE EMBANKMENT.
11. FINAL PLAT - SHALL MEAN A PLAT OF A TRACT OF LAND WHICH MEETS THE REQUIREMENTS AND IS IN THE FORM FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF MARSHALL COUNTY, ALABAMA.
12. FRONT SLOPE - THE SLOPING SURFACE OF AN EMBANKMENT OR ROADWAY SIDE DITCH OF WHICH THE DOWNWARD INCLINATION IS AWAY FROM THE ROADBED.
13. HEALTH DEPARTMENT - SHALL MEAN THE MARSHALL COUNTY HEALTH DEPARTMENT.
14. PLANS - THE CONTRACT DRAWINGS, WHICH SHOW THE LOCATION, CHARACTER, DIMENSIONS, AND DETAILS OF THE PRESCRIBED WORK, INCLUDING LAYOUTS, PROFILES, CROSS SECTIONS, AND OTHER DETAILS OR REPRODUCTIONS THEREOF.
15. LOT - SHALL MEAN A PARCEL OF LAND INTENDED FOR TRANSFER OF OWNERSHIP OR FOR BUILDING DEVELOPMENT.
16. PLANNING COMMISSION - SHALL MEAN THE CITY PLANNING COMMISSION OF THE CITY WITHIN WHOSE JURISDICTION THE SUBDIVISION LIES.

17. PROBATE JUDGE - SHALL MEAN THE JUDGE OF PROBATE OF MARSHALL COUNTY, ALABAMA.
18. RIGHT OF WAY - A GENERAL TERM DENOTING LAND, PROPERTY OR INTEREST THEREIN, USUALLY IN A STRIP, ACQUIRED FOR OR DEVOTED TO TRANSPORTATION PURPOSES.
19. ROADBED- THE GRADED PORTION OF A HIGHWAY WITHIN TOP AND SIDE SLOPES, PREPARED AS A FOUNDATION FOR THE PAVEMENT STRUCTURE AND SHOULDER. THE SURFACE OF THE ROADBED IS THE SUBGRADE.
20. ROADBED MATERIAL - THE MATERIAL BELOW THE SUBGRADE IN CUTS AND EMBANKMENT, AND IN EMBANKMENT FOUNDATIONS EXTENDING TO SUCH DEPTH AS AFFECTS THE SUPPORT OF THE PAVEMENT STRUCTURE.
21. ROADWAY - THE PORTION OF THE HIGHWAY WITHIN THE LIMITS OF CONSTRUCTION. A HIGHWAY MAY HAVE MORE THAN ONE ROADWAY.
22. SIDEWALK - THAT PORTION OF THE ROADWAY PRIMARILY CONSTRUCTED FOR THE USE OF PEDESTRIANS.
23. STABILIZATION - MODIFICATION OF SOILS OR AGGREGATES BY INCORPORATING MATERIALS THAT WILL INCREASE LOAD BEARING CAPACITY, FIRMNESS, AND RESISTANCE TO WEATHERING OR DISPLACEMENT.
24. STANDARD DRAWINGS - DRAWINGS APPROVED FOR REPETITIVE USE, SHOWING DETAILS TO BE USED WHERE APPROPRIATE.
25. STREETS - SHALL MEAN A WAY FOR VEHICULAR TRAFFIC WHETHER DESIGNATED AS A STREET, HIGHWAY, THOROUGHFARE, PARKWAY, THROUGH WAY ROAD, AVENUE, BOULEVARD, LANE, PLACE, OR HOWEVER OTHERWISE DESIGNATED.
  - A. ARTERIAL OR MAJOR STREET - ARE THOSE WHICH ARE USED PRIMARILY FOR FAST OR HEAVY TRAFFIC.
  - B. COLLECTOR STREETS - ARE THOSE WHICH CARRY TRAFFIC FROM MINOR STREETS TO THE SYSTEM OF MAJOR STREETS INCLUDING THE PRINCIPAL ENTRANCE STREETS OF A RESIDENTIAL DEVELOPMENT AND STREETS OF A RESIDENTIAL DEVELOPMENT AND STREETS FOR CIRCULATION WITHIN SUCH A DEVELOPMENT.
  - C. MINOR STREETS - ARE THOSE WHICH ARE USED PRIMARILY FOR ACCESS TO ABUTTING PROPERTIES.
26. SUBBASE - A LAYER OR LAYERS OF SPECIFIED OR SELECTED MATERIAL OF DESIGNATED THICKNESS PLACED ON A SUBGRADE TO SUPPORT A BASE OR RIGID PAVEMENT.
27. SUBDIVIDER - SHALL MEAN THE PERSON(S), FIRM(S), OR CORPORATION(S), OWNING LAND IN THE PROCESS OF CREATING A SUBDIVISION OR HAVING COMPLETED A SUBDIVISION OF SAID LAND.
28. SUBDIVISION - SHALL MEAN THE DIVISION OF A LOT, TRACT, OR PARCEL OF LAND INTO TWO OR MORE LOTS, PLOTS, SITES, OR OTHER DIVISIONS OF LAND FOR THE PURPOSE, WHETHER IMMEDIATE OR FUTURE, SALE OR BUILDING DEVELOPMENT. IT INCLUDES RESUBDIVISION AND, WHEN APPROPRIATE TO THE CONTEXT, RELATES TO THE PROCESS OF SUBDIVIDING OR TO THE LAND OR TERRITORY SUBDIVIDED.
29. SUBGRADE - THE TOP SURFACE OF THE ROADBED, UPON WHICH THE PAVEMENT STRUCTURE AND SHOULDERS ARE CONSTRUCTED.
30. SUBGRADE TREATMENT- MODIFICATION OF ROADBED MATERIAL BY STABILIZATION.
31. SURFACE TREATMENT- ONE OR MORE APPLICATIONS OF BITUMINOUS MATERIAL AND COVER AGGREGATE OR THIN PLANT MIX ON AN OLD PAVEMENT OR ANY ELEMENT OF A NEW PAVEMENT STRUCTURE.
32. ZONING ORDINANCE - SHALL MEAN THE ZONING OF THE CITY IN QUESTION.

## ARTICLE 2

### 1. ENGINEERING REQUIREMENTS AND INSPECTION:

- (A) THE SUBDIVIDER OR DEVELOPER SHALL FURNISH THE MARSHALL COUNTY ENGINEER'S OFFICE ALL PLANS AND INFORMATION NECESSARY FOR ENGINEERING CONSIDERATIONS AND APPROVAL FOR THE CONSTRUCTION OF THE PROPOSED STREETS, DRAINAGE AND OTHER IMPROVEMENTS. SUCH PLANS AND INFORMATION SHALL BE FURNISHED ALONG WITH THE PRELIMINARY PLAT AND VICINITY SKETCH CERTIFIED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR.

### 2. INSPECTION:

- (A) ALL SUBDIVISIONS AND IMPROVEMENT MUST BE PERIODICALLY INSPECTED BY A REPRESENTATIVE FROM THE COUNTY ENGINEER'S OFFICE.
- (B) BEFORE THE PLACING OF BASE COURSE THE MARSHALL COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED NO LESS THAN TWO(2) DAYS PRIOR TO THE PHASE OF WORK CONTEMPLATED. THE COUNTY ENGINEER AND DEVELOPER'S AND/OR THEIR ENGINEER SHALL MEET PRIOR TO ANY CONSTRUCTION.
- (C) BEFORE THE PLACING OF BASE COURSE, THE MARSHALL COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED NO LESS THAN TWO(2) DAYS PRIOR TO THE PHASE OF CONSTRUCTION SO PROPER INSPECTION OF THE SUBGRADE AND DRAINAGE CAN BE EFFECTED AND APPROVAL GIVEN FOR PLACEMENT OF BASE MATERIAL.
- (D) NO BITUMINOUS OR CONCRETE PAVING SHALL BE PERFORMED UNTIL THE BASE COURSE HAS BEEN INSPECTED AND APPROVED. ALSO, APPROVAL OF THE TYPE, WIDTH, AND MATERIAL TO BE USED MUST BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE. THE COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED NO LESS THAN TWO(2) DAYS PRIOR TO THE PLACING OF THE TYPE PAVEMENT APPROVED.
- (E) DRAINAGE STRUCTURES HAVING TWENTY (20) SQUARE FEET OR MORE OF END AREA SHALL NOT BE BACKFILLED UNTIL INSPECTED AND UNDER THE SUPERVISION OF A REPRESENTATIVE OF THE MARSHALL COUNTY ENGINEER'S OFFICE.
- (F) THE MARSHALL COUNTY COMMISSION WILL NOT ACCEPT ANY STREET OR ROAD INTO THE COUNTY MAINTENANCE SYSTEM UNLESS THESE INSPECTIONS HAVE BEEN PERFORMED.

## ARTICLE 3

### 1. STREETS AND/OR ROADS:

- (A) THE LATEST EDITION OF THE ALABAMA HIGHWAY DEPARTMENT SPECIFICATION IS HEREBY MADE A PART OF THESE REGULATIONS AND SHALL APPLY TO CONSTRUCTION PROCEDURES, CONSTRUCTION METHODS, MATERIAL REQUIREMENTS AND ETC., EXCEPT AS OTHERWISE NOTED HEREIN.
- (B) ALL STREET AND/OR ROADS SHALL BE ALIGNED OR PLOTTED ALONG CONTOUR ELEVATIONS WHICH WILL RESULT IN MINIMUM GRADES AND SAFE HORIZONTAL VISIBILITY WHEREVER PRACTICABLE WITH ADEQUATE CONSIDERATION GIVEN FUTURE LAND USE. THE ARRANGEMENT, CHARACTER, EXTEND, WIDTH, GRADE AND LOCATION OF ALL STREETS SHALL BE CONSIDERED IN THEIR RELATION TO EXISTING AND PLANNED STREETS OR ROADS, TO TOPOGRAPHIC CONDITIONS, TO PUBLIC CONVENIENCE AND SAFETY, AND THEIR APPROPRIATE RELATION TO THE PROPOSED USES OF THE LAND TO BE SERVED BY SUCH STREETS OR ROADS.
- (C) ALL STREETS AND/OR ROADS MUST PROVIDE FOR THE CONTINUATION OR PROJECTION OF PRINCIPAL STREETS IN SURROUNDING AREAS AND PROVIDE REASONABLE MEANS OF INGRESS AND EGRESS FOR SURROUNDING OR ADJACENT LAND. RESERVE STRIPS CONTROLLING ACCESS TO STREETS ARE PROHIBITED.

- (D) (1) SIDEWALKS MAY BE REQUIRED WHEN AND WHERE DEEMED NECESSARY FOR THE PUBLIC SAFETY AND SHALL BE NOT LESS THAN FOUR (4) FEET IN WIDTH.
- (2) BITUMINIOUS PAVING, OR CONCRETE MAY BE USED IN THE CONSTRUCTION OF SIDEWALKS.
- (E) ADEQUATE WARNING SIGNS WILL BE REQUIRED AS PART OF THE STREET AND/OR ROAD DEVELOPMENT.
- (F) PAVING MARKING MAY BE REQUIRED WHERE DEEMED NECESSARY FOR THE PUBLIC SAFETY.
- (G) PUBLIC UTILITIES, WHENEVER POSSIBLE, SHALL BE INSTALLED PRIOR TO MARSHALL COUNTY'S ACCEPTANCE OF THE STREET AND/OR ROADS.

2. MINIMUM REQUIREMENTS:

- (A) THE STREET AND/OR ROAD SHALL HAVE A ROADWAY WIDTH (INCLUDING SHOULDERS) OF NOT LESS THAN TWENTY-SIX (26) FEET AND THE SUBGRADE OF THE STREET AND/OR ROAD SHALL BE COMPACTED AND PROPERLY SHAPED PRIOR TO PLACING OF BASE COURSE MATERIALS. WHEN DEEMED NECESSARY BY THE COUNTY ENGINEER, THE TOP SIX (6) INCHES OF THE ROADBED MAY BE IMPROVED AND/OR MODIFIED, WITH THE WORK BEING PERFORMED UNDER SECTION 251 ROADBED STABILIZATION, OF THE STATE OF ALABAMA HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. IT SHALL BE FULL WIDTH OF REGULAR SECTION AND EXTEND ONE (1) FOOT OUTSIDE OF CURB AND GUTTER AND VALLEY GUTTER SECTIONS.

SUBBASE COURSE IS TO BE USED, WHERE DEEMED NECESSARY BY THE COUNTY ENGINEER, OF NOT LESS THAN FOUR (4) INCHES COMPACTED THICKNESS, FULL WIDTH OF REGULAR SECTION AND SHALL EXTEND ONE (1) FOOT OUTSIDE OF CURB AND GUTTER AND/OR VALLEY GUTTER SECTIONS. SUBBASE COURSE MAY BE SPECIFIED IN LIEU OF, AND/OR CONJUNCTION WITH SUBGRADE TREATMENT. IT SHALL BE PLACED IN SUCCESSIVE LAYERS, NOT TO EXCEED SIX (6) INCHES PER LAYER OF COMPACTED THICKNESS.

- (B) DENSITY REQUIREMENTS FOR COMPACTION ARE AS FOLLOWS:

THE LAYERS OF EMBANKMENT UP TO THE BOTTOM LAYER OF IMPROVED ROADBED (IF IMPROVED ROADBED IS REQUIRED) SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DENSITY AS ESTABLISHED BY AASHO-99. THE IMPROVED ROADBED (IF REQUIRED) SHALL BE CONSTRUCTED OF THE LAST SIX (6) INCHES OF SUBGRADE AND SHALL BE COMPACTED TO NOT LESS THAN 100 PERCENT OF MAXIMUM DENSITY AS ESTABLISHED BY AASHO-99. IF IMPROVED ROADBED IS NOT REQUIRED OF CONSTRUCTION THE ENGINEER MAY REQUIRE THAT A MODIFICATION OF THE TOP SIX (6) INCHES OF SUBGRADE BE MADE BY RIPPING, REMIXING, AND RECOMPACTING TO THE REQUIREMENTS OF IMPROVED ROADBED.

SUBBASE AND BASE COURSE LAYERS OF LOCAL MATERIAL SHALL BE PLACED IN SUCCESSIVE LAYERS NOT TO EXCEED SIX (6) INCHES PER LAYER AND COMPACTED TO NOT LESS THAN 100 PERCENT OF AASHO T-180. ALL TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE DONE BY AN APPROVED TESTING LABORATORY. THE NUMBER AND TYPES OF TESTS TO BE SUBMITTED WILL BE DETERMINED BY THE ENGINEER. COPIES OF ALL TEST REPORTS ARE TO BE SENT TO THE COUNTY ENGINEER, AT THE FOLLOWING ADDRESS:

424 BLOUNT AVENUE  
GUNTERSVILLE, ALABAMA 35976

- (C) (1) BITUMINIOUS OR CONCRETE PAVING TYPE AND MATERIAL SHALL BE APPROVED BY THE COUNTY ENGINEER'S OFFICE BEFORE PLACEMENT.
- (2) THE MINIMUM PAVEMENT WIDTH SHALL BE NOT LESS THAN TWENTY (20) FEET FOR A STANDARD SECTION AND NOT LESS THAN TWENTY-THREE (23) FEET FOR A CURB AND GUTTER AND/OR VALLEY GUTTER SECTION.
- (3) A SUITABLE HARD SURFACE, PERMANENT TYPE PAVEMENT SHALL BE CONSTRUCTED AS RECOMMENDED BY THE COUNTY ENGINEER. DOUBLE SURFACE TREATMENT (TYPE AKG OR AJG) ON A SUITABLE BASE SHALL BE THE MINIMUM THAT WILL BE APPROVED.

- (D) SHOULDER WIDTH SHALL BE A MINIMUM OF THREE (3) FEET.
- (E) A TYPICAL ROADWAY SECTION WITH DESIGN GRADES SHALL BE SUBMITTED FOR APPROVAL ALONG WITH A DRAINAGE PLAN TO THE COUNTY ENGINEER'S OFFICE.
- (F) (1) GRADES OF ALL STREETS SHALL COMPLY WITH GOOD ENGINEERING PRACTICE. STREET GRADES SHALL NOT EXCEED FIFTEEN PERCENT (15%) NOR LESS THAN FIVE-TENTHS PERCENT (0.5%). ANY VARIATION FROM THESE GRADE REQUIREMENTS WILL HAVE TO BE SPECIFICALLY APPROVED BY THE COUNTY ENGINEER.  
 (2) GRADES APPROACHING INTERSECTIONS SHALL NOT EXCEED FIVE PERCENT (5%) FOR A DISTANCE OF NOT LESS THAN ONE HUNDRED (100) FEET FROM THE INTERSECTION OF THE CENTERLINES.
- (G) THE MINIMUM LENGTH FOR BOTH CREST AND SAG VERTICAL CURVES SHALL BE FIFTY (50) FEET.
- (H) HORIZONTAL CURVE TANGENTS SHALL NOT BE LESS THAN ONE HUNDRED (100) FEET ON ALL CURVES UNLESS THERE ARE LOCAL CONDITIONS THAT WOULD WARRANT A SHORTER TANGENT.
- (I) THE MINIMUM LENGTH FOR TURNING RADII FOR STREET INTERSECTION SHALL BE TWENTY-FIVE (25) FEET.
- (J) THE MINIMUM LENGTH FOR CUL DE SAC RADII SHALL BE FIFTY (50) FEET.
- (K) STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL PROVIDE AT THE CLOSED END WITH A TURN-AROUND HAVING A MINIMUM ROADWAY (PAVEMENT) DIAMETER OF EIGHTY (80) FEET, AND A MINIMUM RIGHT-OF-WAY DIAMETER OF ONE HUNDRED (100) FEET.
- (L) WHEN CONNECTING LINES DEFLECT FROM EACH OTHER AT ANY ONE POINT BY MORE THAN TEN (10) DEGREES, THEY SHALL BE CONNECTED BY A CURVE WITH A RADIUS ADEQUATE TO INSURE A SIGHT DISTANCE OF NOT LESS THAN TWO-HUNDRED (200) FEET.
- (M) STREETS SHALL BE LAID OUT SO AS TO INTERSECT AS NEARLY AS POSSIBLE AT RIGHT ANGLES AND NO STREET SHALL INTERSECT ANY OTHER STREET AT LESS THAN 60 DEGREES.

#### ARTICLE 4

#### 1. MINIMUM STREET DRAINAGE REQUIREMENTS:

- (A) PROPER AND SUFFICIENT DRAINAGE STRUCTURE (INCLUDING PIPE) SHALL BE CONSTRUCTED AT DESIGNATED LOCATIONS DETERMINED BY PLANS AND/OR BY FIELD INSPECTIONS AND CONTOUR MAPS OF THE AREA UNDER DEVELOPMENT. THE PLANS SUBMITTED SHALL INDICATE THE NUMBER OF ACRES INVOLVED IN EACH DRAINAGE AREA AND THE DEVELOPER'S ENGINEER SHALL INDICATE THE RECOMMENDED SIZE STRUCTURE DESIGNED TO FIT THE AREA. THE COUNTY ENGINEER'S OFFICE WILL APPROVE OR MAY CHANGE UPON STUDY OF DATA SUBMITTED.
  - (1) HEADWALLS, CATCH BASIN AND/OR INLETS SHALL BE CONSTRUCTED IF DEEMED NECESSARY BY THE COUNTY ENGINEER'S OFFICE.
  - (2) CONCRETE VALLEY GUTTER OR COMBINATION CONCRETE CURB AND GUTTER MAY BE REQUIRED BY THE COUNTY ENGINEER'S OFFICE, DEPENDING ON GRADE STEEPNESS OR ON LONG GRADES WHERE CROSS DRAIN PIPES TO DIVERT THE WATER SEEMS UNFEASIBLE.
  - (3) WATER WILL NOT BE PERMITTED TO RUN ALONG THE STREET AND/OR ROAD FOR MORE THAN 500 FEET WHERE AT ALL POSSIBLE TO DIVERT.
  - (4) CONCRETE VALLEY GUTTER AND/OR COMBINATION CURB AND GUTTER SHALL BE APPROVED BY THE COUNTY ENGINEER'S OFFICE AS TO WIDTH AND THICKNESS.

#### 2. RIGHT -OF-WAY:

RIGHTS-OF-WAY FOR ANY STREET, ROAD, OR AVENUE SHALL HAVE A MINIMUM WIDTH AS FOLLOWS:

STREET TYPE

RIGHT-OF-WAY

MAJOR STREETS  
COLLECTOR STREETS  
MINOR STREETS

60'  
60'  
60'

(B) RIGHT-OF-WAY FOR ANY STREET, ROAD OR AVENUE SHALL HAVE TURNING RADII UNLESS WAIVED BY THE COUNTY ENGINEER.

3. ACCESSIBILITY

- (A) WHERE A PROPOSED SUBDIVISION OR EXTENSION OF EXISTING SUBDIVISION OR DEVELOPMENT HAS NO FRONTAGE ON AN EXISTING PUBLIC ROAD, THE SUBDIVIDER OR DEVELOPERS MUST PROVIDE AND DEDICATE MARSHALL COUNTY SUITABLE RIGHTS OF WAY FOR INGRESS AND EGRESS. THIS CONNECTING ROAD BECOMES PART OF THE STREET OR ROAD SYSTEM AND IS SUBJECT TO ALL REGULATIONS SET OUT HEREIN.
- (B) REFER TO ARTICLE 3, SECTION (B) WITH REGARD TO STREET CONTINUITY AND RESERVE STRIPS.

4. ALLEYS:

No ALLEYS WILL BE PERMITTED UNLESS:

- (1) FRONT ENTRANCE CANNOT BE ATTAINED BECAUSE OF ABNORMAL LAY OF THE LOT IN RELATION TO THE STREET, OR
- (2) THERE IS AN EXISTING ALLEY IN AN ADJOINING SUBDIVISION.
- (3) IF ALLEYS ARE NEEDED, AND PERMITTED, THE MINIMUM WIDTH SHALL BE NOT LESS THAN TWENTY (20) FEET.

ARTICLE 5

1. DRAINAGE: (ALSO REFER TO ARTICLE 4)

- (A) ALL SUBDIVISIONS, ADDITIONS OR EXTENSIONS OR SUBDIVISIONS OR DEVELOPMENTS SHALL BE PROVIDED WITH ADEQUATE STORM DRAIN FACILITIES. ANY AREAS SUBJECT TO PERIODIC FLOODING CAUSED BY INADEQUATE DESIGN OF DRAINAGE FACILITIES WILL NOT BE ACCEPTED BY THE COUNTY ENGINEER UNLESS THE SUBDIVIDER TAKES REMEDIAL MEASURES TO ELIMINATE SUCH FLOODING.
- (B) THE COMPLETE DRAINAGE PLAN AND CONTOUR MAP SHOWING ALL PIPE SIZES AND LENGTH; THEIR LOCATION; SIZE OF DRAINAGE AREA FOR EACH PIPE IN ACRES AND ALL OTHER PERTINANT DESIGN DATA SHALL BE SUBMITTED ALONG WITH THE TYPICAL ROADWAY SECTION AND DESIGN GRADES.
- (C) ANY EXISTING DRAINAGE PIPE OR STRUCTURES SHALL BE SHOWN ON THE PRELIMINARY PLAT AND CONTOUR MAP WITH PERTINANT NOTES AS TO AREA IN ACRES SERVED AND CONDITIONS THEREOF.
- (D) ALL OFF-PROJECT DRAINAGE (DRAINAGE ONTO THE SUBDIVISION) SHALL BE SHOWN ON CONTOUR MAPS INDICATING THE AREAS, IN ACRES, THAT THE SUBDIVISION WILL HAVE TO ACCOMODATE IN ITS DESIGN.
- (E) MATERIALS AND INSTALLATION REQUIREMENTS FOR ROADWAY CROSS DRAIN PIPE SHALL MEET SPECIFICATIONS EQUALLING ALABAMA STATE HIGHWAY DEPARTMENT SPECIFICATION. NO OIL DRUMS OR UNACCEPTABLE PIPE SHALL BE USED.
- (F) ON ANY SINGLE DRAINAGE STRUCTURE REQUIRING 20 SQUARE FEET OR MORE OF END AREA, A SPECIAL DRAWING WILL BE REQUIRED FOR APPROVAL BY THE COUNTY ENGINEER.
- (G) DRAINAGE EASEMENT SHALL NOT BE LESS THAN TEN (10) FEET IN WIDTH, EXCEPT IN CASES OF DOUBLE TIERED LOTS WHERE A WIDTH OF FIVE (5) FEET FROM EACH LOT WILL BE PERMITTED. WHERE THERE EXISTS A STORM WATER DITCH, CREEK OR OTHER SUCH WATER COURSE, THE EASEMENT SHALL BE OF SUFFICIENT WIDTH THAT SUCH WATER COURSE MAY BE INSTALLED AND MAINTAINED EFFICIENTLY.

- (H) THE FINISHED SLOPE ALONG THE BOTTOM CENTERLINE OF ANY LOT DRAINAGE EASEMENT SHALL BE NO LESS THAN ONE PERCENT (1%) AND THE SIDE SLOPES SHALL NOT BE GREATER THAN 2 (HORIZONTAL) TO 1 (VERTICAL).
- (I) LOW AREAS SUBJECT TO PERIODIC INUNDATION SHALL NOT BE DEVELOPED OR SUBDIVIDED UNLESS AND UNTIL THE COUNTY ENGINEER MAY ESTABLISH THAT:
- (1) THE NATURE OF THE LAND USE (I.E. RECREATIONAL AREAS) WILL NOT LEND ITSELF TO DAMAGE BY WATER TO AN APPRECIABLE EXTENT.
  - (2) THE AREA MAY BE FILLED OR IMPROVED THROUGH SUCH A MANNER TO PREVENT SUCH PERIODIC INUNDATION.
  - (3) MINIMUM FLOOR ELEVATION MAY BE ESTABLISHED TO PREVENT DAMAGE TO BUILDINGS AND STRUCTURES.
- (J) MASONRY AND/OR CONCRETE DRAINAGE STRUCTURES SUCH AS CATCH BASINS, INLETS, JUNCTION BOXES AS WELL AS CURB AND GUTTERS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS ATTACHED TO THESE REGULATIONS OR APPROVED BY THE COUNTY ENGINEER'S OFFICE.
- (K) THE COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED TWO (2) DAYS PRIOR TO BACKFILLING OF (F) AND (J) ABOVE SO THAT INSPECTION CAN BE ARRANGED.
- (L) THE SKETCHES AND DRAWINGS ATTACHED ARE AN INTEGRAL PART OF THESE REGULATIONS AND SHALL BE ADHERED TO UNLESS SOME DIFFERENT DESIGN IS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER'S OFFICE. ATTENTION IS CALLED TO TYPICAL SECTION REQUIREMENTS AS TO CROWN, MINIMUM FRONT AND BACK SLOPES, MINIMUM DITCH SECTIONS, MINIMUM ROADWAY WIDTHS, PAVEMENT WIDTHS, SHOULDER WIDTHS, BASE THICKNESS, AND WEARING SURFACE.
- (M) THE COUNTY ENGINEER MAY REQUIRE WHATEVER ADDITIONAL ENGINEERING INFORMATION HE DEEMS NECESSARY TO MAKE A DECISION ON SUBDIVISIONS AND OTHER DEVELOPMENTS IN AN AREA OF QUESTIONABLE NATURE.

## ARTICLE 6

### 1. MISCELLANEOUS:

- (A) ALL STREET OR ROAD CORNER MONUMENTS SHALL BE ESTABLISHED AND SHALL BE OF A PERMANENT MATERIAL EASILY RECOGNIZED. ALL LOT PINS SHALL ALSO BE ESTABLISHED PRIOR TO FINAL APPROVAL OF RECORD PLAT.
- (B) MARSHALL COUNTY WILL NOT, AS A MATTER OF POLICY, CONSTRUCT ANY STREET, INSTALL ANY DRAINAGE PIPE OR STRUCTURES, DO ANY PAVING OR PATCHING OR DO ANY MAINTENANCE WORK IN ANY RECOGNIZED OR RECORDED SUBDIVISION OR DEVELOPMENT UNTIL THE SUBDIVISION OR DEVELOPMENT HAS BEEN DULY ACCEPTED BY THE COUNTY COMMISSION AS A PART OF THE COUNTY'S MAINTENANCE PROGRAM.
- (C) THE MARSHALL COUNTY COMMISSION WILL CONSIDER ACCEPTANCE, UPON RECOMMENDATION OF THE COUNTY ENGINEER, AFTER CONSTRUCTION OF STREETS, ROADS, AND DRAINAGE IS COMPLETED, PROVIDED:
- (1) THAT SAID STREETS, ROADS, AND DRAINAGE MEETS THE MINIMUM REQUIREMENTS AS SET OUT IN THESE REGULATIONS.
  - (2) THAT ALL NECESSARY IMPROVEMENTS AND UTILITIES HAVE BEEN COMPLETED.
  - (3) THAT THERE ARE NO CLAIMS OR LIABILITIES AGAINST THE SUBDIVISION OR DEVELOPMENT AND SO CERTIFIED TO THE COMMISSION AT THE TIME OF REQUEST FOR ACCEPTANCE.
  - (4) THAT ALL IMPROVEMENTS SHOWN AND STATED ON THE PLAT OR RECORD MAP HAVE BEEN FURNISHED AND SO CERTIFIED IN THE REQUEST FOR ACCEPTANCE.
  - (5) THAT THE OWNER OR OWNERS PROVIDE THE COMMISSION WITH TWO COPIES OF HIS SUBDIVISION OF DEVELOPMENT CLEARLY SHOWING THE

LIMITS OF THE REQUEST FOR ACCEPTANCE AND A LEGAL DESCRIPTION THEREOF:

(D) LOTS:

- (1) THE LOT SIZE, WIDTH, DEPTH, SHAPE, AND THE MINIMUM BUILDING SET-BACK LINE SHALL BE APPROPRIATE WITH THE LOCATION OF THE SUBDIVISION AND FOR THE TYPE OF DEVELOPMENT AND USE CONTEMPLATED.
  - (2) MINIMUM LOT DIMENSIONS MUST MEET THE REQUIREMENTS OF THE ZONING ORDINANCE OF A CITY OR REQUIREMENTS OF THE HEALTH DEPARTMENT.
  - (3) SIDE LINES SHALL BE SUBSTANTIALLY AT RIGHT ANGLES TO STREETS EXCEPT ON CURVES WHERE THEY SHALL BE RADIAL.
- (E) ANY DEVIATION FROM THESE REGULATIONS OR PROVISIONS MUST HAVE WRITTEN CONCURRENCE OF THE COUNTY ENGINEER.
- (F) IN RESIDENTIAL AREAS WHERE APARTMENT TYPE BUILDINGS ARE CONTEMPLATED, OFF-STREET PARKING FACILITIES SHALL BE PROVIDED AND ACCORDING TO PROVISIONS OF THESE REGULATIONS.
- (G) ALL BUILDINGS SHALL BE SET BACK AT LEAST THIRTY (30) FEET FROM THE RIGHT OF WAY.
- (H) IF THESE REGULATIONS SHOULD CONFLICT WITH REQUIREMENTS ESTABLISHED BY A CITY PLANNING COMMISSION THEN THE GREATER REQUIREMENTS SHALL APPLY. ANY QUESTION AS TO WHICH REQUIREMENTS TO APPLY WILL BE DECIDED BY THE COUNTY ENGINEER.

ARTICLE 7

1. REQUIRED IMPROVEMENTS BOND:

- (A) PRIOR TO THE APPROVAL OF THE FINAL MAP OR PLAT, THE SUBDIVIDER OR DEVELOPER SHALL HAVE INSTALLED OR CONSTRUCTED THE FOLLOWING IMPROVEMENTS OR SHALL POST AN IMPROVEMENT BOND OF SUFFICIENT AMOUNT TO COVER 100% OF THE REQUIRED IMPROVEMENTS.
- (1) ALL STREET OR ROADS SHALL HAVE BEEN CONSTRUCTED STRICTLY IN CONFORMITY WITH THE REQUIREMENTS SET OUT IN ARTICLES 3 AND 4.
  - (2) ALL DRAINAGE SHALL HAVE BEEN CONSTRUCTED STRICTLY IN CONFORMITY WITH THE REQUIREMENTS SET OUT IN ARTICLE 4 AND 5.
  - (3) THE SUBDIVIDER OR DEVELOPER WILL FORFEIT HIS BOND IF THE IMPROVEMENTS ARE NOT MADE OR FULLY COMPLETED.
  - (4) IN THE EVENT THE BOND IS FORFEITED THE BONDING COMPANY SHALL COMPLETE OR MAKE ARRANGEMENTS WITH SOME CONTRACTOR TO COMPLETE THE IMPROVEMENTS. THIS BURDEN SHALL NOT FALL UPON THE COUNTY; HOWEVER, IF FOR SOME REASON, THE COUNTY EXPENDS PUBLIC FUNDS ON THIS, THEN THE BONDING COMPANY SHALL PAY FOR SUCH EXPENDITURES.

ARTICLE 8

1. STANDARD DRAWINGS:

NECESSARY DRAWINGS AND STANDARDS REGARDING ROADWAY TYPICAL SECTIONS, VALLEY GUTTERS, COMBINATION CURB AND GUTTER, TYPES OF DRAINAGE STRUCTURES ARE A PART OF THESE REGULATIONS OR MAY BE OBTAINED AT THE MARSHALL COUNTY ENGINEER'S OFFICE. SPECIAL DESIGNS BY THE SUBDIVIDER OR DEVELOPER'S REGISTERED CIVIL ENGINEER MAY BE SUBMITTED TO THE COUNTY ENGINEER'S OFFICE FOR APPROVAL. CRUDE DRAWINGS OR SKETCHES BY THE SUBDIVIDER OR DEVELOPER WILL NOT BE ACCEPTED.

## ARTICLE 9

### 1. SANITATION REQUIREMENTS:

IN ADDITIONS TO THESE REGULATIONS, A COMPLETED SUBDIVISION MAP SHALL BEAR THE APPROVAL OF THE COUNTY'S HEALTH DEPARTMENT BEFORE BEING SUBMITTED AND RECORDED. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE HEALTH DEPARTMENT FOR THEIR LIST OF SPECIFICATIONS.

### 2. WATER SYSTEMS:

ALL SUBDIVISIONS SHALL BE PROVIDED WITH WATER DISTRIBUTION SYSTEMS AS APPROVED BY THE COUNTY ENGINEER AND STATE AND/OR COUNTY HEALTH DEPARTMENT.

### 3. PLANNING COMMISSION:

IF THE SUBDIVISION LIES WITHIN THE JURISDICTION OF A CITY PLANNING COMMISSION, THEIR APPROVAL MUST BE ACQUIRED BEFORE SUBMITTING TO THE COUNTY ENGINEER.

## ARTICLE 10

SUBJECT TO THE PROVISIONS OF THESE REGULATIONS, THE FINAL PLAT WILL BE CONSIDERED FOR APPROVAL BY THE COUNTY ENGINEER PROVIDED THE FOLLOWING REQUIREMENTS ARE MET, WHICH REQUIREMENTS ARE CONDITIONS PRECEDENT TO SUCH FINAL APPROVED OF SAID PLAT:

THE FINAL PLAT AS SUBMITTED TO THE COUNTY ENGINEER SHALL BE DRAWN IN BLACK INK UPON TRACING CLOTH, OR EQUAL, ON SHEETS 24" WIDE X 36" LONG AT A SCALE OF ONE INCH EQUALS 100 FEET AND SHALL SHOW:

- A. THE LOCATION OF ALL STREETS; LOT LINES; LOTS NUMBERED IN NUMERICAL ORDER; BLOCK NUMBERS; RESERVATIONS; EASEMENTS; AND STREET NAMES; AND AREAS TO BE DEDICATED TO PUBLIC USE WITH NOTES STATING THEIR PURPOSE AND ANY LIMITATIONS.
- B. SUFFICIENT DATA TO DETERMINE READILY AND REPRODUCE ON THE GROUND THE LOCATION, BEARINGS, AND LENGTH OF EVERY STREET LINE, LOT LINE, BOUNDARY LINE, AND BUILDING LINE WHETHER STRAIGHT OR CURVED.
- C. THE EXACT POSITION OF THE PERMANENT MONUMENTS SHALL BE INDICATED ON THE PLAT BY A SMALL CIRCLE "O" ALONG WITH THE CHARACTER AND DESCRIPTION OF SAID MONUMENTS.
- D. THE NAMES AND LOCATIONS OF ADJOINING SUBDIVISIONS AND STREET.
- E. DATE, TITLE, INCLUDING THE NAME OF THE SUBDIVISIONS, SCALE AND NORTH POINT.
- F. THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY.
- G. THE "POINT OF BEGINNING" AS REFERED TO IN THE WRITTEN DESCRIPTION SHALL BE SO INDICATED.
- H. ALL CURVED BOUNDARY LINES, LOT LINES, STREET CENTERLINES AND RIGHT-OF-WAY LINES ON THE PLAT SHALL BE GIVEN A CURVE NUMBER AND SUFFICIENT DATA SHALL BE GIVEN TO ENABLE THE RE-ESTABLISHING: INTERSECTION ANGLE (DELTA), LENGTH OF RADIUS (R), AND THE DEGREE OF CURVE (D). A CURVE DATA BOX SHALL BE SHOWN ON EACH FINAL PLAT AS SHOWN BELOW.

CURVE DATA

CURVE NUMBER	DELTA	T	R	D

- I. ALL DIMENSIONS SHALL BE SHOWN IN FEET AND DECIMALS THEREOF.
- J. THE FOLLOWING INDORSEMENTS, DEDICATIONS AND CERTIFICATES SHALL BE PLACED ON THE FINAL PLAT.
  - (A) SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
  - (B) DEDICATION
  - (C) A NOTARY'S ACKNOWLEDGEMENT OF THE DEDICATION OF LAND CERTIFICATES REFERRED TO IN "B"
  - (D) A CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER OF MARSHALL COUNTY
  - (E) A CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY WITHIN WHOSE JURISDICTIONAL LIMITS THIS SUBDIVISION LIES.
  - (F) A CERTIFICATE OF APPROVAL BY THE MARSHALL COUNTY HEALTH DEPARTMENT (IF SEPTIC TANKS AND/OR WELL ARE NECESSARY)
  - (G) A CERTIFICATE FOR RECORDING BY THE PROBATE JUDGE

EXAMPLE OF (A)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA  
 COUNTY OF MARSHALL

I, (NAME OF SURVEYOR), A REGISTERED SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE (NAME OF COMPANY OR PROPRIETOR), A (CORPORATION OR PROPRIETOR), SITUATED IN MARSHALL COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS:

(INSERT LEGAL DESCRIPTION)

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING BEARINGS, LENGTH, WIDTH, AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS SHOWN.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
 NAME OF SURVEYOR

REGISTRATION # \_\_\_\_\_

DEDICATION

I/WE (LAND OWNER OR DEVELOPER, ADDRESS), AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATED TO BE KNOWN AS (SUBDIVISION NAME), A PART OF MARSHALL COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, ETC.) AS SHOWN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

PROPERTY OWNER

WITNESS

PROPERTY OWNER

NOTE IN ANY CASE THAT THE DEVELOPER AND THE LAND OWNER ARE NOT ONE AND THE SAME, TWO OR MORE DEDICATION CERTIFICATES MAY APPEAR ON THE PLAT IN ORDER TO ALLOW FOR OWNERS SIGNATURE TO BE FIXED TO SAID PLAT. IN WHICH CASE ONE OF THE FOLLOWING NOTARY'S ACKNOWLEDGEMENTS MUST APPEAR FOR EACH DEDICATION CERTIFICATE (SEE EXAMPLE (C-1) AND C-2).

EXAMPLE OF (C-1)

ACKNOWLEDGEMENT

STATE OF ALABAMA

COUNTY OF MARSHALL

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE,

HEREBY CERTIFY THAT (INDIVIDUAL'S NAME), WHOSE NAME AS (TITLE) OF THE (CORPORATION NAME), IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGEMENT BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.

NOTARY PUBLIC

EXAMPLE OF (C-2)

ACKNOWLEDGEMENT

STATE OF ALABAMA

COUNTY OF MARSHALL

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE,

HEREBY CERTIFY THAT (OWNER'S NAME), WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY;

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.

NOTARY PUBLIC

EXAMPLE OF (D)

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF MARSHALL COUNTY, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
COUNTY ENGINEER, MARSHALL COUNTY, ALABAMA

EXAMPLE OF (E)

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF (SUBDIVISION NAME), MARSHALL COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF (CITY NAME), ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
PLANNING COMMISSION FOR THE CITY OF,  
\_\_\_\_\_, ALABAMA  
(CITY NAME)

\_\_\_\_\_  
SECRETARY

EXAMPLE OF (F)

CERTIFICATE OF APPROVAL BY THE MARSHALL COUNTY HEALTH DEPARTMENT  
UNDERSIGNED, AS AUTHORIZED BY THE MARSHALL COUNTY HEALTH DEPARTMENT, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
HEALTH OFFICER,, MARSHALL COUNTY, ALA.

EXAMPLE OF (G)

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA  
MARSHALL COUNTY

I HEREBY CERTIFY THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS AND MAPS, PAGE \_\_\_\_\_ RECORDING \_\_\_\_\_ PAID.

\_\_\_\_\_  
JUDGE OF PROBATE

## ARTICLE 11

### VARIANCES

#### A. SUBDIVISION BY CERTIFICATE

THE FOREGOING PROCEDURE FOR PLAT APPROVAL CONTAINED IN ARTICLE 10 MAY BE WAIVED BY THE MARSHALL COUNTY COMMISSION IN THE CASE OF A PROPERTY OWNER WHO DESIRES TO CONVEY A PART OR PARTS OF ONE LOT OR TRACT OF LAND AS SHOWN BY AN ALREADY RECORDED MAP OR PLAT OF A SUBDIVISION, WHEN IT IS THE OPINION OF THE COMMISSION THAT COMPLIANCE WITH THE FOREGOING PROCEDURE WOULD CAUSE AN UNNECESSARY HARDSHIP TO THE PROPERTY OWNER IF STRICTLY ADHERED TO, AND THAT BY REFERENCE TO EXISTING MAPS OR PLATS THE COMMISSION CAN DETERMINE THAT THE CONVEYANCE OF SUCH LOT OR TRACT IS IN HARMONY AND CONFORMITY WITH THE GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN FOR THE SUBDIVISION OF LAND AS CONTAINED IN THESE REGULATIONS.

THE PROPERTY OWNER DESIRING APPROVAL OF THE CONVEYANCE OF A PART OR PARTS OF ANY SUCH LOT SHOWN BY AN EXISTING RECORDED PLAT WITHOUT COMPLYING WITH THE PROVISIONS HEREOF MAY MAKE A REQUEST TO THE ENGINEERING DEPARTMENT OF MARSHALL COUNTY FOR SUCH APPROVAL BY THE COMMISSION. THE COMMISSION SHALL CONSIDER SUCH REQUEST AND SHALL HAVE AUTHORITY TO REQUIRE SUCH PROPERTY OWNERS TO FURNISH SUCH INFORMATION AS THE COMMISSION SHALL DEEM NECESSARY IN ORDER TO PASS UPON SUCH REQUEST. IF, UPON CONSIDERATION OF SUCH REQUEST AND THE EVIDENCE OR INFORMATION FURNISHED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMISSION, AND THE COMMISSION IS OF THE OPINION THAT SUCH PART OR PARTS OF SUCH LOTS OR TRACT MAY BE CONVEYED WITHOUT DESTROYING THE INTENT OF THESE REGULATIONS IN CONFORMITY WITH THE GENERAL REQUIREMENTS AND MINIMUM STANDARDS AS CONTAINED IN THESE REGULATIONS, IT SHALL ISSUE TO SUCH RESTRICTIONS AND CONDITIONS AS THE COMMISSION MAY DEEM APPROPRIATE. WITHOUT LIMITING THE GENERALITY OF THE AUTHORITY OF THE COMMISSION TO IMPOSE AS A CONDITION OF SUCH APPROVAL THAT SUCH PART OF SUCH LOT OR TRACT, THE CONVEYANCE OF WHICH IS BEING APPROVED, MAY NOT BE RE-CONVEYED BY THE GRANTEE IN SUCH CONVEYANCE WITHOUT FURTHER APPROVAL OF THE COMMISSION.

THE CERTIFICATE OF APPROVAL PROVIDED FOR IN THE ABOVE PARAGRAPH SHALL BE EXECUTED AND ACKNOWLEDGED BY THE CHAIRMAN, OF THE COMMISSION, AND MAY BE RECORDED IN THE APPROPRIATE PROBATE OFFICE WITH THE CONVEYANCE OF SUCH PART OF SUCH LOT OR TRACT AS EVIDENCE OF SUCH LOT OR TRACT, AS EVIDENCE OF COMPLIANCE WITH THESE SUBDIVISION REGULATIONS IN THE CONVEYANCE OF SUCH PART OF SUCH LOT OR TRACT.

#### B. HARDSHIP

WHERE THE COMMISSION FINDS THAT EXTRAORDINARY HARDSHIPS MAY RESULT FROM STRICT COMPLIANCE WITH THESE REGULATIONS, IT MAY VARY THE REGULATIONS SO THAT SUBSTANTIAL JUSTICE MAY BE DONE AND THE PUBLIC INTEREST SECURED; PROVIDED THAT SUCH VARIATION WILL NOT HAVE THE EFFECT OF NULLIFYING THE INTENT AND PURPOSE OF THESE REGULATIONS.

## ARTICLE 12

### SEVERABILITY AND SEPARABILITY

#### SEVERABILITY AND SEPARABILITY:

SHOULD ANY ARTICLE, SECTION, SUBSECTION, OR PROVISION OF THESE SUBDIVISION REGULATIONS BE DECLARED BY A COURT OF COMPETENT JURISDICTION TO BE INVALID OR UNCONSTITUTIONAL, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OR CONSTITUTIONALITY OF THESE SUBDIVISION REGULATIONS AS A WHOLE OR ANY PART THEREOF OTHER THAN PARTS DECLARED TO BE INVALID OR UNCONSTITUTIONAL.

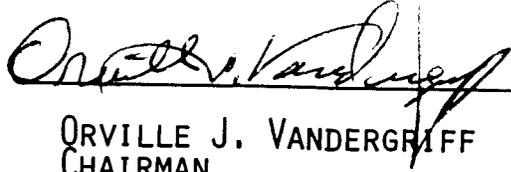
ARTICLE 13  
EFFECTIVE DATE

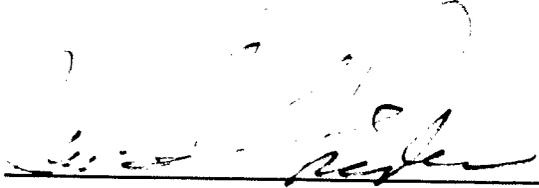
THESE SUBDIVISION REGULATIONS SHALL TAKE EFFECT AND BE IN FORCE  
FROM AND AFTER THE DATE OF ADOPTION BY RESOLUTION.

SUBDIVISION REGULATIONS HERETOFORE ARE HEREBY REPEALED.

ADOPTED BY RESOLUTION THIS THE 11 DAY OF OCT 1978.

MARSHALL COUNTY COMMISSION

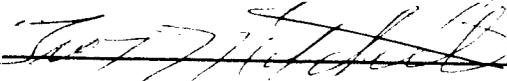
  
ORVILLE J. VANDERGRIFF  
CHAIRMAN

  
\_\_\_\_\_

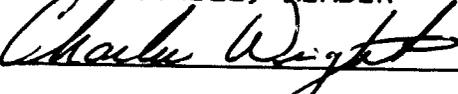
JACK SNIDER, MEMBER

  
\_\_\_\_\_

L.D. EDMONDS, MEMBER

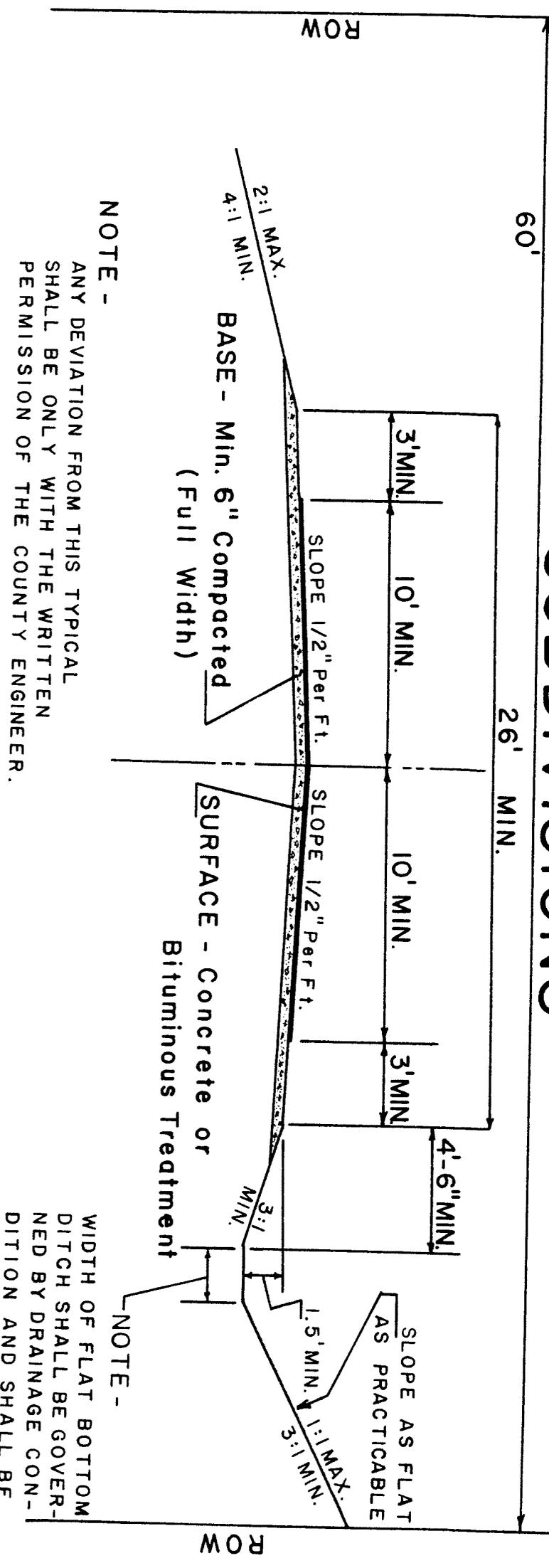
  
\_\_\_\_\_

TROY MITCHELL, MEMBER

  
\_\_\_\_\_

CHARLES WRIGHT, MEMBER

# MINIMUM STANDARDS FOR SUBDIVISIONS



**NOTE -**  
ANY DEVIATION FROM THIS TYPICAL  
SHALL BE ONLY WITH THE WRITTEN  
PERMISSION OF THE COUNTY ENGINEER.

**NOTE -**  
WIDTH OF FLAT BOTTOM  
DITCH SHALL BE GOVERNED BY DRAINAGE  
CONDITION AND SHALL BE  
APPROVED BY THE COUNTY  
ENGINEER.

TYPICAL SECTION  
ENGINEERING DEPARTMENT  
MARSHALL COUNTY

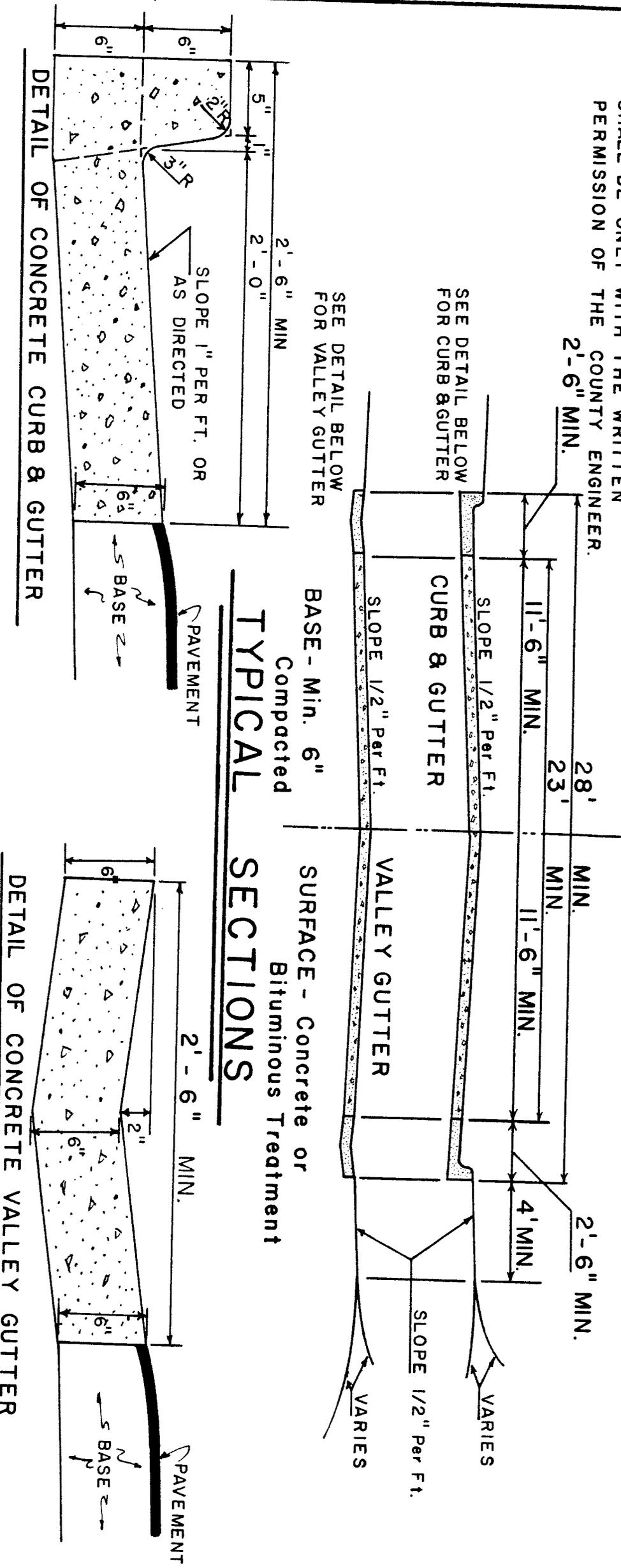
DATE: JUNE 1978

APPROVED *[Signature]*  
COUNTY ENGINEER

# MINIMUM STANDARDS FOR SUBDIVISIONS

## SUBDIVISIONS

NOTE -  
ANY DEVIATION FROM THESE TYPICALS  
SHALL BE ONLY WITH THE WRITTEN  
PERMISSION OF THE COUNTY ENGINEER.



DATE: JUNE 1978

ENGINEERING  
MARSHALL

DEPARTMENT  
COUNTY

APPROVED *Richard Davidson*  
COUNTY ENGINEER