

TOWN OF TRIANA

SUBDIVISION REGULATIONS

Town of Triana Planning and Zoning Commission
640 6th Street, Triana Alabama 35756



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Table 1. Regulation Revision Record

Revision	Date of Revision	Commission Resolution Number	Description of Changes
1.0	1968	N/A	Original – Repealed by Revision 2.0
2.0	March 4, 2019	2019-01	Extensive Revisions to process and minimum standards
3.0	Jun 3, 2019	2019-02	Added requirement to add Plat statement for subdivisions inside the 65 DNL Airport Noise Zone Added requirement to execute Avigation Easement with Huntsville Airport prior to approval of Final Plat

1. Introduction

The primary objective of the Town Planning Commission in all of its studies and plans is to help the Town grow in a proper manner and to the best interest of the general public. An important phase of urban growth is the creating of building lots. For this reason, the business of the Town Planning Commission in approving land subdivision plats is equally important.

In the opinion of the Town Planning Commission of the Town of Triana, it is necessary and advisable to provide for the orderly development of the Town and its environs; for the coordination of streets within proposed subdivisions with existing or planned streets and with other public facilities; for dedication or reservation of rights-of-way or easements for streets and utility purposes; and for the distribution of population and traffic which shall avoid congestion and overcrowding, and which shall create conditions essential to public health, safety, and general welfare.

The purpose of these regulations is to regulate and control the subdivision of land within the corporate limits and extraterritorial jurisdiction of the Town of Triana in order to promote the public health, safety and general welfare of the community. They are designed to lessen congestion in the streets and highways; to further the orderly layout and use of land; to insure proper legal description and proper monumenting of subdivided land; to secure safety from fire, panic and other dangers, to provide adequate light and air; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate adequate provision for transportation, water, sewerage, parks, schools, playgrounds and other public requirements; and to facilitate the further subdivision of larger tracts of land into smaller parcels of land.

2. Authority and Jurisdiction

2.1. Authority and Intent

Under the authority of Resolution 2019-01 of the Planning Commission of the Town of Triana, Alabama (hereinafter referred to as "Planning Commission") adopted pursuant to the powers and jurisdictions vested through Title II, Article II, Section 11-52-30 through 11-52-36 inclusive of the 1975 Code of Alabama as amended, the Planning Commission does hereby exercise the power and authority to review, approve, and disapprove plats for subdivision within the Town of Triana.

It is the intent of these regulations to provide for the harmonious development of land within the subdivision jurisdiction; for the coordination of streets within subdivisions with other existing or planned streets or with other features of the Comprehensive Development Plan; for adequate and convenient open spaces and for a distribution of population and traffic that will tend to create conditions favorable to health, safety, convenience or prosperity.

2.2. Area of Jurisdiction

From and after the date of adoption of these regulations shall govern all subdivisions of land within the subdivision jurisdiction of the Triana Town Planning Commission.

Approval of Subdivision Plats Required. From and after the effective date of these Regulations, no Subdivision plat of land within the Subdivision Jurisdiction, as defined in Article II of these Regulations, shall be filed or recorded until the Final Plat has been submitted to and approved by the Planning and Zoning Commission and the Final Plat has been recorded in the Office of the Probate Judge. The Probate Judge shall not file or record a Final Plat of a Subdivision of land located within the Town's Subdivision Jurisdiction, as defined herein, without the approval of such plat in accordance with these Regulations. No Street, road or other public improvement shall be accepted pursuant to these Regulations by the Town unless and until the requirements set forth in these Regulations have been satisfied and the Final Plat has been approved by the Planning and Zoning Commission and recorded in the Office of the Probate Judge and no such subdivider may proceed with the sale of lots in a subdivision until such subdivision plat shall have been approved by the Chairman of the Planning Commission.

2.3. Definitions

Alley. Any public space or thoroughfare twenty (20) feet or less in width which has been dedicated or deeded for public use.

AASHTO. American Association of State Highway Transportation Officials

Applicant: The Owner of land proposed to be subdivided or a designated representative. Written consent shall be required from the legal Owner of the premises.

Block. A parcel of land entirely surrounded by streets, streams, railroad rights-of-way, parks, or other public spaces or by a combination thereof.

Building Setback Line. The line indicating the minimum horizontal distance between the street line and the face of the building.

Commission: Planning & Zoning Commission of the Town of Triana, Alabama.

Council: Town Council of the Town of Triana, Alabama.

Developer: The Owner of land of an approved subdivision or a designated representative. Written consent shall be required from the legal Owner of the premises.

Easement. A grant by the owner of the use of a strip of land by the public, a corporation or person(s) for specified purposes.

Lot. A portion of a subdivision intended as a unit for transfer of ownership or for development.

Phase: A portion of an entire subdivision project.

Probate Judge. Office of the Probate Judge of Madison County Alabama.

Reserve Strip. The strip of land smaller than a lot retained in private ownership for the purpose of controlling access to land dedicated or intended to be dedicated to street or other public uses.

Street. A dedicated and accepted public right-of-way which provided vehicular and pedestrian access to adjacent properties.

Major Street. A street designed primarily to carry heavy volumes of vehicular traffic.

Collector Street. A street designed to carry medium volumes of traffic, collecting traffic from minor streets and carrying it to major streets.

Minor Street. A street of limited continuity, the principal purpose of which is to provide vehicular access to the abutting properties.

Cul-de-Sac. A short street having one end open to traffic and being terminated at the other end with a vehicular turnaround.

Subdivider. See Applicant.

Subdivision. The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. The term includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Subdivision Jurisdiction. All land located within the Town of Triana and all land lying within five (5) miles thereof and not located in any other municipality or its subdivision jurisdiction.

SUBDIVISION PLAT APPROVAL PROCEDURES

3. Procedures for Plat Approval

3.1. Procedures Overview

The Subdivision Process in the Town of Triana is divided into four distinct phases which are described in further detail in subsequent paragraphs. The Preliminary Plat Phase is only required if the proposed land to be subdivided is not currently zoned for R-3 or R-2A.

1. Preliminary Plat Submission & Rezoning (if required)
 - a. Impact Assessment
 - b. Approval by Planning and Zoning Commission
 - c. Rezoning approval by the Town Council
2. Initial Plat Submission (Repeat per phase)
 - a. Impact Assessment
 - b. Approvals
 - c. Construction of Subdivision Infrastructure and Improvements
3. Final Plat Submission (Repeat per phase)
 - a. Final Plat inspections
 - b. Approvals
 - c. Filing of approved Final Plat with Probate Judge
 - d. Warranty Bonds
 - e. Construction & sale of homes
4. Turn Over / Dedication to the Town of Triana (At completion of each phase)
 - a. Dedication Inspection
 - b. Acceptance of infrastructure into the Town's maintenance
 - c. Release of Warranty Bonds

3.2. Preliminary Plat Procedures

3.2.1. Pre-Application Procedure

Whenever the Subdivision of a tract of land is proposed within the jurisdiction of these Regulations, the Subdivider is urged to consult early and informally with a pre-review Subcommittee consisting of the Mayor, the Planning and Zoning Commission Chair, The Building Inspector, and Utility Representatives. 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. The purpose of this pre-application review is to afford the Subdivider the advice and assistance of the Town and Building Inspector in order to facilitate the subsequent preparations and approval of plans.

3.2.2. Rezoning

If the proposed tract of land is not currently zoned for a subdivision (e.g. R-3 or R-2A), the subdivider shall submit a letter to the Planning and Zoning Commission requesting rezoning of the tract of land to the desired zoning in addition to a Preliminary Plat. The letter shall identify the current property owner, Madison County PPIN ID or property

address, current zoning designation, desired zoning designation, and a description of the proposed development. Rezoning is subject to Ordinance 2019-02 as amended.

3.2.3. Preliminary Plat Requirements

To prevent undue hardship on the subdivider through possible required plat revisions, an Initial plat of the proposed subdivision at a scale not smaller than one hundred (100) feet to the inch shall first be submitted to the Planning Commission in duplicate on Arch D sized paper (24" x 36") in addition to a digital copy in Adobe Portable Document Format (.pdf) and shall give the following information:

- a) A vicinity sketch map on the plat showing the location of the subdivision in relation to the existing street system and the corporate limits of the municipality.
- b) Total Subdivision size in acres.
- c) Proposed Street Locations.
- d) Lots and their dimensions to the nearest foot.
- e) Number of lots.
- f) Size of largest and smallest lot.
- g) Lot density calculated as the number of lots per acre to the nearest tenth.
- h) Owner's name and contact information.
- i) Linear of feet of proposed streets to the nearest foot.
- j) Location of any proposed drainage ponds.
- k) Location of any community amenities (e.g. parks, pools, clubhouses, etc).

3.2.4. Preliminary Plat Evaluation

3.2.4.1. Infrastructure and Impact Assessment

Upon receiving the submitted Initial Plat, the Mayor, or designee shall coordinate with the Building Inspector, Utilities, Fire Department, School District, and any other departments or agencies as he or she deems appropriate and prepare a report for the Planning and Zoning Commission.

3.2.4.2. Public Hearing and Commission Meeting

Upon receipt of the Initial Plat and completion of the Infrastructure and Impact Report, the Planning and Zoning Commission shall place the Preliminary Plat on the Planning Commission agenda. A notice of a regarding the proposed subdivision shall be

sent to the adjacent property owners no later than seven business days prior to the Commission Meeting at which the subdivision will be considered by the Commission.

The Planning Commission agenda sequence for consideration of a Preliminary Plat shall proceed as follows:

1. Presentation by the subdivider or representative
2. Summary of the Infrastructure and Impact Report by the Mayor or his or her designee(s)
3. Public Comments regarding the proposed project
4. Consideration of proposed development by the Commission. The Commission may recommend approval to the Town Council, deny, or table the proposal pending additional information from the developer.

Recommended approval of the Preliminary Plat does not constitute acceptance of the subdivision by the Town. If the Preliminary Plat is approved by the commission and rezoning is required, the Mayor shall place the rezoning request on the agenda for the following Town Council Meeting. The Mayor or designee shall prepare the draft ordinance amending the Zoning Map and submit said ordinance along with copies of the Preliminary Plat, Commission Meeting Minutes and Public Comments. The Council may approve, deny, or table the proposal in accordance with their procedures

The Planning and Commission review of this Preliminary plat shall be governed by the procedure set forth in Title II, Article II, Section 11-52-30 through 11-52-36 inclusive of the 1975 Code of Alabama as amended.

3.3. Initial Plat Procedures

3.3.1. Initial Plat Submission

To prevent undue hardship on the subdivider through possible required plat revisions, a Initial plat of the proposed subdivision at a scale not smaller than one hundred (100) feet to the inch shall first be submitted to the Planning Commission in duplicate on Arch D sized paper (24" x 36") in addition to a digital copy in Adobe Portable Document Format (.pdf) and shall give the following information:

- a) A vicinity sketch map on the plat showing the location of the subdivision in relation to the existing street system and the corporate limits of the municipality.
- b) The name, addresses, and phone numbers of the owners and of the designer of the plat, who shall be a competent engineer, architect, landscape architect, or land surveyor.
- c) The subdivision name. If the subdivision name is too similar to other existing subdivisions not of the same development, the Planning and Zoning Commission reserves the right to request the developer select an alternate name (for example subdivisions in Triana should not start with the letters "Br" going forward due three other existing subdivisions starting with the letters "Br").
- d) Exact boundaries of the tract of land being subdivided and lots, shown with bearings to

- the nearest second of an arc and distances to the nearest one hundredth of a foot.
- e) Topography at suitable contour intervals to show proposed drainage. If the topography shown is not the result of field work by the Licensed Professional Land Surveyor of record, the source of the topography shall be noted.
 - f) Date, approximate north point, and a graphic scale.
 - g) The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drainpipes, water mains, and any public utility easements or right of ways, both on the land subdivided, and on the adjoining land.
 - h) The names and addresses of the record owners of adjoining parcels of land as they appear on the current tax records.
 - i) The names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines and building lines. Street names during this phase may be temporarily designated as “A”, “B”, “C”, etc.
 - j) Profiles of all streets showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal and one (1) inch equals (20) feet vertical when required by the Planning Commission and such plans as may be specifically required below.
 - k) Initial sketch plans of proposed utility layouts (sewer, water, and electricity) showing feasible connections, where possible, to and existing and proposed utility systems.
 - l) If the proposed subdivision does not lie within the force and effect of the Triana Zoning Ordinance, the Initial plat shall be accompanied by a plan indicating the proposed use of the lots.
 - m) A table listing the lot numbers and their size in both square feet and acres. Additionally, this table shall be provided in a digital spreadsheet format such as Microsoft Excel (.xlsx) or Google Sheets.
 - n) Any area within or adjacent to the 100-year Flood Projections or subject to periodic inundation by storm drainage overflow or ponding, shall be clearly shown on the Initial Plat.
 - o) If any area in the proposed subdivision lies within the Huntsville Airport 65 DNL Noise Zone, the Airport Noise statement in Appendix I shall be included on the Initial Plat.
 - p) The following permits, endorsements and certificates shall be placed on the Proposed Plat:
 - a. Permit to Develop

- b. Certificate of utility availability of all utilities involved in or affected by this subdivision
 - c. Certificate of Flood Hazard Designation
 - d. Certificate of Approval by the Mayor
- q) A Storm Drainage Plan may be required when additional information or improvements are required to confirm or ensure the adequate conveyance of stormwater runoff or as deemed necessary by the County Engineer. The Plan shall comply with all applicable design and construction requirements noted in these Regulations.

3.3.2. Construction Plans

At the time of submission of the Initial Plat, the Applicant shall also submit Construction Plans for all required improvements. All plans shall meet the minimum standards of design and general requirements for the construction of public improvements as set forth in these Regulations. Construction Plans shall be drawn at a scale of not less than one (1) inch equals one hundred (100) feet, and shall be of the same size as the Proposed Plat. Construction Plans shall be prepared by a Licensed Professional Engineer. A digital copy of the approved Construction Plans in PDF format shall be submitted to the Planning and Zoning Commission. The following construction plans shall be included:

1. Street plan containing the following information:
 - a. Location of all proposed and existing Streets or Rights-of-Way in or adjacent to the Subdivision.
 - b. Width of existing and proposed Rights-of-Way and Easements.
 - c. Road or Street names as approved by the Planning Commission.
 - d. Location and description of all street signs.
 - e. Location of all streetlights.
 - f. Plan and profile of all Streets, showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal and one (1) inch equals ten (10) feet vertical.
 - g. Cross sections of proposed Streets at a minimum of one hundred (100)-foot stations.
 - h. Horizontal curve data for the centerline of each Street, including the Delta, Angle, Tangent and Radius.
 - i. Location of all proposed sidewalks, crosswalks and handicap ramps.
 - j. Location of proposed water and sanitary sewer utility infrastructure.
 - k. Size of Class III, reinforced concrete driveway pipe if required for each Lot.
 - l. Location, description and elevation of all required vertical or horizontal references, including, but not limited to any control reference necessary for construction layout.
2. Storm Drainage Plan containing the following information:
 - a. Location of proposed and existing drainageways, streams, ponds and detention and/or retention basins within and/or bordering the Subdivision. All proposed drainage structures shall be designed based on the following design storm criteria:

- i. Ten (10) year design storm for all Minor Streets and roadside open ditches, if applicable, within the Subdivision.
 - ii. Twenty-Five (25) year design storm for all other Streets, roads, drainage structures and open channels.
 - iii. Open channel ditches, if applicable, shall be designed with good engineering practice and with appropriate Erosion and sedimentation control measures so as to minimize the effects of Erosion and sedimentation. Open channels that have a slope of less than seventy-five one-hundredths of a percent (.75%) must be appropriately designed and be constructed of concrete
 - iv. Detention and/or retention structures shall be designed to accommodate the ten (10) year, 24 (twenty-four) hour, type II storm event with post development flows no greater than predevelopment flows. Provisions shall be made to pass the one hundred (100) year design flow within a controlled section. Consideration shall be given to existing and proposed structures adjacent to detention and/or retention facilities to protect such structures from the one hundred (100) year discharge from the detention and/or retention facility.
 - v. All berms, swales, ditches, detention and retention ponds shall be sodded.
 - vi. All slope paved headwall and/or drainage grates to be used in conjunction with roadside ditches with pipes greater than twenty-four (24) inches in diameter shall be designed using the specifications provided by the Alabama Department of Transportation.
- b. Topography at suitable contour intervals to show proposed drainage as approved by the Building Inspector.
 - c. Location, size and invert elevations of proposed drainage structures including culverts, bridges, pipes, drop inlets and peak design flow at each such structure with the return period indicated by subscript shown on the storm drainage plan.
 - d. Construction details of typical manholes, connections, headwalls (required on all pipe openings) and other drainage structures proposed.
 - e. Area of land contributing stormwater run-off to each drainage structure along with drainage calculations indicating the information used to determine the flows, such as curve numbers, runoff coefficients, time of concentration, rainfall intensity and other pertinent information used in determining the peak runoff rates.
 - f. Location and dimensions of Easements and Rights-of-Way for drainageways and maintenance access thereof.
 - g. Typical cross-sections of each drainageway.

- h. Design flows, velocities and depth of flow of water throughout Subdivision and compatibility with existing drainage.
 - i. If required by the Town of Triana Flood Damage Prevention Ordinance, as last revised, the elevation of (1) all known high water marks or flood lines (2) base flood levels and (3) all proposed structures, including minimum finished floor elevations of proposed Buildings.
 - j. The location, description and details of all temporary and permanent Erosion and sedimentation control measures to be utilized including, but not limited to, silt fences, silt dikes, hay bale dikes, construction entrances, siltation ponds and permanent ground cover. The plan must also include a schedule of all Erosion and sedimentation control measures for construction of temporary and permanent control measures and final stabilization.
3. Sanitary Sewer Plan for Subdivisions identifying the location of all existing and proposed sewers, location of sewer laterals, location of each manhole and other sewage system appurtenances including lift stations, and the plan and profile of the sewage system. Construction details of typical manholes, connections and other proposed sewage structures shall also be shown.
4. Water Distribution Plan containing the location and size of water distribution system components including pipes, valves, fittings, hydrants, high-pressure pumping equipment, etc. Suitable evidence of all required permits or approvals from state or federal regulatory agencies must also be provided in a form satisfactory to the Building Inspector. The Owner or Developer shall be responsible for providing construction plans, if required, to each utility.
5. The following permits, endorsements and certificates shall be placed on the Construction Plans (see Appendix I for sample permits, endorsements, and certificates):
 - a. Certificate noting that the intersection sight distance and geometric design in conjunction with this Subdivision meets specifications set forth in the prevailing AASHTO Standards.

3.3.3. Initial Plat Evaluation

3.3.3.1. Infrastructure and Impact Evaluation

Upon receiving the submitted Initial Plat, the Mayor, or designee shall coordinate with the Building Inspector, Utilities, Fire Department, School District, and any other departments or agencies as he or she deems appropriate and prepare a report for the Planning and Zoning Commission.

3.3.3.2. Public Hearing and Commission Meeting

Upon receipt of the Initial Plat and completion of the Infrastructure and Impact Report, the Planning and Zoning Commission shall place the Initial Plat on the Planning Commission agenda. A notice of a regarding the proposed subdivision shall be sent to the

adjacent property owners no later than seven business days prior to the Commission Meeting at which the subdivision will be considered by the Commission.

The Planning Commission agenda sequence for consideration of a Initial Plat shall proceed as follows:

1. Presentation by the subdivider or representative
2. Summary of the Infrastructure and Impact Report by the Mayor or his or her designee(s)
3. Public Comments regarding the proposed project
4. Consideration of proposed development by the Commission. The Commission may approve, deny, or table the proposal

The Planning and Commission review of this Initial plat shall be governed by the procedure set forth in Title II, Article II, Section 11-52-30 through 11-52-36 inclusive of the 1975 Code of Alabama as amended.

3.3.4. Initial Plat Approval

Approval of the Initial Plat does not constitute acceptance of the subdivision by the Town. If the Initial Plat is approved by the commission and rezoning is not required, the Mayor shall be authorized at that time to endorse the Initial Plat.

3.4. Final Plat Procedures

3.4.1. Changes Between Initial Plat and Final Plat

3.4.1.1. Plat Changes Requiring Planning and Zoning Commission Approval

The following changes between the Initial Plat and Final Plat require approval of the Planning and Zoning Commission prior to implementation by the developer and submission of the Final Plat:

1. Decreasing the size of lots.
2. Increasing the number of lots.
3. Changes in the street layout.
4. Change in street names.
5. Changes to utilities.

Developers should seek the aforementioned types of changes via an amended Initial Plat and must submit the request in writing to the Planning and Zoning Commission along with rationale for the change in addition to submitting any maps, drawings, construction plans, etcetera, necessary to convey the change.

3.4.1.2. Plat Changes Within Developer Control

The following changes to between the Initial Plat and Final Plat do not require approval of the Planning and Zoning Commission:

1. Increasing the size of lots.
2. Decreasing the number of lots.
3. Increasing size of shared community amenities, or green space.

3.4.2. Final Plat Submission

The final plat shall be submitted to the Planning Commission in quadruplicate, of which one copy shall be the original drawings, and unless this is done within one year of the Planning Commission's approval of the Initial plat, such approval shall lapse.

It is the intent of these regulations that the sale of building lots should be contingent upon at least a minimum of public improvements being made within the dedicated streets of the plat, as follows:

1. Streets graded and improved to provide an all-weather driving surface and signage installed in compliance with Town of Triana Ordinance 2018-05;
2. Sufficient storm drains to adequately drain the streets and lots;
3. Water and sanitary sewer mains; and that all these should be installed to the size and quality acceptable to the city department having jurisdiction.
4. Street lights installed or a proof of payment to Huntsville Utilities for installation of Street Lights.
5. If the developer intends to place Covenants and Restrictions upon the lots within a residential subdivision and form a Homeowner's Association the developer shall provide proof that he or she has complied with all necessary State of Alabama and County Probate Judge requirements necessary such as establishing the necessary corporation for the Home Owner's Association and filing the Covenants and Restrictions with the State of Alabama Secretary of State and County Probate Judge. The intent of this requirement is not for the Commission to review, endorse, modify, or approve any Covenants and Restrictions or Home Owners Association, rather the intent to ensure that the developer has followed the necessary procedure required under State Law and protect future residents from unnecessary legal expenses and confusion as a result of the developer incorrectly filing Covenants and Restrictions and forming a Home Owner's Association.
6. All pavement will be to city specifications. With the forgoing in mind the Planning Commission will consider approval of the final plat only after receipt of:
 - a. A certificate from the Town Clerk that all improvements have been installed in accord with these regulations and with the action of the Planning Commission

giving conditional approval of the Initial plat, or

- b. A certificate from the Town Clerk that an improvement bond has been posted, available to the Town, and in sufficient amount to assure the completion of the required improvements.

The final plat shall be drawn on paper on Arch D sized sheets (24" x 36") and shall be at a scale of one hundred (100) feet to one (1) inch or larger in addition to a digital copy in Adobe Portable Document Format (.pdf). Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall show the following:

- a) Primary control points, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- b) Tract boundary lines, rights-of-way lines of streets, easements, and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves.
- c) Name and right-of-way width of each street or other right-of-way.
- d) Location, dimensions and purpose of any easements.
- e) Number to identify each lot or site.
- f) Purpose for which sites, other than residential lots are dedicated or reserved.
- g) Minimum building setback line on all lots and other sites.
- h) Location and description of monuments.
- i) Names of record owners of adjoining unplatted land.
- j) Reference to recorded subdivision plats of adjoining platted land by record name, date, and number.
- k) Certification by surveyor or engineer as to accuracy of survey and plat.
- l) Statement by owner dedicating streets, easements, rights-of-way and any sites for public uses.
- m) Title, scale, north point, and date.
- n) Certificate for approval by the Mayor.
- o) Certificate for recording the Probate Judge.

- p) Certificate for approval by all appropriate utilities.
- q) Licensed Professional Land Surveyor's Certificate and reference to the deed book and page of the parent tract.
- r) If any area in the proposed subdivision lies within the Huntsville Airport 65 DNL Noise Zone, the Airport Noise statement in Appendix I shall be included on the Initial Plat. Additionally, the developer may be required to execute an Avigation Easement with the Huntsville Airport and include the recorded document number on the plat.

3.4.3. Final Plat Inspection

Prior to evaluation of the Final Plat and placement of the Final Plat on the agenda by the Commission favorable inspection of the subdivision shall be required. The Building Inspector, Utilities Inspector and other interested parties as designated by the Mayor shall inspect the subdivision improvements and infrastructure. Upon completion of a favorable inspection, the Mayor, or designee shall notify the Planning and Zoning Chairman.

3.4.4. Final Plat Approval

Upon completion of a favorable inspection the Developer shall post a warranty bond at the Final Plat equal to 15% of the cost of the improvements and warranty the improvements for a five-year period, the Planning and Zoning Chairman shall place the Final Plat on the Commission agenda. Upon approval of the plat by the Commission, the Mayor shall be authorized to endorse the plat. Endorsed copies of the original drawings shall be returned to the developer; one copy shall be retained in the files of the Planning Commission; and one copy shall be transmitted to the Town Clerk, and one copy shall be transmitted to the building inspector.

Failure of the Planning Commission to approve or disapprove the final plat within thirty (30) days after submission shall be deemed final approval of the plat. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Commission, and a letter transmitted to the developer stating the reasons for such disapproval.

3.5. Turn Over and Dedication of the Phase

Upon completion of the five-year warranty period following Final Plat Acceptance, the developer shall request a final infrastructure inspection. Upon correction of any deficiencies and completion of a favorable inspection, the Mayor shall be authorized to release the warranty bonds.

SUBDIVISION MINIMUM STANDARDS

4. General Requirements and Minimum Standards of Design for the Subdivision of Land

4.1. Conformity to the Town, County, or Regional Plan

All proposed subdivisions shall conform to any Town, County, or Regional Plan and to the Triana Zoning Ordinance. Whenever a tract of land to be subdivided embraces any part of a highway, major street, secondary street, or parkway so designed on any Town, County, or Regional Plan, such part of such proposed public way shall be platted by the developer in the same location and at the same width as indicated on such Town, County, or Regional Plan.

4.2. Streets

4.2.1. Relation to Adjoining Street System

Proposed new streets shall extend existing streets or their projections at the same or greater width, but in no case less than the minimum required width, unless variations are deemed necessary by the Planning Commission for reasons of topography or design. Where, in the opinion of the Planning Commission, it is desirable to provide street access to adjoining property, proposed streets shall extend to the boundary of such property. Half streets or half alleys along the boundary of land proposed for subdivision will not be permitted.

4.2.2. Street Widths

The minimum width of proposed streets measured from lot line to lot line shall be as shown on the Major Street Plan, or if not shown on such plan, not less than eighty (80) feet for Major Streets, sixty feet (60) for Collector Streets, and fifty feet (50) for other streets. All alleys shall not be less than twenty (20) feet in width. The minimum paved width for streets within residential subdivisions shall be twenty-eight feet in width not including the curbs and gutters.

4.2.3. Conformance to Topographic Conditions and Street Grades

In general, streets shall be planned to conform to existing topographic conditions. The maximum grade on Major Streets shall be five (5) percent. The maximum grade on all other streets may not exceed eight (8) percent except where, in the opinion of the Planning Commission, the best subdivision is thereby secured.

4.2.4. Street Intersections

Insofar as practical, acute angles at street Intersections shall be avoided. Where an acute angle of less than seventy-five (75) degrees occurs between streets at their intersection, the Planning Commission may require the property lines to be rounded or otherwise set back to permit curb construction at desirable radius without curtailing the sidewalk at the street corner to less than normal width. Submission of a grading plan showing existing and

proposed contours at one (1) foot intervals and a detailed design for the intersection may be required by the Planning Commission.

4.2.5. Curves in Streets

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On all streets, except Local Service Streets, the center line radius of curvatures shall not be less than three hundred (300) feet; on Local Service Streets, not less than one hundred (100) feet.

4.2.6. Dead End Streets

Streets designed to have one end permanently closed (cul-de-sac) shall be provided at the closed end with a turnaround with a minimum right of way radius of fifty (50) feet, and minimum driving surface radius of thirty-five (35) feet. A “cul-de-sac” shall not be more than six hundred feet (600) feet in length unless approved by the Planning Commission for specific reasons of topography or design.

4.2.7. Street Names

Proposed streets obviously in alignment with existing and named streets shall bear the names of existing streets. In no case shall the name for the proposed streets duplicate (either by exact spelling or phonetically similar) existing street names irrespective of the suffix used. The Planning Commission reserves the rights to modify or rename proposed streets regardless of any arrangements made by the developer with other parties. Street names shall not exceed twelve characters in length unless specifically approved by the Planning Commission. Developers should avoid proposing streets names after living individuals. Developers proposing to name streets after deceased individuals should ensure that said individual made significant historical contribution to the Town of Triana and should secure approval in writing from the deceased next-of-kin. Cul-de-sacs names shall have the suffix “Ct” (e.g. Oxfordwill Ct). All other subdivision street names shall bear the suffix “Drive” or “Lane” unless the street is an extension of an existing named street.

4.2.8. Alleys

Alleys shall be provided along the rear of all lots to be used for business, apartments, and Town Home Developments.

4.2.9. Street Improvements

Street improvements shall be required as set forth in Subsection 3.4 above.

4.2.10. Stop Bars

Solid white Stop Lines shall be painted or thermally applied across the approach lane of the roadway adjacent to all Stop Signs to indicate the point at which the stop is intended or required to be made.

4.2.11. Speed Limit Signage

25 MPH speed limit signs shall be installed on the right side of the roadway within 250' of the entrance to the subdivision at a height of 7' as measured from the surface of the roadway. Subsequent speed limit signs may be required on the entry streets as determined by the Triana Street Department. Some factors which may require additional speed limit signage include:

- Length of the street
- Curves or turns in the street

4.2.12. Speed Cushions

The Planning Commission may require the installation of 6' x 7' rubber speed cushions on the roadway to mitigate speeding upon consultation with the Triana Streets Department and Police Department. Some factors which may require installation of speed cushions include:

- Whether or not the subdivision is located between and connecting two or more main streets within the Town (e.g Landess Circle, Wal-Triana Hwy, Zierdt Road, 6th Street)
- Speed limit of streets adjacent to the subdivision
- Traffic Counts of adjacent streets
- Size and number of lots of proposed subdivisions
- Recommendation of the Police Department

If required, the speed cushions are required to be Traffic Logix 6' x 7' Rubber Speed Cushions with White Markings placed three across the roadway. The traffic cushions shall be installed via bolts and anchors epoxied into the roadway. If cushions are required, the developer will also be required to install a Warning Sign before the Speed Cushions in either direction of travel and a 20 MPH tab below the sign.

4.2.13. Curbs and Gutters

Standard approved type curbs and gutters shall be placed on both sides of all new streets within the area of jurisdiction of these regulations in accordance with the Town specifications. Valley style gutters will not be permitted.

4.3. Blocks and Sidewalks

4.3.1. Blocks

Blocks shall not be more than twelve hundred (1200) feet in length. In blocks over eight hundred (800) feet in length, the Planning Commission may require one or more public cross walks with not less than a ten (10) foot right of way. The Planning Commission may require a minimum block length of four hundred (400) feet.

4.3.2. Sidewalks

Sidewalks are required as a minimum standard in all subdivisions. Sidewalks, shall be a minimum of four (4) feet wide in residential areas and seven (7) feet wide in a business area. Curb ramps from the sidewalk to the street with a truncated raised dome, brick red or safety red textured surface and a slope of 1:12 or less shall be installed at each intersection. Either a single curb ramp perpendicular to each roadway or a single curb ramp at the corner radius is acceptable.

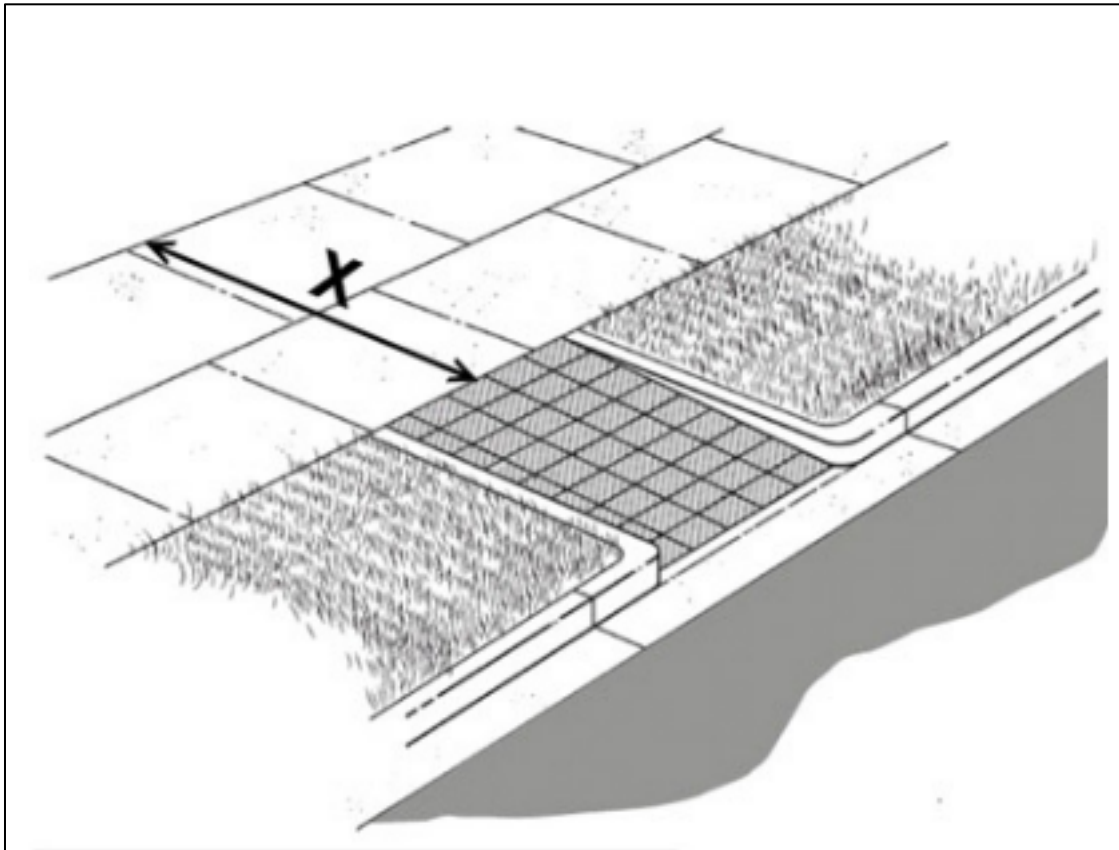


Figure 1. Sidewalk Curb Ramp Example

4.4. Lot Arrangement and Size

4.4.1. Lot Arrangement

Insofar as practicable, side lot lines shall be at right angles to straight street lines or radial to curved street lines.

4.4.2. Double Frontage Lots

Double frontage lots will be permitted only where necessary to provide separation of residential development from major streets to overcome specific disadvantages of topography and orientation.

4.4.3. Minimum Lot Size

Within the subdivision jurisdiction limits of the Town, the size and shape of residential lots shall be such as the Planning Commission deems appropriate for the type of building development contemplated. In no case, however, shall lot sizes and widths at the building line be less than the minimum standards established by the Zoning Ordinance. Corner Lots shall have extra width sufficient to permit establishment of a building line at least fifteen (15) feet from the side street property lines. The distance from the side street property line shall be measured from the street right of way paralleling the long dimension of the lot.

4.5. Water and Sewer Facilities

4.5.1. Sewer Facilities

Sewer infrastructure for subdivisions feeding into the Madison Utilities system are required to meet the standards as set forth by Madison Utilities.

Sewer infrastructure for subdivisions feeding into the Huntsville Utilities system are required to meet the standards as set forth by Huntsville Utilities.

4.5.2. Fire Hydrants

Fire Hydrants shall be required for all subdivisions. Fire Hydrants shall be located no more than five hundred (500) feet apart, measured as required by Fire Code. It is recommended that Developer's and Construction Managers familiarize themselves with the Town's Ordinance 2018-10 as it relates to tampering with Fire Hydrants. Approval of a plat or building permits does not constitute authorization for the developer to utilize Fire Hydrants either within or outside of their development for construction purposes (e.g. Concrete Truck Washout, Street Cleaning trucks, Landscapers, etc...). Developers may utilize Hydrants for construction purposes only after submitting a request to Town Hall and under the supervision and metering by a Town Official and subsequent payment of water consumed. Developers are encouraged to construct concrete wash-out stations.

4.6. Utilities

The developer is required to place all utilities underground.

5. General Provisions

5.1. Public Service Areas

5.1.1. Public Uses

Where a park, neighborhood recreational open space, a school site, or other areas for public use shown on an official map or on a plan adopted by the Planning Commission is located in whole or in part in the proposed subdivision, the Planning Commission shall seek to secure the reservation of the necessary land for such use as a Right of Way.

5.1.2. Easements for Utilities

Except where alleys are provided by the purpose, the Planning Commission may require easements not exceeding fifteen (15) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, water, or other utilities lines on each side of the common rear lot lines and alongside lot lines if necessary or advisable in the opinion of the Planning Commission

5.1.3. Dedication to Public Use

There shall be no reserve strips except those which are conveyed to the government having jurisdiction.

5.1.4. Suitability of the Land

Land which the Planning Commission has found to be unsuitable for subdivision due to flooding, bad drainage, steep slopes, rock formation, or other features likely to be harmful to the safety, health, and general welfare of the future residents shall not be subdivided unless adequate methods approved by the Planning Commission are formulated by the developer for meeting the problems involved.

5.2. Zoning Restrictions

No final plat of land within the force and effect of the Triana Zoning Ordinance shall be approved unless plat conforms with the minimum requirements of such zoning ordinance.

6. Variances

6.1. Variances

Where a developer can show that a provision of these General Requirements and Minimum Standards of Design would cause an 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 provision, the Planning Commission may authorize a variance. Any variance thus authorized is required to be entered in writing in the minutes of the Planning Commission and the reason which justified the departure to be set forth.

7. Amendments

7.1. Amendments

These Subdivision Regulations are based on comprehensive planning studies and the need for uniform standards of design and construction for subdivisions and improvements to carry out the objective of sound, stable and desirable development. It is recognized the casual change or amendment to the regulations would be detrimental to the achievement of that objective, and

it is therefore declared to be the policy of the Planning Commission to amend these regulations only when one or more of the following conditions prevail:

7.1.1. Error

There is a manifest error in the regulations.

7.1.2. Change in Conditions

Changed or changing conditions in a particular area, or in the planning jurisdiction, make a change in the regulations necessary and desirable.

8. Penalties

8.1. Penalties

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiate to sell any land by reference to or exhibition of or by other use of a plat of a subdivision before such plat has been approved by the Planning Commission and recorded or filed in the Office of the Judge of Probate of Madison County, shall forfeit and pay a penalty of \$1000.00 for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The Town of Triana may enjoin such transfer or sale or agreement by action for the injunction brought in any court of equity jurisdiction or may recover the same penalty by a civil action in any court of competent jurisdiction.

9. Validity

9.1. Validity

The requirements and provisions of these regulations are severable, and should any section or part thereof be declared by any court of competent jurisdiction to be unconstitutional or invalid the decision of the court shall not affect the validity of the regulations as a whole or any section or part thereof other than the section or part so declared to be unconstitutional or valid.

APPENDIX I. PLAT ENDORSEMENTS

1. Dedication / Acknowledgement

I, <<NAME OF DEVELOPER>> OF <<COMPANY>>, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS "<<SUBDIVISION NAME>>", A PART OF <<SECTION, TOWNSHIP, ETC...>>, CITY OF TRIANA, MADISON COUNTY, ALABAMA, AND THAT THE PUBLIC IMPROVEMENTS INCLUDING STREETS, EASEMENTS, RIGHTS-OF-WAY, DRAINAGE FACILITIES, EXT. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

OWNER
<<COMPANY>>

BY: <<NAME OF DEVELOPER>>
ITS: <<POSITION>>

SURVEYOR [SURVEYOR'S SEAL]

<<SURVEYOR NAME>>
<<CERTIFICATE NUMBER>>

STATE OF ALABAMA()
COUNTY OF MADISON()

I, <<NOTARY NAME>>, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT <<NAME OF DEVELOPER>> AS <<POSITION>> OF <<COMPANY>> A <<STATE OF INCORPORATION>> <<CORPORATION TYPE>>, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENT OF THE CERTIFICATE, <<HE/SHE>> AS SUCH <<POSITION>>, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID <<CORPORATION TYPE>>.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20_____

<<NOTARY NAME>> []
NOTARY PUBLIC []
STATE OF ALABAMA [NOTARY SEAL]
COUNTY OF MADISON []

<<COMMISSION EXPIRATION DATE>>
MY COMMISSION EXPIRES

STATE OF ALABAMA()
COUNTY OF MADISON()

I, <<NOTARY NAME>>, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT <<NAME OF SURVEYOR>> WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENT OF THE CERTIFICATE EXECUTED THE SAME VOLUNTARILY ON THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20_____

<<NOTARY NAME>> []
NOTARY PUBLIC []
STATE OF ALABAMA [NOTARY SEAL]
COUNTY OF MADISON []

<<COMMISSION EXPIRATION DATE>>

MY COMMISSION EXPIRES

2. Mayors Endorsement

THE WITHIN PLAT OF <<SUBDIVISION NAME>> IS HEREBY APPROVED BY THE HONORABLE <<MAYOR'S NAME>>, MAYOR OF THE TOWN OF TRIANA, ALABAMA FOR THE RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, THIS THE _____ DAY OF _____ <<YEAR>>.

HONORABLE <<MAYOR'S NAME>>, MAYOR OF THE TOWN OF TRIANA

3. Huntsville Utilities

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF HUNTSVILLE UTILITIES OF THE CITY OF HUNTSVILLE HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

THIS THE _____ DAY OF _____ <<YEAR>>.

NAME/TITLE

NOTE: HUNTSVILLE UTILITIES ELECTRIC DEPARTMENT WILL PROVIDE SERVICE ACCORDING TO ITS STANDARD SERVICE RULES AND REGULATIONS. THE COST OF ANY RELOCATION OF HUNTSVILLE UTILITIES REQUIRED DUE TO THIS PROJECT MUST BE PAID BY THE OWNER/DEVELOPER.

4. Telephone Service

BELLSOUTH HAS REVIEWED THE REQUIRED SUBMISSION MATERIAL FOR THE PROPOSED SUBDIVISION IN SUFFICIENT DETAIL TO DETERMINE SERVICE CAN BE MADE AVAILABLE.

BELLSOUTH TITLE/DATE

5. Madison Utilities

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF MADISON UTILITIES OF THE CITY OF MADISON, ALABAMA HEREBY CERTIFIES THE WITHIN PLAT HAD BEEN REVIEWED AND IS APPROVED. THIS THE _____ DAY OF _____ <<YEAR>>.

MADISON UTILITIES
CITY OF MADISON, ALABAMA

6. Surveyor's Description, Accuracy, Flood Hazard, Accuracy

STATE OF ALABAMA()
COUNTY OF MADISON()

I, <<SURVEYOR'S NAME>>, A REGISTERED LAND SURVEYOR OF MADISON COUNTY, ALABAMA HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF <<COMPANY>> KNOWN AS <<SUBDIVISION NAME>>, SITUATED IN THE TOWN OF TRIANA, MADISON COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

<<LEGAL DESCRIPTION>>

SUBJECT TO ALL PRESENTLY EXISTING ROAD RIGHT-OF-WAY EASEMENTS AND ALL EXISTING INGRESS AND EGRESS EASEMENTS, RECORDED OR UNRECORDED.

<<SURVEYOR'S NAME>>
<<CERTIFICATE NUMBER>>

CERTIFICATE OF ACCURACY

STATE OF ALABAMA()
COUNTY OF MADISON()

I, <<SURVEYOR'S NAME>>, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND LICENSED IN THE CITY OF <<CITY OF LICENSURE>>, ALABAMA, AND THAT I HAVE SURVYED THE LANDS EMBRACED IN THE WITHIN PLAT OR MAP DESIGNATED AS <<SUBDIVISION NAME>> ALL LYING WITHIN MADISON COUNTY, ALABAMA. IT IS FURTHER CERTIFIED THAT SAID PLAT OR MAP IS A TRUE PLAT OR MAP OF THE LANDS EMBRACED THEREIN, GIVING THE LENGTH AND THE BEARINGS OF THE BOUNDARIES OF EACH BLOCK AND LOT AND BLOCK NUMBER; SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS; GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET; SHOWING THE RELATION OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT MONUMENTS SHOWN HEREON SHALL BE INSTALLED AT ALL CORNERS AND CURVE POINTS PRIOR TO THE FINAL INSPECTION BY THE CITY INSPECTOR OF THE CITY OF TRIANA, ALABAMA.

<<SURVEYOR'S NAME>> DATE
<<CERTIFICATE NUMBER>>

FLOOD HAZARD CERTIFICATE

I, <<SURVEYOR'S NAME>>, THE SURVEYOR OF RECORD, HEREBY STATE THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IN COOPERATION WITH THE NATIONAL FEDERAL INSURANCE ADMINISTRATION, MAP NUMBER <<MAP NUMBER>>, DATED <<MAP DATE>> AND FOUND THAT THE SUBDIVISION SHOWN HEREON <<IS/IS NOT>> LOCATED IN THE 1% CHANCE FLOOD (ZONE "AE") AND THE 0.2% CHANCE FLOOD (ZONE "X"). THIS DETERMINATION HAS NOT BEEN VERIFIED IN THE FIELD BUT WITH MAP OVERLAYS ONLY.

<<SURVEYOR'S NAME>> DATE
<<CERTIFICATE NUMBER>>

I, <<SURVEYOR'S NAME>>, HEREBY STATE, THAT TO THE BEST OF MY KNOWELDGE, INFORMATION, AND BELIEF, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIEMENTS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

[SURVEYOR'S STAMP]

<<SURVEYOR'S NAME>> DATE
<<CERTIFICATE NUMBER>>

7. Probate Judge Certificate for Recording

STATE OF ALABAMA()
COUNTY OF MADISON()

I, <<PROBATE JUDGE NAME>>, JUDGE OF PROBATE OF THE COUNTY AND STATE AFORSAID, CERTIFY THAT THE WRITTEN AND FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THIS OFFICE ON THE _____ DAY OF _____, 20__ AT __:__ O'CLOCK AND DULY RECORDED IN DOCUMENT NUMBER _____

JUDGE OF PROBATE

DOC. # _____

8. Huntsville Madison County Airport Avigation Easement

THIS PLAT, OR PORTION THEREOF, IS LOCATED WITHIN THE 65 DNL NOISE ZONE OF THE HUNTSVILLE MADISON COUNTY AIRPORT. OWNER HEREBY GRANTS AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO; THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON HUNTSVILLE MADISON COUNTY AIRPORT

OWNER
<<COMPANY>>

BY: <<NAME OF DEVELOPER>>
ITS: <<POSITION>>

APPENDIX II. STREET AND GUTTER FIGURES

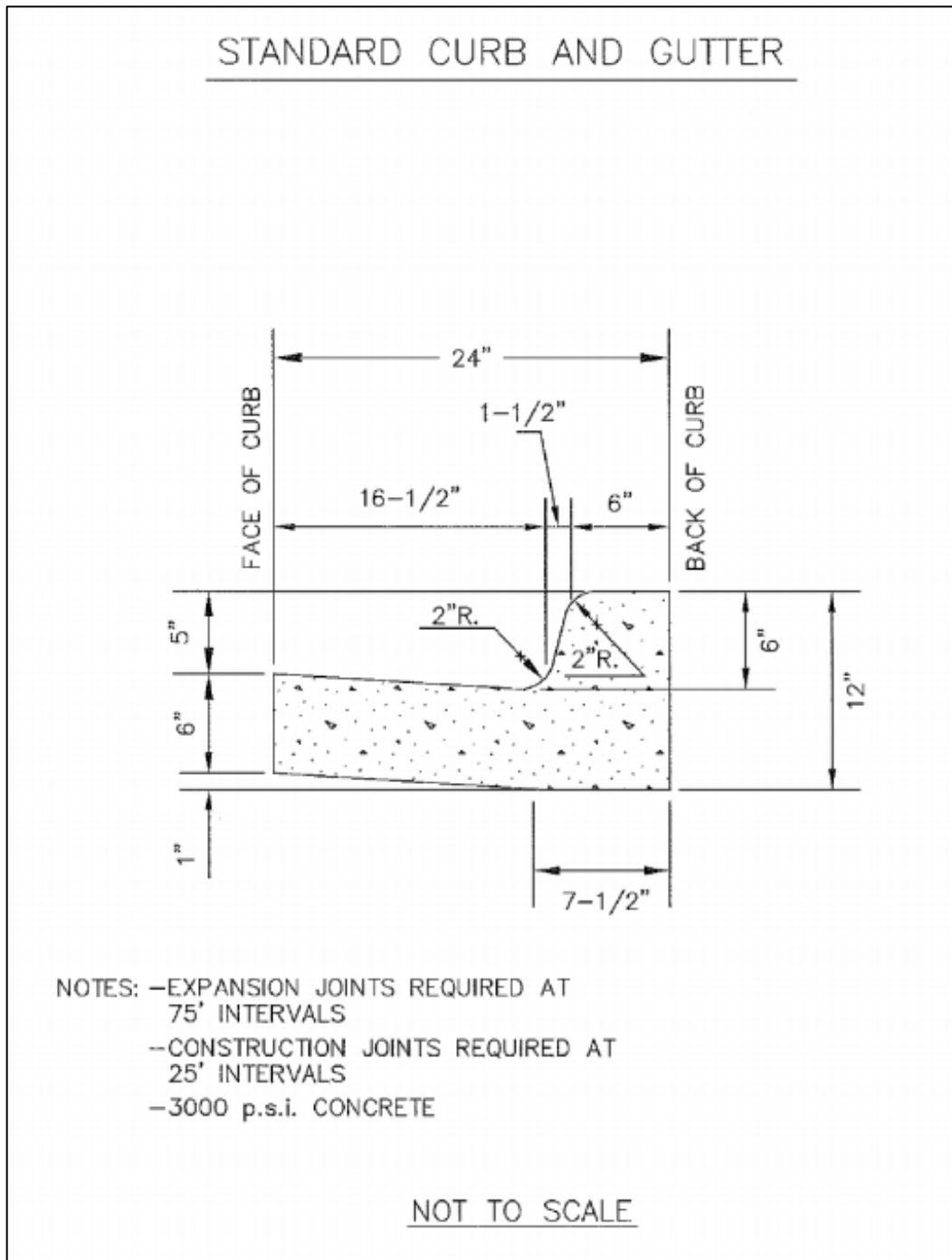


Figure 2. Standard Curb and Gutter

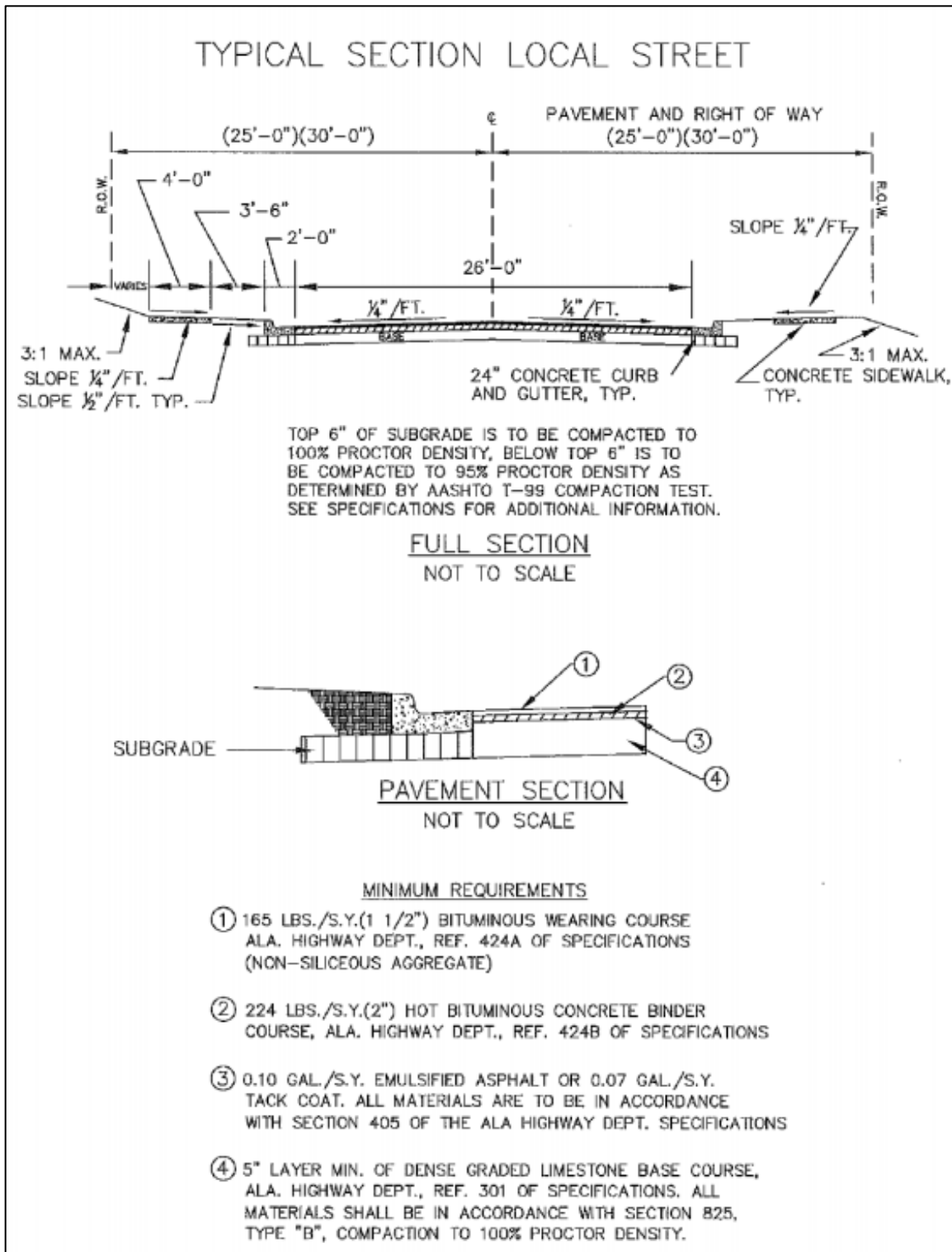


Figure 3. Typical Section Local Street