

TOWN OF PIKE ROAD, ALABAMA



Manual for Design and Construction Standards

October 14, 2014

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Article One - General Provisions

1.1 Title

This manual shall hereafter be known, cited, and referred to as the Town of Pike Road, Alabama Manual for Design and Construction Standards.

1.2 Scope of Manual

This manual covers design and construction requirements, guidelines, details, and standards for the design, development, and construction relating to residential, commercial, or industrial development within the jurisdiction of the Town of Pike Road, including public or private subdivision of property.

1.3 Jurisdiction

On and after October 14, 2014, this manual for design and construction standards shall apply to the design and development of improvements located within the Corporate Limits of the Town of Pike Road and within the Planning Jurisdiction, unless a separate or subsequent agreement between the Town of Pike Road and the Montgomery County Commission states otherwise.

1.4 Applicable References

The following references should be considered as a minimum standards manual. Whenever the provisions of this manual impose more restrictive standards than are required in or under any other ordinance, regulation, or applicable construction manual, the provisions herein contained prevail. Whenever the provisions of any other ordinance, regulation or applicable construction manual are more restrictive standards than are required herein, the requirements of such prevail.

1.5 Town of Pike Road, Alabama Subdivision Regulations

The Subdivision Regulations shall be used to govern public and private developments, to include the application and approval procedure, the minimum construction standards, and the guarantee for completion and associated bonds. The Manual for Design and Construction Standards shall function in conjunction with the Subdivision Regulations, the Erosion and Sediment Control Ordinance, Smart Code for the Town of Pike Road and Zoning Ordinances.

1.6 Compliance with Applicable Regulations

The owner/developer shall be solely responsible to ensure compliance with all Local, State, and Federal rules, requirements, regulations, and guidelines for all design and construction related to developments. The absence of a reference to any applicable regulations in this manual does not relieve the owner/developer of his responsibility to conform to all applicable rules and regulations related to the type of development intended.

Article Two - Definitions

For the purpose of these regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted and defined as set forth in this section. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular number; the word "herein" means "in these regulations"; the word "regulations" means this "Town of Pike Road, Alabama Manual for Design and Construction Standards." The term "shall" is always mandatory. The word "may" is permissive.

The Town Clerk the Town of Pike Road is hereby authorized to make a final determination of any term used in these regulations. In case of a dispute over such interpretation a written appeal of the Town Clerk's determination may be filed with the Planning Commission. Such appeal must be filed within 15 days of such determination

1. Abutting Property: Any property that is immediately adjacent to, touching or separated from such a common border by a right-of-way, alley or easement. This does not include land touching corner to corner for purposes of statutory annexation.
2. ADEM: The Alabama Department of Environmental Management.
3. ALDOT: The Alabama Department of Transportation.
4. Alley: A thoroughfare either used or shown on any recorded description of the subject parcel(s) which is not more than thirty (30) feet wide and which affords only a secondary means of access to abutting property.
5. Applicant: One (1) individual, entity or agency that is legally authorized to submit subdivision plats for review and apply for any form of subdivision approval or waiver with respect to a development site.
6. Application for Development: The application forms and all accompanying documents required by these regulations for the approval of a subdivision plat or site plan.
7. Arterial Street: A street that collects and distributes traffic to and from collector streets, connecting areas which produce large numbers of trip generations. An arterial functions to move traffic and to provide access to land uses, particularly high trip generating commercial activities.
8. As-Built Engineering Plan: A post-construction record giving details of construction and locations of improvements and utilities as they were built or installed.
9. Baseflood: The flood having a one (1) percent chance of being equaled or exceeded in any given year.

10. Block: A tract or parcel of land entirely surrounded by streets, streams, railroad right-of-way, parks, or other public spaces or by a combination thereof.
11. BMP: Best Management Practice(s) are measures or practices used to reduce the amount of pollution entering surface waters, air, land or ground waters. BMPs may take the form of a process, activity or physical structure. There are two main types of BMPs for construction sites, those that prevent erosion and those that capture sediment.
12. BMP Plan: Best Management Practices Plan means any research, planning considerations, systems, procedures, processes, activities and practices implemented for the prevention and/or minimization of pollutants in stormwater to the maximum extent practicable, and collection, storage, treatment, handling, transport, distribution, land application or disposal of construction stormwater and onsite management of construction waste generated by the construction activity, and to comply with the requirements of the Town of Pike Road. The BMP Plan shall be prepared and certified by a qualified credentialed professional as detailed in the Erosion and Sediment Control Ordinance, unless approved by the Community Development Department. It is also known as an Erosion and Sediment Control Plan.
13. Buffer: An area of land recorded as common area of the Final Plat dedicated as area of preservation. A buffer physically separates and protects one area from human disturbance or encroachment. Soil shall not be disturbed however vegetation may be managed by mowing, planting and trimming trees.
14. Building Line: A line shown on a plat indicating the minimum allowable distance between any structure and a lot line, as established by requirements of the developer and/or the Town of Pike Road Zoning Ordinance and these Regulations.
15. Building Setback: The line, generally parallel to a lot line or road right-of-way line, indicating the minimum horizontal distance between the lot line and the face of the building, as required by the Zoning Ordinance. In those cases where the Building Line and the Building Setback are not identical, the greater of the two shall take precedence. Platting of required building setback lines is discouraged as they may change with amendments to the Zoning Ordinance thereby complicating enforcement.
16. Collector Street: A collector street has the primary function of collecting traffic from local streets and moving it to the arterial street system while also providing substantial service to the abutting land use.
17. Common Area: An area of development shared by all owners and managed by either the subdivider/developer or a home owner's association. This area includes recreation facilities, stormwater management area, buffers and other landscaped areas.

18. Comprehensive Plan: A composite of the plans, maps, official reports and explanatory material adopted by the Planning Commission and/or Town Council for the guidance of the growth and development of the Town of Pike Road.
19. Commercial: Shopping area that provides a full range of retail sales and services to the surrounding neighborhood, such as medium-sized grocery stores, drug stores, coffee shops, customer service offices, or medical/dental facilities. Building types are single-purpose commercial structures, multi-story mixed use and residential structures.
20. Conservation Green Space: An open area with trees, shrubs, grass and other vegetation within a development. Areas may include but are not limited to side, rear and front yards, common areas and landscaped islands. This does not include stormwater management facilities. This land shall be designated as being permanently undeveloped and used for recreation, conservation or preservation.
21. County: Montgomery County, Alabama.
22. Cul-de-Sac: A local street with only one outlet, and having the closed end terminated by a vehicular turn-around.
23. Dedication: The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.
24. Detention Basin: An artificial flow control structure that is used to contain flood water for a limited period of time.
25. Developer: The legal or beneficial owner(s) of a lot or parcel or any land proposed for inclusion in a development, including the holder of an option, contract to purchase, or a lease.
26. Development: The division of a parcel of land into two (2) or more parcels (See Subdivision); the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, or other movement of land, for which an approved development plan is required pursuant to these Regulations or other codes and ordinances of the Town.
27. Drainage Common Area: A common area for the collection and transport of stormwater, runoff and surface waters within a development. The area is shared by all owners and managed by either the subdivider/developer or a home owner's association.

28. Drainage Facilities. Structural and nonstructural elements designed to collect stormwater runoff and convey it away from structures and through the roadway right-of-way in a manner that adequately drains sites and roadways and minimizes the potential for flooding and erosion.
29. Easement: Authorization by a property owner for the use by another and for a specified purpose of any designated part of his property. No easement shall be recognized under these Regulations that has not been created through valid legal instruments and recorded in the Office of the Judge of Probate of Montgomery County, except those established by the Town through continuous and historic use.
30. Engineering Plan: Plans prepared by a registered engineer showing details of the design and construction of required improvements in a proposed subdivision.
31. Erosion: The wearing away of the ground surface as a result of the movement of wind, waters, and/or ice.
32. Erosion Control: Measures and actions which are to be taken to control potential erosion and sedimentation problems.
33. Erosion and Sediment Control Plan: Also known as a BMP Plan. It includes research, planning considerations, systems, procedures, processes, activities and practices implemented for the prevention and/or minimization of pollutants in stormwater to the maximum extent practicable, and collection, storage, treatment, handling, transport, distribution, land application or disposal of construction stormwater and onsite management of construction waste generated by the construction activity, and to comply with the requirements of the Town of Pike Road. The Erosion and Sediment Control Plan shall be prepared and certified by a qualified credentialed professional as detailed in the Erosion and Sediment Control Ordinance, unless approved by the Community Development Department.
34. Expressway or Freeway: A divided multilane street designed for a high volume of through traffic which limits ingress and egress at controlled intervals. A freeway involves completed control of access and lacks grade crossing while an expressway permits access at grade intersections at infrequent intervals.
35. Final Plat Approval: The official action of the Pike Road Planning Commission taken on a preliminarily approved plat, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements installed, or guarantees properly posted for their completion; or approval conditioned upon the posting of such guarantees.

36. Final Plat: The map or plan or record of all or a portion of a subdivision, and any accompanying materials presented for final approval and recording as required in these regulations.
37. Flag Lot. Any lot, established after the effective date of these Regulations, which does not comply with the definition of Lot Width provided in these Regulations.
38. Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:
- the overflow of inland or tidal waters;
 - the unusual and rapid accumulation of runoff of surface waters from any source.

39. Recurrence Intervals and Probabilities of Occurrences per USGS

Recurrence Interval in Years	Probability of Occurrence in any Given Year	Percent Chance of Occurrence in any Given Year
100	1 in 100	1
50	1 in 50	2
25	1 in 25	4
10	1 in 10	10
5	1 in 5	20
2	1 in 2	50

40. Floodplain: Those areas defined by the United States Geological Survey or the United States Army Corps of Engineers as subject to flooding once in 100 years, based on topography.
41. Floodway: The channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface more than one foot. For the purpose of these regulations, floodways shall be defined as follows:
- The floodways as identified or delineated in the Flood Insurance Study for Montgomery County, Alabama.
 - Along small streams and watercourses, all lands lying within 25 feet of the top of the bank of the channel (measured horizontally), unless the developer demonstrates to the satisfaction of the Planning Commission that a lesser distance (but not less than 15 feet) is adequate based on the watershed characteristics and probable storm runoff for the base flood.
42. Grade: The slope of land or a built feature such as a street, specified in percentage terms.
43. Grady Pond Wetland: An artificial pond created by excavating and/or diking dry land to collect and retain water and which are used presently or in the past exclusively for such purposes as stock

watering, irrigation or settling basins. These areas are typically non jurisdictional wetlands but the soils have poor percolation rates.

44. Health Department: The Montgomery County and State of Alabama Health Departments.
45. Hundred (100) Year Flood: Flood created by a 100-year storm event, a storm having a one percent chance of being equaled or exceeded in any given year.
46. Hundred (100) Year Floodplain: The area of land inundated as a result of the 100-year rainfall event.
47. Impervious Surfaces: Surfaces that prohibit the movement of water from the land surface into the underlying soils. Examples include buildings, asphalt and concrete.
48. Improvement: Any built or constructed immovable item that becomes part of, placed upon, or is affixed to, real estate.
49. Industrial: Manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.
50. Jurisdictional Wetland: A wetland area that meets the definitional requirements for wetlands to include the hydrology, hydric soil types and wetland vegetation as determined by the U.S. Army Corps of Engineers, 1987 Federal Wetland Delineation Manual and subsequent regional supplements.
51. Land Use Plan: A plan developed and adopted that documents current land use, projects future land use, and sets out goals and objectives to guide the future development of the Town of Pike Road.
52. Local Street: A local street is one whose primary function is to service abutting land use and to discourage through traffic. This includes cul-de-sacs, marginal access streets and residential access streets.
53. Lot: A parcel of land occupied by, or designated to be developed for, one (1) building or principal use and the accessory buildings or uses customarily incidental to such building, use or development, including such open spaces and yards as are designed and arranged or required by these Regulations for such building, use, or development.
54. Lot Area: The area contained within the boundary lines of a lot.

55. Lot, corner: A lot abutting two or more streets at their intersection. If the two streets form an angle of more than 135 degrees, as measured at the point of intersection of their centerlines, the lot shall not be considered a corner lot.
56. Lot depth: The distance between the midpoints of the front and rear lot lines.
57. Lot, double frontage: A lot, other than a corner lot, which has frontage on more than one street.
58. Lot frontage: Lot width measured at the street lot line. When a lot has more than one street lot line, lot width shall be measured at each such line.
59. Lot Line: A line bounding a lot which divides one lot from another or from a street or any other public or private space.
60. Lot line, front: In cases where the lot fronts on only one street, the lot line adjacent to the street. For corner lots, the side meeting minimum width requirements. For double frontage lots and corner lots meeting width requirements on both frontages, the property owner may choose one as the front lot line for the purposes of setbacks and placement of accessory structures.
61. Lot line, rear: That lot line, which is parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front line shall be considered to be the rear lot line.
62. Lot line, side: Any lot line other than a front or rear lot line.
63. Lot of record: Any validly recorded lot that complies with all currently applicable laws, ordinances, and regulations. (See also Nonconforming Lot of Record)
64. Lot Width: The distance between side lot lines measured at the right-of-way.
65. Maintenance Common Area: A common area for the access to stormwater management facilities and other common areas requiring maintenance within a development. The area is shared by all owners and managed by either the subdivider/developer or a home owner's association.
66. Marginal Access Street: A service road that runs parallel to a major street, generally an arterial. Its purpose is to separate through from local traffic, and to provide access to abutting properties.
67. Monument: A permanent object serving to indicate a limit to or mark a boundary.

68. Multifamily: is a classification of housing where multiple separate housing units for residential (non-commercial) inhabitants are contained within one building. The major types of new development will be apartments, duplexes, townhouses, and garden apartments. These housing types are intended to be compatible with houses in the adjacent residential developments.
69. Nonconforming lot of record: Any lot validly recorded in the public records of Montgomery County, which complied with all applicable laws, ordinances, and regulations in effect on the recording date. (See also Lot of Record).
70. Open Space: Any parcel or area of land or water, either publicly or privately owned, set aside, dedicated, designated, or reserved for the private use or enjoyment of owners or occupants of land adjoining such open space, or for the public at large.
71. Owner: The person or persons having legal title to a lot or parcel of land.
72. Pervious Surfaces: Surfaces that allow water to enter or percolate slowly into the earth.
73. Planned Unit Development (PUD): is a type of development approved through a special process designed to allow flexibility and to encourage innovative land use and development. A PUD may include varied and compatible land uses, such as housing, recreation, and commercial centers within one defined development or subdivision.
74. Planning Commission: The Pike Road Planning Commission created by the Town of Pike Road under the authority of Chapter 52, Article 1, of the Code of Alabama, 1975, as amended.
75. Preliminary Plat: A map and related materials indicating the proposed layout of a development submitted for preliminary approval in accordance with these regulations.
76. Preliminary Plat Approval: The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Planning Commission and the applicant.
77. Private Road: With respect to Private Roads, the following shall apply:
- Identified as separate, dedicated easement and recorded as a parcel
 - Ownership of dedicated easement is noted on plat
 - Owner is responsible for maintenance of Private Road
 - Easement on plat must meet the minimum dimensions as Street Standards in Section 4
 - Does not have to be paved
 - Proper runoff and drainage must be installed if impacting Watersheds. See Section 4 for details.

78. Probate Judge: The Judge of Probate for Montgomery County, Alabama.
79. Public Drainage System: Areas owned by the Town of Pike Road, Montgomery County, or the State of Alabama which convey stormwater runoff into waterways. These areas include but are not limited to drainage ditches, channels and watercourses.
80. Public Improvement: Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs as: vehicular and pedestrian circulation systems, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility and energy services.
81. Public Open Space: An open space area conveyed or otherwise dedicated to the Town or another public body or agency for recreational or conservation purposes for the public at large.
82. Registered Engineer: An engineer properly licensed and registered in the State of Alabama.
83. Registered Land Surveyor: A land surveyor properly licensed and registered in the State of Alabama.
84. Reserve Strip: A strip of land, smaller than a lot, and retained in private ownership as a means of controlling access to land dedicated or intended to be dedicated for street or other public use.
85. Resubdivision: A combination, recombination, or splitting of previously recorded lots or tracts of contiguous land for the purpose of creating additional lots or enlarging existing ones.
86. Retention Basin: Also known as a stormwater pond. An area used to contain stormwater and runoff from the drainage area.
87. Right-of-Way: A strip of land used or intended to be used for passage of the general public, and occupied or intended to be occupied by a street, road, bicycle path, crosswalk, utilities, railroad or similar facility; and dedicated to the governing body in fee simple, or by other legal means such as prescription.
88. Riparian Buffer Zone: An area of trees, usually accompanied by shrubs and other vegetation, along a stream, river or shoreline that is managed to maintain the integrity of the waterway, to reduce pollution and to provide food, habitat and thermal protection for fish and wildlife.
89. Roadway: The portion of a right-of-way intended for use by vehicular traffic.

90. Sidewalk: A paved path provided for pedestrian use, and usually located at the side of a road and within the street right-of-way.
91. Single Family Residential Development (SFRD): Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. Building type is a single dwelling unit, or with one single-family structure and one accessory unit within the same structure. More than six lots before it is considered SFRD.
92. State: The state of Alabama.
93. Stormwater Facility Maintenance Agreement: A formal agreement between the Owner and the Town that includes the owner's responsibilities concerning maintenance of the stormwater management facilities. The agreement is a covenant running with the land and is binding to the owner and any successors including homeowner's associations.
94. Stormwater Management: The process of ensuring that the magnitude and frequency of stormwater runoff do not increase the hazards associated with flooding and that water quality is not compromised by untreated stormwater flow.
95. Stormwater Ponds: Also known as a retention basin. An area used to contain stormwater and runoff from the drainage area.
96. Streets: The full right-of-way of a thoroughfare which affords the principal means of access to abutting property or any avenue, boulevard, road, parkway, viaduct, drive, or other right-of-way provided for vehicular traffic and travel.
97. Street Hierarchy: The classification of streets based upon their individual function, as follows:
- i. Arterial - A major street intended mainly to carry through traffic and to connect major activity centers in the Town and its planning jurisdiction. Arterial streets are identified in Pike Rd. as two types of streets: Main Streets and
 - ii. Collector - A street intended to carry traffic from local streets to arterial streets.
 - iii. Local - A street intended mainly to provide access to adjoining property and uses, providing access to and from individual lots.
 - iv. Marginal Access - A service road that runs parallel to a major street, generally an arterial. Its purpose is to separate through from local traffic, and to provide access to abutting properties.

In Pike Road, all streets that are not designated as "Local Streets" shall be considered to be "Major Streets" within the community. The classifications above, are further broken down into the following street categories specific to Pike Road and as identified in the Comprehensive Plan:

Main Streets - Main Streets are “destination streets”. They provide access to and function as centers of civic, social, and commercial activity. Main Streets contain a mixture of uses, and are comfortable for pedestrians. These streets are currently rare in the Town of Pike Road, but they will become more prevalent as identified “Town Centers” develop.

Avenues - Avenues provide access from neighborhoods to commercial areas, between major destinations and, in some cases, through neighborhoods. Avenues function in a wide variety of land use contexts. They carry significant automobile traffic, but are also designed for pedestrian and bicycle comfort.

Boulevards - Boulevards are designed to move larger numbers of vehicles (as through traffic) from one part of the Town to another and to other lower level streets in the network. Therefore, maintaining vehicular movement is a higher priority than with an Avenue. Land uses along Boulevards can vary, but development will usually be set back farther from the street than on Avenues.

Parkways - Parkways are the most auto-oriented of the street types. A Parkway’s primary function is to move motor vehicle traffic efficiently through the Town and to provide access to major destinations. Therefore, design decisions will typically favor the automobile mode over other modes.

Local Streets - Local Streets provide access to residential, industrial, or commercial districts, as well as to mixed-use areas. Speeds and motor vehicle traffic volumes are low, providing a safe and comfortable environment for pedestrians and bicyclists. Local Streets serve a wide variety of development contexts, therefore, specific cross-sections for a variety of different Local Street types are available.

98. Structure: Anything constructed or erected that requires rigid and permanent location on or attachment to the ground; including, but not limited to, buildings, signs, towers, monuments, statues, and walls; but not including telephone and other utilities poles, overhead wires, retaining walls and terrace walls, wire fences, and any other thing less than three feet in height.
99. Subdivider: Any person who having an interest in land, cause it, directly or indirectly, to be divided into a subdivision as defined herein.
100. Subdivision Administrator: The official of the Town of Pike Road charged with the responsibility of administering and enforcing these regulations.
101. Subdivision Committee: A committee of two or more members of the Planning Commission appointed to review subdivision plats for compliance with all regulations of the Town of Pike Road and to report their findings and recommendations to the Planning Commission.

102. Subdivision (Hierarchy): The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other division of land for the purpose, whether immediate or future, of sale, lease or of building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory being subdivided. However, the following shall not be included within this definition or be subject to the requirements thereof:

- i. Property that is divided by a court order.
- ii. The division of land into parcels of five (5) acres or more where no new street or roadway access to the lots is involved.
- iii. The public acquisition by gift or purchase of strips or parcels of land for the widening or opening of streets or for other public uses.

103. See Development:

Major (Subdivision): A subdivision not classified as a minor subdivision, including but not limited to subdivisions of five (5) or more lots, or any size subdivision requiring any new streets or extension of the local governmental facilities, or the creation of any public improvements. A classification of type of major subdivision must be selected. Those classifications are listed below:

1. Single Family Residential Development (More than six lots)
2. Multifamily
3. Commercial
4. Industrial
5. PUD/Mixed-Use

104. Minor (Subdivision): A Minor Subdivision is any subdivision of a parcel that creates no more than four lots. Multi-family, Commercial, Industrial, and PUD/Mixed Use cannot be submitted as a minor subdivision. With respect to roads and utilities, the following will apply:

- i. Creation of a new Private Road or extension of an existing Private Road shall be paid for and maintained by landowners, sub-dividers or developers.
- ii. Does not involve any new Public Road.
- iii. Does not involve the extension of public wastewater or water lines.
- iv. Does not land lock or prevent development of the remainder of the parcel or Adjacent Property.
- v. Does not create any new or residual parcels that do not comply with the requirements of this ordinance or other applicable state or local regulations.
- vi. Is not located, wholly or substantially, in a flood hazard area.

105. Subdivision Jurisdiction: All land located within the corporate limits of the Town of Pike Road and within five (5) miles thereof, and not located within the corporate limits of any other municipality or within the subdivision jurisdiction of any other municipality having a planning commission, in accordance with Chapter 52, Article 2, Section 11-52-30 of the Code of Alabama, 1975, as amended.

106. Subdivision Regulations: The Subdivision Regulations of the Town of Pike Road, Alabama.
107. These Regulations or Standards: The Pike Road Subdivision Regulations together with all applicable design and construction requirements, all of which constitute the comprehensive development regulations of the Town of Pike Road, Alabama.
108. Temporary BMPs: Temporary best management practices are designed to remain effective for a relatively short duration of time, usually only until the construction site is complete and permanent BMPs have been established. Temporary BMPs are only effective if they are installed correctly and maintained. These include but are not limited to silt fences, hay bales and mulch.
109. Town: The Town of Pike Road
110. Town Attorney: The licensed attorney designated by the Town Council to furnish legal assistance in the administration and enforcement of these regulations.
111. Town Council: The Town of Pike Road Town Council.
112. Town Engineer: The registered engineer designated by the Mayor to furnish engineering assistance in the administration and enforcement of these regulations.
113. Tree: All wooded vegetation, whether occurring naturally or planted, which has one erect perennial stem or trunk at least nine and one half (9 ½) inches in circumference at a point four and one half (4 ½) feet above ground level.
114. Utility Easement: A grant by a property owner for the use of land for utilities installation and maintenance. The easement shall be recorded on the Final Plat. (No title to real property is conveyed.)
115. Watercourse: Any depression serving to give direction to a flow of water, having a bed and well-defined banks and which shall, upon the rule or order of the Planning Commission also include other generally or specifically designated areas where flooding may occur. The flow of water need not be on a continuous basis, but may be intermittent, resulting from the surface runoff of precipitation.
116. Watershed: The land area from which surface water runoff flows and ultimately drains to a particular watercourse or body of water.
117. Water Supply: The system made up of water sources, treatment, and conveyance systems to provide potable water to the community.
118. Waterway: Any body of water over which boats may travel.

119. Wetland: Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions as delineated by the U.S. Army Corps of Engineers. Wetlands include swamps, marshes, bogs, grady ponds, and other similar areas.
120. Zoning Ordinance: The Zoning Ordinance of the Town of Pike Road, Alabama.

Article Three - General Design Standards

3.1 Street Names

New street names shall not duplicate nor closely approximate phonetically the name of any other street in Montgomery County. Street names shall be subject to approval by the Planning Commission, and in accordance with the Major Street Plan component of the Comprehensive Plan. In the Planning Jurisdiction, streets shall also be numbered in accordance with the Montgomery County Street Numbering System.

3.2 Land Disturbance and Buffers in Water Sensitive Areas

3.2.1 Wetlands

A parcel of land to be subdivided that contains delineated jurisdictional wetlands shall be subject to State and Federal regulations concerning fill material disposal into said wetlands. Lots shall only be platted where sufficient upland areas exist to provide a building site for the principal structure and necessary ancillary facilities. Lots that are 1 acre and less shall not be created that contain greater than 10% jurisdictional wetlands. Lots that are greater than 1 acre shall not be created that contain greater than 25% jurisdictional wetlands. Fill may be used only where necessary to provide access to lots where approval for such fill has been received from the Army Corps of Engineers and the Alabama Department of Environmental Management. All permits and certifications for wetland fill shall be submitted to the Community Development Department prior to initiation of the fill.

3.2.2 Floodplains and Floodways

Areas subject to periodic flooding caused by poor drainage facilities will not be accepted unless the developer/owner makes necessary provisions to eliminate such flooding in conformity with the National Flood Insurance Program. Construction within flood hazard areas shall refer to the Flood Damage Prevention Ordinance for Non Coastal Communities for specific details.

Land within a floodway shall not be platted for residential occupancy or building sites. Land within a floodplain may be platted for residential occupancy provided each lot contains a building site that may reasonably lend itself to construction of a minimum floor level of one foot above base flood elevation, or for such other uses which will not increase the danger to health, life, and property or in any way reduces the floodplain's capacity to store and convey stormwater. Fill may not be used to raise land in the floodway. Fill may not be used to raise land in areas subject to flood and/or experience excessive erosion, unless the fill proposed does not restrict the natural flow of water, advance erosion, increase flood heights or unnaturally redirect stormwater to adjacent properties.

3.2.3 Streams & Stream Buffers

Purpose. The purpose of this Section is to establish minimal platting requirements for stream buffers in order to ensure that the stream and adjacent land will fulfill their natural functions; to reduce land development impacts on stream water quality and flows; and to provide for the environmentally sound use of Pike Road’s land resources.

Definitions. For the purpose of this section, the following words or phrases shall be defined as specified below.

- a. Perennial stream: A natural watercourse which contains flowing water, year around.
- b. Intermittent stream: A stream that flows at least six months out of a year but does not flow during part or all of the summer and may carry water during or after a rainstorm.
- c. Ephemeral stream: A stream channel or reach of stream channel that carries surface water runoff for short durations as a result of precipitation events. The channel bottom is always above the groundwater table.

Buffer Width. Stream buffers shall be required on each side of all perennial and intermittent streams. Stream buffer widths shall vary based on the size of the upstream drainage basin. The following table specifies the buffer required based on the drainage area for a particular stream above the most downstream point on the development being considered. The USGS 7.5 minute 1”:2000’ quadrangle maps, in conjunction with the Soil Survey Maps of Montgomery County will serve as tools to delineate the size of drainage basins and specify the corresponding buffer widths.

Drainage Area (Watershed) Designation	Buffer Width on each Side of Stream
Less than 100 acres	30 feet
Equal to or greater than 100 acres	45 feet
Equal to or greater than 300 acres	60 feet
Equal to or greater than 640 acres	100 feet

Applicability. The buffer requirements shall apply to all perennial and intermittent streams. Buffer widths for streams are measured horizontally on a line perpendicular to the surface water, landward from the top of the bank on each side of the stream. The top of bank is the landward edge of the stream channel during high water or bank full conditions at the point where the water leaves the stream channel and begins to overflow onto the floodplain. All properties shall be subject to the buffer width requirements except those properties that are an existing lot of record and/or included on an approved preliminary subdivision plat and the lot or lots cannot meet the requirements described in this Section.

Buffer Delineation. The following buffer delineations are required:

- a. Stream boundaries must be clearly delineated on all preliminary subdivision plats.
- b. Stream and buffer boundaries must be specified on all surveys, final plats, and noted on individual deeds.
- c. Stream and buffer boundaries must be referenced in homeowners association documents submitted for plat approval.

3.3 Sanitary Sewer and Public Utility Design Standards

The Montgomery Water Works and Sanitary Sewer Board, current edition, shall apply to all sanitary sewer design within the Town of Pike Road Corporate Limits. Subdivisions within the Planning Jurisdiction of the Town of Pike Road shall also comply with the Alabama Power Company and/or the Dixie Electric Cooperative Design Standards, current edition. A gravity fed sewer system shall be required unless a temporary grinder pump system is specifically approved by the Town of Pike Road. Coordination with the utility shall be the responsibility of the Developer.

3.4 Open Space Standards

Purpose. These Open Space Standards are intended to implement the Comprehensive Plan and to ensure compliance with the Town of Pike Road Zoning Ordinance.

Separation Distances. Separation Distances as required within the Town of Pike Road Zoning Ordinance shall be platted as common open space.

General Open Space. All subdivisions shall comply with Section 703.03 of the Town of Pike Road Zoning Ordinance. Whenever a subdivision includes open space, either as a part of the overall design or in conformance with the provisions of the Zoning Ordinance, such open space shall be platted and dedicated for public use.

Multi-Purpose Trail. Whenever a subdivision is contiguous to a Multi-Purpose Trail as indicated in the “Town of Pike Road Trails Master Plan”, the developer shall provide an easement platted and dedicated for public use. The “Town of Pike Road Trails Master Plan” serves as a guide to the trail location and the exact location of the easement shall be determined during the Preliminary Plat phase of the subdivision process at the judgment of the Planning Commission. The size of the easement shall be determined based upon the following:

- a. Terrain,
- b. Slope,
- c. Soil conditions,
- d. Water ways and courses,
- e. Natural habitat,
- f. Utilities,
- g. Location of other public improvements, and

h. By other natural variables.

The maximum width of the easement shall not exceed 50 feet. No unauthorized grading, removal of trees, or disturbance of natural features is permitted within the easement area.

3.5 **Planned Unit Development Standards**

Purpose. The Planned Unit Development is intended to provide flexible design regulations that permit a variety of residential types, containing both individual building sites and common property which are planned and developed as a unit. Planned Unit Developments are intended specifically to encourage innovations in design, allowing greater variety in type, design, and siting of dwellings, and by the conservation and more efficient use of land. In order to provide the necessary flexibility in design that is afforded by Section 1003.01 of the Zoning Ordinance, these Subdivision Regulations may be modified in order to accommodate Planned Unit Developments that are approved by the Town Council.

The standards and requirements of these regulations may be modified in the case of a Planned Unit Development which, in the judgment of the Planning Commission, provides adequate public space and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the approved plan.

The standards and requirements of these regulations may be modified in the case of a Non-Residential Planned Unit Development meeting the standards set forth in the Zoning Ordinance; which, in the judgment of the Planning Commission provides adequately for the service, circulation, light, and air needs of the tract when fully developed.

Article Four - Stormwater Drainage Design and Construction Standards

4.1 Erosion and Sediment Control

Developments shall adhere to the Erosion and Sediment Control Ordinance (Appendix 1) for the design of the Erosion and Sediment Control Plan and the implementation, maintenance and inspection of adequate, effective Best Management Practices for the control of erosion and sedimentation.

4.2 Drainage and Grading Plan

A drainage and grading plan, prepared and certified by a Professional Engineer licensed in the State of Alabama, shall be submitted to the Town of Pike Road prior to the issuance of a Land Disturbance Permit. The plan shall include the following information as a minimum:

- Map Information
 - Existing and proposed contours in 1 foot increments:
 - Locations of roads, parking areas and building footprints along with their proposed finished floor elevations;
 - Flood Zone Designation;
 - Elevation of the regulatory lowest floor level, including basement, of all proposed structures;
 - Elevation to which any nonresidential structures will be flood proofed;
 - Drainage basin boundaries, showing direction of flow and including total tributary drainage areas entering the improved area and taking into account any off site runoff being routed through or around the project in its undeveloped condition;
 - Size, location, slopes, inverts, types and general configuration of all primary drainage facilities required to route, collect, treat and dispose of stormwater runoff, generated by or passing through the development;
 - Location of on-site water bodies and wetlands with details of size and vegetative cover to include normal water elevation, side slopes, and depths of water bodies and for wetlands, the general surface elevation and the wet season water elevation
- Narrative
- Proposed project including its size, percent pervious versus impervious land usage, total wetlands within site boundaries, and a breakdown of wetland acreage preserved, by type, and acreage removed, by type.

- All acres solely for water management purposes shall be noted and the legal method to ensure areas remain devoted
 - Times of concentration, intensity, runoff coefficients used for determining runoff for all tributary areas and areas within the development at pre and post construction rates
 - Discharge volume in cubic feet per second (cfs), discharge velocity, and any additional hydraulic data needed to establish that the drainage system will convey the flow to an adequate outlet.
 - Proposed start up and completion date for the project.
 - Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development, if applicable.
- Supplemental Information
- Design storms used including depth, duration, and distribution
 - Stage storage calculations for the project and stage discharge computations for the outfall structure(s)
 - Runoff routing calculations showing discharges, elevations and volumes retained/detained during applicable storm events.
 - Draw down calculations for detention
 - Base flood elevation data for all proposed developments greater than 25 lots or 5 acres, whichever is less.
 - Calculations required for determination of minimum building floor and road elevations
 - Calculations for flood plain encroachment, if applicable
 - Acreages in the following format:

	Existing (acres/%)	Proposed (acres/%)
Total Area	_____	_____
Impervious	_____	_____
Building	_____	_____
Pavement	_____	_____
Pervious	_____	_____
Wetlands	_____	_____

- Plans shall be signed and sealed by a registered engineer.

The Planning Commission may require additional engineering information as it deems necessary to make a decision on difficult drainage areas.

Stormwater drainage plans shall be designed prior to other utilities with sanitary sewer developed subsequently. Offsite drainage easements or improvements may be required to handle run off from new developments into a natural drainage channel. Any off site drainage or utility requirements must be clearly shown on the plans submitted to the Town of Pike Road. When a proposed new drainage system will divert water into an unnatural water system or on private land adjacent to the development, appropriate drainage rights shall be secured by the applicant/owner and indicated on the plat.

The Planning Commission may require enhancement of a drainage feature proportional to volume and velocity of discharge water if said discharge water will have an adverse impact on the drainage feature.

Upon development completion, As-Builts shall be submitted to the Town of Pike Road from the Design Engineer of record certifying all drainage facilities have been installed in accordance with approved plans. A final inspection shall be scheduled and performed by the designated Town Engineer prior to Final Plat or Certificate of Occupancy application.

4.3 Design and Construction of Stormwater Management Areas

4.3.1 General Design Criteria

The method of determining storm water runoff shall be based on an acceptable engineering practice and/or standard. Design of stormwater drainage facilities shall include calculation of a runoff coefficient by measuring the total area of each drainage basin and the areas of each land use which will occur in the basin after construction is complete. These areas shall include off site drainage onto the site as well as the development area. Grady pond wetlands shall not be designed as stormwater management facilities unless the existing and proposed runoff volume is accounted for in the storage calculations.

4.3.2 Functional Design of Stormwater Drainage Systems

The drainage system shall at a minimum accommodate flows from at least a 25 year frequency design storm.

All roadway cross drain and side drain pipe shall be the equivalent of the minimum size of fifteen (15) inches in diameter. All piping shall be reinforced concrete, HDPE, or

approved equal, provided that installation is in accordance with the manufacturer's recommendations. Only reinforced concrete shall be used in State or County rights-of-way. The minimum cover for drainage pipes under pavement shall be according to the pipe manufacturer specifications.

Roadway cross-drains for all local and collector streets shall be designed for a 25-year frequency storm, providing that the roadway is not overtopped by the 100-year frequency storm and that no structures are flooded by the 100-year frequency storm.

Roadway cross-drains for arterial streets or higher street classification shall be designed for a 50-year frequency storm, providing that the roadway is not overtopped by the 100-year frequency storm and that no structures are flooded by the 100-year frequency storm.

All bridges, structures or embankments in floodways shall be designed to pass a 100-year frequency storm without raising the existing 100-year flood profile.

If the contributing drainage area is 200 acres or greater, the 100-year design storm shall also be computed and analyzed. The 100-year design storm must be contained within a drainage common area or public right-of-way for drainage areas at 200 acres or greater.

Minimum design velocities for storm drainage systems shall be at least 3 feet per second to ensure that the system has some capability for self-cleaning.

The minimum internal diameter of manholes or junction boxes shall be 48 inches.

4.3.3 Design of Open Channels

Storm drain piping shall be used where practicable. Where storm drain piping is not feasible, open ditches or swales may be used as long as they are concrete paved or permanently vegetated based on site conditions.

A maximum of 3 to 1 side slopes and flat bottom ditch is required, unless the approval is received by the Town Engineer for a variation. Calculations shall show the volume and velocity for each separate ditch section. Ditch lining shall be based on the ditch calculations. Where two open channels converge, some form of energy dissipater, such as riprap, shall be provided.

Where proposed lots gain access across an existing or a proposed ditch, calculations shall be submitted that shows the required size of future driveway culverts. These culvert sizes shall be shown on the Final Plat.

Headwalls and endwalls shall be installed on all street culverts with the use of flared headwalls or slope paved headwalls (4:1 slope or flatter) used within any public right-of-way. Any side drain pipes greater than 24" in diameter shall have headwalls with grates installed as per ALDOT Standards.

The applicant/owner shall be required to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of, the development. Such drainage facilities shall be located in the road right-of-way where feasible, or in common areas of appropriate width, 15 foot minimum.

4.3.4 Design of Curb and Gutter and Inlets

For curb and gutter application on proposed roadways, inlets shall be spaced such that flow from a 25 year design storm does not result in ponding water covering more than ½ the width of the outermost traveling lane.

Curb inlets shall be designed so that surface water shall not be carried across any roadways nor for a distance of more than five hundred (500) feet in the gutter or valley. Inlets shall be placed located at uphill corners of each street intersection to prevent sheet flow of stormwater.

In addition, double-wing inlets, (ALDOT Standard), shall be placed at all vertical sags in the roadway.

4.3.5 Analysis of Downstream System

Stormwater discharges from a developed site must be routed to an existing natural or man-made stormwater channel with adequate capacity. Calculations must be submitted that show the capacity of the receiving stormwater channel to handle the 2-year and 10-year design storms. The routing calculations must extend at least as far as the second downstream street crossing or to a named water body. Routing calculations must extend even further downstream, if the Town Engineer has reasonable concern about the capacity of a downstream stormwater channel based on scientific or engineering evidence.

The first reasoning for analysis of the downstream system is to ensure known flooding problems are not exacerbated. The immediate downstream receiving channel, if it currently has adequate capacity, will continue to be adequate. However, if the stormwater detention basin causes a longer duration peak or near peak flows, then flooding could occur in locations where it did not occur before.

The second reasoning for analysis of the downstream system is to determine any backwater effects on the detention outlet structure and embankment. The design engineer typically assumes inlet control conditions for the detention basin control structure, which must be verified to ensure that the detention basin operates as designed.

Analysis of the downstream system will usually include flow capacity and velocity for existing and proposed flow conditions, using Manning's equation at a minimum.

4.3.6 Detention Design and Construction

The purpose of detention structures is to slow or attenuate the peak flows downstream by controlling the release rate. The post development peak outflow rate is limited to the pre-development peak outflow rate as the basis of detention design. However, the post development condition is likely to discharge at or near the peak outflow rate for a few hours. It should be noted that the conglomerate effect of dozens detention basins in a watershed may or may not reduce peak flows at a downstream location.

All site development projects requiring a Land Disturbance Permit shall incorporate stormwater detention and first flush treatment as part of the design. Stormwater detention is not required in the following two situations:

- The project discharges stormwater runoff directly into a tidally influenced water body. This does not include discharges of stormwater runoff that flows through a public drainage system or across a downstream property boundary.
- Stormwater detention for a project site is either unwarranted or impractical. The design engineer shall submit complete hydrologic and hydraulic computations to support this conclusion. This conclusion must be confirmed by the Town Engineer. Typically this might occur in the very lowest downstream reaches of a major watershed, if it can be proved that un-detained stormwater should be discharged quickly to avoid peak discharge timing for the entire watershed. The hydrologic analysis should include more than one representative downstream location for comparing hydrographs.

Even if stormwater detention is waived for the above two situations, the site development must still provide first flush treatment in order to protect water quality.

The detention basin shall detain the first 1 inch of runoff (Rational Method) from a storm event and release the subsequent runoff water at a predevelopment rate. There should also be adequate sizing of the detention basin to store an accumulation of ½" sediment during construction. The first flush volume for any stormwater detention structure must

be contained and then slowly released over a minimum time period of 24 hours and maximum time period of 72 hours.

All stormwater detention structures must attenuate the post development peak flow rates from the 2 year, 5 year, 10 year, 25 year, 50 year and 100 year 24 hour design storms to release a graduated discharge at or below pre development peak flow rates.

Outfalls of detention areas shall be installed at least 25 feet from any property line to allow velocity dissipaters to be installed if necessary for the prevention of offsite erosion. Exceptions may be approved by the Planning Commission for outfalls to approved drainage features such as an encased storm sewer system.

4.3.7 Dry Detention Basins

Dry detention basins are surface facilities intended to provide for the temporary storage of stormwater runoff to reduce downstream water quantity impacts. These facilities temporarily detain stormwater runoff, releasing the flow over a period of time. They are designed to completely drain following a storm event and are normally dry between rain events.

Dry detention basins provide limited pollutant removal benefits and are not intended for water quality treatment. Detention-only facilities must be used in a treatment process with other structural controls that provide treatment of the stormwater.

The maximum contributing drainage area to be served by a single dry detention basin is 75 acres. Routing calculations must be used to demonstrate that the storage volume is adequate.

Vegetated embankments shall be less than 20 feet in height and shall have no side slopes steeper than 3:1. Riprap protected embankments shall be no steeper than 2:1. Geotechnical slope stability analysis required for embankments greater than 10 feet in height. The maximum depth of the basin should not exceed 10 feet. The detention basin shall be setback such that the outward toe of the berm is a minimum of 25 feet from the property line.

Areas above the normal high water elevations of the detention facility should be sloped toward the basin to allow drainage and to prevent standing water. A low flow or pilot channel across the facility bottom from the inlet to the outlet is recommended to convey low flows and prevent standing water.

Inflow channels are to be stabilized with flared riprap aprons, or the equivalent. A sediment forebay sized to 0.1 inches per impervious acre of contributing drainage shall be provided for dry detention basins that are part of the treatment process.

The outlet structure shall be sized based on hydrologic routing calculations and can consist of a weir, orifice, outlet pipe, combination outlet, or other acceptable controls structure that achieves the required graduated discharge.

Riprap, plunge pools or pads, or other energy dissipaters are to be placed at the end of the outlet to prevent scouring and erosion.

An emergency spillway is to be included in the stormwater pond design to safely pass the extreme flood flow. The spillway prevents pond water levels from overtopping the embankment and causing structural damage. A minimum of 1 foot of freeboard must be provided, measured from the top of the water surface elevation for the extreme flood, to the lowest point of the dam embankment not counting the emergency spillway.

4.3.8 Stormwater Ponds

Stormwater ponds (also known as wet ponds and retention ponds) are constructed stormwater retention basins that have a permanent pool of water throughout the year. Runoff from each rain event is detained and treated in the pool through gravitational settling and biological uptake until it is displaced by runoff from the next storm. The permanent pool also serves to protect deposited sediments from re-suspension. Above the permanent pool level, additional temporary storage is provided for runoff quantity control. The upper stages of a stormwater pond are designed to provide extended detention of the 2 year storm for downstream channel protection, as well as normal detention of larger storm events.

Stormwater ponds are among the most cost effective and widely used stormwater practices. A well designed and landscaped pond can be an aesthetic feature on a development site when planned and located properly.

Stormwater ponds treat incoming runoff by physical, biological, and chemical processes. The primary removal mechanism is gravitational settling of particulates, organic matter, metals, bacteria and organics. Another mechanism for pollutant removal is uptake (particularly nutrients) by algae and wetland plants in the permanent pool. Volatilization and chemical activity also work to break down and eliminate stormwater contaminants such as hydrocarbons.

Channel protection can be achieved by releasing the 1 year, 24 hour storm runoff volume over 24 hours. A stormwater pond shall also provide the required storage above the permanent pool and meet the specified graduated allowable release. In situations where it is required, stormwater ponds shall also be used to provide detention to control the 100 year storm event. Where this is not required, the pond structure shall be designed to safely pass extreme storm flows.

On average, pollutants can be reduced by stormwater ponds.

- Total Suspended Solids – 80%
- Total Phosphorus – 50%
- Total Nitrogen – 30%
- Fecal Coliform – 70% (if no resident waterfowl)
- Heavy Metals – 50%

Underlying soils of hydrologic group “C” or “D” should be adequate to maintain a permanent pool. Most group “A” soils and some group “B” soils will require a pond liner. Evaluation of soils should be based upon an actual subsurface analysis and permeability tests.

Minimum setback requirements for stormwater pond facilities:

- 10 feet from property line to outward toe of berm
- 100 feet from private wells
- 50 feet from a septic system tank/leach field

The well designed stormwater pond consists of a permanent pool of water, overlying zone in which runoff control volumes are stored, and a shallow littoral zone along the edge of the permanent pool that acts as a biological filter. All stormwater pond designs shall include a sediment forebay at the inflow to the basin to allow heavier sediments to drop out of suspension before the runoff enters the permanent pool. Additional pond design features include an emergency spillway, maintenance access, safety bench, pond buffer and appropriate native landscaping.

Proper geometric design is essential to prevent hydraulic short-circuiting which results in failure of the pond to achieve adequate levels of pollutant removal. The minimum length-to-width ratio for the permanent pool shape is 5:1, and should ideally be greater than 3:1 to avoid short-circuiting. In addition ponds should be wedge-shaped when possible so that flow enters the pond and gradually spreads out, improving the sedimentation process. Baffles, pond shaping or islands can be added within the permanent pool to increase the flow path.

Maximum depth of the permanent pool should generally not exceed 8 feet to avoid stratification and anoxic conditions. Minimum depth for the pond bottom should be 4 feet. Deeper depths near the outlet will yield cooler bottom water discharges that may mitigate downstream thermal effects.

Side slopes to the pond shall not exceed 3:1 without safety precautions if mowing is anticipated and should terminate on a safety bench. The safety bench requirement may be waived if slopes are 4:1 or gentler.

The perimeter of all deep pool areas should be surrounded by two benches: safety and aquatic. For larger ponds, a safety bench extends approximately 15 feet outward from the normal water edge to the toe of the pond side slope. The maximum slope of the safety bench should be 6%. An aquatic bench extends inward from the normal pool edge (15 feet on average) and has a maximum depth of 18 inches below the normal pool water surface elevation.

The sediment forebay should consist of a separate cell, formed by an acceptable barrier. The forebay is sized to contain 0.1 inches per impervious acre of contributing drainage and should be 4 to 6 feet deep. A fixed vertical sediment depth marker shall be installed in the forebay to measure sediment deposition over time. The bottom of the forebay may be hardened to make sediment removal easier. Inflow channels are to be stabilized with flared riprap aprons, or the equivalent. Inlet pipes to the pond can be partially submerged. Exit velocities from the forebay must be non-erosive.

Flow control from a stormwater pond is typically accomplished with the use of a concrete or corrugated metal riser and barrel. The riser is a vertical pipe or inlet structure that is attached to the base of the pond with a watertight connection. The outlet barrel is a horizontal pipe attached to the riser that conveys flow under the embankment. The riser should be located within the maintenance access, for safety and aesthetics. Higher flows pass through openings or slots protected by trash racks further up on the rise. After entering the riser, flow is conveyed through the barrel and is discharged downstream. Anti-seep collars should be installed on the outlet barrel to reduce the potential for pipe failure.

Riprap, plunge pools or pads, or other energy dissipaters are to be placed at the outlet of the barrel to prevent scouring and erosion. If a pond daylights to a channel with dry weather flow, care should be taken to minimize tree clearing along the downstream channel, and to reestablish a forested riparian zone in the shortest possible distance.

An emergency spillway is to be included in the stormwater pond design to safely pass the extreme flood flow. The spillway prevents pond water levels from overtopping the

embankment and causing structural damage. The emergency spillway must be located so that downstream structures will not be impacted by spillway discharges. A minimum of 1 foot of freeboard must be provided, measured from the top of the water surface elevation for the extreme flood to the lowest point of the dam embankment, not counting the emergency spillway.

A maintenance right-of-way must be provided to a pond from a public or private road. Maintenance access should be at least 15 feet wide, having a maximum slope of no more than 15% and be appropriately stabilized to withstand maintenance equipment and vehicles. The maintenance access must extend to the forebay, safety bench, riser, and outlet and, to the extent feasible, be designed to allow vehicles to turn around.

The principal spillway opening should not permit access by small children, and endwalls above pipe outfalls greater than 48 inches in diameter should be fenced to prevent access. Warning signs should be posted near the pond to prohibit swimming and fishing in the facility.

Fish such as Gambusia can be stocked in a stormwater pond to aid in mosquito prevention. A fountain or solar-powered aerator may be used for oxygenation of water in the permanent pool.

4.4 Operation and Maintenance of Stormwater Facilities

Stormwater management areas will be accepted for maintenance by the Town of Pike Road only if sufficient land is dedicated as a public recreation area with adequate improved right-of-way, or if such area constitutes a necessary part of the Town's drainage control system.

Any liability associated with the design, performance and operation of the facility remains with the owner and owner's engineer.

Operation and maintenance of the detention facility is the responsibility of the property owner. The owner's engineer shall be responsible for instructing the owner in the proper operation and maintenance of the facility. Prior to Final Plat approval by the Planning Commission a completed Stormwater Facility Maintenance Agreement (Appendix 2) shall be submitted to the Town for future maintenance responsibility.

Annual inspections shall be conducted by the Town Engineer of stormwater management areas and outfalls within the Town of Pike Road. These inspections shall note the condition of the detention/retention basin and outfall integrity, maintenance, erosion, or sedimentation. Entry to the stormwater facilities shall be granted by the owner,

developer, or property owners association. Deficiencies of the stormwater facilities will be communicated to the owner, developer, or property owners association and those deficiencies shall be corrected within fourteen days or as practicable as conditions may allow.

4.5 Drainage and Maintenance Common Areas

Drainage and maintenance common areas shall be recorded on the plats for all stormwater management facilities.

4.5.1 Maintenance Common Areas

All stormwater management areas with the exception of parking lots shall be included as part of the common area of the development. The limits of the common area shall extend ten (10) feet beyond the maximum anticipated ponding area for a base flood event.

4.5.2 Drainage Common Areas

Drainage common areas with a minimum width of fifteen (15) feet shall be provided within the stormwater management area connecting the tributary pipes and the discharge system along with the most suitable routing for elimination of the stormwater. Also drainage common areas shall be required for areas traversed by an existing waterway and may be required for areas traversed by an existing watercourse. The drainage common area, if required by the Town Engineer, shall be on both sides of the existing waterway or watercourse to a distance that is adequate to discharge flood waters without cumulatively increasing the water surface elevation of more than one foot.

5.1 **General Requirements**

When lands proposed to be subdivided include or abut an existing street, all right-of-way shall be improved to meet the standards and specifications of these Regulations. These street standards shall implement the Comprehensive Plan for the physical development of the Town by setting the location, character and extent of streets, boulevards, parkways, and other public ways to promote good civic design and arrangement. This design and arrangement shall ensure proper orientation of streets in relation to other existing or planned streets and the Comprehensive Plan. The rights-of-way for existing and new streets, within a proposed subdivision, and the rights-of-way for public alleys shall be platted to the minimum widths called for by these regulations and dedicated for public use.

5.2 **Street Standards**

General. When lands proposed to be subdivided include or abut an existing street, all right-of-way shall be improved to meet the standards and specifications of these Regulations. These street standards shall implement the Comprehensive Plan for the physical development of the Town by setting the location, character and extent of streets, boulevards, parkways, and other public ways to promote good civic design and arrangement. This design and arrangement shall ensure proper orientation of streets in relation to other existing or planned streets and the Comprehensive Plan. The rights-of-way for existing and new streets, within a proposed subdivision, and the rights-of-way for public alleys shall be platted to the minimum widths called for by these regulations and dedicated for public use.

Street Classification and Function. Streets in all subdivisions shall be classified in one of the following categories. Each category shall serve the specified functions and support the described adjacent land uses. The classifications include Main Streets, Avenues, Boulevards, Parkways, and Local Streets.

- a. Main Streets - Main Streets are “destination streets”. They provide access to and function as centers of civic, social, and commercial activity. Main Streets contain a mixture of uses, and are comfortable for pedestrians. These streets are currently rare in the Town of Pike Road, but they will become more prevalent as identified “Town Centers” develop.
- b. Avenues - Avenues provide access from neighborhoods to commercial areas, between major destinations and, in some cases, through neighborhoods.

Avenues function in a wide variety of land use contexts. They carry significant automobile traffic, but are also designed for pedestrian and bicycle comfort.

- c. Boulevards - Boulevards are designed to move larger numbers of vehicles (as through traffic) from one part of the Town to another and to other lower level streets in the network. Therefore, maintaining vehicular movement is a higher priority than with an Avenue. Land uses along Boulevards can vary, but development will usually be set back farther from the street than on Avenues.
- d. Parkways - Parkways are the most auto-oriented of the street types. A Parkway's primary function is to move motor vehicle traffic efficiently through the Town and to provide access to major destinations. Therefore, design decisions will typically favor the automobile mode over other modes.
- e. Local Streets - Local Streets provide access to residential, industrial, or commercial districts, as well as to mixed-use areas. Speeds and motor vehicle traffic volumes are low, providing a safe and comfortable environment for pedestrians and bicyclists. Local Streets serve a wide variety of development contexts, therefore, specific cross-sections for a variety of different Local Street types are available.

Street Layout. Streets in all proposed subdivisions shall be laid out according to the standards in this Article. For the purposes of this Article, planned, platted, or existing streets on adjacent lands shall be used to determine that the street layout for the proposed subdivision is in compliance with this Article. Distances shall be measured from the centerline of all proposed, planned, platted or existing streets.

The street layout of a subdivision shall provide for the continuation and connection of streets between adjacent properties whenever such continuation and connection is necessary for the convenient movement and circulation of traffic, effective police and fire protection, access by public service vehicles, and efficient provision of utilities.

New streets shall meet the following requirements:

- a. Main Streets – All proposed subdivisions within the cores of identified Town Centers on the Land Use Plan component of the Comprehensive Plan shall have intersecting Main Streets. Each Main Street shall extend from the centerline of the intersection a minimum of 300 feet and a maximum of 1,200 feet.
- b. Avenues – Residential subdivisions proposing new streets and containing 100 or more lots shall contain at least one Avenue, providing access from the

existing street into the new subdivision. All Multi-family subdivisions proposing new streets shall include at least one Avenue providing access from the existing street into the new subdivision. All non-residential subdivisions proposing new streets that are not Main Streets should utilize Avenues as internal streets. Avenue block lengths should be limited to 600 feet to provide frequent locations for safe pedestrian crossings, as well as frequent, convenient connections to adjacent neighborhoods.

- c. Boulevards – Boulevards are discouraged within new residential subdivisions. Boulevards are intended for higher volumes of “through traffic,” and should only occur at the edges of new neighborhoods or within non-residential subdivisions.
- d. Parkways – Parkways will likely not occur within new subdivisions. They are more likely to be planned and constructed by Montgomery County or ALDOT as components of the regional transportation system. Parkways may be necessary in large non-residential subdivisions that are regional in scope, such as major industrial or business park districts.
- e. Local Streets – The main function of Local Streets is to provide direct access to sites or land uses, and therefore, are the most common street type and are intended to account for the most lane miles of all of Pike Road’s streets. These streets are typically built during the land development process, rather than as a result of specific public projects.
- f. Access to Adjacent Property – Street connections to abutting properties shall be provided by extension of a paved street that meets Town construction requirements to the boundary of the abutting property. Existing streets that abut a subdivision shall be continued, and the continuations shall be in alignment with, and at least as wide as, the existing streets unless the Planning Commission approves a reduction in width. The subdivision street layout shall also provide stub-outs for the future continuation into un-subdivided lands adjoining a sufficient number of streets to meet the purposes stated above. A temporary turnaround shall be provided for those streets subject to the following:
 - i. For extensions serving 5 lots or more, a cul-de-sac shall be required.
 - ii. Permanent dead-end streets shall not exceed 660 feet in length.
 - iii. Permanent dead-end streets with a pavement width of 20 feet or less shall be provided with a turnaround having a roadway diameter of at least 70 feet and a right-of-way diameter of at

least 100 feet. Permanent dead-end streets with a pavement width of more than 20 feet shall be provided with a turnaround having a roadway diameter of at least 80 feet and a right-of-way diameter of at least 100 feet.

- iv. At non-permanent dead-end streets, provide a temporary turnaround with at least a 70' diameter constructed with an all-weather surface.
- v. For street extensions serving four or fewer lots, no temporary turnaround is required.
- vi. All access streets to adjacent property that are not connected at the time of the improvements shall be posted with a stop sign reading "Future Through Street." The sign shall be posted by the Subdivider.

Block Design.

- a. Size and Shape of Blocks – The lengths, widths and shapes of blocks shall be determined with consideration of the limitations and opportunities of topography; the provision of building sites suitable to the intended uses; and the need for convenient access, circulation, control of, and safety from street traffic. In general, block lengths shall not exceed 900 feet and shall not be less than 300 feet, except where site conditions make longer blocks necessary or desirable.
- b. Block Layout – Blocks shall be wide enough to provide a minimum of two tiers of lots of minimum depth, except where abutting upon major streets, limited access streets, or railroads, or where other situations make this requirement impracticable. Double frontage lots are prohibited, except in the case where a lot consists of more than 66% of the block.
- c. Non—residential Blocks - Blocks used for non-residential purposes, including mixed-use town centers, commercial, retail, or office shall not be longer than 600 feet and the perimeter shall not exceed 2,400 feet.
- d. Street Design. All streets shall be designed to support the adjacent land uses and include features as specified in the standard street cross-sections in Appendix A. In addition to the standards and features specified in Appendix A, streets shall meet the following design standards.

5. 3 **Minimum Design Requirements for Roadway Construction**

All streets shall be designed to support the adjacent land uses and include features as specified in the standard street cross-sections in Appendix A. In addition to the standards and features specified in Appendix A, streets shall meet the following design standards.

All new roadways, public or private, shall be constructed by the subdivider/developer at his cost. It shall be the responsibility of the design or geotechnical engineer to certify that the road buildup accommodates the site specific conditions. All new public and private roadways shall be asphalt paved, at a minimum, to the guidelines of the Town of Pike Road, Alabama, which include, but are not limited to, the following requirements:

- a. Alabama Department of Transportation Standard Specifications for Highway Construction, current edition;
- b. 1 ½" minimum asphalt paving binder layer thickness combined with a 1" minimum wear overlay; Type 424 asphalt as described in the 2012 Edition of the Alabama Department of Transportation Standard Specifications for Highway Construction;
- c. 0.20 gallons per square yard prime coat, when sandy clay base is used;
- d. 8" minimum sandy clay base thickness or 6" aggregate base;
- e. 6" minimum compacted sub-grade (existing if suitable and imported if required)
- f. Removal and replacement of unsuitable sub-grade material;
- g. 2% cross slope
- h. 2 strips of solid sod surrounding paving with seed and mulch to the property line
- i. 1' clearance between of the base and the estimated seasonal high groundwater elevation as provided in a technical report, signed and sealed by a register engineer.
- j. Streets to be constructed within an area subject to flood shall be constructed at a minimum of 2 feet above base flood elevation. Fill may be used for streets. Drainage openings shall be so designed as not to restrict the flow of flood waters or increase flood heights.

5. 4 **Curbs and Gutters**

Curbs and/or gutters may be required by the Town Engineer or Planning Commission. The purposes for requiring curbs and/or gutters are drainage control, and reduction of maintenance costs. The curbs and gutters shall be designed with a twenty-four

(24") inch curb and gutter or thirty (30") inch valley gutter. Minimum curb radius at all intersections shall be at least twenty-five (25) feet. Alternative engineered designs to curbs and/or gutters may be approved by the Town Engineer subject to analysis of drainage control on the roadways. Vegetated swales shall require the plat to reflect driveway culvert installation at a minimum depth of 18 inches.

5. 5 **Intersections, Tangents, and Horizontal Curves**

Street intersections shall be at right angles or as close to right angles as possible. Where, for topographic or other reasons acceptable to the Planning Commission, an intersection cannot be at right angles, such intersection shall be so designed to ensure safety; shall be as close to right angles as possible; and in no case shall be less than sixty degrees.

The minimum radius of curvature of streets on the centerline shall be as follows:

Arterial 550 feet*

Collector 350 feet*

Local/Cul-de-sac 200 feet

***Super elevation where in the opinion of the Town Engineer the radius warrants it.**

A tangent of at least one hundred (100) feet in length shall be introduced between curves on all streets.

Intersections shall be designed with a relatively flat grade wherever practical, but must always be designed to drain stormwater away from the driving surface to prevent ponding. Street grades in general shall be a minimum of one (1) percent. The maximum street grade from the centerline intersection of the two streets shall be five (5) percent for a minimum distance of 100 feet. (See Section 5.6-3 for maximum street grades.)

Deceleration and/or acceleration lanes shall be required where necessary to maintain a safe flow of traffic on existing or proposed streets. This requirement shall be determined by the Town Engineer after a traffic study has been performed by the subdivider.

5. 6 **Cul-de-Sac and Dead End Roadways**

Cul-de-sacs shall not be permitted unless the applicant can demonstrate that the cul-de-sac is required due to topography or preservation of a natural feature. A cul-de-sac street shall have a maximum length of six-hundred-sixty (660) feet, measured from the center line of the street from which the cul-de-sac takes access to the center

of the turnaround at the end of the cul-de-sac; except that where there are no more than twenty (20) lots and the net density does not exceed two (2) lots per acre, a maximum length of one thousand (1,000) feet shall be allowed. Any sidewalk on a cul-de-sac street may terminate at the beginning of the radius.

Streets designed to be extended at a future date shall provide a paved turnaround approved by the Town Engineer at the end of the street if such street extends more than four hundred (400) feet beyond a street intersection. Such streets shall not exceed six hundred (600) feet in length unless they are to meet requirements as set forth in Section IV-B-1, of the Town of Pike Road Subdivision Regulations.

5.7 **Street and Sidewalk Design**

1. Minimum Street Widths. Minimum right-of-way (ROW) widths, measured from lot line to lot line; and minimum street width, measured from back-of-curb to back-of-curb and sidewalks, shall be as prescribed in Appendix A.

2. Additional Width on Existing Streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way as necessary to meet the minimum standards specified in Section 5.6-1. When any part of the subdivision is on both sides of the existing street the entire additional ROW shall be provided. When the subdivision is located only on one side of an existing street, one half of the required ROW, measured from the center line of the existing ROW, shall be provided. In rolling or hilly terrain, construction easements may be required to ensure that appropriate front and back slopes are developed.

3. Street Grades. In general streets shall be designed to conform to the topographical conditions of the site and to provide adequate surface drainage. The maximum grade for streets shall be as follows:

	<u>Maximum Grade</u>
Arterial	8 percent
Collector	12 percent
Local	15 percent

4. Vertical Curves. Every change in grade of a street shall be connected by a vertical curve constructed in accordance with the current standards established by the American Association of State Highway and Transportation Officials. The Town Engineer will make such standards available. 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 horizontally and one (1) inch equals ten (10) feet vertically shall be required. Town of Pike Road Subdivision Regulations as adopted 01/14/2013.

5. Horizontal Curves. The minimum radius of curvature of streets on the centerline shall be as follows:

Arterial --550 feet*

Collector-- 350 feet*

Local/Cul-de-sac-- 200 feet

***Super elevation where in the opinion of the Town Engineer the radius warrants it.**

A tangent of at least one hundred (100) feet in length shall be introduced between curves on all streets.

6. Intersections. Street intersections shall be at right angles or as close to right angles as possible. Where, for topographic or other reasons acceptable to the Planning Commission, an intersection cannot be at right angles, such intersection shall be so designed to ensure safety; shall be as close to right angles as possible; and in no case shall be less than sixty (60) degrees. Property line radii at street intersections shall not be less than twenty (20) feet, and where the angle of street intersection is less than seventy-five (75) degrees, the Planning Commission may require a greater curb radius. To permit the construction of a curb having a desirable radius without curtailing the sidewalks at a street corner to less than normal width, the property line at such street corner shall be reduced or otherwise set back sufficiently to permit such construction. Street jogs with centerline offsets of less than one hundred and twenty five (125) feet shall not be permitted. Roundabouts shall be designed in accordance with the standards established by the FHWA.

7. Cul-de-sac Streets. A cul-de-sac street shall have a maximum length of six hundred sixty (660) feet, measured from the center line of the street from which the cul-de-sac takes access to the center of the turnaround at the end of the cul-de-sac; except that where there are no more than twenty (20) lots and the net density does not exceed two (2) lots per acre a maximum length of one thousand (1,000) feet shall be allowed. All cul-de-sac streets shall be provided at the closed end with a turnaround with a minimum right-of-way radius of fifty (50) feet, and a minimum driving surface radius of forty (40) feet. Any sidewalk on a cul-de-sac street may terminate at the beginning of the radius.

8. Dead-end Streets. Streets designed to be extended at a future date shall provide a paved turnaround approved by the Town Engineer at the end of the street if such street extends more than four hundred (400) feet beyond a street intersection. Such streets shall not exceed six hundred (600) feet in length unless they are to meet requirements as set forth in Section IV-B-1.

9. Reserve Strips. Reserve strips controlling access to streets, alleys, and public grounds shall not be permitted unless their control is placed with the appropriate governing body under conditions approved by the Planning Commission.

10. Easements. Except where alleys are provided for the purpose, easements with a minimum width of twenty (20) feet -- ten (10) feet on each side of rear lot lines and side lot lines -- shall be provided for utilities and sewers (sanitary and storm) as needed and as determined by the Town Engineer.

11. Driveway Curb Cuts. Turnouts shall be a minimum of ten (10) feet wide and a maximum of fifty (50) feet wide. All driveway curb cuts shall be constructed in accordance with standards approved by the Town Engineer. Corner and double frontage lots shall take access from the minor streets unless otherwise approved by the Town Engineer. Where narrow street widths are allowed, the Town Engineer will require wider driveway radii to avoid lane encroachment by entering or exiting vehicles.

12. Alleys. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall have a five-(5) foot minimum cut-off at all acute angle intersections. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead-end, as determined by the Planning Commission.

13. Bikeways. The Commission strongly encourages developers to design their subdivisions with provisions for connecting to adjacent built or planned bikeways and/or greenways.

5. 8 **Common Driveways and Driveway Curb Cuts**

Maximum number of lots that may be served by a common driveway shall be 2. Maximum length of a common driveway shall be 330 feet. Common driveways shall be contained within a private ingress/egress easement labeled as such on the final plat. Said easement shall be a minimum width of 30 feet to contain the common driveway and provide adequate ingress/egress. All subdivisions using common driveways shall provide for a Homeowners Association to be responsible for the maintenance of the common driveway. Turnouts shall be a minimum of ten (10) feet wide and a maximum of fifty (50) feet wide. All driveway curb cuts shall be constructed in accordance with standards approved by the Town Engineer. Corner and double frontage lots shall take access from the minor streets unless otherwise approved by the Town Engineer. Where narrow street widths are allowed, the Town Engineer will

require wider driveway radii to avoid lane encroachment by entering or exiting vehicles.

5. 9 Roadway Name and Signage

The name of the subdivision and new street names shall not duplicate nor closely approximate phonetically the name of any other subdivision or street in Montgomery County. Street names shall be subject to approval by the Planning Commission, and in accordance with the Master Street Address Guide. In the Planning Jurisdiction streets shall also be numbered in accordance with the Montgomery County Street Numbering System.

Roadway naming shall be consistent with the directional line of the streets as follows:

- East-West.....Avenues
- North-South.....Streets
- Cul-de-Sac.....Lane
- Circular Roads.....Circles
- Northeast-Southwest or
- Northwest-Southeast.....Drives

The cost to provide all traffic signs and/or signals is the responsibility of the subdivider/developer. All traffic signs and/or signals shall be in accordance with and installed per, the most recent version of the Manual on Uniform Traffic Control Devices.

All intersections require roadway name signs in accordance with the Town of Pike Road Public Works Department.

5. 10 Sidewalks

Sidewalks shall be included in all subdivisions. Sidewalks shall be constructed of concrete that has a minimum 28 day compressive strength of 3000psi, and shall be as prescribed in Appendix A. Sidewalks shall be a minimum of 4” thick, 6” thick when crossing driveways and include ADA ramps, as per ALDOT specifications.

Article Six-Testing and Inspection Requirements

6.1 General Inspection Requirements

6.1.1 Pre-Construction Conference

It shall be the duty and responsibility of the developer and/or contractor to schedule and coordinate a Pre-Construction Conference with all involved parties, prior to the beginning of construction. Once this requirement has taken place and all other permits and requirements have been met, construction may begin.

6.1.2 Notification of Work

The Town Engineer or his/her designee shall be notified at each phase of subdivision development as specified below:

(a) It shall be the duty and responsibility of the developer and/or contractor to give written notice to the Town Engineer or his/her designee, one working day prior to starting any phase of construction.

(b) The developer and/or contractor shall also notify the Town Engineer and his/her designee in writing the day work is resumed after a delay of more than five working days.

(c) This includes all phases of construction; clearing, grading, drainage, infrastructure, base, surfacing and any work that pertains to the street or road development.

(d) After all BMPs have been installed and/or constructed, but before any other construction takes place, the contractor shall notify the Town Engineer to inspect the BMPs as indicated on the Erosion and Sediment Control Plan.

Failure to provide proper notification as specified shall be grounds for non-acceptance of roadways by the Town of Pike Road.

6.1.3 Embankment Sections

Roadway Fill or embankment of earth material shall be placed in uniform layers, full width, and not exceeding six inch thickness (loose measurement). Each layer shall be compacted so that a uniform specified density is obtained. Compaction tests shall be run at the frequency and location as directed by the Town Engineer or his/her designee. Additional layers of fill shall not be added until directed by the Town Engineer. For all density requirements refer to Section 210 and Section 306 of the "Alabama Department of Transportation Standard Specifications for Highway Construction".

6.1.4 Subgrade

The Subgrade shall be compacted and properly shaped prior to the placing of base materials. The top six (6) inches of the roadbed shall be modified, with the work being performed under Section 230 Roadbed Processing, of the "Alabama Department of Transportation Standard Specifications for Highway Construction." It shall be full width of regular section and extend eighteen (18) inches outside of curb sections or 30 inches from the edge of asphalt, whichever is greater. The embankment or Subgrade shall be inspected by proof rolling, under the supervision of the Town Engineer or his/her designee, with a fully loaded (minimum 20 CY) tandem axle dump truck to check for soft or yielding areas. Any unsuitable materials shall be removed and replaced with a suitable material compacted to a density as required.

6.1.5 **Base**

Base course shall meet the requirements according to the "Alabama Department of Transportation Standard Specifications for Highway Construction." Base course shall have a minimum thickness as required by Section 5.2 of these regulations and shall extend twelve (12) inches outside of curb sections or 24 inches from the edge of asphalt, whichever is greater. The density requirements for compaction shall be in accordance with Section 306 of the "Alabama Department of Transportation Standard Specifications for Highway Construction." Developer/Engineer may submit an alternate base design method for approval by the Town Engineer. Design should be based on a proven and accepted engineering test or method for the site conditions that exist.

6.1.6 **Roadway Pavement**

All roads and/or streets shall be paved and comply with the following:

- (a) All roads shall be improved according to the standard outlined in Section 5.2 of these regulations.
- (b) Prior to the placement of pavement, a bituminous treatment "A" (prime) shall be placed and inspected by the Town Engineer or his/her designee, unless crushed aggregate base is used.
- (c) The finished wearing surface shall be uniform and free of defects. The Town Engineer or his/her designee may require additional density tests in areas that appear questionable.

6.1.7 **Final Inspection**

It shall be the duty and responsibility of the developer and/or contractor to give written notice to the Town Engineer or his/her designee, once the subdivision infrastructure is installed and areas have been stabilized for final acceptance. The inspection requires all infrastructures are complete and signs, lighting and utility connections have been installed according to the approved Preliminary Plat. Furthermore all temporary BMPs such as silt fences shall be removed except those BMPs placed for lot development. The final inspection shall be requested a minimum of 15 days prior to deadline for the Planning Commission.

6.2 **Testing Requirements**

All testing shall be conducted by an independent testing laboratory approved in writing by the Town Engineer or his/her designee. The testing laboratory shall have the proper equipment and personnel necessary to perform the said testing of the required improvements and shall be certified by the Alabama Department of Transportation. Proof of certification must be submitted to the Town Engineer or his/her designee, prior to said approval. The Town Engineer shall determine which tests shall be scheduled and performed. A schedule of proposed testing must be submitted to the Town Engineer or his/her designee for approval at the time of the Pre-Construction Conference. The tests normally consist of, but are not limited to:

1. Soil Gradation
2. Moisture Content
3. Soil Compaction
4. In-place asphalt density analysis of road building materials.

The developer shall notify the Town Engineer, or his/her designee, twenty-four hours prior to any required tests. Copies of all test reports are to be provided to the Town Engineer before additional construction occurs. In the event problems exist that require remedial actions or design, the developer shall be required to submit appropriate engineering plans to the Town Engineer before construction will be allowed to proceed.

Article Seven - Utilities Requirements and Easements

7.1 Utilities

The developer shall secure and provide the Community Development Department with an acceptance or approval statement from each and every utility when design installation is satisfactory and complete. Final Town acceptance will not be given until all statements are submitted.

The developer shall be responsible for coordinating with the sewer, water, power, phone, gas, and other utilities to provide service for the development, and shall pay

any and all fees, service charges, or other costs levied by the utilities and associated with the installation of the same.

Power, phone, gas and other utilities providing service to commercial and industrial developments shall locate these services underground if viable or above ground at the discretion of the provider. Power, phone, gas and other utilities providing service within subdivisions of single family residences and developments of multi-family dwelling units shall locate these services entirely underground; except existing or new power transmission circuits having a three-phase Voltage of twenty (20) kilovolts or more than five hundred (500) Amperes shall be excluded from these regulations. The installation shall be in accordance with the respective utilities specifications and procedures and shall meet all requirements of the building codes, development ordinances Subdivision Regulations otherwise applicable with the Town of Pike Road.

7.2 Utility Easements

All utility easements shall be a minimum width of 20 feet. The utility easement shall contain all necessary utilities, to include sewer, water, gas, power, phone and cable.

The first 20 feet of a lot adjacent to each street shall be reserved for utility easement purposes where needed. The Owner shall dedicate any and all necessary easements for water and sanitary sewer lines which are installed on private property. Such easements shall be shown on the application for Certificate of Occupancy, shall be in the actual location of the installed line, and shall be dedicated for perpetual use by the installed utility company.

Article 8- Landscape Standards

8.1. Intent

Preserving Pike Road's scenic landscape is essential in maintaining the community's quality of life, community identity, and civic pride. This section is intended to enhance the quality and character of development by utilizing landscaping to better integrate new developments into the pastoral landscape of Pike Road. Landscaping also provides important environmental benefits such as reducing air pollution and stormwater runoff, improving water quality, and creating wildlife habitats.

The purpose and intent of this Article are the following:

- To promote the scenic quality of the community;
- To improve the appearance of parking areas and property abutting public rights of way;
- To reduce stormwater runoff and improve water quality;
- To provide transitions between incompatible land uses; and
- To provide relief from traffic, noise, heat, glare, dust, and debris.

8.1.2 **Applicability**

The provisions of this Article apply to all land within the Town's zoning jurisdiction.

The provisions apply to the following:

- all residential subdivisions creating three (3) or more lots;
- all new single-family dwellings;
- all new multi-family developments; and
- all non-residential developments.

8.2. **General Landscape Standards**

8.2.1. **Separation Distances**

1. Intent

Separation distances between existing arterial streets and new residential developments are intended to preserve the rural landscape character, sensitive natural areas, farmland, and other large areas of open land in Pike Road, while still permitting development in the Town. These areas of open space along existing arterial streets will be located and designed to reduce the perceived intensity of new residential developments, and they will provide increased privacy for residential dwellings.

2. Standards

a. Dimensions

Any residential development proposing new streets accessed from an abutting arterial street shall provide a separation distance of 200 feet measured from the right-of-way of the existing arterial street to the edge of any lot line, new street right-of-way, or active open space area.

b. Reductions

The required separation distance between the existing arterial street and new residential development may be reduced to a minimum of 100 feet if the applicant can demonstrate to the Planning Commission that existing vegetation, proposed vegetation, topography, or a combination of these form an effective visual screen.

c. Orientation

Rear property lines for single-family lots and rears of multi-family buildings shall not be oriented toward the separation distance area, unless a Type B landscape buffer is installed. The buffer area shall be located outside of the required separation distance area and platted lot areas. The buffer shall be provided illustrated on the required Landscape Plan in accordance with Section 702.07 of this ordinance.

3. Encroachments

a. Trails

Sidewalks or trails may occur within separation distance areas, provided that the required effect of the open space is not compromised. In no event, however, shall the following uses be permitted in landscape buffer yards: playfields, swimming pools, tennis courts, and other active recreational facilities; parking areas and other vehicular use areas; dumpsters, equipment storage and other open storage; buildings or overhangs.

b. Stormwater Detention Facilities

Surface stormwater detention facilities (wet ponds) are permitted within separation distance areas, as long as they maintain a permanent pool of water that also serves as an entry feature for the overall development.

c. Access

These areas shall be continuous and unbroken except for streets providing access to the existing arterial street, driveways, or sidewalks. These penetrations shall cross the separation distance area as close to perpendicular as possible and shall not exceed sixty feet in width.

4. Exemptions

Single-family residential developments containing less than 10 acres and multi-family developments containing less than 10 units are exempt from the separation distance requirement.

8.2.2 **Street Yard Landscaping**

1. Intent

Street yard landscaping is intended to provide a visual transition from the more rural areas of the Town and to add quality and definition to the street by planting trees within a landscaped area along the edges of the right-of way. These standards do not apply to single-family lots. For single-family lot landscaping standards, please see Section 702.03 G below.

2. Dimensions

- a. Except for points of access, a street yard shall be provided where the proposed development site adjoins the public street right-of-way. Alleys are exempt from this requirement.
- b. The street yard shall have a minimum depth of 12 feet as measured from the edge of the public street right-of-way towards the interior of the property. The yard shall consist of turf grass or other natural living groundcover material. No impervious surfaces are permitted in the street yard area, with the exception of signage, utilities, and pedestrian access ways leading from the public sidewalk system.

3. Plantings

- a. Trees shall be planted within the street yard at a minimum ratio of 1 tree per 30 linear feet of right-of-way frontage.
 - i. Trees do not have to be evenly spaced in 30 feet increments.
 - ii. Fractions of trees shall be rounded up to the nearest whole number.
- b. The minimum spacing between trees is 15 feet measured trunk to trunk. The maximum spacing is 50 feet measured trunk to trunk.

- c. The trees referred to in this section shall have a minimum expected maturity height of at least 40 feet and a minimum canopy spread of 30 feet (see 702.03 H “Plant Material Standards”: Class I Shade Trees).
4. Existing Woodlands
- a. Existing woodlands along the street right-of-way frontage can be substituted for the street yard requirements subject to the following:
 - i. Existing woodlands to be set aside shall have a minimum depth of 25 feet as measured from the public street right-of-way;
 - ii. Number of woodland trees having a minimum caliper of 6 inches shall equal or exceed the required number of trees based on the standard above;
 - iii. No impervious surfaces are permitted within the protected woodlands area except for approved access points to the site; and
 - iv. No cutting/filling activities or storage of materials/equipment are permitted within the protected woodlands.
5. Exemptions/Special Situations
- a. Where overhead power lines encroach into the street yard, smaller Class II shade trees can be substituted for Class I shade trees (see 702.03 H “Plant Material Standards”: Class II Shade Trees).
 - b. Stormwater facilities may be located within the street yard subject to the following conditions:
 - i. no riprap, crushed stone, concrete, or other impervious materials are exposed; and
 - ii. trees and other living organic materials can be planted along the stormwater facility

8.2.3 **Parking Landscaping**

1. Intent

The intent of this section is to break up the expanse of asphalt, to provide shade, and to reduce the glare from parked cars and loading docks.

2. Design Criteria

- a. No parking space can be more than 90 feet from a tree.

- b. Ends of all interior parking bays that contain a minimum of 12 contiguous parking spaces shall be bordered on both sides by a landscape island.
- c. Ends of all perimeter-parking bays shall be bordered by a landscaped peninsula.

3. Dimensions/Planting Criteria

- a. Landscaped islands and peninsulas used to meet the landscaping requirements shall have a minimum width of nine (9) feet.
- b. Each landscaped island and peninsula used to meet the landscaping requirements shall be planted with at least one tree.
- c. The trees referred to in this parking section are Class I Shade trees (see 702.03 H "Plant Material Standards). In the special situations specified below, smaller Class II Shade Trees may be substituted for Class I trees:
 - i. an overhead obstacle such as a canopy or power line limits the tree height;
or
 - ii. the tree is located within 25 feet of a building

8.2.4 **Landscape Buffers**

1. Intent

To provide transitions between incompatible land uses and to protect the integrity of less-intensive uses from more intensive uses, landscape buffering will be required. The purpose of the buffer is to provide a year-round visual obstruction. The buffer provides transition between the incompatible uses by requiring a landscape yard of a minimum specified depth along the shared property line.

2. Exemptions

No landscape buffer yard shall be required when a zoning boundary falls along a public street containing four or more travel lanes, or along an elevated railroad bed, utility line easement of fifty feet wide or greater, navigable river, or controlled access highway.

3. Procedure

Refer to the matrix in Table 7-4 below to determine any landscape buffer requirements for the proposed development.

- a. Identify the type of zoning for the proposed development that will be providing the buffer yard (along the top of the matrix) and each adjoining property (along the left side of the matrix).
- b. Find where the zoning of the proposed development and each adjoining property intersect on the matrix.
- c. If a buffer yard is required, a capital letter will indicate the type of buffer to be applied.
- d. Details for each buffer yard type are provided below the matrix.

Required Buffer Yard Matrix

	AG	RE	R20 Thru R40	R5 Thru R15	RM	O-I	B-1	B-2	SC	TC	I
AG						A	A	B		A	B
RE			A	B	C	C	D	D	B	C	D
R20 Thru R40				A	B	C	C	D	A	B	D
R5 Thru R15					A	B	C	D	A	A	D
RM						A	B	C		A	D
O-I							A	B			C
B-1								B			C
B-2											B
SC								B			C
TC								A			B
I											

*Zoning Districts along the top of the table provide the buffer yard to the abutting district located in the left hand column of the table.

4. Buffer Types

All plantings shall meet the installation and planting size requirements specified in 8.2.8 Plant Material Standards.

- a. Type A - 10 feet deep Landscape Yard installed with the following:
 - i. 1 row of large evergreen shrubs (spaced a maximum of 10 feet apart), or 2 rows made up of a combination of small and medium evergreen shrubs (spaced a maximum 6 feet apart); and

- ii. 1 row of Class II Shade Trees spaced a maximum of 30 feet on-center.
- b. Type B - 20 feet deep Landscape Yard installed with the following:
 - i. 1 row of large evergreen shrubs (spaced a maximum of 10 feet apart);
 - ii. 2 rows made up of a combination of medium evergreen shrubs and small evergreen or deciduous shrubs (spaced a maximum 6 feet apart); and
 - iii. 1 row of Class I Shade Trees spaced a maximum of 30 feet on-center.
- c. Type C - 20 feet deep Landscape Yard installed with the following:
 - i. 6' masonry wall, fence, or combination thereof along the property line;
 - ii. 1 row of large evergreen shrubs (spaced a maximum of 10 feet apart);
 - iii. 2 rows made up of a combination of medium evergreen shrubs and small evergreen or deciduous shrubs (spaced a maximum 6 feet apart); and
 - iv. 1 row of Class I Shade Trees spaced a maximum of 30 feet on-center.
- d. Type D - 30 Feet deep Landscape Yard installed with the following:
 - i. 8' masonry wall, fence, or combination thereof along the property line;
 - ii. 1 row of small evergreen trees (spaced a maximum of 20 feet apart);
 - iii. 1 row of large evergreen shrubs (spaced a maximum of 10 feet apart), or 2 rows made up of a combination of medium evergreen shrubs and small evergreen or deciduous shrubs (spaced a maximum 6 feet apart); and
 - iv. 1 row of Class I Shade Trees spaced a maximum of 30 feet on-center.

8.2.5 Landscape Screening

1. Intent

The intent of this section is to establish requirements to screen specific uses or structures from public view. All visible surface parking, ground-mounted equipment (i.e., transformers, air conditioner units), dumpsters, trash receptacles, refuse storage containers, outdoor storage, loading docks, substations, large utility cabinets, water and wastewater pumping stations, storage sites, and other similar uses shall be sufficiently screened. Required landscape material shall be located to maximize the screening of these facilities.

2. Surface Parking Lots

Landscape screening is essential in order to reduce the visual impact of surface parking lots within the Town of Pike Road. Perimeter landscaping also mitigates

glare from headlights; improves the aesthetic quality of the area for users of the site, adjacent sites, roadways, and sidewalks; and defines the perimeter of the parking lot.

a. Landscape screening shall be required between those portions of an off-street parking area containing five or more parking spaces and a public street where the separation between the parking area and public street is 40 feet or less.

b. Standards

i. Parking lot screening must be provided within ten feet of the perimeter of the parking lot to be screened.

ii. Parking lot screening must be a minimum of three feet and a maximum of four feet in height as measured from the adjacent finished surface of the parking area.

iii. Medium Evergreen Shrubs (see 702.03 H "Plant Material Standards) shall be used to provide the screen. Such shrubs must be at least two feet tall at planting and anticipated to grow to at least four feet tall at maturity.

iv. Parking lot screening, at a minimum, must consist of:

A. a compact hedge of evergreen shrubs spaced to ensure closure into a solid hedge at maturity;

B. an architecturally compatible opaque wall or fence (see 702.03 F "Fences and Walls");

C. a berm; or

D. a combination of the above.

3. Dumpsters and Trash Receptacles

All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by the following methods:

a. A decorative masonry wall (minimum six feet in height) on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match materials used on the principal building located on the same lot.

b. Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the perimeter of the pad area except the side where the gate is located. This landscaping requirement does not apply when the enclosure is an architectural extension of a principal building.

4. Ground-mounted equipment

All proposed ground-mounted equipment shall be screened by evergreen shrubs. Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the boundary of the equipment.

5. Substations, Water/Wastewater Stations

Proposed electric substations, water pump stations and wastewater lift stations shall be screened from public view. In order to screen these facilities, the following elements shall be incorporated:

- a. An eight-foot wide landscape area with one small evergreen tree per 12 linear feet, provided that said trees shall be planted no closer than eight feet and no more than 16 feet apart.

6. Outdoor Storage

Outdoor storage shall be screened from public view as follows:

- a. An eight-foot wide landscape area with one small evergreen tree per 12 linear feet of wall constructed, provided that said trees shall be planted no closer than eight feet and no farther than 16 feet apart.
- b. All outdoor storage or equipment rental areas that are visible from a public right-of-way or customer parking area shall be screened from view by a 6-foot high wall made of masonry or masonry pilasters and wood or similar decorative materials.
- c. If a permitted outdoor sales display area is proposed by the business owner to be fenced, such as with plant nurseries or sales of automobiles, motorcycles, mobile homes, boats, recreational vehicles, etc., all fencing visible from the public right-of-way shall consist of a masonry wall, masonry pilasters and wood fencing, or if open screening is to be used, it shall be made of a decorative material including wrought iron, masonry pilasters and open mesh wiring or other similar material as approved by the Planning Commission.

7. Loading areas

All loading areas visible from public view shall be screened. Side and front-facing truck delivery stalls and loading bays shall be screened from the public right-of-way as described below.

- a. Decorative masonry wall (minimum six feet in height). If the wall includes a gate, it shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; and

- b. An eight-foot wide landscape area with one small evergreen tree per 12 linear feet of wall constructed, provided that said trees shall be planted no closer than eight feet and no farther than 16 feet apart.

8.2.6 Fences and Walls

1. Intent

The intent of this section is to provide standards for fences and walls that will help assure design that is aesthetically pleasing and complimentary to buildings and their surroundings. For fences and walls intended for screening, please see the Landscape Screening standards.

2. Applicability

All fences and landscape walls which are equal to or exceed 36 inches in height, located in any district, unless specifically noted otherwise, are subject to the requirements below and shall obtain a building permit from the Building Inspector before starting construction of the fence. A building permit application for a fence shall consist of a standard building permit application with a site plan drawn to scale. The site plan must show abutting streets, lot lines and their dimensions, existing buildings and their dimensions, the proposed fence location and proposed setbacks. A drawing or picture of the fence indicating its style and height shall also be provided.

3. Standards

a. Location

Fencing and walls may be located in order to define the limits of property ownership, create exterior privacy, or for purposes of safety and protection. Fences and walls may be located according to the following criteria:

- i. Fences and walls over four (4) feet in height which are adjacent to a sidewalk shall be setback a minimum of two (2) feet from the edge of the sidewalk,
- ii. Fences, walls, and hedges shall comply with visibility at intersection and sight triangle requirements.
- iii. No fence or wall shall be located closer than one (1) foot to the front yard or street yard property line.
- iv. Fences shall be located no closer than one (1) inch from a side or rear property line.
- v. Fences shall not be located in drainage or utility easements, unless the owner has received written consent from the affected utility companies.

b. Design

- i. Fences and walls shall be consistent in style and design within any property (e.g. same design in front yard or rear yard), and for yards abutting streets (e.g. same or compatible design and style for both front and street side yards for corner lots).
- ii. Fences and walls shall be comprised of no more than three (3) materials for panels, posts, rails, columns, and other elements within all yards of any property.
- iii. Fences and walls in side and rear yards may be comprised of a different material(s) than that used in the front yard.
- iv. Fences shall be designed in accordance with industry standard forms such as: stockade, board-on-board, shadowbox, tongue-and-groove, picket, or split rail. An alternative form may be approved where the Building Inspector finds that the proposed form complies with the intent of the provisions of this section and that the form requested is at least the equivalent to the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.
- v. Fences and walls greater than 100 feet in length shall be articulated by columns or other visual breaks measuring at least two (2) feet in width and spaced no more than 24 feet apart.
- vi. Fences and walls shall be of a uniform architectural style and color palette compatible with the associated building.

c. Height

- i. Single Family Lots containing less than one acre
The maximum height of walls and fences is 4 feet in any required front yard or street side yard and 8 feet in any other required yard, unless as otherwise provided for elsewhere in this chapter.
- ii. Multi-family Residential District
The maximum height of walls and fences is 4 feet in any required front yard or street side yard and 8 feet in any other required yard, unless as otherwise provided for elsewhere in this chapter.
- iii. Commercial, Office, and Industrial Districts.
The maximum height of walls and fences is 3 feet in any required front yard or street side yard and 8 feet in any other required yard, unless as otherwise provided for elsewhere in this chapter. Security and screening fences may exceed this height if approved by the Planning Commission.

d. Materials

- i. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture of the associated building.
- ii. Chain link fence may be permitted in the rear yard of all zoning districts, subject to approval from the Planning Commission.
- iii. Permitted fencing materials include wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, galvanized and wood planks or pickets, and vinyl or composite manufactured specifically as fencing materials.
- iv. An alternative material may be approved where the Planning Commission finds that the proposed material complies with the intent of the provisions of this section and that the material requested is at least the equivalent of the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.

4. Maintenance

All walls and fences shall be maintained in good repair and in a safe and attractive condition, including but not limited to replacement of missing, decayed, or broken structural and decorative elements.

8.2.7 Single Family Lots

1. Intent

Landscaping of single-family homes is a significant contributor to the overall character of Pike Road. It is very important to establish consistency in landscaping while allowing flexibility to allow variety and individuality. The landscape design of single-family home areas shall place emphasis on efficient water management and the use of regionally appropriate plant and landscape materials.

2. Standards

Single-family landscapes shall be designed to complement the architectural design of the accompanying house, and shall meet the following minimum requirements.

a. Plantings for lots 50 feet wide and less

- i. One Class II shade tree within the front yard;
- ii. One Ornamental Tree within the front yard;
- iii. Evergreen shrubs along the front foundation of the house; and

- iv. Deciduous and/or evergreen shrubs to accent entries into the house.
- b. Plantings for lots from 51 feet to 75 feet wide
 - i. One Class I shade tree within the front yard;
 - ii. One Class II shade tree within the front and rear yards;
 - iii. Two ornamental trees within the front yard positioned to help frame the house and merge individual lots with the native landscape;
 - iv. Foundation planting along the front of the house containing a mixture of evergreen and deciduous shrubs; and
 - v. Accent shrubs at entries into the house.
- c. Plantings for lots from 76 to 100 feet wide
 - i. One Class I shade tree within the front yard;
 - ii. One Class II shade tree within the front yard;
 - iii. Two ornamental trees within the front yard positioned to help frame the house and merge individual lots with the native landscape;
 - iv. Foundation planting along the front and sides of the house containing a mixture of evergreen and deciduous shrubs; and
 - v. Accent shrubs at entries into the house.
- d. Plantings for lots greater than 100 feet wide
 - i. Two Class I shade trees within the front yard;
 - ii. Four ornamental trees within the front yard positioned to help frame the house and merge individual lots with the native landscape;
 - iii. Foundation planting along the front and sides of the house containing a mixture of evergreen and deciduous shrubs; and
 - iv. Accent shrubs at entries into the house.

8.2.8 **Plant Material Standards**

1. Intent

All landscaping materials shall be consistent with the current edition of *American Standard for Nursery Stock (ANSI Z60.1)* and installed in a professional manner. It is the intent of this Section that a diverse mixture of plantings be provided within the Town of Pike Road. Therefore, all required landscaping shall comply with the following minimum plant material standards.

2. Plant Quality

Plant materials permitted in required landscaped areas shall be hardy to the climate of Central Alabama, long-lived, resistant to disease and insect attack, and shall have orderly growth characteristics.

3. Plant Size Specifications

All required plant materials shall be of the following sizes at the time of planting, unless otherwise stated in this Section.

a. Class I Shade Trees

All Class I Shade Trees shall be installed at a minimum caliper of 3 inches as measured from 6 inches above grade level. Class I Shade Trees shall also have a minimum expected maturity height of at least 40 feet and a minimum canopy spread of at least 30 feet. Evergreen trees can be treated as Class I Shade Trees provided they meet the minimum maturity height and canopy spread criteria.

b. Class II Shade Trees

All Class II Shade Trees shall be installed at a minimum caliper of 2 ½ inches as measured at 6 inches above grade level from the base of the tree. Class II trees shall have a maximum expected maturity height of 40 feet and a minimum canopy spread of 10 feet.

c. Ornamental Trees

All Ornamental Trees shall be installed at a minimum caliper of 2 inches as measured at 6 inches above grade level from the base of the tree. Ornamental trees shall have a maximum expected maturity height of 30 feet and a maximum canopy spread of 30 feet.

d. Small Evergreen Trees

Small Evergreen trees are used to meet the tree planting requirements of the Landscape Buffering and Screening Sections. All evergreen trees shall be installed at a minimum height of 8 feet and have a minimum expected mature spread of 10 feet.

e. Large Evergreen Shrubs

All Large Evergreen shrubs shall be installed at a minimum size of 7 gallons and have an expected mature height of at least 8 feet and a mature spread of at least 6 feet.

f. Medium Evergreen Shrubs

All Medium Evergreen shrubs shall be installed at a minimum size of 5 gallons and have an expected mature height of at least 4 feet and a mature spread of at least 4 feet.

g. Small Evergreen and Deciduous Shrubs

All Small Evergreen and Deciduous shrubs shall be installed at a minimum size of 3 gallons and have an expected mature height of at least 2 feet and a mature spread of at least 2 feet.

h. Mulch Material

Minimum of four (4) inches deep for planted trees, shrubs, and vines, and shall be installed in a manner as to present a finished appearance.

i. All plant materials shall be well-formed, sound, vigorous, healthy and free from disease, sun scald, wind burn, abrasion, and harmful insects at the time of planting.

8.2.9 Utility Easement Policy

1. Intent

To avoid damage to utility lines and landscape plantings, all trees and shrubs should be planted outside of existing and proposed utility easements.

2. Policy

a. Any tree or shrub used to meet the requirements of this Article shall not be located within proposed or existing utility easements unless it meets one of the following special exceptions:

- i. Written permission has been obtained from the holder of the utility easement; or
- ii. Where overhead power lines cross an area required by the ordinance to be planted with shade trees, smaller shade trees may be substituted.

8.2.10 Clear Sight Triangle

1. Intent

Landscape plans shall be designed to provide safe ingress and egress from one street or driveway to another, by insuring that plant materials do not impair a driver's ability to see oncoming vehicles and pedestrians.

2. Policy

Fences and landscape plants at maturity shall not exceed two and a half (2.5) feet in height within a clear sight triangle for traffic safety as measured from the street centerline. "Sight triangles" shall be designated in order to insure that there are no visibility obstructions for motorists. Sight triangles shall be illustrated on all required Landscape Plans.

8.3. **Maintenance**

The property owner shall be responsible for the maintenance of all provided landscaping. All landscaped areas must present a healthy, neat and orderly appearance and shall be kept free from refuse and weeds. Any dead or diseased plant material shall be replaced by the property owner with new plantings that meet the requirements of this section.

8.3.1 **Watering**

All required landscaping shall be provided with a readily available and acceptable water supply.

1. Irrigation Required

All required street yard landscaping, parking lot landscaping, landscape buffer yards, and landscape screening shall be irrigated via an underground sprinkler system. An Irrigation Design Plan shall be submitted with any required Landscape Plan. The irrigation designer shall be a certified irrigation designer as regulated by the Irrigation Association, or a person with a minimum of five years of demonstrated experience designing irrigation systems.

2. Irrigation Not Required

Underground sprinkler systems are not required for single-family residential lots. Single family lots shall have an outside hose attachment within 100 feet of all landscaping required by this ordinance.

8.3.2 **Replacement of Dead Materials**

The property owner shall replace required plants which die. Replacements shall be installed at the earliest possible time within a planting season, and replacements shall be as shown on the approved landscape plan.

8.4 **Submission Requirements**

The Landscape Plan shall be included with any development plan or plot plan application reviewed by the Town. The Landscape Plan shall be submitted with any Preliminary Subdivision Plat for three or more lots or Site Plan as required by the Subdivision Regulations. The Landscape Plan shall be submitted as required by the Zoning Ordinance, or incorporated as part of a Land Disturbance Plan and an application for any Land Disturbance Permit as required by the Town of Pike Road. The Landscape Plan shall be submitted with any building permit application for a single-family residence. All non-single-family Landscape Plans must be certified by a landscape architect. Landscape plans for individual single family lots may be prepared by a landscape designer.

8.4.1 Landscape Plan

The Landscape Plan shall reflect the developer's best effort to utilize landscaping in order to soften the impact of development on the pastoral landscape of Pike Road. The Plan shall illustrate full compliance with the requirements of this section.

8.4.2 Landscape Plan Requirements

A separate Landscape Plan shall be submitted at a minimum scale of one inch equals 40 feet. The Landscape Plan shall clearly describe the location, type, size, and spacing of all plant materials. It shall also include planting details and specifications clearly describing planting technique, material installation, planting mixtures, mulch, material depth, seed blends, and other necessary information. The Landscape Plan shall correspond with a phasing plan for the development if phasing is proposed. The following elements shall be shown on the landscape site plan:

- A. Zoning of site and adjoining properties;
- B. Existing and proposed contours at 5 feet intervals or less;
- C. Boundary lines and lot dimensions;
- D. Date, graphic scale, north arrow, title and name of owner, and the phone number of the person or firm responsible for the landscape plan;
- E. Location of all proposed structures and storage areas;
- F. Drainage features and 100 -year floodplain, if applicable;
- G. Parking lot layout including parking stalls, bays, and driving lanes;
- H. Existing and proposed utility lines, and easements;
- I. All paved surfaces and curbs;
- J. Existing trees or natural areas to be retained;

- K. Planting details, specifications, and installation information for plant materials, soil preparation, mulches, edging, etc.;
- L. Proposed plant material;
- M. Language and calculations that indicate overall minimum requirements
- N. Proposed phasing for the implementation of the plan; and
- O. Plant schedule (see below). The schedule must accurately reflect the landscape plan.
 1. The schedule shall be divided according to type of plant material: existing and proposed trees (broken into categories of type of shade trees, evergreen trees, accent/ornamental trees, etc.), shrubs, groundcovers, turf types, including any seed mixes.
 2. Plant name abbreviation (if used), plant name (common name, botanical name and variety), and exact quantities of each plant shall be included on the plant schedule.
 3. The schedule shall indicate the size of plants. Size shall be expressed in terms of size of container (5 gallon for shrubs, 1 gallon for perennials and groundcovers), height of plant (for evergreen trees), or caliper of tree (for deciduous trees).
 4. Plant spacing for shrubs and groundcovers must be indicated (for example: "4 feet on center – triangular spacing").

8.4.3 **Approval of the Plan**

Reviews of Landscape Plans shall be conducted by the Town’s Planning Director. The Planning Director will make a recommendation to the Planning Commission, and the Planning Commission will approve, deny, or ask for the plan to be revised and resubmitted to meet the requirements. If, in the opinion of the Planning Commission, the submitted Landscape Plan does not satisfy the requirements of this section, then within 30 days from the Planning Commission's decision, an applicant may appeal in writing to the Board of Zoning Adjustments for review and decision.

8.5 **Waiver or Modification of Standards for Special Situations**

The Planning Commission may determine existing landscaping or screening intended to be preserved satisfies the requirements of this section, or the Commission may accept a different landscape design that would provide all or part of the required landscaping and screening. In making such a determination to waive or reduce the landscape and screening requirements of this Section, the following must be considered:

- A. The extent that existing natural vegetation provides desired screening;
- B. Steep changes in topography that may limit the benefits of required landscaping;
- C. The presence of existing wetlands or environmentally sensitive areas that would preclude the required installation;
- D. Existing and proposed building placement;
- E. Abutting or adjacent land is planned for a future use that is different from its underlying zoning;
- F. Building heights and views; and
- G. Similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

8.6 **Compliance with the Plan**

A field inspection of plant materials will be conducted by the Planning Director prior to the issuance of a Certificate of Occupancy. If the landscaping has not been installed and inspected for proper installation prior to receiving a Certificate of Occupancy, a Certificate of Occupancy may be granted provided the following conditions are met:

- A. Property owner posts a performance bond or irrevocable letter of credit with the City Treasurer;
- B. The amount of the bond or letter of credit shall be based on material and installation costs of the uninstalled landscape material, including a 10% contingency cost, as shown on the submitted landscape plan; and
- C. The cost of the landscaping shall be certified by a landscape contractor.

After receiving the Certificate of Occupancy, the remaining landscape material shall be installed within 6 months. The bond or letter of credit shall be called if the required landscaping has not been installed by the end of the 6-month period and the funds applied to complete the landscaping work.

8.7 **Open Space Standards**

8.7.1 **Intent**

The intent of these guidelines is to promote the health, safety, and the general welfare of the public; to conserve natural resources; to enhance properties and their values; to preserve the character of the area; and to encourage the appropriate use of the land. This section is intended to assist in the design and layout of those portions of development that are not occupied by buildings, platted lots, or streets and that are reserved for parks, trails, landscaping, and other open space uses.

8.7.2 **Applicability**

Open Space is required on all developed sites within the Town’s zoning jurisdiction. The specific amount of open space required varies by zoning district. The required amounts are listed in the Table below. The standards of this section apply regardless of whether or not the land involved will be dedicated to the Town of Pike Road, and regardless of whether or not such open space will be open to the public or reserved for use only by residents of the development.

The provisions apply to the following:

- A. all residential subdivisions creating three (3) or more lots;
- B. all new multi-family developments; and
- C. all non-residential developments.

8.8 **General Open Space Standards**

- A. Amounts of Open Space Required

Development shall provide at least the minimum amounts of open space identified in the below Table.

Minimum Requirements to be Preserved as Permanent Open Space

Zoning District	Requirement
RE	7,500 square feet of open space for every lot proposed
R-4 through R-10	750 square feet of open space for every lot proposed
R-11 through R-20	2,000 square feet of open space for every lot proposed
R-26 through R-39	4,750 square feet of open space for every lot proposed
R-48 through R-150	9,000 square feet of open space for every lot proposed
RM	375 square feet of open space for every unit proposed
B-1	75 square feet of open space for every 1,000 square feet of building coverage
B-2	75 square feet of open space for every 1,000 square feet of building coverage
O-I	100 square feet of open space for every 1,000 square feet of building coverage
I	40 square feet of open space for every 1,000 square feet of building coverage

The Pike Road Trail System is essential for providing recreational opportunities to the residents of the Town. Trails and will primarily benefit the residents of subdivisions

where the trail is required, but they will also provide necessary connections to help complete the overall network of trails throughout the Town. If any portion of a parcel proposed for development lies within an area designated on the officially adopted Trails Master Plan Map, the developer shall construct the designated improvements in accordance with trail standards and dedicate such land to the Town of Pike Road.

B. Calculation of Open Space

For the purposes of complying with this section:

1. Unique Features

Natural features (riparian areas, wetlands, wildlife corridors, steep slopes, floodplains, etc.), water features (drainage canals, ditches, lakes, natural ponds, streams, rivers, etc.), and wildlife habitat areas for threatened and endangered species shall be counted towards the open space reservation requirements.

2. Required Landscaping, Separation Distances, and Tree Protection Zones

Except for areas devoted to internal landscaping within a vehicular use area, areas occupied by required landscaping, separation distances, or Tree Protection Zones that are not on private lots as indicated on a Tree Protection Plan shall be counted towards the open space reservation requirements.

3. Active Recreational Areas

Land occupied by active recreational uses such as pools, playgrounds, tennis courts, jogging trails, and clubhouses used primarily for recreation purposes shall be counted toward the minimum open space reservation requirements.

4. Passive Recreational Areas

Passive recreation areas shall be counted towards the open space reservation requirements.

5. Stormwater Management Devices

Land area occupied by stormwater management devices, including retention ponds, fully vegetated detention basins, and other bio-retention devices shall be counted towards the open space reservation

requirements when such features are treated as a site amenity, and support passive or active recreation uses by providing access, gentle slopes less than three-to-one (3:1), and pedestrian elements such as paths, benches, and similar aspects.

6. Not Counted as Open Space

The following areas shall not be counted towards the open space reservation requirements:

- a. Private residential yards;
- b. Public or private street rights-of-way, including sidewalks located within those rights-of-way;
- c. Open parking areas and driveways for dwellings;
- d. Land covered by structures not designated for active recreational uses; and
- e. Designated outdoor storage areas.

8.9 Design Standards for Reserved Open Spaces

Land set aside as reserved open space shall meet the following design standards:

A. Location

Where location is not dictated by site geography, open space shall be located so as to be readily accessible and useable by residents and uses of the development. Where possible, a portion of the open space should provide focal points for the development. Developments containing 50 acres or more shall locate an accessible reserved open space at or near the centers of every 50 acres developed for residential use. These open spaces should be designed to serve as central gathering points for residents within the development.

B. Configuration

The lands shall be compact and contiguous unless the land is used as a continuation of an existing trail, or specific natural or topographic features require a different configuration.

C. Adjacent to Existing or Planned Open Space

Where open areas, trails, parks, or other public spaces are planned or exist adjacent to the parcel, the open space shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open area land.

D. Prioritization

To the maximum extent practicable, the reserved open space should be located and organized to include, protect, or enhance as many of the following open areas and features as possible:

1. Natural features such as riparian areas, wetlands, wildlife corridors, steep slopes, and mature trees;
2. Water features such as drainages, canals, ditches, lakes, natural ponds, and retention and detention ponds;
3. Landscaped buffers or visual transitions between different types or intensities of uses;
4. Natural or geologic hazard areas or soil conditions, such as wetlands and floodplains;
5. Habitat for endangered species; and
6. Areas that accommodate multiple compatible open space uses rather than a single use.

8.10 Allowable Uses in Reserved Open Space Areas

Open space areas shall not be developed with any uses except for the following:

A. Active Recreation Uses

A minimum of 20% or 1 acre, whichever is greater, of Reserved Open Space Areas shall be developed for active recreation. Facilities for active recreation, including but not limited to: play structures for children; community gardens; pools; athletic fields; courts; and clubhouses used primarily for recreational purposes (equipment or structures for such uses shall be indicated on the Site Plan, Preliminary Plat for Subdivision, or PUD Master Plan).

B. Passive Recreational Uses

A minimum of 50% or 5 acres, whichever is greater, of Reserved Open Space Areas shall be developed for passive recreation. Passive recreational and educational purposes, including but not limited to walking, jogging, biking, picnicking, fishing, preservation of natural areas and scenic resources, parks, environmental education, and wildlife habitat protection. "Development" of these areas shall include but not be limited to the installation of sidewalks and trails; benches or other seating areas; gazebos or other decorative structures; fountains or other water features.

8.11 **Ownership of Reserved Open Space**

Wherever possible, all reserved open space areas shall be owned jointly or in common by the owners of the development through a recognized Homeowner's or Property Owner's Association, which should be established in accordance with the following:

- A. The landowners shall submit documents for the creation of the Homeowners or Property Owners Association to the City for review and approval, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for the dedicated open space, including a legal description of such areas.
- B. The landowner shall agree that the association shall be established by the landowner or applicant and shall be operating (with financial subsidization by the owner or applicant, if necessary) before approval of the first Final Plat for Subdivision of the land, or Building Permit, whichever occurs first; and membership in the association shall be mandatory for all purchasers of land therein and their successors in title.
- C. Retained on Private Lots
All required reserved open space areas shall be clearly marked on the Site Plan and Preliminary and Final Plats for Subdivision. Bylaws and maintenance agreements for dedicated open space areas shall be referenced on Final Plats.
- D. Dedicated to the Town
In some cases, certain lands designated as reserved open space areas, such as floodplains, may be dedicated to the City during the development review process. The Town Council shall determine which lands and under what conditions such dedications will be accepted.

8.12 **Maintenance of Reserved Open Space**

The owner of the land shall be responsible for maintenance of all open space areas unless dedicated to the City. Failure to maintain open space areas or other community facilities in accordance with the approved Site Plan, Final Plat for Subdivision, or PUD Master Plan, shall be a violation of this Ordinance.

8.13 **Submission Requirements**

The Open Space Plan shall be submitted with any Preliminary Subdivision Plat for three or more lots or Site Plan as required by the Subdivision Regulations. The Open Space Plan shall be incorporated as a part of any landscape plan as required by the Zoning Ordinance, or incorporated as part of a Land Disturbance Plan and an application for any Land Disturbance Permit as required by the Town of Pike Road. All

Open Space Plans shall correspond with a phasing plan for the development if phasing is proposed. All Open Space Plans must be certified by a landscape architect.

8.13.1 Open Space Plan

The Open Space Plan shall reflect the developer's best effort to provide residents and users with access to sufficient, usable open space for recreation and leisure activities. The Plan shall illustrate proposed open spaces that provide for active and passive recreation and the preservation of the site's natural features. The Plan may contain additional detailed information regarding the spaces, as deemed appropriate by the developer or required by the Planning Commission.

8.13.2 Open Space Plan Requirements

All applicants shall submit an Open Space Plan prepared in accordance with the provisions of this ordinance. The Open Space Plan shall be a separate plan sheet(s) that includes the following information:

- A. Areas to be reserved as open space;
- B. Designation of the types of open space that will be provided, and location of plant materials, decorative features, recreational facilities, etc.;
- C. Specification of the manner in which common open space shall be perpetuated, maintained, and administered;
- D. Locations of the proposed buildings, structures, or impervious surfaces
- E. Proposed phasing for the implementation of the plan; and
- F. Signature of the person(s) preparing the plan.

The following chart shall also be provided on the site layout:

Minimum Open Space Requirements: xx Acres
Open Space Provided:

Area #	Classification Type	Amount
Area 1	Xx	Xx
Area 2	Xx	Xx
Area 3	Xx	Xx
Total Provided = xx		

8.13.3 Approval of the Plan

Reviews of Open Space Plans shall be conducted by the Town's Planning Director. The Planning Director will make a recommendation to the Planning Commission, and the Planning Commission will approve, deny, or ask for the plan to be revised and resubmitted to meet the requirements. If, in the opinion of the Planning Commission,

the submitted Open Space Plan does not satisfy the requirements of this section, then within 30 days from the Planning Commission's decision, an applicant may appeal in writing to the Board of Zoning Adjustments for review and decision.

8.13.4 **Compliance with the Plan**

The Planning Director shall be responsible for insuring compliance with this section of the ordinance as part of the subdivision plat or development plan review process. The Planning Director shall inspect the premises prior to final plat approval within a given phase of development to insure that the approved Open Space Plan has been implemented for that particular phase.

Article 9 - Lighting Standards

9.1 Intent

The intent of these standards is to promote safety and security, to reduce off-site lighting impacts, to prevent the reflection and glare of light in a manner which creates a nuisance or safety hazard to drivers, pedestrians, and neighboring land uses, and to promote energy efficiency, all in keeping with the rural and small town character of Pike Road.

9.1.2 Applicability

All public and private outdoor lighting shall comply with the following standards.

9.2 Outdoor Lighting Standards

9.2.1 Pole and Wall-Mounted Fixtures

1. Any light fixture emitting more than 1800 lumens shall be fully shielded so as to produce no light above a horizontal plane through the lowest direct light-emitting part of the fixture.
2. Any light fixture with a lamp or lamps rated at 1800 lumens or less, and all flood or spot lights with a lamp or lamps rated at 900 lumens or less, may be used without restriction to light distribution or mounting height, except that, to prevent light trespass, if any flood or spot light is aimed, directed or focused so as to cause direct light from the luminary to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to pedestrians or persons operating motor vehicles on public ways, the luminary shall be redirected, or its light output reduced or shielded, as necessary to eliminate such conditions.

9.2.2 Light Fixture Height

The height of any light fixture with a lamp or lamps rated at a total of more than 1800 lumens, and all flood or spot lights with a lamp or lamps rated at a total of more than 1300 lumens, shall be as follows:

Table 7-6: Outdoor Light Fixture Height Table

Distance from Property Line	Max. Height to Centerline of Light Source
50 ft. and greater	22 ft.
Less than 50 ft.	16 ft.

9.2.3 Canopy-Mounted Fixtures

Light fixtures mounted on a gas station canopy shall be recessed in the ceiling of the canopy so that the lens cover is recessed or mounted flush with the ceiling of the canopy and fully shielded. Luminaries shall not be mounted on the sides or top of the canopy, and the sides or fascia of the canopy shall not be illuminated.

9.2.4 **Lamp Type**

Any light fixture used to illuminate a public area such as a street or walkway shall utilize an energy efficient lamp such as a low pressure sodium lamp, high pressure sodium lamp, or metal halide lamp. Mercury vapor lamps shall not be permitted. New or replacement installation of mercury vapor lighting shall not be permitted after the effective date of this ordinance, and the public shall be encouraged to remove and safely dispose of existing mercury vapor bulbs as soon as practicable.

9.2.5 **Roadway, Parking and Exterior Building Illumination**

Any light fixture used in public areas such as roadway lighting, parking lots and for exterior building illumination shall be designed to provide the minimum illumination recommended by the IESNA in the most current edition of the IESNA Lighting Handbook.

9.2.6 **Timers, Dimmers and Motion Sensors**

Whenever practicable, outdoor lighting installations shall include timers, dimmers, and/or motion-sensors to reduce overall energy consumption and eliminate unneeded lighting, particularly after 11 p.m.

9.2.7 **Special Lighting**

Moving, fluttering, blinking, or flashing, neon or tubular lights or signs shall not be permitted, except in storefront displays. Signs may be illuminated only by continuous direct white light with illumination confined to the area of the sign and directed downward.

9.3 **Exemptions**

The following exemptions apply:

- A. Light fixtures used for roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.

- B. All temporary emergency lighting needed by the police, fire or other emergency services, as well as all vehicular luminaries, shall be exempt from the requirements of this ordinance.
- C. All hazard warning lighting required by federal regulatory agencies are exempt from the requirements of this article, except that all such luminaries used must be red and must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task.
- D. Light fixtures used primarily for signal illumination may be mounted at any height required to ensure roadway safety, regardless of lumen rating.
- E. Seasonal holiday lighting and illumination of the American and state flags shall be exempt from the requirements of this ordinance, providing that such lighting does not produce glare on roadways and neighboring residential properties.
- F. Installations existing prior to the enactment of this ordinance are exempt from its requirements. However, any changes to an existing lighting system, fixture replacements, or any grandfathered lighting system that is moved, must meet these standards.
- G. Installation of any new public area or roadway lighting fixtures other than for traffic control shall be permitted only by decision of the Planning Commission.

9.4 **Temporary Lighting**

Any temporary outdoor lighting for construction or other purposes that conforms to the requirements of this article shall be allowed. Non-conforming temporary outdoor lighting may be permitted by the Planning Commission after considering:

- A. The public and/or private benefits that will result from the temporary lighting.
- B. Any annoyance or safety problems that may result from the use of the temporary lighting.
- C. The duration of the temporary non-conforming lighting.

9.4.1 **Submission Requirements**

Review of proposed development to ensure compliance with the standards of this section shall occur at time of Site Plan, Subdivision, Planned Unit Development or Zoning Permit application.

9.4.2 **Lighting Plan**

When required, the applicant shall provide a lighting plan that indicates the location, type, and height of all exterior lighting, along with a legend that identifies the fixtures and their intended accessories by manufacturer and model numbers.

9.4.3 **Approval of the Plan**

Reviews of Lighting Plans shall be conducted by the Town's Planning Director. The Planning Director will make a recommendation to the Planning Commission, and the Planning Commission will approve, deny, or ask for the plan to be revised and resubmitted to meet the requirements. If, in the opinion of the Planning Commission, the submitted Lighting Plan does not satisfy the requirements of this section, then within 30 days from the Planning Commission's decision, an applicant may appeal in writing to the Board of Zoning Adjustments for review and decision.

9.4.4 **Compliance with the Plan**

The Planning Director shall be responsible for insuring compliance with this section of the ordinance as part of the subdivision plat or development plan review process. The Planning Director shall inspect the premises prior to the issuance of a certificate of occupancy to insure that the approved Lighting Plan has been implemented.

Appendices

Appendix 1

Erosion and Sediment Control

I. Title

This ordinance shall be known and called as the Erosion and Sediment Control Ordinance.

II. Jurisdiction

The provisions of this ordinance shall apply to all lands within the corporate limits of the Town of Pike Road and subdivision developments within the Planning Jurisdiction of the Town of Pike Road.

III. Purpose

During the construction process, soil is most vulnerable to erosion by wind and water. This eroded soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Eroded soil also necessitates repair of sewers and ditches, and the dredging of watercourses. In addition, clearing and grading during construction causes the loss of native vegetation necessary for terrestrial and aquatic habitat, and to provide a healthy living environment for the citizens of Town of Pike Road.

IV. Definitions

Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas (Alabama Handbook) – Latest Edition. Volume 1 and Volume 2 from the Alabama Soil and Water Conservation Committee provides guidance for the prevention or minimization of problems related to erosion, sedimentation and stormwater management on construction sites and eroding urban areas. It provides a basis for developing sound plans implementing appropriate measures (BMPs).

Best Management Practice (BMP)-Actions which landowners, developers, and/or contractors can take to reduce the impact of human activity on the natural environment. BMPs to control pollutant discharges from land disturbance can be divided into two main categories: erosion controls and sediment controls. Erosion and sediment controls can each be further described as permanent controls or temporary controls. BMPs shall meet or exceed recognized effective industry standard as outlined in the Alabama Handbook.

Clearing: Any activity that removes the vegetative surface cover.

Drainage Way: Any channel that conveys surface runoff throughout the site.

Erosion and Sediment Control Plan: Research, planning, processes, activities, and practices implemented for the prevention and/or minimization of pollutants in stormwater to the maximum extent practicable. This plan identifies site specific measures and sequencing to be used for the control of erosion and sediment on a development site before, during and after construction.

Erosion Control: Measures that prevent and/or minimize erosion (process by which the land surface is worn away).

Grading: Excavation or fill of material, including the resulting conditions thereof.

Perimeter Control: A barrier that prevents sediment from leaving a site either by filtering sediment-laden runoff, or diverting it to a sediment trap or basin.

Phasing: Clearing a parcel of land in distinct phases, with the stabilization of each phase before the clearing of the next.

Qualified Credentialed Professional (QCP): means a Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), registered landscape architect, registered land surveyor, Professional Geologist, registered forester, Registered Environmental Manager, or a Certified Professional Soil Scientist. The QCP shall be able to document requirements regarding proven training, relevant experience, and continuing education. The QCP shall be in good standing with the authority granting the registration or designation.

Sediment Control: Measures that prevent and/or minimize eroded sediments from leaving the site.

Land Disturbance Permit: A permit issued by the Town of Pike Road for the construction or alteration of ground as required by the Town of Pike Road.

Stabilization: The use of practices that prevent exposed soils from eroding.

Start of Construction: The first land disturbing activity associated with a development, including land preparation such as clearing, excavation, grading, and filling.

Watercourse: Any body of water, including, but not limited to creeks, rivers, streams, and bays.

Waterway: A channel that directs surface runoff to a watercourse, or to the public storm drain.

V. BMP Permits

- A. Best Management Practices Permits shall be required for land disturbing activities that uncover more than 500 square feet of ground except land disturbances as noted in Section V. B.
- B. BMP Permits shall not be required for the following activities:
 - 1. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
 - 2. Existing nursery, silviculture and agricultural operations conducted as a permitted main or accessory use.

VI. Erosion and Sediment Control Plan

- A. Applicable for developments classified as multi family, subdivisions, commercial, and industrial construction.
- B. Plan shall be designed by a qualified credential professional (QCP) such as a professional engineer.
- C. Plan shall at a minimum include the following:
 - 1. Map identifying topography, natural features such as watercourses, waterways, and wetlands, and proposed construction areas.
 - 2. Sequence of construction of the development, such as clearing and grading, drainage installation, utility installation, infrastructure and building construction, and landscaping.
 - 3. Erosion and sediment controls used throughout all phases of construction and details of permanent stabilization methods to be used at completion.
 - 4. Provisions for maintenance of erosion and sediment controls and periodic inspections for effectiveness of controls.
- D. Submittal, Review, and Approval Procedures:
 - 1. Erosion and Sediment Control Plan shall be submitted in conjunction with the land disturbance permit.
 - 2. Review of each Erosion and Sediment Control Plan shall be within thirty (30) days of submittal to determine the plan's conformance with these

provisions. Failure of the Town to act on original or revised Erosion and Sediment Control Plans within thirty (30) days of receipt shall authorize the ability to proceed in accordance with the plans submitted.

3. The Town shall, in writing:
 - a. Approve the plan as it meets and/or exceeds the Alabama Handbook.
 - b. Approve the plan with reasonable, justifiable conditions to accomplish objectives of the provisions.
 - c. Disapprove the plan, indicating deficiencies and procedure for submitting a revised plan.

E. Modifications to the Plan

1. Major amendments to the Erosion and Sediment Control Plan, such as the redesign of BMPs or removal of BMPs, shall be submitted to the Town of Pike Road Community Development Department and shall be processed and approved, or disapproved, in the same manner as the original plan.
2. Minor modifications to the Erosion and Sediment Control Plan, such as the use of additional temporary BMPs, may be addressed on site as needed to ensure compliance with the provisions.

VII. Erosion and Sediment Control Contract

- A. Applicable for a single and double family residential construction.
- B. In lieu of an approved erosion and sediment control plan prepared by a QCP, single and double family residential construction may complete an erosion and sediment control contract.
- C. The contract shall include the BMPs to be used during the construction process and final stabilization measures to be implemented.
- D. The landowner and/or contractor shall comply with all design requirements as described within this ordinance.

VIII. Design Requirement

Erosion control practices, sediment control practices, and waterway crossing shall meet the design criteria set forth in the most recent version of the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the Town of Pike Road.

A. Clearing and Grading

1. Clearing and grading of natural resources, such as wetlands, waterways, and watercourses, shall not be permitted, except when in compliance with all other chapters of this Code and as permitted by the United States Army Corps of Engineers and the Alabama Department of Environmental Management if applicable.
2. Clearing techniques that retain natural vegetation and natural drainage patterns are encouraged.
3. Phasing shall be required on all sites disturbing greater than fifty (50) acres, with the size of each phase to be established at plan review and as approved by the Town of Pike Road. The Town of Pike Road Planning Commission may allow exceptions on a case by case basis due to a justifiable discrepancy.
4. Clearing, except, as necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed.
5. Cut and fill slopes shall be not greater than 2:1 except as approved by the Town of Pike Road to meet other community or environmental objectives.

B. Erosion Control

1. Soils must be stabilized by temporary or permanent erosion control fourteen (14) days after clearing or inactivity in construction
2. If vegetative erosion control methods, such as seeding, have not become established within four (4) weeks, the Town of Pike Road may require that the site be reseeded, or that a non-vegetative option be employed.
3. On steep slopes or in drainage ways, special techniques that meet design criteria outlined in the Alabama Handbook shall be used to ensure stabilization.
4. Soil stockpiles must be stabilized at the end of each work week or if significant rainfall is anticipated.
5. Techniques shall be employed to prevent the blowing of dust or sediment from the site onto adjacent properties.
6. Techniques shall be employed to divert upland runoff past disturbed slopes.

C. Sediment Controls

1. Sediment controls shall be provided in the form of sediment basins or sediment traps and perimeter controls.

2. Where possible, sediment basins shall be designed in a manner that allows adaptation to provide long term stormwater management.
3. Adjacent properties shall be protected by the use of a vegetated buffer strip, in combination with perimeter controls.

D. Waterways and Watercourses

1. When a watercourse must be crossed regularly during construction, a temporary stream crossing shall be provided, and an approval obtained from the United States Army Corps of Engineers.
2. When in-channel work is conducted, the channel shall be stabilized after the work is completed.
3. All on-site stormwater conveyance channels shall be designed according to the criteria outlined in the Alabama Handbook.
4. Outlets of all pipes and paved channels shall have adequate stabilization to prevent erosion. Riprap may be required for stabilization if vegetative measures prove to be ineffective at controlling erosion in waterways or watercourses.

E. Construction Site Access

1. A stabilized construction access shall be required on all multi-family, subdivision, commercial and industrial developments in order to ensure sediment is not tracked on to public streets from the construction site.
2. If heavy sediment tracking occurs on public streets, it shall be required to remove accumulated sediments from streets and ditches.

F. Completion of Construction Activities

1. All open channels and ditches shall be permanently vegetated upon final inspection. Seed and mulch shall not be accepted. If sod is used on slopes, corners will need to be pinned per the Alabama Handbook.
2. Common areas, such as detention basins shall be permanently stabilized upon final inspection. Seed and mulch shall not be accepted.
3. All construction waste and debris, silt fences, hay bales, inlet protection, and other temporary BMPs shall be removed prior to final inspection except the temporary BMPs installed for the next phase of construction, such as home building.

IX. Inspections

- A. The Town of Pike Road shall conduct random and scheduled inspections of the construction activity and shall determine compliance or non-compliance with the provisions of this Ordinance. The following inspections shall be performed at a minimum on multi-family, subdivision, commercial and industrial developments:
 - 1. Immediately after erosion and sediment controls are in place.
 - 2. After clearing and grading has been completed.
 - 3. After drainage has been installed.
 - 4. After streets and curb and gutter have been completed.
 - 5. Before construction completion.
 - 6. After a rain event of $\frac{3}{4}$ " or more.

- B. The owner or contractor shall make regular inspections of all control measures throughout the construction process to ensure the overall effectiveness of the Erosion and Sediment Control Plan.

X. Enforcement

- A. It shall be unlawful to violate any provision(s) of this Ordinance.
- B. The Town of Pike Road may suspend or revoke the land disturbance permit for the following reasons:
 - 1. Violations of the terms of the permit or site development which may adversely affect the health, welfare, or safety of persons residing or working in the neighborhood.
 - 2. Site development that is detrimental to the public welfare or injurious to property or improvements in the neighborhood.

- C. Whenever the Town of Pike Road determines that significant sedimentation is occurring as a result of a land disturbing activity, despite application and maintenance of protective practices, the person conducting the land disturbing activity or the person responsible for the maintenance will be required to take additional protective action. Furthermore, if it is to be determined that sedimentation has occurred off site onto right-of-way, instream, or into stormwater drainage systems, the sediments shall be removed if over six (6) inches in depth or stabilized if less than six (6) inches in depth.

- D. Whenever the development is determined to be in noncompliance, the owner shall be notified of the violations and/or deficiencies. Upon notification, the owner shall have fourteen (14) days to bring the site into compliance. If the site fails to come

into compliance, the owner may be found in violation of the Ordinance and may be guilty of a misdemeanor. Any person who violates this Ordinance shall, upon conviction thereof, be fined not less than \$100 or more than \$500, and in addition shall pay all costs and expenses involved in the case. Each day during which any violation of any of the provisions of this Ordinance is committed, continued, or permitted shall constitute a separate offense. Nothing herein contained shall prevent the Town of Pike Road from taking such other lawful actions as are necessary to prevent or remedy any violation.

XI Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

XII. Interference

No person shall hinder, prevent, delay or interfere with the Town while engaged in carrying out the execution or enforcement of this ordinance; provided, however, that nothing herein shall be construed as an attempt to prohibit the pursuit of any remedy, legal or equitable, in any court of competent jurisdiction for the protection of property rights by the owner of any property within the municipality.

XIII. Severability

If any provision of this ordinance is declared to be invalid, such declaration shall not affect, impair or invalidate the remaining provisions of this ordinance.

Appendix 2

**Town of Pike Road
Stormwater Facility Maintenance Agreement**

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between (Insert full name of owner) _____ hereinafter called the “Landowner”, and the Town of Pike Road, hereinafter called the “Town”. WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as (Tax Map/Parcel Identification Number)_____ as recorded by deed in the land records of Montgomery County, Alabama, Deed Book ____ Page___, hereinafter called the “Property”. WHEREAS, the Landowner is proceeding to build on and develop the property; and WHEREAS, the Site Plan/Subdivision Plan known as _____, (Name of Plan/Development), hereinafter called the “Plan”, which is expressly made a part hereof, as approved or to be approved by the Town, provides for detention of stormwater within the confines of the property; and WHEREAS, the Town and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Town of Pike Road, Alabama, require that on-site stormwater management facilities be constructed and maintained on the Property; and WHEREAS, the Town requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association. NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working conditions so that these facilities are performing their design functions.
3. The Landowner, its successor and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the Town, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the Town deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen

complaints. The Town shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the Town, the Town may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the Town to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the Town is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Town.

6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outline on the approved plans, the schedule will be followed.

7. In the event the Town pursuant to the Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, Town attorney fees, costs and expenses of collection and the like, the Landowner, its successors and assigns, shall reimburse the Town upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the Town hereunder.

8. This Agreement imposes no liability of any kind whatsoever on the Town and the Landowner agrees to hold the Town harmless from any liability in the event the stormwater management facilities fail to operate properly. The Landowner also agrees to indemnify the Town for any alleged liability under this agreement or in regard to the facilities.

9. This Agreement shall be recorded among the land records of Montgomery County, Alabama, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in the interests, including any homeowners association.

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name (Seal)

By: _____

(Type Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____,
20____, by _____

NOTARY PUBLIC

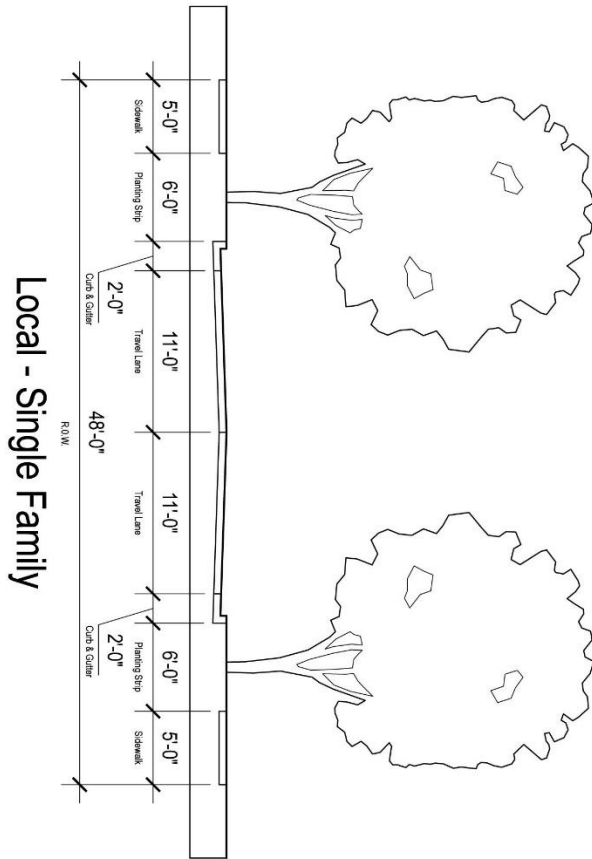
My Commission Expires: _____

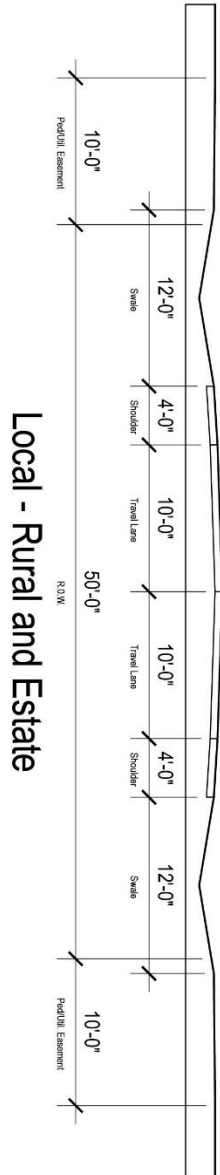
Approved as to Form:

Town Attorney

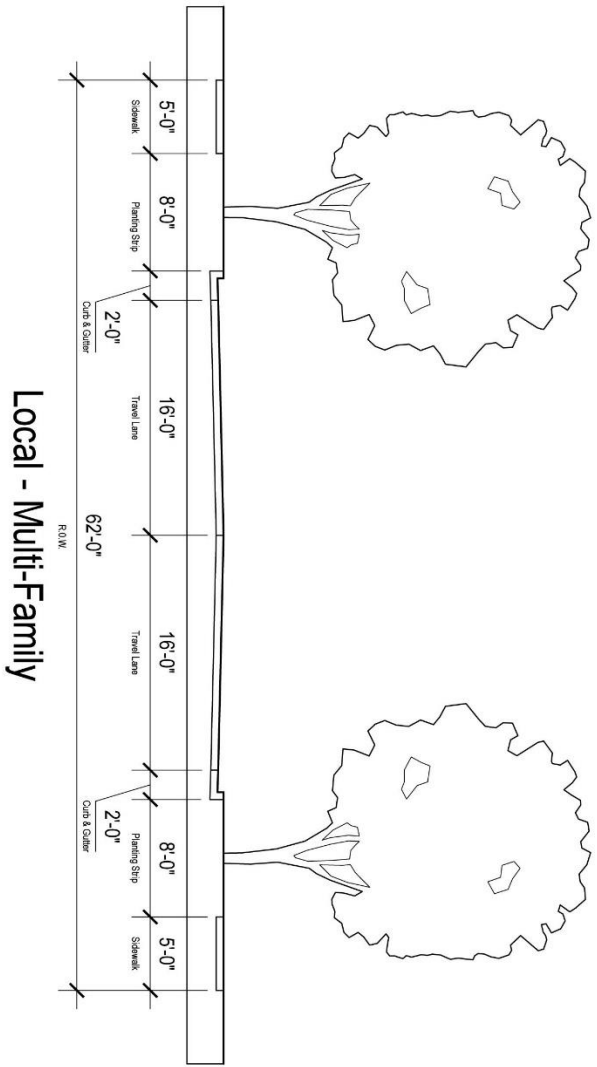
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Appendix 3
(Street Cross-Sections)

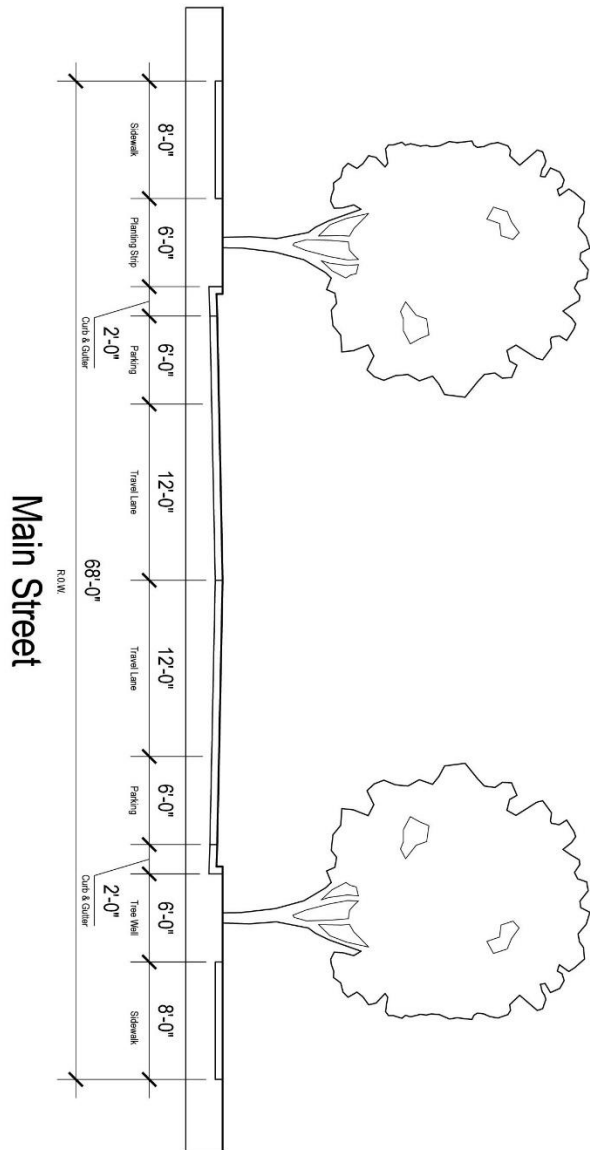


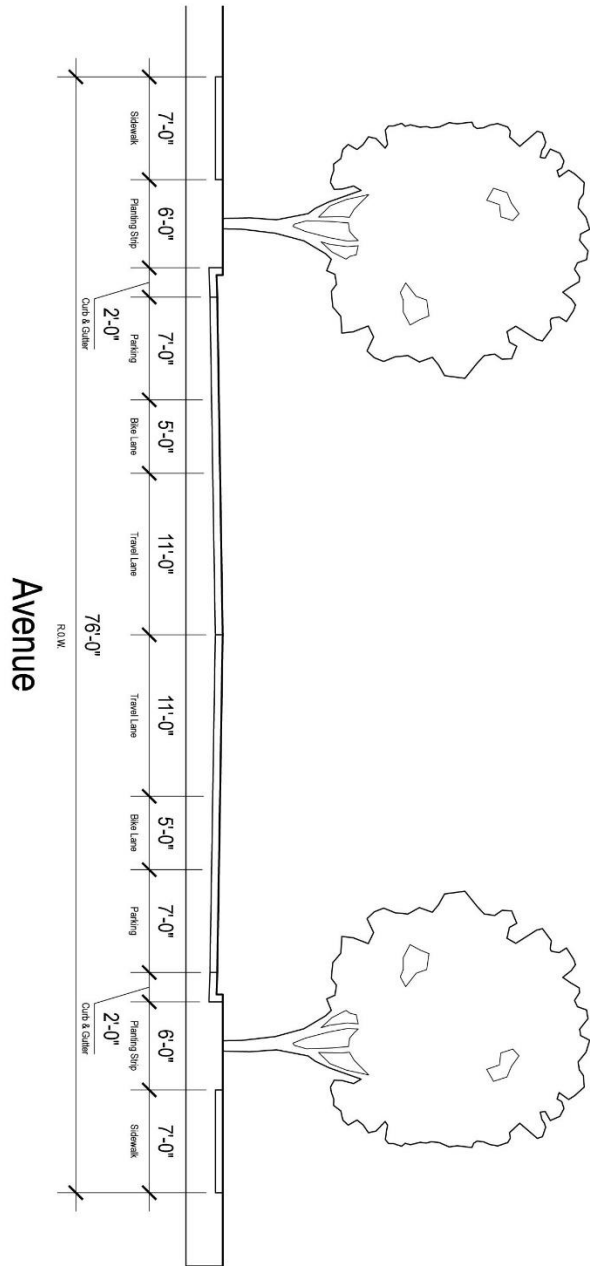


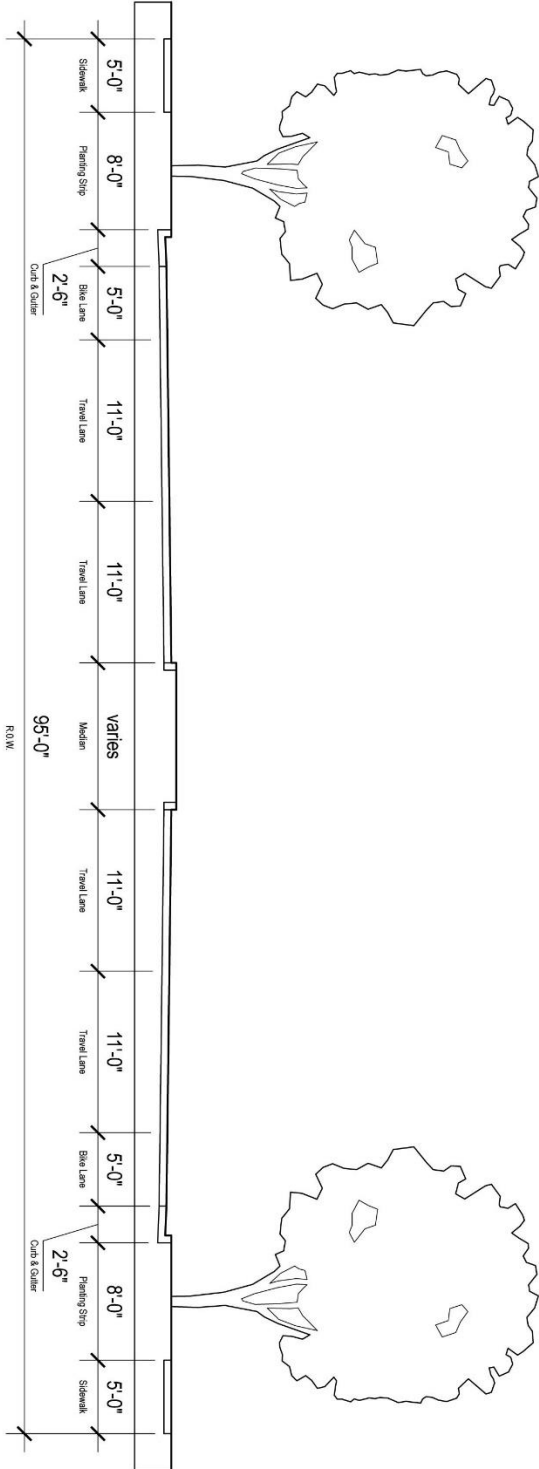
Local - Rural and Estate



Local - Multi-Family







Boulevard

