

**SUBDIVISION REGULATIONS  
FOR  
HOUSTON COUNTY, ALABAMA**



**Effective Date 8/28/95**

**Revised - 1999**

**Revised - February, 2002**

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**Revised – June 23, 2008**

## **ARTICLE 1**

### **AUTHORITY AND SPECIAL PROVISIONS**

#### **1-1 AUTHORITY**

By authority of Resolution and Ordinance of the County Commission of Houston County, Alabama, adopted pursuant to the powers and jurisdictions vested pursuant to Section 11-24-1, et. seq., Code of Alabama 1975, as amended, the County Commission does hereby exercise the power and authority to review, approve and disapprove plats for subdivisions within the subdivision jurisdiction of Houston County, Alabama.

#### **1-2 JURISDICTION**

The Houston County Commission shall be the official platting authority. From and after the effective date of these regulations, they shall govern each and every subdivision of land in all areas of the county outside the boundaries of municipal corporations: provided, however, that where a municipality now or in the future exercises by authorization subdivision control outside its corporate boundaries, such areas shall be subject to the more strict requirements, whether of the municipality or of the county. The following regulations will serve as a guide and at the same time, be regulatory in nature. Variations from these regulations must be outlined and approved by the County Engineer and County Commission. Should the County Engineer and the County Commission determine any portion of a proposed subdivision to be unacceptable, the entire subdivision shall be unacceptable.

#### **1-3 SEPARABILITY AND SEVERABILITY**

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

**1-4 AMENDMENTS**

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

**1-5 PENALTY**

The County Attorney shall initiate upon request of either the County Engineer or the County Commission any appropriate action or procedure to prevent such unlawful subdivision of land and to prevent the occupancy of such subdivision of land.

**1-6 GENDER**

All personal pronouns used in this Resolution and Ordinance shall include the other genders whether used in the masculine or feminine or neuter gender, and the singular shall include the plural whenever and as often as may be appropriate.

**1-7 SECTION AND OTHER HEADINGS**

Section, paragraph, and other headings contained in this Resolution and Ordinance are for reference purposes only and shall not effect in any way the meaning or interpretation of this Resolution and Ordinance.

**1-8 EXCEPTIONS TO THESE REGULATIONS**

Subdivisions that fall into either Section 1-8-1, Section 1-8-2, or Section 1-8-3 below, shall be exempt from the requirements of these regulations.

**1-8-1**

Subdivisions with each lot having a minimum of 30 feet fronting on an existing County Maintained Road, State Maintained Road, or City Maintained Road (“Road Frontage”), with no public improvements required; provided however, that said 30 foot Road Frontage shall not be subject to any easement, license, shared uses, shared driveway or other

agreements that in the sole professional judgment and discretion of the Houston County Engineer may be equivalent to the establishment of a shared use driveway, easement for joint use, or license for joint use. Each lot shall have a separate driveway to the County, State, or City maintained road and shall not share a joint access or driveway by easement, license or other use with any other lot. Any subdivision exempted from the requirements of these regulations pursuant to Section 1-8-1 shall NOT have therein any lot that is separated from said County, State, or City maintained road by any more than 2 lots, parcels, sites or parts of lots, parcels or sites.

**1-8-2**

Property divided as a result of:

- 1) Division of property through the probation of estate.
- 2) Court order.

**1-8-3**

The public acquisition by purchase or dedication of parcels of land for the widening or opening of streets or other improvements.

## ARTICLE II

### PROCEDURES FOR SUBDIVISION PLAT APPROVAL

#### 2-1 PROCEDURE REQUIREMENTS

Whenever any subdivision or resubdivision of land is proposed, the owner, or his agent, shall apply for and secure approval of such in accordance with the procedures and regulations contained herein. After receiving approval of the Preliminary Plat, the subdivider may then proceed to grade the streets and install all required improvements. However, no plat shall be recorded in the Office of the Probate Judge, nor shall any lot be sold, until the County Commission, after receipt of a recommendation from the County Engineer, has granted approval of a Final Plat.

#### 2-4 PROCEDURE FOR PRELIMINARY PLAT APPROVAL

Prior to the cutting or grading of any street, or the making of any street improvements, or the installation of utilities, the subdivider shall receive approval of a Preliminary Plat of the proposed subdivision in accordance with the following procedure. (NOTE: The subdivider shall ensure compliance with the subdivision criteria of the Alabama State Department of Public Health):

##### 2-4-1 Application for Preliminary Plat Approval

- 1) The subdivider shall submit to the County Engineer the following:
  - A) A letter requesting review and approval of a Preliminary Plat.
  - B) Two (2) printed copies of the Preliminary Plat with signed certifications and other documents as specified in Section 3-1 herein.
- 2) Upon receipt of all information and documentation required by these regulations, the County Engineer shall have the proposed subdivision placed on the agenda of a regularly scheduled meeting of the County Commission, within thirty (30) days after submission thereof.
- 3) Notice shall be sent to the owner or developer whose name and address appears on the submitted plat by registered or certified mail of the time and place of the hearing not less than six (6) days before the date of the hearing. A similar notice shall be mailed to the owners of the land immediately adjoining the platted land as

their names and addresses appear on the tax records of the county. It shall be the developer's responsibility to comply with or facilitate compliance with the requirements of this paragraph as may be required by the County Commission or the County Engineer.

- 4) No plat shall be approved by the County Commission until each utility affected thereby shall have been notified in writing by the County Commission and given at least ten (10) days to review the proposed plat and submit a written report to the County Commission as to whether all provisions affecting the service to be provided by such utility are reasonable and adequate. It shall be the developer's responsibility to comply with or facilitate compliance with the requirements of this paragraph as may be required by the County Commission or County Engineer.

#### **2-4-2 Review of Preliminary Plat**

The County Engineer shall present the Preliminary Plat to the County Commission with his recommendations as to whether the Preliminary Plat should be approved or not approved. The County Commission shall approve, approve conditionally, or disapprove such Preliminary Plat. If approved conditionally, the conditions and reasons therefore shall be stated and if necessary the County Commission may require the subdivider to submit a revised Preliminary Plat.

#### **2-4-3 Disapproval**

The County Commission may find reasons detrimental to the public safety, health, and general welfare, or in conflict with adopted plans of the County Commission which require the disapproval of the Preliminary Plat. If the County Commission should disapprove the Preliminary Plat, the reasons for such action shall be stated and if possible recommendations made on the basis of which the proposed subdivision would be approved. The applicant may re-apply for Preliminary Plat Approval in accordance with Section 2-4 herein.

#### **2-4-4 Effect of Preliminary Plat Approval**

Approval of a Preliminary Plat does not constitute approval of a Final Plat. It indicates only approval of the layout as a guide to the preparation of the Final Plat and is authorization that the subdivider may proceed to grade the streets and install all required improvements. There shall be no deviancies from a Preliminary Plat once it has been approved without a written notice of approval from the County Commission.

## **2-5 EXPIRATION TIME**

Preliminary approval shall expire and be of no further effect two (2) years from the date of the preliminary approval unless the time is extended by the County Commission. Should the plan lapse, because of time, the owner must reapply for Preliminary Plat Approval in accordance with Section 2-4 herein.

## **2-6 ENGINEERING REQUIREMENTS**

- 1) The subdivider shall furnish all plans and information necessary for the engineering consideration and approval for the construction of the proposed improvements as requested by the County Engineer. Such plans and information shall be furnished with the Preliminary Plat application and shall be certified by a Professional Engineer registered in the State of Alabama.
- 2) Before starting construction, necessary arrangements must be made between the subdivider and the County Engineer for adequate laboratory and construction inspection to insure that the proposed improvements shall comply with the requirements of Houston County. All testing shall be the responsibility of the subdivider and shall be done by an approved Testing Laboratory.

## **2-7 PROCEDURE FOR FINAL PLAT APPROVAL**

After the Preliminary Plat of a proposed land subdivision has been given preliminary approval by the County Commission, the subdivider may within two (2) years, or within such additional times as may be granted by the County Commission, submit to the County Engineer a Final Plat in accordance with the following procedure:

### **2-7-1 Application for Final Plat Approval**

The subdivider shall submit to the County Engineer the following:

- 1) A letter requesting review and approval of the Final Plat.
- 2) Two (2) printed copies of the Final Plat with signed certifications and other documents as specified in Section 3-2 herein.
- 3) Upon receipt of all information and documentation required by these regulations, the County Engineer shall have the proposed subdivision placed on the agenda of a regularly scheduled

meeting of the County Commission, within thirty (30) days after submission thereof.

**2-7-2 Review of Final Plat**

The County Engineer shall present the Final Plat to the County Commission with his recommendations as to whether the Final Plat should be approved or not approved based on whether the development conforms to the approved Preliminary Plat and the conditions, if any, imposed during the preliminary review. The County Commission shall approve or not approve the Final Plat; provided however, the County Commission shall not approve a Final Plat unless it complies with the Subdivision Regulations of Houston County, as may be amended from time to time.

**2-7-3 Final Plat Approval**

Upon the County Commission's determination that the Final Plat should be approved and that the installation of all required improvements has been satisfactorily completed in accordance with county specifications, the County Engineer shall procure a maintenance surety from the subdivider, in accordance with Article V herein. Once a surety has been obtained, the County Engineer shall then sign two (2) copies of the Final Plat, with one (1) being kept in the office of the County Engineer and one (1) copy being returned to the subdivider. The owner, or his agent, shall then have the Final Plat recorded in the office of the Probate Judge prior to the sale of any lot in the subdivision.

**2-7-4 Disapproval of Final Plat**

If it determined that the Final Plat should not be approved, the County Engineer shall explain the deficiency in the plat to the subdivider with notice that a corrected plat may be submitted for approval in accordance with Section 2-7 herein.



**ARTICLE III**  
**PLAT REQUIREMENTS**

**3-1 PRELIMINARY PLAT SPECIFICATIONS**

**3-1-1 Scale**

The Preliminary plat shall be clearly and legibly drawn at a scale not smaller than 100 feet to one inch.

**3-1-2 Sheet Size**

Sheet size shall not be greater than 24 inches by 36 inches. If the complete plat cannot be shown on a sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of a reduced scale.

**3-1-3 Ground Elevations**

The Preliminary Plat shall show topography based on U. S. Geological Survey, or U. S. Coast and Geodetic Survey sea level datum as follows:

- 1) On grades of five percent (5%) or less, contours shall be shown at one (1) foot intervals.
- 2) On grades between five percent (5%) and ten percent (10%), contours shall be shown at two (2) foot intervals.
- 3) On grades greater than ten percent (10%), contours shall be shown at five (5) foot intervals unless otherwise specified by the County Engineer.
- 4) On lots larger than three (3) acres, contours may be waived by the County Engineer, provided that drainage courses are located and easements shown.

**3-1-4 Street Plan containing the following information:**

- 1) Location of all proposed and existing streets in or adjacent to the subdivision.
- 2) Width of existing and proposed right-of-way and easements.
- 3) Street names.
- 4) Curve data for the centerline of each street: Delta, Tangent, and Radius.

**3-1-5 Storm Drainage Plan containing the following information:**

- 1) Location of proposed drainageways, streams, ponds, and land subject to inundation by storm water in the subdivision.
- 2) Location, size, and invert elevations of proposed drainage structures including culverts, bridges, pipes, drop inlets, and top elevations of head walls, etc.
- 3) Area of land contributing run-off to each drainage structure along with run-off calculations of each area and drainage calculations for each drainage structure. The submitted drainage analysis shall show the effects of the 100-year frequency storm for the subject site and the impacted areas downstream.
- 4) Location of easements and rights-of-way for drainageway and maintenance access thereof.
- 5) Typical cross sections of each drainageway.
- 6) Direction of water flow throughout subdivision.

**3-1-6 Additional Information to be provided on Preliminary Plat:**

The Preliminary Plat shall contain the following information:

- 1) Name and address of owner of record and subdivider and name and registration number of professional engineer and land surveyor.
- 2) Proposed name of subdivision.
- 3) North point, graphic scale and date.
- 4) Vicinity map showing location and acreage of the subdivision.
- 5) Exact boundary lines of the tract by bearing and distance.
- 6) Names of owners of record of adjoining land with their approximate acreages.
- 7) Location of proposed and existing utilities, easements, and right-of-ways on and adjacent to the tract, including the size and width of each.
- 8) Block letters and lot numbers.

- 9) Certificates of or letter from the State and/or County Health Department, indicating their approval of the proposed water supply and sanitary facilities.
- 10) Minimum building setback lines.
- 11) Any other information that may be considered necessary by the Commission for full and proper consideration of the proposed subdivision.

**3-1-7 Certificate of Preliminary Approval**

A certificate of approval of the Preliminary Plat by the County Commission shall be inscribed on the plat as follows:

"In that all the requirements of Preliminary Approval having been fulfilled, this subdivision plat was given Preliminary Approval by the Houston County Commission on \_\_\_\_\_, 19\_\_\_\_. The Preliminary Approval does not constitute approval of the Final Plat. This Certificate of Preliminary Approval shall expire and be null and void on \_\_\_\_\_, 19\_\_\_\_\_."

_____	_____
Date	County Engineer
_____	_____
Date	Chairman, Houston County Commission

**3-2 FINAL PLAT SPECIFICATIONS**

The Final Plat shall conform to the conditions of the tentatively approved Preliminary Plat. The Final Plat shall be an original drawing in ink, on cloth or film. The scale shall be one (1) inch equals one hundred (100) feet, on a sheet size of not greater than 24 inches by 36 inches. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map at the reduced scale. The Final Plat shall also be submitted to the County Engineer in digital format utilizing the standard county layer name structure and AutoCad or DXF format on CD or 3.5 inch diskette (see appendix).

### **3-2-1 Approval of Street Names**

Written approval by the Dothan-Houston County E-911 District for the proposed subdivision name and the names of all streets contained in the proposed subdivision is required.

### **3-2-2 Additional Specifications**

The Final Plat shall contain the following information:

- 1) Land Surveyor's Certification (See section 3-2-3).
- 2) Owner's Certification (See section 3-2-4).
- 3) Health Department Certification (See section 3-2-5).
- 4) Certificate of Construction (See section 3-2-6).
- 5) Certificate of Professional Engineering Design (See section 3-2-7).
- 6) North point, graphic scale and date.
- 7) Vicinity map showing location and acreage of the subdivision.
- 8) Names of owners of record of adjoining land with their appropriate acreages.
- 9) Location of streams, lakes, and swamps and land subject to flood as shown on the 100 year flood zone maps provided by FEMA.
- 10) Bearing and distance to permanent points on the nearest existing street lines or other permanent monuments shall be accurately described on the plat.
- 11) Municipal and county lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- 12) The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- 13) Land lot numbers shall be shown.
- 14) Exact boundary lines of the tract, determined by a field survey, giving distances to the nearest one-tenth (1/10) foot and angles to the nearest minutes, shall be balanced and closed to within an apparent error of closure not to exceed one in five thousand (1:5000).

- 15) Name of subdivision, exact locations, widths, and names of all streets and alleys within and immediately adjoining the new subdivision shall be shown on the plat.
- 16) Street right-of-way lines shall show angles of deflection, angles of intersection, radii, and lines of tangent.
- 17) Lot lines shall be shown with dimensions to the nearest one-tenth (1/10) foot and bearings.
- 18) Lots shall be numbered in numerical order and blocks lettered alphabetically.
- 19) Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated on the plat.
- 20) Accurate location, material, and description of monuments and markers, shall be described on the plat.
- 21) Minimum building front yard setback lines shall be shown.
- 22) Certification of Approval by the County Commission (See section 3-2-8).

**3-2-3 Surveyor's Certification**

A signed certification by a registered land surveyor certifying to the accuracy of the survey and the plat shall be placed on the Final Plat as follows:

“In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law and has been calculated for closure by latitudes and departures and is found to be accurate with one foot in\_\_\_\_\_ feet.”

By\_\_\_\_\_

Alabama Registered Land Surveyor No.\_\_\_\_\_.

**3-2-4 Owner's Certification**

A signed certification of ownership shall be placed on the Final Plat as follows:

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

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**OWNER'S NAME**

**3-2-5 Health Department Certification**

A signed certification of the Houston County Health Department shall be placed on the Final Plat as follows:

"The lot(s) on this plat are subject to approval or deletion by the Houston County Health Department. The approvals may contain conditions pertaining to the onsite sewage treatment system that restrict the use of the lot(s) or obligate Owners to special maintenance and reporting requirements. These conditions are on file with the Houston County Health Department and are made a part of this plat as if set out hereon."

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**HEALTH OFFICER**

The blanks in the above certification statement shall be completed by the Health Officer, or his representative, so as to indicate whether approval is based upon the use of individual sewage disposal or water supplies, a community sewerage system, a community water supply or a combination thereof.

**3-2-6 Construction Certification**

A signed certification by a registered professional engineer certifying to the conformity with these regulations shall be placed in the Final Plat as follows:

I, \_\_\_\_\_, a professional engineer registered in the State of Alabama, Registration Number \_\_\_\_\_, do hereby certify that the streets and drainage system for \_\_\_\_\_ Subdivision have been constructed under my supervision in accordance with the construction plans submitted to the County Engineer.

I further certify that I have checked all test reports and that all base material, concrete, and asphalt have been installed in accordance with the typical sections, profiles and plan details and meet minimum requirements as set out in the most current edition of the State of Alabama Department of Transportation's Standard Specifications for Highway Construction.

I acknowledge that in the event that the certification given herein shall be determined by the County Engineer to be grossly incorrect, the County may hereafter refuse to accept the certification of the undersigned.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
P.E.# \_\_\_\_\_ FIRM \_\_\_\_\_  
DATE \_\_\_\_\_

**3-2-7 Engineering Design Certification**

A signed certification by a registered professional engineer certifying to the conformity with these regulations shall be placed in the Final Plat as follows:

I \_\_\_\_\_, a professional engineer registered in the state of Alabama, Registration Number \_\_\_\_\_, do hereby certify that the streets and drainage system for \_\_\_\_\_ Subdivision have been designed under my supervision.

I further certify that the drainage system has been designed to meet the fifty (50) year flood storm criteria as determined by the Rational Method. This design will insure that all drainage waters occurring during a storm of less than fifty (50) year storm magnitude will flow within the rights-of-way of drainage easements indicated as such on the official plat for this subdivision.

I further certify that the streets are designed for a design speed of \_\_\_\_\_ to meet applicable design criteria for safety, geometry, profile, and typical sections according to the most current edition of the AASHTO Publication, "Policy on Geometric Design of Highways and Streets." The streets were also designed in accordance with the testing laboratories subsurface investigation and recommendations.

I acknowledge that in the event that the certification given herein shall be determined by the County Engineer to be grossly incorrect, the County may thereafter refuse to accept the certificate of undersigned.

NAME \_\_\_\_\_  
P.E.# \_\_\_\_\_  
TITLE \_\_\_\_\_

FIRM \_\_\_\_\_

**3-2-8 Certification of Approval by the County Commission**

A signed certification of the Commission shall be placed on the Final Plat as follows:

“We certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities and other improvements in accordance with the laws and specifications of Houston County, Alabama. In addition, Houston County will accept all streets, alleys, easements and right-of-ways into its maintenance system, after a two-year period, provided subdivider’s maintenance obligations have been met in full. During these two years, the above maintenance shall be performed by the subdivider and same shall correct any defects that may occur during this maintenance period, as determined by the County Engineer.

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**COUNTY ENGINEER**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**CHAIRMAN, HOUSTON COUNTY COMMISSION**



## ARTICLE IV

### GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN FOR THE SUBDIVISION OF LAND

The design standards of this Article shall be the minimum standards allowable for development. Standards above the minimum may be required by the County Commission or the County Engineer. Detailed construction specifications and engineering requirements may be obtained from the County Engineer. The County Commission shall not grant any variance, modification, or waiver of the requirements of this Article unless recommended by the County Engineer.

#### 4-1 GENERAL DESIGN REQUIREMENTS

##### 4-1-1 Name of Subdivision

The name of the subdivision must have the approval of the Dothan-Houston County E-911 District. The name shall not duplicate nor closely approximate the name of an existing subdivision.

##### 4-1-2 Street Names

Street names shall require the approval of the Dothan-Houston County E-911 District. Streets that are obviously in alignment with streets already in existence and already named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

##### 4-1-3 Suitability of Land

Land subject to flooding, improper drainage, erosion, or which is for topographical, geological, or other reasons unsuitable for residential use, as determined by the County Engineer, shall not be platted for residential use nor for any other uses that will continue to increase the danger to health, safety, or property destruction unless the hazards can be and are corrected.

##### 4-1-4 Access

Access to every subdivision shall be provided over a public street, road, or highway.

#### 4-2 GENERAL REQUIREMENTS FOR STREETS AND OTHER RIGHT-OF-WAY

##### 4-2-1 Minimum Design Speed

The minimum design speed for roads contained in a subdivision shall be 20 mph. The design speed shall be determined in accordance with the

most current edition of AASHTO-“A Policy on Geometric Design of Highways and Streets.”

#### **4-2-2 Continuation of Existing Streets**

Existing streets shall be continued at the same or greater width, but in no case less than the required width.

#### **4-2-3 Street Alignment**

Street alignment shall be designed to eliminate sharp curves. No street plan will be approved with intersections which offset less than one hundred twenty-five feet (125') between centerlines. Streets shall intersect as nearly at right angles as possible and in no case at an angle of less than seventy-five degrees (75°).

#### **4-2-4 Through Traffic**

Minor streets shall be so laid out that their use to through traffic will be discouraged.

#### **4-2-5 Right-of-Way**

Street right-of-way widths shall be dependent upon street designs and classification. Adequate widths shall be provided to accommodate roadway construction and utility location.

- 1) The requirements for providing right-of-way on residential subdivision streets carrying local traffic only are as follows:
  - A) Minimum of fifty feet (50') with curb and gutter.
- 2) Subdivisions along existing or platted streets or highways where rights-of-way are inadequate shall provide additional rights-of-way to meet these minimum standards as follows:
  - A) If the subdivider owns property on both sides of the existing county road, a sixty foot (60') wide right-of-way of the alignment as approved by the County Engineer, shall be shown on the Final Plat and deeded to Houston County.
  - B) If the subdivider owns property only on one side of the existing county road, a thirty foot (30') wide strip measured from the center of the alignment approved by the County Engineer shall be shown on the Final Plat and deeded to Houston County.

#### **4-2-6 Dead-End Streets**

Dead-end streets shall be provided at the closed end with a cul-de-sac turnaround having a property line radius of at least fifty (50') feet with an

outside pavement radius of at least forty feet (40'). Grassed, curbed islands shall not be included in cul-de-sacs.

#### **4-2-7 Pavement Radii at Intersections**

Edge of pavement radii of forty feet (40') or more shall be provided at the intersection of all streets.

#### **4-2-8 Development Along Major Streets, Limited-Access, Highway or Railroad Right-of-Way**

Where a subdivision abuts or contains an expressway, freeway, arterial or collector street, or a railroad right-of-way, the Commission may require a street approximately parallel to and on each side of such right-of-way, either as a marginal access street, or at a distance suitable for an appropriate use of intervening land, with a non-access reservation suitably planted. Due regard shall be given requirements for approach grades and future grade separations in determining distances. Lots shall have no access to expressways, freeways, or arterial streets, but only to an accessible street in which case the Commission may require double frontage lots.

#### **4-2-9 Alignment**

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

##### **1) Horizontal Alignment**

- A) Design of horizontal curves shall be in accordance with the most current edition of AASHTO-"A Policy on Geometric Design of Highways and Streets".
- B) Minimum radius for a horizontal curve is one hundred (100') feet.
- C) Superelevation is required as set forth in the AASHTO Design Manual.

##### **2) Vertical Alignment**

- A) Minimum roadway grade is one-half percent (1/2%).
- B) Maximum roadway grade is fifteen percent (15%).
- C) Design of vertical curves shall be in accordance with the most current edition of AASHTO-"A Policy on Geometric Design of Highways and Streets". As a minimum, a stop sight distance of two hundred feet (200') shall be used.

- D) Grades approaching intersections shall not exceed five (5%) percent for a distance of not less than one hundred (100) feet from the centerline of said intersection. Grades of circles shall not be more than five (5%) percent for the last hundred (100) feet of paving.

**3) Street Intersections**

- A) Deceleration and/or acceleration lanes may be recommended for County Commission consideration by the County Engineer if deemed necessary to maintain a safe flow of traffic on existing or proposed streets.
- B) Minimum Corner Sight Distance is required at all intersections as set forth in the AASHTO Design Manual.

**4-2-10**

- 1) **Typical Section, (see appendix).**

**4-3 STREET CONSTRUCTION REQUIREMENTS**

**4-3-1 Clearing and Grubbing**

All areas which will receive fill material shall be cleared of all vegetation, trees, stumps, large rocks and other objectionable or unsuitable material prior to placing the fill material.

**4-3-2 Subgrade**

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

**A) Test Requirements**

- 1) CBR. One (1) test per each 10,000 feet to design pavement buildup. This test is to be run prior to submission of the preliminary plat and construction plans.
- 2) Proctor Density and Optimum Moisture. One (1) test each 2,000 feet or at each material change.
- 3) Compaction Test

- a) Subgrade Course compaction shall conform to current Alabama Department of Transportation standards, 95% of Proctor Density and +/-2% Optimum Moisture.
  - b) One (1) per each 500 feet each lane of finished roadway.
- 4) A reliable testing firm using the standard testing methods as approved by the Alabama Department of Transportation shall perform testing. Either the developer or developer's engineer excluding the contractor shall provide testing. [Or as requested by the County Engineer]
  - 5) Copies of all test reports both passing and failing shall be submitted to County Engineer prior to placing overlaying layer.

#### **B) Mandatory Inspections by County Engineer**

The County Engineer or representative shall inspect subgrade prior to placing the base material. The developer shall contact the County Engineer at least two (2) days in advance of placement of the base course.

#### **4-3-3 BASE**

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

##### **A) Thickness**

Base thickness shall be determined by CBR Test. Minimum thickness six inches (6").

##### **B) Compaction**

Base course compaction shall conform to current Alabama Department of Transportation standards, 95% of Proctor Density and +/-2% Optimum Moisture.

##### **C) Test Requirements**

- 1) Soils analysis minimum one (1) each 2,000 feet.
- 2) Proctor Density and Optimum Moisture one (1) each 2,000 feet.

### 3) Compaction Test

- a) Base Course compaction shall conform to current Alabama Department of Transportation standards, 95% of Proctor Density and +/-2% Optimum Moisture.
  - b) One (1) per each 500 feet each lane of finished roadway.
- 4) A reliable testing firm using the standard testing methods as approved by the Alabama Department of Transportation shall perform testing. Either the developer or the developer's engineer excluding the contractor shall provide testing. [Or as requested by the County Engineer]
- 5) Copies of all test reports both passing and failing shall be submitted to County Engineer prior to placing overlaying layer.

### **D) Mandatory Inspections by the County Engineer**

The County Engineer or representative shall inspect base course prior to placing the overlaying layer. The developer shall contact the County Engineer at least two (2) days in advance of the anticipated placement of the prime coat.

### **4-3-4 PRIME**

Prime coat shall meet the requirements of bituminous treatment Type A as set forth in Section 401 of the current Alabama Department of Transportation Standard Specifications for Highway Construction.

#### **A) Application**

A bituminous surface treatment Type "A" shall be placed from curb to curb. Material and rates shall be as specified in the Alabama Department of Transportation Standard Specifications.

### **4-3-5 PAVEMENT**

Pavement shall meet the requirements for bituminous concrete wearing surface as set forth in Sections 424 or 429 of the current **Alabama Department of Transportation Standard Specifications for Highway Construction.**

**A) Thickness**

Thickness shall be as determined from CBR Testing prior to submission of plans but shall not be less than one hundred sixty-five (165) lbs./sq. yd. for plant mix.

**B) Mandatory Inspections by County Engineer**

The County Engineer or representative shall inspect base course prior to placement of the pavement. The developer shall contact the County Engineer at least three (3) days in advance of the scheduled placement of the pavement.

**C) Width**

The width of the paving on through streets shall be a minimum of thirty feet (30') back of curb to back of curb. On streets with cul-de-sacs that are less than six hundred feet (600') in length, the paving width shall be a minimum of twenty-seven feet (27') back of curb to back of curb. On streets with cul-de-sacs that are longer than six hundred feet (600'), the pavement width shall be a minimum of thirty feet (30') back of curb to back of curb.

**4-3-6 Curbs and Gutters**

Concrete curbs shall meet the requirements for concrete curbs, Type "M-2" as set forth in the current Alabama Department of Transportation Standard Specifications for Highway Construction. [Drawing included in the appendix]

**4-3-7 Drainage Structures**

Drainage structures shall be designed to meet the fifty (50) year flood storm criteria as determined by the Rational Method for subdivisions of forty (40) acres or less and by the Soil Conservation Service Method for subdivisions of more than forty (40) acres.

**A) Size**

Sizes shall be determined using the Rational Method. All information shall be shown on construction plans. The minimum size of roadway structures shall be eighteen (18") inch or equivalent. A special design drawing will be required for any drainage structure having a required end area of twenty (20) sq. feet or more.

**B) Material**

Roadway pipe material shall meet the requirements as set forth in Section 850 of the current edition of Alabama Department of Transportation Standard Specifications for Highway Construction. Material shall be class 3 reinforced concrete. Material must meet Alabama Department of

Transportation Standard Specifications. A vendor's certificate or test report must be furnished to the County Engineer. Reinforced concrete drainage structures shall be constructed in accordance with standard drawings and specifications approved by the County Engineer.

**C) Placement**

Pipe shall be laid and backfilled in accordance with Alabama Department of Transportation specifications and procedures.

**D) Boxes, Headwalls, Etc.**

Headwalls or boxes shall be installed on pipe culverts. Headwalls for precast concrete or brick masonry construction shall require preapproval by the County Engineer. Headwalls for pipe sizes larger than forty-eight (48) inches shall be shown on the approved plans. Boxes, headwalls, etc. will be constructed of 3000 PSI concrete. Slope paved headwalls may be used.

**4-3-8 Turn Lanes**

Turn lanes both right and left are required from an existing paved road to access a new or existing street entrance to a subdivision unless otherwise determined by the County Engineer.

- A) Left turn approaches and bay tapers.** The minimum requirements for left turn approach and bay tapers are summarized as follows:

**Minimum Left-Turn Approach and Bay Tapers**

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

- 1) This length also applies to departure tapers; storage length shall be a minimum of 100 feet (100').



- 2) At existing closely spaced intersections, bay tapers may be shortened to provide adequate storage lengths.
- 3) All striping shall be the responsibility of the Owner and shall be thermoplastic, unless otherwise specified. (See Section 4-8-2).

**B). Speed change lane lengths.** The minimum requirements for speed change lane lengths for right-turn lanes are summarized as follows:

**Speed Change Lane Lengths for Right-Turn Lanes**

Design Or Posted Speed (mph)	Stop Condition		15 mph Turn		Min. Accel. Lane Taper Ratio	Min. Decel. Lane Taper Ratio
	<u>Acceleration</u>	<u>Deceleration</u>	<u>Acceleration</u>	<u>Deceleration</u>		
25	100	200	90	150	5:1	7.5:1
30	190	235	190	185	10:1	8:1
35	270	275	240	235	12.5:1	10:1
40	380	315	320	295	15:1	15:1
45	550	375	480	350	15:1	15:1
50	760	435	700	405	20:1	15:1
55	960	485	910	450	22.5:1	18.5:1

- 1) All distances are given in feet. Where driveways have to be located in close proximity to one another in order to provide access to adjacent properties, the County will permit speed change lanes to be combined if the adjacent taper sections would overlap each other.
- 2) All striping for said turn lanes shall be the responsibility of the Owner and shall be thermoplastic, unless otherwise specified. (See Section 4-8-2).

**4-4 LOTS**

**4-4-1 Requirements**

Residential lots shall comply with the following requirements:

- 1) The size, shape and orientation of lots shall be such as the County Commission deems appropriate for the types of development and use contemplated.

- 2) Minimum lot dimensions must meet the requirements of the Houston County Health Department.
- 3) The subdivision plat shall provide each lot with satisfactory access to an existing street or to a subdivision street that will be deeded to public use at the time of Final Plat approval.
- 4) Minimum front setback lines shall be thirty-five (35') feet, unless otherwise approved by the County Commission.
- 5) Side lot lines shall generally be at right angles to streets, except on curves where they shall be radial.

#### **4-5 STORM WATER DRAINAGE AND GRADING**

All drainage waters occurring during a storm of less than fifty (50) year storm magnitude shall flow within the rights-of-way or drainage easements. The subdivision post development peak flow shall not exceed the predevelopment peak flow for the 2-, 10-, 25-, and 100-year frequency storm when determined necessary by the County Engineer. Any variance of this limitation of peak flow shall be approved by the County Engineer.

##### **4-5-1 Flood Prone Areas**

The County Commission, when it does deem it necessary for the health, safety, or welfare of the present and future population of an area or to the conservation of water, drainage, and sanitary facilities, may prohibit the subdivision of any portion of the property which lies within a flood plain of any stream or drainage course. Areas subject to periodic flooding, excessive flows, or surface runoff will not be acceptable for development unless the subdivider makes necessary provisions to eliminate such flooding.

##### **4-5-2 Grading of Lots**

All lots shall be graded in accordance with a grading plan approved by the County Engineer. The following minimum requirements shall apply:

- 1) No lot shall shed channeled surface runoff water on to any other lot, unless such runoff is contained within an easement provided, graded and dedicated for such purpose.
- 2) The finished slope along the bottom centerline of any lot drainage easement shall not be less than one percent (1%).

- 3) The side slopes of any lot drainage easement shall not be greater than four (4) horizontal to one (1) vertical.
- 4) No street pavement shall shed surface runoff water on to any lot.

#### **4-5-3 Drainage Easement**

No subdivision or part thereof shall shed storm runoff water, either as surface runoff or as outfall from storm sewerage structures, on to any adjoining land unless such runoff is contained within an existing drainage easement, ditch, structure or right-of-way. And provided further, that such existing drainage easement, ditch, structure or right-of-way provides outfall to an established drainage channel, as approved by the County Engineer.

#### **4-5-4 Open Channels, Ditches, and Detention Ponds**

Open channels and ditches shall be designed so as not to create hazardous erosion. Well defined natural drainage ways which are to be left undisturbed may be considered by the County Engineer to be utilized without any improvements, provided the drainage easement includes complete drainage way. Where drainage areas are being constructed or natural drainage ways are disturbed, concrete lined ditches or other erosion control measures designed by the Subdivision Engineer(s) and approved by the County Engineer shall be provided. Where erosion problems arise after completion of construction, the County Engineer may require corrective measures be installed before final acceptance of the subdivision by the county and release of the bond. When detention ponds are needed, the detention pond must provide detention of storm water for the 2-, 10-, and 25-year frequency storm. In addition, at the determination of the County Engineer the detention pond may also be required to detain storm waters for the 100-year frequency storm.

#### **4-5-5 Reserve Strips and Easements**

Easements having a minimum width of twenty feet (20') for one utility with an additional ten feet (10') for each additional utility and located along the side or rear lot lines shall be provided, as is necessary for utility lines and underground mains and cables. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm-water or drainage right-of-way of adequate width (minimum of ten feet (10')). Parallel streets may be required by the Commission in connection therewith.

#### **4-6 INSTALLATION OF UTILITIES**

- 1) Water, gas, sanitary mains, and appurtenances if applicable, will be constructed prior to installation of paving with all mains being extended for service to all lots so that no subsequent cutting of pavement will be required to permit service to all lots.
- 2) Utilities shall generally be located a maximum of five (5') feet from the edge of existing or proposed right-of-way. In areas where location greater than the maximum is approved incompressible backfill material (sand, slag, crushed stone or gravel) will be required.
- 3) Backfill for utilities crossing proposed roadway section shall conform to the Alabama Department of Transportation Standard Specification for Highways and Bridges in force at the time of installation.
- 4) Incompressible backfill material may be used to backfill such open trenches in lieu of compacted backfill material. The material used shall be of a type approved by the County Engineer.
- 5) All utility installations, under existing paving shall be bored and encased as specified by the County Engineer.
- 6) All utility installations shall conform to current standards as set forth in the most current edition of the Alabama Highway Department Utility Manual.

#### **4-7 MONUMENTS**

Right-of-way and property line monuments shall be placed in each subdivision in accordance with the following provisions.

##### **4-7-1 Boundary and Right-of-Way Monuments**

A concrete marker imbedded at least two feet (2') into the ground shall be required at all major corners in the exterior boundaries of the subdivision, at all points where the street right-of-way lines intersect the exterior boundaries of the subdivisions, and at the intersection of all street right-of-ways and radius points. Such concrete markers shall be at least four inches (4") square and twenty-four inches (24") long with a one-eighth inch (1/8") diameter iron pin imbedded in the center at least four inches (4") deep. The top surface of such concrete marker shall be level with the surface of the ground.

#### **4-7-2 Property Line Monument**

An iron pin imbedded at least two feet (2') into the ground shall be required at each lot corner and each point where the property line changes direction. Such iron pin marker shall be at least three-fourth inches (3/4") in diameter and twenty-four inches (24") long. The top surface of such iron pin shall be flush with the finished surface of the ground.

### **4-8 TRAFFIC CONTROL AND SIGNS**

#### **4-8-1 Traffic Control and Signs Construction**

All necessary signing for construction areas will be the responsibility of the developer. Traffic control devices shall conform to the latest revision of the Manual on Uniform Traffic Control Devices.

#### **4-8-2 Regulatory, Warning and Miscellaneous Signs**

A signing/stripping plan shall be included with the Preliminary Plat and submitted to the County Engineer for approval. The County Engineer's Office will install the required signs at cost to be paid to the County Commission by the developer. All streets shall be designated by a name sign. All signs, traffic striping, traffic markings, traffic legends, and/or traffic markers shall conform to the latest edition of the **MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, and ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD AND SPECIAL DRAWINGS.**

### **4-9 EROSION CONTROL**

The developer or subdivider shall conform to the Alabama Department of Environmental Management guidelines for stormwater runoff. Erosion control measures used shall be as specified in the "**Alabama Handbook for Erosion Control, Sediment Control, and Stormwater Management on Construction Sites and Urban Areas**". The erosion control shall be in place before actual construction begins.

#### **4-9-1 Grass**

A stand of permanent grass is required prior to final acceptance.

### **4-10 PRIVATE ROAD SUBDIVISIONS**

Private road subdivisions shall be subject to the rules and standards as set forth in these regulations with the following exceptions:

- 1) All design standards and requirements in these regulations shall apply.
- 2) A sign shall be placed at the entrance to the subdivisions stating **“PRIVATE ROAD.”** It is the responsibility of the developer(s) or owner(s) of the subdivision to maintain the sign.
- 3) The private status of the subdivision shall be clearly stated on the recorded Final Plat and deed with a statement printed on them stating that the **“STREETS ARE NOT COUNTY MAINTAINED.”**
- 4) As long as the subdivision remains private, the roads, structure and drainage shall be maintained by the developer and/or property owners. This shall be clearly stated to those who purchase a parcel(s) within the subdivision and shall be stated in writing on each property deed. The procedure for accomplishing this shall be outlined in a letter to the County Engineer for his file.
- 5) If a private subdivision is recorded in the Houston County Probate Office and the property owners (100%) at some future date desire to eliminate the private subdivision and substitute in its place a county maintained subdivision, the owners must petition the Houston County Commission for tentative approval. If the Houston County Commission gives tentative approval of the petition, the owners shall submit subdivision plans to the County Engineer including improvements and repairs that may be required according to Houston County Subdivision Regulations effective on the date of the petition. It shall be the responsibility of the owners to prepare revised the Final Plat according to Article III Section 3-2 for approval and recording to the Houston County Probate Office.
- 6) A subdivision will not be considered as a “Private Subdivision” if the proposed development prevents access or “land locks” adjoining property.

## **ARTICLE V**

### **MAINTENANCE OF REQUIRED IMPROVEMENTS BOND**

#### **5-1 MAINTENANCE BOND**

##### **5-1-1 Maintenance Statements**

The County Engineer shall secure from all developers a statement in which said developer shall agree to maintain all improvements for a period of two (2) years after the acceptance of such improvements by the County Commission.

##### **5-1-2 Type of Bond**

A bond shall be required to insure the fulfillment of such agreement and shall be by cash, certified cashier's check, certificate of deposit, irrevocable letter of credit or made by a surety company authorized to do business in the State of Alabama. The applicant shall not be released from said bond except by a release in writing from the County and shall be subject to the administrative procedures established by the County Commission.

##### **5-1-3 Bond Amount**

A bond amount shall be set at one hundred twenty-five percent (125%) of the estimated cost of the improvements. A schedule of estimated costs for all items to be bonded shall be submitted by a registered engineer for review by the County Engineer. This schedule shall clearly describe the items, quantities, unit cost and total cost of the remaining improvements.

##### **5-1-4 Irrevocable Letter of Credit**

Developers wishing to use an irrevocable letter of credit shall secure such letter from a commercial banking institution qualified to do business in the State of Alabama and shall be subject to approval by the County Commission. Such letter shall conform to the conditions for accepting a letter of credit and any subsequent administrative procedures established by the County Commission.

**ARTICLE VI**

**APPENDIX**



## DEFINITIONS

1. **ALLEY.** Any public right-of-way designed primarily for vehicular access to the back or side of premises otherwise abutting on a street.
2. **BLOCK.** A parcel of land entirely surrounded by public highways or streets, other than alleys.
3. **COUNTY COMMISSION.** The Houston County Commission. See also- "Houston County Commission".
4. **CURB OR CURB LINE.** The inside vertical face of a masonry curb, the center line of a valley gutter, or the edge of the pavement where no curb or gutters exist.
5. **DEDICATION.** The deliberate assignation of land by its owners for any general or public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.
6. **EASEMENT.** A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person or persons.
7. **ENGINEER.** A Professional Engineer and registered by the State of Alabama Board of Registration for Professional Engineers and Surveyors.
8. **FINAL PLAT.** The completed subdivision plat in form for approval and recording.
9. **HOUSTON COUNTY COMMISSION.** The chief administrative or legislative body of Houston County, Alabama.
10. **LOT.** A parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on subdivision proprietary interest in the land sought to be subdivided under these regulations.
11. **OWNER.** Any person, group of persons, firm or firms, corporation(s), or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

12. **PRELIMINARY PLAT.** A tentative plat of a proposed subdivision for presentation to the County Commission for its consideration.
13. **SETBACK.** The distance between a building and the right-of-way/property line.
14. **STREET.** A public right-of-way for vehicular and pedestrian traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated, excepting, however, and alley.
15. **SUBDIVIDER.** Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity who, directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel, site, unit, or plat in a subdivision.
16. **SUBDIVISION.** The development and division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or otherwise for the purpose of sale or building development and for any other purpose. Development includes, but is not limited to, the design work of lot layout, the construction of drainage structures, the construction of buildings or public use areas, the planning and construction of public streets and public roads, and the placement of public utilities.
17. **SURETY.** Any surety bond, certificate of deposit, irrevocable letter of credit, cashier check, or other acceptable sureties as approved by the County Commission or their authorized agent.
18. **SURVEYOR.** A Land Surveyor and registered by the State of Alabama Board of Registration for Professional Engineers and Land Surveyors.





## HOUSTON COUNTY

### LAYER NAME, COLOR AND PEN CONTROL

LAYER NAME	COLOR	LINE TYPE	DESCRIPTION
O	White	Continuous	Basic
CL	Green	Center 2	Existing Centerline
B-Line	White	Continuous	Basic or survey line
BLD	Red	Continuous	Existing Building
BRDR	Blue	Continuous	Border line around drawing
BUSH	Green	Continuous	Existing bush
CONT-HGH	30	Hidden	Existing contours (highlight 5' intervals)
CONT-NML	44	Hidden	Existing contours (1' intervals)
CONT-TXT	White	Continuous	Existing contour labels
CURB	Green	Continuous	Curb Line
D	Cyan	Dashed	Existing storm drainage (inlets, manholes, pipes, etc.)
D-TXT	Cyan	Continuous	Existing storm drainage text
DESC	Green	Continuous	Point attribute description
DIM	Cyan	Continuous	Dimensions
E	Cyan	Special line with text (E)	Existing electrical utilities
Elev	Red	Continuous	Point attribute elevations
EOP	Yellow	Continuous	Existing edge of pavement
EX-TXT	White	Continuous	Existing text
FLBD	12	Continuous	Existing flower bed
FNC	8	Special Line ----X---- With Symbol	Existing fence
G	Cyan	Special Line with text (G)	Existing gas utilities

Misc	11	Continuous	Miscellaneous (mailboxes, etc.)
MRKR	Cyan	Continuous	Property markers (monument, iron pin, etc.)
PBASE	Yellow	Continuous	Profile Base
PEGC	Green	Dashed	Profile existing grade centerline
PEGCT	Green	Continuous	Profile existing centerline text
PFGC	White	Continuous	Profile finish grade centerline
PFGCT	White	Continuous	Profile finish grade centerline text
PGRID	8	Continuous	Profile grid
PGRIDT	Yellow	Continuous	Profile grid text
PK	White	Hidden	Parking lots
PL	Blue	Divide	Property lines, right of way
PNTS	Yellow	Continuous	Point attribute number
PTBLD	White	Continuous	TOPO points (building)
PTBNK	White	Continuous	TOPO points (ditch bank)
PTBTM	White	Continuous	TOPO points (ditch bottom)
PTBUSH	White	Continuous	TOPO points (bush)
PTCL	White	Continuous	TOPO points (centerline roads)
PTD	White	Continuous	TOPO points (storm drainage)
PTDRV	White	Continuous	TOPO points (driveways)
PTE	White	Continuous	TOPO points (electrical)
PTEOP	White	Continuous	TOPO points (edge of pavement)
PTFLBD	White	Continuous	TOPO points (flower bed outline)
PTFLM	White	Continuous	TOPO points (flumes)
PTFNC	White	Continuous	TOPO points (fences)
PTG	White	Continuous	TOPO points (gas)
PTGS	White	Continuous	TOPO points (ground shots)
PTGTR	White	Continuous	TOPO points (gutter line)
PTHD	White	Continuous	TOPO points (headwall)
PTINLT	White	Continuous	TOPO points (storm drain inlets)

PTMISC	White	Continuous	TOPO points (miscellaneous)
PTPL	White	Continuous	TOPO points (property line)
PTS	White	Continuous	TOPO points (sanitary sewer)
PTSGN	White	Continuous	TOPO points (signs)
PTSTA	White	Continuous	TOPO points (survey control points)
PTT	White	Continuous	TOPO points (telephone)
PTTOC	White	Continuous	TOPO points (top of curve)
PTTREE	White	Continuous	TOPO points (tree)
PTTRLN	White	Continuous	TOPO points (tree line)
PTW	White	Continuous	TOPO points (water)
R	13	Dashed	Dirt Roads
S	Cyan	Dashed	Sanitary sewer
S-TXT	Cyan	Continuous	Sanitary sewer text
SIGN	Cyan	Continuous	Signs
STALBL	White	Continuous	Baseline label text
T	Cyan	Continuous	Telephone
TREE	Green	Continuous	Trees, tree lines
TXT	White	Continuous	Text
W	Cyan	Continuous	Water

**FOR ALL PROPOSED LAYERS, ADD PR-PREFIX**

## HOUSTON COUNTY

<b>NUMBER</b>	<b>ACAD COLOR</b>	<b>MM</b>
1	RED	.013390
2	YELLOW	.013390
3	GREEN	.003000
4	CYAN	.006690
5	BLUE	.023230
6	MAGENTA	.006690
7	WHITE	.013390
8		.003150
9		.003150
10		.013390
11 TO 14		.003150
15 TO 29		.003000
30		.013390
31 TO 35		.006690
36 TO 43		.010000
44		.006690
45 TO END		.010000