A meeting of the Planning Commission of the City of Rainsville, Alabama will be held on **April 13, 2026** at 4:30 p.m. in the Bowman Room of the Tom Bevil Center, 115 Main Street, West, Rainsville, Alabama 35986. At that time certain amendments to the Subdivision Regulations of Rainsville, Alabama will be considered, and any person withing to be heard in opposition to or in support of the same shall appear on said date and time. A copy of the Subdivision Regulations and the proposed amendments thereto is available for public inspection at the Rainsville City Hall, 70 McCurdy Avenue, South, Rainsville, Alabama 35986. Amendments to the following sections of the Subdivision Regulations are proposed as follows:

4-5-7 Preliminary Plat Requirements. The Preliminary Plat shall be prepared by a registered land surveyor and shall be clearly and legibly drawn at a convenient scale of not less than one (1) inch equals one hundred (100) feet, and the sheets shall be numbered in sequence if more than one (1) sheet is used. The sheet size shall be of such size as is acceptable for filing in the Office of the Probate Judge, but shall not exceed twenty-four by thirty-six (24 x 36) inches. The Preliminary Plat shall show the following:

1. Name of owner of record.
2. Proposed name of subdivision, date, north point, scale, and location.
3. Name and seal of registered land surveyor.
4. Name of licensed Home Builder Contractor hired by the Developer, along with current certification. If the Developer is a licensed Contractor and will be performing all requirements necessary as set forth by these regulations, a current license and certification must be presented. If at any time during construction of the development or improvements required by these regulations, the Contractor is replaced, the new Contractor must present a current license and certification before any work is initialized.
5. Vicinity map showing location of the subdivision.
6. Exact boundaries of the tract of land being subdivided, shown with bearings and distances.
7. Names and addresses of the owners of land immediately adjoining the tract of land being subdivided, as their names appear on the plats in the County tax assessor's office and their addresses appear on the tax records of DeKalb County.
8. Wooded areas, marshes, and any other conditions affecting the site.
9. The location of existing streets, buildings, water courses, railroads, transmission lines, sewers, culverts and drainpipes, water mains, jurisdiction lines, and any public utility easements on and adjacent to the tract being subdivided.
10. Proposed streets and alleys, rights-of-way, and street names.
11. Proposed easements, including location, widths and purposes.
12. Proposed lot lines with bearings and distances and lot and block numbers.

13. Proposed minimum building setback lines.

14. Proposed parks, school sites, or other public open spaces, if any.

15. Zoning classifications, both on the land to be subdivided and any adjoining lands.

Site data:

(a) Acreage in total tract.

(b) Smallest lot size.

(c) Total number of lots.

(d) Linear feet in streets.

4-5-8 Construction Plans. At the time of submission of the Preliminary Plat, the applicant shall also submit Construction Plans for all required improvements. All plans shall meet the minimum standards of design and general requirements for the construction of public improvements as set forth in these regulations. Construction plans shall be drawn at a scale of not less than one (1) inch equals fifty (50) feet, and map sheets shall be of the same size as the Preliminary Plat. Construction plans shall be prepared by a Registered Engineer. The following construction plans shall be included:

1. Street plan containing the following information:

   (a) Location of all proposed and existing streets or rights-of-way in or adjacent to the subdivision.

   (b) Width of existing and proposed rights-of-way and easements.

   (c) Street names.

   (d) Plan and profile of all streets, showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal and one (1) inch equals ten (10) feet vertical.

   (e) Cross sections of proposed streets at a minimum of one hundred (100) feet stations.

   (f) Curve data for the centerline of each street: Delta, Tangent, and Radius.

   (g) Location of sidewalks and crosswalks (if any).

2. Storm Drainage Plan containing the following information:

   (a) Location of proposed drainage ways, streams, and ponds in the subdivision.

   (b) Topography at two (2) foot contour intervals.

   (c) Location, size, and invert elevations of proposed drainage structures including culverts, bridges, pipes, drop inlets, and top elevations of head walls, etc., showing details on Drainage Plan, including conduit schedule.

   (d) Construction details of typical manholes, connections, and other drainage structures proposed.

(e) Area of land contributing runoff to each drainage structure along with run-off calculations of each area and drainage calculations for each drainage structure and drainage ditch.

(f) Location of easements and rights-of-way for drainage ways, and maintenance access thereof.

(g) Typical cross sections of each drainage way.

(h) Direction of water flow throughout the subdivision and compatibility with existing city or natural drainage.

3. Sanitary Sewer Plan containing the following information:

(a) Location and size of all existing and proposed sewers in the subdivision and tie points of the subdivision. Location of sewer laterals.

(b) Direction of flow of each sewer line.

(c) Location of each manhole and other sewage system appurtenances including lift stations, oxidation ponds, and treatment plants, if any.

(d) Construction details of typical manholes, connections, and other sewage structures proposed.

(e) Plan and profile of sewage system.

4. Water Distribution Plan containing the following information:

(a) Location and size of water distribution system including pipes, valves, fittings, hydrants, high-pressure pumping equipment, etc.

(b) Where a public water main is accessible, the applicant shall install adequate water facilities, including fire hydrants, subject to the specifications of the City of Rainsville and the applicable Water Board or Water System. A fire hydrant shall be located no further than 1,000 LF from the center of each lot. All fire hydrants shall be placed on a water

line at least six (6) inches in diameter. Water mains shall be looped along all roads in subdivisions where possible. Dead end water lines are permitted only along dead-end roads. Dead end water lines that do not support a fire hydrant shall be at least three (3) inches in diameter and shall be provided with a flushing capability at the end as approved by the applicable Water Board or Water System. In addition, the Water Board or Water System shall approve the placement of all gate valves, air release valves, meters and any other appurtenances they may require.

5. Electric Distribution Plan containing the following information:

(a) Location of all poles or subsurface facilities as necessary to serve each lot or parcel of land within the subdivision.

6. Letter of approval from the appropriate municipal, county, or state department or agency concerned with the approval of above. It shall be the responsibility of the applicant to provide the Planning Commission with the letter of approval prior to the Planning Commission's approval of the Preliminary Plat.

4-6-5 Final Plat Requirements. The Final Plat shall be prepared by a registered land surveyor and shall be clearly and legibly drawn at a convenient scale of not less than one (1) inch equals one hundred (100) feet. The Final Plat, as submitted for approval, shall be prepared in ink on linen or a suitable permanent Mylar reproducible. The sheet size shall be of such size as is acceptable for filing in the Office of the Probate Judge, but shall not exceed twenty-four by thirty-six (24 x 36) inches. The Final Plat shall show the following:

1. Name of subdivision, north point, scale, and location.
2. The relation of the land so platted to the Government Survey of DeKalb County. The "point of beginning" as referred to in the written description shall be so indicated.
3. Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line, block line, and minimum building set-back line, whether straight or curved. This shall include the radius, central angle, point of tangency, tangent distance, and arcs and chords.
4. The names and locations of adjoining subdivisions and streets, with reference to recorded plats by record name.
5. The exact position of the permanent monuments shall be indicated on the plat by a small circle "o".
6. Streets and alleys, rights-of-way, and street names.
7. Rights-of-way or easements, including location, widths, and purposes.
8. If any portion of the land being subdivided is subject to flooding, as depicted on the Flood Boundary and Floodway Map for the City of Rainsville, the limits of such land shall be shown.
9. Lot lines and lot and block numbers.
10. Minimum building setback lines. In the instance of double frontage lots, the direction the building fronts shall be clearly indicated.
11. The following endorsements, dedications, and certificates shall be placed on the Final Plat, If the utility is providing service to the subdivision (see Appendix 1 for sample certificates):
    (a) Registered Surveyor's Certificate and Description of Land Platted.
    (b) Dedication.
    (c) A notary's Acknowledgement of the Dedication Certificates referred to in "b".
    (d) A Certificate of Approval by the Sand Mountain Electric Cooperative.
    (e) A Certificate of Approval by the Section-Dutton Water Board, or Northeast Alabama Water District for those areas of Rainsville served by those providers.

(f) A certificate of approval by DeKalb-Cherokee Gas District.

(g) A certificate of approval by Farmers Telecommunications Cooperative (a.k.a. Farmerstel/FTC.

(h) A Certificate of Approval by the Rainsville sanitation and Sewer Board.

(i) A Certificate of Approval by the City Engineer of the City of Rainsville.

(j) A Certificate of Approval by the Planning Commission of the City of Rainsville.

(k) A Certificate of Approval by the DeKalb County Health Department (if septic tanks and/or wells are necessary).

(l) A Certificate of Approval by the Fire Chief of the City of Rainsville.

(m) A Certificate of Approval of the DeKalb County Engineer.

The above certificates shall be lettered or typed on the Final Plat in such a manner as to insure that said certificates will be legible on any prints made therefrom.

5-3-10 Road and Driveway Specifications. In order to be accepted by the City of Rainsville for maintenance, all subdivision streets and roads and adjoining driveways must meet the following requirements and specifications.

In order to promote traffic safety, the orderly flow of traffic, and to limit increased ingress and egress of traffic over and across existing public streets caused by subdivisions of real estate, the following shall apply:

In subdivisions which border an existing public street, access to subdivision lots shall be provided in a manner such that the individual subdivision lots shall not have direct access to such existing public street.

Double frontage subdivision lots shall be aligned to back up to the existing public street, and shall maintain a planting screen no less than 10 feet wide at the back of the lots at all times, with the lots' access limited solely to a proposed street developed within the subdivision.

Subdivisions shall be designed with no more than two means of ingress and egress to an existing public street, unless more are needed for good cause shown, and which will not interfere with traffic safety as determined by the Planning Commission.

The Planning Commission, in the interest of traffic safety, may deny the location of, and/or may limit the number of points of access from proposed subdivision streets to existing public streets.

Where deemed necessary by the Planning Commission, the developer shall install traffic design and configure proposed streets in a manner to discourage speeding traffic, and/or shall install traffic calming devices in accord with the general principles of the Manual on Uniform Traffic Control Devices, latest edition, published by the Federal Highway Administration. The location and design of particular systems shall be determined by the city engineer.

Roads shall be graded and improved, and conform to and shall be approved as to design and specifications by the City Engineer and Planning Commission in accordance with the construction plans required to be submitted prior to Final Plat approval.

(a) **Dwelling Density:** All such streets and roads must have a minimum of two (2) permanent dwellings located adjacent to the subdivision street or road.

(b) **Right-of-Way:** A minimum right-of-way width of sixty feet (60') must be dedicated to the City of Rainsville. Upon the acceptance by the City of Rainsville of such road or street, the developer or other petitioner for acceptance will be required to furnish, at his or her own expense, a copy of the recorded deed or subdivision plat showing the proper right-of-way dedication. All cul-de-sacs shall be designed with a minimum right-of-way radius of sixty (60) feet and a minimum transition radius of twenty-five (25) feet. The pavement within the cul-de-sac shall have a radius of fifty (50) feet.

(c) **Grading:** Only suitable material shall be used in the construction of embankments. No brush, roots, stumps, heavy vegetation or other unsuitable materials shall be placed in embankments. All unsuitable materials shall be disposed of and the entire right-of-way brought to a suitable and pleasing appearance to the eye.

Embankments shall be constructed in uniform layers of not more than eight (8) inches depth loose measurements and shall be compacted to a minimum of ninety-five percent (95%) of the theoretical maximum density and within plus or minus two (2) percent of the optimum moisture content in accordance with the specifications of ASTM D-698. The theoretical maximum density is the density obtained from laboratory test (standard proctor). Test results shall be provided to the City, prior to the placement of the next corresponding layer. Appropriate equipment will be required to keep each layer of embankment properly shaped and compacted with proper moisture content.

Cut sections will be graded to a depth free of stumps, roots, and unsuitable soil before placing the road or street base. The roadbed and embankments shall be constructed in keeping with the Typical Section drawing attached hereto as Exhibit "A" and specifically as follows:

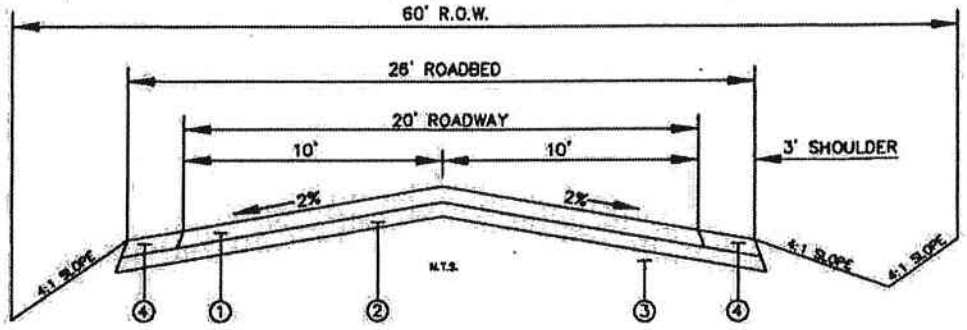
Subgrade width:	26 feet minimum
Depth of Ditch from finished shoulder grade:	1.0 foot minimum*
Slopes of cuts, fills, and back slopes:	4:1 ration minimum
Paved surface width:	20 feet minimum
Slope of paved surface from center:	2% grade

*Note: Ditch shall be sufficient depth to install pipe for driveway.

Exhibit "A"

TYPICAL SECTION

TO BE USED ON ALL NEW
RESIDENTIAL STREETS
CITY OF RAINSVILLE, ALABAMA



① REQUIRED MINIMUM OF 2" OF HOT MIX ASPHALT WEARING SURFACE LAYER (20.0' WIDE)(220 LBS/SY)

② REQUIRED BASE COURSE – 6" OF CHERT OR 5" OF CRUSHED AGGREGATE (26.0' WIDE)

③ SUBGRADE (COMPACTED TO SATISFACTION OF ENGINEER)

④ REQUIRED TOPSOIL (SHALL BE SEEDED & MULCHED)

NOTES:

1.) HDPE OR CONCRETE PIPE MAY BE USED.

2.) MINIMUM SIZE ROADWAY PIPE SHALL BE 15" DIAMETER OR A CONCRETE ARCH PIPE WITH A SPAN OF 17" AND A RISE OF 13".

3.) BOTTOM OF DITCH SHALL BE A MINIMUM OF 1 FT. IN DEPTH FROM FINISHED SHOULDER GRADE.

4.) ANY CHANGES IN DESIGN SHALL BE APPROVED BY CITY ENGINEER.

EXHIBIT "A"

(d) **Drainage:** All drainage shall be approved by the City Engineer or a Licensed Professional Engineer acceptable to, or chosen by the City of Rainsville. Such approval shall be sought by the developer or petitioner prior to the beginning of construction of the street or road.

It is recommended that all drainage pipe be reinforced concrete (class 3 or better). High density polyethylene pipe meeting the requirements of ASTM D 335D cell classification 3244230C or ASTM D1248 Type III, Class C, Cat. 4 Grade P33 may also be used. All structures having twenty (20) square feet or more of end area must be approved by the City Engineer or a Licensed Professional Engineer acceptable to or chosen by the City of Rainsville prior to installation

(e) **Base Course:** The top twelve (12) inches of subgrade shall be shaped and rolled to ninety-five percent (95%) density prior to placement of the base material. Base material shall consist of a minimum of six (6) inches of pit mixed chert or a minimum of five (5) inches of compacted crushed aggregate base. Base materials are to be approved by the City Engineer or a Licensed Professional Engineer acceptable to or chosen by the City of Rainsville prior to placement on the roadway. The base is to fully cover the 26' width of the roadway and slopes to conform with front roadway slopes. The base course shall be compacted to a minimum of ninety-five (95) percent of the theoretical maximum density and within plus or minus two (2) percent of the optimum moisture content in accordance with the specifications of ASTM D-698. The theoretical maximum density is the density obtained from laboratory test (standard proctor). Test results shall be provided to the City, prior to the placement of the next corresponding layer.

(f) **Pavement:** Paving the driving surfaces of all city roads and city subdivision streets shall be completed in one (1) course.

Hot mix asphalt pavement applied in accordance with Section 424 of the current Alabama Department of Transportation Standard Specifications, as amended, but in no instance at a lesser density than two hundred twenty pounds (220 lbs.) per square yard or two inches (2") or more in thickness, after compacting and placed on top of the first course.

(g) **Driveways:** All subdivision lot driveways shall be designed to allow a vehicle to turn around on private property so that no vehicles need to back out into an existing public street or proposed subdivision street. The property owner or the developer shall connect all driveways from the existing city road to the property

line of each subdivision lot or parcel. If a drain tile and/or excavation of a ditch are needed, the City Engineer must be notified in advance of such work or installation being performed. The City Engineer will then determine the proper size of such needed drain tile, the proper grade of such ditch and other matters regarding this work. When a tile is placed and backfilled, a headwall shall be constructed according to Alabama Department of Transportation Special Drawing No. HW-614-SP at each end of the tile for safety reasons and to prevent washing or erosion of fill into the ditch, as directed by the City Engineer. Driveways, either concrete or asphalt must connect to existing street.

(h) **Concrete Driveways:** Concrete surfacing of driveways must be a minimum depth (thickness) of four inches (4") on the 60 feet (60') right-of-way for streets. Such driveway surfacing must be performed without causing damage or interruption to the existing paving surface of the City Street. All such driveways shall be level with, on grade with, or at an elevated grade up from the grade of the pavement surface of the existing road or street, except where the driveway has an overall downward grade from the road or street and toward the house. When the overall grade of such a driveway from the road or street and toward the house is downward, a minimum rise or slope of six inches (6") will be required where the concrete pour crosses the drain tile or between the property owners' line and the City road or street. A break or expansion joint shall be installed in the poured concrete at the drain tile and at the owner's property line.

(i) **Utilities:** All underground utilities shall be installed under the roadbed and stubbed out to the right-of-way line of the road at each and every lot of a subdivision or other development prior to placement of the base and pavement for a street or road. All pipe lines shall be buried and covered to a minimum depth of thirty inches (30"). All excavations within the right-of-way of a street or road shall be backfilled by tamping and compacting such backfill in six inch (6") layer intervals. All surplus material shall be removed from the street or road right-of-way and the finished excavation lay flush and level with the surrounding ground.

5-3-13 Intersections. Street intersections shall be laid out as follows:

No subdivision lot driveway for residential use shall be closer than 40 feet to the intersection boundary line.

1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at

least one hundred (100) feet therefrom. Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.

2. Proposed new intersections along one side of an existing street shall, wherever practical, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than 125 feet shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where minor streets intersect major thoroughfares, their alignment shall be continuous. Intersections of major thoroughfares shall be at least eight hundred (800) feet apart. Where a city street intersects a state highway, the design standards of the State Highway Department shall apply.
3. Minimum curb radius at the intersection of two (2) minor streets shall be at least thirty-five (35) feet; and a minimum curb radius at an intersection involving a collector street shall be at least thirty-five (35) feet.
4. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a five percent (5%) grade at a distance of fifty (50) feet, measured from the nearest right-of-way line of the intersecting street.
5. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the applicant shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.
6. Property lines at street intersections shall be rounded with a minimum radius of twenty (20) feet.

5-3-17 Cul-de-sacs. Permanent dead end streets shall be provided with a cul-de-sac having a roadway diameter of at least one hundred (100) feet, and a right-of-way diameter of at least one hundred twenty (120) feet and a transition with a minimum radius of twenty-five (25) feet. Cul-de-sacs shall not be used to avoid connection with an existing street or to avoid the extension of an important street.

Section 5-6. Easements. Utility and other easements shall be provided as follows:

1. Easements for Utilities. Except where alleys are provided for the purpose, the Planning Commission may require easements not exceeding ten (10) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, and water mains, or other utility lines on each side of the common rear lot lines and alongside lot lines if necessary or advisable in the opinion of the Planning Commission. An easement of twenty (20) feet

shall be provided around the perimeter of a subdivision, where no easement of at least ten (10) feet exists adjacent to the subdivision property line.

2. Where a subdivision is traversed by an existing or proposed water course, drainage way, channel, or stream, there shall be provided a storm drainage easement or right-of-way conforming substantially with the lines of such existing or planned drainage way. The width of such drainage easement or right-of-way shall be sufficient to contain the ultimate channel and maintenance way for the tributary area upstream.

TABLE 5.1

SCHEDULE 1					
DESIGN STANDARD					
	Major Thoroughfare	Collector Street	Minor Street	Cul-de-sac ●	Marginal Access Street
Minimum Right-of-Way Width	80'	60'	60' ♦	120'	60'
Maximum Grade	6.0%	8.0%	12.0%	12.0%	12.0%
Minimum Grade	0.5%	0.5%	0.5%	0.5%	0.5%
Minimum Radius of Curves**	1000'	500'	200'	25'▲	200'
Minimum Tangent Length Between Reverse Curves	200'	100'	100'	*	100'
Minimum Grades Within 100' of Center Line Intersections	5%	5%	5%	*	5%
Minimum Distance Between Center Line Offsets at Street Jogs	*	125'	125'	*	125'
Minimum Pavement Width	48'	40'	20'	100' ■	20'

* No standard or not applicable.

** All roadway curves shall have a minimum of two (2) feet of asphalt pavement widening on the inside of the curve. The transition shall take place over a distance of forty-eight (48) linear feet prior to the Point of Curvature (P.C.) and forty-eight (48) linear feet after the Point of Tangency (P.T.). This shall provide for a transition of one (1) inch of width per two (2) linear feet of roadway length. This minimum width requirement will allow the City to adjust the required width on a case by case basis, if deemed necessary.

♦ Amended by Ordinance 03-20-2017.

● Applies only to minor streets.

▲ Transition radii.

■ Required 50' radius.

6-1-1 Streets and Alleys. After water, sewer and other underground utilities have been installed by the applicant, the applicant may construct curbs and gutters and shall surface, or cause to be surfaced, roadways to the widths prescribed in these regulations. All road pavement, shoulders, drainage improvements and structures, curbs, cul-de-sacs, and sidewalks shall conform to all construction standards and specifications adopted by the Planning Commission and the City of Rainsville, and shall be incorporated into the construction plans required to be submitted for plat approval.

Example of (l)

CERTIFICATE OF APPROVAL BY RAINSVILLE FIRE CHIEF

The undersigned, _____, Rainsville Fire Chief, does hereby certify that the fire protection requirements for this subdivision, (Name of Subdivision), have been reviewed and comply with the adopted Fire Code ordinances of (CITY/COUNTY) on this the _____day of _____, _____.

_____
Fire Chief, City of Rainsville

Example of (m)

CERTIFICATE OF APPROVAL BY DEKALB COUNTY ENGINEER

The undersigned, as County Engineer for DeKalb County, Alabama, and after written notification of approval by the Municipality of Rainsville, Alabama, hereby signs this plat for recording of the same in the Probate Office of DeKalb County, Alabama. The signature hereto does not guarantee the accuracy of the survey nor indicate the physical inspection, approval, or acceptance of the design, construction, or maintenance responsibility by DeKalb County of the subdivision roads, rights-of-way, utilities, or drainage structures.

Dated this the _____ day of _____, _____.

_____
DeKalb County Engineer

TO THE MOUNTAIN VALLEY NEWS: Please publish once a week for three weeks in legal section. Also publish one time in regular section as a ¼ page advertisement.