

ARTICLE V. IMPROVEMENTS REQUIRED

A. General Requirements

General requirements for the installation of streets, utilities and other improvements in a subdivision and the construction plans and as-built plans for such improvements shall be in accordance with Section 1.0 – General Information, of the Auburn Engineering Design and Construction Manual.

No construction activity of any kind, including grading, clearing, removal of trees, grubbing, installation of improvements, and buildings, shall begin on any land subject to these Regulations until a preliminary plat has been approved by the Planning Commission, all required ADEM and/or COE permits and clearances have been obtained, construction plans and erosion control plans have been approved, and an Engineering Permit issued.

B. Required Improvements

1. Street and curb and gutter improvements shall be designed and constructed in accordance with the regulations, requirements and specifications of Section 5.0– Roadway Design of the Auburn Engineering Design and Construction Manual.

2. Water supply improvements shall be designed and constructed in accordance with the regulations, requirements and specifications of Section 2.0 – Water Design and Construction of the Auburn Water Resource Management Design and Construction Manual.

3. Sanitary Sewage. Sanitary sewer improvements shall be designed and constructed in accordance with the regulations, requirements and specifications of Section 3.0 – Sewer Design and Construction of the Auburn Water Resource Management Design and Construction Manual.

4. Storm Sewers and Drainage. Storm sewers and drainage improvements shall be designed and constructed in accordance with the regulations, requirements and specifications of Section 7.0, Drainage Section of the Auburn Engineering Design and Construction Manual.

5. Monuments. ¾-inch diameter iron pipe, 18 inches long or according to the latest edition of the Minimum Technical Standards for Land Surveying in the State of Alabama shall be set at all street corners and at all points where the street lines intersect the exterior boundaries of the subdivision. All other lot corners shall be marked with iron pipe not less than ¾-inch in diameter and 18 inches long and driven so as not to be more than three (3) inches above finished grade.

6. Street Name Markers. Street name markers shall be placed at the corners of all street intersections both inside and outside the corporate limits of the City. Said markers shall be of a standard design in current use, approved by the Engineering Services Director, and placed at locations the City Engineer or another duly authorized agent of the City may direct. The cost of such markers shall be borne solely by the developer. Refer to Section 5.0, Roadway Design of the Auburn Engineering Design and Construction Manual for specific information.

7. Utility Easements. Easements shall be provided for public utilities and shall be at least 20 feet wide. The width of easements shall be increased, or they shall be extended, where necessary, to provide space for utility pole bracing or other construction. Utility easements can be combined with drainage easements subject to approval by the City Engineer. Refer to Section 1.0, General Information, of the Auburn Engineering Design and Construction Manual for specific information.

8. Drainage Easements. Easements for water courses, drainage ways or streams shall conform substantially with the lines of such water course and shall have such further width for construction, maintenance, or both, as will be adequate for the purpose. Drainage easements can be combined with utility easements subject to approval by the City Engineer.

9. Erosion Control. Construction Best Management Practices Plan (CBMPP) shall be submitted in the construction plans as specified in Section 5 – Stormwater Quality, Erosion, and Sediment Control of the Auburn Water Resource Management Design and Construction Manual.

C. Dedications

1. Streets and Alleys. The rights-of-way for existing and new streets, including that part of major streets shown on the Major Street Plan, which is embraced within the 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.

2. Major Streets. The rights-of-way for existing and for new major streets shown on the Major Street Plan which are embraced in whole or in part by the subdivision shall, to the extent of that part which is embraced by the subdivision, be platted to the minimum widths called for by these regulations or by the Major Street Plan, and dedicated.

3. Easements. Easements for utilities, drainage, or other purpose shall be provided as required herein; and shall be dedicated with the right of access.

4. Open Space. 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.