

Accepted
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By Council

EFFECTIVE

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SUBDIVISION RULES AND REGULATIONS
FOR SINGLE FAMILY RESIDENCES
LOCATED WITHIN THE LOCUST FORK TOWN AREA

GENERAL PROVISIONS

SECTION I

1. PURPOSE

- A. To safeguard and provide for the public health, safety and general welfare of residents and property owners of Locust Fork.
- B. To serve as guidelines for future growth and development of Locust Fork.
- C. To protect the character, social and economic developments of all lands in Locust Fork and to encourage the orderly and beneficial development of Locust Fork.
- D. To regulate public and private policy and action, in order to provide adequate and efficient transportation, streets and utilities.
- E. To establish reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of the land, and insure proper legal descriptions and monuments in subdivided land.

2. AUTHORITY

Regulation of subdivisions is granted to the towns in the Code of Alabama 1975, Title 11, Chapter 52. Reference is made to Attorney General Opinion 97-00077 concerning the development of privately owned land that has been subdivided for sale to the public, but in which the roadways will remain private.

3. INTERSTATE LAND SALES ACT

The developer is advised to review the Interstate Land Sales Full Disclosure Act to determine if the proposed development must comply with those particular rules and regulations.

SECTION II

DEFINITIONS

AMPLE COPIES - Ample copies shall mean enough copies of the plat to provide one copy to each utility, each adjoining property owner and 911 Administration, three copies for the County Engineer and two copies for the Locust Fork Planning Commission, and one copy to the County Board of Education.

ALDOT - Alabama Department of Transportation.

ASPHALT PAVING - Material meeting the requirements of Section 429 of the current edition of the ALDOT Standard Specifications for Highway Construction.