

*City of Arab Planning Commission  
Minutes of Meeting  
6:00 pm, Tuesday, December 20, 2016*

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**Members Present:** Patricia Henry, Don Clark, Elaina Franks, Sammy Waldrop, Bob Joslin, Curtis Snider, Mark Gullion

**Members Absent:** Rodney Willingham, Chris Hemphill

**Others Present:** Kim Johnson-Secretary

The meeting was called to order; the minutes from November 15, 2016 were reviewed. Sammy Waldrop made a motion to approve the minutes; Elaina Franks seconded, with everyone else approving.

**New Business:**

1) *Elect new Chairperson.*

Curtis Snider made a motion to nominate Patricia Henry; Sammy Waldrop seconded.

Sammy Waldrop made a motion to close the nominations; Elaina Franks seconded, with all voting in favor of Patricia Henry to serve as 2017 Chairperson of the Planning Commission.

2) *Elect new Vice-Chair.*

Curtis Snider made a motion to nominate Sammy Waldrop; Don Clark seconded.

Don Clark made a motion to close the nominations; Mark Gullion seconded, with all voting in favor of Sammy Waldrop to serve as 2017 Vice-Chair of the Planning Commission.

3) *Public Hearing for Updating Subdivision Regulations*

**SUMMARY OF RECOMMENDATIONS BY GOODWIN, MILLS & CAWOOD**

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**Article III, Section 4**

1. Recommend requiring site assessment map and report generally describing the property,

existing condition, previous uses, proposed use, known environmental concerns including

wetlands, floodplains, floodways, critical habitats, endangered species, contaminations and

possible mitigative efforts necessary.

### **Article III, Section 5: Application Procedure**

2. Item 4 (pg. 15) - Suggest removing the words "black or blue line"

### **Article III, Section 5: Construction**

3. Item 1.F (pg. 19) – Recommend modifying cross section of proposed streets from 100' to 50'.

4. Item 1.G (pg. 19) – Recommend requiring vertical curve data, K-value.

5. Item 1 (pg. 19) - Recommend requiring site distance table in submission

6. Item 1 (pg. 19) - Recommend requiring submission from Engineer of Record signifying that

roadway design meets AASHTO requirements.

7. Item 1 (pg. 19) - Recommend requiring signage plan within proposed development

8. Item 1 (pg. 19) - Recommend requiring roadway striping plan as necessary within proposed

development

9. Item 2.B (pg. 19) – Recommend two-foot minimum topography interval be modified to one-foot

interval.

10. Item 2.D (pg. 19) – Recommend construction details also indicate the bedding for proposed

structures

11. Item 2 (pg. 19) - Recommend the maximum hydraulic gradeline through stormwater structures

be indicated on the plans

12. Item 3 (Pg. 19) – Recommend including electrical system plan and detail specific to sanitary

sewer pump stations or other appurtenances requiring electrical service

13. Item 4 (pg. 20) – Recommend including service laterals and meters also be indicated on the water distribution plan

14. Recommend requiring construction erosion control plan in construction plan submittal, including separate phases of erosion control plan concurrent with separate construction phases.

15. Recommend requiring supporting documentation be included in submittal package, including,

but not limited to geotechnical subsurface investigation, traffic studies, unique product

submittal data, or other information as deemed necessary by the City to perform full evaluation.

#### **Article IV, Section 5: Utility Easements**

16. (pg. 28) Recommend removing “...not exceeding 10 feet in width...” and replacing with “...a minimum of 10 feet in width, or as deemed appropriate...”.

#### **Article IV, Section 6: Streets - Relation to Present Future Street System**

17. (pg. 30) Recommend requiring developer to also perform upgrades or improvement to existing

streets and roadways necessary to serve a proposed development. Improvements may include,

without limitation, paving/resurfacing, striping, widening or addition of lanes.

18. (pg. 30) Recommend specifying developer shall repair any existing streets that are damaged

during the course of construction

#### **Article IV, Section 6: Streets - Street Construction Standards**

19. (pg. 35) Recommend including language that acknowledges roadway sections with

embankments that also serve as part of a water impoundment (detention pond, retention pond,

or pond for recreational/aesthetic purposes) may require special design considerations and quality control procedures during construction.

20. Item 3 (pg. 36) - Recommend specifying geotechnical compaction reports will be required during construction of roadway sections and as recommended by geotechnical exploratory report or minimum specifications herein.

21. Item 4 (pg. 36) – Recommend base material be ALDOT 825B dense grade aggregate stone base, or 424C bituminous base

22. Item 4 (pg. 36) – Recommend roadway widenings less than 8 ft. in width require ALDOT 424C

Base

23. Item 5 (pg. 36) – Recommend pavement surfaces be determined from subsurface investigation and geotechnical evaluation by competent engineer, but at least meeting the minimum pavement thicknesses specified in the Subdivision Regulations.

24. Item 5.A (pg. 36) – Recommend binder be ALDOT 424B

25. Item 5.B (pg. 37) – Recommend wearing surface be 424A

26. Item 5 (pg. 37) - Recommend prohibiting placement of asphalt or concrete paving until subsurface utilities have been tested, accepted and as-built drawings prepared.

27. Item 6.D.v. (pg. 37) – Recommend specifying curbing be backfilled with topsoil.

28. Item 7 (pg. 38) – Recommend considering undue burden clause for requirement of sidewalks, as it pertains to ability to meet the requirements of the Americans with Disabilities Act (ADA)

29. Item 7 (pg. 38) – Recommend requiring all sidewalks and curb ramps comply with the latest

revision of ADA

30. Item 8 (pg. 38) – Recommend specifying that driveways accommodating sidewalks and public

accessible routes meet minimum ADA standards for projection of sidewalk width across

driveway.

31. Item 11.B (pg. 39) – Recommend requiring utilities underneath roadways be encased in steel

encasement piping

32. Item 11 (pg. 39) – Recommend specifying that all new utilities meet the construction and

material specifications of the respective utility authority.

#### **Article IV, Section 7: Storm Drainage**

33. (pg. 39) Recommend that, to the extent practicable, detention ponds and stormwater facilities

installed as part of initial phase of development be designed and constructed to meet the

requirements of all subsequent phases of the development, so that no work within previous

phase be required to accommodate current or future phases.

#### **Article IV, Section 7: Storm Drainage – Plans and System Design**

34. Item 1.B (pg. 41) – Recommend removing “...sufficient intervals, usually 2 feet.” And replacing

with “... 1-foot intervals.”

35. Item 2 (pg. 41) – Recommend allowing site development plan to serve as drainage calculation

map if sufficient.

36. Item 2 (pg. 41) – Recommend requiring maximum runoff rates for pre- and post-development

be clearly shown for all points where stormwater exits the subject site.

37. Item 3 (pg. 41) – Recommend requiring detention pond design calculations to compare the

runoff peak rate experienced during 5-year, 10-year, 25-year and 50-year storm events for preand post-development conditions.

38. (pg. 41) Recommend stormwater management report, signed by professional engineer, be submitted as part of application.

#### **Article IV, Section 7: Storm Drainage – Pipe Systems and Culverts**

39. Item 6.A (pg. 43) – Recommend removing “...or aluminized Type II corrugated metal culvert.

Piping beyond pavement or roadway prism may be HDPE (high density polyethylene smooth wall interior).”

40. Item 6 (pg. 43) - Recommend requiring storm drains under driveways be concrete or aluminized Type II corrugated metal.

41. Item 8.A (pg. 43) – Recommend removing “...in areas beyond pavement or roadway prism.” and replace with “ ...areas not under driveways, roadways and parking lots, or as allowed by the Planning Commission.”

42. Item 10.K (pg. 45) – Recommend open ditches have a minimum of 4 to 1 slope, as opposed to 3 to 1.

#### **Article IV, Section 8: Storm Water Detention**

43. Item 1 (pg. 47) – Recommend removing “...for a 10-year frequency storm.” and replacing with “...for 5-, 10-, 25- and 50-year storm events.”

44. Item 1 (pg. 47) - Recommend the City have the authority to also dictate the use of a 100-year design storm event in unique circumstances such as when environmentally sensitive areas, or

other downstream areas under special jurisdiction, risk being adversely impacted.

#### **Article V, Section 1: Required Improvements**

45. Item 1.F (pg. 51) – Recommend requiring that each lot have a unique sanitary sewer lateral

serving it, that combined sanitary sewer laterals are prohibited, and that sanitary sewer laterals

are installed upon only the lot in which they serve.

46. Item 1.I.ii.4 (pg. 51) – Recommend the City develop standard language for Adverse Effects Letter

to ensure consistency. Consider allowing statement on construction submittal plans and/or

Drainage Report.

#### **Article VI, Section 4: Inspections, Acceptance and Maintenance of Improvements**

47. Item 2.A. (pg. 58) – Recommend requiring compaction tests for constructed embankments for

retention ponds, recreational/aesthetic ponds, or other fill embankments which are required to

impound water.

48. (pg. 58) Recommend allowing City the option to require asphalt testing for major asphalt

installations.

49. Item 4.D (pg. 59) – Recommend repair and maintenance bond remain in effect for a period of 24

months, as opposed to stated 12 month period.

Chairperson Henry opened the floor for the public hearing regarding updating the Subdivision Regulations. Mark Gullion asked if this update was in line with surrounding cities? Mayor Joslin responded with yes, it is no more and no less than surrounding cities. Being no further questions, Chairperson Henry closed the floor. Chairperson Henry brought the Board's attention to a couple of minor verbiage mistakes in the document.

Sammy Waldrop made a motion to adopt this resolution for the Subdivision Regulations with the noted changes; Mark Gullion seconded. An individual vote was called with everyone voting in favor.

**Other Business:** None

With nothing else on the agenda, Sammy Waldrop made a motion to adjourn; Mark Gullion seconded, with everyone else approving.