

CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
Monday, October 17, 2022
6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

INVOCATION Pastor Rife Stewart, Destiny Church

PLEDGE OF ALLEGIANCE

PUBLIC HEARING: Proposed Amendments to the Land Use and Development Ordinance, Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments, and Article 18, Drainage and Storm Water Management Facilities and Erosion/Sediment Control

3. APPROVE MINUTES: October 3, 2022 regular meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Conaway

B. BUILDINGS & PROPERTY COMMITTEE – Phillips

Review the September 2022 New Construction and Building Reports and the minutes from the September meeting.

Certificates of Occupancy: 40

Permits Issues: 328

New Residential Home Permits: 53

Total Fees: \$140,065.18

C. PUBLIC SAFETY COMMITTEE – Hughes

MOTION to authorize the Mayor to execute the Alabama Fire College contract.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Olen

E. PUBLIC WORKS COMMITTEE – Goodlin

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS

A. BOARD OF ZONING ADJUSTMENTS – Adrienne Jones

Review the minutes from the April 7th meeting and the summarization from the October 6th meeting.

B. DOWNTOWN REDEVELOPMENT AUTHORITY – Conaway

C. INDUSTRIAL DEVELOPMENT BOARD – Scott

D. LIBRARY BOARD –Phillips

E. PLANNING COMMISSION – Olen

F. RECREATION BOARD – Hughes

G. UTILITY BOARD – Coleman

Review the minutes from the August meeting.

6. PUBLIC PARTICIPATION

City Council Agenda – October 17, 2022

7. **MAYOR'S REPORT**
8. **CITY ATTORNEY REPORT**
9. **DEPARTMENT HEAD REPORTS**
10. **CITY CLERK'S REPORT**

MOTION to approve the road closure at the entrance and exit of Guarisco Street beside Macedonia Baptist Church on October 30, 2022 from 10:00am – 3:00pm for their Fall Fellowship Festival.

MOTION to approve the Public Hanukkah Menorah Lighting on City Hall steps on December 22, 2022 from 5:30pm – 9:00pm.

11. **RESOLUTIONS & ORDINANCES**

A. **RESOLUTIONS:**

B. **2nd READ ORDINANCES:**

C. **1ST READ ORDINANCES:**

2022 – 62 – Amending the Land Use and Development Ordinance, Article XI, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments and Article XVIII, Drainage, Storm Water Management Facilities and Erosion/Sediment Control

2022 – 63 – Amending the Mardi Gras Parade Ordinance 2003-17, Section Six, Throws

2022 – 64 – Ordinance Repealing and Replacing Ordinance 2017-34 – Regarding the Rules and Regulations for Daphne City Parks

12. **COUNCIL COMMENTS**

13. **ADJOURN**

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: August 29, 2022
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development
CC: Josh Newman, City Engineer
SUBJECT: Proposed Amendments to the Land Use and Development Ordinance, Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments, and Article 18, Drainage and Storm Water Management Facilities and Erosion/Sediment Control

A handwritten signature in black ink, appearing to be "AJ" or similar initials, located to the right of the "FROM" line.

At the August 25, 2022 regular meeting of the City of Daphne Planning Commission, seven members were present. The motion carried unanimously to set forth a favorable recommendation to the City Council to amend Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments, and Article 18, Drainage and Storm Water Management Facilities and Erosion/Sediment Control, of the Land Use and Development Ordinance.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,
ADJ/jv

Attachment

cc: file

ARTICLE XI
MINIMUM STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS
AND COMMERCIAL SITE DEVELOPMENTS

Revised 03/01/22: Amended to clarify duties of the City Engineer per Ordinance #2022-14

11-1 SUITABILITY OF LAND

The Planning Commission shall not approve the subdivision of land or site development plans if, from adequate investigations conducted by all public agencies concerned, it has been determined that it is not in the best interest of the public or the proposed development is not suitable for platting or subdividing purposes. The design and improvements of all subdivisions and developments shall meet all State and Baldwin County Health Department requirements and proof thereof shall be submitted. All improvements shall be designed and sealed by a licensed professional engineer. The engineer shall carry Errors and Omissions Insurance at a minimum coverage of at least one million dollars (\$1,000,000).

11-2 LAND SUBJECT TO FLOODING

Land subject to flooding or inadequately served by drainage facilities shall not be acceptable for subdivision unless the subdivider agrees to make such improvements as will render the land fit for occupancy in conformity with the National Flood Insurance Program. Fill may not be used to raise land in areas subject to flood and/or excessive erosion, unless the fill proposed does not restrict the natural flow of water, advance erosion, and unduly increase flood heights. The use of staining materials shall be prohibited in fill activity within coastal bluff areas or flood zones.

To ensure proper development in flood prone areas, the Planning Commission shall require the subdivider to provide elevation and flood profiles sufficient to demonstrate the sites will be free from the danger of flooding.

All developments, whether commercial, residential, institutional, public, or semi-public, shall comply with the provisions of Ordinance 2019-10, Flood Prevention Ordinance, as the same may be amended from time to time, and all development plans shall denote the flood zone on the construction plan cover/title sheet.

All proposed developments located within a Special Flood Hazard Area (SFHA) shall obtain written approval from the Flood Plain Administrator before issuance of a Site Disturbance permit.

If a stream flows through or adjacent to the proposed subdivision, the plat shall provide for an easement or right-of-way along the stream for a floodway. For the smaller streams, the plat shall also provide for channel improvement to enable them to carry all reasonable floods within banks. The floor elevations of houses shall be high enough to be

above the regulatory flood. The flood way easement shall be wide enough to provide for future enlargement of the stream channel as adjacent areas become more highly developed and runoff rates are increased.

Approval will not be given for streets within a subdivision which would be subject to excessive inundation or flooding.

11-3 CONFORMANCE WITH EXISTING PLANS

Proposed improvements in all subdivision developments within the extraterritorial planning jurisdiction shall be in conformance with existing approved plans, maps, ordinances, and design standards of the City of Daphne or Baldwin County, whichever is more restrictive.

Any subdivision recorded prior to the enactment of this Ordinance shall remain a legal subdivision unless a re-plat of said subdivision is submitted and approved.

11-4 PENALTIES

The developer, owner, or agent of the owner of any land to be subdivided in the corporate limits or extraterritorial planning jurisdiction who transfers, sells, agrees to sell, or negotiates to sell such land by reference to an exhibition of, or by other use of a plat to subdivide such land before such plat has been approved by the Planning Commission and recorded in the Office of the Probate Judge of Baldwin County shall forfeit and pay a penalty of one hundred dollars (\$100.00) for each lot or parcel so transferred or sold, and the description by metes and bounds in the instrument of transfer, or other document used in the process of selling or transfer shall not exempt the transaction from such penalties.

The City of Daphne, through its attorney or other designated representative, may enjoin such transfer, sale, or agreement by appropriate action.

No plat of a subdivision in the corporate limits or its extraterritorial planning jurisdiction shall be filed by a subdivider in the Office of the Probate Judge until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the Chairman, Vice-Chairman, or Secretary of the Commission. The Probate Judge shall not file or record a plat of a subdivision which does not have the approval of the Planning Commission.

Any building or structure erected or to be erected in violation of subdivision regulations shall be deemed an unlawful building or structure, and the Building Official may bring action to enjoin such erection or cause it to be vacated or removed.

11-5 SUBDIVISION EXCEPTIONS AND EXEMPTIONS

Whenever the strict compliance with these regulations would result in an extraordinary hardship or injustice to the subdivider because of topography, unusual size or shape of

the property, or unusual conditions in surrounding property of development, the Planning Commission may modify or waive such regulations so the subdivider may subdivide his property in a reasonable manner provided that such modification or waiver shall not nullify the intent or purpose of the subdivision regulations, the public welfare, and interest of the City of Daphne shall be protected. Any such modification together with reasons therefore shall be so noted in the minutes of the Planning Commission.

(a) Modifications/Waivers:

In granting modifications or waivers, the Planning Commission may impose such other reasonable conditions as will, in its judgment, justify such modification or waiver and still substantially maintain the objectives of these regulations. Each modification or waiver of the regulations sought by a subdivider shall be applied for and acted upon individually by the Planning Commission.

(b) Subdivision Exemptions:

The sale or exchange of lots or parcels of land or the relocation of an interior lot line within the city limits between adjoining property owners may be exempt from the subdivision regulations by the director of Community Development, provided that (1) no additional lots are created and (2) none of the lots affected by the sale, exchange or relocation of interior lines are reduced below the minimum size requirements of the zoning district in which the division is to occur.

No existing easement shall be vacated or moved without the recommendation of the Planning Commission and the acceptance by resolution of the City Council as outlined in the applicable sections of this ordinance.

(c) Extraterritorial Jurisdiction Subdivision Exceptions and/or Exemptions:

A request for an Exempt Subdivision Letter and supporting documentation to substantiate any claim of exemption shall be submitted to the Department of Community Development director along with a copy of the Exempt Subdivision Letter from the Baldwin County Engineer.

Subdividers shall not be required to submit a plat to the Daphne Planning Commission unless deemed appropriate by the director. The director may grant an exemption unless he/she deems the request appropriate for the Planning Commission's review. Exemption from the requirement for Planning Commission approval does not constitute exemption from the requirements of other applicable regulations including but not limited to state, county, or municipal law, zoning ordinances, Health Department requirements, or highway construction setbacks. Any subdivider who is found circumventing the intent and substance of these regulations shall be required to submit a plat for review and approval by the Daphne Planning Commission.

The following is a list of qualifying subdivision exceptions/exemptions for

property located outside of the city limits and in the extraterritorial jurisdiction of Baldwin County.

1. Subdivision by testamentary or intestate provisions;
2. Subdivision by court order including, but not limited to, judgments of foreclosure;
3. Sale, deed or transfer of land by the owner to an immediate family member. Each parcel shall have its own ingress/egress and utility access of not less than required by Baldwin County Subdivision Regulations;
4. The public acquisition by gift or purchase of strips or parcels of land for the widening or opening of streets or for other public uses;
5. Subdivision in which the size of each resulting lot equals or exceeds twenty (20) acres, inclusive of adjacent public rights-of-way, and for which no streets are required to be constructed to provide access to each subdivided lot. Each lot shall have at least 200 feet of frontage on an existing publically maintained road or shall have access to a publicly maintained road pursuant to a private easement, at least 60 feet in width, which provides rights of ingress and egress and the right to install utilities sufficient to serve such subdivided lots;
6. Subdivisions in which the size of each resulting lot equals or exceeds ten (10) acres, inclusive of adjacent public rights-of-way, and for which no streets are required to be constructed to provide access to each subdivided lot. Each parcel declared to be exempt pursuant to this subparagraph shall have at least 150 feet of frontage on an existing publicly maintained road.
7. A one-time split of a single parcel into two resultant parcels, if, and only if, the parcel existed and *has not been* divided since February 1, 1984.
8. The relocation of a common property line between two parcels where no new parcels are created. Revised parcels shall meet the minimum zoning lot size and width requirements. The owner of each parcel approved as exempt under this section shall be required to submit, as a condition to approval, either an affidavit executed by such owner attesting, under oath, that there exist no restrictive covenants of record in the Office of the Judge of Probate of Baldwin County, Alabama which would prohibit the subdivision of the parcel for which an exemption is sought pursuant to this subparagraph. In the event a parcel is approved as exempt under this subparagraph and it is later determined that such subdivision was prohibited by valid restrictive covenants recorded as of the date of such approval, the Community Development director, or designee thereof, shall have the authority to revoke such exempt subdivision approval.

In the case of an exemption involving a lot or lots which are included within a previously recorded subdivision plat, a resubdivision and a new plat will be required to reflect the resubdivision of lots, and such new plat shall be recorded in the Office of the Judge of Probate of Baldwin County. The new plat reflecting the resubdivision of such lot or lots shall contain the certifications prescribed by Baldwin County Subdivision Regulations Appendix.

11-6 MINIMUM STREET REQUIREMENTS

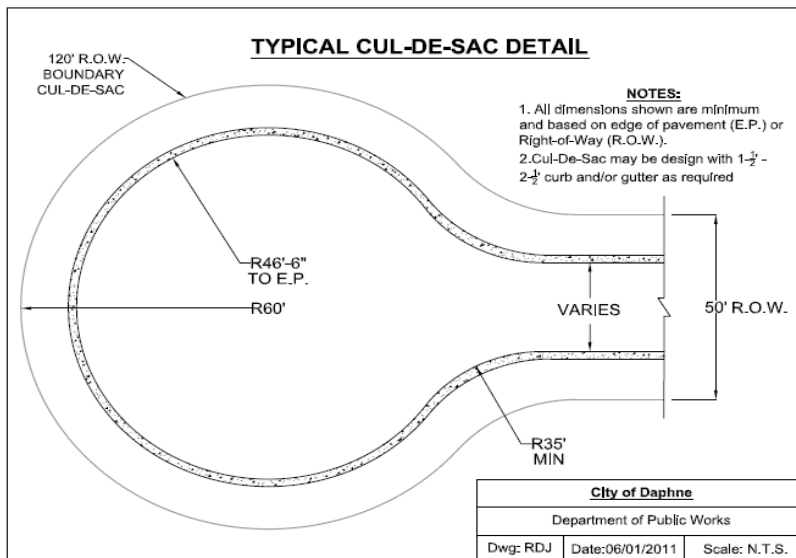
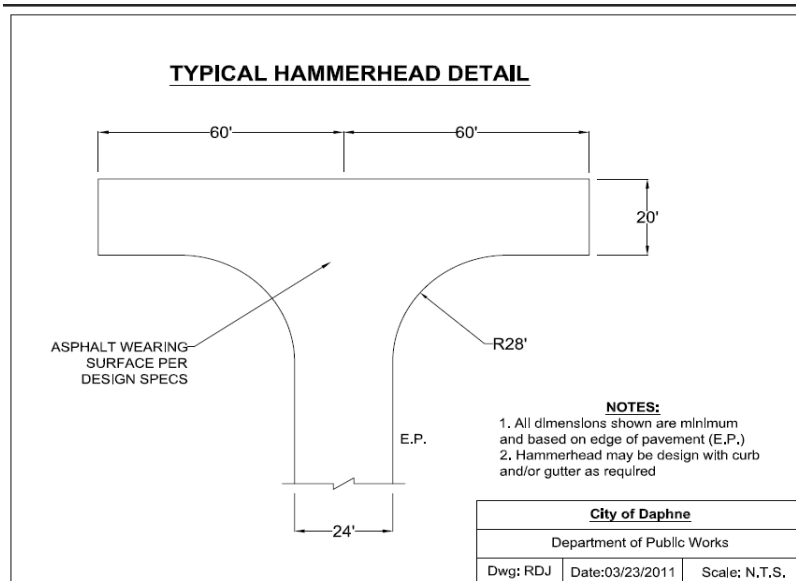
	Major Street	Collector Street	Local Street	Cul-de-Sac ¹ (Turn around)	Cul-de-Sac ¹ (Turn around w/ 20-ft island)	Hammer Head Turnaround	Alley
Minimum Right-of-Way:	100'	60'	50'	60' (120' diam.)	70' (140' diam.)	120'	30'
Minimum Asphalt Width (ft) ² :	12' per lane	12' per lane	22'	48' (93' diam.)	56.5' (113' diam.)	20'	20'
Maximum Grade ³ :	5%	10%	15%	3%	3%	3%	10%
Minimum Angle of Intersection:	80°	60°	60°	60°	60°	90°	60°
Minimum Intersection Offset	150'	150'	150'	150'	150'	n/a	150'
Minimum Curb Radius at Intersection:	40'	30'	25'	25'	25'	28'	20'
Minimum Horizontal Curve Radius:	300'	250'	100'	100'	120'	0'	100'
Minimum Reverse Curve Tangent:	100'	100'	100'	120'	120'	0'	100'

¹ Cul-de-sacs shall not be longer than one thousand three hundred twenty (1320) feet measured from the intersecting street to the center of the turnaround.

² Measured from toe of curbing. Minimum twenty-four (24) feet combination curb and gutter or twenty-four (24) feet valley gutter. Other curb types must be submitted to the City Engineer for approval.

³ May vary with topography subject to Planning Commission approval based on recommendation of the City Engineer and Director of Community Development.

11-7 TYPICAL ILLUSTRATIONS



11-8 IMPROVEMENT STANDARDS FOR STREETS

Any proposed streets in a subdivision, planned unit development, mobile home park, apartments, townhouses, condominiums, patio homes, business, commercial, or industrial developments whether such streets are to be private or dedicated for public use shall be paved and adequately drained.

This requirement is not subject to modification by the Planning Commission. The developer/owner shall construct such streets in accordance with good engineering practices and the standards prescribed herein in these regulations, as required by the Director of Community Development or her/his duly authorized representative, State, County Highway Department, and the department of the respective utility.

The full width of the right-of-way shall be graded including the subgrade of the areas to be paved. This requirement may be modified for the purpose of preserving the natural beauty of the area. The minimum Roadway Build-up is as follows based on roadway classification:

(a) Major and Collector Street:^{1, 2}

- (1) 429-A Improved Bituminous concrete wearing surface layer, one-half (1/2) inch maximum aggregate size mix, ESAL Range B (110 lb/sy), one-hundred and ten pounds per square yard.
- (2) 405-A Tack coat, spread rate of 0.10 gal/sy.
- (3) 429-B Improved bituminous concrete binder layer, three-quarter inch maximum aggregate size mix, ESAL, Range B 220 lb/sy.
- (4) 401-A Bituminous Treatment type "A" (0.25 gal/sy).
- (5) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,
- (6) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment.

- ~~(1) 429-A Improved Bituminous concrete wearing surface layer, one-half (1/2) inch maximum aggregate size mix, ESAL Range B (110 lb/sy), one-hundred and ten pounds per square yard.~~
- ~~(2) 405-A Tack coat, spread rate of 0.10 gal/sy.~~
- ~~(3) 429-B Improved bituminous concrete binder layer, three-quarter inch maximum aggregate size mix, ESAL, Range B 220 lb/sy.~~
- ~~(4) 401-A Bituminous Treatment type "A" (0.25 gal/sy).~~
- ~~(5) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of 2-4 feet lifts of compacted thickness; or,~~
- ~~(6) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment.~~

(b) Local Street and Hammerhead Turnaround:^{1, 2}

- (1) 429-A Improved Bituminous concrete wearing surface layer, one-half (1/2) inch maximum aggregate size mix, ESAL Range B (110 lb/sy), one-hundred

and ten pounds per square yard.

- (2) 405-A Tack coat, spread rate of 0.10 gal/sy.
- (3) 429-B Improved bituminous concrete binder layer, three-quarter inch maximum aggregate size mix, ESAL, Range B 165 lb/sy.
- (4) 401-A Bituminous Treatment type "A" (0.25 gal/sy).
- (5) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,
- (6) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment.
- ~~(1) 429-A Improved Bituminous concrete wearing surface layer, one-half (1/2) inch maximum aggregate size mix, ESAL Range B (110 lb/sy), one-hundred and ten pounds per square yard.~~
- ~~(2) 405-A Tack coat, spread rate of 0.10 gal/sy.~~
- ~~(3) 429-B Improved bituminous concrete binder layer, three-quarter inch maximum aggregate size mix, ESAL, Range B 165 lb/sy.~~
- ~~(4) 401-A Bituminous Treatment type "A" (0.25 gal/sy).~~
- ~~(5) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of 2-4 feet lifts of compacted thickness; or,~~
- ~~(6) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment.~~

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(c) Alley:^{1, 2}

- (1) 429-A Improved Bituminous concrete wearing surface layer, (3/4), three-quarter inch maximum aggregate size mix, ESAL Range B, two hundred twenty pounds per square yard (220 lb/sy).
- (2) 401-A Bituminous Treatment type "A" (0.25 gal/sy).
- (3) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,
- (4) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).

Notes

¹Base design shall be based upon the in-situ soil conditions.

²Other pavement designs may be submitted for Planning Commission approval. Such options shall be contingent upon the Director of Community Development and the City Engineer.

- ~~(1) 429-A Improved Bituminous concrete wearing surface layer, (3/4), three-quarter inch maximum aggregate size mix, ESAL Range B (165 lb/sy), one hundred sixty five pounds per square yard.~~
- ~~(2) 401-A Bituminous Treatment type "A" (0.25 gal/sy).~~
- ~~(3) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of 2-4 feet lifts of compacted thickness; or,~~
- ~~(4) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).~~

Notes

¹Base design shall be based upon the in-situ soil conditions.

²Other pavement designs may be submitted for Planning Commission approval. Such options shall be contingent upon the Director of Community Development and the City Engineer.

If curbs and gutters are required, they must be in conformance with approved City, State, and County Highway Department standards.

All grading in the subdivision shall be related to the topography and environmental features of the surrounding area. Unpaved areas within a dedicated street right-of-way shall be graded with a minimum of 2 (two) inches of top soil and permanently stabilized with ground cover in a manner that will enhance the appearance of the environment. The shoulder at the edge of pavement or at back of curbing shall be stabilized with a minimum of two (2) courses or sod for the entire length of the roadway. A grading plan shall be required as provided in Section 11-14(l).

All water mains, sanitary sewers and laterals, and storm sewers shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk, or other required pavement.

In order for the City of Daphne to provide regular maintenance of street lighting, said lighting shall be purchased through and installed by Riviera Utilities. Regular maintenance does not include replacement of lamps, luminaries or standards which are damaged or destroyed due to vandalism or any other cause beyond the utility's control. Such facilities damaged or destroyed under such circumstances shall be replaced by the

~~utility company at the property owner's expense.~~

~~If curbs and gutters are required, they must be in conformance with approved City, State, and County Highway Department standards.~~

~~All grading in the subdivision shall be related to the topography and environmental features of the surrounding area. Unpaved areas within a dedicated street right of way shall be graded with a minimum of 2 (two) inches of top soil and permanently stabilized with ground cover in a manner that will enhance the appearance of the environment. The shoulder at the edge of pavement or at back of curbing shall be stabilized with a minimum of two (2) courses of sod for the entire length of the roadway.~~

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11-9 ISSUANCE OF SITE DISTURBANCE PERMIT

Each person, firm, corporation, utility, entity, or agent thereof engaged in any site preparation and/or construction activities shall acquire a Site Disturbance Permit from the Community Development Department prior to commencement of such activities as established pursuant to the provisions of this Article and no such activity shall commence prior to the approval of a preliminary plat or site plan by the Planning Commission.

Where applicable, any and all state and/or federal permits for construction related activities shall be obtained and submitted to the City prior to issuance of the site disturbance permit. The owner or developer shall provide to the Department of Community Development, the appropriate signed application form, a certified cost estimate for site work, the fee for a site disturbance permit as enumerated in *Article 34, Schedule of Fees*, and proof of the contractor's Daphne business license.

Whenever a major development, one which is five (5) acres or more, or any project deemed appropriate by the Director of Community Development, is proposed within the corporate limits, the developer or his/her authorized engineer should contact the Planning Coordinator to arrange a Pre-construction conference. Said meeting shall occur after site plan approval and prior to the issuance of a site disturbance permit. Participants shall include the developer, the project engineer and the contractors, the representatives from the Departments of Community Development, Building Inspections, Environmental Programs, the City Engineer; Riviera Utilities, Daphne Utilities, any other applicable public or private utility company, local, state, and/or federal agency. At the Pre-construction conference, participants will discuss details related to permitting, construction safety, general expectations during construction, final inspection protocol, etc.

11-10 CONSTRUCTION, TESTING AND INSPECTION OF STREETS

An independent testing laboratory shall conduct all the necessary tests to determine if the streets are installed to minimum design standards. Results shall be furnished to the Department of Community Development prior to final subdivision plat approval. These tests shall be conducted at the expense of the developer/owner.

(a) Testing:

All testing shall be conducted by an independent testing laboratory approved in writing by the City Engineer. The testing laboratory shall have the proper equipment and personnel necessary to perform said testing of required improvements and shall be certified by the Alabama Department of Transportation. Proof of certification must be submitted to the City Engineer, prior to said approval.

The City Engineer shall determine which tests shall be scheduled and performed. A schedule of proposed testing must be submitted to him/her for approval at the time of the Pre-construction conference. The tests normally consist of, but are not limited to:

- (1) Soil gradation;
- (2) Optimum moisture content tests on embankment, subgrade and base material;
- (3) Soil compaction test on subgrade and base material;
- (4) In-place asphalt density analysis of road building materials;
- (5) Twenty-eight (28) day compressive strength of concrete;
- (6) Hydro-static test of water and pressurized sewer system as required by utility provider;
- (7) Air test of gravity sewer line as required by utility provider.

The developer shall notify the City Engineer, twenty-four (24) hours prior to any required tests. Copies of all test reports are to be provided to him/her before additional construction occurs. In the event problems exist that require remedial actions or design, the developer shall be required to submit revised engineering plans to the City Engineer before construction will be allowed to proceed.

(b) Clearing and Grubbing:

All rights-of-way shall be cleared of all vegetation, trees, stumps, rocks and other objectionable or unsuitable material prior to grading or filling unless otherwise approved, in writing, by the City Engineer.

(c) Embankment Sections:

The City Engineer will have the right to approve all borrow sources; however, this does not relieve the developer from full responsibility for the quality of material used. Roadway fill or embankment of earth material shall be placed in uniform layers, full width, and not exceeding six (6) inch thickness (loose measurement). Each layer shall be compacted so that a uniform specified density is obtained. Compaction tests shall be run at the frequency and location as directed by the City Engineer. Additional layers of fill shall not be added until directed by the City Engineer. For all density requirements refer to the current Alabama Department of Transportation "Standard Specifications for Highway Construction".

(d) Subgrade:

The subgrade shall be compacted and properly shaped prior to the placing of base materials. The top six (6) inches of the roadbed shall be modified, with the work being performed under Section 230 Roadbed Processing, of the current Alabama Department of Transportation "Standard Specifications for Highway Construction". It shall be full width of regular section and extend eighteen (18) inches outside of curb sections or thirty (30) inches from the edge of asphalt, whichever is greater. The embankment or subgrade shall be inspected by proof

rolling, under the supervision of the City Engineer, with a fully loaded (minimum 20 CY) tandem axle dump truck to check for soft or yielding areas. Any unstable materials shall be removed and replaced with a suitable material compacted to a density as required.

(e) Base:

Base course shall meet the requirements according to the current Alabama Department of Transportation "Standard Specifications for Highway Construction". Base course shall have a minimum thickness as required by *Section 11-8, Improvement Standards for Streets*, of these regulations and shall extend twelve (12) inches outside of curb sections or twenty four (24) inches from the edge of asphalt, whichever is greater. The density requirements for compaction shall be in accordance with the current Alabama Department of Transportation "Standard Specifications for Highway Construction". Developer/Engineer may submit an alternate base design method for approval by the City Engineer. Design shall be based on a proven and accepted engineering test or method for the site conditions that exist.

(f) Roadway Pavement:

All roads and/or streets shall be paved and comply with the following:

- (1) All roads shall be improved according to the standards outlined in *Section 11-8, Improvement Standards for Streets*, of these regulations;
- (2) Prior to the placement of pavement, a bituminous treatment A (prime) shall be placed and inspected by the City Engineer;
- (3) The finished wearing surface shall be uniform and free of defects. The City Engineer may require additional density tests in areas that appear questionable.

When all required improvements are installed, the developer/owner shall call for a final inspection. The City Engineer or his/her duly authorized representative shall inspect the site to determine if the required improvements are satisfactorily installed according to the plans and specifications.

11-11 SIDEWALKS

- (a) It is the intent of this section to require the installation of concrete or asphalt sidewalks on both sides of the street in residential and commercial developments in order to encourage vehicular and pedestrian connectivity within the City of Daphne. It is also the intent of this section to require the installation of sidewalks in commercial and or industrial site developments in order to connect gaps between existing or planned sidewalk circulation systems within the city.

Sidewalks are counted toward the improvement standards of all streets and shall be installed prior to the issuance of a Certificate of Occupancy unless an agreement for future installation has been presented by the developer. In no case shall the City of Daphne be responsible for the installation of sidewalks within any subdivision or other type of development.

(b) Construction of sidewalks, shall comply with the following standards:

(1) All sidewalks shall be in accordance with current ADA (Americans with Disabilities Act) requirements.

(2) Sidewalks shall be constructed with reinforced concrete that has a minimum twenty-eight (28) day compressive strength of three thousand pounds per square inch (3000 psi), and shall be in accordance with City specifications and these regulations, unless otherwise approved by the Planning Commission.

(3) All organic material shall be removed from the sidewalk subgrade before installation of said sidewalk.

<u>(4) Type of Subdivision or Development</u>	<u>Sidewalk Width</u>
<u>Low Density Residential</u>	<u>4 feet</u>
<u>High Density Residential</u>	<u>5 feet</u>
<u>Commercial or Industrial</u>	<u>6 feet</u>
<u>Mixed Use Development</u>	<u>6 feet</u>

(5) Sidewalks shall be a minimum of 4 inches thick, except that sidewalks shall be 6 inches thick wherever vehicular loads are anticipated or where adjacent to a traversable curb or gutter.

~~(a) — It is the intent of this section to require the installation of concrete or asphalt sidewalks on both sides of the street in residential and commercial subdivisions in order to encourage vehicular and pedestrian connectivity within the City of Daphne. It is also the intent of this section to require the installation of sidewalks in commercial and industrial site developments in order to connect gaps between existing or planned sidewalk circulation systems within the city.~~

~~Sidewalks are counted toward the improvement standards of all streets and shall be installed prior to the issuance of a Certificate of Occupancy unless an agreement for future installation has been presented by the developer. In no case shall the City of Daphne be responsible for the installation of sidewalks within any subdivision development.~~

- ~~(b) Construction of sidewalks, shall comply with the following standards:~~

~~All sidewalks shall be in accordance with current ADA (Americans with Disabilities Act) requirements. Sidewalks shall be constructed with reinforced concrete that has a minimum twenty eight (28) day compressive strength of three thousand pounds per square inch (3000 psi), and shall be in accordance with City specifications and these regulations, unless otherwise approved by the Planning Commission.~~

Type of Subdivision	Sidewalk Width
Low Density Residential	4 feet
High Density Residential	5 feet
Commercial or Industrial	6 feet

- (c) Sidewalks shall provide pedestrian traffic and design shall encourage safe means of access eliminating conflicts between vehicles and pedestrians. Innovative design measures which would encourage the use of pervious material may be considered by the Planning Commission in lieu of typical sidewalk installation; however, ADA compliance is required where applicable. Sidewalks shall be installed in the following locations:
- (1) Along the perimeter of all developments where adjacent to City right-of-way.
 - (2) Along the right-of-way where adjacent to the perimeter of any common area within the development; except where walking trails/paths are incorporated into the design for formal/recreational open space as provided in Section 11-14, Special Provisions herein. Final plat shall not be approved until this provision is satisfied.
 - (3) Along the right-of-way within each residential subdivision development.
 - (4) New sidewalks shall connect to any adjacent sidewalks and/or bike paths and shall be interconnected within said development to allow for sufficient pedestrian access.
- (d) Restrictive covenants and the final subdivision plat, as required in Article 17, Subdivision Review, shall provide for the installation sidewalks by individual home owners or the developer:

The Planning Commission may, at its discretion, approve a final plat prior to the installation of sidewalks upon receipt of an agreement to install sidewalks, a cost estimate for sidewalk installation and a surety in the amount of two hundred percent (200%) of the estimated cost and shall not expire within a twenty-four (24) month period.

(e) Additional Provisions:

- (1) Subdividers may also be required to provide access through greenways and common areas.
- (2) Trail design shall be reviewed and approved by the Planning Commission. Trail width shall be at least ten (10) feet.
- (3) Walkways, with the exception of dedicated trail, shall be maintained by the adjacent property owners.
- (4) Pedestrian crosswalks, not less than ten (10) feet wide, shall be required where deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, bus stops, and other community facilities. Pedestrian crosswalks should be provided wherever sidewalks connect with an existing or planned signalized intersection. Crosswalk shall be designed in accordance with applicable MUTCD guidelines.

(f) Exemptions:

The developer may submit on the appropriate form a request for an exemption to the sidewalk provisions listed herein above. An exemption shall be granted upon receiving an affirmative supermajority vote of the Planning Commission and a favorable recommendation from the City Engineer.

11-12 WATER CONNECTIONS

(a) Connection to Public or Private Water System:

Developments, individual lots, or parcels shall be properly connected to a public or private community water system where such system borders the development, lot line, or is available and the appropriate utility has the capacity to provide service. The lines for both domestic use and fire protection shall be approved by a public or private community water supplier and constructed in such a manner as to adequately serve all of the lots located within the subdivision. Water wells for purposes other than human consumption may continue to be used. If a well is required for each lot, the location, construction, and use of such well shall also meet the Baldwin County Health Department requirements.

If a well is to serve more than one lot, a public community water system acceptable by and properly permitted by ADEM shall be required.

It is the intent of this Ordinance to eliminate by attrition, all existing private wells, in areas where public or private community water systems are available. Therefore, at such time as any private well fails to function properly, the owner must connect to the public or private community water system where such systems borders any development, lot line, or are available and the appropriate utility has the capacity to provide the service.

All developments shall have adequate potable water and adequate water for fire protection. In all cases, the developer, property owner, or agent shall submit written documentation verifying that the public or private water provider is willing and able to provide service to the development. Said documentation shall be on the utility company's letter head addressed to the Department of Community Development.

When all water lines and connections are installed, the developer/owner shall call for final inspection prior to final plat approval or prior to the issuance of the Certificate of Occupancy. The appropriate utility provider representative shall inspect the site to determine if the required improvements are satisfactorily installed according to the plans and specifications presented to the Planning Commission.

11-13 SEWER CONNECTIONS

(a) Connection to Sanitary Sewer System Requirements:

- (1) A centrally connected sanitary system shall be constructed and installed and connected to a public sanitary sewer system where such system is reasonably available. A public sanitary sewer system is considered to be reasonably available if the system is located within an easement or right-of-way adjacent to or within five hundred (500) feet of the development or where such sanitary sewer system borders the development, individual lots, or parcels and the appropriate entity has the capacity to provide the service.
- (2) Sanitary sewer collection systems for multiple customers shall be gravity systems. Low pressure systems, i.e., multiple grinder pumps, shall not be acceptable within the City of Daphne or its planning jurisdiction except with the approval of the Planning Commission. Consideration will be given to areas where access for proper maintenance to sewer mains is impractical and cost prohibitive as determined by the City or Daphne Utilities. The project design engineer shall provide written certification to justify the need for a multi-customer low pressure system. When

approved as an acceptable system in lieu of a gravity system, low pressure systems shall be constructed to provide flow conditions that will minimize the development of corrosive and odor conditions from H₂S and to prevent the development of sewage BOD₅ (biochemical oxygen demand) concentrations greater than three hundred and fifty (350) mg/l.

(b) Regulation of Septic Tanks:

The Board of Health of Baldwin County or its duly authorized representatives being specifically empowered and directed by state law, are hereby empowered and directed by the City to making such inspections and investigations of and to take such legal steps as may be necessary to regulate and control the type, construction, reconstruction, location, use and maintenance of all septic tanks and all appurtenances thereto or used in connection therewith in the City.

(c) Inspection of Septic Tanks:

All septic tanks within the City shall be subject to inspection or investigation by the Board of Health or its duly authorized representative(s) at all reasonable times and the Board of Health or its representative(s) shall have the right to enter upon or into all property, premises or building for such purposes.

(d) Permit for Construction and Maintenance of Septic Tank:

It shall be unlawful and an offense against the City for any person to construct a septic tank on any property within the City without first having obtained a permit from their County Board of Health or its duly authorized representative.

(e) Low Pressure Systems also known as Grinder Pumps:

- (1) Except as noted above, low pressure systems may only be installed with the approval of the Planning Commission. Construction of low pressure sanitary sewer systems, selection and installation of individual grinder pumps shall conform to the Utilities Board of the City of Daphne's Standard Constructed Specifications, latest edition, which is hereby adopted by reference.
- (2) The Building Official or designee thereof or City Engineer shall have the authority to determine if selection and installation of grinder pumps meets the minimum requirements of these specifications.

11-14 SPECIAL PROVISIONS**(a) Utility Placement:**

All water, sewer, gas, electric power, telephone, cable TV, and other utility lines shall be installed underground by the developer and/or owner in all new residential, commercial, or industrial developments, expansions and/or renovations of existing uses; said developments shall be connected to a central distribution system, unless for good reasons other than cost, the Planning Commission approves a modification or waiver of this requirement in part or in whole, or if a special condition requires otherwise.

(b) ~~Drainage and Utility Easements:~~

~~Easements having a minimum width of ten (10) feet and located along the side or rear lot lines shall be provided as is necessary to utility lines, underground mains, and cables. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water or drainage right of way of adequate width, no less than five (5) feet to accommodate normal runoff. Said right of way shall be at a location one (1) foot above established high water or flood elevation.~~[Repealed]

(c) Location of Fire Hydrants:

Roadway fire hydrants shall be installed along each street at the center of each block and at one corner of each roadway intersection, provided, however, that in no event shall fire hydrants be spaced so that any fire hydrant is located more than five hundred (500) feet from another fire hydrant. The water supply and pressure shall be sufficient to provide adequate fire protection and the future needs of the intended land use. Additional fire hydrant placement may be required on the interior of developed lots pursuant to local ordinance and fire regulations as adopted by the City of Daphne.

(d) Location of Street Lighting:

Lighting shall be installed at all intersections, curves, hammerheads, and cul-de-sacs. If additional lighting is consistent with safety and other community needs or otherwise deemed necessary, the City Engineer shall require the subdivider to present a street lighting plan developed in conjunction with the appropriate utility company having jurisdiction within the area.

If the City of Daphne is to provide regular maintenance of street lighting, said lighting shall be purchased through and installed by Riviera Utilities. Regular maintenance does not include replacement of lamps, luminaries or standards which are damaged or destroyed due to vandalism or any other cause beyond the utility's control. Such facilities damaged or destroyed under such circumstances shall be replaced by the utility company at the property owner's expense.

~~Lighting shall be installed at all intersections, curves, and cul-de-sacs. If additional lighting is consistent with safety and other community needs or otherwise deemed necessary, the City Engineer shall require the subdivider to present a street lighting plan developed in conjunction with the appropriate utility company having jurisdiction within the area.~~

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(e) Placement of Street Signage for Subdivisions and Developments:

Proper signage in accordance with the latest edition of the “Manual of Uniform Traffic Control Devices” (MUTCD) as adopted by Alabama Department of Transportation (ALDOT) shall be installed prior to receiving final plat approval and maintained in all subdivisions until such time as roads are dedicated and accepted for maintenance by the City Council resolution. All proposed signage shall be shown and detailed on the construction plans. The following minimum standards shall be adhered to:

(1) R1-1 Stop Sign:

High intensity prismatic-minimum 0.080 inch thick, thirty (30) inches for all internal street intersections; thirty-six (36) inches for all intersections with existing city, county, state and federal roads.

(2) Street Name Sign:

Nine (9) inch aluminum extruded blade, high intensity prismatic, six (6) inch tall all-capital lettering on green background for streets proposed to be public; six (6) inch tall white all-capital lettering on blue background for streets proposed to remain private. Brackets: Vulcan type VS-8 vandal proof or an approved equivalent.

(3) All other signs, engineering grade or better:

Minimum 0.080 inch thick.

(4) Post for Street Signs:

Minimum ten (10) foot long, two and three eighths ($2\frac{3}{8}$) inch galvanized round post. Street signs must be mounted on separate post from the stop sign, unless approved by the City Engineer. If street signs and stop signs are approved to share the same post, in no case shall the street sign be attached directly to the stop sign. Stop signs shall be attached using a flanged bracket such as Vulcan Part #222491-501 or equivalent.

(5) Post for all Other Signs:

#3 Galvanized U-channel of appropriate height embedded not less than three (3) feet below the finished grade elevation.

(f) Location of Concrete Monuments and Pins:

Right-of-way and property line monuments shall be placed in each subdivision. Concrete monuments three-and-one-half (3-1/2) inches square and two (2) feet long shall be driven flush with the grade at the intersection of all street rights-of-way and radius points.

Iron pins one-half (½) inch in diameter and two (2) feet long shall be driven flush with the grade at each lot corner and at each point where the property line changes direction.

(g) Annexation Provision for Extraterritorial Planning Jurisdiction Subdivisions:

Proposed residential and/or commercial subdivisions located in the extraterritorial planning jurisdiction which are contiguous to the corporate limits and are served by a public community water and sanitary sewer system of the Utilities Board of the City of Daphne, shall be required to annex into the City of Daphne prior to approval of said subdivision, if it is deemed by the Planning Commission to be in the best interest of the City.

(h) Common Open Space and Recreation Provisions:

Common open space and recreation area set asides shall include formal recreation areas and/or natural open space areas. There are two types of formal recreation areas: passive and active.

Passive recreation areas may include but shall not be limited to: open areas that include arranged plantings, gardens, gazebos or similar structures, fountains, sculptures, and other forms of public art, pedestrian walk ways, dog parks, picnic areas, general landscaped areas, flower gardens, and other uses typical for passive recreation. Active recreation uses may include but shall not be limited to: playground or park for local or neighborhood use with swing sets, ball fields, tennis courts, jogging trails, clubhouses, swimming pools, including accompanying accessory structures, and any other similar use suitable for the common enjoyment of the residents.

Natural open space areas that preserve and conserve the natural condition and hydrology of the property should be included as well as tree groves, wetlands, associated wetland buffers, rock outcrops, pastoral areas, floodplains, lakes, streams, rivers, wildlife habitat, utility and conservation easements, and scenic vistas and trails. Detention ponds and related storm water facilities, especially low impact development measures, may also be included.

(1) Applicability:

Ten percent of each proposed single family or multifamily residential development shall be set aside for common open space and recreation area. Common Open Space and Recreation Provisions shall apply to each residential development within the corporate limits and extraterritorial jurisdiction of the City of Daphne except as exempted below.

(2) Exemptions:

Common Open Space and Recreation Provisions shall not apply in the following cases:

- (a) Where a unified planned single family residential development (i.e., under single ownership and planned in multiple phases) is five acres (5 ac) or less in total area and the minimum lot size exceeds twenty thousand square feet (20,000 sq. ft.); or,
- (b) Where the entire subdivision is zoned R-1, Low Density Single Family Residential.

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(4) Phasing/Implementation:

A common open space and recreation area plan shall be provided as a component of the subdivision master plan for single family or multifamily residential subdivision development, except where herein exempted.

Upon preliminary plat submission for the first phase of the development an agreement shall be established for the implementation of the common open space and recreation area plan. The agreement shall be made using appropriate forms as provided by the city and shall include:

- (a) The proposed common open space and recreation area plan;
- (b) A cost estimate of all work associated with the common open space and recreation area plan improvements (this excludes land and/or utility costs), and;

- (c) A renewable surety bond valid for two years in the amount of one hundred and ten percent (110%) of the cost estimate or a letter of credit drawn on an Alabama based bank.

(5) Performance Standards:

The following factors shall be considered to determine the location for common open space and recreation areas.

- (a) Where possible and appropriate, common open space and recreation areas shall be readily accessible and useable by property owners.
- (b) To the maximum extent practical, a portion of the common open space and recreation area should provide focal points for the development.
- (c) Common open space and recreation areas shall have at least one direct access to a public right-of-way.
- (d) The common open space and recreation areas shall be compact and contiguous unless the land is used as a continuation of or link to an existing or planned adjacent open space resource or where specific natural or topographic features require a different configuration.
- (e) In all developments, due regard shall be shown for all natural features such as large trees, heritage trees, water courses, historical spots, and similar community assets which, if preserved, will add attractiveness and value to the overall development.

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(i) Informal open space. Informal open space shall be areas designated on the subdivision plat for undisturbed natural features including: tree groves, wetlands, rock outcrops, pastoral areas, floodplains, lakes, streams, rivers, and wildlife habitat; utility and conservation easements; and for passive recreation uses including walking trails, pathways, and picnic areas. Detention ponds and related stormwater facilities may be included in areas designated as informal open space.

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(j) Formal open space/recreational provisions. Landscaped formal open space/recreation areas, comprising not less than ten (10) percent of all common area required by this article, may include the following: pedestrian access walkways, children play areas, general landscaped areas, flower gardens, and areas for passive recreation, swimming pools, including accompanying accessory structures, and areas for organized sports, any other areas suitable for the common area enjoyment of the residents.

(1) Due consideration shall be given to the allocation of areas centrally located and of adequate size for a playground or park for local or neighborhood

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use, and other public service areas including but not limited to pools, ball fields, playgrounds, tennis courts, jogging trails, and clubhouses used primarily for recreation purposes. Additionally, open areas that include arranged plantings, gardens, gazebos or similar structures, fountains, sculptures, and other forms of public art may be credited toward this provision.

(2)Where such features provide a clear community benefit, the planning commission may credit towards the minimum recreation provision any plazas and sidewalk areas exceeding the minimum sidewalk width requirements that contain at least four of the following features towards formal open space area requirements: seating elements; specialized or decorative paving features; pedestrian lighting beyond that required to illuminate public rights-of-way; canopies, awnings, or overhangs to shield pedestrians; street furnishings, including but not limited to planters, waste receptacles, bicycle racks, drinking fountains, or shelters for persons utilizing public transit; or informational kiosks.

(3)Detention ponds shall not be counted towards formal open space/recreational area provisions; however, retention ponds centrally located and accessible to the residents may be counted towards these recreation provisions. One-half (½) of the land area occupied by retention ponds and other bio-retention devices shall be counted toward these provisions.

(4)All formal open space/recreational areas shall be suitably developed for neighborhood use prior to final approval of the subdivision except where an agreement has been established for implementation in several phases.

(k) Retaining Wall Design:

Any retaining wall over 4 feet in height, measured from the top of the wall to the adjacent ground surface shall be designed and sealed by a professional engineer with prior experience designing retaining walls.

(l) Grading Plans:

All new subdivisions shall require an overall grading plan which shall include the finished floor elevation (FFE) plan for each lot. The FFE is defined as the elevation of the top of the concrete slab or the top of the first floor foundation to which flooring finishes and materials are to be applied except that for terrazzo, mortar bed ceramic and quarry tile, and other materials requiring a depressed slab, finished floor elevation means the top surface of the installed materials and the slab shall be depressed as required for the appropriate setting bed. The finished floor elevations for each lot shall be stated on the grading plan and on the subdivision plat.

All lots within a subdivision should be graded to drain to the right-of-way or to a drainage easement(s) in a designated common area.

(m) Drainage Easements and Utility Easements:

(1) Easements having a minimum width of ten (10) feet and located along the side or rear lot lines shall be provided as is necessary to utility lines, underground mains, and cables. Where a subdivision is traversed by a

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water course, a drainage way, a channel or a stream, there shall be provided a stormwater or drainage right-of-way of adequate width, no less than twenty (20) feet, to accommodate normal runoff. Said right-of-way shall be at a location one (1) foot above the established high water or flood elevation.

(2) Rear lot drainage easements shall be placed in common areas and shall not be located on residential lots.

a. Rear lot common areas must not be obstructed by development such as structures and fences.

b. All rear lot common areas shall be maintained by the land owner.

c. The City of Daphne shall not be responsible for the maintenance of common areas and it reserves the right to require the maintenance of all private drainage facilities to prevent potential flooding and/or eliminate public health and safety threats or nuisance caused by said drainage facilities.

d. The minimum grade of swales/ditches in drainage easements shall be a minimum of one percent (1%).

(3) Common areas that contain drainage easements or drainage conveyance facilities shall be at least 20-feet wide.

(n) Parking Lots:^{1,2}

(1) 429-A Improved Bituminous concrete wearing surface layer, (3/4), three-quarter inch maximum aggregate size mix, ESAL Range B, two hundred twenty pounds per square yard (220 lb/sy).

a. A lesser asphalt wearing surface thickness may be utilized if designed and approved by a professionally licensed geotechnical engineer based on the expected traffic loading over the life of the pavement.

(2) 401-A Bituminous Treatment type "A" (0.25 gal/sy).

(3) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,

(4) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).

Notes

¹ Base design shall be based upon the in-situ soil conditions.

² Other pavement designs shall be contingent upon the recommendation of the City Engineer; however, gravel parking lots shall not be permitted where the general public is intended to park and required by the City of Daphne Land Use and Development Ordinance.

ARTICLE XVIII

DRAINAGE, STORM WATER MANAGEMENT FACILITIES AND EROSION/SEDIMENT CONTROL

Make drainage easements consistent size, address easements/common areas, etc.

18-1 GENERAL

A. Purpose:

The purpose of this section is to provide a guide for development wherein the ecological impacts to the environment are minimized through appropriate design, landscaping, erosion control, stormwater management, and proper planning. The intent of the City of Daphne is to protect valuable natural resources, the natural environment and the quality of life for all its citizens. In order to preserve the integrity, stability and the value of land, the City encourages the use of innovative, LEED-certified (Leadership in Energy and Environmental Design) and/or other "green" practices in development design. Where such methods/practices are proposed for a development said practices shall be designed in accordance with Appendix O, The Low Impact Development and Green Infrastructure Project application and certified by a credentialed professional in his/her design field.

B. Applicability and Use:

The following requirements shall apply to uses and developments in each overlay district and zoning district within the Daphne corporate limits, except where noted herein. As a general policy the objective of each drainage system design shall be the safety and protection of the traveling public, the environment, the City of Daphne and private property.

C. Jurisdiction:

All projects which fall under the inspection, permitting, or extraterritorial planning jurisdiction of the City, on items related to stormwater management and site development within the corporate limits of the City.

D. Permitting:

No land disturbing activity shall take place on any site prior to the issuance of a Site Disturbance Permit in accordance with *Article 15, Procedures for Site Plan Review in Section 15-4(d), Special Provisions and Article 17, Procedures for Subdivision Review, Section 17-3(e), Preliminary Plat Application*, of this Ordinance. All permitted sites within the city limits shall post a waterproof Site Disturbance Permit Identification Sign on site during construction. This sign shall identify the permit number, permit holder, contractor and contact phone number. Any and all state/federal permits for such activities shall be obtained and submitted to the City prior to issuance of the site disturbance permit.

E. Technical Reference:

The current version of the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas is hereby adopted as a reference and shall be considered a part of the Land Use and Development Ordinance as an expansion of erosion control provisions not listed. Herein, the book shall be referred to as the "Alabama Handbook for Erosion Control."

F. Professional Civil Engineer:

All engineering plans and specifications submitted for review and/or approval shall be prepared by and under the direct supervision of a registered professional civil engineer, licensed in the State of Alabama. Said professional engineer shall carry Errors and Omissions Insurance at a minimum coverage of one million dollars (\$1,000,000). All plans and specifications shall meet the minimum standards and requirements of the City and other applicable local, state or federal authorities.

- (1) Plan, profile and special drawing sheets for a project submitted for review shall bear a legible stamp and signature of the professional design engineer in charge. If the name or license number is not clear, the signature and number shall be added.
- (2) The professional design engineer shall be qualified in the area of drainage as per the State of Alabama engineering registration laws.
- (3) Upon completion of the project, an inspection of the site and drainage facilities shall be conducted by the design engineer. Correspondence in the form of a letter along with a set of as-built final plan sheets and an electronic version in a format deemed acceptable by the City shall thereafter be submitted to the Department of Community Development from the design engineer certifying that all drainage and related facilities have been installed in accordance with approved plans and specifications.

G. Liability:

Use of the information contained herein for placement of any structure or use of land, shall not constitute a representation, guarantee, or warranty of any kind by the City, its offices or employees, of the practicability, adequacy or safety and shall not create liability upon or cause action against any such public body, office, or employee for any damage that may result pursuant thereto.

- (1) Any liability associated with the design, performance and operation of the drainage, stormwater management or erosion and sediment control facilities remains with the developer/owner and the project design engineer.

- (2) Stormwater management facilities shall be designed in accordance with good engineering practice. The design criteria establish minimum elements of design which must be implemented with good engineering and good workmanship.

H. Pre-Design Conference:

The developer and the design engineer are encouraged to contact the City for a pre-design conference at the conceptual stage of the project. Such conference would be mutually beneficial to outline the complexity and scope of design, applicability of criteria and elimination of possible items of conflict during the review process. Subsequent conferences, during the preparation of plans may be arranged by the design engineer or the developer to obtain preliminary, informal decisions on items in need of clarification.

I. Letter of Transmittal:

In order to facilitate review of plans, all projects shall be submitted with a letter of transmittal which shall include the name of the project, name and address of the owner and/or developer, telephone number of the engineer, and clarification as to the purpose of submittal.

18-2 DRAINAGE AND STORMWATER MANAGEMENT ENGINEERING PLAN CONTENTS

A. General Requirements:

For all developments affecting city rights-of-way and for all proposed subdivisions and site development plans, the developer or the professional design engineer shall submit signed and sealed detailed drainage plans and drainage computations to the City for review and approval. Said drainage plans shall contain a map, narrative and supplemental items as follows:

(1) Map Information:

- i. Existing and proposed contours in 1 (one) foot increments (topography shall be based upon the NAVD 88 datum;
- ii. Location of existing improvements including roads, parking areas and building footprints along with their proposed finished floor elevations;
- iii. Existing drainage system, including but not limited to, pipes, culverts, inlets, ditches, and ponds with data providing invert elevations, slopes, permanent water elevation and other related dimensional data;
- iv. Flood zone designation and certification;

- v. Elevation of the regulatory lowest floor level, including basement, of all proposed structures;
- vi. Elevation to which any non residential structures will be flood proofed;
- vii. Drainage basin boundaries, showing direction of flow, including total tributary drainage areas entering the improved area, taking into account any off-site runoff being routed through or around the project in its undeveloped condition;
- viii. Size, location, slopes, inverts, types and general configuration of all primary drainage facilities required to route, collect, treat and dispose of stormwater runoff, generated by or passing through the development;
- ix. Location of on-site water bodies, ephemeral streams and/or wetlands with details of size and vegetative cover to include normal water elevation, side slopes, and depths of water bodies and for wetlands, the general surface elevation and the wet season water elevation;
- x. CBMPP (Construction Best Management Practices Plan) in accordance with the *Erosion Control provisions stated in Section 18-6* below;
- xi. Reference the 100 (one hundred) year flood elevation if applicable;
- xii. All final plats shall have a section that details that the City reserves the right to require the owners of all drainage facilities to perform needed maintenance to prevent potential flooding hazards.

(2) Narrative:

- i. Proposed project including its size, percent pervious versus impervious land usage, total wetlands within site boundaries, and a breakdown of wetland acreage preserved, by type, and acreage removed, by type.
- ii. All acres solely for water management purposes shall be noted and the legal method to ensure areas remain devoted.
- iii. Times of concentration, intensity, runoff coefficients used for determining runoff for all tributary areas and areas within the development at pre- and post-construction rates.
- iv. Discharge rate in cubic feet second (cfs), discharge velocity in feet per second (fps), and any other additional hydraulic data needed to establish that the drainage system will safely convey the flow to an adequate outlet without eroding any property or the channel of flow. Armoring of the receiving channel shall be required where velocities exceed the scour velocity for the given soil

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conditions. Discharge and runoff coefficients should be based on full or ultimate build out of the parcel and contributing watershed.

- v. Proposed start and completion date for the project.
- vi. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development, if applicable.

(3) Supplemental Information:

- i. Design storms used including depth, duration, and distribution;
- ii. Staged storage calculations for the project and stage discharge computations for the outfall structure(s);
- iii. Differential runoff evaluation consists of determination of rates of runoff before and after development, determination of required volume of retention/detention and verification of adequacy of discharge and control structures.
- iv. Runoff routing calculations showing discharges, elevations and volumes retained/detained during applicable storm events;
- v. Draw down calculations for detention;
- vi. Base flood elevation data for all proposed developments greater than 50 (fifty) lots or 5 (five) acres, whichever is less; if not established refer to the Flood Damage Prevention Ordinance No. 2009-01;
- vii. Calculations required for determination of minimum building floor and road elevations;
- viii. Calculations for flood plain encroachment, if applicable;
- ix. Copies of all federal and state permit applications for the activity.

(4) Acreage in a tabular format:

Sample Table

	Existing		Proposed	
	Acres	%	Acres	%
Total Area				
Building				
Pavement				
Impervious total				
Pervious total				
Wetlands				
Common area				
Recreation area				

B. Provision for Additional Engineer's Review:

The intent of this provision is to protect and improve water quality and stream conditions within the City of Daphne, particularly those on the ADEM 303(d) List of Impaired Streams. The purpose of this provision is to mitigate the impact of potential or future development in support of the Daphne MS4 permit program and to uphold the provisions of this article.

Where deemed appropriate by the Planning Commission, any drainage and stormwater management plan submitted for review by the Planning Commission that could impact a stream listed on the ADEM 303(d) Impaired Streams list, may be subject to an additional review by a qualified professional civil engineer with experience in stormwater management (consultant engineer). The applicant/developer/owner may be required to modify stormwater and drainage plans to accommodate the recommendations of the consultant engineer.

All costs incurred for this additional engineer's review shall be paid by the developer/owner/applicant.

18-3 DRAINAGE AND STORMWATER MANAGEMENT**A. General Requirements:**

- (1) Each subdivision plat and site plan submitted for review shall make adequate provisions for stormwater or flood water runoff channels or basins. Storm drains and drainage structures shall be designed and installed as required herein and in accordance with current good engineering practices and standards. The responsible professional design engineer shall submit signed and sealed design computations with said plans.
- (2) The professional engineer shall make certain that any spring or surface water that may either exist prior to or as a result of the proposed subdivision or site development design shall be carried away by vegetative swale, pipe, open concrete paved ditch, or any alternate drainage facility certified by the design engineer and subsequently approved by the Planning Commission. Drainage conveyance structures may be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width. Said drainage conveyance structures shall be constructed in accordance with the Alabama Department of Transportation (ALDOT) Standard Specifications.
- (3) Where a public storm drainage system is accessible, the professional engineer shall design stormwater drainage facilities to connect thereto. Storm drainage provisions for each development shall be subject to the specifications and calculations submitted by the design engineer. If no outlets are within a reasonable distance then adequate provisions shall be made for the disposal of stormwater.
- (4) Where a public storm drainage system is not accessible, the subdivider shall install all drainage structures necessary to convey the water to a location acceptable to the City and obtain all required easements thereto.
- (5) If, in a phased development, a connection to a public storm drainage system will be provided in a future phase of construction then a phasing plan for the project, a master storm drainage plan for the overall development and a bond in the amount of 150% of the cost of installing the appropriate facilities as enumerated in *Article 17, Procedures for Subdivision Review*, Section 4(a) Final Plat Application, shall be submitted upon application for final plat approval. Said master drainage plan shall show the arrangements anticipated for future stormwater disposal.
- (6) No development shall be approved unless adequate drainage is provided to the natural drainage watercourse or an existing drainage facility.

- i. For all developments, upstream drainage areas shall be accommodated and considered in designing drainage facilities. A culvert, pipe, or other drainage facility, shall in any case, be of sufficient size to accommodate potential stormwater runoff from its upstream drainage area, whether inside or outside the subdivision or development site boundary. The design engineer shall determine the necessary size of the facility based on drainage calculations and provisions of the construction standards and specifications.
 - ii. For all developments, downstream drainage areas shall be considered in designing drainage facilities. The design engineer shall review the effect of each development on existing downstream drainage facilities outside the area of the development. These drainage studies, together with such other studies as shall be appropriate, may serve as a guide to needed improvements and shall be incorporated into the drainage report to be submitted with the development application.
 - iii. Stormwater drainage facility design shall note the calculation of a runoff coefficient by measuring the total area of each sub-drainage basin within the project and the areas of each land use which will occur in each basin after construction is complete. These areas shall include off site drainage onto the site as well as the development area. These calculations should also consider future development or build-out on the upstream contributing area based on current land use or zoning.
- (7) Where it is anticipated that additional runoff incidental to the development will overload an existing downstream drainage facility, approval of the development may be: denied, delayed, or withheld until provisions have been made to prevent and/or remedy such occurrence by the developer/owner submitting of an Off-Site Impact Bond, as provided in *Article 15, Procedures for Site Plan Review*, and *Article 17, Procedures for Subdivision Review*, prior to preliminary plat or site plan approval.
- (8) The City of Daphne reserves the rights to enforce all Federal and State water quality regulation, as amended
- (9) In a site plan review, the Planning Commission may require additional water quality enhancement through the use of stormwater treatment measures such may include, but shall not be limited to oil/gas/grease separators.

B. Flood Prevention:

- (1) All proposed developments shall provide adequate storm drainage facilities.
- (2) All proposed developments shall meet standards established in the Flood Prevention Ordinance 2009-01, as amended.
- (3) Any areas subject to periodic flooding or flooding caused by poor drainage facilities will not be accepted unless the developer or subdivider makes necessary provisions to eliminate such flooding in conformity with the National Flood Insurance Program.
- (4) The floor elevations of houses or buildings shall be high enough to be above the regulatory flood.
- (5) The floodway easement shall be wide enough to provide for future enlargement of the stream channel as adjacent areas become more highly developed and runoff rates are increased.
- (6) Fill may not be used to raise land in areas subject to flood and/or excessive erosion unless permitted by the Flood Plain Manager in accordance with the Flood Prevention Ordinance and provisions provided herein.
- (7) If fill is permitted to raise land in areas subject to flood and/or in areas of excessive erosion, said fill shall be subject to the following requirements:
 - i. Fill shall not restrict the natural flow of water,
 - ii. Fill shall not advance erosion,
 - iii. Fill shall not unduly increase flood heights,
 - iv. Fill shall not be comprised of staining materials, e.g., red clay.

C. Easements:

Easements shall meet all specifications provided herein and shall be labeled on the record plat and/or site development plan.

- (1) Where topography or other conditions are such as to make impractical the inclusion of drainage conveyance structures/facilities within road rights-of-way, perpetual unobstructed easements for such drainage conveyance structure/facilities shall be, a minimum of twenty (20) feet in width and located across said property, outside the road lines and with satisfactory access to the road. Drainage easements shall be carried from the road to the natural watercourse or to other drainage facilities.

- (2) Where a subdivision or development of land is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such water course, and of such width and construction or both as shall be adequate.
- (3) The subdivider shall dedicate by easement land in its natural state on both sides of any existing stream, of an adequate width and to a distance that is adequate to discharge flood waters without cumulatively increasing the water surface elevation more than one foot. Per *Section 18-3(d) Streams and Wetland Buffers*, the easement shall be at least fifty (50) feet wide.
- (4) Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication shall be preserved and retained in their natural state as drainage ways, except where improvements are warranted and deemed necessary by the design engineer and subsequently approved by the Planning Commission. Said low-lying areas shall be appropriately delineated on the record plat.

D. Stream and Wetland Buffers Zones:

- (1) For any flowing or ephemeral water body, a fifty (50) ft wide vegetated non-disturbed buffer zone shall be provided on both sides of the stream from the bank. These buffer zones shall be shown on the plat, field verified by the design engineer, flagged prior to project implementation and protected by appropriate measures during all construction phases.
- (2) For any delineated wetland area, a thirty (30) ft wide vegetated non-disturbed buffer zone shall be provided around the wetlands. These buffers shall be shown on the plat/site plan, field verified by the design engineer, flagged prior to project implementation and protected during all construction phases.
- (3) When wetlands border, abut, and/or adjoin a stream, the undisturbed buffer zone must extend a minimum of fifty (50) ft from each stream bank and a minimum of thirty (30) ft from the delineated wetland boundary. The wetland buffer is not applicable where the U.S. Army Corps of Engineers has permitted wetland fill for a linear transportation crossing or utility crossing. However, the wetland and/or stream buffer requirements are still applicable to areas adjacent to the permitted activity.
- (4) Modifications to the stream or wetland buffers shall be approved by the Planning Commission on a case by case basis. If a modification is requested, the design engineer shall demonstrate through safety or design specifications the need for the modification.

- (5) Existing subdivisions platted, prior to the acceptance of this ordinance, are grandfathered from the buffer requirements.
- (6) Individual property owners within existing subdivisions shall be responsible for compliance with US Army Corp of Engineers 404 Wetland Regulations. *At any time during or prior to site disturbance, if it is determined by the City of Daphne or a consultant thereto that the parcel potentially has wetlands, the City shall require a wetland delineation of the parcel.*

E. Operations in Lakes or Natural Watercourses:

Land-disturbing activity in connection with construction, in, on, over, under a lake, or natural watercourse shall be planned and conducted in such a manner as to minimize the extent and duration of disturbance of the stream channel. Any and all state and federal permits for such activities shall be obtained and submitted to the City prior to issuance of the Site Disturbance Permit.

F. Permanent Downstream Protection of Stream Banks and Channels:

Provision shall be made for the permanent protection of off-site stream banks and channels from the erosive effects of increased velocity and volume of stormwater runoff resulting from certain land-disturbing activities.

G. Phasing and Platting:

The effective acreage for a project is not limited to a fractional part of the total concept, rather if a project is developed in phases of small plats, the total acreage of the conceptual project shall be considered. Phasing is required on all site disturbance areas of seventeen and one half (17.5) acres, i.e., seven hundred-fifty thousand square feet (750, 000 sq. ft.) or more. The size of each phase will be limited to 17.5 acres or as deemed appropriate by the Planning Commission. The Planning Commission may allow exceptions to the phasing requirement on a case by case basis. In such case, the design engineer shall provide enhanced construction best management practices to ensure maximum mitigation to prevent off-site and water quality impacts.

H. Borrow and Waste Areas:

- (1) When the person conducting the land-disturbing activity is also the person conducting borrow or waste disposal activities, areas from which borrow is obtained shall be considered as part of the land-disturbing activity where the borrow material is being used or from which the waste material originated.

- (2) When the person conducting the land-disturbing activity is not the person obtaining borrow and/or disposing waste, these areas shall be considered a separate land-disturbing activity.

I. Access and Haul Roads:

Temporary access and haul roads, other than public roads, constructed or used in connection with any land-disturbing activity shall be considered a part of such activity.

18-4 STORMWATER MANAGEMENT FACILITY DESIGN

A. Conveyance Systems:

(1) Culverts:

- i. Culverts under arterial roadways shall accommodate a minimum 50 (fifty) year, 24 (twenty four) hour storm frequency design storm unless conditions dictate that 100 (one hundred) year frequency design storm must be accommodated. Design storm criteria will be used by the design engineer based on the site specific conditions that warrant life and property protection.
- ii. All culverts within City road rights-of-way must be approved by the City of Daphne and shall conform to Alabama Department of Transportation (ALDOT) standards.
- iii. All culverts within State road rights-of-way must be approved and permitted by the ALDOT. In conjunction with the required subdivision or site plan application material, the developer/engineer shall submit a conceptual approval letter from ALDOT to the Department of Community Development for Planning Commission review. A copy of the official ALDOT permit must be submitted to the City prior to final inspection or issuance of the Certificate of Occupancy.
- iv. Concrete box culverts shall be designed and constructed according to the latest edition of the Standards and Specifications for Road and Bridge construction, ALDOT.
- v. Culvert head walls shall be required on pipe culverts and shall be reinforced concrete.
- vi. Special types of head walls may be required by the City when deemed necessary for erosion control.
- vii. Riprap may be required at the upstream and downstream end of culverts and shall be placed at these locations based on the velocities at that location.

viii. All roadway cross drain pipes or side drain pipes shall be made of reinforced concrete and shall have a minimum diameter of eighteen (18) inches or greater.

ix. Any pipe proposed within a City right-of-way or drainage easement shall be made of reinforced concrete and be silt tight with either a mastic joint material or a rubber gasket. If other piping is installed therein, said road right-of-way or drainage easement dedication shall not be favorably recommended by the Planning Commission and may not be accepted by the City Council except where deemed appropriate by the City Engineer. Any pipe constructed within the City right of way or drainage easement shall be inspected by City staff prior to burial below grade.

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x. Any pipe within City right-of-way or drainage easement shall have a minimum grade of 0.3% and is 0.5% preferred. Minimum cover for pipe shall be 1-ft below grade or 1-ft below pavement structure (including base material).

xi. No pipe or drainage structure within City right-of-way or drainage easement shall be designed to be permanently surcharged unless approved in writing by the City Engineer.

(2) Bridges:

Bridges shall accommodate a minimum one hundred (100) year, 24 (twenty-four) hour frequency design storms. Design storm criteria will be used by the design engineer based on the site specific conditions that warrant life and property protection. All bridges shall be designed and constructed according to the latest edition of the Standards and Specifications for Road and Bridge construction, ALDOT.

(3) Open Channels and Ditches:

- i. Storm drain pipes, open channels, open ditches or swales may be implemented when properly engineered based on site conditions. Open channels and ditches shall be designed to safely accommodate traffic and to prevent hazardous erosion.
- ii. The maximum side slope shall be 3:1 (three to one) ratio for all open channels and ditches, unless approved by the Planning Commission upon recommendation of the City Engineer. Drainage calculations shall show the volume and velocity for each separate ditch section. Adequate ditch lining shall be determined based on the ditch calculations. Where two open channels converge, some form of energy dissipation, such as riprap, shall be provided.

- iii. Where a driveway or ingress/egress easement must cross an existing or proposed ditch, the design engineer shall note upon the plat, the required culvert size(s) necessary to accommodate said crossing(s).
- iv. Headwalls and end-walls shall be installed on street culverts.
- v. Within any public right-of-way, flared headwalls or slope paved headwalls with a 4:1 (four to one) slope or flatter shall be used.
- vi. The recommended maximum flow velocities shall be in accordance with the ranges recommended in the latest edition of the ALDOT Hydraulics Manual.
- vii. All open channels and ditches shall be permanently vegetated upon final inspection. Neither seed, mulch, nor a combination thereof will be accepted as vegetation or as a substitute for permanent vegetation. Where sod is used on slopes or around corners, it shall be pinned as specified in the Alabama Handbook for Erosion Control.

(4) Street & Inlets:

- i. Inlets shall be provided so that surface water is not carried across any intersection, or carried for a distance of more than five hundred (500) feet in the gutter. When calculations indicate curb capacities are exceeded at a point, catch basins shall be used to intercept flow at that point. The minimum pipe diameter of each storm drain shall be eighteen (18) inches. The stormwater drainage system shall be separate and independent of any sanitary sewer system. In no case shall stormwater empty into the sanitary sewer system.
- ii. Profile grades and typical roadway sections shall be submitted with all construction drawings.

(5) Clean Out Access:

Clean out accesses shall be provided at least every three hundred (300) feet for continuous pipes of twenty-four (24) inches in diameter or less and at least every four hundred (400) feet for larger continuous pipes if required. Clean out accesses shall be provided at each angle point and at each change in grade.

B. Stormwater Drainage Detention/Retention Facilities:

(1) General Requirements:

- i. Developments which produce an increase in the amount of stormwater runoff shall be required to construct stormwater detention /retention ponds or other approved types of detention devices.

- ii. The developer/engineer shall submit, detailed engineering plans to the City including historical runoff, developed runoff, detention/retention pond details, method of discharge, and other information as required for review.
- iii. Stormwater detention/retention facilities shall meet all specifications provided herein and shall be labeled as a lot on the record plat and/or site development plan as common area.

(2) Minimum Requirements for Stormwater Management Detention/Retention Facilities:

- i. Differential runoff is the difference in rate and volume of stormwater runoff from a parcel or project in its undeveloped natural condition and its developed condition. Post-development release rates shall not exceed pre-development rates. Where practical, the differential runoff should be less.
- ii. Detention basins shall detain the first flush from a storm event and release the subsequent runoff water at a pre-development rate for sites twenty (20) acres or less based on the rational method or modified rational method. For sites larger than twenty (20) acres, the pre- and post- calculations shall be based on the Natural Resource Conservation Service (NRCS) Curve Number Method or other accepted engineering methodology. There should also be adequate sizing of the detention basin to store an accumulation of one-half inch ($\frac{1}{2}$ ") sediment during construction of the infrastructure. The first flush volume for any stormwater detention structure must be contained and then slowly released over a minimum time period of 24 (twenty- four) hours and maximum time period of 72 (seventy-two) hours.
- iii. The purpose of installing detention structures is to slow or attenuate the peak flows downstream by controlling the release rate. The post-development peak outflow rate shall be limited to the pre-development peak outflow rate as the basis of detention design.
- iv. All stormwater detention structures must attenuate the post-development peak flow rates from the 2 year, 5 year, 10 year, 25 year, 50 year and 100 year 24 hour design storms to release a graduated discharge at or below pre development peak flow rates.
- v. The following conditions and limitations should be observed in location, selection and use of the method of detention:
 - a. Detention facilities shall be located within the parcel limits of the project under consideration.
 - b. No detention or ponding shall be located within public road rights-of-way.
 - c. Location of detention facilities immediately upstream or downstream of the project may be considered by special request if proper documentation is submitted with reference to practicality, feasibility and proof of ownership or right-of-use of the area proposed.

- vi. During construction of a residence, allowances for silting under denuded soil conditions for a period not less than one (1) year is recommended.
- vii. All permitted site development projects shall incorporate stormwater detention and first flush treatment as part of the design. Stormwater detention is not required in the following two situations:
 - a. The project discharges stormwater runoff directly into a tidally influenced water body. This does not include discharges of stormwater runoff that flows through a public drainage system or across a downstream property boundary prior to entering the tidal water body.
 - b. Where stormwater detention for a project site is either unwarranted or impractical, the design engineer shall submit complete hydrologic and hydraulic computations to support this conclusion. This conclusion must be affirmed by the Department of Community Development. Typically this might occur in the very lowest downstream reaches of a major watershed, if it can be proved that un-detained stormwater should be discharged quickly to avoid peak discharge timing for the entire watershed. The hydrologic analysis should include more than one representative downstream location for comparing hydrographs.
 - c. Even if stormwater detention is waived by the Planning Commission for the above two situations, the site development must still provide first flush treatment, oil/gas/grease separation, and/or any other filtration system deemed appropriate in order to protect water quality.
- viii. All detention basin slopes shall be permanently stabilized with a perennial vegetative cover prior to final inspection. Seed and mulch will not be accepted.
- ix. Detention facilities are to be built prior to storm drainage installation and prior to any building or roadway construction and/or grading. Since these facilities are intended to control increased runoff, they must be fully operational prior to any clearing of the vegetation.
- x. In accordance with *Article 11, Minimum Standard and Required Improvements, Section 14(h), Special Provisions*, dry detention facilities shall be located on common grounds within the development; however, detention facilities shall not be considered to be a part of the informal open space area, unless otherwise approved by the Planning Commission. Wet detention/retention facilities also known as lakes may be considered as part of the formal open space/ recreational areas.

- xi. Projects developed under these procedures shall establish, in the recorded plat, maintenance and access easements for the detention facilities and include provisions for maintenance in the restrictive covenants or Trust Indentures.
- xii. The hydraulic elevations of the drainage system shall not adversely affect adjoining properties.
- xiii. All common ground areas, including but not limited to stormwater facilities, recreational spaces and open spaces must be permanently stabilized upon final inspection. Seed and mulch will not be accepted at final inspection.
- xiv. Wetland areas shall not be used for the purpose of stormwater detention.

(3) Dry Detention Basins:

- i. Dry detention basins provide limited pollutant removal benefits and are not intended for water quality treatment. Detention-only facilities must be used in conjunction with other structural controls that provide stormwater treatment.
- ii. Seventy-five (75) acres is the maximum contributing drainage area to be served by a single dry detention basin. Routing calculations must be used to demonstrate that the storage volume is adequate.
- iii. Vegetated embankments shall be no more than twenty (20) feet in height and shall have a maximum side slope of a three to one (3:1) ratio. Riprap protected embankments shall have a maximum slope of a two to one (2:1) ratio. Geotechnical slope stability analysis is required for embankments greater than ten (10) feet in height. The detention basin shall be setback such that the outfall is at least ~~twenty (20)~~ feet from the property line.
- iv. Areas above the normal high water elevations of the detention facility should be sloped toward the basin to allow drainage and to prevent standing water.
- v. Inflow channels shall be stabilized with flared riprap aprons, or the equivalent thereof. A sediment forebay sized to 0.1 (one tenth) inches per impervious acre of contributing drainage shall be provided for dry detention basins that are part of the treatment process.
- vi. The outlet structure shall be sized based on hydrologic routing calculations and may consist of a weir, orifice, outlet pipe, combination outlet, or other acceptable control structure which would achieve the required graduated discharge.
- vii. Riprap, plunge pools or pads, or other energy dissipaters must be placed at the end of the outlet to prevent scouring and erosion.

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- viii. An emergency spillway shall be included in the stormwater pond design to safely pass the extreme flood flow. The spillway must prevent pond water levels from overtopping the embankment and causing structural damage. A minimum of one foot of freeboard must be provided, measured from the top of the water surface elevation for the extreme flood, to the lowest point of the dam embankment not counting the emergency spillway. Special consideration for smaller basins may be considered as long as the design engineer can show that the practice is warranted.

(4) Stormwater Ponds:

- i. Stormwater ponds also known as wet ponds, retention ponds, and or permanent lakes are constructed stormwater retention basins that have a permanent pool of water throughout the year. Runoff from each rain event shall be detained and treated in the pool through gravitational settling and biological uptake until it is displaced by runoff from the next storm. The permanent pool must protect deposited sediments from re-suspension. Above the permanent pool level, additional temporary storage shall be provided for runoff quantity control. The upper stages of a stormwater pond shall be designed to provide extended detention of the two year, twenty-four (24) hour storm event for downstream channel protection, as well as normal detention of larger storm events.
- ii. Channel protection may be achieved by releasing the two (2) year, twenty-four (24) hour storm runoff volume over twenty-four (24) hours. A stormwater pond shall provide the required storage above the permanent pool and meet the specified graduated allowable release. Where required, stormwater ponds shall also be used to provide detention to control the one hundred (100) year storm event. Where this is not required, said pond structure shall be designed to safely pass extreme storm flows.
- iii. Minimum setback requirements for stormwater pond facilities:
- Twenty (20) feet from property line to outward toe of berm;
 - One hundred (100) feet from private wells;
 - Fifty (50) feet from a septic system tank/leach field;
 - Five hundred (500) feet from public well.
- iv. The stormwater pond shall consist of a permanent pool of water, the overlying zone in which runoff control volumes are stored, and a shallow littoral zone along the edge of the permanent pool that acts as a biological filter. All stormwater pond designs shall include a sediment forebay at the inflow to the
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basin to allow heavier sediments to drop out of suspension before the runoff enters the permanent pool. Additional pond design features include an emergency spillway, maintenance access, safety bench, pond buffer and appropriate native landscaping.

- v. Proper geometric design shall be implemented to prevent hydraulic short-circuiting. The minimum length-to-width ratio for the permanent pool shape is one and one-half to one (1.5:1), and should ideally be greater than three to one (3:1) to avoid short-circuiting. In addition ponds should be wedge-shaped when possible so that flow enters the pond and gradually spreads out, improving the sedimentation process.
- vi. To avoid stratification and anoxic conditions, the maximum depth of the permanent pool shall generally not exceed eight (8) feet. Minimum depth for the pond bottom shall be three (3) feet.
- vii. Side slopes to the pond shall not exceed three to one (3:1) without the use of safety precautions. Side slopes to the pond shall not exceed three to one (3:1) if mowing is anticipated. Said should terminate on a safety bench. The safety bench requirement may be waived if slopes are four to one ratio (4:1) or gentler.
- viii. The perimeter of all deep pool areas should be surrounded by two benches: safety and aquatic. For larger ponds, the safety bench shall extend approximately fifteen (15) feet outward from the normal water edge to the toe of the pond side slope. The maximum slope of the safety bench should be sixteen to one or six percent (16:1 or 6%). An aquatic bench should extend inward from the normal pool edge, fifteen (15) feet on average, and should have a maximum depth of eighteen (18) inches below the normal pool water surface elevation.
- ix. The sediment forebay should consist of a separate cell, formed by an acceptable barrier. The forebay must be sized to contain 0.1 (one tenth) inches per impervious acre of contributing drainage. A fixed vertical sediment depth marker shall be installed in the forebay to measure sediment deposition over time. The bottom of the forebay may be hardened to make sediment removal easier. Inflow channels are to be stabilized with flared riprap aprons, or the equivalent. Exit velocities from the forebay must be non- erosive.

- x. Flow control from a stormwater pond is typically accomplished with the use of a concrete or corrugated metal riser and barrel. The riser should be located within the maintenance easement for access, safety and aesthetics. Higher flows should pass through openings or slots protected by trash racks further up on the riser. After entering the riser, flow is conveyed through the barrel and discharged downstream. Anti-seep collars should be installed on the outlet barrel to reduce the potential for pipe failure.
- xi. Riprap, plunge pools or pads, or other energy dissipaters must be placed at the end of the outlet to prevent scouring and erosion. If pond daylights to a channel with dry weather flow, care should be taken to minimize tree clearing along the downstream channel, and to re-establish a forested riparian zone in the shortest possible distance.
- xii. An emergency spillway shall be included in the stormwater pond design to safely pass the extreme flood flow. The spillway must prevent pond water levels from overtopping the embankment and causing structural damage. A minimum of 1 foot of freeboard must be provided, measured from the top of the water surface elevation for the extreme flood, to the lowest point of the dam embankment not counting the emergency spillway. Special consideration for smaller basins may be considered as long as the design engineer can show that the practice is warranted.
- xiii. A maintenance right-of-way or easement must be provided to a pond from a public or private road. Maintenance access should be at least ~~twenty (20)~~ feet wide, having a maximum slope of no more than fifteen percent (15%) and be appropriately stabilized to withstand maintenance equipment and vehicles. The maintenance access must extend to the forebay, safety bench, riser, and outlet and, to the extent feasible, be designed to allow vehicles to turn around.
- xiv. The principal spillway opening should not permit access by small children, and end walls above pipe outfalls greater than forty-eight (48) inches in diameter should be fenced to prevent access. Warning signs should be posted near the pond to prohibit swimming and fishing in the facility.

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(5) Other Methods of Stormwater Drainage Detention/Retention:

- i. Other methods of detention such as seepage pits, French drains, etc., may be considered. If these methods are proposed, proper documentation of soils data, percolation, geological features, shall be provided for review and consideration.
- ii. The use of underground detention shall consist of the following elements designed in accordance with acceptable engineering practices:
 - a. An outlet structure with emergency release provisions;
 - b. An emergency spillway;
 - c. Maintenance access;
 - d. Maintenance schedule; and
 - e. Sediment trap on inflow structure.

i. Parking Lot Detention:

- a. Detention within parking lots is only permitted within overflow parking areas the maximum depth of said detention shall be eight (8) inches. In no case should the maximum limits extent of ponding be designed closer than twenty (20) feet from a building unless water proof of the building and pedestrian accessibility is properly documented on plans.
- b. The minimum freeboard from the maximum ponding elevation to the lowest sill elevation shall be one (1) foot.

(6) Stormwater Management Detention/Retention Control Structures:

- i. Detention facilities shall be provided with obvious and effective control structures. Plan view and sections of the structure with adequate detail shall be included in plans.
- ii. Sizing the low-flow pipe shall be by inlet control or hydraulic gradient requirements.
- iii. Low-flow pipes shall not be smaller than eight (8) inches in diameter to minimize maintenance and operating problems, except in parking lot and roof retention where minimum size of opening shall be designed specifically for each condition.
- iv. The overflow opening or spillway shall be designed to accept the total peak runoff of the improved tributary area.

- v. Proper engineering judgment shall be exercised in analysis of secondary routing of discharge of greater intensity than the basic design storm in order to avoid economic losses or damage downstream.

(7) Stormwater Management Detention/Retention Discharge Systems:

- i. Sizing of the system located below the control structure shall be based upon the total improved peak runoff tributary to the structure with no allowance for detention.
- ii. When existing downstream pipe sizing, outside the developers control jurisdiction, is inadequate, an evaluation for under sizing of pipes may be undertaken by the City upon receipt of written request from the engineer specifying the run or runs desired to be undersized.
- iii. Requests for under sizing shall be accompanied by plans and profiles of the entire undersized system downstream if less than five hundred (500) feet in length or a minimum of five hundred (500) feet.
- iv. When hydraulic gradients of the proposed undersize system affect the performance or capacity of structures maintained by the City, no under-sizing will be allowed.

18-5 VERIFICATION OF ADEQUATE DESIGN, EASEMENTS AND MAINTENANCE**A. Verification of Adequacy:**

Analysis of all elements of design shall be performed by the registered professional design engineer. The following outline is provided to ascertain that critical elements of design are in workable compliance with the aims of design:

- (1) Volume of retention for the total project;
- (2) Tributary (Q) peak runoff to basin;
- (3) Balanced maximum outflow rate from the low-flow structure;
- (4) Ratios of inflow to outflow;
- (5) Sizing of the overflow facilities;
- (6) Permeability rates, and geotechnical data where applicable;
- (7) Stability of dikes;
- (8) Safety features; and
- (9) Maintenance features.

For projects up to two hundred (200) acres, routing calculations for all ponds shall be submitted in legible tabulated form with documented verification of adequacy according to scope and complexity of design. Proof of adequacy of volume of retention and sizing computations for low-flow structures shall also be submitted and certified by the design engineer. Features of stability and safety may also need to be documented if the scope of the project requires special attention in this area of design.

B. Stormwater Management Detention/Retention Easements:

Two (2) types of easements shall be provided in plans for stormwater detention/retention facilities.

(1) Maintenance Easement:

- i. All stormwater management facility reservoirs, with the exception of parking lot and roof detention, shall be enclosed by a maintenance easement. The limits of the said easement shall extend ten (10) feet beyond the top elevation of the reservoir.

- ii. When a stormwater management facility is adjacent to a public right-of-way, the limits of the easement shall extend twenty, (20) feet beyond the elevation of the reservoir on the public right-of-way side.

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(2) Drainage Easement:

A minimum twenty, (20) feet wide drainage easement shall be provided within the reservoir area connecting the tributary pipes and the discharge system along the best possible routing of a piping system for possible future elimination of managed stormwater.

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C. Maintenance of Stormwater Detention/Retention Facilities and Liability:

- (1) All final plats shall have a section that details that the City reserves the right to require the owners of all drainage facilities to perform needed maintenance to prevent potential flooding hazards.
- (2) Operation and maintenance of any existing and future stormwater management facility (detention or retention basin) is the responsibility of the property owner(s).
- (3) Any liability associated with the design, performance and operation of the facility remains with the owner and the project design engineer. The project design engineer shall be responsible for disclosing information regarding and instructing the owner of required operation and maintenance of the facility(s). Prior to final plat approval by the Planning Commission, a completed *Stormwater Management Indemnification Form* (Appendix) shall be submitted to the City. Said agreement shall require among other things that the landowner, its successors, and, or assigns or any property owner who discharges to or benefits from the maintenance or improvements to the real property shall, annually, inspect the stormwater facility and submit said inspection report to the Environmental Programs Manager or designee of the Building Official. The landowner, its successors, and, or assigns of any property owner within the subdivision who discharges to or benefits from the maintenance or improvement to the real property shall have a Qualified Credential Professional (QCP) inspect the facility at least once every three years. Upon completion of the inspection the QCP shall submit to the City of Daphne in report form a copy of said inspection detailing but not limited to the following items: facility as-built engineered floor elevation, existing floor elevation, sedimentation, vegetative cover, debris, fencing (if required), outlet structure and inlets. The facility shall be subject to at least an annual inspection by the City to ensure that it functions in accordance with its original design criteria and to follow up on submitted inspection and/or respond to citizen complaints. Entry to the stormwater management facility shall be granted by the owner, developer or property owners association.

- (4) Any defects discovered by the City during the annual inspection process shall be furnished to the owner of the stormwater management facility in writing by the City. The notice shall be in the form of Certified Mail-Return Receipt Required, through the United States Postal Service. The owner shall have fifteen (15) business days from the date of mailing of said notice by the City to submit a written plan detailing the actions that will be instituted to correct noted defects and thirty (30) business days thereafter to implement a corrective plan. If said repairs involve engineered practices, then the plan shall be signed by an engineer licensed in the State Alabama. Also, if the repair plan results in land disturbance greater than one thousand (1,000 sq. ft.) square feet, a City of Daphne Land Disturbance Permit (Ordinance # 2008-54) shall be required. The City may, at its discretion, allow the owner additional time as deemed appropriate for the corrective work to be performed. Failure by the owner to perform the corrective action may result in enforcement by the City which may include, but not be limited to, the issuance of a Municipal Offense Citation and or the declaration of the facility as a public nuisance.

D. Abatement of Detention/Retention Facility Public Nuisance:

It shall be unlawful for any person to maintain a public or private nuisance upon any public or private property.

(1) Resolution of Abatement:

Whenever any such public nuisance occurs, the City Council may, by resolution, declare the same to be a public nuisance and order its abatement. The resolution shall refer to the street by the name under which it is commonly known, describe the property upon which, or in front of which, the public nuisance exists, by giving a legal description thereof and no other description of the property shall be required. Any number of streets, sidewalks or parcels of property may be included in one and the same resolution.

(2) Notice of Declaration:

i. After the passage of the resolution, notice of a public hearing on the matter shall be given by certified mail, return receipt requested, mailed a minimum of thirty (30) days prior to the date of the public hearing and shall inform the owner of the time, date and place of the public hearing and reason therefore. The notice shall be mailed to the owner of the property as it appears of record in the Baldwin County Revenue Commissioner's office.

ii. Notice shall also be given by publication in a local newspaper of general circulation once a week for two (2) consecutive weeks. The first notice shall be

published at least fourteen (14) days prior to the date of the scheduled public hearing.

- iii. In addition thereto, signs shall be conspicuously posted at sixty-foot intervals along the frontage of the property. The caption of the signs shall not be less than one (1) inch in height and shall be in substantially the same form as expressed in the public notice.
- iv. The notice shall be posted at least seven (7) days prior to the time of the hearing of the City Council.

(3) Hearing on Nuisance Declaration:

If objections are filed with the City Clerk's office prior to the time stated in the notice, the City Clerk's office shall hear and consider all evidence, objections and protests regarding the proposed compliance issues. The council may continue the assessment hearing from time to time, as needed. Upon the conclusion of an assessment hearing, the Council, by resolution, shall decide whether a public nuisance exists and, if so, shall order it to be removed or abated with respect to any property or part thereof described. The City Council, by passage of the resolution, shall be deemed to have acquired jurisdiction to proceed and either to perform or have performed the work of removal or abatement with respect to such property or part thereof. The decision of the governing body on the matter shall be deemed final and conclusive.

(4) Order for Abatement:

- i. After the Council passes the resolution finding the conditions of the property to be a public nuisance and ordering its abatement, all employees and duly authorized agents of the City are hereby expressly authorized to enter upon private property for that purpose.
- ii. The City may, at its option, engage and authorize city employees and/or private contractors, companies, enterprises or individuals to abate and remove the nuisance. The Council, by resolution, shall designate the City employees and/or private contractors, companies, enterprises or individuals who may perform the work.
- iii. Any property owner shall have the right to abate any public nuisance at his own expense, providing the same is done prior to the time City employees or agents commence work.

(5) Liability Insurance:

Private contractors engaged by the City in accordance with this article shall be required to provide proof of liability insurance in the amounts routinely required by the City for similar projects and will accept responsibility for any damages to subject lots and surrounding areas which may occur during the cutting/cleaning of subject property. The insurance policy shall contain an endorsement that the same shall not be canceled without giving to the City ten (10) days written notice.

(6) Billing and Collection:

- i. The City shall keep an account of the cost of abating each nuisance in front of or on each separate lot or parcel of land where work is completed by it or its employees, or by a duly authorized private contractor, company, enterprise or individual, and shall render a written itemized report to the City Council showing the cost of removing a particular public nuisance; provided that before the report is submitted to the governing body, a copy of the same shall be posted for at least five (5) days prior thereto on or near the chamber door of the City Council, together with a notice of the time when the report shall be submitted to the City Council for confirmation.
- ii. Prior to the time fixed for the City Council to receive and consider the report, the administrative appeal process of filing, hearing and ruling upon complaints and objections shall have been completed. Contested assessments shall be appealed to the City Council, at the property owner's request upon filing a timely notice with the City Clerk at least seven (7) days prior to the time fixed by the City Council to receive and consider the report.
- iii. The cost of abating such nuisance in front of or upon the various parcels of land mentioned in the report shall constitute a special assessment and as thus made and confirmed shall constitute a lien on the property for the total amount of such assessment along with any administrative costs, respectively. After confirmation of the report, the City shall attempt to collect the lien. If this attempt by the City proves futile, a copy of the lien confirmation report will be turned over to the Baldwin County Revenue Commissioner who, under the "optional method of taxation," is charged with the collection of the City's municipal taxes pursuant to Code of Alabama, Sections 11-51-40 through 11-51-74, (1975). It shall be the duty of the Baldwin County Revenue Commissioner to add the amount of the respective lien to the next regular bill for taxes levied against the respective lots and parcels of land, and thereafter the amounts shall be collected at the same time and in the same manner as ordinary municipal ad valorem taxes are collected and shall be subject to the same penalties and the same procedure under

foreclosure and sale in case of delinquency pursuant to Code of Alabama, Sections 11-51-40 through 11-51-74 (1975).

18-6 EROSION AND SEDIMENT CONTROL

A. Purpose:

During the construction process, soil is most vulnerable to erosion by wind and water. Eroded soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Eroded soil also necessitates repair of sewers and ditches, and the dredging of watercourses. In addition, clearing and grading during construction causes the loss of native vegetation necessary for terrestrial and aquatic habitat, and to provide a healthy living environment for the citizens of Daphne.

B. General Requirements:

- (1) Construction Best Management Practices Plan (CBMPP) shall be designed by a qualified credentialed professional (QCP as defined in *Article 8, Definition of Terms*) such as a professional engineer.

CBMPP map shall include the following:

- i. Identify topography, natural features such as watercourses, waterways, and wetlands and proposed construction areas.
- ii. Identify critical areas which are subject to severe erosion and off-site areas which are especially vulnerable to damage from erosion and/or sedimentation. Critical areas shall be identified and shall receive special attention and protection. Critical areas include but are not limited to cut and fill slopes, streams and wetlands.
- iii. Erosion and sediment controls used throughout all phases of construction and details of permanent stabilization methods to be used at completion.
- iv. Provisions for maintenance of erosion and sediment controls and periodic inspections for effectiveness of controls.

C. Submittal, Review and Approval Procedures:

- (1) CBMPP shall be submitted with application material required for Planning Commission review.
- (2) No land disturbance shall take place prior to review and approval of the project CBMPP.

D. Modifications to the CBMP Plan:

- (1) Major modification, such as relocation of detention facility, to the CBMPP shall be submitted to the Department of Community Development and shall be processed and approved, or disapproved, by the Environmental Programs Manager or designee of the Building Official and the Director of Community Development or his/her designee. Where deemed necessary by the Director of Community Development, approval for such modification may be required upon Planning Commission review.
- (2) Minor modifications, such as the addition of additional silt fence, to the CBMPP may be addressed on site as needed to ensure compliance with the provisions outlined.

E. Design Requirements:

Erosion control practices, and sediment control practices, shall meet the design criteria set forth in the most recent version of the Alabama Handbook for Erosion and Sediment Control and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the Environmental Programs Manager or designee of the Building Official.

(1) Clearing and Grading:

- i. Clearing and grading of natural resources, such as wetlands, waterways, and watercourses, shall not be permitted, except where in compliance with all other sections of this Land Use and Development Ordinance and as permitted by the United States Army Corps of Engineers, if applicable.
- ii. Clearing techniques that retain natural vegetation and natural drainage patterns are strongly encouraged.
- iii. Phasing shall be required in accordance with provisions provided in *Article 18, Drainage and Stormwater Management Facilities and Erosion/Sediment Control*, Section 3(g) Phasing and Platting, on all sites seventeen and one half (17.5) acres or greater, with the size of each phase to be no more that seventeen and one half (17.5) acres.
- iv. Clearing, except as necessary to establish sediment basin and other sediment control devices, shall not begin until all sediment control devices have been installed.
- v. Cut and fill slopes shall be no greater than three to one (3:1), except as approved by the City of Daphne to meet other community or environmental objectives.

F. Erosion Control:

- (1) Soils must be stabilized within thirteen (13) days of clearing or inactivity in construction.
- (2) If vegetative erosion control methods, such as seeding, have not become established within four (4) weeks, the City of Daphne may require that the site be reseeded, or that a non-vegetative option be employed.
- (3) On steep slopes or in drainage ways, special techniques that meet design criteria outlined in the Alabama Handbook shall be used to ensure stabilization.
- (4) Soil stockpiles are consider part of the site disturbance and therefore must be temporarily stabilized within thirteen (13) days of clearing or inactivity in construction.
- (5) Techniques shall be employed to prevent the blowing of dust or sediment from the site onto adjacent properties.
- (6) Appropriate techniques shall be employed to divert upland runoff past disturbed slopes.

G. Sediment Controls:

- (1) Sediment controls shall be provided in the form of sediment basins or sediment traps and perimeter controls.
- (2) Where possible, sediment basins shall be designed in a manner that allows adaptation to provide long term stormwater management. Permanent stormwater controls can be retrofitted to serve as sediment controls during construction.
- (3) Adjacent properties shall be protected by the use of a vegetated buffer strip, in combination with perimeter controls.

H. Waterways and Watercourses:

- (1) When a watercourse must be crossed regularly during construction, a temporary stream crossing shall be provided, and an approval obtained from the United States Army Corps of Engineers. The letter of permission or the permit from the USCOE must be submitted to the City prior to issuance of the Site Disturbance Permit.
- (2) When in-channel work is conducted, the channel shall be stabilized after work is completed.
- (3) All on-site stormwater conveyance channels shall be designed according to the criteria outlined in the Alabama Handbook.

- (4) Outlets of all pipes and paved channels shall have adequate stabilization to prevent erosion. Riprap may be required for stabilization if vegetative measures prove to be ineffective at controlling erosion in waterways or watercourses.

I. Construction Site Access:

- (1) A stabilized construction access shall be required in order to ensure sediment is not tracked on to public streets.
- (2) If sediment tracking occurs on public streets and/or right-of-ways, the contractor will be required to remove accumulated sediments from streets and ditches.

J. ADEM "303(d)" Listed Streams:

Any site which discharges directly or indirectly to an ADEM 303(d) Listed Stream segment shall submit an enhanced CBMPP to minimize to the maximum extent practical the release of the listed pollutant to the stream. The enhanced CBMPP shall include enhanced BMPs and other measures which may include but not be limited to a water sampling component of the sites discharge for the 303(d) listed pollutant.

K. Other Provisions Related to Construction and/or Site Disturbance:

- (1) *Burning*: No open burning associated with property clearing is allowed during the months of May through October per State regulations. During certain permissible months, open burning is not allowed unless a smoke curtain or incinerator is used and permitted per the current City of Daphne Fire Code.
- (2) *Spill Prevention Control Counter-Measures Plan Requirement*: Sites that store onsite fuel, chemicals or other pollutants shall prepare implement and maintain a Spill Prevention, Control and Countermeasures Plan (SPCCP), as a separate document or as a component of the Erosion and Sediment Control Plan (CBMPP) for the site.
- (3) *Washout Areas*: A concrete washout area shall be designated on all sites during installation of drainage structures and in the residential construction phase.
- (4) *BMPs*: The placement of BMPs in/on City right-of-way is prohibited unless express written permission is granted by the City Engineer.
- (5) *Construction Debris*: CBMPP shall include measures to address construction debris during all phases of construction at the site.
- (6) *Sanitary Waste*: CBMPP shall include measures to address public health and safety in regards to restroom usage during all phases of construction.

L. Site Inspections:

The owner or contractor shall make daily inspections of all control measures throughout the construction process to ensure the overall effectiveness of the CBMPP; however, any permitted site shall be subject to at least the following inspections by the Site Containment Officer and/or Environmental Programs Manager:

- (1) Immediately after erosion and sediment controls are in place and prior to commencement of site clearing and grading;
- (2) After installation of stormwater detention/retention management facilities;
- (3) After clearing and grading has been completed;
- (4) After remaining drainage has been installed;
- (5) After streets and curb and gutter have been completed; and/or,
- (6) Before construction completion.

M. Enforcement of Erosion and Sediment Control Provisions:

- (1) Environmental Programs and/or the City Engineer (where applicable) shall serve as a line of communication between the permit holder and the City in regard to permit compliance.
- (2) The City of Daphne may issue a stop work order and/or suspend or revoke the site disturbance permit where Environmental Programs or the City Engineer has found the following:
 - i. Violation(s) of the terms of the permit or site development which may adversely affect the health, welfare, or safety of persons residing or working in the neighborhood.
 - ii. Site development that is detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- (3) Compliance with Erosion Control/Sedimentation Requirements:
 - i. If compliance cannot be achieved through the normal inspection process, the City may issue a Notice of Violation.

(4) Notice of Violation:

i. General:

Whenever the development is determined to be in non-compliance, the owner shall be notified of the violations and/or deficiencies. Upon notification, the owner shall have forty eight (48) hours to bring the site into compliance. The City may, at its discretion, allow the owner additional time as deemed appropriate for the corrective work to be performed. If the site fails to come into compliance, the owner may be found in violation of the Ordinance and guilty of a misdemeanor. Any person who violates this Ordinance shall, upon conviction thereof, be fined not more than five hundred dollars (\$500), and in addition shall pay all costs and expenses involved in the case. Each day during which any violation of any of the provisions of this Ordinance is committed, continued, or permitted shall constitute a separate offense. Nothing herein contained shall prevent the City of Daphne from taking such other lawful actions as are necessary to prevent or remedy any violation.

ii. Sediment Impact Violations:

Whenever the City of Daphne determines that significant sedimentation is occurring as a result of a land disturbing activity, despite application and maintenance of protective practices, the person conducting the land disturbing activity or the person responsible for maintenance will be required to take additional protective action. Furthermore, if it is determined that sedimentation has occurred off site onto right-of-way, in-stream, or into stormwater drainage systems, the sediments shall be removed. The owner, builder, or engineer shall be notified by a certified Notice of Violation.

- iii. The Notice of Violation shall detail the non-compliance and shall give the violator fourteen (14) days to submit a restoration plan to the Environmental Programs Manager (EPM). This plan shall include measures to mitigate any offsite sediment and measure including but not limited to stabilization measure for the impacted area. Upon receipt and review of the restoration plan, the Environmental Programs Manager at his or her discretion shall require the plan to be submitted to the Planning Commission, United States Corps of Engineers, and/or the Alabama Department of Environmental Management for further review and approval. Upon approval of the plan by the City and other regulatory agencies the violator shall have thirty (30) days to implement and complete the plan. Upon completion of the plan, the Environmental Programs Manager or his/or her designee shall perform a follow-up inspection. If the site is compliant, then the violation shall be resolved.

iv. Intentional Circumvention of the Drainage, Stormwater Management Facilities and Erosion/Sediment Control provisions:

When an owner, builder or design engineer is found to have intentionally circumvented any provision of *Article 18*, the following steps shall be taken:

- a. The owner, builder, or engineer shall be notified of such by a certified Notice of Violation.
- b. The Notice of Violation shall detail the non-compliance and shall give the violator fourteen (14) days to submit a corrective action plan to the Director of Community Development for review of the applicable City inspector/complainant.
- c. Upon receipt and review of the corrective action plan, Director of Community Development at his/her discretion may require the plan to be submitted to the Planning Commission for further review and approval.
- d. Upon approval of the plan the violator will have thirty (30) days to implement and complete the plan.
- e. If the completion of the plan requires more than thirty days, the owner, builder, or engineer may formally request by letter a thirty (30) day extension from the Director of Community Development. Once the corrective action is complete, the Director of Community Development designee shall inspect the site for compliance with *Article 18, Drainage, Stormwater Management Facilities and Erosion/Sediment Control provisions*.
- f. If the site is compliant then the violation will be resolved. However, if the violation is not resolved during the allotted time the owner, builder, or engineer will be notified by a second (2nd) certified Notice of Violation stating that the Planning Commission shall consider a making a recommendation to City Council that said violator's city business license be revoked for a one year period the owner.

18-7 COMPLETION OF CONSTRUCTION ACTIVITIES, FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY REQUESTS

- A. All open channels and ditches shall be permanently vegetated with perennial vegetation upon final inspection. Seed and mulch shall not be accepted. If sod is used on slopes, comers will need to be pinned per the Alabama Handbook.
- B. Common areas, such as detention basins, shall be permanently stabilized upon final inspection with perennial vegetation. Seed and mulch shall not be accepted.
- C. All construction waste and debris, silt fences, hay bales, inlet protection, and other temporary BMPs shall be removed prior to final inspection.
- D. All final inspection submissions shall include the following:
 - (1) Signed set of as-built engineered drawings and an electronic version of the drawings compatible with ArcMap (10.1 –10.9) or ArcGIS Pro 2.8 or the most current version thereof: Projected Coordinate System: NAD_1983_State Plane_Alabama_West_FIPS_0102_Feet.
 - (2) Letter of acceptance from the City Engineer, Environmental Programs, Fire Marshall, Daphne Utilities, all applicable public utility providers, and applicable State/Federal agencies.
 - (3) Letter of completion from the project engineer.
 - (4) Letter of completion from the project landscape architect.
 - (5) Copy of all recorded drainage or right of entry easements.
 - (6) Maintenance bonds for streets and drainage, and any other applicable bonds.

**October 3, 2022
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

1. CALL TO ORDER:

There being a quorum present Council Pro Tem Angie Phillips called the meeting to order at 6:00pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Doug Goodlin, Steve Olen, Ron Scott, Benjamin Hughes, Angie Phillips, and Tommie Conaway

COUNCIL MEMBERS ABSENT: Joel Coleman

Also Present: Candace Antinarella, City Clerk; Patrick Dungan, City Attorney; Mayor LeJeune; Captain Brian Gulsby, Police; Troy Strunk, City Development; Chief LeAnn Tacon, Fire; Ange Baggett, Marketing; Tonja Young, Library; Vickie Hinman, Human Resources; Kelli Reid, Finance; Charlie McDavid, Recreation; Josh Newman, Engineering; Adrienne Jones, Planning; Sunny Blackwood, Junior City Councilmember; Lily Rogers, Junior City Councilmember; Abby English, Junior City Councilmember; and Jessica Linne, Assistant City Clerk.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Reverend Thack Dyson, St. Paul's Episcopal Church.

PRESENTATION: Jewel Lawson and Sandy Robinson presented on the 2nd Annual Community Spirit Day and thanked all the volunteers and city staff who helped with the event.

3. APPROVAL OF MINUTES:

The minutes from the September 19, 2022 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Conaway said the minutes from the September 19th meeting were in the packet. She shared the Treasurer's Report for August 2022: Unrestricted Fund Balance - \$21,788,574; Total Cash Balance - \$40,621,614; Sales Tax for July 2022 - \$2,191,251 and Lodging Tax for July 2022 - \$202,831.

B. BUILDINGS & PROPERTY COMMITTEE

Councilwoman Phillips said the next meeting is October 10th at 5:15pm.

C. PUBLIC SAFETY COMMITTEE

Councilman Hughes said the minutes from the September 12th meeting were in the packet and the next meeting is October 10th at 4:30pm.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Olen said the Committee met earlier and the next meeting is Monday, November 7th at 4:30pm.

E. PUBLIC WORKS COMMITTEE

Councilman Goodlin said the Committee met earlier and the next meeting is November 7th at 5:15pm.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Adrienne Jones said there is a meeting on Thursday evening.

B. Downtown Redevelopment Authority

Councilwoman Conaway said the next meeting is October 20th at 5:30pm.

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CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
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6:00 P.M.**

C. Industrial Development Board

Councilman Scott said the next meeting is October 18th at 4:30pm.

D. Library Board

Councilwoman Phillips said the next meeting is October 13th at 4:30pm.

E. Planning Commission

Councilman Olen said the next meeting is October 27th at 5:00pm.

F. Recreation Board

Councilman Hughes said the next meeting is November 9th at 6:00pm.

G. Utility Board

Councilman Coleman was absent.

6. PUBLIC PARTICIPATION:

Public Participation opened at 6:21pm.

Victoria Phelps, Lake Forest POA, wished Tim White a good transition to his new position and thanked him for his time at the City.

Public Participation closed at 6:22pm.

7. MAYOR'S REPORT:

Mayor LeJeune said it's great for community to come together like they do for Community Spirit Day. He reminded everyone that Daphne plays Fairhope on Friday night. He thanked Tim White for all his work with the City. He reminded everyone it is Breast Cancer Awareness Month and keep those who are battling in your prayers.

8. CITY ATTORNEY REPORT:

City Attorney said there was no report.

9. DEPARTMENT HEAD COMMENTS:

Captain Gulsby, Police, gave an update on the recent community event, "Meet Your SRO". He commended Officer Huffman for being recognized at Daphne Middle School.

Chief Tacon, Fire, said she enjoyed spending time with the Junior City Council and spoke on upcoming events at the Library for Fire Prevention Month.

Ange Baggett, Marketing, reminded the Council the Welcome Center Retreat is October 23-25 and shared the Museum has received a grant.

Tonja Young, Library, shared the Library has received a few grants that will help with purchasing new computers.

Vickie Hinman, Human Resources, shared that City employees have the opportunity to get their flu shot on Wednesday.

Charlie McDavid, Recreation, updated the Council on multiple events at Trione.

Troy Strunk, City Development, invited the Council to come see the new trails at the park.

**October 3, 2022
CITY COUNCIL MEETING
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6:00 P.M.**

Kelli Reid, Finance, gave detail into the changes of Ordinance 2022-60 up for adoption.

Josh Newman, Engineering, said the yacht club boat launch is closed for improvements.

10. CITY CLERK'S REPORT:

MOTION by Councilman Scott to approve the road closure of 6th Street between College Avenue and Dryer Avenue from 12:00pm – 4:00pm for Christ the King School's Pumpkin Festival on October 30, 2022. Seconded by Councilman Hughes.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Hughes to approve the SEEDS Inaugural Crawfish Boil on March 11, 2023 on City Hall lawn from 4:00pm – 7:00pm. Seconded by Councilman Scott.

MOTION CARRIED UNANIMOUSLY.

City Clerk thanked the city departments for letting the Junior City Council come tour. Junior Councilmember Lily Rogers gave a report on the Junior City Council and their recent meeting.

11. RESOLUTIONS & ORDINANCES:

A. RESOLUTIONS:

2022 – 53 – 2022 – C-U.S. Highway 98 Sidewalk Additions: From Yacht Club Drive to Main Street – TAPOAA-TA22 (930)

2022 – 54 – Declare Personal Property Surplus and Authorize the Mayor to Donate – Ruff Wilson Youth Organization, Inc. – Surplus Chairs

MOTION by Councilman Scott to waive the reading of Resolutions 2022-53 and 2022 – 54. Seconded by Councilman Goodlin.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Conaway to adopt Resolutions 2022-53. Seconded by Councilman Hughes.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Resolution 2022-54. Seconded by Councilman Hughes.

MOTION CARRIED UNANIMOUSLY.

ORDINANCES:

B. 2nd READ ORDINANCES:

2022 – 60 – Appropriation for Garbage Truck - \$320,000

2022 – 61 – Appropriation: North Main Street at Fire Station #2 Drainage Improvements Project- \$1,109,065

MOTION by Councilwoman Conaway to waive the reading of Ordinances 2022-60 and 2022-61. Seconded by Councilman Hughes.

MOTION CARRIED UNANIMOUSLY.

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DAPHNE, AL
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**MOTION by Councilwoman Conaway to adopt Ordinance 2022-60. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Ordinance 2022-61. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

C. 1ST READ ORDINANCES:

12. COUNCIL COMMENTS:

Councilwoman Conaway congratulated the City Clerk for being elected Region 8 President for City Clerks. She asked everyone to remember those impacted by Hurricane Ian.

Councilman Olen echoed comments about the City Clerk and Tim White. He said Community Spirit Day was a fantastic event.

Councilman Goodlin echoed the comments from Councilwoman Conaway and Councilman Olen.

Councilman Scott said the new trails at the park look great and Community Spirit Day was a great event.

Councilman Hughes thanked the School Resource Officers for all they do.

Councilwoman Phillips agreed with all previous comments from the councilmembers. She shared comments from the Junior City Council and thanked Councilman Olen and Councilwoman Conaway for their work with the Community Spirit Day.

Mayor LeJeune reminded everyone they can obtain free smoke detectors from the Fire Department during Fire Prevention Month.

13. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED INTO EXECUTIVE SESSION AT 6:46 PM.

Respectfully submitted by,

Certification of Presiding Officer,

Candace G. Antinarella, CMC, City Clerk

Angie Phillips, Council Pro Tem

BUILDINGS & PROPERTY COMMITTEE MEETING
September 12, 2022, 5:15 p.m.
City Hall, Council Chambers
1705 Main Street, Daphne, AL 36526

MEETING MINUTES

MEMBERS PRESENT: Councilman Scott, Councilman Hughes, Councilman Goodlin, Councilwoman Phillips, Councilman Olen and Councilwoman Conaway

MEMBERS ABSENT: Councilman Coleman

ALSO PRESENT: Mayor LeJeune; Patrick Dungan, City Attorney; Troy Strunk, City Development; Ange Baggett, Marketing; Charlie McDavid, Recreation; Selena Vaughn; Kathryn McDonald, Facilities; Josh Newman, Engineering; Ronnie Huskey, Public Works; Chief Tacon, Fire Department; and Candace Antinarella, City Clerk.

1) CALL MEETING TO ORDER / ROLL CALL

There being a quorum present Councilwoman Phillips called the meeting to order at 5:20p.m.

2) MINUTES

3) PUBLIC PARTICIPATION

3) SURPLUS PROPERTY

MOTION by Councilman Hughes to recommend to Council to authorize the Mayor to dispose of the property. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.

4) BUILDING INSPECTION REPORT

Troy Strunk reviewed the building report.

5) CIVIC CENTER & BAYFRONT PAVILION REPORT

Ange Baggett gave the Civic Center report.

6) RECREATION REPORT

Charlie McDavid gave the Recreation Report.

7) LIBRARY REPORT

There was no report.

8) VILLAGE POINT BAYFRONT PROPERTIES REPORT

There was no report.

9) FACILITIES REPORT

Mr. Huskey reviewed the facilities report.

10) OLD BUSINESS

11) NEW BUSINESS

Kelli Reid presented on the leases.

MOTION by Councilman Scott to accept the staff's recommendation for Community Bank for the lease. Seconded by Councilwoman Conaway.
Aye – Conaway, Scott, Goodlin, Hughes, Phillips Nay - Olen
MOTION CARRIED.

Mayor LeJeune pulled the U-Haul lease from the agenda.

12) ANY OTHER BUILDINGS AND PROPERTY BUSINESS

13) NEXT MEETING

The next meeting is scheduled for Monday, October 10, 2022 at 5:15 p.m.

14) ADJOURN

There being no further business to discuss, the Council adjourned at 5:54pm.

City of Daphne Building Department

2019 / 2020 / 2021 / 2022 Comparison Report

	Fees Collected				Permits Issued				CO's Issued			
	2019	2020	2021	2022	2019	2020	2021	2022	2019	2020	2021	2022
October	\$41,508.58	\$93,181.87	\$94,131.53	\$84,303.63	141	215	357	308	23	11	31	40
November	\$30,939.41	\$62,198.00	\$109,387.14	\$91,672.49	106	223	378	351	18	26	30	30
December	\$28,050.20	\$233,529.32	\$101,471.36	\$128,605.99	108	252	383	296	23	33	43	53
January	\$54,262.58	\$118,498.03	\$132,049.79	\$259,810.62	180	270	372	350	21	14	24	36
February	\$65,020.99	\$140,560.44	\$97,396.64	\$129,315.56	225	308	350	292	17	33	32	32
March	\$66,919.78	\$77,067.98	\$95,472.42	\$116,358.20	204	362	391	431	20	45	52	84
April	\$62,429.27	\$94,394.17	\$80,088.89	\$60,816.35	228	272	373	324	23	32	40	42
May	\$76,949.69	\$95,010.56	\$101,848.37	\$65,454.25	247	294	380	306	18	39	42	48
June	\$57,871.17	\$179,966.08	\$100,508.32	\$147,395.66	223	399	394	355	24	49	50	34
July	\$69,166.73	\$77,442.81	\$78,547.74	\$87,733.72	239	323	408	305	10	45	29	23
August	\$119,198.28	\$105,147.77	\$59,376.50	\$61,504.63	272	307	309	299	44	34	30	19
September	\$76,320.28	\$71,226.36	\$93,879.09	\$140,065.18	303	352	442	328	21	35	48	40
Total	\$748,636.96	\$1,348,223.39	\$1,144,157.79	\$1,373,036.28	2476	3577	4537	3945	262	396	451	481
Percent +-	NA	80.09%	-15.14%	20.00%	NA	44.47%	26.84%	-13.05%	NA	51.15%	13.89%	6.65%

September 2022 Notes

Inspections- 397 Building / 148 Environmental = 545 total inspections

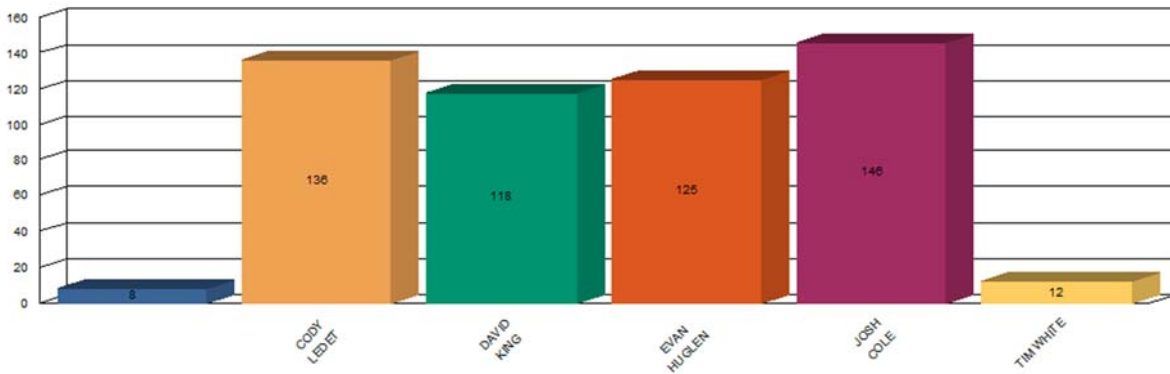
328 Permits issued, 40 Certificate Of Occupancies issued, 53 New home permits issued

5 Commercial Plans being Reviewed and 3 New Home Plans pending pickup

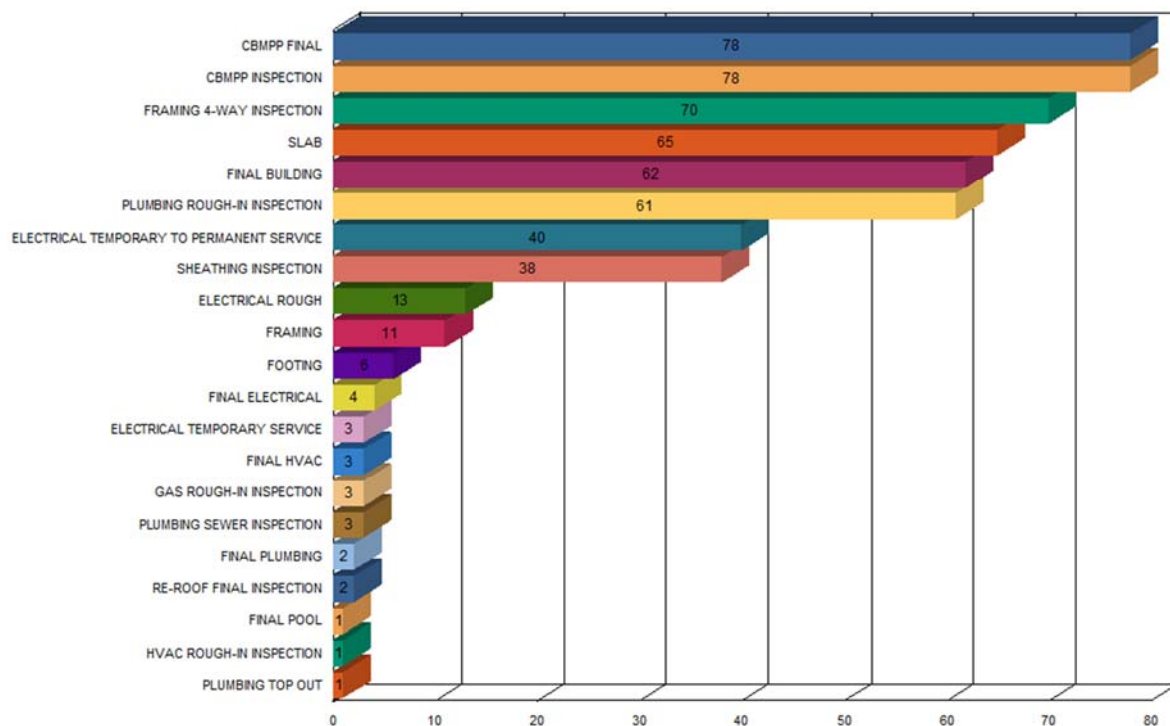
397 Building Inspections – 148 Environmental Inspections – **545 Total Inspections**



**ALL INSPECTIONS BY ACTUAL START DATE BY INSPECTOR (09/01/2022 TO 09/30/2022)
FOR CITY OF DAPHNE**



**ALL INSPECTIONS BY ACTUAL START DATE BY INSPECTION TYPE (09/01/2022 TO 09/30/2022)
FOR CITY OF DAPHNE**



PERMITS ISSUED BY (09/01/2022 TO 09/30/2022) FOR CITY OF DAPHNE

Building Permit (Commercial)

Work Class New Construction (Commercial)

BLDC-013295-2022	Type: Building Permit (Commercial)	District:	Main Address:	25764 Friendship Rd
Status: Issued	Workclass: New Construction (Commercial)	Project:	Parcel:	Daphne, AL 36526
Application Date: 09/26/2022	Issue Date: 09/29/2022	Expiration: 03/28/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$768,900.00	Fee Total: \$6,016.85	Assigned To:
Additional Info:				
Master Permit: 19-	Contract Value: 768900.00			
Contractor: Quality Coatings Drywall, Inc. 15958 KEENEY DR DAPHNE, AL 36526 251-928-7583 qualitycoating52@aol.com				

BLDC-013311-2022	Type: Building Permit (Commercial)	District:	Main Address:	25860 Friendship Rd
Status: Issued	Workclass: New Construction (Commercial)	Project: KINDER KIDS	Parcel:	Daphne, AL 36526
Application Date: 09/27/2022	Issue Date: 09/28/2022	Expiration: 03/27/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$854,500.00	Fee Total: \$6,658.25	Assigned To:
Additional Info:				
Master Permit: 19-	Contract Value: 854500.00			
Contractor: IV & Claridge Construction PO BOX 369 SARALAND, AL 36571 trae@ivcon.com				

Value total for Work Class New Construction (Commercial):	Fee total for Work Class New Construction (Commercial):
\$1,623,400.00	\$12,675.10

Value total for Permit Type Building Permit (Commercial): \$1,623,400.00	Fee total for Permit Type Building Permit (Commercial): \$12,675.10	PERMITS ISSUED for Permit Type:	2
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Building Permit (Residential)

Work Class New Construction (Residential)

BLDR-012712-2022	Type: Building Permit (Residential)	District:	Main Address:	8381 Pine Run
Status: Issued	Workclass: New Construction (Residential)	Project: Timber Creek	Parcel: 229374	Daphne, AL 36527
Application Date: 07/29/2022	Issue Date: 09/01/2022	Expiration: 03/13/2023	Last Inspection: 09/12/2022	Finalized Date: 09/01/2022
Zone:	Sq Ft: 0	Valuation: \$583,803.28	Fee Total: \$3,120.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 497268	Number of Stories: 0	Heated and Cooled Square Feet: 3296	Non-Heated and Cooled Square Feet: 1432	Non-Heated and Cooled Valuation: 86535.8
IRC Residential Building Code Year: 2018	Subdivision: TIMBERCREEK	Subdivision Unit or Phase: 7	Lot Number: 61	Watershed: D'Olive

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Flood Zone: X

Other Information: 229374

Description: LOT 61 PH 7 TIMBERCREEK

Contractor: ERIC CRAIG HOMES 16527 HONEY RD AL 36586 EWCRAIG@MCHSI.COM

BLDR-012987-2022	Type: Building Permit (Residential)	District:	Main Address:	6476 Sunset Dr
Status: Issued	Workclass: New Construction (Residential)	Project: BAIN FAMILY	Parcel: 316527	Daphne, AL 36526
Application Date: 08/30/2022	Issue Date: 09/07/2022	Expiration: 03/14/2023	Last Inspection: 09/15/2022	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$340,210.38	Fee Total: \$1,854.64	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 274583	Number of Stories: 0	Heated and Cooled Square Feet: 1820	Non-Heated and Cooled Square Feet: 1086	Non-Heated and Cooled Valuation: 65627
IRC Residential Building Code Year: 2018	Subdivision: BAIN FAMILY	Lot Number: 2	Watershed: UT Mobile Bay	

Description: LOT 2 BAIN FAMILY SUBDIVISION

Contractor: HOLLEY HOMES, LLC 3817 ST ANDREWS DR MOBILE, AL 36693 sjg3817@aol.com

BLDR-013013-2022	Type: Building Permit (Residential)	District:	Main Address:	23742 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel: 356046	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$345,850.21	Fee Total: \$1,880.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 685	Non-Heated and Cooled Valuation: 41394.6
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 718	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 718 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013014-2022	Type: Building Permit (Residential)	District:	Main Address:	23720 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$351,288.91	Fee Total: \$1,911.15	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 775	Non-Heated and Cooled Valuation: 46833.3
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 715	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 715 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013015-2022	Type: Building Permit (Residential)	District:	Main Address:	23719 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 722	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 722 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013016-2022	Type: Building Permit (Residential)	District:	Main Address:	23649 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 729	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 729 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013017-2022	Type: Building Permit (Residential)	District:	Main Address:	23700 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 713	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 713 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013018-2022	Type: Building Permit (Residential)	District:	Main Address:	23708 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 714	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 714 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013019-2022	Type: Building Permit (Residential)	District:	Main Address:	23688 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 712	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 712 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013021-2022	Type: Building Permit (Residential)	District:	Main Address:	23640 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 707	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 707 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013022-2022	Type: Building Permit (Residential)	District:	Main Address:	23584 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 701	Lot Number: 14	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 701 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013023-2022	Type: Building Permit (Residential)	District:	Main Address:	23596 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 702	Lot Number: 14	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 702 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013024-2022	Type: Building Permit (Residential)	District:	Main Address:	23664 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 709	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 709 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013025-2022	Type: Building Permit (Residential)	District:	Main Address:	23680 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 711	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 711 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013026-2022	Type: Building Permit (Residential)	District:	Main Address:	23728 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 716	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 716 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013029-2022	Type: Building Permit (Residential)	District:	Main Address:	23736 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$345,850.21	Fee Total: \$1,880.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 685	Non-Heated and Cooled Valuation: 41394.6
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 717	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 717 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013030-2022	Type: Building Permit (Residential)	District:	Main Address:	23669 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$345,850.21	Fee Total: \$1,880.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 685	Non-Heated and Cooled Valuation: 41394.6
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 727	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 727 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013031-2022	Type: Building Permit (Residential)	District:	Main Address:	23612 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 704	Lot Number: 14	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 704 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013032-2022	Type: Building Permit (Residential)	District:	Main Address:	23677 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 726	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 726 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013034-2022	Type: Building Permit (Residential)	District:	Main Address:	23748 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 719	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 719 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013035-2022	Type: Building Permit (Residential)	District:	Main Address:	23604 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$345,850.21	Fee Total: \$1,880.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 685	Non-Heated and Cooled Valuation: 41394.6
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 703	Lot Number: 14	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 703 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013036-2022	Type: Building Permit (Residential)	District:	Main Address:	23754 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 720	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 720 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013037-2022	Type: Building Permit (Residential)	District:	Main Address:	23572 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 700	Lot Number: 14	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 700 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013038-2022	Type: Building Permit (Residential)	District:	Main Address:	23560 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/01/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$351,288.91	Fee Total: \$1,911.15	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 775	Non-Heated and Cooled Valuation: 46833.3
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 698	Lot Number: 14	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 698 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013040-2022	Type: Building Permit (Residential)	District:	Main Address:	23661 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/02/2022	Issue Date: 09/07/2022	Expiration: 03/06/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 728	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 728 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013055-2022	Type: Building Permit (Residential)	District:	Main Address:	23641 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 730	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 730 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013056-2022	Type: Building Permit (Residential)	District:	Main Address:	23711 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 723	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 723 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013057-2022	Type: Building Permit (Residential)	District:	Main Address:	23703 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$345,850.21	Fee Total: \$1,880.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 685	Non-Heated and Cooled Valuation: 41394.6
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 724	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 724 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013058-2022	Type: Building Permit (Residential)	District:	Main Address:	23615 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 732	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 732 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013059-2022	Type: Building Permit (Residential)	District:	Main Address:	23609 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 733	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 733 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013062-2022	Type: Building Permit (Residential)	District:	Main Address:	23685 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$278,008.89	Fee Total: \$1,536.11	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 244108	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 33901.2
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 725	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 725 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013064-2022	Type: Building Permit (Residential)	District:	Main Address:	23567 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$278,008.89	Fee Total: \$1,536.11	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 244108	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 33901.2
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 737	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 737 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013065-2022	Type: Building Permit (Residential)	District:	Main Address:	23627 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/06/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 731	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 731 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013082-2022	Type: Building Permit (Residential)	District:	Main Address:	7859 Elderberry Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Timber Creek	Parcel:	Daphne
Application Date: 09/07/2022	Issue Date: 09/20/2022	Expiration: 03/20/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$360,773.14	Fee Total: \$2,005.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 306870	Number of Stories: 0	Heated and Cooled Square Feet: 2034	Non-Heated and Cooled Square Feet: 892	Non-Heated and Cooled Valuation: 53903.6
IRC Residential Building Code Year: 2018	Subdivision: TIMBERCREEK	Subdivison Unit or Phase: 11	Lot Number: 34	Watershed: Tiawasee

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 34 PHASE 11 TIMBERCREEK

Contractor: CECIL H PARMER 29589 ST JOHN ST DAPHNE, AL 251-209-9251 lavadaparmer@gmail.com

BLDR-013095-2022	Type: Building Permit (Residential)	District:	Main Address:	1275 Co Rd 64
Status: Issued	Workclass: New Construction (Residential)	Project:	Parcel:	Daphne, AL 36526
Application Date: 09/08/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$616,050.51	Fee Total: \$3,285.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 558219	Number of Stories: 0	Heated and Cooled Square Feet: 3700	Non-Heated and Cooled Square Feet: 957	Non-Heated and Cooled Valuation: 57831.5
IRC Residential Building Code Year: 2018	Subdivision: RANDALL	Subdivison Unit or Phase: 2	Lot Number: 9B	Zoned: R-2

Description: LOT 9B RANDALL SUBDIVISION

Contractor: LUXURY LIVING BUILDERS 29359 OAKSTONE DRIVE S DAPHNE, AL 36526 luxurylivingbld@mchsi.com

BLDR-013096-2022	Type: Building Permit (Residential)	District:	Main Address:	1255 Co Rd 64
Status: Issued	Workclass: New Construction (Residential)	Project:	Parcel:	Daphne, AL 36526
Application Date: 09/08/2022	Issue Date: 09/09/2022	Expiration: 03/08/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$640,622.56	Fee Total: \$3,405.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 575116	Number of Stories: 0	Heated and Cooled Square Feet: 3812	Non-Heated and Cooled Square Feet: 1084	Non-Heated and Cooled Valuation: 65506.1
IRC Residential Building Code Year: 2018	Subdivision: RANDALL	Subdivison Unit or Phase: 2	Lot Number: 9A	Zoned: R-2

Description: LOT 9A PHASE 2 RANDALL SUBDIVISION

Contractor: LUXURY LIVING BUILDERS 29359 OAKSTONE DRIVE S DAPHNE, AL 36526 luxurylivingbld@mchsi.com

BLDR-013127-2022	Type: Building Permit (Residential)	District:	Main Address:	23853 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$278,008.89	Fee Total: \$1,536.11	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 244108	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 33901.2
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 682	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 682 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013129-2022	Type: Building Permit (Residential)	District:	Main Address:	23599 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 734	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 734 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013130-2022	Type: Building Permit (Residential)	District:	Main Address:	23591 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 14	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$345,850.21	Fee Total: \$1,880.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 685	Non-Heated and Cooled Valuation: 41394.6
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 14	Lot Number: 735	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 735 PHASE 14 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013131-2022	Type: Building Permit (Residential)	District:	Main Address:	23861 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 683	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 683 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013146-2022	Type: Building Permit (Residential)	District:	Main Address:	105 Hemphill Cir
Status: Issued	Workclass: New Construction (Residential)	Project: Lake Forest	Parcel: 8772	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/12/2022	Expiration: 03/22/2023	Last Inspection: 09/23/2022	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$293,510.62	Fee Total: \$1,570.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 243052	Number of Stories: 0	Heated and Cooled Square Feet: 1611	Non-Heated and Cooled Square Feet: 835	Non-Heated and Cooled Valuation: 50459.1
IRC Residential Building Code Year: 2018	Subdivision: LAKE FOREST	Subdivison Unit or Phase: 24	Lot Number: 152	Zoned: R-3
Watershed: Tiawasee	Flood Zone: X			

Description: LOT 152 PH 24 LAKE FOREST

Contractor: TAG HOMES 106 BLACK OAK WAY DAPHNE, AL 36526 TAGALLOWAY99@GMAIL.COM

BLDR-013148-2022	Type: Building Permit (Residential)	District:	Main Address:	23957 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 692	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 692 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013149-2022	Type: Building Permit (Residential)	District:	Main Address:	23871 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.74	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 684	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 684 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013150-2022	Type: Building Permit (Residential)	District:	Main Address:	23843 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 681	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 681 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013151-2022	Type: Building Permit (Residential)	District:	Main Address:	23889 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$278,008.89	Fee Total: \$1,536.11	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 244108	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 33901.2
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 685	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 685 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013152-2022	Type: Building Permit (Residential)	District:	Main Address:	23917 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/12/2022	Issue Date: 09/13/2022	Expiration: 03/13/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$278,008.89	Fee Total: \$1,536.11	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 244108	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 33901.2
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 688	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 688 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013163-2022	Type: Building Permit (Residential)	District:	Main Address:	23941 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/14/2022	Issue Date: 09/16/2022	Expiration: 03/15/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 691	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 691 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013164-2022	Type: Building Permit (Residential)	District:	Main Address:	23935 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/14/2022	Issue Date: 09/16/2022	Expiration: 03/15/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$278,008.89	Fee Total: \$1,536.11	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 244108	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 33901.2
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 690	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 690 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013165-2022	Type: Building Permit (Residential)	District:	Main Address:	23899 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/14/2022	Issue Date: 09/16/2022	Expiration: 03/15/2023	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 686	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 686 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013166-2022	Type: Building Permit (Residential)	District:	Main Address:	23925 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/14/2022	Issue Date: 09/16/2022	Expiration: 03/15/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 689	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 689 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013209-2022	Type: Building Permit (Residential)	District:	Main Address:	23672 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/15/2022	Issue Date: 09/19/2022	Expiration: 03/20/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$351,288.91	Fee Total: \$1,911.15	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 304456	Number of Stories: 0	Heated and Cooled Square Feet: 2018	Non-Heated and Cooled Square Feet: 775	Non-Heated and Cooled Valuation: 46833.3
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 710	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 710 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013210-2022	Type: Building Permit (Residential)	District:	Main Address:	23907 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/15/2022	Issue Date: 09/19/2022	Expiration: 03/20/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$299,187.84	Fee Total: \$1,644.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 31544.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 687	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

PERMITS ISSUED BY (09/01/2022 TO 09/30/2022)

Description: LOT 687 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-013271-2022	Type: Building Permit (Residential)	District:	Main Address:	23516 Unbridled Loop
Status: Issued	Workclass: New Construction (Residential)	Project: Jubilee Farms Phase 11	Parcel:	Daphne, AL 36526
Application Date: 09/22/2022	Issue Date: 09/26/2022	Expiration: 03/27/2023	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$305,653.85	Fee Total: \$1,674.82	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 267643	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 38010.5
IRC Residential Building Code Year: 2018	Subdivision: JUBILEE FARMS	Subdivison Unit or Phase: 11	Lot Number: 693	Zoned: PUD
Watershed: Fish River	Flood Zone: X			

Description: LOT 693 PHASE 11 JUBILEE FARMS

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

Value total for Work Class New Construction (Residential):	Fee total for Work Class New Construction (Residential):
\$17,283,594.72	\$107,124.61

Value total for Permit Type Building Permit (Residential): \$17,283,594.72	PERMITS ISSUED for Permit Type: 53
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GRAND TOTAL VALUE: \$18,906,994.72	GRAND TOTAL FEES: \$107,124.61	GRAND TOTAL OF PERMITS: 55
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* Indicates active hold(s) on this permit



PERMIT ISSUANCE SUMMARY (09/01/2022 TO 09/30/2022) FOR CITY OF DAPHNE

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Permit (Commercial)	Alteration or Remodel	3	0	\$179,582.00	\$1,290.20
	Cell Tower	1	0	\$69,000.00	\$708.98
	Deck	1	0	\$3,900.00	\$80.48
	Demolition	1	0	\$0.00	\$150.00
	Interior Build Out	2	0	\$90,000.00	\$955.00
	Misc.	1	0	\$19,000.00	\$136.66
	New Construction (Commercial)	2	0	\$1,623,400.00	\$12,675.10
BUILDING PERMIT (COMMERCIAL) TOTAL:		11	0	\$1,984,882.00	\$15,996.42
Building Permit (Residential)	Addition	3	0	\$125,440.00	\$2,365.35
	Alteration or Remodel	7	0	\$290,504.00	\$1,759.37
	Misc.	2	0	\$14,094.00	\$164.40
	New Construction (Residential)	53	0	\$17,283,594.72	\$94,449.51
	Pool	2	0	\$798,015.00	\$904.07
	Repair	1	0	\$4,000.00	\$46.24
	Re-Roof	25	0	\$445,055.83	\$3,050.08
	Sunroom	1	0	\$78,898.00	\$462.38
	Termite Repair	1	0	\$3,986.00	\$76.24
BUILDING PERMIT (RESIDENTIAL) TOTAL:		95	0	\$19,043,587.55	\$103,277.64
Certificate of Occupancy	Certificate of Occupancy	40	0	\$0.00	\$0.00
CERTIFICATE OF OCCUPANCY TOTAL:		40	0	\$0.00	\$0.00
Electrical Permit (Commercial)	Misc.	4	0	\$11,000.00	\$459.35
	New Construction (Commercial)	1	0	\$6,000.00	\$116.00
ELECTRICAL PERMIT (COMMERCIAL) TOTAL:		5	0	\$17,000.00	\$575.35
Electrical Permit (Residential)	Misc.	15	0	\$71,308.28	\$867.49
	New Construction (Residential)	24	0	\$0.00	\$2,709.46
	Pool Bonding	4	0	\$5,400.00	\$133.46
ELECTRICAL PERMIT (RESIDENTIAL) TOTAL:		43	0	\$76,708.28	\$3,710.41
Gas Permit (Residential)	Gas Permit (Residential)	3	0	\$3,000.00	\$106.92
GAS PERMIT (RESIDENTIAL) TOTAL:		3	0	\$3,000.00	\$106.92
HVAC Permit (Commercial)	Change Out HVAC	7	0	\$35,535.00	\$854.89
	Misc.	1	0	\$39,100.00	\$642.70
	New Construction (Commercial)	13	0	\$87,425.58	\$2,210.44
HVAC PERMIT (COMMERCIAL) TOTAL:		21	0	\$162,060.58	\$3,708.03
HVAC Permit (Residential)	HVAC Changeout	10	0	\$91,658.00	\$786.04
	Misc.	1	0	\$11,988.00	\$87.34
	New Construction (Residential)	40	0	\$0.00	\$4,633.82
HVAC PERMIT (RESIDENTIAL) TOTAL:		51	0	\$103,646.00	\$5,507.20
Land Disturbance New Residential Land Disturbance		15	0	\$0.00	\$1,541.25
LAND DISTURBANCE NEW RESIDENTIAL HOME TOTAL:		15	0	\$0.00	\$1,541.25

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.

PERMIT ISSUANCE SUMMARY (09/01/2022 TO 09/30/2022)

Permit Type	Permit Work Class *	Permits Issued	Square Feet	Valuation	Fees Paid
Plumbing Permit (Commercial)	Misc.	1	0	\$1,000.00	\$114.05
	New Contruction (Commercial)	1	0	\$44,000.00	\$704.00
PLUMBING PERMIT (COMMERCIAL) TOTAL:		2	0	\$45,000.00	\$818.05
Plumbing Permit (Residential)	Misc.	2	0	\$48,115.00	\$303.11
	New Construction (Residential)	40	0	\$0.00	\$4,520.80
PLUMBING PERMIT (RESIDENTIAL) TOTAL:		42	0	\$48,115.00	\$4,823.91
Site Disturbance	Site Disturbance (Commercial with CI)	3	0	\$0.00	\$38,125.00
SITE DISTURBANCE TOTAL:		3	0	\$0.00	\$38,125.00
GRAND TOTAL:		331	0	\$21,483,999.41	\$178,190.18

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

REGIONAL TRAINING CENTER AGREEMENT

This agreement ("Agreement") is hereby made and entered into on the 31st day of August, 2022 by and between the **Alabama Fire College and Personnel Standards Commission** ("Fire College") and Daphne ("City"), an Alabama municipality, or N/A "Consortium of Cities (still referenced below as "City").

WHEREAS, the Fire College has agreed to utilize the premises located at (the "Facility") to provide classroom space and associated facilities for training use scheduled from August 31st, 2022 through August 31st, 2027 ("term").

NOW, THEREFORE, considering the above, the parties agree as follows:

SECTION 1. USE OF FACILITY ALLOWED; CLASS REGISTRATION, PARTICIPATION AND SCHEDULING; TUITION; INSTRUCTORS. City agrees to allow Fire College the use of the Facility to provide a training area for the Class during the term set forth herein. Fire College will be responsible for all scheduling and registration of classes and training therein. Only the Fire College may schedule non-Tier I training courses (as defined by the Fire College). City agrees that such Class will be open to any student enrolled therein by the Fire College and will not be solely limited to City participants, unless otherwise agreed herein. Tuition from Class participants shall be collected and shared between the parties hereto as set forth in Section 3 of this agreement. The Fire College must approve any and all Class instructors. Instructors for non-Tier I classes are limited to instructors of the Fire College. It shall be the responsibility of the Fire College to approve or deny any class based on scheduling or need.

SECTION 2. EQUIPMENT. Equipment for the Class will be provided as set forth on the Course Application. If not specifically delineated, personnel, supplies, equipment, props, and expertise shall be provided by the RTC. In the event that City agrees to provide certain Class equipment as further delineated on the Course Application, then the Fire College reserves the right to approve all equipment types and quantities to be used in the Class if the Class participants are to obtain certification. However, the City is responsible for all maintenance of such equipment and for the safety and fitness of purpose for any equipment owned by the City and used in the Classes.

SECTION 3. COMPENSATION. The Fire College shall be compensated for all services performed and/or goods or materials supplied by the Fire College pursuant to this Agreement. Likewise, the City shall be compensated for Facility space provided by the City pursuant to this

Agreement. Except for EMS classes, the amount of such compensation to the City shall be 30% of course profit unless otherwise noted on the Course Application and agreed to by both parties. The RTC will be reimbursed for instructors provided by the RTC based on the current Fire College scale and limited to lead instructor only unless an additional instructor is approved prior to course delivery. A flat rate of \$200 will be used in calculating course profit to cover testing, certification, and proctor costs for all certification and EMS Classes. EMS Site revenue sharing shall be based on the number of students enrolled in each class and will be evaluated on a case-by-case basis.

SECTION 4. CLASS SIGNAGE. City will permit the Fire College to place signs at the Facility to direct students to Class events. Fire College agrees that any such sign will comply with City sign regulations and that each sign shall be at the expense of the Fire College. In the event that the City desires to place signage at the Facility related to the Class, the Fire College must approve (in advance of the placement of the sign) the use of the Fire College's name and logo on any such sign(s).

SECTION 5. INDEMNIFICATION FOR CITY AND FIRE COLLEGE. It is agreed that individual Class participants shall release, indemnify and save City and Fire College harmless from any claims made by any person, firm or corporation against City and Fire College for injury to the participant's property or person arising directly or indirectly out of the Class.

SECTION 6. CANCELLATION AND TERMINATION OF AGREEMENT. This Agreement may be cancelled and/or terminated at any time, with or without cause, by either party hereto upon giving seven (7) days written notice to the other party as provided herein. This Agreement is contingent upon the RTC hosting at least one class per calendar year. Otherwise, this Agreement shall expire at midnight on the date stated above as the end of the term.

IN WITNESS WHEREOF, the undersigned have entered into this Agreement on the date first written above.

**ALABAMA FIRE COLLEGE AND
PERSONNEL STANDARDS COMMISSION**

By:

Its: David M. Friel
Executive Director

CITY

By: _____

Name:

Its:

By: _____

Name:

Its:



COMMUNITY DEVELOPMENT

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT AGENDA
OCTOBER 6, 2022 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

1. CALL TO ORDER - 6:11 p.m.
2. CALL OF ROLL - Present W. Robison, C. Courson, C. Covert, D. Wolstenholme arrived 6:11 p.m.
3. APPROVAL OF MINUTES - Approved

April 7, 2022

4. OLD BUSINESS - None
5. NEW BUSINESS - Approved contingent upon satisfying the following: submitting a site plan to the Planning Commission to review for compliance with Federal, State and Local regulations; and providing a plan that shows a functional and safe plan for drop-off/pick-up in the parking lot, additional parking to accommodate the number of teachers (1 space per teacher), and installation of fencing in outdoor play areas; and upon ADA compliant parking.

Appeal #2022-04 Patricia Grant/Torren McGaster

A request for a Special Exception to the Daphne Land Use and Development Ordinance has been filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, would allow the operation of a before & after-school program for children ages 4-12. The property is 26450 Pollard Road, which is in a B-2, General Business Zone.

Election of Officers - Chairman, W. Robison, Vice Chair - C. Courson

6. ADJOURNMENT - 6:46 p.m.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF APRIL 7, 2022 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Chairman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called thereafter and the number of members present constituted a quorum.

Members Present:

Clay Covert
Derek Wolstenholme
Carolyn Courson, Vice Chair
Willie Robison, Chairman

Members Absent:

Herb Cole
Billy Mayhand
Tasha Quinnelly

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary
Tyler Thull, Attorney

Staff Absent:

Shawn Alves, BZA Attorney

Chairman called for the **Approval of Minutes** of the December 2, 2021 meeting. There were no corrections, additions or deletions.

The Minutes were approved unanimously.

Chairman called the item under new business on the agenda, **Appeal #2022-01**, an Administrative Review filed by Hilton Garden Inn, purporting that the Daphne Code Enforcement Officer erred in his denial of Hilton Garden Inn's sign permit request, has been filed with the City of Daphne Board of Zoning Adjustment. The Chairman opened the floor for public participation.

Mr. Orin Robinson of Victor Sign Company, the agent for Hilton Garden stated in June of last year he was approached to repair lighting and replace the facing of the Hilton Garden sign. He said he had a conversation with Matt Creel, the then Code Enforcement Officer in June of last year and Officer Creel informed him to go ahead and do the electrical repair, hold off on anything else and apply for a sign permit because there were some issues and he needed to check with his superiors and the legal department since the sign was legal nonconforming, and this was a decision Officer Creel could make on his own. Since then Officer Creel has retired. Mr. Kennedy, the new Code Enforcement Officer denied the sign permit and in February sent a denial letter thus, I was required to do an administrative review request of his denial decision. The reason I am here is that we still want to do the repairs and upgrade the sign with the same lettering and colors since it has been there for so long, but if not, we will do something different.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF APRIL 7, 2022 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

The Board questioned when the sign had been erected and was it conforming when it was built, and why is it considered legal nonconforming now.

Code Enforcement Officer, William "Billy" Kennedy, clarified that the sign had been in existence prior to annexation in 1988 and it was in excess of 90' tall with two faces of 184" per face. He cited several statements from the Land Use & Development Ordinance and indicated that all city parties agreed it was time for the sign to come into compliance.

The Board questioned was there an ordinance change.

Mr. Kennedy explained yes, due to wind ratings since we have so many wind weather events in this part of region.

The Chairman asked the Board for further discussion and being none, he called for those in favor of the appeal, being none, he called for those in opposition, being none, he closed public participation and asked for an affirmative motion.

A **Motion** was made by **Ms. Courson** and Seconded by **Mr. Covert** to **approve Appeal #2022-01, made by Hilton Garden Inn.**

Upon roll call vote, **the Motion failed.**

Mr. Covert	Aye
Ms. Courson	Nay
Mr. Wolstenholme	Nay
Mr. Robison	Nay

The Chairman stated the motion failed, you may go by Community Development after 9:00 a.m. in the morning to pick up your paperwork.

The Chairman called the next item on the agenda, **Appeal 2022-02, Frederick & Eleanor Joiner**, a request for a Variance to the Daphne Land Use & Development Ordinance has been filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, would allow the construction of a garage to encroach 18.4' into the 30' rear yard setback. The property is 10512 Secretariat Boulevard, which is zoned PUD, Planned Unit Development. The Chairman opened the floor for public participation.

The applicant, Mrs. Eleanor Joiner, thanked the Board for hearing her plea for an attachment onto their existing two-car garage because her husband is a Leukemia patient and needs her help to do everything. She stated he has 3 to 4 appointments on any given week, and it was a lot to get him into their truck on the slanted driveway outside of the garage in inclement weather. She explained that there is a parked car and furniture inside the existing two-car garage and she pleaded with the Board to grant her request.

Ms. Jones explained the criteria for granting a variance.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF APRIL 7, 2022 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

She said this lot and others near the intersection in the Jubilee Farms Planned Unit Development are designed to slope toward the road to facilitate stormwater management.

After citing the criteria from the Land Use & Development Ordinance, Ms. Jones said the application does not meet the established criteria required to approve a variance and recommended denial of the request.

The Board explained the parameters of a variance hardship and informed Mrs. Joiner that her hardship was personal and there was not a hardship on the land at all. The Board reviewed options that were available and suggested that she rethinks this request and withdraw. If the appeal was voted on tonight and it did not get approved she could not come back before the Board for a year with any other request related to this type of variance, but if she withdrew she could submit and pay the fees again at any time.

Ms. Joiner withdrew her appeal.

The Chairman called the next item on the agenda, **Appeal 2022-03, Joseph & Shelby Norton**, a request for a variance to the Daphne Lane Use & Development Ordinance has been filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, will allow the construction of a new residence to encroach 5' into the 15' side yard setback. The land is PPIN #26444, which is zoned R-1, Low Density Single Family Residential. The Chairman opened the floor for public participation.

Mr. Norton, the applicant, stated that he was a resident and business owner in Daphne. He cited his lot was roughly four and a half acres and highly irregular in shape, and narrow where the house is now and the utilities are on the rear of the lot. He also cited that he planned to take down the existing house which was an old fish camp that basically had been added on too many times because the foundation was found to be irreparable, but he wants to go with the same area footprint, hence his need for the variance.

The Board discussed the size and shape of the lot from Main Street to the Bay, and the demolition of the existing house.

Ms. Jones explained that the lot was zoned R-1, Low Density Single Family Residential, meaning the setbacks for the north and south side yard are 15, and the existing house already encroaches 5', but it was built prior to the adoption of the 1987 Land Use & Development Ordinance. The property lines are not straight and there are bulkheads to the west. The applicant meets the criteria for granting a variance due to size, shape and topographic challenges, therefore staff recommends approval.

The Chairman closed public participation for those in favor of the appeal and called for those in opposition, being none, he closed public participation and asked for an affirmative motion.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF APRIL 7, 2022 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

A **Motion** was made by **Ms. Courson** and **Seconded** by **Mr. Wolstenholme** to approve **Appeal #2022-03, Joseph & Shelby Norton's**, request for a **Variance** to the **Daphne Land Use & Development Ordinance** filed with the **City of Daphne Board of Zoning Adjustment**. The property is **PPIN #26444**, which is zoned **R-1, Low Density Single Family Residential**. The request allows the construction of a proposed new residence to encroach 5' into the 15' south side yard setback.

Upon roll call vote, the **Motion** carried unanimously.

Mr. Covert	Aye
Ms. Courson	Aye
Mr. Wolstenholme	Aye
Mr. Robison	Aye

The Chairman stated the motion is approved, you may go by Community Development after 9:00 a.m. to pick up your paperwork.

There being no other business Chairman called for a **Motion to Adjourn**.

A **Motion** was made by **Ms. Courson** and **Seconded** by **Mr. Wolstenholme** to adjourn. There was no discussion of the motion.

The **Motion** carried unanimously.

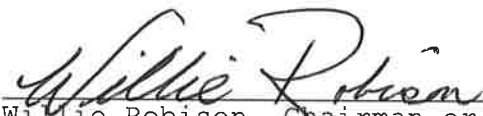
The meeting adjourned at 6:53 p.m.

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: October 6, 2022



Willie Robison, Chairman or
C. Courson, Vice Chairwoman

Accepted by:

Chairman, Daphne Utilities



APPROVED MINUTES

Utilities Board Meeting

Council Chambers, Daphne City Hall ♦ August 31, 2022 ♦ 5:00 p.m.

I. Call to Order

The regular August 2022 Board meeting for the Utilities Board of the City of Daphne was held on August 31, 2022, in the Council Chambers at Daphne City Hall and called to order at 5:01 p.m. by Chairwoman Selena Vaughn, followed by the Roll Call:

II. Roll Call

Members Present: Selena Vaughn, Chairwoman
Tim Patton, Vice Chairman
Billy Mayhand, Secretary/Treasurer
Councilman Joel Coleman, Board Member

Members Absent: Mayor Robin LeJeune, Board Member

Others Present: Jerry Speegle – Board Attorney
Scott Polk – General Manager
Bobby Purvis – Operations Manager
Teresa Logiotatos – Finance Manager
Lexus Carlee – Finance Specialist
Drew Klumpp – Administrative Services Manager
Samantha Coppels – Communications Manager
Lori Wilson – Executive Assistant

Others Absent:

III. Pledge of Allegiance

The Chairwoman led the Board and meeting attendees in the Pledge of Allegiance.

IV. Approval of Minutes

Utilities Board Meeting Minutes July 27, 2022

The Chairwoman requested any additions, corrections, or deletions for the submitted minutes of the July 27, 2022, Daphne Utilities Board meeting.

With no additions, deletions, or corrections, the Chairwoman declared that the submitted July 27th minutes would stand approved.

V. OLD BUSINESS - No Old Business.

VI. NEW BUSINESS – No Old Business.

VII. BOARD ATTORNEY’S REPORT

Mr. Jerry Speegle had nothing to add to his submitted report.

VIII. FINANCIAL REPORT

Finance Specialist Lexus Carlee reviewed the financials for July 2022 for the Board, highlighting: the revenue, expenses, net income and the check history report. Mr. Jason Pierce, Wastewater Collection Supervisor, gave a clarification to Vice Chairman Tim Patton’s question regarding lift station expenses.

Chairwoman Vaughn mentioned to Mr. Speegle of the possibility of Executive Session at the end of the regular meeting.

IX. GENERAL MANAGER’S REPORT

A. GM Report

General Manager Scott Polk updated the Board on: the new well at Diamante; well #2/#15; 4th Street water/sewer expansion; 3rd Street water expansion; the Grit Removal System bid status; the GOMESA grant for North Main Street Sewer Line Upgrade; the Administration office remodel; a budget work session timeline; the meeting on the 20-year Water Reclamation Facility Capital Improvement plan; the 5-Year Strategic Plan; a utility easement at the site of the new City animal shelter; recent sso’s that occurred; and finally the latest awards from the Alabama Water and Pollution Control Association.

Mr. Polk commended the Josh, Mr. Huskey and Public Works department for their assistance in securing the entrance to the WRF after a drainage ditch erosion was exacerbated by recent rains and also praised our operations employees dealing with overflows for their hard work.

B. Operations Report

Mr. Bobby Purvis updated the Board on water quality, water distribution, and wastewater collection sso’s. He noted that the renewal of the gas in Daphmont was continuing to move forward; commended the Facilities Support staff and the work they do to support the Utilities; advised of the initiative to increase our GIS to accurately map our infrastructure and include our CIP.

Samantha Coppels reminded the Board of the grants timeline.

C. Engineering & Consulting Reports – nothing further was added to the submitted reports.

X. BOARD ACTION – Previously addressed.

XI. PUBLIC PARTICIPATION –

Chairwoman Vaughn invited any public participants to address the Board and with no participants, closed Public Participation at 5:26pm.

Chairwoman Vaughn then called for Executive Session, stating that there will be no vote or action taken upon adjourning from Executive Session.

- XII. EXECUTIVE SESSION** – Mr. Jerry Speegle gave the purpose for the Session which was to discuss a controversy that is imminently likely to be litigated or imminently likely to be litigated if the governmental body pursues or proposes a course of action, which comes from the statute and that is the exception, and he declared that the purpose of the Executive Session to be proper.

XIII. BOARD COMMENTS –

Councilman Joel Coleman and Mr. Billy Mayhand had no comment; Mr. Tim Patton congratulated the staff on the awards.

Mrs. Wilson reminded the Board of next month's Board Officer elections.

MOTION by Councilman Joel Coleman to adjourn into Executive Session as per the recommendation from Mr. Jerry Speegle; Motion was Seconded by Billy Mayhand.

AYE: Coleman, Mayhand, Patton, Vaughn NAY: ABSENT: LeJeune ABSTAIN: MOTION CARRIED

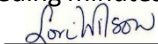
The Board adjourned into Executive Session at 5:27pm.
The Board reconvened from Executive Session at 5:50pm.

XIV. ADJOURNMENT

With no further discussions, the Chairwoman called for adjournment at 5:50pm.

The meeting adjourned at 5:50pm.

Preceding minutes submitted to the Daphne Utilities Board by:



Lori Wilson, Executive Assistant, Daphne Utilities



City of Daphne Event Permit Application

TYPE OF PERMIT:

- ☒ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only)
☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: MACEDONIA BAPTIST CHURCH

APPLICANT NAME: JAMIE FOSTER

STREET: 902 DAPHNE AVE

CITY, STATE, ZIP: DAPHNE, ALABAMA 36526

CONTACT PHONE: 251 259-1374

EMAIL: FOSTERJAMIE76@GMAIL.COM

"ON SITE" CONTACT PERSON DAY OF EVENT: SAME AS ABOVE

CELL PHONE: _____

EMAIL: _____

EVENT INFORMATION

EVENT NAME: FALL FELLOWSHIP FESTIVAL

TYPE OF/PURPOSE OF EVENT: BRINGING THE COMMUNITY TOGETHER FOR A DAY OF FOOD, FUN, AND FELLOWSHIP

EVENT DATE: OCTOBER 30, 2022

TIME (START- END): 10:00a.m. -3:00 p.m.

ASSEMBLY TIME: _____

PARTICIPANTS/VEHICLES: 100

EVENT LOCATION: 902 DAPHNE AVE

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): We will have games and activities for all to participate in. Bounce houses will be included also.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☒ Yes* ☐ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☐ No *If Yes, please indicate quantity & location: _____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☐ Yes* ☒ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☒ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X \$321.00 10' X 10' # _____ X \$123.00/EACH

TABLES: 8' L # _____ X \$45.00/EACH CHAIRS: # _____ X \$12.00/EACH

OTHER SPECIAL REQUESTS: The request is for the road to be closed on both the entrance and exit of Guarisco Street.

This will ensure the safety of all participants, especially the children.

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: JF

Is your event open to the general public? ☒ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☒ Yes ☐ No

Facebook.com? ☒ Yes ☐ No Instagram? ☐ Yes ☐ No LinkedIn? ☐ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☒ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they **MUST** be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will result in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: _____

Jamie Foster

DATE: _____

10-7-22

INTERNAL USE ONLY

DATE REC'D: _____

10/7/2022

CITY CLERK: _____

FIRE DEPT: _____

S.G. Taylor

APPROVED ROUTE: _____

POLICE DEPT: _____

Dana Carpenter

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

[Signature]

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid \$ _____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No



City of Daphne Event Permit Application

TYPE OF PERMIT:

- ☒ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only)
☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Congregation Mayim Chayim
APPLICANT NAME: Rabbi David Tokajer
STREET: 10526 CR 64 CITY, STATE, ZIP: Daphne, AL 36526
CONTACT PHONE: 251-279-0068 EMAIL: rabbi@shalomeasternshore.com
"ON SITE" CONTACT PERSON DAY OF EVENT: Rabbi David Tokajer
CELL PHONE: 251-295-1484 EMAIL: rabbi@shalomeasternshore.com

EVENT INFORMATION

EVENT NAME: Public Hanukkah Menorah Lighting
TYPE OF/PURPOSE OF EVENT: Hanukkah Celebration
EVENT DATE: 12/22/2022 TIME (START- END): 5:30-9:00 pm
ASSEMBLY TIME: _____ # PARTICIPANTS/VEHICLES: 250
EVENT LOCATION: Daphne City Hall Steps

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): We will have multiple easy-up tents for various activities for children and for some snacks and hot drinks. We will have a large electric menorah to light, along with a sound system and live music. We'll also have tables under the easy-up tents as well.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☐ Yes* ☒ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☒ No *If Yes, please indicate quantity & location: _____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☒ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☒ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X \$321.00 10' X 10' # _____ X \$123.00/EACH

TABLES: 8' L # _____ X \$45.00/EACH CHAIRS: # _____ X \$12.00/EACH

OTHER SPECIAL REQUESTS: _____

MARKETING & COMMUNICATIONS

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Is your event open to the general public? ☒ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☒ Yes ☐ No

Facebook.com? ☒ Yes ☐ No Instagram? ☐ Yes ☐ No LinkedIn? ☐ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☒ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they **MUST** be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

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Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will result in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: _____



DATE: 10/10/2022

INTERNAL USE ONLY

DATE REC'D: 10/10/2022

CITY CLERK: _____

FIRE DEPT: [Signature]

APPROVED ROUTE: _____

POLICE DEPT: [Signature]

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: [Signature]

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid \$ _____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2022-62**

**AN ORDINANCE AMENDING THE CITY OF DAPHNE'S
LAND USE AND DEVELOPMENT ORDINANCE 2011-54, AS ADOPTED BY THE
CITY COUNCIL ON JULY 18, 2011**

**ARTICLE XI, MINIMUM STANDARDS AND REQUIRED IMPROVEMENTS FOR
SUBDIVISIONS AND COMMERCIAL SITE DEVELOPMENTS**

**ARTICLE XVIII, DRAINAGE, STORM WATER MANAGEMENT FACILITIES AND
EROSION/SEDIMENT CONTROL**

WHEREAS, the City Council of the City of Daphne, after due consideration, believes that certain revisions to the City of Daphne Land Use & Development Ordinance are necessary for the proper administration of said Ordinance; and

WHEREAS, at the City of Daphne Planning Commission regular meeting on August 25, 2022, the Commission considered certain proposed amendments to the City of Daphne Land Use & Development Ordinance, Ordinance 2011-54 (as previously amended), and set forth a favorable recommendation to the City Council of the City of Daphne; and

WHEREAS, due notice of said proposed amendment has been provided to the public as required by law through publication and open display at the Daphne Public Library and City Hall, and a public hearing was held before the City Council on October 17, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA as follows:

SECTION 1. AMENDMENTS TO ARTICLE XI, MINIMUM STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND COMMERCIAL SITE DEVELOPMENTS

(A) Section 11-2 of Article XI of the Land Use and Development Ordinance is hereby amended by inserting the following after the second paragraph thereof:

All developments, whether commercial, residential, institutional, public, or semi-public, shall comply with the provisions of Ordinance 2019-10, Flood Prevention Ordinance, as the same may be amended from time to time, and all development plans shall denote the flood zone on the construction plan cover/title sheet.

All proposed developments located within a Special Flood Hazard Area (SFHA) shall obtain written approval from the Flood Plain Administrator before issuance of a Site Disturbance permit.

(B) Section 11-8 of Article XI of the Land Use and Development Ordinance is hereby amended by repealing and replacing subsections (a), (b) and (c) thereof with the following:

(a) Major and Collector Street:^{1, 2}

(1) 429-A Improved Bituminous concrete wearing surface layer, one-half (1/2) inch maximum aggregate size mix, ESAL Range B (110 lb/sy), one-hundred and ten pounds per square yard.

- (2) 405-A Tack coat, spread rate of 0.10 gal/sy.
 - (3) 429-B Improved bituminous concrete binder layer, three-quarter inch maximum aggregate size mix, ESAL, Range B 220 lb/sy.
 - (4) 401-A Bituminous Treatment type "A" (0.25 gal/sy).
 - (5) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,
 - (6) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).
- (b) Local Street, Cul-De-Sac, and Hammerhead Turnaround:^{1, 2}
- (1) 429-A Improved Bituminous concrete wearing surface layer, one-half (1/2) inch maximum aggregate size mix, ESAL Range B (110 lb/sy), one-hundred and ten pounds per square yard.
 - (2) 405-A Tack coat, spread rate of 0.10 gal/sy.
 - (3) 429-B Improved bituminous concrete binder layer, three-quarter inch maximum aggregate size mix, ESAL, Range B 165 lb/sy.
 - (4) 401-A Bituminous Treatment type "A" (0.25 gal/sy).
 - (5) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,
 - (6) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).
- (c) Alley:^{1, 2}
- (1) 429-A Improved Bituminous concrete wearing surface layer, (3/4), three-quarter inch maximum aggregate size mix, ESAL Range B, two hundred twenty pounds per square yard (220 lb/sy).
 - (2) 401-A Bituminous Treatment type "A" (0.25 gal/sy).
 - (3) 301-A Compacted Granular Soil Base Course (sand/clay) type "A" minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,
 - (4) 301-B Crushed aggregate base course (limestone) type "B" minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).

Notes

¹ Base design shall be based upon the in-situ soil conditions.

² Other pavement designs may be submitted for Planning Commission approval. Such options shall be contingent upon the Director of Community Development and the City Engineer.

If curbs and gutters are required, they must be in conformance with approved City, State, and County Highway Department standards.

All grading in the subdivision shall be related to the topography and environmental features of the surrounding area. Unpaved areas within a dedicated street right-of-way shall be graded with a minimum of 2 (two) inches of top soil and permanently stabilized with ground cover in a manner that will enhance the appearance of the environment. The shoulder at the edge of pavement or at back of curbing shall be stabilized with a minimum of two (2) courses or sod for the entire length of the roadway. A grading plan shall be required as provided in Section 11-14(j).

All water mains, sanitary sewers and laterals, and storm sewers shall be installed as necessary to prevent the future cutting of the pavement of any street, sidewalk, or other required pavement.

In order for the City of Daphne to provide regular maintenance of street lighting, said lighting shall be purchased through and installed by Riviera Utilities. Regular maintenance does not include replacement of lamps, luminaries or standards which are damaged or destroyed due to vandalism

or any other cause beyond the utility's control. Such facilities damaged or destroyed under such circumstances shall be replaced by the utility company at the property owner's expense.

(C) Section 11-11 of Article XI of the Land Use and Development Ordinance is hereby amended by repealing and replacing subsections (a) and (b) with the following:

- (a) It is the intent of this section to require the installation of concrete or asphalt sidewalks on both sides of the street in residential and commercial developments in order to encourage vehicular and pedestrian connectivity within the City of Daphne. It is also the intent of this section to require the installation of sidewalks in commercial and or industrial site developments in order to connect gaps between existing or planned sidewalk circulation systems within the city.

Sidewalks are counted toward the improvement standards of all streets and shall be installed prior to the issuance of a Certificate of Occupancy unless an agreement for future installation has been presented by the developer. In no case shall the City of Daphne be responsible for the installation of sidewalks within any subdivision or other type of development.

- (b) Construction of sidewalks, shall comply with the following standards:

- (1) All sidewalks shall be in accordance with current ADA (Americans with Disabilities Act) requirements.
- (2) Sidewalks shall be constructed with reinforced concrete that has a minimum twenty-eight (28) day compressive strength of three thousand pounds per square inch (3000 psi), and shall be in accordance with City specifications and these regulations, unless otherwise approved by the Planning Commission.
- (3) All organic material shall be removed from the sidewalk subgrade before installation of said sidewalk.

<u>(4) Type of Subdivision or Development</u>	<u>Sidewalk Width</u>
Low Density Residential	4 feet
High Density Residential	5 feet
Commercial or Industrial	6 feet
Mixed Use Development	6 feet

- (5) Sidewalks shall be a minimum of 4 inches thick, except that sidewalks shall be 6 inches thick wherever vehicular loads are anticipated or where adjacent to a traversable curb or gutter.

(D) Section 11-14 of Article XI of the Land Use and Development Ordinance is hereby amended by repealing subsection (b) therefrom in its entirety and, in order to maintain subsequent numbering and cross-references to other subsections therein, replacing subsection (b) with the following designation:

- (b) [Repealed]

(E) Section 11-14 of Article XI of the Land Use and Development Ordinance is hereby further amended by repealing and replacing subsection (d) with the following:

- (d) Location of Street Lighting:

Lighting shall be installed at all intersections, curves, hammerheads, and cul-de-sacs. If additional lighting is consistent with safety and other community needs or otherwise deemed necessary, the City Engineer shall require the subdivider to present a street lighting plan developed in conjunction with the appropriate utility company having jurisdiction within the area.

If the City of Daphne is to provide regular maintenance of street lighting, said lighting shall be purchased through and installed by Riviera Utilities. Regular maintenance does not include replacement of lamps, luminaries or standards which are damaged or destroyed due to vandalism or any other cause beyond the utility's control. Such facilities damaged or destroyed under such circumstances shall be replaced by the utility company at the property owner's expense.

(F) Section 11-14 of Article XI of the Land Use and Development Ordinance is hereby further amended by adding new subsections (k), (l), (m) and (n) as follows:

(k) Retaining Wall Design:

Any retaining wall over 4 feet in height, measured from the top of the wall to the adjacent ground surface shall be designed and sealed by a professional engineer with prior experience designing retaining walls.

(l) Grading Plans:

All new subdivisions shall require an overall grading plan which shall include the finished floor elevation (FFE) plan for each lot. The FFE is defined as the elevation of the top of the concrete slab or the top of the first floor foundation to which flooring finishes and materials are to be applied except that for terrazzo, mortar bed ceramic and quarry tile, and other materials requiring a depressed slab, finished floor elevation means the top surface of the installed materials and the slab shall be depressed as required for the appropriate setting bed. The finished floor elevations for each lot shall be stated on the grading plan and on the subdivision plat.

All lots within a subdivision should be graded to drain to the right-of-way or to a drainage easement(s) in a designated common area.

(m) Drainage Easements and Utility Easements:

(1) Easements having a minimum width of ten (10) feet and located along the side or rear lot lines shall be provided as is necessary to utility lines, underground mains, and cables. Where a subdivision is traversed by a water course, a drainage way, a channel or a stream, there shall be provided a stormwater or drainage right-of-way of adequate width, no less than twenty (20) feet, to accommodate normal runoff. Said right-of-way shall be at a location one (1) foot above the established high water or flood elevation.

(2) Rear lot drainage easements shall be placed in common areas and shall not be located on residential lots.

- a. Rear lot common areas must not be obstructed by development such as structures and fences.
- b. All rear lot common areas shall be maintained by the land owner.
- c. The City of Daphne shall not be responsible for the maintenance of common areas and it reserves the right to require the maintenance of all

private drainage facilities to prevent potential flooding and/or eliminate public health and safety threats or nuisance caused by said drainage facilities.

- d. The minimum grade of swales/ditches in drainage easements shall be a minimum of one percent (1%).

(3) Common areas that contain drainage easements or drainage conveyance facilities shall be at least 20-feet wide.

(n) Parking Lots:^{1,2}

(1) 429-A Improved Bituminous concrete wearing surface layer, (3/4), three-quarter inch maximum aggregate size mix, ESAL Range B, two hundred twenty pounds per square yard (220 lb/sy).

- a. A lesser asphalt wearing surface thickness may be utilized if designed and approved by a professionally licensed geotechnical engineer based on the expected traffic loading over the life of the pavement.

(2) 401-A Bituminous Treatment type “A” (0.25 gal/sy).

(3) 301-A Compacted Granular Soil Base Course (sand/clay) type “A” minimum of two 4-inch lifts (8-inch total) of compacted thickness; or,

(4) 301-B Crushed aggregate base course (limestone) type “B” minimum 6-inch compacted thickness (if using this method, delete 401-A treatment).

Notes

¹ Base design shall be based upon the in-situ soil conditions.

² Other pavement designs shall be contingent upon the recommendation of the City Engineer; however, gravel parking lots shall not be permitted where the general public is intended to park and required by the City of Daphne Land Use and Development Ordinance.

SECTION 2. AMENDMENT TO ARTICLE XVIII, DRAINAGE, STORM WATER MANAGEMENT FACILITIES AND EROSION/SEDIMENT CONTROL

(A) Section 18-4 of Article XVIII of the Land Use and Development Ordinance is hereby amended by repealing and replacing subsections (A)(1)(viii) and (A)(1)(ix) with the following:

viii. All roadway cross drain pipes or side drain pipes shall be made of reinforced concrete and shall have a minimum diameter of eighteen (18) inches or greater.

ix. Any pipe proposed within a City right-of-way or drainage easement shall be made of reinforced concrete and be silt tight with either a mastic joint material or a rubber gasket. If other piping is installed therein, said road right-of-way or drainage easement dedication shall not be favorably recommended by the Planning Commission and may not be accepted by the City Council except where deemed appropriate by the City Engineer. Any pipe constructed within the City right-of-way or drainage easement shall be inspected by City staff prior to burial below grade.

(B) Section 18-4 of Article XVIII of the Land Use and Development Ordinance is hereby further amended by adding new subsections (A)(1)(x) and (A)(1)(xi) as follows:

x. Any pipe within City right-of-way or drainage easement shall have a minimum grade of 0.3% and is 0.5% preferred. Minimum cover for pipe shall be 1-foot below grade or 1-foot below pavement structure (including base material).

- xi. No pipe or drainage structure within the City right-of-way or drainage easement shall be designed to be permanently surcharged unless approved in writing by the City Engineer.

(C) Section 18-4 of Article XVIII of the Land Use and Development Ordinance is hereby further amended by repealing and replacing subsection (B)(3)(iii) with the following:

- iii. Vegetated embankments shall be no more than twenty (20) feet in height and shall have a maximum side slope of a three to one (3:1) ratio. Riprap protected embankments shall have a maximum slope of a two to one (2:1) ratio. Geotechnical slope stability analysis is required for embankments greater than ten (10) feet in height. The detention basin shall be setback such that the outfall is at least twenty (20) feet from the property line.

(D) Section 18-4 of Article XVIII of the Land Use and Development Ordinance is hereby further amended by repealing and replacing subsection (B)(4)(iii)(a) with the following:

- a. Twenty (20) feet from property line to outward toe of berm;

(E) Section 18-4 of Article XVIII of the Land Use and Development Ordinance is hereby further amended by repealing and replacing subsection (B)(4)(xiii) with the following:

- xiii. A maintenance right-of-way or easement must be provided to a pond from a public or private road. Maintenance access should be at least twenty (20) feet wide, having a maximum slope of no more than fifteen percent (15%) and be appropriately stabilized to withstand maintenance equipment and vehicles. The maintenance access must extend to the forebay, safety bench, riser, and outlet and, to the extent feasible, be designed to allow vehicles to turn around.

(F) Section 18-5 of Article XVIII of the Land Use and Development Ordinance is hereby amended by repealing and replacing subsection (B)(1)(ii) with the following:

- ii. When a stormwater management facility is adjacent to a public right-of-way, the limits of the easement shall extend twenty (20) feet beyond the elevation of the reservoir on the public right-of-way side.

(G) Section 18-5 of Article XVIII of the Land Use and Development Ordinance is hereby further amended by repealing and replacing subsection (B)(2) with the following:

(2) Drainage Easement:

A minimum twenty (20) feet wide drainage easement shall be provided within the reservoir area connecting the tributary pipes and the discharge system along the best possible routing of a piping system for possible future elimination of managed stormwater.

SECTION 3. CONFLICT WITH OTHER ORDINANCES

Any Ordinance heretofore adopted by the City Council of Daphne, Alabama, which is in conflict with this Ordinance, is hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its approval by the City Council of the City of Daphne and publication as required by law.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA, THIS ____ DAY OF _____, 2022.**

ATTEST:

Robin LeJeune, Mayor

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2022-63**

**AN ORDINANCE AMENDING THE CITY OF DAPHNE'S
MARDI GRAS PARADE ORDINANCE 2003-17, AS ADOPTED BY THE
CITY COUNCIL ON AUGUST 4, 2003**

SECTION SIX, THROWS

WHEREAS, the City of Daphne, after due consideration, believes that certain revisions to the City of Daphne Mardi Gras Parade Ordinance are necessary to ensure that parades are conducted in a manner that is safe to all persons involved in the parade and to the public; and

WHEREAS, the City of Daphne desires to amend said ordinance to further promote the health, safety and welfare of the citizens of the City of Daphne and their guests by ensuring that all parade activities occur in a safe and orderly manner;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION 1: AMENDMENT TO SECTION SIX, THROWS

Section 6 of Ordinance 2003-17 is hereby repealed and replaced in its entirety with the following:

A. Throws shall be limited to the following:

1. Trinkets
 - a. Doubloons (plastic, wood, or aluminum)
 - b. Beads (no glass beads allowed)
 - c. Plastic air-inflated items such as frogs, hand grenades, billy clubs, cigars, toothbrushes, etc.
 - d. Soft stuffed toys
 - e. Frisbees, coasters, and skimmer rings (8" or less)
 - f. Empty plastic cups
 - g. Stemmed roses.
 - h. Clothing items approved by the Mardi Gras organization such as caps, garters, sun visors, etc.
 - i. Serpentine
2. Candies / Foodstuffs
 - a. Any type of soft candy wrapped in plastic or twist wrapper
 - b. Bubble gum must be twist wrapped
 - c. Peanut butter and taffy kisses
 - d. Peanuts, popcorn, crackers and crackerjacks must be in bags
3. Moon Pies
 - a. All moon pies made in the United States and single wrapped.
This includes Party Pies, Oatmeal, Doughnuts, and other similar type cakes.

B. The following throws are strictly prohibited:

1. Trinkets
 - a. Rubber balls or other hard type balls

- b. Hard or heavy bean bags
 - c. Glass products of any type
 - d. Sharp objects
 - e. Wooden objects (except doubloons)
- 2. Candies / Foodstuffs
 - a. Candies or foodstuffs in pasteboard boxes of any type
 - b. Kool pops
 - c. Candy apples
 - d. Bubble gum that is not twist wrapped
 - e. Frozen candy bars or any of the above listed allowable foodstuffs frozen
 - f. Fruits or vegetables
 - g. Alcoholic beverages
- 3. Any single item weighing over two pounds (2 lbs.).

SECTION 2. CONFLICT WITH OTHER ORDINANCES

Any Ordinance heretofore adopted by the City Council of Daphne, Alabama, which is in conflict with this Ordinance, is hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its approval by the City Council of the City of Daphne and publication as required by law.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS ____ DAY OF _____, 2022.

Robin L. LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2022-64**

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE 2017-34 OF THE CITY OF
DAPHNE, ALABAMA
REGARDING THE RULES AND REGULATIONS FOR DAPHNE CITY PARKS**

WHEREAS, the City of Daphne has undertaken a comprehensive review of the rules and regulations governing City parks with the intent to modify any provisions necessary to improve the health, safety, and enjoyment of park patrons; and

WHEREAS, the City of Daphne has determined that it is in the best interests of its citizens to revise and update certain provisions relating to the use of park areas or facilities as such relates to motorized vehicles, pets and commercial watercraft; and

WHEREAS, Ordinance 2017-34 is repealed in its entirety and replaced with the following:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION I: DAPHNE CITY PARK RULES AND REGULATIONS

General Park Rules

1. City parks will open at sunrise and close at sunset, with the exception of parks which have lighting specifically designed for night activities and not merely parking.
2. No alcoholic beverages are allowed in any parks.
3. No person shall possess a weapon or discharge any weapon or explosive in a park or into a park from beyond the park boundaries to the maximum extent allowable by law.
4. No person shall deposit, drop or abandon garbage, rubbish, waste or any other kind of litter in or upon any waters or land within a park.
5. It shall be unlawful for any person to bring into, use or discard any glass beverage container, including any soft drink, beer, water bottles, drinking glasses or drinking cups made of glass and any and all similar beverage containers in any park.
6. Fires are allowed in cooking grills in designated areas only. Open “camp” fires, outside grills and personal grills are prohibited.
7. No person shall distribute or disseminate leaflets, pamphlets or other printed material or promotional materials, through the use of any mechanical device in a park for soliciting or advertising, except upon prior written consent of the City. No person shall carry on or conduct any business or service within a park without the prior written approval of the City.
8. All camping activities shall be confined to designated areas in a park with prior City approval.
9. Small tents are permitted, but must be secured to the ground. The use of stakes to secure a tent is prohibited.
10. Hitting golf balls at any City park is strictly prohibited.

11. No person shall launch, land or leave unattended any boat, canoe, raft or other watercraft upon any water, bay, lagoon, lake or pond within a park except at locations and times designated for that purpose. No person shall operate any watercraft in a designated swimming area or other prohibited area or in violation of Alabama State Law.
12. No person shall use any marine areas or marine facilities, including, but not limited to, boat launches, docks, piers, wharfs, landings, moorings, floats, or shorelines within the limits of a park for commercial purposes or for commercial watercraft. For purposes of this section, “commercial watercraft” shall mean and include any and all boats, houseboats, motorboats, yachts, cruisers, inflatables, barges, vessels, canoes, rafts, jet skis, wet bikes and/or any other watercraft that is self-propelled or designed to be propelled by the use of internal combustion engines or electric motors.
13. No person shall wade or swim within a park except at beaches designated for that purpose and then only between sunrise and sunset or at such hours as may be designated by the City.
14. No person shall be allowed to add bubbles to any splash pad. Balloons and animals are strictly prohibited at all splash pads.
15. No person shall fish in a park in violation of Alabama State Law or in any area designated as “no fishing”.
16. No person shall operate a bicycle except on designated bikeways and roadways in a park.
17. No person shall operate any motorized vehicle within a park except on roadways, parking areas, or other designated locations. The speed limit shall be 15 MPH within the parks. For purposes of this rule, “motorized vehicle” shall mean and include any and all automobiles, motorcycles, all-terrain vehicles, whether two, three or four wheel; mobile trailers; trucks; truck tractors; semitrailers; trailers; and/or any other device that is self-propelled or drawn in, upon, or by which any person or property is or may be transported or drawn upon any trail, path, road, or highway.
18. No person shall launch, operate, or land within or upon any City park any remote control airplane, unmanned aircraft system (i.e. “drone” or “quad-copter”), or other unmanned aerial device (excluding kites) unless authorized by prior written consent of the City, except that certain areas may be designated appropriate landing places for law enforcement or official government aviation equipment. Exempted from the restrictions of this provision are:
 - a. any sports field located at Al Trione Sports Complex that is not otherwise occupied or in use; and
 - b. any other fields (and the airspace immediately above such fields) approved for such purposes by the Daphne City Council.
19. Any person who obtains a special event permit may use a drone to photograph their special event in the park during the course of the event. For hobby or recreational use, unmanned aircraft, including but not limited to drones, quad-copters, and remote control planes, may only occur on fields located at Al Trione Sports Complex that are not otherwise occupied or in use and any other fields approved for such purposes by the Daphne City Council. Operation of any unmanned aircraft must be done so as to not be flown within 100 feet of people, power lines, buildings, or light fixtures.
20. No person shall intentionally kill, trap, hunt, pursue or in any manner disturb or cause to be disturbed any species of wildlife within a park, except that fishing will be permitted in designated areas.

21. No person shall remove, leave or deposit any animal, living or dead, in a park, and any animal so taken or left will be considered contraband and subject to seizure and confiscation.
22. No person shall intentionally feed any species of wildlife within a park.
23. No person shall bring a dog, cat or other pet into a park unless caged or kept on a leash not more than six feet in length. All dogs must be under the control and within sight of owners/custodians at all times. All owners/custodians are legally and financially responsible for their dog's behavior. All users of the Park do so at their own risk and assume all liability.
24. It shall be unlawful for any person to allow any dog, cat or other pet under his or her ownership, care, custody, or control to defecate in a park without removing the defecation to a proper trash receptacle.
25. No person shall allow any dog, cat or other pet under his or her ownership, care, custody, or control to disturb, annoy or harass any patrons of the park, wildlife, or other pets.
26. No person shall tether any animal to a tree or other plant. No person shall bring a dog, cat, or other pet into a park designated as an unauthorized area (playgrounds, athletic event parks).
27. Any person operating a food truck at any City park must do so in compliance with City Ordinance 2022-17, as it may be amended from time to time.
28. The following items are strictly prohibited at all City parks:
 - a. Any inflatable devices, including but not limited to bounce houses and water slides.
 - b. Metal detectors.
 - c. Any glass bottle or glass container.

SECTION II: DOG PARK RULES

In addition to the General Park Rules, the following rules shall also apply within the confines of all public dog parks within the City.

1. There is a limit of three (3) dogs per person. Owners/custodians must carry a leash for each dog and dogs may not be left unattended.
2. All dogs must be on a leash until inside the Park and upon leaving the Park.
3. There will absolutely be no female dogs in heat allowed inside the Park.
4. Each owner/custodian is responsible for cleaning up and properly disposing of dog excrement.
5. A dog must be removed from the Park at the first sign of aggression.
6. All dogs must wear a collar displaying current vaccination tags and current registration.
7. No collars that are visibly studded are permitted.
8. All children must be supervised and accompanied by an adult at all times. Children must not play in the Dog Park. The Daphne Dog Park is designed expressly for the recreation of dogs and the City of Daphne is not responsible for injuries to children.
9. No dogs under the age of four (4) months are allowed in the Park.
10. No food - human or pet - shall be allowed inside the Park.

11. All owners/custodians must stop their dog(s) from digging and shall fill any holes made by their dog(s).
12. The small dog area is reserved for dogs up to twenty-five (25) pounds. Small dogs are allowed in the large dog area, but no large dogs shall be allowed in the small dog area.

SECTION III: PENALTIES

Any person found guilty of violating any provision of this Ordinance shall be punished for a first offense by a fine of \$25, for a second offense \$50 and for a third offense \$100. For offenses greater than three, punishment may include a fine of not over \$500, by imprisonment for a period not exceeding six (6) months, or both, in the discretion of the municipal judge.

SECTION IV: SEVERABILITY

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence or part thereof shall be held to be unconstitutional or invalid, such decision shall not affect or impair the remainder of this Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence and part thereof separately and independently of each other.

SECTION V: REPEALER

Ordinances 2017-34 and all other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION VI: EFFECTIVE DATE

This Ordinance shall become effective immediately and be in full force after final passage and publication as required by law.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA ON THE — DAY OF _____, 2022.

Robin L. LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk