

## **MEMORANDUM**

**DATE:** May 13, 2015

**TO:** Planning Commissioners

**CC:** Mayor Don Kyle; Wally Terry; Herman Marks; Tony Powell; Tom Polk; Mark Petersohn; Carl Prewitt; Planning Staff

### **PLANNING COMMISSION MEETING**

**May 19, 2015**

**Pre-meeting – 2:15 p.m. (Annex)**

**Meeting – 3:15 p.m. (Council Chambers)**



# Agenda Planning Commission

City of Decatur, AL

May 19, 2015

Time: 3:15 PM

City Council Chambers

Commissioners: **Tracy Tubbs**, *Chairman*; **Em Barran**, *Vice Chairman*; **Kent Lawrence**, *Secretary*; **Gary Borden**; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**; **Eddie Pike**

## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES- April 21, 2015

## 3. PUBLIC HEARING

PAGE/MAP

### ZONINGS & REZONINGS

A. 1289-15	Rezoning (At the northwest corner of the intersection of Red Bank Rd. SE and Indian Hills Rd. SE)	1/5-9
B. 1290-15	Zoning (North of Airport Rd. and West of Highway 31 in Limestone County)	1/10-12
C. 1291-15	Zoning (North of Old Moulton Rd. SW and East of Beltline Rd. SW)	1/13-17

## 4. CONSENT AGENDA

### CERTIFICATES

A. 3266-15	Certificate to Consolidate (North of Red Bank Road and west of Indian Hills Rd. SE)	2/18-20
B. 3267-15	Certificate to Subdivide (South of Old Vaughn Bridge Road and west of Byrd Vest Road)	2/21-23
C. 3268-15	Certificate to Subdivide (South of 6 <sup>th</sup> Street NW and west of 12 <sup>th</sup> Avenue NW)	3/24-26

### SITE PLAN REVIEWS

A. 525-15	Residence Inn (South of Courtyard Circle SW and west of Beltline Rd. SW)	3/27 see plat
B. 526-15	RGM Properties (South of Southfield Drive SE and east of Highway 31 South)	4/28 see plat



## BOND REVIEWS

- |                                                                                   |      |
|-----------------------------------------------------------------------------------|------|
| A. Almon Place, Add #4<br>(South of Naples Drive and west of Castle Gate Blvd.)   | 4/29 |
| B. Almon Place, Add #5<br>(South of Sorrento Place and west of Castle Gate Blvd.) | 4/30 |

## 5. OTHER BUSINESS



**Minutes  
Zoning Committee  
May 12, 2015**

<b>PUBLIC HEARING</b>
-----------------------

**ZONINGS AND REZONINGS**

**Rezoning 1289-15**

Applicant: Jason and Jessie Fortenberry  
Owner: Same

Zoning: R6  
Acreage: 10.18 acres

Request: To rezone an approximately 10.18 acre tract from R6 residential semi-attached to R1E Single Family Estate Lot

Location: At the northwest corner of the intersection of Red Bank Rd. SE and Indian Hills Rd. SE

Recomm: Recommend approval. This is in conformance with nearby zoning and the comprehensive plan.

**Zoning 1290-15**

Applicant: The City of Decatur  
Owner: Calhoun Community College

Zoning: Un-zoned  
Acreage: 29.09 acres

Request: To apply an ID (Institutional Zoning) to a piece of recently annexed property

Location: North of Airport Rd. and West of Highway 31 in Limestone County

Recomm: Recommend approval of institutional zoning as property is owned by and was annexed by the state school system and is in conformance with the comprehensive plan.

**Zoning 1291-15**

Applicant: The City of Decatur  
Owner: Susan Whitten

Zoning: Un-zoned  
Acreage: 3.3 acres

Request: To apply an M1A (Expressway Commercial Zoning District) to a recently annexed piece of property

Location: North of Old Moulton Rd. SW and East of Beltline Rd. SW

Recomm: Recommend approval. The property is within 500 feet of Beltline Rd. and is in conformance with the comprehensive plan.

<b>END PUBLIC HEARING</b>
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**Minutes  
Subdivision Committee  
May 12, 2015**

<b>CONSENT AGENDA</b>
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**CERTIFICATES**

**3266-15     Certificate to Consolidate**

Applicant: Jason & Jessie Fortenberry  
Owner: Same

Zoning: R-6, Townhomes  
Acreage: 10.18 acres

Request:     Consolidate Lots 4 & 5 of Burningtree Valley, Addition No. 5 subdivision into one tract of 10.18 acres

Location:     North of Red Bank Road and west of Indian Hills Rd. SE

Conds:        1.        Payment of recording fee

***Pt. of Info: Any relocation of utilities will be at the owner's expense.***

Recomm:     Approval with stated conditions

**3267-15     Certificate to Subdivide**

Applicant: Helen Alred  
Owner: Same

Zoning: Outside Corporate Limits  
Acreage: 5.23 acres

Request:     Subdivide 5.23 acres into two tracts of 1.84 acres and 3.39 acres

Location:     South of Old Vaughn Bridge Road and west of Byrd Vest Road

Conds:        1.        Payment of recording fees  
                 2.        Show 30' ROW (from the centerline) for Old Vaughn Bridge Road and indicate amount of ROW being dedicated for Units 1 and 2  
                 3.        Applicant to sign ROW dedication block  
                 4.        Verify/obtain septic tank approval for Unit 1  
                 5.        Provide stamped and sealed survey for recording  
                 6.        Show existing 15' du&t easement along Old Vaughn Bridge Rd recorded in Bk 1605, Page 0715 – 0716

***Pt. of Info: Any relocation of utilities will be at the owner's expense.***

Recomm:     Approval with stated conditions



## 3268-15 Certificate to Subdivide

Applicant: Decatur Housing Authority  
Owner: Same

Zoning: R-4, Multi-family Residential  
Acreage: .66 acres

Request: Subdivide .66 acres into two tracts of .18 acres and .48 acres

Location: South of 6<sup>th</sup> Street NW and west of 12<sup>th</sup> Avenue NW

- Conds:
1. Payment of recording fees
  2. Provide a stamped and sealed survey for recording
  3. Provide applicant letter requesting subdivision

***Pt. of Info: Any relocation of utilities will be at the owner's expense.***

Recomm: Approval with stated conditions

## SITE PLAN REVIEW

### 525-15 Residence Inn

Applicant: Yedla Hospitality  
Owner: Same

Zoning: M-1A, Expressway Commercial  
Acreage: 2.75 acres

Request: Site plan approval for the construction of a Residence Inn on Lot 2 of the Courtyard Plaza  
Subdivision plat

Location: South of Courtyard Circle SW and west of Beltline Rd. SW

- Conds:
1. Provide 20' landscaping buffer for residential neighborhood along property line
  2. Dumpster to be enclosed
  3. Photometric plan must be stamped and sealed by a State registered design professional.
  4. Provide a copy of the shared parking and drive agreement with Marriott
  5. Submit full set of plans for hotel, pool and food service to Health Department for review and approval

***Pt. of Info: Any relocation of utilities will be at the owner's expense.***

Recomm: Approval with stated conditions



## 526-15 RGM Properties

Applicant: RGM Properties  
Owner: Same

Zoning: B-2, General Business  
Acreage: 4.18 acres

Request: Site plan approval for the construction of a new warehouse facility

Location: South of Southfield Drive SE and east of Highway 31 South

Conds:

1. Remove billboard from site
2. Close up curb cut on to Highway 31 South when construction is completed (a permit will be required from ALDOT)
3. Provide curbing for length of property along Southfield Drive SE
4. Complete piping extension along the ditch line (approximately 72' ft.)
5. Show existing water line easement or provide 15' easement along Southfield Drive SE

***Pt. of Info: Any relocation of utilities will be at the owner's expense.***

Recomm: Approval with stated conditions

## BOND REVIEW

### Almon Place, Add #4

Applicant: H.M. Nowlin  
Owner: Same

Zoning: R-5, Patio Homes  
Acreage: 11.16 acres

Request: Bond review for completion of sidewalks (LOC Amt: \$39K – Expiration Date: Automatic Renewal.

Location: South of Naples Drive and west of Castle Gate Blvd.

Recomm: The Subdivision Committee recommends extending the LOC for one year.

### Almon Place, Add #5

Applicant: H. M. Nowlin  
Owner: Same

Zoning: R-5, Patio Homes  
Acreage: 11.09 acres

Request: Bond review for completion of sidewalks (LOC Amt: \$40K – Automatic Renewal)

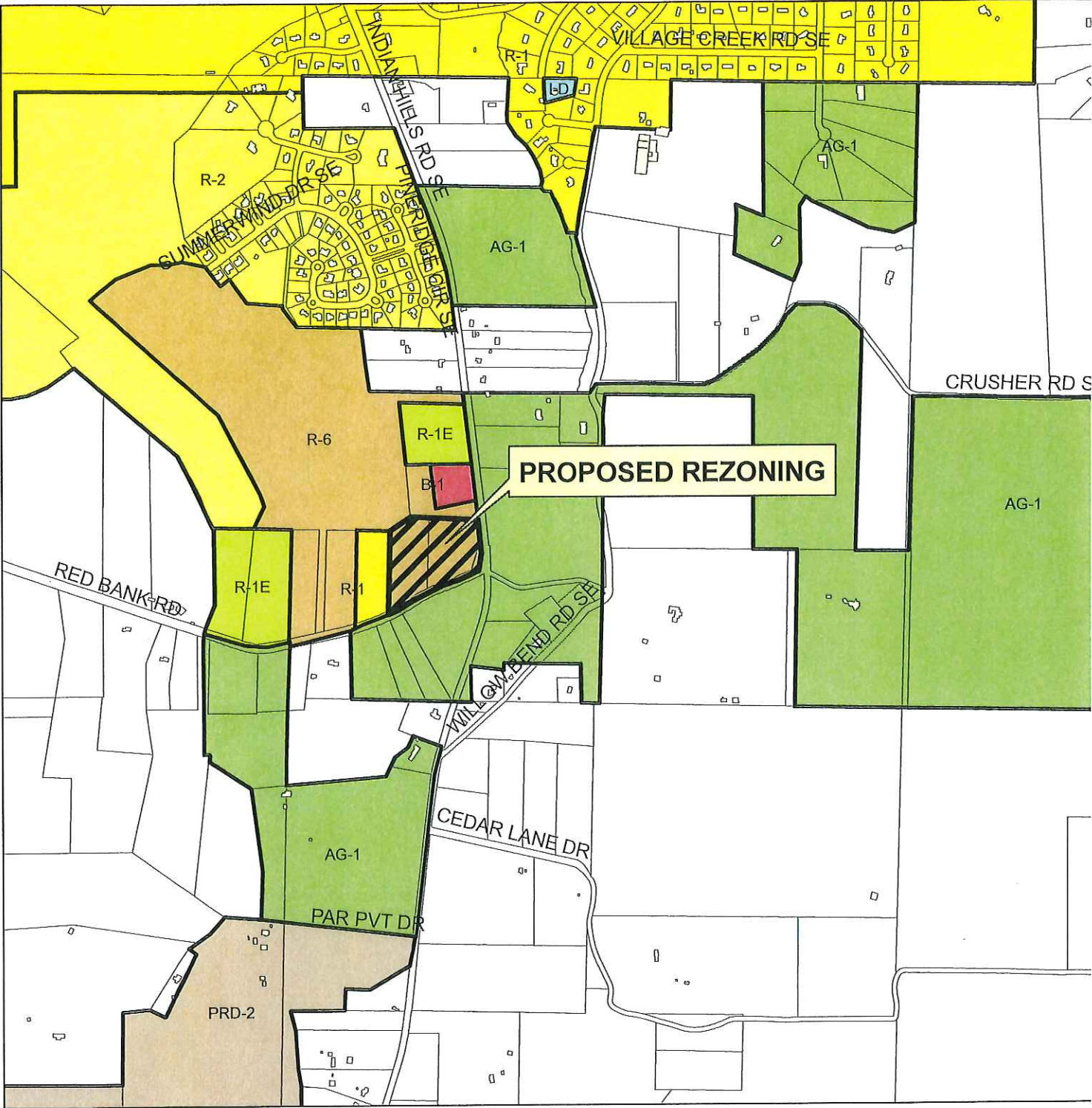
Location: South of Sorrento Place and west of Castle Gate Blvd.

Recomm: The Subdivision Committee recommends extending the LOC for one year.



# REZONING REQUEST NO. 1289-15

## FROM R-6 TO R-1E 10.18 ACRES



### LOCATION MAP

#### Legend

- Buildings
- Ownership

**SUBJECT PROPERTY**

**APPLICANT: JASON AND JESSIE FORTENBERRY**

**PROPERTY ZONED R-6**



DRAWING NOT TO SCALE



SECTION	ALL RESIDENTIAL DISTRICTS	R6	R1E
USES PERMITTED	Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.	R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in <u>section 25-10</u> hereof, except that accessory structure side yard setback requirements shall be the same as required in <u>section 25-10.2(2)(D)</u> for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:	<i>(2) Permitted uses.</i> In addition to those uses permitted in <u>section 25-10</u> the following uses shall be permitted: a. Church and parsonage. b. Horses shall be permitted on lots of five (5) acres or more at a rate of two for the first five (5) acres, and one (1) for each additional acre thereafter. c. Accessory buildings and uses including stables, corrals, barns, private garages, tack rooms, hay barns, a guest house with no kitchen facilities, and other buildings and uses customarily appurtenant to a permitted use.
USES PERMITTED ON APPEAL	Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements		<i>(3) Uses permitted on appeal.</i> In addition to those uses permitted on appeal in <u>section 25-10</u> a barn shall be permitted on appeal on tracts of five (5) acres or more where a residential structure is planned.



	above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.		
USES PROHIBITED	Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in <u>section 25-2</u> ) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.	Any use not permitted, or permitted on appeal, is prohibited.	Any use not permitted, or permitted on appeal, is prohibited.
GENERAL REQUIREMENTS	<p>(1) <i>General requirements.</i></p> <p>a. Off-street parking and vehicle access shall be provided as set forth in <u>section 25-16</u> hereof.</p>	<p>(1) <i>General requirements:</i></p> <p>(A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8)</p>	<p>i. Off-street parking—Two (2) spaces per dwelling unit.</p> <p>j. Barns or other buildings to house horses or the feed for horses shall be setback seventy-five (75)</p>



	<p>b.A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in <u>section 25-2</u> thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.</p>	<p>contiguous units shall be allowed.                      (B)Each single-family semi-attached dwelling unit shall be constructed on its own lot.                      (C)No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district.                      (D)Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development.                      (E)No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be defined by future plans adopted by the planning commission of the City of Decatur.</p>	<p>feet from any property line</p>
MINIMUM LOT AREA	None specified.	Minimum lot size: 2,000 square feet.	One (1) acre, or five (5) acres if horses are to be kept.
MINIMUM BUILDING AREA	None specified.		None specified.
MINIMUM LOT WIDTH		20 feet.	Minimum width front building line—One hundred fifty (150) feet.
MINIMUM FRONT YARD	Public and semi-public structures: Thirty-five (35) feet	25 feet.	Fifty (50) feet

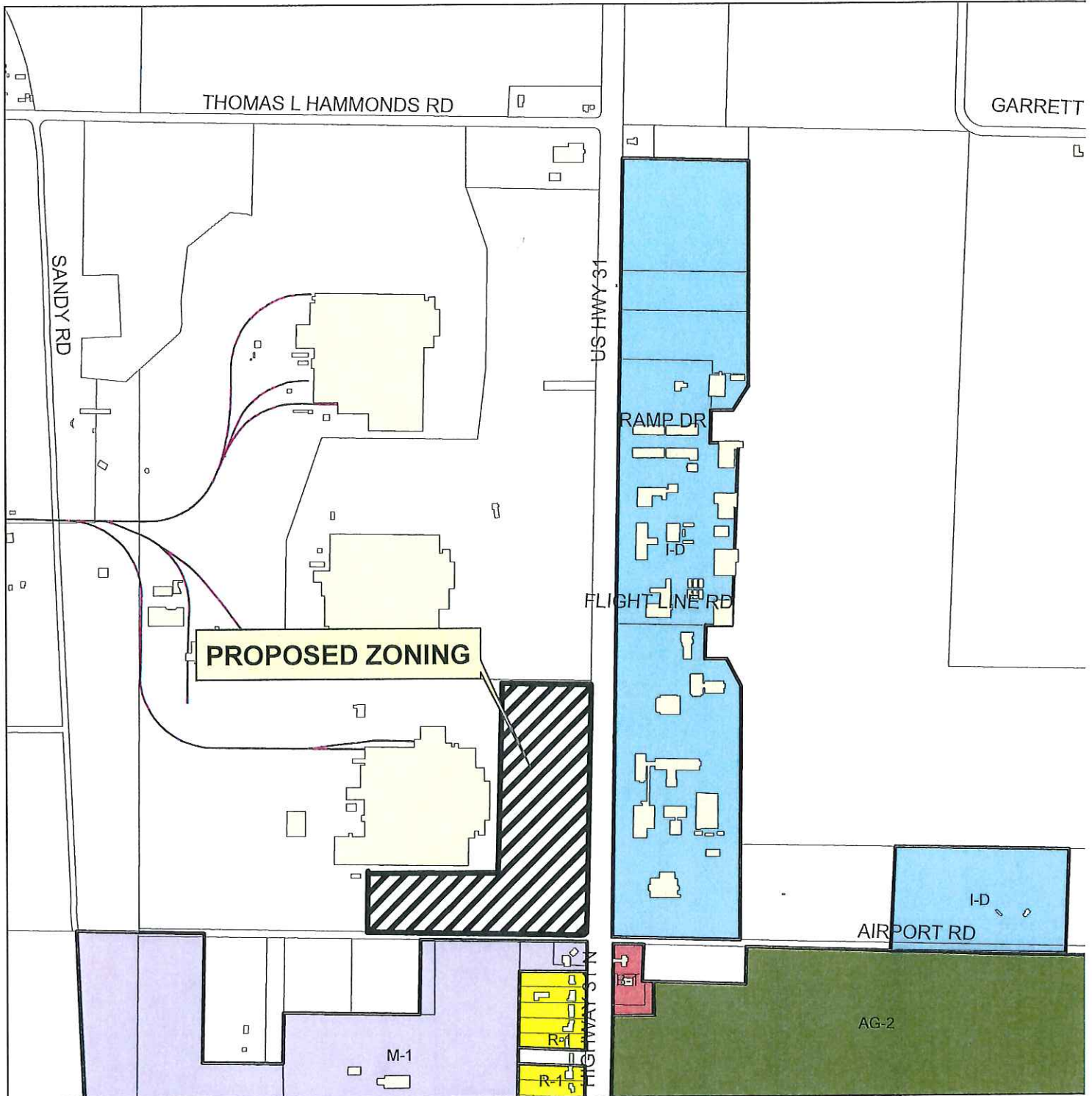


MINIMUM REAR YARD SETBACK	1.Public and semi-public structures: Thirty-five (35) feet. 2.Accessory structures: Five (5) feet.	25 feet.	Sixty (60) feet.
MINIMUM SIDE YARD SETBACK	1.Public and semi-public structures: Thirty-five (35) feet. 2.Accessory structures: Five (5) feet.	applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story).	Twenty-five (25) feet.
MAXIMUM BUILDING HEIGHT	Forty-five (45) feet.	35 feet	Fifty (50) feet.
MAXIMUM HEIGHT IN STORIES	Three (3).	2½.	Two and one-half (2½).





# ZONING REQUEST NO. 1290-15

## FROM NEWLY ANNEXED TO ID 29.09 ACRES



### LOCATION MAP

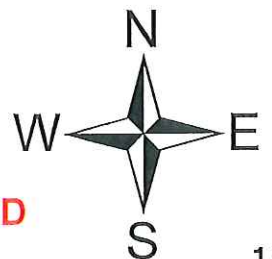
#### Legend

-  Buildings
-  Ownership

 SUBJECT PROPERTY

**APPLICANT: CALHOUN COMMUNITY COLLEGE**

**PROPERTY NEWLY ANNEXED**



10

DRAWING NOT TO SCALE



## ID INSTITUTIONAL ZONE

Sec. 25-12.2. - Institutional district requirements.

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
I-D (Institutional district)	<p><b>Uses permitted:</b> Public and private schools, colleges and academies; auditoriums, coliseums, gymnasiums, cafeterias, fraternity and sorority houses, stadiums, athletic fields in connection with public or private schools, colleges and academies; religious, fraternal and charitable institutions; orphanages; gardens; playgrounds; parks; public buildings and book shops. Accessory structures and uses customarily incidental to the above permitted uses.</p> <p><b>Uses permitted on appeal:</b> Churches, rooming and boardinghouses; restaurants; gift shops; newsstands; residential uses permitted in an R-4 residential district and subject to all district requirements of an R-4 district as specified in section 25-10 customarily home occupations.</p> <p><b>Uses prohibited:</b> On premises and off premises sale of alcoholic beverages; and any use not expressly permitted or permitted on appeal.</p>	<p><b>Minimum lot size:</b> It is the intent of this section that lots of sufficient size be used for any business of service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p> <p><b>Minimum yard size:</b> Front, 25 feet; rear, 20 feet; side, 15 feet; except on a lot adjoining along its side line a lot which is in a residential district, there shall be a side yard not less than 25 feet wide.</p> <p><b>Maximum height:</b> 45 feet or 3 stories.</p> <p><b>Off-street parking:</b> See § 25-16</p> <p><b>Off-street loading and unloading:</b> Shall use required rear or side yard for loading and unloading.</p>	I-D (Institutional district)





## ID INSTITUTIONAL ZONE

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(Code 1956, § 27-12.2; Ord. No. 85-2426, § 19, 2-4-85)

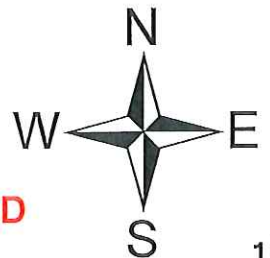


### Legend

-  Buildings
-  Ownership

 **SUBJECT PROPERTY**

## PROPERTY NEWLY ANNEXED





## M1A EXPRESSWAY COMMERCIAL ZONE

Sec. 25-12. -

<p>M-1A (Expressway Commercial District)</p>	<p><b>Uses permitted:</b> On premises sale and off premises sale of alcoholic beverages; public and semi-public uses, including governmental buildings, hospitals, clinics, churches, schools, academies, and clubs; Businesses licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act where there is a 1,500-foot separation between the closest property boundary of the legal lot on which the said business is located and the closest property boundary of any other legal lot on which any business licensed under these Acts is located. However, the above notwithstanding there may be one (1) of each type business licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the subdivision regulations as amended. Any retail or</p>	<p><b>Minimum lot size:</b> It is the intent of the ordinance that lots of sufficient size be used for any use to provide adequate off-street parking and off-street loading space in addition to the space required for the other normal operations of the enterprise or use.</p> <p><b>Minimum yard size:</b> Sixty (60) foot minimum set back from and along the Beltline Road; thirty-five (35) foot minimum set back from and along all other public street rights-of-way; thirty-five (35) foot minimum rear yard; and no side yard required excepting a lot adjoining its side lot line another lot which is in a residential district there shall be a twenty-five (25) foot minimum yard size. Gasoline pump islands (uncovered) may be placed within the front yard or set back area along the Beltline Road provided they maintain a thirty-five (35) foot minimum set back from all public street rights-of-way.</p>	<p>M-1A (Expressway Commercial District)</p>
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## M1A EXPRESSWAY COMMERCIAL ZONE

	<p>wholesale business of service not specifically restricted or prohibited; provided that special consideration is given for the development of all uses and their relationship to the adjoining service roads providing direct access, or adjoining "expressways" or other major arterial as designated by the major thoroughfare plan which may provide direct, or indirect access via a service road. The plat and plan of the proposed use and any subsequent addition thereto shall be submitted and have the approval of the planning commission before any structures or uses are authorized in these districts and before a building permit is issued for any structure or certificate of occupancy given for any use not requiring a structure.</p> <p><b>Uses permitted on appeal:</b> Light industrial operations not obnoxious, offensive or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; mobile home parks, provided such parks are laid out and utilities are made available for not less than ten trailers or mobile</p>	<p>In the event of conflict between any of the provisions herein, the stricter of such provisions shall apply.</p> <p><b>Maximum building area:</b> 40 per cent of lot area including specified yard space providing that required off-street parking and off-street loading and unloading areas are provided.</p> <p><b>Maximum height:</b> None.</p> <p><b>Off-street parking:</b> See § 25-16</p> <p><b>Off-street loading and unloading:</b> Adequate space for loading and unloading of all vehicles or trucks incidental to the operation of the business or use shall be provided.</p>	
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## M1A EXPRESSWAY COMMERCIAL ZONE

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	<p>homes; and any use permitted in an R-4 Residential District, provided such use shall be subject to all district requirements thereof as set forth and specified in section 25-10 hereof, other than the maximum height provision set forth therein which shall not be applicable, provided however no such use permitted on appeal shall have direct access to the Beltline Road (Alabama Highway 67) unless such applicant shall present to the board of zoning adjustment a limited access plan in writing, approved by the city engineer, or other duly designated authority, which plan must meet the approval of the board, and be a condition of any grant or approval by such board.</p> <p><b>Uses prohibited:</b> Stockyard; live animals or poultry sales; coal yards; lumber mills; auto wrecking; grist or flour mills; ice plants; junk scrap paper, rag, storage or bailing; stone or monument works. Any use as determined by Building Director whose operations would be obnoxious, offensive, or detrimental to neighborhood property by</p>		
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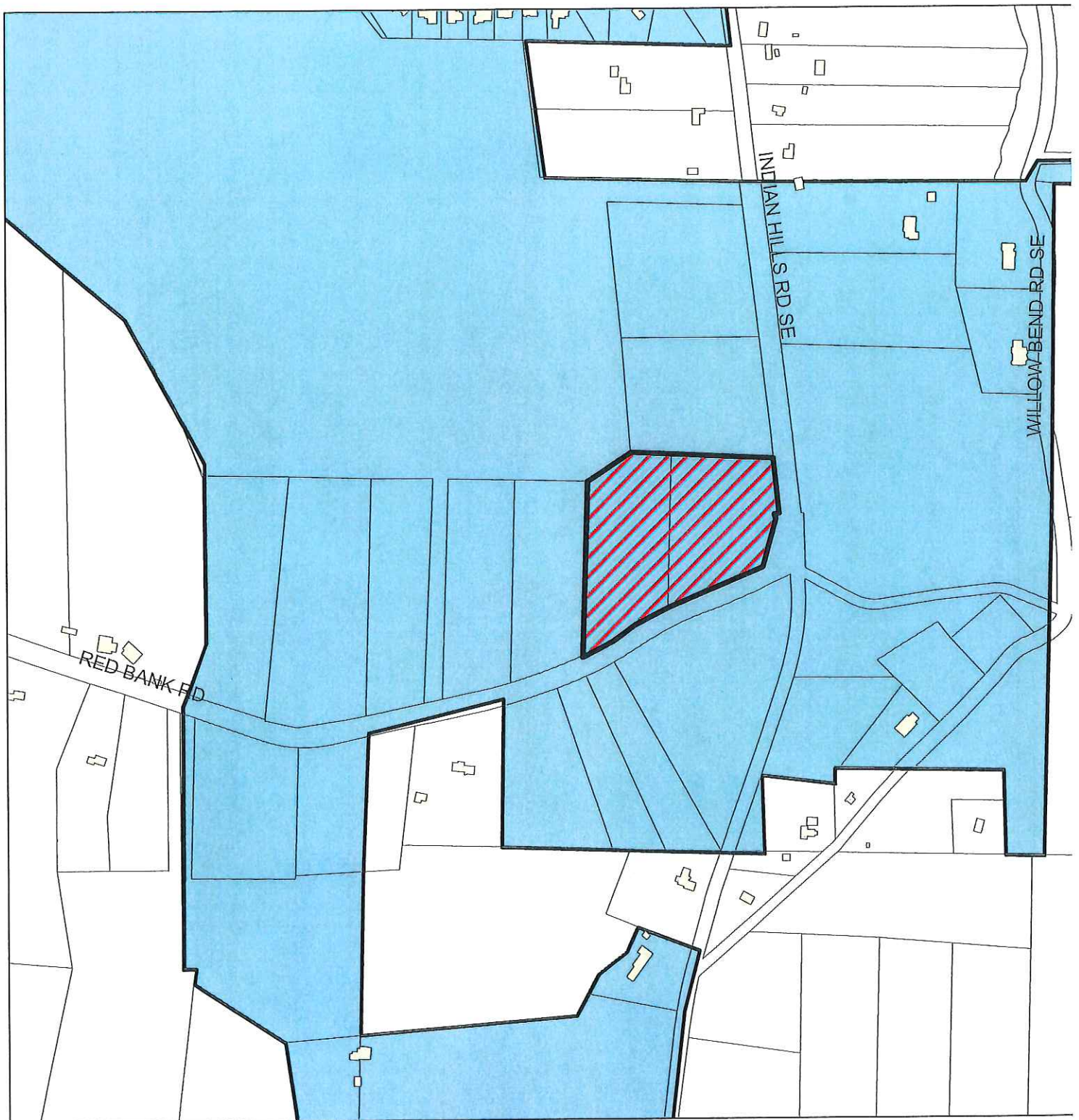
## M1A EXPRESSWAY COMMERCIAL ZONE

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



	reason of dust, smoke, vibration, noise, odor, effluence, or appearance.		
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# CERTIFICATE TO CONSOLIDATE NO. 3266-15



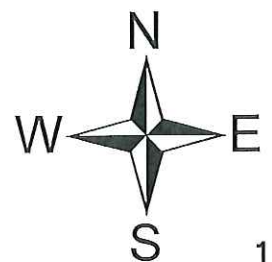
## Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

## LOCATION MAP

**APPLICANT: JASON AND JESSIE FORTENBERRY**

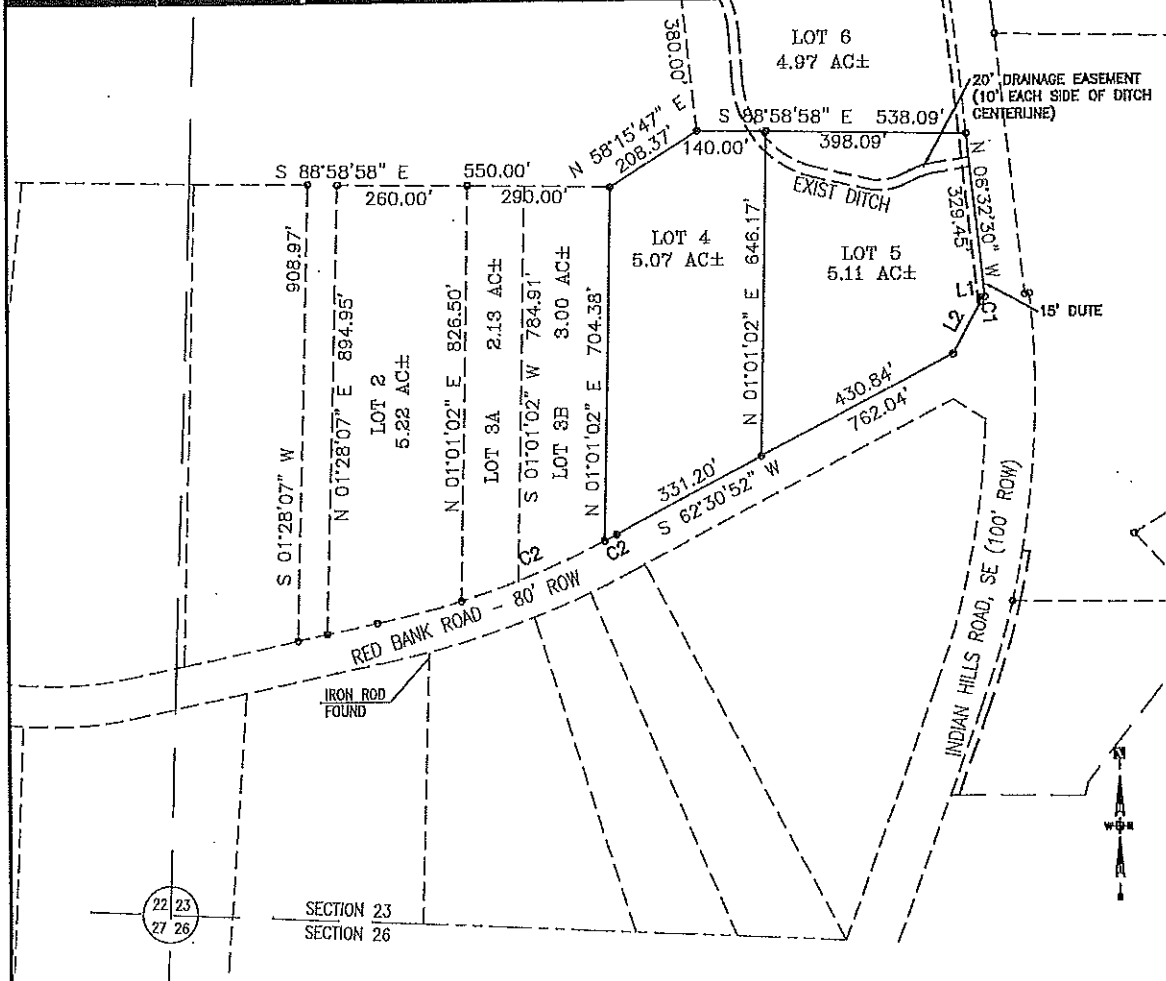
**PROPERTY ZONED R-6**





# CERTIFICATE TO CONSOLIDATE NO. 3266-15

 <b>PUGH WRIGHT MCANALLY</b> CIVIL ENGINEERS	310 8TH AVENUE NE   DECATUR, ALABAMA 39601   POST OFFICE BOX 2419   35602	
	256.353.3937P	256.350.2285F



LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 83°27'30" E	10.00'	C1	9.74'	1688.32'	0°19'50"	N 06°22'36" W	9.74'
L2	N 28°44'45" E	116.38'	C2	27.41'	1869.87'	0°50'24"	N 62°56'05" E	27.41'



Scale 1" = 300'



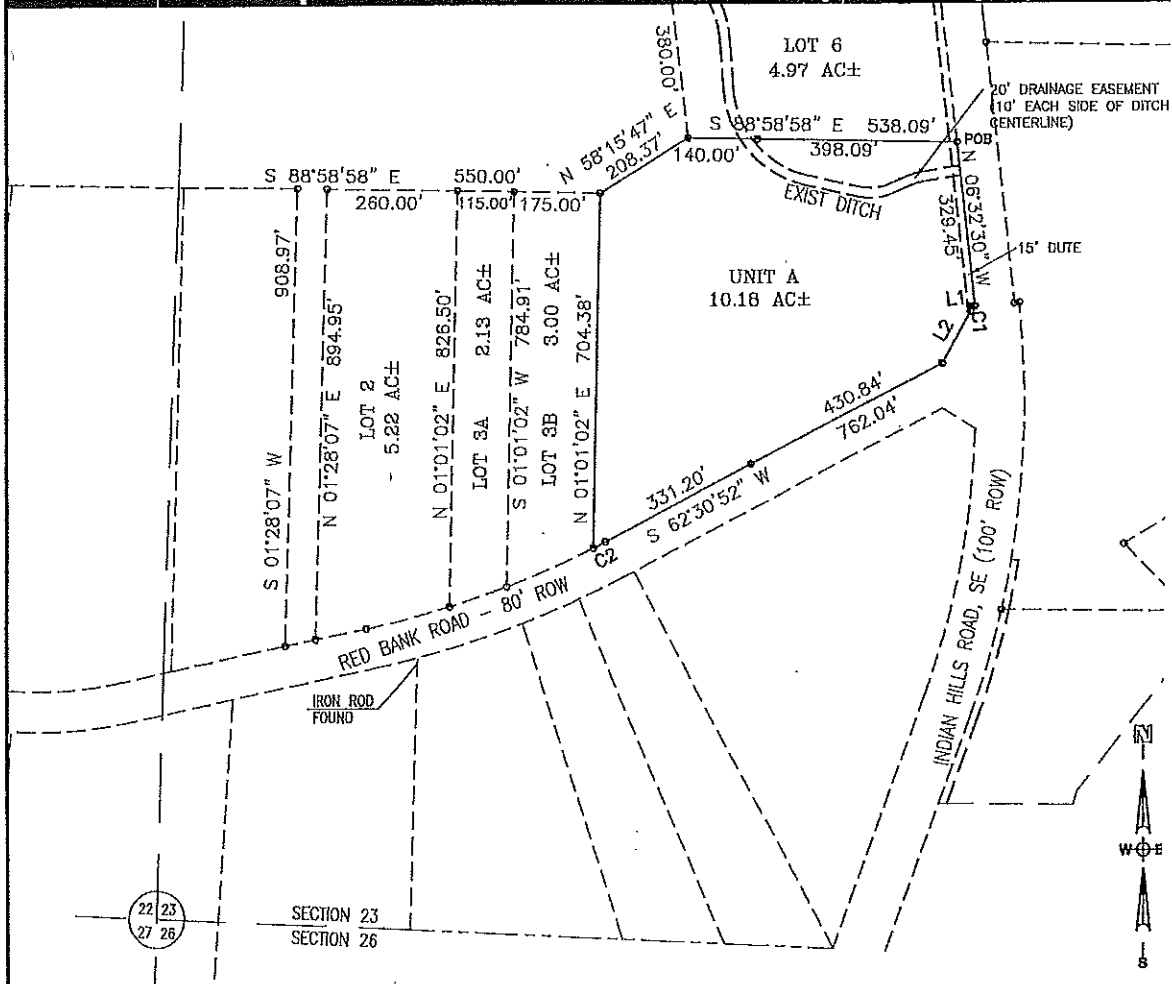
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**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F



LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 83°27'30" E	10.00'	C1	9.74'	1688.32'	0°19'50"	N 06°22'36" W	9.74'
L2	N 28°44'45" E	116.38'	C2	27.41'	1869.87'	0°50'24"	N 62°56'05" E	27.41'

## GENERAL NOTES

- NORTH REFERENCE IS PLAT BEARING FROM BURNINGTREE VALLEY SUBDIVISION ADDITION No. 5 AS SHOWN HEREON.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- SOURCE OF INFORMATION USED FOR SURVEY: M.B. 2014 PG 8
- PROPERTY IS LOCATED ON THE NORTH SIDE OF RED BANK ROAD SE, AND WEST SIDE OF INDIAN HILLS ROAD SE, DECATUR, AL 35601
- NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
- UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.



Scale 1" = 300'

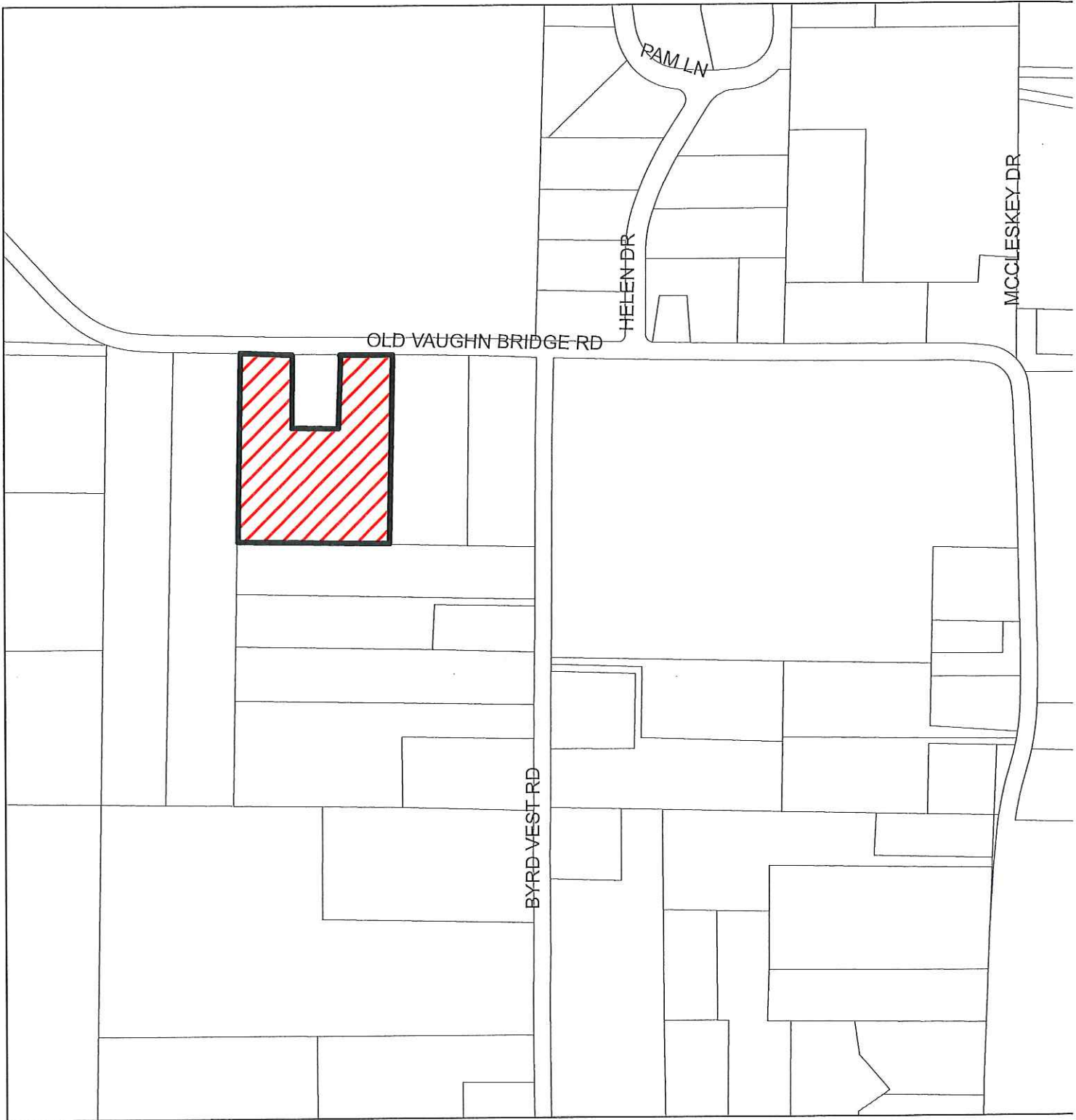
## LEGEND

DUTE DRAINAGE, UTILITY & TELECOMMUNICATIONS EASEMENT





BOUNDARY SURVEY -- FORTENBERRY -- DECATUR, AL



# CERTIFICATE TO SUBDIVIDE NO. 3267-15



## Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

## LOCATION MAP

**APPLICANT: HELEN ALRED**

**PROPERTY NO ZONE PJ ONLY**





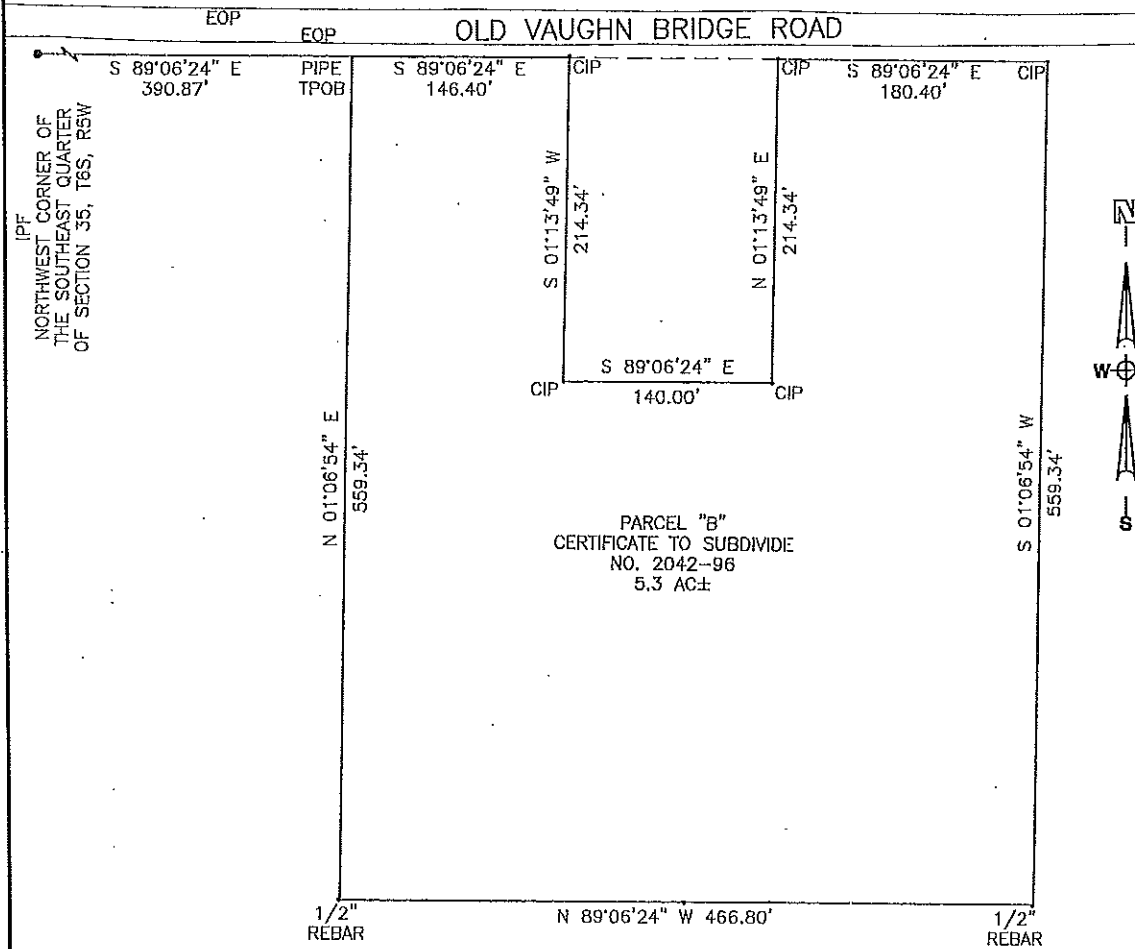
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**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

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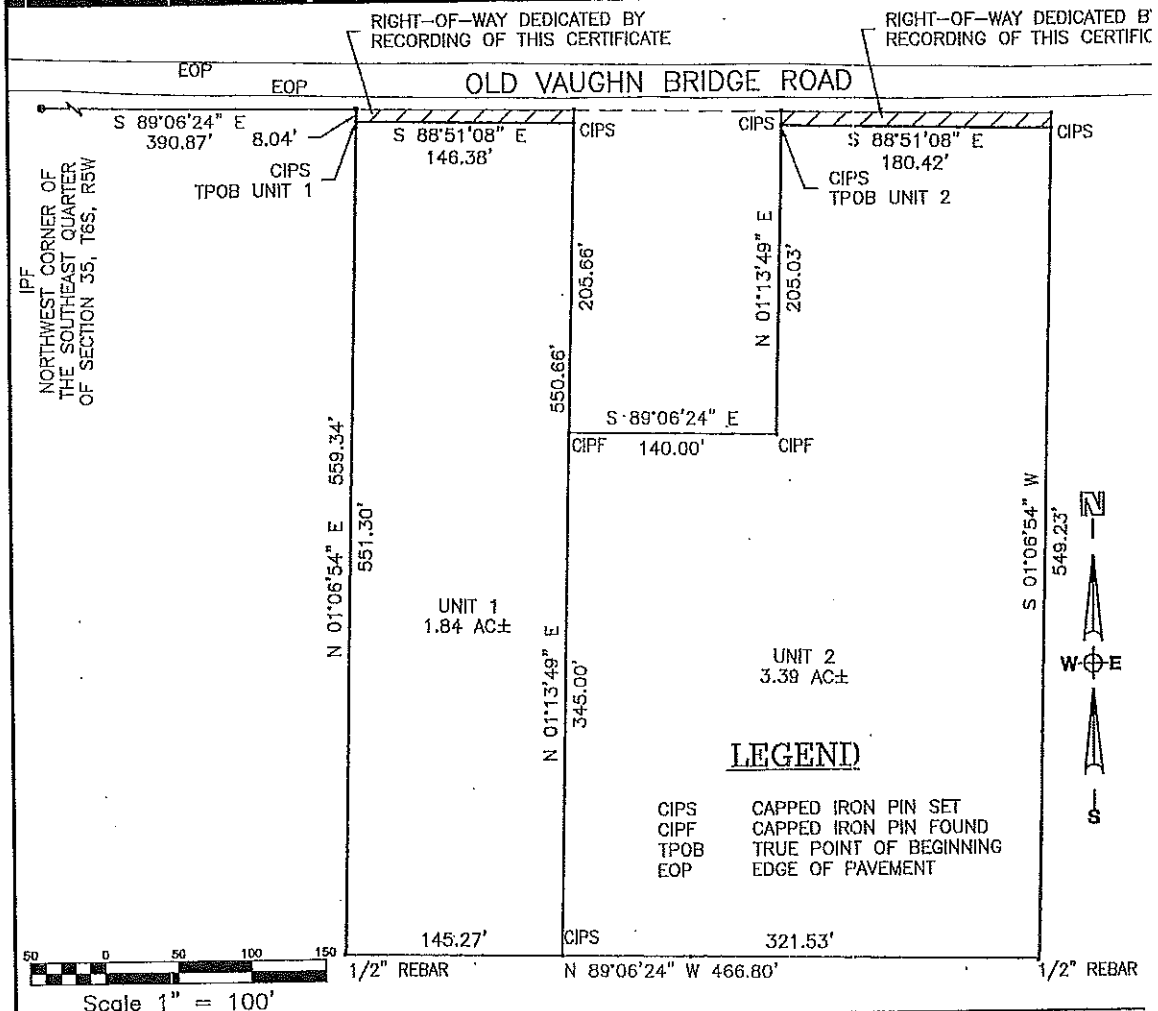


# CERTIFICATE TO SUBDIVIDE NO. 3267-15

**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F



## GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE [NAD83] AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1605, PG 793
4. PROPERTY ADDRESS IS OLD VAUGHN BRIDGE ROAD, HARTSELLE, AL
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED MAY, 2015.

## DEDICATION

I, HELEN J. ALRED, OWNER, HEREBY DEDICATE THE RIGHT-OF-WAY FOR OLD VAUGHN BRIDGE ROAD AS SHOWN HEREON.

HELEN J. ALRED (OWNER)

STATE OF ALABAMA  
COUNTY OF MORGAN

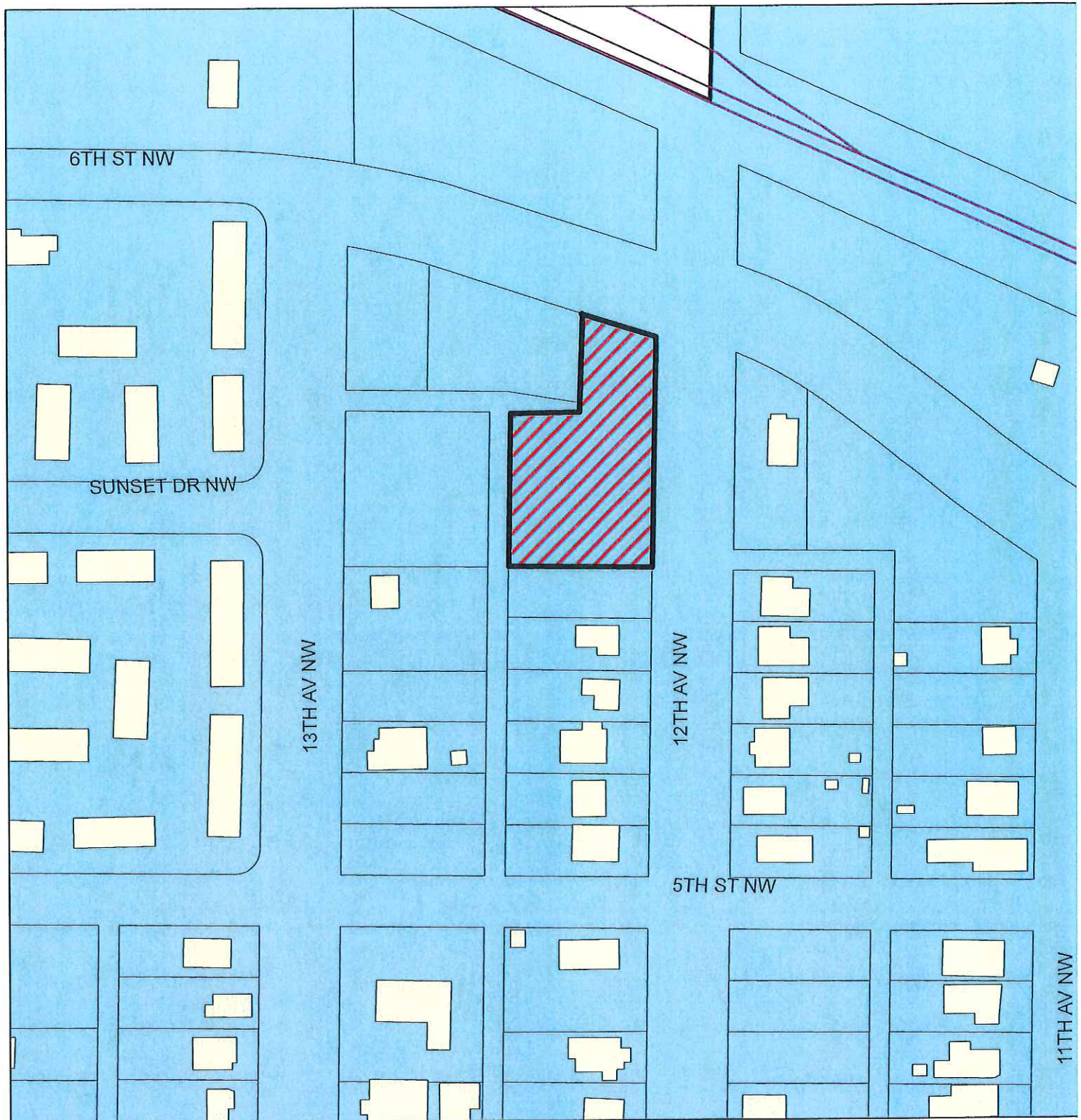
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT HELEN J. ALRED, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

BOUNDARY SURVEY -- HELEN J. ALRED -- 452 OLD VAUGHN BRIDGE ROAD



# CERTIFICATE TO SUBDIVIDE NO. 3268-15



## Legend

- Buildings
- Ownership
- Corporate Limits
- SUBJECT PROPERTY**

## LOCATION MAP

**APPLICANT: DECATUR HOUSING AUTHORITY  
OF THE CITY OF DECATUR**

**PROPERTY ZONED R-4**

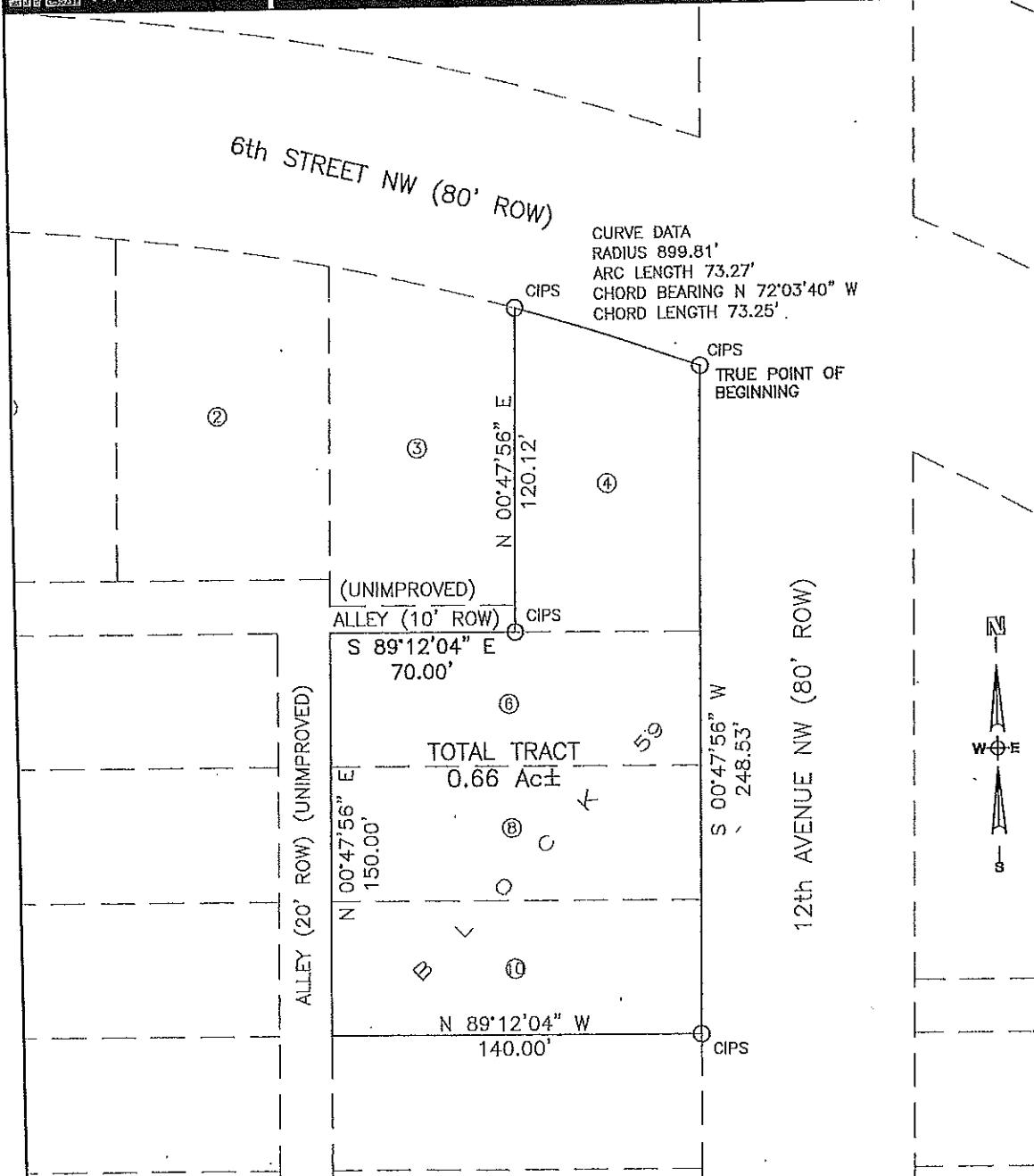


DRAWING NOT TO SCALE



# CERTIFICATE TO SUBDIVIDE NO. 3268-15

 <b>PUGH WRIGHT MCANALLY</b> CIVIL ENGINEERS	310 8TH AVENUE NE   DECATUR, ALABAMA 35601   POST OFFICE BOX 2419   35602	
	256.353.3937P	256.350.2285F





# CERTIFICATE TO SUBDIVIDE NO. 3268-15

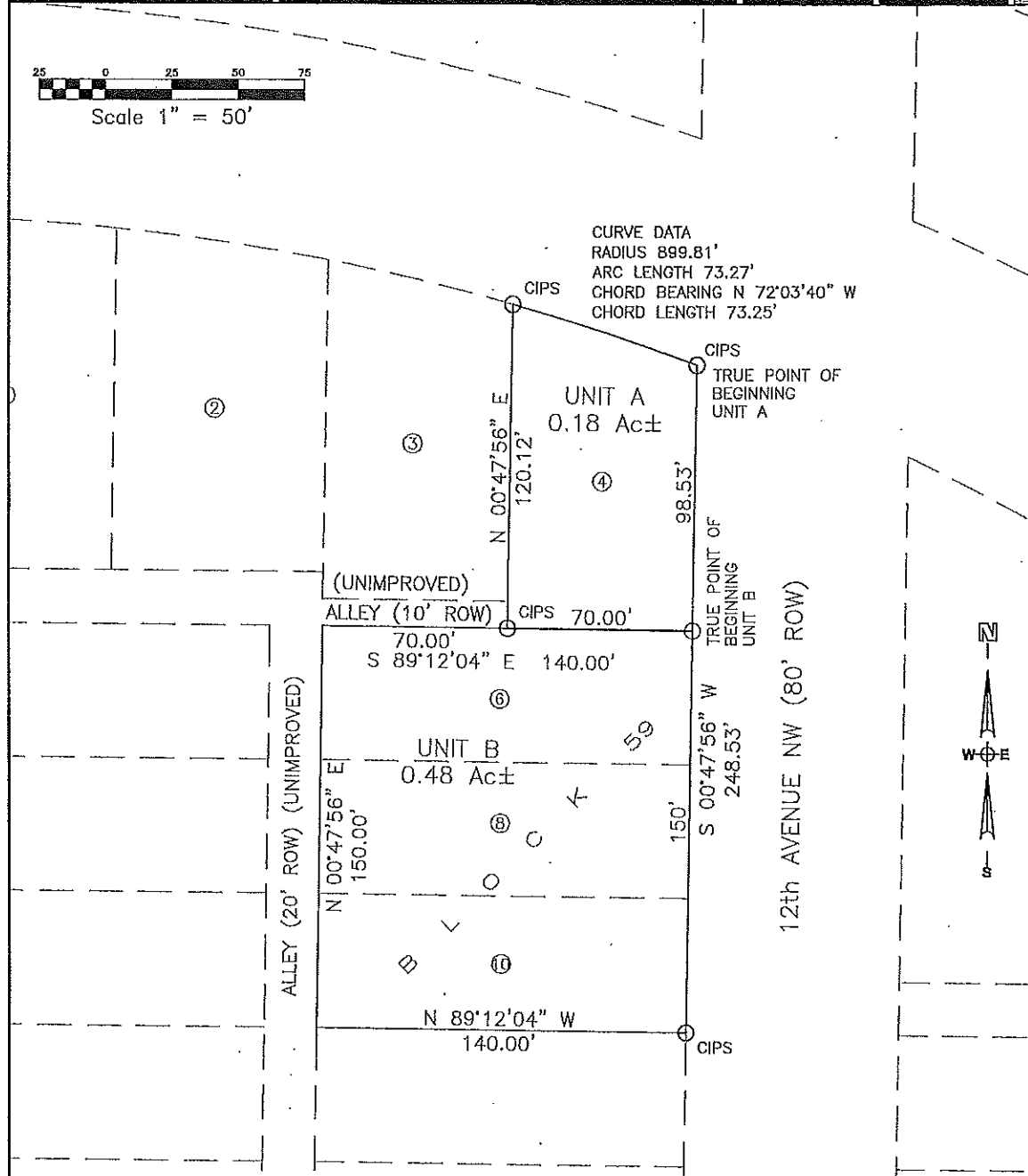
**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F

Scale 1" = 50'



## GENERAL NOTES

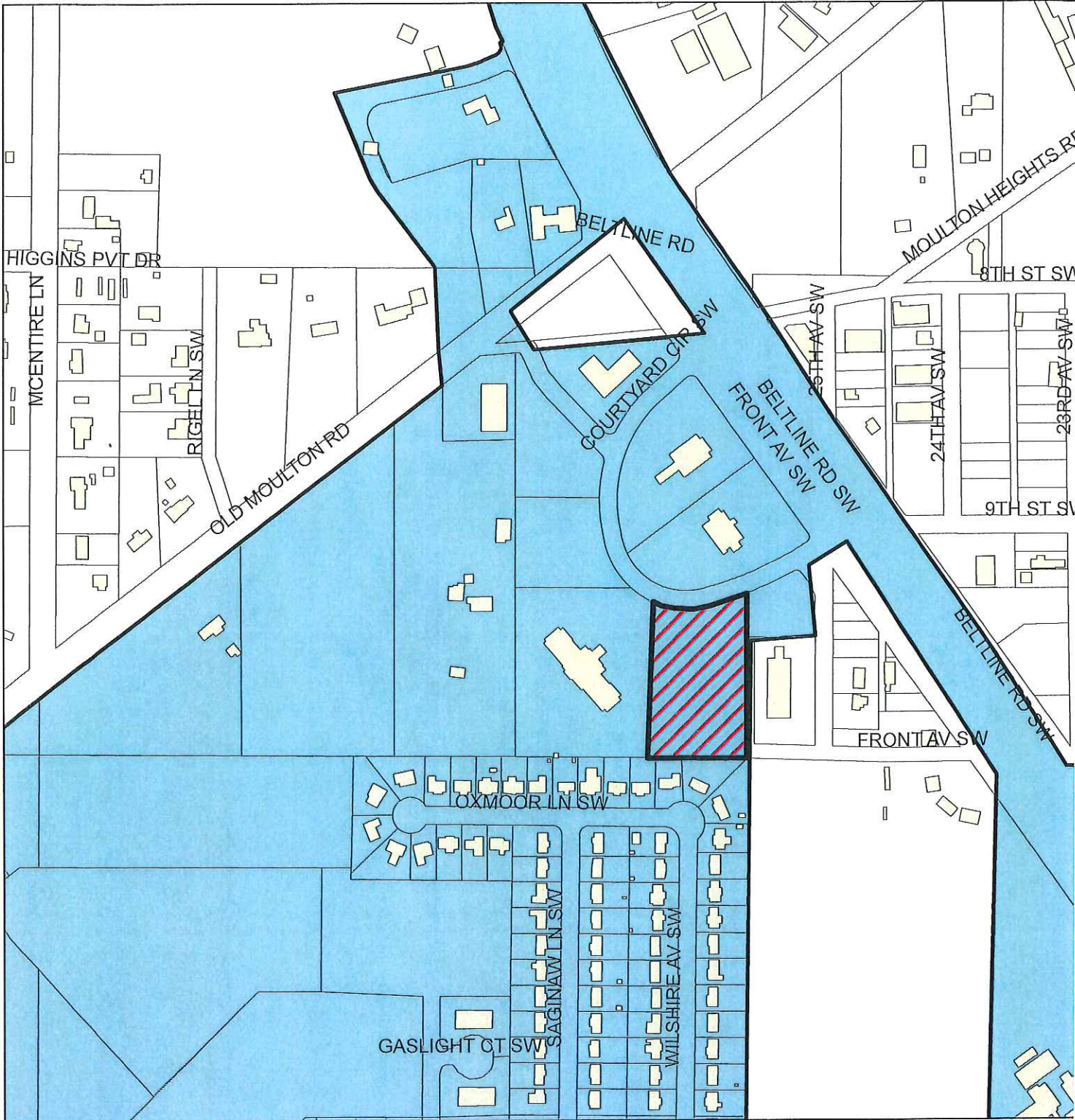
1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE [NAD83] AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: PLAT BOOK 1, PAGE 11
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
8. FIELD WORK WAS COMPLETED MAY, 2015.

BOUNDARY SURVEY -- CITY OF DECATUR -- 12TH AVENUE NW



DRAWING DATE: 05-04-15 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-65-15 | SCALE: 1"=50' | PAGE -- OF --



# SITE PLAN NO. 525-15



## Legend

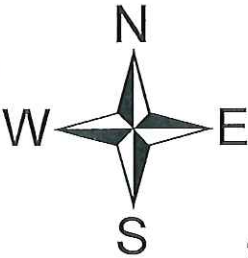
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

## LOCATION MAP

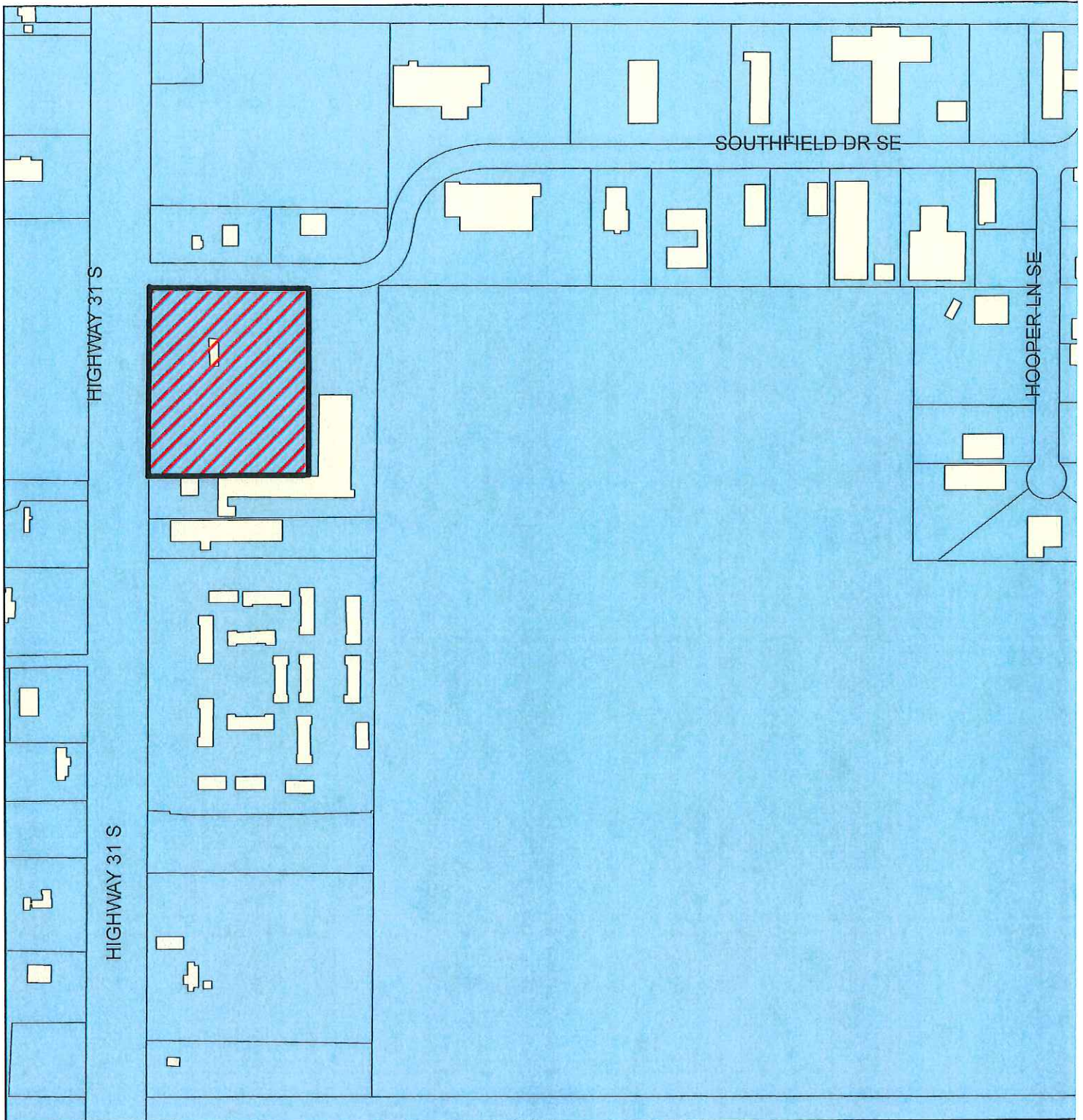
**APPLICANT: YEDLA HOSPITALITY**

**PROPERTY ZONED M-1A**









# SITE PLAN NO. 526-15



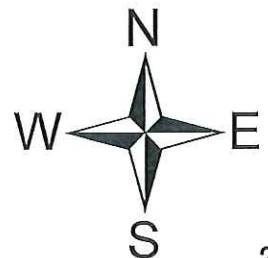
## Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

## LOCATION MAP

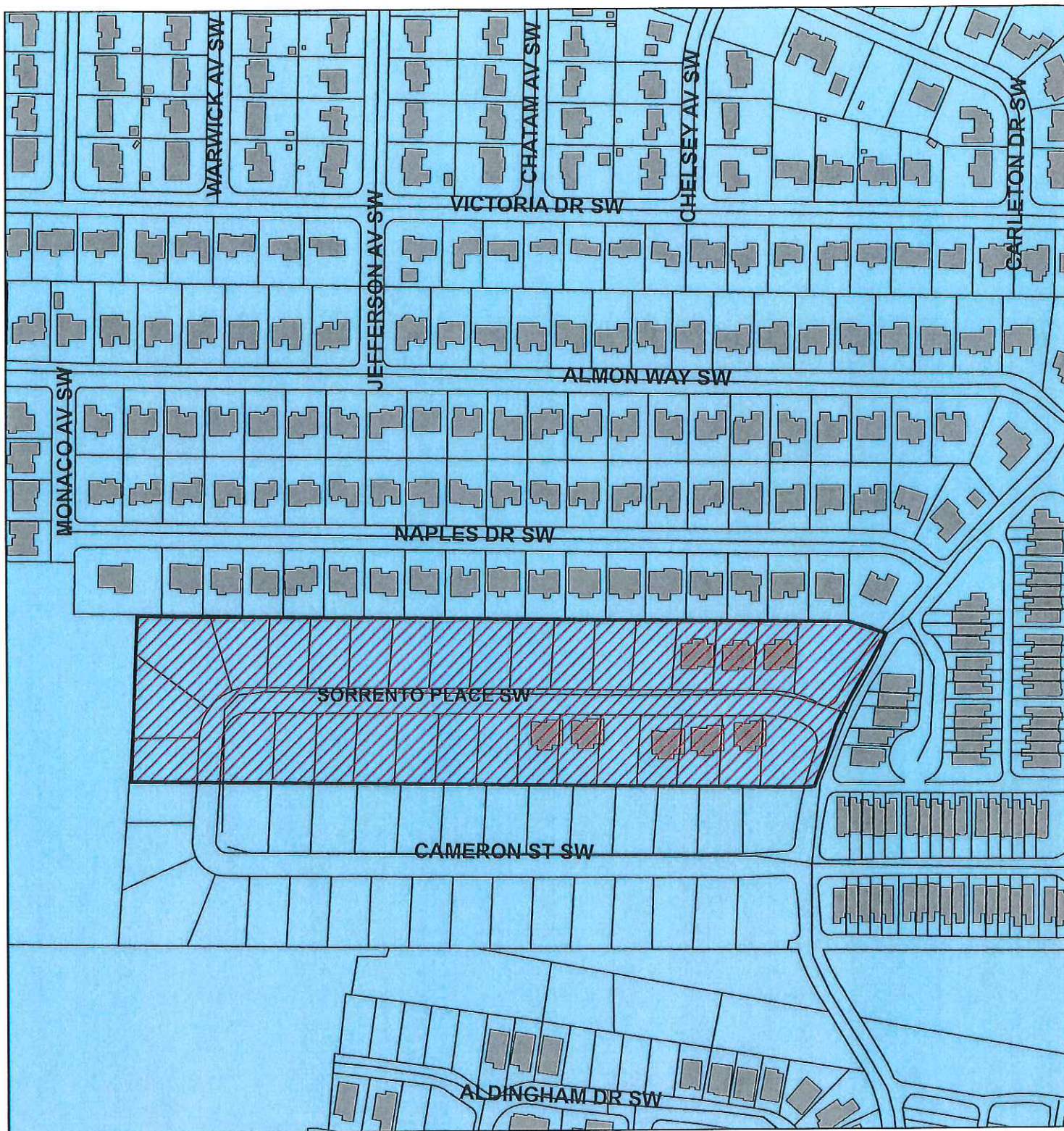
**APPLICANT: RGM PROPERTIES**

**PROPERTY ZONED B-2**

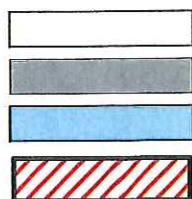




# ALMON PLACE ADD. NO. 4 SUBDIVISION BOND REVIEW



## Legend



Parcels  
bldg  
corplim

**SUBJECT PROPERTY**

## LOCATION MAP

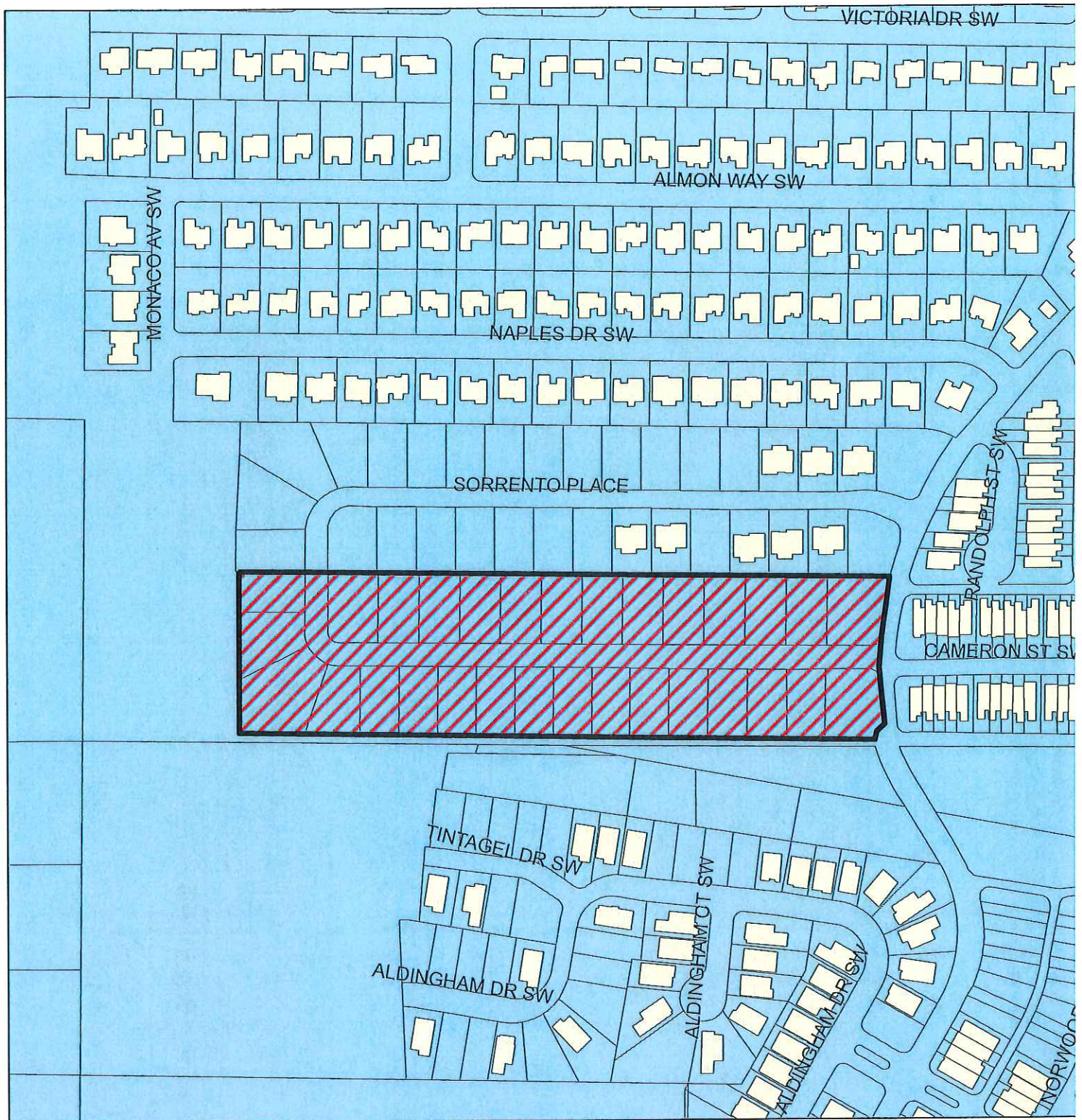
**APPLICANT: BROWN, ALMON AND NOWLIN**  
**DEV. CO. LLC**



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29



# ALMON PLACE ADD. NO. 5 SUBDIVISION BOND REVIEW



## Legend

- Buildings
- Ownership
- Corporate Limits
- SUBJECT PROPERTY**

## LOCATION MAP

**APPLICANT: ALMON AND NOWLIN DEV. CO. LLC**

**PROPERTY ZONED R-5**



DRAWING NOT TO SCALE