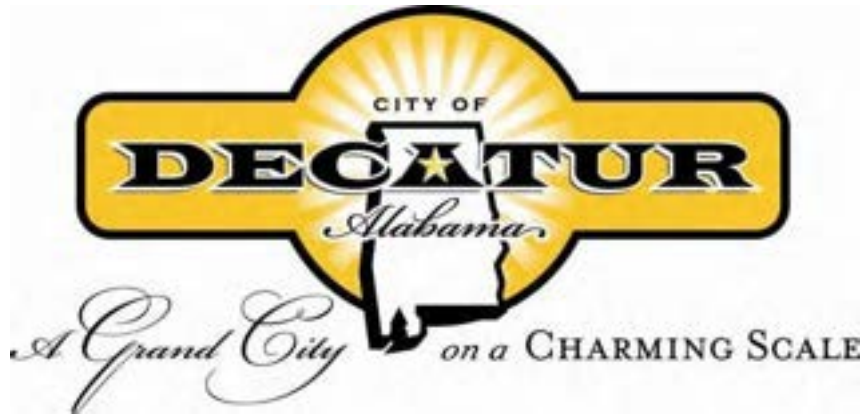




MEMORANDUM

DATE: July 21st, 2026

TO: Planning Commission

PLANNING COMMISSION MEETING

July 21st, 2026

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

July 21st, 2026

Time: 3:30 PM

City Council Chambers

Gary Borden, *Chairman*; **Eddie Pike**, *Vice-Chairman*; **Larry Waye**, *Secretary*; **Barry Bullard**; **Frances Tate**; **Ross Terry**; **Myrna Burroughs**; **Forrest Temple**, **Steven Mosher**

CALL MEETING TO ORDER

Public Meeting

Preliminary Plats

		PAGE NO.
A. Preliminary Plat: Heritage Creek Phase 2	Pugh Wright McAnally	1-8

Re-Zonings

		PAGE NO.
A. Re-Zoning 1452-26	Eric J. Gillian	9-22

Minor Plats

		PAGE NO.
A. Minor Plat: Fairgrounds Subdivision	Pugh Wright McAnally	23-41
B. Minor Plat: Jasmin Trace Apartments	Chris Bostick	42-52

Consent Agenda

Final Plats

		PAGE NO.
A. Final Plat: Heritage Creek Phase 2	Pugh Wright McAnally	53-61

Sketch Plans

		PAGE NO.
A. Sketch Plan: Idlewind Subdivision	Idlewind, LLC	62-72

Other Business

Other Business

		PAGE NO.
A. Vacation 602-26	Pugh Wright McAnally	73-86
B. Performance Bond: Heritage Creek Ph.2	Pugh Wright McAnally	91-92
C. Resolution 009-26: Sandhill Lane to Meadowbrook Court	City of Decatur	93-95
D. Jasmine Trace - Landscaping Review	Chris Bostick	96-103

Planning Commission Staff Report



FILE NAME: Preliminary Plat: Heritage Creek Phase II

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Habitat for Humanity of Morgan County
Property Location:	Hope Drive SW
Request:	Approve Preliminary plat to construct 66 parcels on 17.26 +/- acres
Property Size (Acres):	17.26 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood & Low- Residential
Current Zoning District:	RS-5 (Residential Single-Family-5)
Existing Land Use:	Residential and Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Preliminary Plat – July 2024 Final Plat Phase I- December 2025
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-10
South	Residential & Vacant	RS-10
East	Residential	RS-10
West	Residential	RS-10

D. EVALUATION/COMMENTS:

Street Connectivity: Hope Drive SW will connect to Moulton Heights Road SW

District Standards: RS-5 (Residential Single-Family)

	RS-5 (Residential Single-Family)
Minimum Lot Size	5,000 sq. ft.
Front Setback	20 ft.
Rear Yard	20 ft
Side Yards	5ft & 8 [1] ft The minimum side setback is five feet, however, at least one side setback shall be a minimum of eight feet.

Planning Comments:

The applicant is requesting approval of a preliminary plat to subdivide approximately 17.26 +/- acres into 66 residential lots for single-family development. Primary vehicular access will be provided by Hope Drive, which is proposed to connect directly to Moulton Heights Road.

The preliminary plat also includes the layout of residential lots, street rights-of-way, utility easements, and other improvements necessary to support the proposed development. Staff has evaluated the preliminary plat for compliance with the City's Subdivision Regulations, applicable zoning requirements, and the Comprehensive Plan.

Conditions:

Planning Conditions: No comment

Engineering Conditions: No Comment

Fire Comments:

1. Add separate access that meets IFC D104.3 specifications. (Two separate and remote fire apparatus access roads are required in one or two family residential developments with 30 or more dwelling units. See IFC Appendix D, D104.3 Remoteness. As shown, the two access roads do not meet the separation requirements.)

Decatur Utilities: N/A

Gas:

Power:

Waste Water:

Joe Wheeler Comments: No Comment

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP -



[illegible]

Preliminary Plat Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Subdivision: Heritage Creek Phase 1 and Phase 2

Name of Applicant: Habitat for Humanity of Morgan County, AL Phone: 256-340-9606

Address: 1123 Central Parkway SW, Decatur, AL 35603 Email: landis@morganhabitat.org

Name of Owner: Habitat for Humanity of Morgan County, AL Phone: 256-340-9606

Address: 1123 Central Parkway SW, Decatur, AL 35603

Engineer: Pugh Wright McAnally, Inc. Phone: 256-353-3937

Address: P. O. Box 2419, Decatur, AL 35602-2419 Email: _____

Surveyor: Michael S. Buchanan, PLS Phone: 256-353-3937

Address: P. O. Box 2419, Decatur, AL 35602-2419 Email: michaelb@pughwrightmcanally.com

Current Zoning: RSF-5 Proposed Zoning: RSF-5 Total Acreage: 19.52 Total Lots: 74
Any rezoning or annexation requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: ____/____/____ *This is required unless specifically waived by Planner*

Is this part of a Master Plan? Yes ☒ No ☐ Name and date of most recently approved Master Plan: _____

Is this design in substantial compliance with approved Master Plan? Yes ☒ No ☐ N/A ☐

Is this part of a Build-to-Rent development? Yes ☐ No ☐

Describe the Location of Property to be Subdivided: Moulton Heights Road, SW, Decatur, AL

Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.

Note: without an approved waiver(s), you will be expected to fully comply with the Subdivision Regulations (e.g. construct sidewalks, curb & gutter, etc)

Waivers:
N/A

All plats must fully comply with the Subdivision Regulations, Public Works Manual, and other applicable codes and regulations, unless an item is explicitly waived. Failure to indicate a required item on plats or plans or incorrectly indicating a required item is not implicit permission not to comply.

It is strongly recommended that application be submitted well in advance of deadline, especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: Landis McAnally Date: 6/30/2026

Please contact the Planning Department at (256) 341-4720 with any questions.

Preliminary Plat Application and Checklist

Name of Subdivision: Heritage Creek Phase 1 and Phase 2

Name of Applicant: Habitat for Humanity of Morgan County, AL

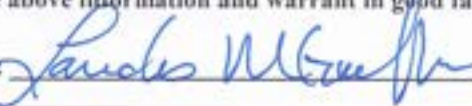
All submissions must be on sheets no larger than 24"x36" and accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.**

- ☒ Name of subdivision
- ☒ North arrow, graphic scale, legend, number of total lots, number of residential lots (if applicable), total acreage, date
- ☒ Standard scale not less than 1"=100'
- ☒ Name and address of owner
- ☒ Name and address of subdivider, if different from the owner
- ☒ Name and address of plat designer (must be licensed surveyor or engineer)
- ☒ Names and addresses of owners of record of all adjoining or adjacent parcels of land as they appear on the current tax records; adjacent properties include across rights-of-way, bodies of water, and properties sharing a corner
- ☒ Locations, widths, and purpose of proposed and existing rights-of-way and easements
- ☒ Locations of existing and proposed property lines, existing buildings, water courses, and railroads within the proposed subdivision and at least 50 feet around the perimeter thereof
- ☒ Location and dimensions of existing sanitary sewer and water lines, including fire hydrants. In the event the subdivision will be served by septic tanks or private wells, this should be stated on the plat
- ☒ Proposed lot lines, numbers, and dimensions, including lot areas
- ☒ Building setbacks
- ☒ Number of Section, Township, and Range, with approximate ties to all identifiable section corners within or close to proposed subdivision
- ☒ County boundary line, if in vicinity
- ☒ Vicinity map showing general location of the proposed subdivision
- ☒ Existing zoning
- ☒ The current FEMA FIRM panel and location of any special flood hazard areas, floodway, and base flood elevation; if no flood hazard areas exist, then a statement indicating such
- ☒ Contours shall be shown at intervals of not more than 5 feet. In areas where existing slope is less than 3% on one acre or more, the contour interval shall be 2 feet or less (this requirement may be waived upon request to the Planning Director or City Engineer)
- ☒ Location of stormwater management facilities

Additional Required Items for Submission: mark if included

- ☒ One (1) paper copies of plat
- ☒ Electronic copy of plat (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ☒ Designation of Agent form
- ☒ I will allow the City to place a sign on my property notifying the public of the public hearing on this plat
- ☒ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ☒ I understand that a Preliminary Plat shall be effective for a period of 12 months from the date of Planning Commission approval
- ☒ I understand that Preliminary Plat approval is not permission to begin grading or any other site improvements
- ☒ Fee(s)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: 

Date: 6 / 30 / 2026

DESIGNATION OF AGENT
CITY OF DECATUR



I, Landis M Griffin (Frederic), being owner of the property which is the subject of this application (Preliminary Plat - Heritage Creek Phase 2), hereby authorize Rugh Wright McAnally to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Landis M Griffin Date: 7/13/2026

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Landis M. Griffin, whose name is signed to the foregoing document, and

☒ Who is known to me, or

Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2026.

Kimberly A. Farris
Notary Public



My Commission Expires: 12/05/2027

Designation of Agent Blank Form - 2025.docx

Planning Commission Staff Report



FILE NAME: Rezoning 1452-26

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Eric J. Gillian (Pastor of Wesley Methodist Church)
Owner:	Wesley Methodist Church
Property Location:	1211 Westmead Street SW
Request:	Rezone 5.94 +/- acres from RS-10 (Residential) to INST (Institution)
Property Size (Acres):	5.94 +/- acres
Future Land Use Map (FLUM) Designation:	Core Neighborhood
Current Zoning District:	RS-10 (Residential Single-Family)
Existing Land Use:	Church

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-10
South	Institutional	INST
East	Residential	RS-10
West	Institutional	INST

D. EVALUATION/COMMENTS:

Street Connectivity: Westmead Street SW connects to Danville Road on the east and Beltline Road on the west.

District Standards: RS-10 (Residential Single-Family)

	RS-10 (Residential Single-Family)
Minimum Lot Size	10,000 sq. ft.
Front Setback	35 ft.
Rear Yard	40 ft
Side Yards	8 ft

Planning Comments:

The applicant requests to rezone approximately 5.94 acres from Residential Single-Family 10,000 (RS-10) to Institutional (INST). While places of worship may be permitted within residential zoning districts subject to the applicable provisions of the Zoning Ordinance, the proposed rezoning would establish a zoning classification that more accurately reflects the property's existing and intended long-term use.

From a land use planning perspective, the requested rezoning does not substantially alter the character of the existing use but instead aligns the zoning classification with the property's function. If the church has been established at this location or is proposed as the principal long-term use of the property, the Institutional zoning district represents the most appropriate classification. Subject to compliance with all applicable development standards, the rezoning is consistent with sound planning principles by promoting an orderly and logical relationship between land use and zoning.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas:

Power:

Waste Water:

Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

DECATUR

Name of Applicant(s): Wesley Methodist Church Phone: 256-355-1842
Address: 1211 Westmead St SW 35601 Email: WesleyOffice1211@gmail.com
Name of Owner(s): Eric J. Gillian - Pastor Phone: 205-832-0037
Address: PO Box 7 Tanner, AL 35671 Email: FirstMethodistPastor@gmail.com

The applicant will be the point of contact for all communication with city staff

In City Limits? ☒ Yes ☐ No Current Zoning: Residential Proposed Zoning: Institutional Total Acreage: 2 Acres Total Lots: 1

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:

Church at corner of Westmead & Danville

Describe existing use of property:

Church / Institutional

Describe proposed use of property:

Church / Institutional

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file) ☒
- ☒ Designation of Agent Form *The deadline to apply for the next meeting is: ____/____/____
- ☒ Accurate boundary map and/or sketch plan *The date of the next available meeting is: ____/____/____
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: [Signature] Date: 6/15/2026

STATE OF ALABAMA

COUNTY OF Morgan

I, Emilee Ward, a Notary Public in and for said State at Large, hereby certify that
Eric J. Gillian, President, whose name is signed to the foregoing document

Who is known to me, or

☒ Whose identity I proved on the basis of ALDI #U032379 ISS 02-20-25 EXP 03-20-29

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same on the same date.

Given under my hand and official seal this the 5th day of June, 2026.

Emilee Ward, Notary Public

My Commission Expires: 03/06/2029



Wesley Methodist Church
Church Board & Leadership Prayer Team
Rick Gillian, Senior Pastor-Board Chair
Clara Blackwell/Treasurer
Beverly Knable/Secretary

1211 Westmead St. SW
Decatur, AL 35601
Cell: (205) 837-0037
Email: firstmethodistpastor@gmail.com
"Proclaiming the Gospel of Jesus Christ"

To: City of Decatur, Planning Department
From: Wesley Methodist Church
Re: Signature Authority for Legal Transactions

June 14, 2026

To the City of Decatur:

This letter recognizes Pastor & Board Chair, Rick Gillian (Eric James Gillian) to sign any documents or speak at any board meetings related to the rezoning of 1211 Westmead St SW. This same authority also extends to Secretary Beverly Knable, as an officer of Wesley Methodist Church.

Our Free Methodist Denomination recognizes our Society Boards as Trustees of the Society for any business or legal transactions. Our Board comprised of six total members are unanimous in seeking this rezoning to Institutional.


Beverly Knable/Secretary


Rick Gillian/Board Chair



Wesley Methodist Church
Church Board & Leadership Prayer Team
Rick Gillian, Senior Pastor-Board Chair
Clara Blackwell/Treasurer
Beverly Knable/Secretary

1211 Westmead St. SW
Decatur, AL35601
Cell: (205) 837-0037
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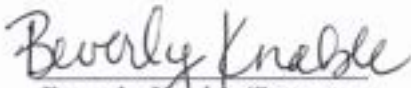
To: City of Decatur, Planning Department
From: Wesley Methodist Church
Re: Signature Authority for Legal Transactions

June 15th, 2026

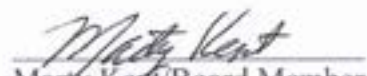
To the City of Decatur:

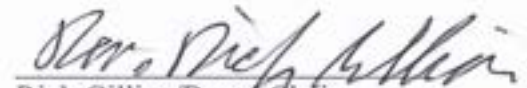
This letter recognizes Pastor & Board Chair, Rick Gillian (Eric James Gillian) to sign any documents or speak at any board meetings related to the rezoning of 1211 Westmead St SW. This same authority also extends to Secretary Beverly Knable, as an officer of Wesley Methodist Church.

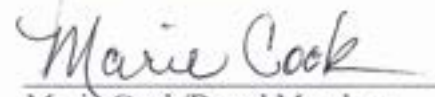
Our Free Methodist Denomination recognizes our Society Boards as Trustees of the Society for any business or legal transactions. Our Board comprised of six total members are unanimous in seeking this rezoning to Institutional.

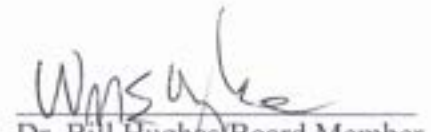

Beverly Knable/Secretary


Clara Blackwell/Treasurer


Marty Kent/Board Member


Rick Gillian/Board Chair


Marie Cook/Board Member


Dr. Bill Hughes/Board Member

This instrument was prepared by:
McBride Richardson, P.C.
J. Calvin McBride, Attorney at Law
225 Grant Street, Decatur, Alabama 35601

CURATIVE WARRANTY DEED**

STATE OF ALABAMA §
 §
COUNTY OF MORGAN §

KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned, **The Wesley Memorial Methodist Church, also sometimes known as and referred to as Wesley Memorial Methodist Church, and Wesley Memorial United Methodist Church**, an Alabama non-profit corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Wesley Methodist Church**, an Alabama non-profit corporation, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Morgan County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference as though fully set forth herein.

This conveyance was approved by a "Disaffiliation" vote of the general membership of the corporation (special church conference) held on the 27th day of August, 2022, in which 82% of members present, in conformity with The Book of Discipline of the United Methodist Church, voted in favor of disaffiliation from the United Methodist Church,. In connection therewith, the terms and conditions of the Disaffiliation Agreement, dated the 28th day of August, 2022, by and between Grantor and the North Alabama Conference of the United Methodist Church, pursuant to the Book of Discipline of the United Methodist Church, required that Grantor organize a new legal entity to which to transfer all church assets and to dissolve any existing legal entities (Article 5).

The Administrative Board and the Board of Directors of Grantor passed a Resolution dated 18th day of September, 2022, to organize an new entity to be known as Wesley Methodist Church, the Grantee herein, which was organized pursuant to a Certificate of Formation, dated the 24th day of October, 2022, registered as Entity No. 001-045-999 with the Secretary of State for the State of Alabama, in order to acquire the property of Grantor under the terms and conditions of the Disaffiliation Agreement referred to hereinabove.

On the 10th day of December, 2022, United Methodist Church, by and through its District Superintendent of the North Alabama Conference of the United Methodist Church, pursuant to the deed recorded in **Deed Book 2022 at Page 13619 of the Probate Records of Morgan County, Alabama, conveyed any and all interest it might have in the property made a basis of this deed, including, without limitation, having said property removed from the Trust established under Section 2501 of the Book of Discipline of the United Methodist church, to "Wesley Memorial Methodist Church" rather than the newly formed entity, **Wesley Methodist Church**, Grantee herein.

This deed is given in order to properly vest title in the Grantee, **Wesley Methodist Church, pursuant to the terms and conditions of the Disaffiliation Agreement referred to hereinabove and the Resolutions of the Administrative Board and Board of Directors of both Grantor and Grantee.

Grantee's Address: 1211 Westmead Street S.W., Decatur, AL 35601

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns in fee simple forever.

And said GRANTOR for itself, its successors and assigns covenants with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its undersigned Officers, who are authorized to execute this conveyance, pursuant to its By-Laws and Resolutions passed by its Administrative Board and Board of Directors, hereto set their signatures and seals this the 21st day of February, 2023.

The Wesley Memorial Methodist Church, an Alabama non-profit corporation

By: Jason Greene (SEAL)
Jason Greene, its President

By: Martha J. Lawson (SEAL)
Martha J. Lawson, its Treasurer

STATE OF ALABAMA §
 §
COUNTY OF MORGAN §

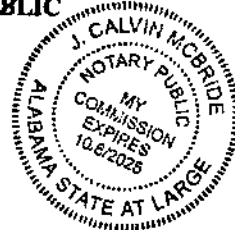
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Greene and Martha J. Lawson, whose names as President and Treasurer, respectively, of The Wesley Memorial Methodist Church, an Alabama non-profit corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such officer(s), and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 21st day of February, 2023.

(NOTARY SEAL)

My Commission Expires: 10/6/25

NOTARY PUBLIC



file no: 2022-1488 (Wesley Methodist Church)
S:\WPWIN\DATA\DEEDS\CHURCH.2Church.Wesley.wpd

Tran: 23058.509183.664109 CLERK: Knowles

REC:\$10.00 DFE:\$0.00 NTX:\$0.00 AFF:\$5.00 FIL:\$1.00 MISC:\$0.00 TOTAL:\$16.00

EXHIBIT "A"

A portion of the south 83.90 feet of Lot 8, and a portion of Lot 9, Block "F", Garth Heights Subdivision, as recorded by map or plat in the Office of the Judge of Probate of Morgan County, Alabama, in Plat Book 1, at Page 38, and more particularly described as: Begin at the southwest corner of Lot 9, Block "F", Garth Heights Subdivision, as recorded by map or plat in the Office of the Judge of Probate for Morgan County, Alabama, in Plat Book 1, at Page 38, and the true point of beginning of the tract herein described; thence from the true point of beginning run North along The west boundary of said Lots 9 and a portion of Lot 8 a distance of 407.90 feet to an iron pin on the south right-of-way margin of Westmead Street, S.W.; thence turn an angle of 89 degrees 53' measured counterclockwise from back tangent and run East along the south right-of-way margin of Westmead Street, S.W., a distance of 709.53 feet to a point; thence along the southerly right-of-way margin of Westmead Street, S. W. and along a curve to the right having a radius of 15.00 feet, an arc distance of 30.53 feet to a point on the westerly right-of-way margin of Danville Road, S.W.; thence run in a Southwesterly direction along the westerly right-of-way margin of Danville Road, S.W. a distance of 431.89 feet to a point; thence turn an angle of 116 degrees 36' measured counterclockwise from back tangent and run West a distance of 528.71 feet to the true point of beginning, lying and being within the SE 1/4 of Section 25, Township 5 South, Range 5 West, Decatur, Morgan County, Alabama, and containing 5.908 acres, more or less. (Certificate to Consolidate, Book 1799, Page 0055-0058)

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF MORGAN

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, to the undersigned **UNITED METHODIST CHURCH**, in hand paid by **WESLEY MEMORIAL METHODIST CHURCH, A CORPORATION**, the receipt of which is hereby acknowledged, the undersigned does remise, release, and quitclaim unto **WESLEY MEMORIAL METHODIST CHURCH**, its successors and assigns, forever, all interest in and to the following described real estate, to-wit:

A portion of the south 83.90 feet of Lot 8, and a portion of Lot 9, Block "F", Garth Heights Subdivision, as recorded by map or plat in the Office of the Judge of Probate For Morgan County, Alabama, in Plat Book 1, at Page 38, and more particularly Described as: Begin at the southwest corner of Lot 9, Block "F", Garth Heights Subdivision, as recorded by map or plat in the Office of the Judge of Probate for Morgan County, Alabama, in Plat Book 1, at Page 38, and the true point of beginning Of the tract herein described; thence from the true point of beginning run North along The west boundary of said Lots 9 and a portion of Lot 8 a distance of 407.90 feet to An iron pin on the south right-of-way margin of Westmead Street, S.W.; thence turn An angle of 89°53' measured counterclockwise from back tangent and run East along The south right-of-way margin of Westmead Street, S.W., a distance of 709.53 feet to A point; thence along the southerly right-of-way margin of Westmeade Street, S.W. And along a curve to the right having a radius of 15.00 feet, an arc distance of 30.53 Feet to a point on the westerly right-of-way margin of Danville Road, S.W.; thence Run in a Southwesterly direction along the westerly right-of-way margin of Danville Road, S.W. a distance of 431.89 feet to a point; thence turn an angle of 116°36' Measured counterclockwise from back tangent and run West a distance of 528.71 feet To the true point of beginning, lying and being within the SE1/4 of Section 25, Township 5 South, Range 5 West, Decatur, Morgan County, Alabama, and Containing 5.908 acres, more or less. (Certificate to Consolidate, Book 1799, Page 0055-0058)

THIS QUITCLAIM DEED IS EXECUTED AND DELIVERED TO REMOVE THE ABOVE DESCRIBED PROPERTY FROM THE TRUST ESTABLISHED UNDER SECTION 2501 OF THE BOOK OF DISCIPLINE OF THE UNITED METHODIST CHURCH.

TO HAVE AND TO HOLD unto the said **WESLEY MEMORIAL METHODIST CHURCH**, so that the above grantor, nor any other person or persons claiming under any of the above grantor shall at any time, by any means, or ways, have, claim or demand any right or title to the aforesaid property, it appurtenances, or any rights thereof.

The Undersigned, as District Superintendent of the Northwest District of the North Alabama Conference of the United Methodist Church, hereby certifies, pursuant to the relevant paragraphs of

the Book of Discipline of the United Methodist Church, that the foregoing transfer has been approved by all necessary church authorities and the transfer is made without any ongoing trust clause obligations under the provisions of the Book of Discipline of The United Methodist Church.

IN WITNESS WHEREOF, the party of the first part, acting by and through its duly authorized representative, has caused this instrument to be executed and delivered as the official act of the Grantor on the 10th day of December, 2022.

UNITED METHODIST CHURCH

Vicki Cate

DISTRICT SUPERINTENDENT,
NORTH ALABAMA CONFERENCE
OF THE UNITED METHODIST CHURCH
P.O. Box 2810
Florence, AL 35630

AL1012

RESIDENT, MC301

Greg Cain
170 L. Lane

STATE OF ALABAMA

COUNTY OF WINSTON

I, the undersigned Notary Public in and for said County and State, do hereby certify that VICKI CATE, as DISTRICT SUPERINTENDENT, NORTH ALABAMA CONFERENCE OF THE UNITED METHODIST CHURCH, whose name is signed to the within and foregoing conveyance and who is known to me, acknowledged before me, that being informed of the contents of the conveyance, she executed the same voluntarily as the official act of the Church on the date the same bears date.

GIVEN under my hand and official seal this the 10th day of December, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/2023

Wesley Memorial Methodist Church
Property Address:
1211 Westmeade St.
Decatur, AL 35601
(also mailing address)

Prepared by:
Melissa Hezon
SPRC Chair
1211 Westmeade St.
Decatur, AL 35601

State of Alabama, Morgan County
I certify this instrument was filed on
12-12-2022 12:27:58 PM
and recorded in DEED Book
2022 at Pages 13619 - 13620
Greg Cain - Probate Judge

Amount of Consideration:
\$185,232.00

Term/Cashier: PRB-16-TKNOWLES / tarak
Tran: 22887.505947.660387
AFF Special Fee (Act 95-424) 5.00
DFF Deed Tax 185.50
FIL Filing Fee 1.00
REC Recording Fee 6.00
Total Fees: \$ 197.50

Planning Commission Staff Report



FILE NAME: Minor Plat: A Replat of Fairgrounds Subdivision

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Barbara Guthrie
Property Location:	1222 Wimberly Drive SW
Request:	Subdivide one parcel into two
Property Size (Acres):	7.17 +/- acres
Future Land Use Map (FLUM) Designation:	Community Commercial
Current Zoning District:	CC (Community Commercial)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Commercial	CC
South	Commercial	CC
East	Commercial	CC
West	Vacant	CC

D. EVALUATION/COMMENTS:

Street Connectivity: Wimberly Drive connects to Fairgrounds Road on the west and Spring Ave on the east.

District Standards: CC (Community Commercial)

	CC-Community Commercial
Minimum Lot Size	[1] Lots shall be of sufficient size so that the allowed use can reasonably locate on the site and comply with all applicable standards in this Ordinance
Front Setback	60 ft 25 ft [2] The minimum front setback is 60 feet for property adjacent to Beltline Road and 25 feet otherwise
Rear Yard	20 ft
Side Yards	NONE 25 ft [3] The minimum side setback is 25 feet from any lot classified in a residential zoning district.

Planning Comments:

The applicant is requesting approval of a Minor Plat to subdivide one existing parcel into two separate lots. The proposed subdivision will create two developable parcels while maintaining compliance with the City's subdivision regulations and applicable zoning requirements.

The property has frontage along Wimberly Drive SW, which provides access to Fairgrounds Road SW to the west and Spring Avenue SW to the east, ensuring adequate connectivity to the existing public street network. Staff has reviewed the proposed plat for compliance with the City's Subdivision Regulations, including lot configuration, access, and other applicable development standards. The proposed Minor Plat is consistent with the intent of the subdivision regulations and, if approved, will establish two legally platted lots suitable for future development or conveyance.

Conditions:

Planning Conditions: No comment

Engineering Conditions: No Comment

Fire Comments: No Comment

Decatur Utilities: N/A

Gas:

Power:

Waste Water:

Joe Wheeler Comments: No Comment

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

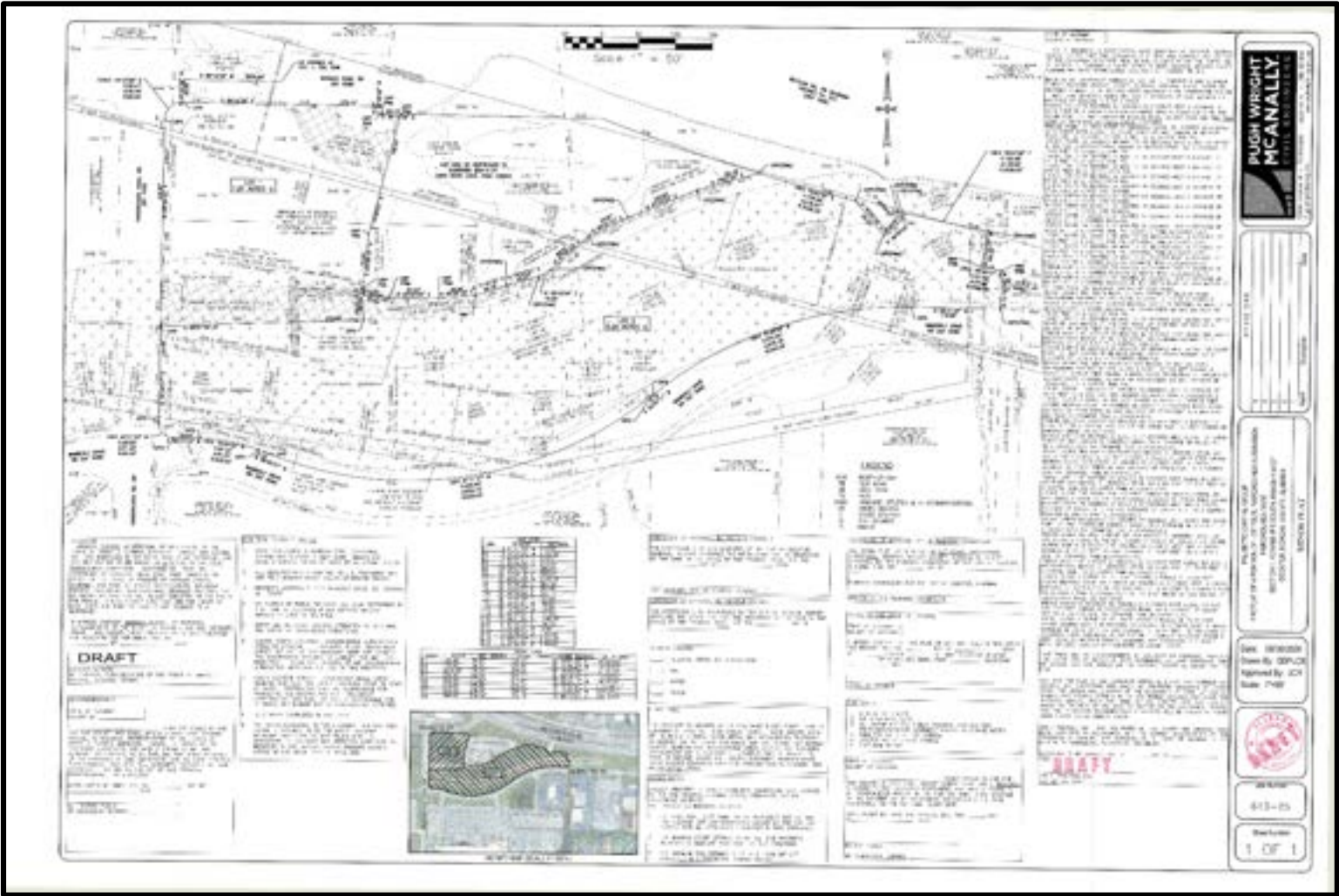
AERIAL MAP -

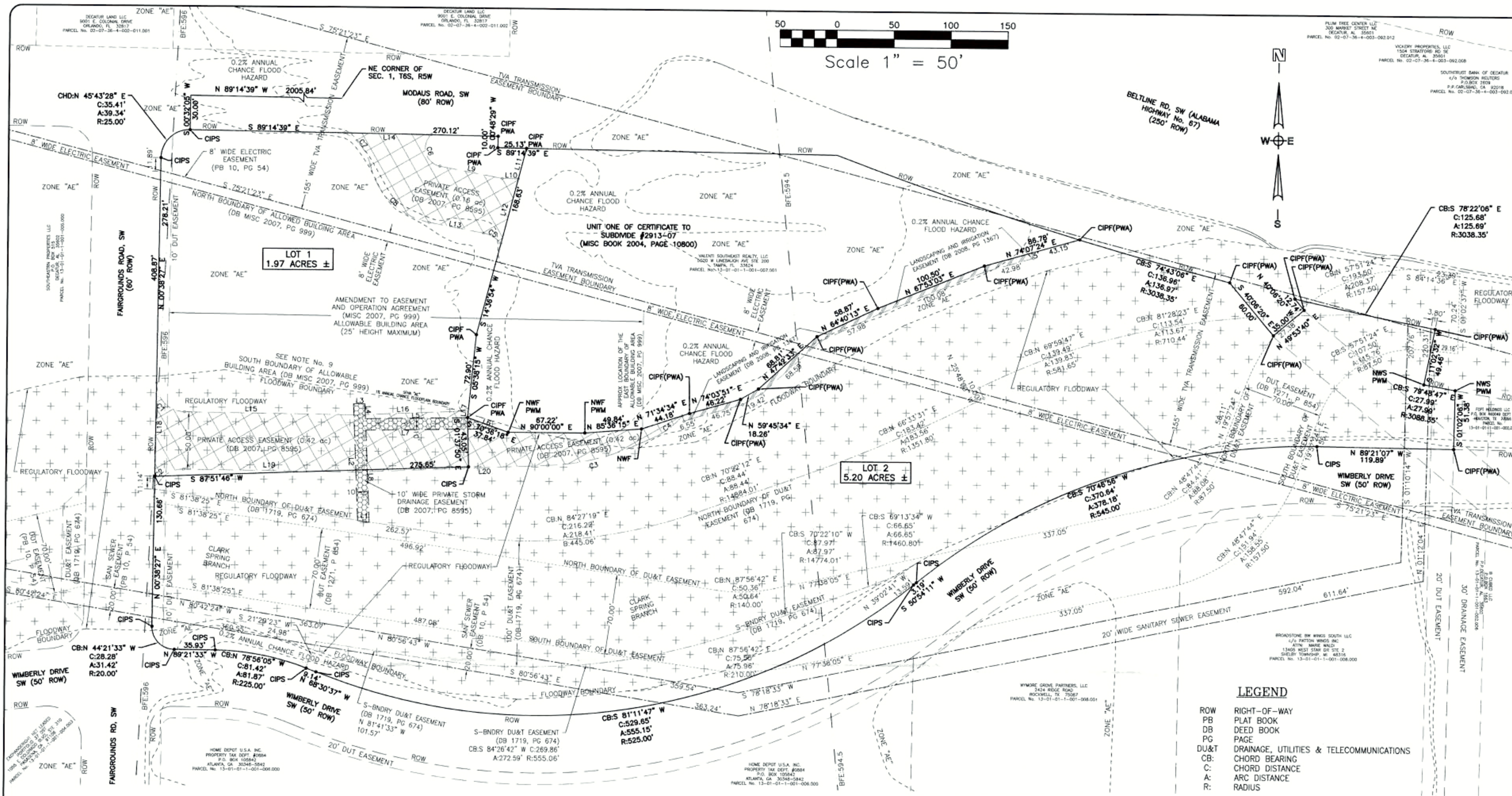


ZONING MAP -



MINOR PLAT -





DEDICATION

I, BARBARA GUTHRIE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AARON J. GUTHRIE, DECEASED, OWNER, HAS CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS A REPLAT OF LOT FOUR, FAIRGROUNDS SUBDIVISION, DESCRIBED AS "UNIT TWO - CERTIFICATE TO SUBDIVIDE (MISC 2007, PAGE 10800) IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA," AND THAT THE PUBLIC IMPROVEMENTS, INCLUDING STREETS, EASEMENTS, RIGHTS-OF-WAY, DRAINAGE FACILITIES, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. I ALSO CERTIFY THAT THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

IN WITNESS WHEREOF BARBARA GUTHRIE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AARON J. GUTHRIE, DECEASED, OWNER, HAS CAUSED THESE PRESENTS TO BE DULY EXECUTED AND HEREUNTO SET HER HAND, THIS THE _____ DAY OF _____, 2026.

DRAFT

BARBARA GUTHRIE
AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AARON J. GUTHRIE, DECEASED, OWNER

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT BARBARA GUTHRIE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AARON J. GUTHRIE, DECEASED, OWNER, IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, AND ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, SHE, AS SUCH PERSONAL REPRESENTATIVE, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PERSONAL REPRESENTATIVE, AS AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2026.

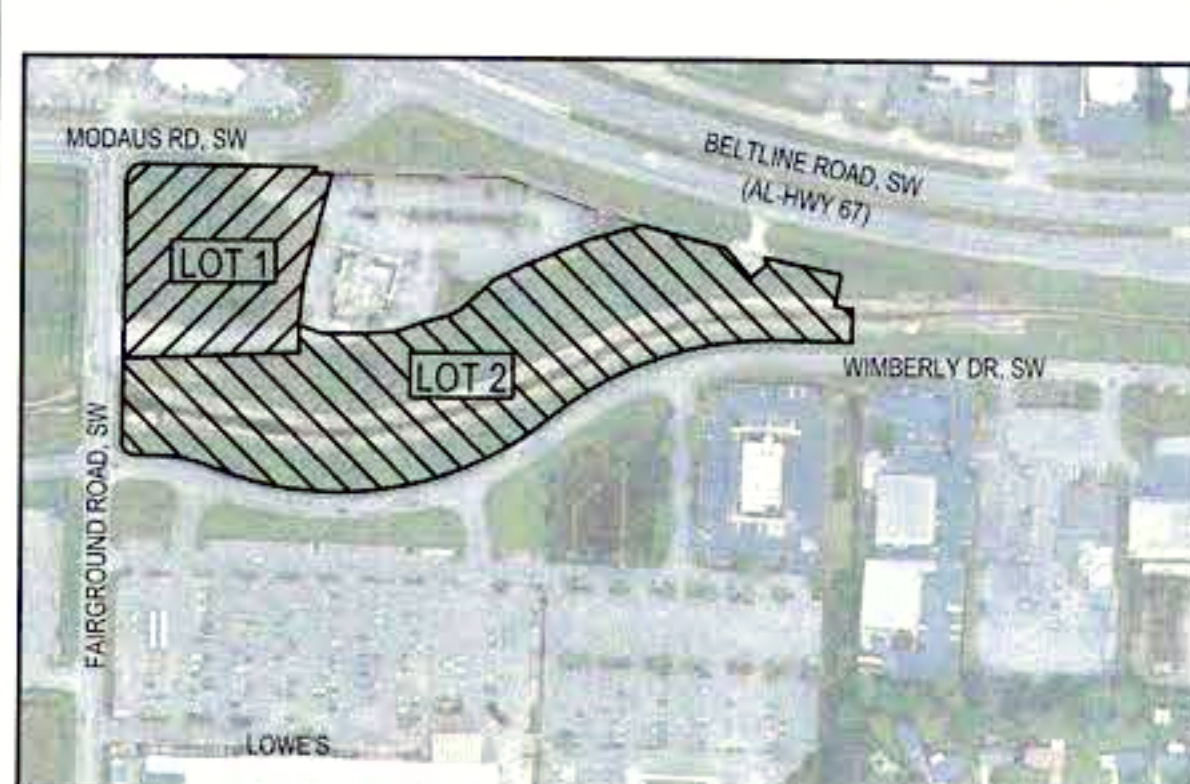
By: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

GENERAL SURVEY NOTES

- NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE [NAD83] AND USING A VERTICAL DATUM OF NAVD 88 AS SHOWN HEREON.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
- PROPERTY ADDRESS IS 1222 WIMBERLY DRIVE, SW, DECATUR, AL 35603
- 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.
- UTILITY LOCATOR SERVICE: CONTRACTOR SHALL NOTIFY ALABAMA ONE CALL FOR UTILITY LOCATIONS PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES THROUGHOUT CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE FOR REPAIRING ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
- FIELD WORK COMPLETED IN MAY, 2026.
- THE SOUTH BOUNDARY OF THE ALLOWABLE BUILDING AREA SHOWN IS ASSUMED TO BE THE NORTH FLOODWAY BOUNDARY BASED ON THE MAP FOUND WITH THE AMENDMENT TO EASEMENT AND OPERATION AGREEMENT AS RECORDED IN THE MORGAN COUNTY PROBATE JUDGE'S OFFICE IN MISC BOOK 2007, AT PAGE 999.

LINE	BEARING	DISTANCE
L1	N 81°41'33" W	10.18
L2	N 82°28'35" W	102.30
L3	N 89°45'51" E	10.01
L4	S 02°26'35" E	12.90
L5	N 88°57'09" E	89.57
L6	N 70°36'18" E	28.83
L7	S 88°57'09" W	116.16
L8	S 02°26'35" E	80.79
L9	S 78°25'57" E	55.45
L10	N 89°14'56" E	14.14
L11	N 14°41'36" E	27.60
L12	S 14°36'54" W	58.54
L13	N 78°25'57" W	48.87
L14	S 89°14'59" W	77.28
L15	S 89°21'33" E	148.94
L16	N 87°33'24" E	88.70
L17	S 02°38'15" W	8.84
L18	S 00°38'27" W	100.00
L19	S 89°21'33" E	150.28
L20	N 87°33'24" E	168.80

CURVE	RADIUS	ARC LENGTH	CURVE DATA	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	S 35°36' E	S 44°21'33" E	90°00'00"
C2	25.00	39.27	S 35°36' E	S 45°38'27" W	90°00'00"
C3	210.50	10.89	N 78°09' E	N 78°45'06" E	21°36'53"
C4	70.50	32.40	S 32°11' E	N 52°46'53" E	26°19'51"
C5	25.50	17.83	N 17°47' E	N 59°24'17" W	40°03'21"
C6	16.00	36.68	N 28°73' E	S 15°32'52" E	127°46'11"
C7	40.50	38.09	N 40°06' E	N 40°06' E	0°00'00"
C8	66.00	76.34	N 72°15' E	S 46°17'51" E	66°18'13"



CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2026.

CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2026.

DECATUR UTILITIES

(____) ELECTRIC (WITHIN DU JURISDICTION)

(____) GAS

(____) WATER

(____) SEWER

FLOOD NOTE

THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES: ZONE 'X' (UNSHADED), ZONE AE, 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS, AND REGULATORY FLOODWAY AS DEFINED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA AND INCORPORATED AREAS 010176, MAP NUMBERS 01103C0059F AND 01103C0067 F, EFFECTIVE DATE OF AUGUST 16, 2018, AS DEFINED UNDER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS.

ZONING NOTES

SUBJECT PROPERTY IS ZONED COMMUNITY COMMERCIAL (CC) DISTRICT, AS PER THE DECATUR, ALABAMA ZONING ORDINANCE, SECTION 25-3.2BASE DISTRICTS, SEC. 25-3.2.4(d) BUSINESS DISTRICTS.

- LOT AREA, MIN. LOTS SHALL BE OF SUFFICIENT SIZE SO THAT THE ALLOWED USE CAN REASONABLY LOCATE ON THE SITE AND COMPLY WITH ALL APPLICABLE STANDARDS IN THIS ORDINANCE.
- THE MINIMUM FRONT SETBACK IS 60 FEET FOR PROPERTY ADJACENT TO BELTLINE ROAD AND 25 FEET OTHERWISE.
- THE MINIMUM SIDE SETBACK IS 25 FEET FROM ANY LOT CLASSIFIED IN A RESIDENTIAL ZONING DISTRICT.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF A REPLAT OF LOT FOUR, FAIRGROUNDS SUBDIVISION, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE _____ DAY OF _____, 2026.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA }
COUNTY OF MORGAN }

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF _____, 2026.

AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____ PAID.

JUDGE OF PROBATE

PLAT NOTES

- A TOTAL OF 2 LOTS
- NO RESIDENTIAL LOTS
- ALL EASEMENTS ARE PUBLIC DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENT UNLESS OTHERWISE NOTED
- SMALLEST LOT 1 - 1.97 ACRES±
- LARGEST LOT 2 - 5.20 ACRES±
- 7.17 AC± IN PLAT

STATE OF ALABAMA }
COUNTY OF MORGAN }

NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JON C. RICHARDS, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ALABAMA }
COUNTY OF MORGAN }

I, JON C. RICHARDS, A PROFESSIONAL LAND SURVEYOR OF DECATUR, ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED WITHIN THE NORTH-HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST, DECATUR, MORGAN COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGIN AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND RUN THENCE NORTH 89 DEGREES 14 MINUTES 39 SECONDS WEST (ALABAMA STATE COORDINATE SYSTEM - WEST ZONE [NAD83]) ALONG THE NORTH BOUNDARY OF SAID SECTION 1 A DISTANCE OF 2005.84 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 32 MINUTES 05 SECONDS WEST A DISTANCE OF 30.00 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS") ON THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW (80' ROW) AND THE TRUE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW, A DISTANCE OF 270.12 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 00 DEGREES 48 MINUTES 29 SECONDS WEST ALONG AN OFFSET IN THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW, A DISTANCE OF 10.00 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST A DISTANCE OF 25.13 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 14 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 168.63 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 05 DEGREES 38 MINUTES 15 SECONDS WEST A DISTANCE OF 72.90 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 70 DEGREES 36 MINUTES 18 SECONDS EAST A DISTANCE OF 37.84 FEET TO A NAIL AND WASHER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 72.90 FEET TO A NAIL AND WASHER;

THENCE NORTH 85 DEGREES 46 MINUTES 15 SECONDS EAST A DISTANCE OF 49.84 FEET TO A NAIL AND WASHER;

THENCE NORTH 71 DEGREES 34 MINUTES 34 SECONDS EAST A DISTANCE OF 44.18 FEET TO A CAPPED IRON PIN;

THENCE NORTH 74 DEGREES 03 MINUTES 51 SECONDS EAST A DISTANCE OF 46.22 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 59 DEGREES 45 MINUTES 34 SECONDS EAST A DISTANCE OF 18.26 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 47 DEGREES 42 MINUTES 33 SECONDS EAST A DISTANCE OF 68.81 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 64 DEGREES 40 MINUTES 13 SECONDS EAST A DISTANCE OF 58.87 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 67 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 100.50 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 74 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 86.78 FEET TO A CAPPED IRON PIN ON THE SOUTH RIGHT-OF-WAY MARGIN OF BELTLINE ROAD, SW-ALABAMA HIGHWAY 67 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 102.74 FEET TO A CAPPED IRON PIN;

THENCE ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF BELTLINE ROAD, SW-ALABAMA HIGHWAY 67 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 136.97 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 40 DEGREES 02 MINUTES 20 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF BELTLINE ROAD, SW-ALABAMA HIGHWAY 67 A DISTANCE OF 60.00 FEET TO A CAPPED IRON PIN;

THENCE NORTH 49 DEGREES 53 MINUTES 40 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF BELTLINE ROAD, SW-ALABAMA HIGHWAY 67 A DISTANCE OF 35.00 FEET TO A CAPPED IRON PIN;

THENCE NORTH 40 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF BELTLINE ROAD, SW-ALABAMA HIGHWAY 67 A DISTANCE OF 125.69 FEET TO A CAPPED IRON PIN;

THENCE SOUTH 11 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 49.48 FEET TO A NAIL AND WASHER (STAMPED "PMM AL/CA0021/LS");

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 308.35 FEET (CHORD BEARING SOUTH 79 DEGREES 48 MINUTES 47 SECONDS EAST, CHORD DISTANCE OF 27.99 FEET) AN ARC DISTANCE OF 27.99 FEET TO A MAG NAIL AND WASHER (STAMPED "PMM AL/CA0021/LS");

THENCE SOUTH 01 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 51.38 FEET TO A CAPPED IRON PIN ON THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW (50' ROW);

THENCE NORTH 89 DEGREES 21 MINUTES 07 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW A DISTANCE OF 119.89 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET (CHORD BEARING SOUTH 79 DEGREES 48 MINUTES 47 SECONDS WEST AND A CHORD DISTANCE OF 370.64 FEET) AN ARC DISTANCE OF 378.18 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE SOUTH 50 DEGREES 54 MINUTES 11 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW A DISTANCE OF 5.19 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET (CHORD BEARING SOUTH 81 DEGREES 11 MINUTES 47 SECONDS WEST AND A CHORD DISTANCE OF 529.65 FEET) AN ARC DISTANCE OF 555.15 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 68 DEGREES 30 MINUTES 37 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW A DISTANCE OF 9.14 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, (CHORD BEARING NORTH 78 DEGREES 56 MINUTES 05 SECONDS WEST AND A CHORD DISTANCE OF 81.42 FEET) AN ARC DISTANCE OF 81.87 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE NORTH 89 DEGREES 21 MINUTES 33 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF WIMBERLY DRIVE, SW A DISTANCE OF 35.93 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING NORTH 44 DEGREES 21 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS") ON THE EAST RIGHT-OF-WAY MARGIN OF FAIRGROUNDS ROAD, SW (60' ROW);

THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY MARGIN OF FAIRGROUNDS ROAD, SW A DISTANCE OF 408.87 FEET TO A CAPPED IRON PIN (STAMPED "PMM AL/CA0021/LS");

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 45 DEGREES 43 MINUTES 28 SECONDS EAST, A CHORD DISTANCE OF 35.41 FEET) AN ARC DISTANCE OF 39.34 FEET TO THE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING 7.17 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AS SHOWN HEREON.

THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS ON ADJOINING PROPERTY; THAT THERE ARE NO RIGHTS OF WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LOT VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THE PLAT.

AND THAT THE PLAT OF MAP CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARY OF EACH LOT AND ITS NUMBER AND SHOWING STREETS ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT BOUNDARY/SURVEY MARKERS WILL BE PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

AND I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY, THIS THE _____ DAY OF _____, 2026.

DRAFT

JON C. RICHARDS, PLS
ALA. LIC. NO. 50401

PUGH WRIGHT MCANALLY CIVIL ENGINEERS

310 8TH AVENUE NE - PO BOX 2419 - DECATUR, AL - (266) 353-3937
www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5		
4		
3		
2		
1		

MINOR PLAT

A REPLAT OF A PORTION OF LOT FOUR, FAIRGROUNDS SUBDIVISION
FAIRGROUNDS ROAD
SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

Date: 06/30/2026
Drawn By: DDP/JCR
Approved By: JCR
Scale: 1"=50'

Job Number: 613-25
Sheet Number: 1 OF 1

Minor Plat Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Subdivision/Development: A Replat of a Portion of Lot Four, Fairgrounds Subd.
Name of Applicant: Palmetto Decatur-Modaus Road SE, LLC Phone: 615-432-2696
Address: 632 E Main St, Suite 301, Lakeland, FL 33801 Email: dking@palmettocg.com
Name of Owner: Aaron J Guthrie; c/o Barbara Guthrie Phone: _____
Address: 12 Old Stonebank Ln NW, Huntsville, al 35806
Engineer: Pugh Wright McAnally, Inc. Phone: 256-353-3937
Address: P. O. Box 2419, Decatur, AL 35602-2419 Email: _____
Surveyor: Jon C. Richards, PLS No. 50401 Phone: 256-353-3937
Address: P. O. Box 2419, Decatur, AL 35602-2419 Email: jonr@pughwrightmcanally.com

Current Zoning: CC Total Acreage: 7.17 Total Lots: 2

Describe the Location of Property to be Subdivided:

Property is located east of Fairground Rd SW, north of Wimberly Dr SW and SW of Beltline Rd SW (AL Hwy 67)

Yes ☐

Will any waivers be requested? No ☒ If yes, list them here and attach documentation explaining reason for request.

Note: without an approved waiver(s), you will be expected to fully comply with the Subdivision Regulations (e.g. construct sidewalks, curb & gutter, etc.)

Waivers:

NA

All plats must fully comply with the Subdivision Regulations, Public Works Manual, and other applicable codes and regulations, unless an item is explicitly waived. Failure to indicate a required item on plats or plans or incorrectly indicating a required item is not implicit permission not to comply.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature:

Daniel King

Date: 6 / 22 / 26

Please contact the Planning Department at (256) 341-4720 with any questions.

Minor Plat Application and Checklist

Name of Subdivision: A Replat of a portion of Lot Four, Fairgrounds Subdivision
Name of Applicant: Palmetto Decatur-Modaus Road SE, LLC

All submissions must be on sheets no larger than 24"x36" and accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.**

- ☒ Name of subdivision
- ☒ North arrow, graphic scale, legend, number of total lots, number of residential lots (if applicable), total acreage, date
- ☒ Standard scale not less than 1"=100'
- ☒ Name and address of owner
- ☒ Name and address of subdivider, if different from the owner
- ☒ Name and address of plat designer (must be licensed surveyor or engineer)
- ☒ Names and addresses of owners of record of all adjoining or adjacent parcels of land as they appear on the current tax records; adjacent properties include across rights-of-way, bodies of water, and properties sharing a corner
- ☒ Locations, widths, and purpose of proposed and existing rights-of-way and easements
- ☒ Locations of existing and proposed property lines, existing buildings, water courses, and railroads within the proposed subdivision and at least 50 feet around the perimeter thereof
- ☒ Location and dimensions of existing sanitary sewer and water lines, including fire hydrants. In the event the subdivision will be served by septic tanks or private wells, this should be stated on the plat
- ☒ Proposed lot lines, numbers, and dimensions, including lot areas
- ☒ Building setbacks
- ☒ Number of Section, Township, and Range, with approximate ties to all identifiable section corners within or close to proposed subdivision
- ☒ County boundary line, if in vicinity
- ☒ Vicinity map showing general location of the proposed subdivision
- ☒ Existing zoning
- ☒ The current FEMA FIRM panel and location of any special flood hazard areas, floodway, and base flood elevation; if no flood hazard areas exist, then a statement indicating such
- ☒ Contours shall be shown at intervals of not more than 5 feet. In areas where existing slope is less than 3% on one acre or more, the contour interval shall be 2 feet or less (this requirement may be waived upon request to the Planning Director or City Engineer)
- ☒ Location of stormwater management facilities

Additional Required Items for Submission: mark if included

- ☒ One (1) paper copies of plat
- ☒ Electronic copy of plat (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ☒ Designation of Agent form
- ☒ I will allow the City to place a sign on my property notifying the public of the public hearing on this plat
- ☒ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ☒ I understand that a Minor Plat shall be effective for a period of 12 months from the date of Planning Commission approval
- ☒ I understand that Minor Plat approval is not permission to begin grading or any other site improvements
- ☒ \$250 Application Fee + \$5 Per Lot Fee(s)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: Daniel King Date: 6 / 22 / 26

DESIGNATION OF AGENT
CITY OF DECATUR



I, Barbara Guthrie, being owner of the property which is the subject of this application (_____), hereby authorize Pugh Wright McAnally to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Barbara Guthrie Date: 5/27/24

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Christie Guthrie, a Notary Public in and for said State at Large, hereby certify that Barbara Guthrie, whose name is signed to the foregoing document, and

☒ Who is known to me, or

Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of May, 20 24.

Christie Guthrie
Notary Public

My Commission Expires: 2/18/2029



GORDON ROSEN (1921 - 2014)
R. BERNARD HARWOOD, JR.
JAMES J. SLEDGE
**BLAKE A. MADISON
*W. BRADFORD ROANE, JR.
FOSTER C. ARNOLD
**MATTHEW Q. TOMPKINS
TERRI OLIVE TOMPKINS
JENNIFER T. CRABTREE
††JANE L. CALAMUSA
KRISTOFOR D. SODERGREN
ANN L. REARDON
††LORI C. BAIRD
††JILLIAN L. GUIN WHITE
*EMILEE H. SCHEFF



*LL.M. in Taxation

**Certified Information Privacy Professional

††Also admitted in Mississippi

*Also admitted in Georgia

KATHLEEN ELEBASH
ALLIE S. MONTGOMERY
TAYLER G. HANSFORD
JOSEPH P. MEIGS
**CHANDLER N. WILLIAMS
††JANEL C. BEASLEY
MARY KATHRYN HOLEMON

OF COUNSEL:
KENNETH D. DAVIS

June 9, 2026

Writer's Email Address:
mtompkins@rosenharwood.com

VIA EMAIL

The Planning Commission of the City of Decatur
c/o City of Decatur Planning Department
PO Box 488
Decatur, AL 35602

Re: 1222 Wimberly Drive, Decatur, Alabama

Commission Members:

Based solely upon our examination of the results of an examination of the records on file in the Office of the Judge of Probate of Morgan County, Alabama, through February 2, 2026 at 5:00 p.m., it is our opinion that title to the following-described real property situated and lying and being in the City of Decatur, County of Morgan, State of Alabama, to-wit:

Lot Four, Fairgrounds Subdivision, as shown by map or plat on file and of record in the Office of the Judge of Probate of Morgan County, Alabama in Map Book 10, Page 54 and being a part of Section 1, Township 6 South, Range 5 West, Morgan County, Alabama.

LESS AND EXCEPT:

UNIT ONE OF CERTIFICATE TO SUBDIVIDE NO. 2913-07, AS RECORDED IN THE MORGAN COUNTY PROBATE JUDGE'S OFFICE, IN MISC BOOK 2007, STARTING AT PAGE 10800, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN ON THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND RUN THENCE N 89°11'31" W (ALABAMA STATE COORDINATE SYSTEM - WEST ZONE [NAD 83]) ALONG THE NORTH BOUNDARY OF SAID SECTION 1, A DISTANCE OF 2005.84 FEET TO A

POINT; THENCE S 00°35'13" W A DISTANCE OF 30.00 TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW; THENCE S 89°11'31" E ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW A DISTANCE OF 269.62 FEET TO AN IRON PIN; THENCE S 00°48'29" W ALONG AN OFFSET IN THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW A DISTANCE OF 10.00 FEET TO AN IRON PIN; THENCE S 89°11'31" E ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW A DISTANCE OF 25.62 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE S 89°11'31" E ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF MODAUS ROAD, SW A DISTANCE OF 272.23 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY NO. 67 (BELTLINE ROAD, SW); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY NO. 67 (BELTLINE ROAD, SW) AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3038.35 FEET (CHORD BEARING S 71°23'09" E, CHORD DISTANCE 225.38 FEET) AN ARC DISTANCE OF 225.43 FEET TO AN IRON PIN; THENCE S 74°07'24" W A DISTANCE OF 86.85 FEET TO AN IRON PIN; THENCE S 67°53'03" W A DISTANCE OF 100.50 FEET TO AN IRON PIN; THENCE S 64°40'13" W A DISTANCE OF 58.87 FEET TO AN IRON PIN; THENCE S 47°42'33" W A DISTANCE OF 68.81 FEET TO AN IRON PIN; THENCE S 59°45'34" W A DISTANCE OF 18.26 FEET TO AN IRON PIN; THENCE S 74°03'51" W A DISTANCE OF 46.23 FEET TO AN IRON PIN; THENCE S 71°34'34" W A DISTANCE OF 44.18 FEET TO AN IRON PIN; THENCE S 85°36'15" W A DISTANCE OF 49.84 FEET TO AN IRON PIN; THENCE N 90°00'00" W A DISTANCE OF 67.22 FEET TO AN IRON PIN; THENCE N 70°36'18" W A DISTANCE OF 37.84 FEET TO AN IRON PIN; THENCE N 05°38'15" E A DISTANCE OF 72.90 FEET TO AN IRON PIN; THENCE N 14°35'29" E A DISTANCE OF 168.86 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN THE NE OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING 1.8928 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS SHOWN ON PLAT.

(the "Property") is vested in: **Barbara Guthrie in her fiduciary capacity as Trustee of the Marital Trust created under Item V of the Last Will and Testament of Aaron J. Guthrie**, (hereinafter referred to as "Owner(s)") subject to the following liens and/or encumbrances which grant title to all and/or any portion of the Property to the holder and/or owner thereof (hereinafter referred to as "Lien Holder(s)");

- a. None.

For the Firm,

Matthew Q. Tompkins

ROSEN HARWOOD, PA

By: Matthew Q. Tompkins

Its: President

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:

John R. Wynn
LANIER FORD SHAVER & PAYNE P.C.
2101 West Clinton Ave., Ste. 102
Huntsville, Alabama 35805
(256) 535-1100

STATE OF ALABAMA)

COUNTY OF MORGAN)

THIS INDENTURE made and entered into effective as of the 28th day of July, 2025 by and between Barbara Guthrie, as Personal Representative of the Estate of Aaron J. Guthrie, deceased, Madison County, Alabama, Probate Case No. 78934, ("Grantor") and Barbara Guthrie in her fiduciary capacity as Trustee of the Marital Trust created under Item V of the Last Will and Testament of Aaron J. Guthrie, ("Grantee").

WITNESSETH:

WHEREAS, Aaron J. Guthrie (the "Decedent") died on September 16, 2023, owning the hereinafter-described and conveyed real property;

WHEREAS, the Decedent left a Last Will and Testament dated July 20, 2015 (the "Will"), which was admitted to probate in Alabama on October 11, 2023 by decree of the Probate Court of Madison County, Alabama (the "Alabama Probate Court");

WHEREAS, the Alabama Probate Court appointed Barbara Guthrie as Personal Representative of the Estate of Aaron J. Guthrie;

WHEREAS, this deed is executed and delivered to the Grantee pursuant to Item V of the Will of the Decedent and pursuant to the powers and authority granted the Grantor under the Will including, without limitation, Item IX(f) and Item X(a)(4);

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and No/100 Dollars (\$10.00), paid this day by the Grantee to the Grantor, the receipt and sufficiency of which is acknowledged, the Grantor has this day granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto the said Grantee in and to the following described real estate lying and being situated in the County of Morgan, State of Alabama, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**"), subject, however, to the permitted encumbrances described on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the real estate above described, together with all and singular the rights, privileges, tenements, and improvements thereunto belonging or in anywise pertaining unto the Grantee and its successors and assigns in fee simple, together with every contingent remainder and right of reversion.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: Barbara Guthrie, Personal Representative
12 Old Stonebank Lane, Huntsville, Alabama 35806

Grantee's Address: Barbara Guthrie, Trustee
12 Old Stonebank Lane, Huntsville, Alabama 35806

Property Addresses: 1222 Wimberly Drive SW , Decatur, AL 35603
Interstate 65 - No 911 address
Decatur, AL 35603

Tax Parcel Id Nos.: 13 01 01 1 001 007.000
12 01 12 0 002 014.000
12 01 12 0 002 001.000

Property Value: ~~n/a~~ \$5,595,000

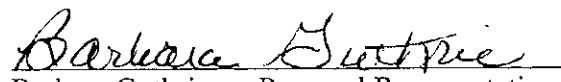
The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☒ Appraisal ☐ Other

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual or representative capacity, and the undersigned expressly limits his liability hereunder to the property now or hereafter held by him in the representative capacity named.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in her capacity as Personal Representative as aforesaid on the day and year first above written.

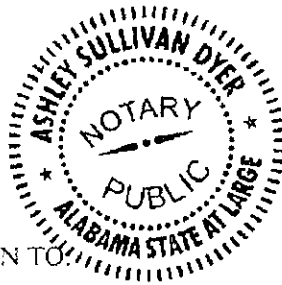

Barbara Guthrie, as Personal Representative
of the Estate of Aaron J. Guthrie, deceased
(Madison County, Alabama, Probate Case
No. 78934)

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barbara Guthrie, whose name as Personal Representative of the Estate of Aaron J. Guthrie, deceased (Madison County, Alabama, Probate Case No. 78934) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity of Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 08th day of July, 2025.



Ashley Sullivan Dyer
Notary Public
My Commission Expires: 1-31-29

AFTER RECORDING RETURN TO:

Barbara Guthrie, Trustee
12 Old Stonebank Lane NW
Huntsville, Alabama 35806

SEND SUBSEQUENT TAX BILLS TO:

Barbara Guthrie, Trustee
12 Old Stonebank Lane NW
Huntsville, Alabama 35806

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION AND ISSUED NO TITLE OPINION OR TITLE INSURANCE.

EXHIBIT A

Parcel IDs: 12 01 12 0 002 001.000

Source of Title: Book 1792, Page 0665

All that part of the NE1/4 of the NW1/4 of Section 12, Township 6 South, Range 4 West, lying west of Interstate Highway 65.

Also all that part of the N1/2 of the N1/2 of the SE1/4 of the NW1/4 of Section 12, Township 6 South, Range 4 West, lying west of Interstate Highway 65.

and a perpetual right of way and easement, for ingress and egress over and across the north sixty (60) feet of lots 4 and 5, of River Road Farms Subdivision as the same appears in Map Book 5 at Page 28, Morgan County Probate Office, as such lots were originally platted.

There are excepted from the warranties of this deed all easements, restrictions of record and current ad valorem taxes.

Parcel ID: 13 01 01 1 001 007.000

Source of Title: Book 2004, Page 8796

Lot Four, Fairgrounds Subdivision, as shown by map or plat on file and of record in the Office of the Judge of Probate of Morgan County, Alabama in Map Book 10, at Page 54 and being a part of Section 1, Township 6 South, Range 5 West, Morgan County, Alabama.

Parcel ID: 12 01 12 0 002 014.000

Source of Title: Book 2004, Page 9050

A tract of land containing 11.14 acres, lying in the SE1/4 of the NW1/4 and in the NE1/4 of the SW1/4 of Section 12, Township 6 South, Range 4 West, Morgan County, Alabama, and being more particularly described as follows: Beginning at the southwest corner of said SE1/4 of NW1/4 and thence N0°15'41"W along the west line of said SE1/4 of NW1/4, 985.45 feet to a capped 1/2" iron pin at the northwest corner of 30 acres evenly off the south side of said SE1/4 of NW1/4; thence N89°58'58"E parallel with the south line of said SE1/4 of NW1/4, 335.03 feet to a capped 1/2" iron pin at the west right of way line for Interstate 65; thence S2°23'15"E along said right of way line, 840.15 feet to a concrete right of way monument; thence S15°51'W along said right of way line, 736.40 feet to a concrete right of way monument; thence S74°35'W along said right of way line, 168.40 feet to a concrete right of way monument; thence N49°28'W along the northerly right of way line for Alabama Highway No. 67, 0.75 feet to a capped 1/2" iron pin at the west line of the NE1/4 of SW1/4; thence N0°08'29"W 606.57 feet to the point of beginning. Capped 1/2" iron pins are marked "Gurney #11083". Subject to an easement for TVA Power Transmission Lines and subject to an easement for utilities along the southerly boundary and along a portion of the easterly boundary.

Tran: 25326.555423.718172 CLERK: Murphy

REC:\$18.00 DFE:\$0.00 NTX:\$0.00 AFF:\$5.00 FIL:\$1.00 MISC:\$0.00 TOTAL:\$24.00

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Current ad valorem taxes;
2. Restrictions of record, if any, in the Office of the Judge of Probate of Morgan County, Alabama;
3. Easements recorded or unrecorded, if any.

Planning Commission Staff Report



FILE NAME: Minor Plat: Jasmine Trace Apartments

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Chris Bostick
Owner:	Anthony L. Allen Jr.
Property Location:	1247 2 nd Street SW
Request:	Subdivide one parcel into two
Property Size (Acres):	19.66 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RM-H (Multi-Family High Density)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Site Plan 724-26 was Conditionally approved in March of 2026
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Cemetery	INST
South	Vacant	RS-7
East	Vacant	RS-10
West	Vacant	RS-10

D. EVALUATION/COMMENTS:

Street Connectivity: 2ND street SW connects to Old Moulton Road in the west and Memorial Drive in the east.

District Standards: RM-H (Multi-Family High Density)

	RM-H (Multi-Family High Density)
Minimum Lot Size	50 ft [1] 50 feet plus 5 feet per unit after the first unit.
Front Setback	15 ft
Rear Yard	20 ft
Side Yards	8 ft

Planning Comments:

The applicant is requesting approval of a Minor Plat to subdivide one existing 19.66-acre parcel into two lots. The Planning Commission previously conditionally approved a Site Plan 724-26 for the development in March.

The proposed Minor Plat will create Lot 1, consisting of approximately 7.16 acres, and Lot 2, consisting of approximately 12.50 acres. The property has frontage along 2nd Street SW, which provides access to Old Moulton Road to the west and Memorial Drive SW to the east, ensuring connectivity to the existing public street network.

Conditions:

Planning Conditions: No comment

Engineering Conditions: No Comment

Fire Comments: No Comment

Decatur Utilities: N/A

Gas:

Power:

Waste Water:

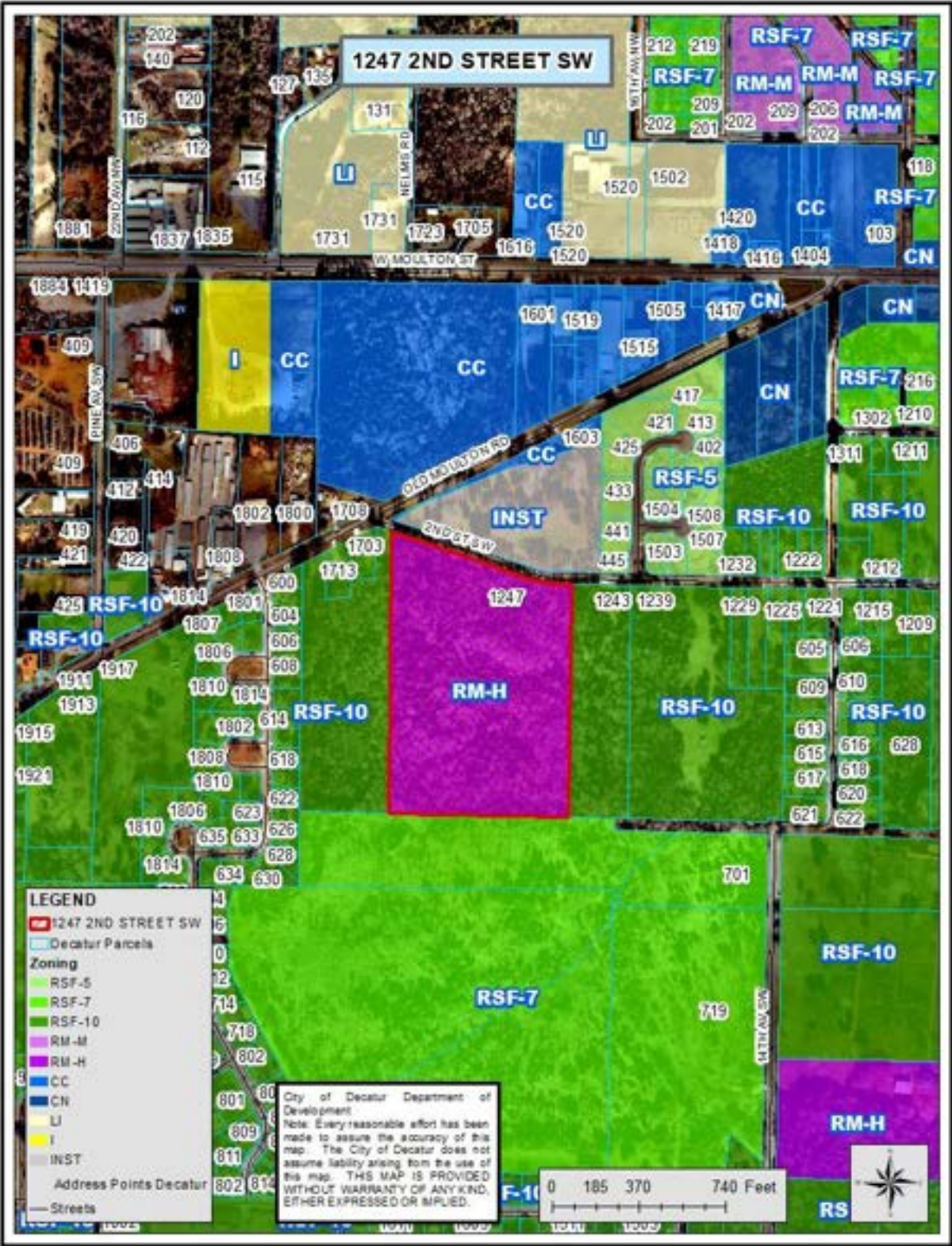
Joe Wheeler Comments: No Comment

Reviewed by:	Tommie Williams
Recommendation from Planning:	Conditional

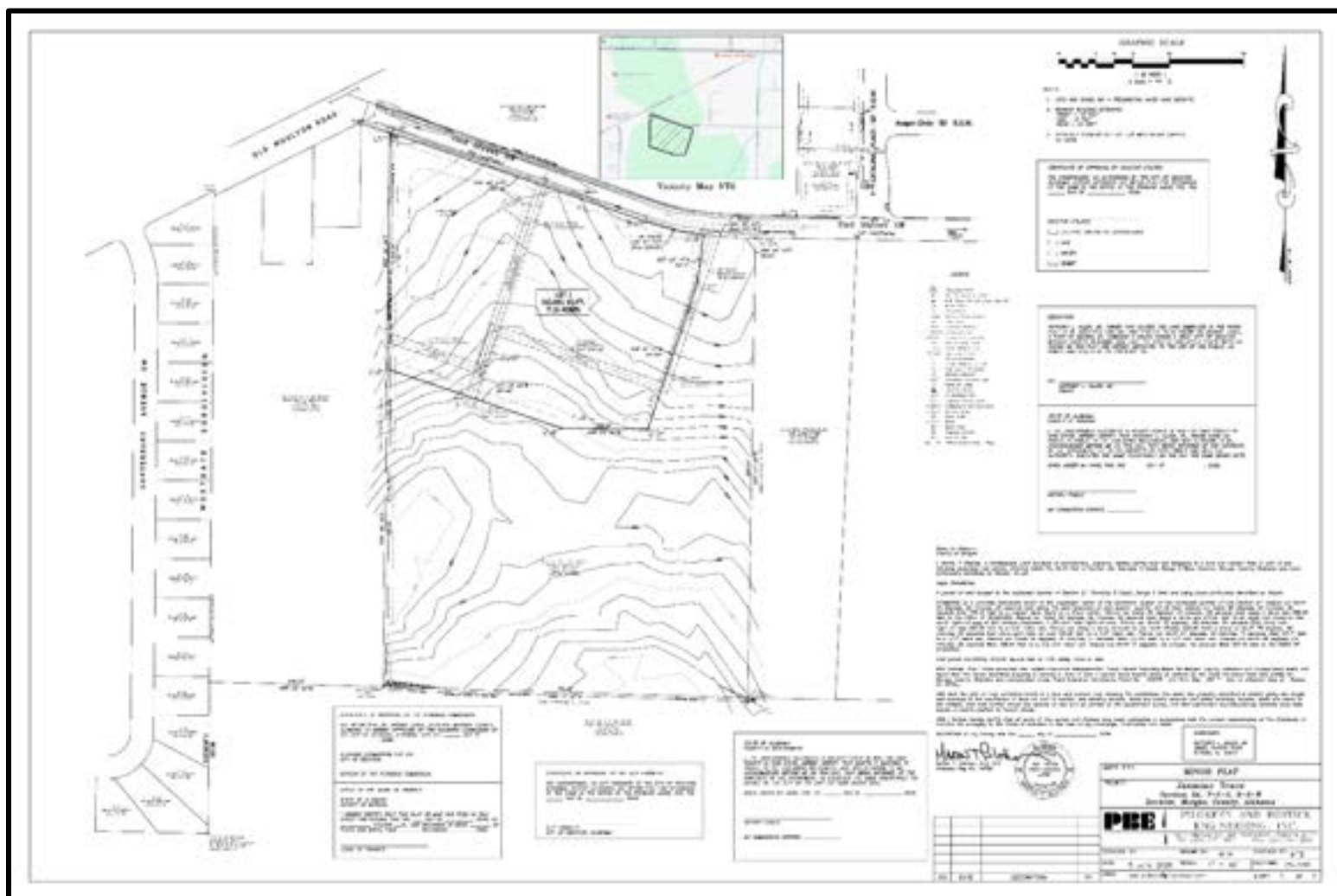
AERIAL MAP -

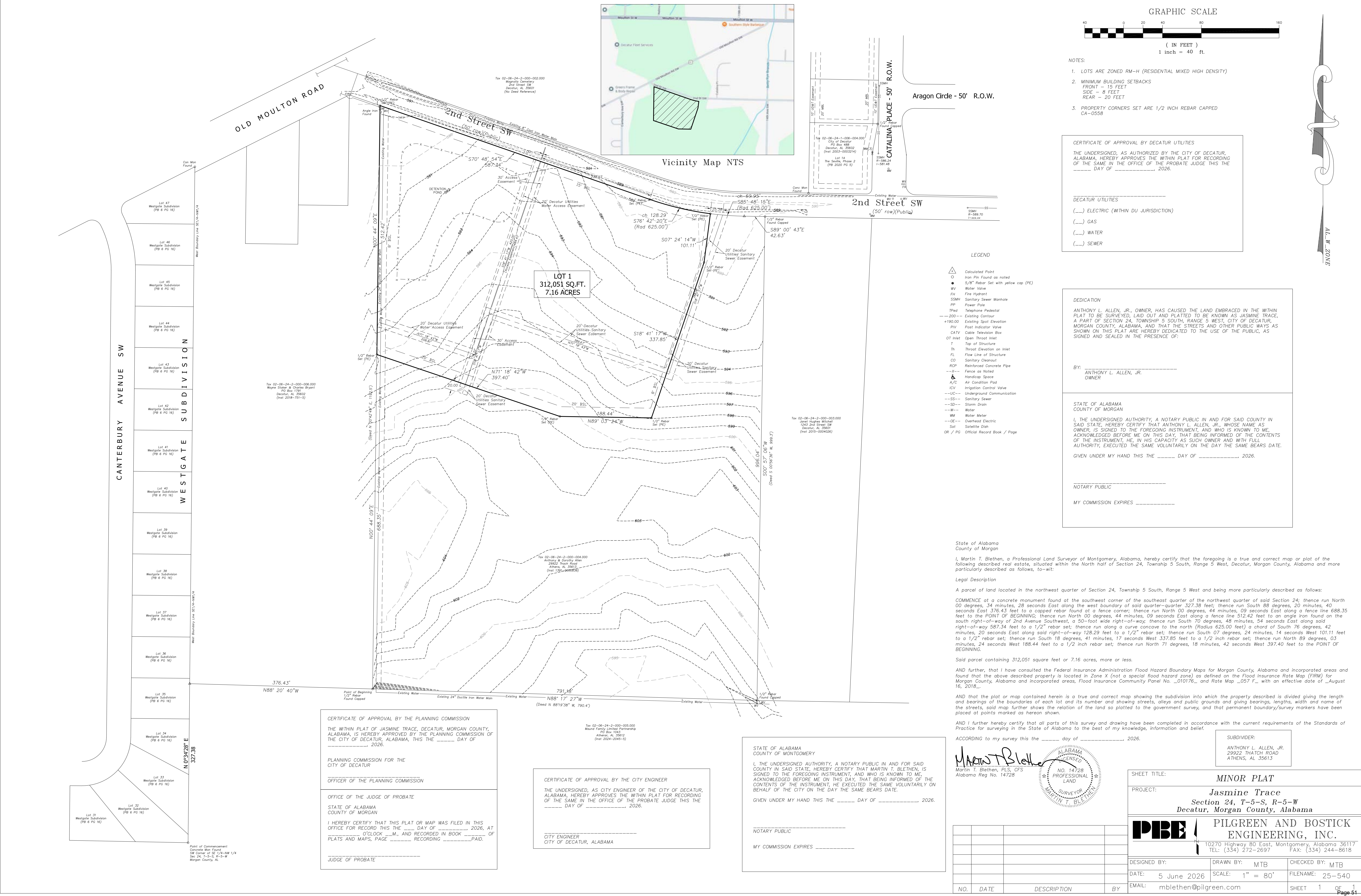


ZONING MAP -



MINOR PLAT -

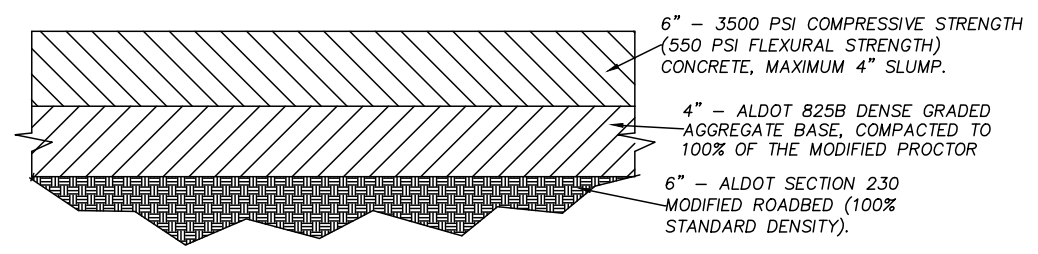




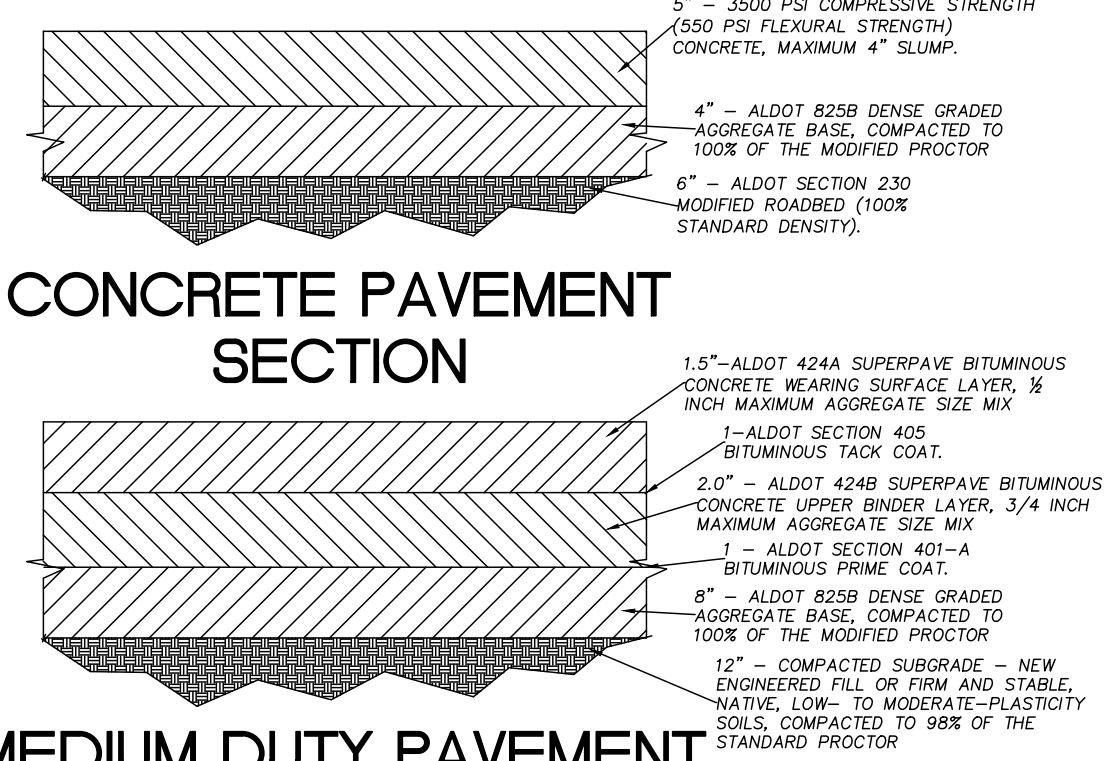
Angle Iron
Found

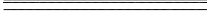
1. FIRE ACCESS ROAD WITH PERMEABLE PAVERS MUST BE CONSTRUCTED WITH A FIRE TRUCK RATED GRID SYSTEM. CONTRACTOR SHALL SUBMIT GRID SYSTEM TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. (CAN BE REPLACED WITH GRAVEL FIRE ACCESS ROAD WITH DEVELOPERS APPROVAL)
2. GRAVEL FIRE ACCESS ROAD FROM 2ND STREET SW WILL HAVE AN ACCESS GATE WITH KNOX BOX. CONTRACTOR WILL SUBMIT GATE TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

Tax 02-06-24-2-000-002.000
Magnolia Cemetery
2nd Street SW
Decatur, AL 35601
(No Deed Reference)



NOTE: ALL PAVEMENT RECOMMENDATIONS WERE TAKEN DIRECTLY FROM THE REPORT OF GEOTECHNICAL SUBSURFACE INVESTIGATION.



LEGEND	
ITEM	EXISTING NEW
CURB & GUTTER	 
RIGHT OF WAY/PL	 
EDGE OF PAVEMENT	 
STORM DRAIN LINE	 
CURB INLET	 
GRATE INLET	 
CLEANOUT	 
SANITARY SEWER	 
SANITARY MANHOLE	 
WATER LINE	 
FIRE HYDRANT	 
VALVES	 
GRADE CONTOUR	 
FINISH SPOT ELEVATION	 
DRAINAGE AREA	 
SILT FENCE	 
INLET PROTECTION	 

Tax 02-06-24-1-006-004.000
City of Decatur
PO Box 488
Decatur, AL 35602
(Inst 2003-0003214)

Lot 1A
The Seville, Phase 2
(PB 2020 PG 5)

20' MBL

AREA AND DIMENSIONAL REQUIREMENTS:
RM-H (RESIDENTIAL MIXED HIGH DENSITY DISTRICT)

MIN LOT WIDTH REQUIRED = 50 FT + 5 FT X 47 UNITS AFTER FIRST
= 240 FT
LOT WIDTH = 715.85'

MIN LOT AREA REQUIRED=
7,000SF + 46 X 2,000SF = 99,000 SF
LOT AREA PROVIDED = 312,051 SF

FRONT YARD SETBACK = 15 FEET
SIDE YARD SETBACK = 5 FEET
REAR YARD SETBACK = 20 FEET

MAXIMUM BUILDING HEIGHT ALLOWED = 4 STORIES/55'
MAXIMUM BUILDING HEIGHT PROVIDED = 2 STORIES/31.58'

OFF STREET PARKING:

NUMBER OF APARTMENTS:
TOTAL = 48 UNITS

PARKING SPACES REQUIRED:
2 SPACES PER UNIT= 96

PARKING SPACES PROVIDED:
REGULAR PARKING SPACES=89
HANDICAP SPACES= 7
VAN HANDICAP SPACES= 5
TOTAL PARKING SPACES= 96

OPEN SPACE:
REQUIRED OPEN SPACE = 5%
TOTAL SITE AREA = 19.66 ACRES
DEVELOPED AREA = 6.15+/- ACRES
ACTIVE RECREATION AREA = 0.39 ACRES
% RECREATION OF DEVELOPED AREA = 6.3%
SEE LANDSCAPE PLAN FOR LANDSCAPE AREAS

ACTIVE RECREATION AREA

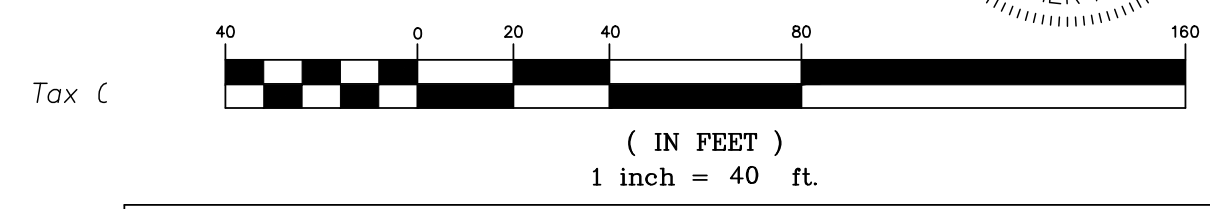
SITE PLAN NOTES:
1. ALL DRIVEWAY AND PARKING LOT DIMENSIONS ARE TO BACK OF CURB OR EDGE OF SIDEWALK.
2. ALL TWO-WAY DRIVEWAYS ON SITE ARE 26' TO EDGE OF PAVEMENT.

HANDICAP ACCESS NOTES

1. ANY CHANGES TO THE ACCESSIBLE ROUTE SHOWN ON THESE PLANS MUST BE APPROVED BY THE ARCHITECT.
2. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ALL DIRECTIONS.
3. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.

IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

GRAPHIC SCALE



SHEET TITLE:	Site Plan
PROJECT:	Jasmine Trace Apartments 2nd Street SW Decatur, AL 35601

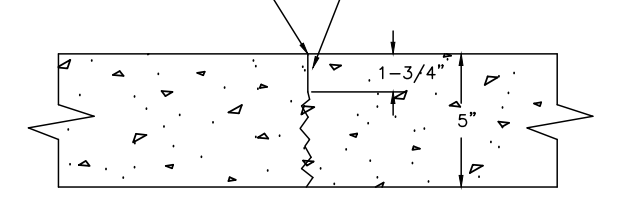
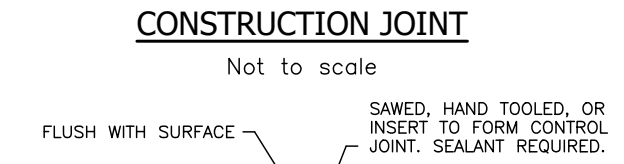
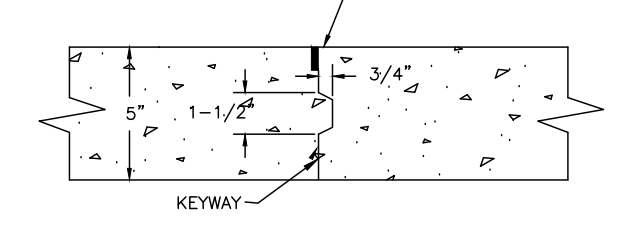
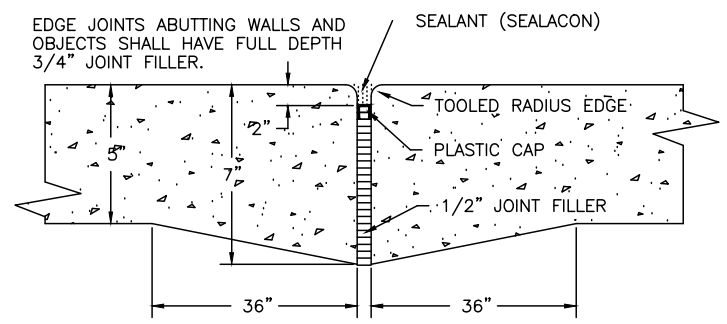
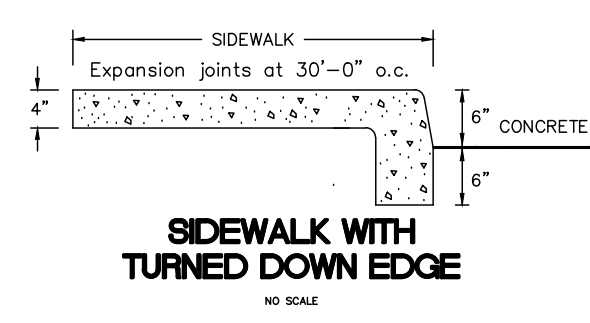
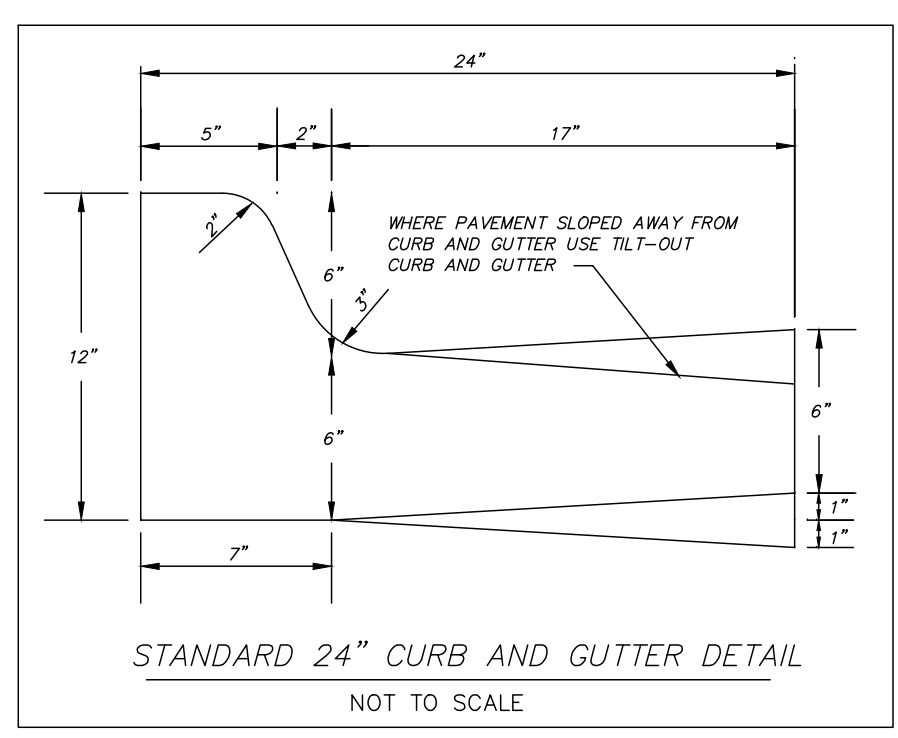
PBE PILGREEN AND BOSTICK
ENGINEERING, INC.
10270 Highway 80 East, Montgomery, Alabama 36117

DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: CAB
DATE: 6-22-26	SCALE: 1" = 40'	FILENAME: 25-540
REV: 7-16-26	REV:	SHEET C2 OF 10

Page 52

Tax 02-06-24-2-000-006.000
Wayne Stoker & Charles Bryant
PO Box 1791
Decatur, AL 35602
(Inst 2018-751-5)

(Deed N 00°42'49" E, 1192.5')



Minor Plat Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Subdivision/Development: Jasmine Trace Apartments

Name of Applicant: Chris Bostick, P.E. Phone: 334 272 2697

Address: 10270 Hwy 80 E, Montgomery, AL 36117 Email: cbostick@pilgreen.com

Name of Owner: Jasmine Trace Housing, LLLP Phone: 205 361 9797

Address: 813 22nd Ave, Suite D, Tuscaloosa, AL 35401

Engineer: Chris Bostick, P.E. Phone: 334 272 2697

Address: 10270 Hwy 80 E, Montgomery, AL 36117 Email: cbostick@pilgreen.com

Surveyor: Pilgreen and Bostick Engineering, Inc. Phone: 334 272 2697

Address: 10270 Hwy 80 E, Montgomery, AL 36117 Email: cbostick@pilgreen.com

Current Zoning: _____ Total Acreage: 19.66 Total Lots: 2

Describe the Location of Property to be Subdivided:

South side of 2nd Street SW, East of intersection with
Old Moulton Rd SW.

Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.
Note: without an approved waiver(s), you will be expected to fully comply with the Subdivision Regulations (e.g. construct sidewalks, curb & gutter, etc)

Waivers:

All plats must fully comply with the Subdivision Regulations, Public Works Manual, and other applicable codes and regulations, unless an item is explicitly waived. Failure to indicate a required item on plats or plans or incorrectly indicating a required item is not implicit permission not to comply.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____

Date: 6 / 22 / 26

Please contact the Planning Department at (256) 341-4720 with any questions.

Minor Plat Application and Checklist

Name of Subdivision: Jasmine Trace Apartments

Name of Applicant: Chris Bostick, P.E.

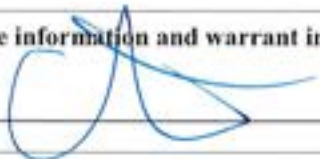
All submissions must be on sheets no larger than 24"x36" and accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.**

- ☒ Name of subdivision
- ☒ North arrow, graphic scale, legend, number of total lots, number of residential lots (if applicable), total acreage, date
- ☒ Standard scale not less than 1"=100'
- ☒ Name and address of owner
- ☒ Name and address of subdivider, if different from the owner
- ☒ Name and address of plat designer (must be licensed surveyor or engineer)
- ☒ Names and addresses of owners of record of all adjoining or adjacent parcels of land as they appear on the current tax records; adjacent properties include across rights-of-way, bodies of water, and properties sharing a corner
- ☒ Locations, widths, and purpose of proposed and existing rights-of-way and easements
- ☒ Locations of existing and proposed property lines, existing buildings, water courses, and railroads within the proposed subdivision and at least 50 feet around the perimeter thereof
- ☒ Location and dimensions of existing sanitary sewer and water lines, including fire hydrants. In the event the subdivision will be served by septic tanks or private wells, this should be stated on the plat
- ☒ Proposed lot lines, numbers, and dimensions, including lot areas
- ☒ Building setbacks
- ☒ Number of Section, Township, and Range, with approximate ties to all identifiable section corners within or close to proposed subdivision
- ☒ County boundary line, if in vicinity
- ☒ Vicinity map showing general location of the proposed subdivision
- ☒ Existing zoning
- ☒ The current FEMA FIRM panel and location of any special flood hazard areas, floodway, and base flood elevation; if no flood hazard areas exist, then a statement indicating such
- ☒ Contours shall be shown at intervals of not more than 5 feet. In areas where existing slope is less than 3% on one acre or more, the contour interval shall be 2 feet or less (this requirement may be waived upon request to the Planning Director or City Engineer)
- ☒ Location of stormwater management facilities

Additional Required Items for Submission: mark if included

- ☒ One (1) paper copies of plat
- ☒ Electronic copy of plat (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ☒ Designation of Agent form
- ☒ I will allow the City to place a sign on my property notifying the public of the public hearing on this plat
- ☒ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ☒ I understand that a Minor Plat shall be effective for a period of 12 months from the date of Planning Commission approval
- ☒ I understand that Minor Plat approval is not permission to begin grading or any other site improvements
- ☒ \$250 Application Fee + \$5 Per Lot Fee(s)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature:  Date: 6 / 22 / 26

DESIGNATION OF AGENT
CITY OF DECATUR



I, Anthony L. Allen, Jr., being the representative of the estate for the property which is the subject of this application (Jasmine Trace Apartments), hereby authorize Pilgreen and Bostick Engineering, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition. The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): [Signature] Date: 3/5/26

Date: _____

STATE OF ALABAMA

COUNTY OF Limestone

I, Christy L Smith, a Notary Public in and for said State at Large, hereby certify that Anthony L. Allen Jr, whose name is signed to the foregoing document, and

____ Who is known to me, or

☒ Whose identity I proved on the basis of Drivers License

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2026.

Christy L Smith
Notary Public

My Commission Expires: March 23, 2027



Planning Commission Staff Report



FILE NAME: Final Plat: Heritage Creek Phase II

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Habitat for Humanity of Morgan County
Property Location:	Hope Drive SW
Request:	Approve Final plat to construct 66 parcels on 17.26 +/- acres
Property Size (Acres):	17.26 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood & Low- Residential
Current Zoning District:	RS-5 (Residential Single-Family-5)
Existing Land Use:	Residential and Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Preliminary Plat – July 2024 Preliminary Plat Phase II- July 2026
---	--

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-10
South	Residential	RS-10
East	Residential	RS-10
West	Residential	RS-10

D. EVALUATION/COMMENTS:

Street Connectivity: Hope Drive SW will connect to Moulton Heights Road SW

District Standards: RS-5 (Residential Single-Family)

	RS-5 (Residential Single-Family)
Minimum Lot Size	5,000 sq. ft.
Front Setback	20 ft.
Rear Yard	20 ft
Side Yards	5ft & 8 [1] ft The minimum side setback is five feet, however, at least one side setback shall be a minimum of eight feet.

Planning Comments:

The applicant is requesting approval of a final plat to subdivide approximately 17.26 +/- acres into 66 residential lots for single-family development. Primary vehicular access to the development will be provided by Hope Drive, which connects to Moulton Heights Road.

The final plat is consistent with this month's preliminary plat and reflects the final engineering design for the subdivision. The proposed lot layout, street network, and associated infrastructure have been reviewed for compliance with the City's Subdivision Regulations, applicable zoning requirements, and all conditions of preliminary plat approval.

Conditions:

Planning Conditions: No Comment

Engineering Conditions:

1. The final plat will be recorded once all punch list items are completed or a performance bond is submitted for the uncompleted portion of the required improvements (punch list items).

Fire Comments: No Comment

Decatur Utilities: N/A

Gas:

Power:

Waste Water:

Joe Wheeler Comments: No Comment

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP -



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CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C001	125.00	39.45	39.07	N 70°12'51" W	27°50'00"
C002	125.00	39.45	39.07	N 70°12'51" W	27°50'00"
C003	125.00	23.64	23.60	N 60°45'58" W	10°30'00"
C004	125.00	25.45	25.40	S 80°55'50" E	16°21'27"
C005	125.00	25.45	25.40	S 80°55'50" E	16°21'27"
C006	75.00	35.48	35.09	S 75°11'12" E	27°50'42"
C007	125.00	37.11	36.97	N 80°36'17" E	17°00'43"
C008	125.00	35.48	35.11	N 75°11'12" E	11°30'42"
C009	125.00	21.51	21.49	N 84°10'42" W	9°51'42"
C010	125.00	62.23	61.59	S 47°18'15" W	28°51'20"
C011	75.00	25.60	25.61	S 47°18'15" W	11°30'42"
C112	125.00	117.81	108.07	N 45°53'27" E	90°00'00"
C113	125.00	45.01	44.71	S 22°44'37" E	20°37'55"
C114	125.00	45.01	44.71	S 22°44'37" E	20°37'55"
C115	75.00	117.81	108.07	N 46°06'33" W	90°00'00"
C116	25.00	39.27	35.36	N 44°06'33" W	90°00'00"
C117	50.00	21.41	21.31	N 78°35'14" E	24°36'28"
C118	50.00	34.25	34.25	S 45°18'15" E	24°36'28"
C119	50.00	35.36	35.00	S 60°53'27" W	90°00'00"
C120	25.00	39.27	35.36	S 60°53'27" W	90°00'00"
C121	125.00	44.71	44.70	S 47°09'46" E	20°37'55"
C122	50.00	40.39	37.41	S 22°41'24" E	17°08'48"
C123	125.00	53.08	52.69	S 60°35'08" E	24°19'58"
C124	75.00	108.52	94.05	S 44°05'03" E	117°12'17"
C125	50.00	106.52	87.54	N 46°27'29" W	122°10'43"
C126	50.00	46.83	45.13	S 32°27'21" E	33°39'08"
C127	163.20	91.7	90.14	S 24°09'18" E	50°03'07"
C128	100.00	157.08	141.42	N 47°08'33" W	90°00'00"
C129	100.00	157.08	141.42	S 45°53'27" W	90°00'00"
C130	100.00	48.60	48.12	N 75°11'12" E	27°50'42"
C131	100.00	48.60	48.12	N 75°11'12" E	27°50'42"
C332	100.00	48.60	48.12	S 75°11'12" E	27°50'42"

DEDICATION

I, _____ AS _____ OF HABITAT FOR HUMANITY
OF MORGAN COUNTY, ALABAMA, AN ALABAMA NON-PROFIT CORPORATION, AS
MEMBERS, HAVE CAUSED THE LAND EMERGED IN THE WITHIN PLAT TO BE SURVEYED,
LAI D OUT AND PLATTED TO BE KNOWN AS HERITAGE CREEK, PHASE 2, A PART OF
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN
COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON
THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC:

HABITAT FOR HUMANITY OF MORGAN COUNTY, ALABAMA, AN ALABAMA NON-PROFIT CORPORATION

SIGNATURE

BY: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF
SAID STATE, HEREBY CERTIFY THAT _____ WHOSE
NAME AS _____ OF HABITAT FOR HUMANITY OF MORGAN COUNTY
ALABAMA, AN ALABAMA NON-PROFIT CORPORATION, IS SIGNED TO THE FOREGOING
CERTIFICATE AND WHO IS KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY
THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, S/HE, EXECUTED
THE SAME VOLUNTARILY IN WITNESS WHEREOF.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2026

By: NOTARY PUBLIC MY COMMISSION EXPIRES

DEDICATION
I, _____, AS _____ OF _____
BANK AND/OR ITS ASSIGNS, MORTGAGE HOLDER, HAVE CAUSED THE
LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO
BE KNOWN AS HERITAGE CRESCENT PHASE 2, PART OF SECTION 23, TOWNSHIP 5
SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT
THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY
DEDICATED TO THE USE OF THE PUBLIC,

_____ BANK
_____ BY: _____ ITS: _____

STATE OF _____ }
COUNTY OF _____ }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, OF _____, WHOSE NAME AS _____ OF _____ BANK, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, THEY AS SUCH _____ AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC

 My Comm. Expires: _____

STATE OF ALABAMA)
MORGAN COUNTY)

I, MICHAEL S. BUCHANAN, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT McANALLY, INC. OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

TRACT 1 OF HERITAGE CREEK PHASE 1 AS RECORDED BY MAP OR
PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE IN
MAP BOOK 2026. PAGE 8.

THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS ON ADJOINING PROPERTY
THAT THERE ARE NO RIGHTS OF WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR
ACROSS SAID LOT VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THE PLAT.

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

2026. ACCORDING TO MY SURVEY, THIS THE 30th DAY OF June



 MICHAEL S. BUCHANAN, P.E.
 AL LIC. NO. 80875

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT MICHAEL S. BUCHANAN, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE, EXECUTED THE SAME VOLUNTARILY IN WITNESS WHEREOF,

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2026.

BY: NOTARY PUBLIC MY COMMISSION EXPIRES

LEGEND

- TPOB TRUE POINT OF BEGINNING
- RRSF(D) RAILROAD SPIKE FOUND (DISTURBED)
- NW Nail and Washer Found
- CMF CONCRETE MONUMENT FOUND
- CIPF CAPPED IRON PIN FOUND
- DUT Drainage, Utilities and Telecommunications Easement
- SF SQUARE FEET

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF HERITAGE CREEK PHASE 2, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS _____ DAY OF _____, 2026.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF MORGAN)

I CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M. AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____, RECORDING \$ _____ PAID.

JUDGE OF PROBATE

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2026.

CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2026.

DECATUR UTILITIES

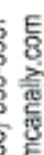
() ELECTRIC () GAS () WATER () SEWER

FLOOD NOTE

THE PROPERTY IS LOCATED IN ZONE "X(UNSHADE)". AS DEFINED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS 010175, MAP NUMBERS 0110300057 F AND 0110300059 F, EFFECTIVE DATE OF AUGUST 16, 2018. AS DEFINED UNDER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS.

PLAT NOTES

- HOUSE ON LOT NUMBER 48 SHALL FACE PRENTISS DRIVE SW
- A TOTAL OF 66 LOTS (64 RESIDENTIAL LOTS AND 2 COMMON AREAS)
- ALL EASEMENTS ARE PUBLIC DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENT UNLESS OTHERWISE NOTED
- R-5 ZONING
- SIDE SETBACKS ARE 5 FEET ONE SIDE AND 8 FEET THE OTHER SIDE
- SMALLEST RESIDENTIAL (LOT 63) - 6463 SQ FT
- LARGEST RESIDENTIAL (LOT 33) - 28920 SQ FT
- TOTAL ACRES IN DEVELOPMENT - 17.76 ACS
- SIDEWALKS FOR INDIVIDUAL LOTS SHALL BE CONSTRUCTED AND COMPLETED BEFORE ANY CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED AND ARE THE RESPONSIBILITY OF THE HOME OWNER
- APPROVAL OF A PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE PUBLIC OF ANY STREET OR OTHER OPEN SPACE SHOWN UPON THE PLAT



**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 355-3897
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS		
5	1.0	1.0
4	1.0	1.0
3	1.0	1.0
2	1.0	1.0
1	1.0	1.0
Rev#	Description	Date

HABITAT FOR HUMANITY OF MORGAN COUNTY, ALABAMA
HERITAGE CREEK PHASE 2
MOULTON HEIGHTS ROAD SW
SECTION 23, TOWNSHIP 5 WEST, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

Date: 06/27/2026
 Drawn By: DDP
 Approved By: MSB
 Scale: 1"=50'

Sign/Seal



ALABAMA
LICENSED
6-30-26
No. 50876
MICHAEL S. BUCHANAN
SURVEYOR

Job Number:
667-25

Sheet Number:
1 OF 1

Final Plat Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Subdivision: Heritage Creek Phase 2

Name of Applicant: Habitat for Humanity of Morgan County, AL Phone: 256-340-9609

Address: 1123 Central Parkway SW, Decatur, AL 35603 Email: landis@morganhabitat.org

Name of Owner: Habitat for Humanity of Morgan County, AL Phone: 256-340-9609

Address: 1123 Central Parkway SW, Decatur, AL 35603

Engineer: Pugh Wright McAnally, Inc. Phone: 256-353-3937

Address: P. O. Box 2419, Decatur, AL 35602-2419 Email: _____

Surveyor: Michael S. Buchanan, PLS Phone: 256-353-3937

Address: P. O. Box 2419, Decatur, AL 35602-2419 Email: michaelb@pughwrightmcanally.com

Describe the Location of Property:
Moulton Heights Road, SW, Decatur, AL

Total Acreage: 17.76 Ac Total Lots: 66 Residential Lots (if applicable): 64 Current Zoning: RSF-5

Date of preliminary plat approval: 10 / 09 / 2024

Is this a Minor Subdivision? Yes ☐
No ☒

Items to be completed prior to final plat application: *If required, these items must be completed before submitting Final Plat Application. Mark "N/A" if not applicable.*

- N/A As-built surveys submitted to and approved by the City
- N/A All testing reports submitted to the City Engineer and any outstanding testing invoices paid to City Planner
- ☒ All agreements, documents, and fees required by stormwater ordinance submitted and approved by Decatur Utilities
- ☒ Any required performance guarantees submitted with proper amounts and approved by the City
- ☒ Any maintenance guarantees submitted with proper amounts and approved by the City
- ☒ Fire hydrant testing performed and approved by the Fire Marshal
- ☒ Sewer testing and approval by the Decatur Utilities
- ☒ All work is completed with bonds

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: [Signature] Date: 7, 13, 2026

Name of Subdivision: Heritage Creek Phase 2

Name of Applicant: Habitat for Humanity of Morgan County, AL

All submissions must be on sheets no larger than 24"x36" and accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.** It is recommended that applicant contact staff and request a preliminary review of plat prior to printing and obtaining signatures.

- ☒ Subdivision name
- ☒ North arrow, graphic scale, number of total lots, number of residential lots (if applicable), total acreage
- ☒ Standard scale not less than 1"=100'
- ☒ Purpose of all easements
- ☒ Reference to recorded subdivision plats of adjacent platted land, including across rights-of-way
- ☒ Relation of the land so platted to the government survey. Whenever section corners or half section corners occur along any platted boundary, they shall be clearly marked
- ☒ Boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of lots, with accurate dimensions, bearings, or deflection angles, radii, arcs, central angles of all curves, front building lines
- ☒ Number to identify each lot and the approved street names
- ☒ Gross and net acreage of the property and number of lots
- ☒ County boundary line, if in vicinity
- ☒ Date of Preliminary Plat approval
- ☒ Location of monuments
- ☒ All dimensions shall be shown to the nearest one-hundredth of a foot and angles to the nearest minute
- ☒ The current FEMA FIRM panel and location of any special flood hazard areas, floodways, and base flood elevation; if no flood hazard areas exist, then include a statement indicating such
- ☒ Restrictive covenant language or references (e.g. stormwater requirements)
- ☒ Certificates and acknowledgements for designer and owner(s) as required in the *Code of Alabama* 1975, § 35-2-51
- ☒ Professional Engineer's construction certification, if applicable
- ☒ Note stating: "Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon the plat."
- ☒ Signature blocks/certificates of approval for the Planning Commissioner, City Engineer, Decatur Utilities or Joe Wheeler, representative of the local Health Department(s), signature block or space for recording information of appropriate judge(s) of probate.

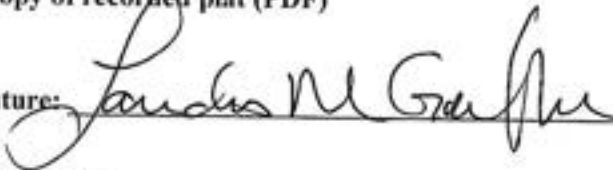
Required items to accompany this final plat application: mark if included

☒ Paper or mylar copy of final plat that is compliant with Decatur Subdivision Regulations

☒ Fee

No building permits, site plan approvals, or certificates of occupancy will be approved until the final plat has been recorded in the office of the Morgan County Probate Judge and the following are received by the City of Decatur:

- Mylar copy of recorded plat
- Electronic copy of recorded plat (PDF)

Applicant Signature: 

Date: 7, 13, 2026

Planning Commission

Page 2 of 2 Final Plat.pdf

DESIGNATION OF AGENT
CITY OF DECATUR



I, Landis M. Griffin (Drector), being owner of the property which is the subject of this application (Final Plat - Heritage Creek Phase 2), hereby authorize Pugh Wright McAnally to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Landis M. Griffin Date: 7/13/2026

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Landis M. Griffin, whose name is signed to the foregoing document, and

☒ Who is known to me, or

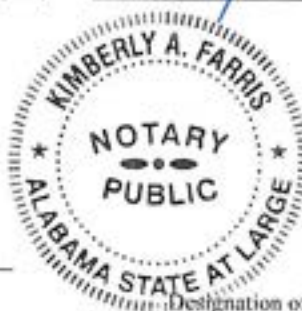
Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2026.

Kimberly A. Farris
Notary Public

My Commission Expires: 12/05/2027



Planning Commission Staff Report



FILE NAME: Layout Plan- Idlewind Subdivision

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Idlewind, LLC
Owner:	Charles Brothers
Property Location:	South of 3405 Danville Road SW
Request:	Approve layout Plan to construct 144 parcels on 41.17 +/- acres
Property Size (Acres):	41.17 +/- acres
Future Land Use Map (FLUM) Designation:	Low Residential
Current Zoning District:	RS-7 (Residential Single-Family)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Approved rezoning of 41.17 +/- acres from AG to RS-7
---	--

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	AG
South	Residential	AG
East	Residential	AG
West	Residential	AG

D. EVALUATION/COMMENTS:

Street Connectivity: Danville Road

District Standards: RS-7 (Residential Single-Family)

	RS-7 (Residential Single-Family)
Minimum Lot Size	7,000 sq. ft.
Front Setback	30 ft.
Rear Yard	35 ft
Side Yards	6 8 [1] ft The minimum side setback is six feet; however, at least one side setback shall be a minimum of eight feet

Planning Comments:

The applicant requests approval of the Idlewind Layout Plat, which proposes to subdivide approximately 41.17 acres into 144 single-family residential lots. The proposed subdivision is designed with a single point of vehicular access from Danville Road.

“Table 25-5.1.6(A)(2)(III): REQUIRED DEVELOPMENT ENTRY POINTS” of the Zoning Ordinance requires subdivisions containing 80 or more lots to provide a minimum of two points of ingress and egress to promote connectivity, improve emergency access, and distribute traffic more efficiently. As submitted, the proposed layout does not comply with this requirement, as only one access point is provided.

Given the size and density of the proposed development, a traffic impact study should be completed to evaluate the capacity of Danville Road to accommodate the anticipated increase in traffic volumes. The study should also assess the potential impacts on the surrounding roadway network, including intersection operations, traffic safety, and emergency access. The findings of the traffic study will help determine whether additional roadway improvements are necessary to mitigate traffic impacts and ensure compliance with the intent of the subdivision regulations.

Until the traffic analysis is completed and the access reconfiguration is completed, staff cannot determine whether the proposed subdivision provides adequate transportation infrastructure to serve the development or whether modifications to the layout will be required to satisfy the ordinance and accepted planning practices.

Conditions:

Planning Conditions:

1. Please ensure that the connectivity index is greater than 1.5
2. Please add adjoining property owners to the plat.
3. A Traffic Study must be submitted to Planning for review. Final approval may only be granted once the study has been reviewed and approved. If the Traffic Study identifies any issues, a revised and appropriately amended Sketch Plan must be resubmitted before the project can proceed to the Preliminary Plat phase.

POI- Subdivisions greater than 80 homes must have two access points.

Engineering Conditions: No Comment

Fire Comments:

1. Additional fire access road is required. (Two separate fire apparatus access roads are required for residential developments with 30 or more dwelling units. See IFC 2021 edition - 102.5 Application of residential code, #1., 503.1.2 Additional access., Appendix D, D107.1 One or two family residential developments., Appendix D, D104.3 Remoteness.)
2. Show diameter of each cul-de-sac turn around. (There are two cul-de-sacs shown on the sketch. A minimum diameter of 96' is required to allow fire apparatus to turn around, in a cul-de-sac. See IFC 2021 edition – Appendix D, Figure D103.1 Dead-end fire apparatus access road turnaround.)

Decatur Utilities: N/A

Gas: **POI**- Gas is available.

Power:

Water & Waste Water Conditions:

- 1. Please submit Utility Plans to Decatur Utilities for Water and Wastewater.

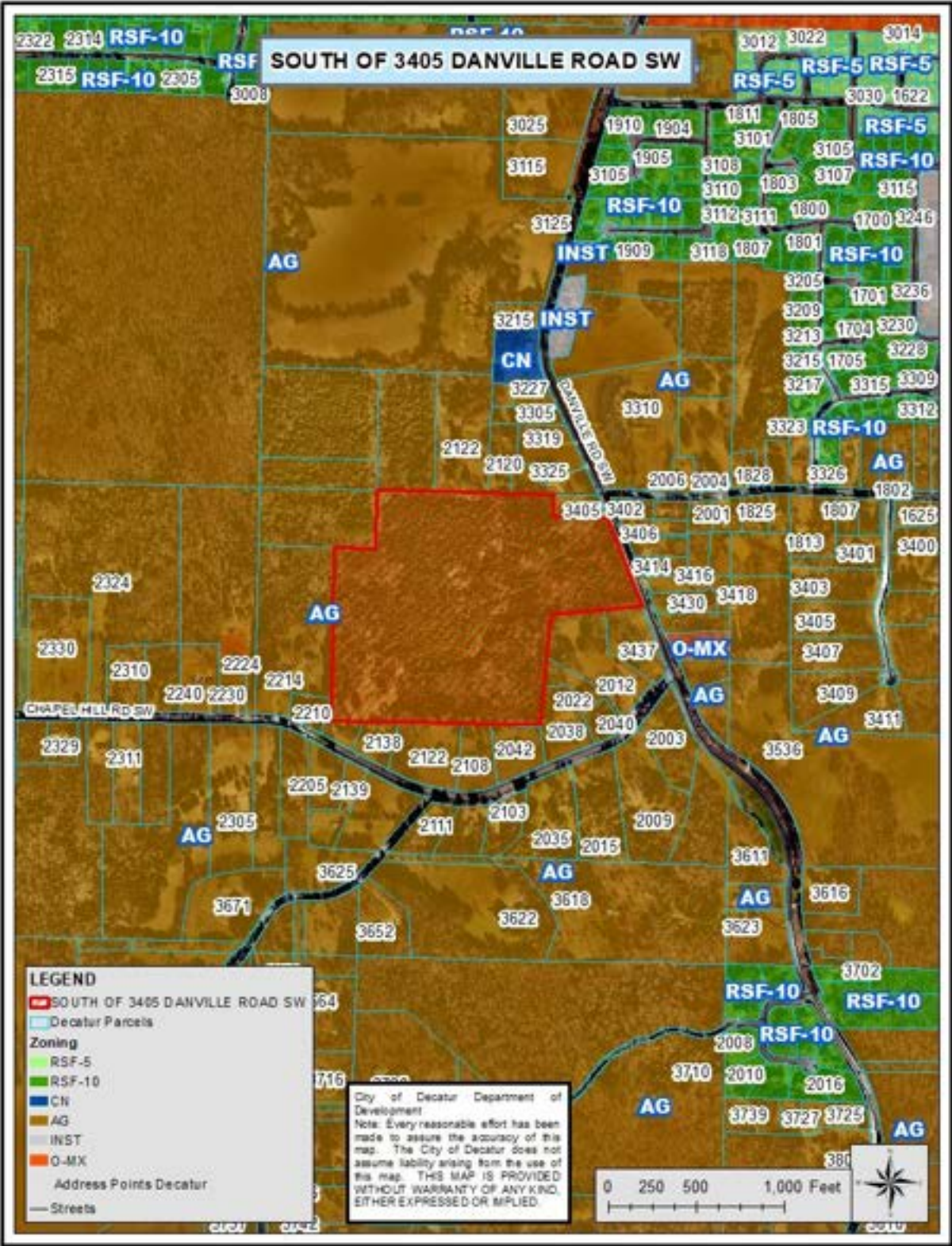
Joe Wheeler Comments: No Comment

Reviewed by:	Tommie Williams
Recommendation from Planning:	Conditional

AERIAL MAP -

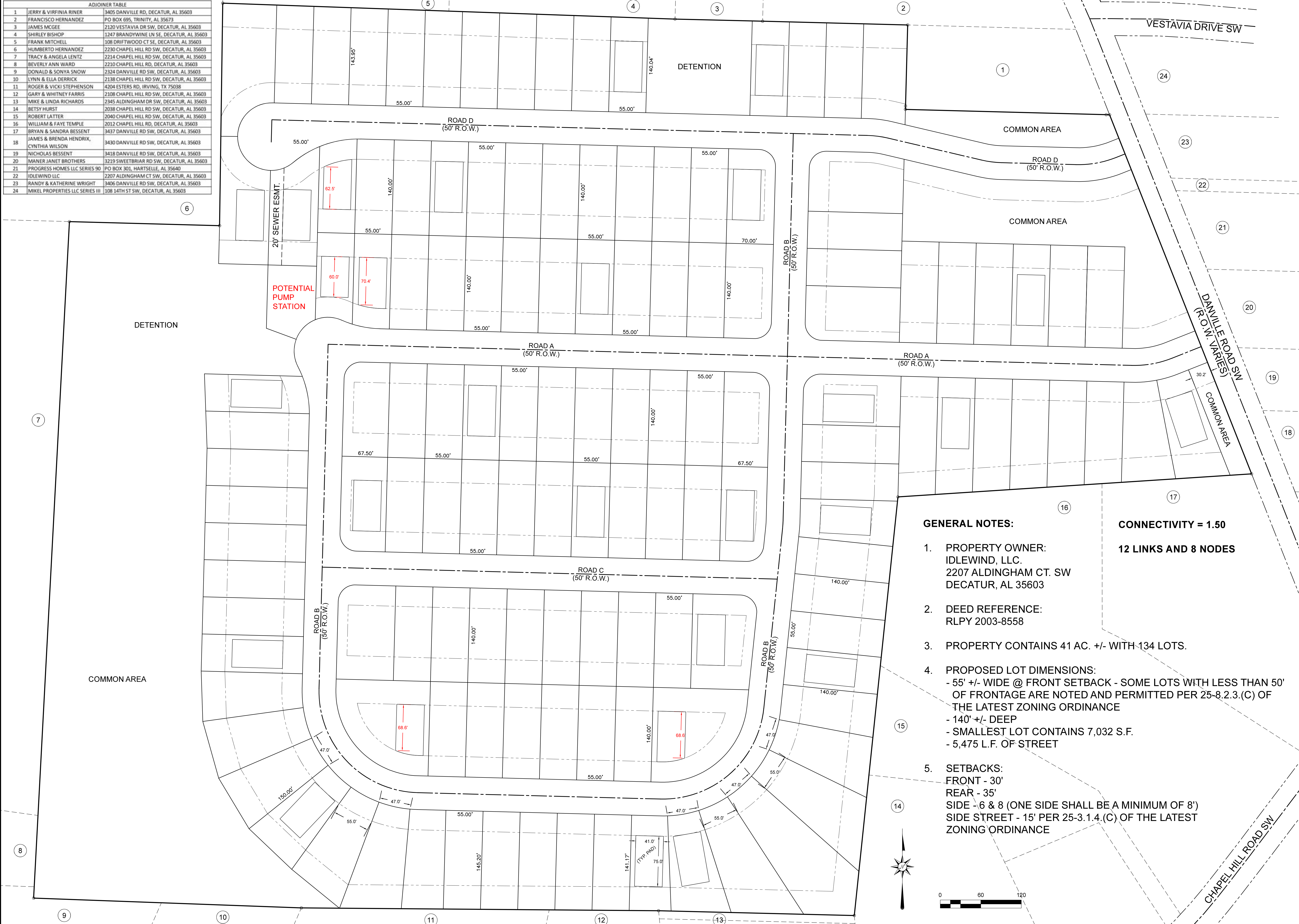


ZONING MAP -

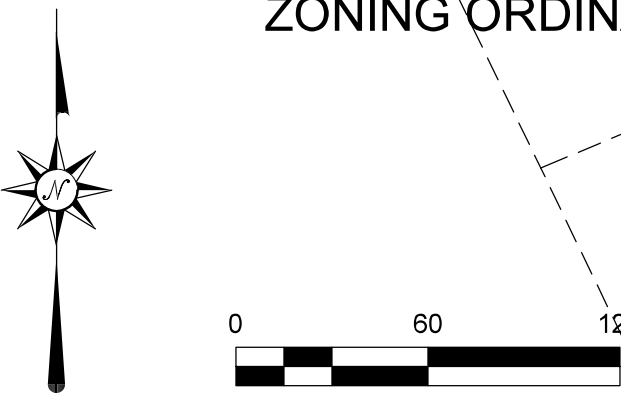


[illegible]

ADJOINER TABLE		
1	JERRY & VIRFINIA RINER	3405 DANVILLE RD, DECATUR, AL 35603
2	FRANCISCO HERNANDEZ	PO BOX 695, TRINITY, AL 35673
3	JAMES MCGEE	2120 VESTAVIA DR SW, DECATUR, AL 35603
4	SHIRLEY BISHOP	1247 BRANDYWINE LN SE, DECATUR, AL 35603
5	FRANK MITCHELL	108 DRIFTWOOD CT SE, DECATUR, AL 35603
6	HUMBERTO HERNANDEZ	2230 CHAPEL HILL RD SW, DECATUR, AL 35603
7	TRACY & ANGELA LENTZ	2214 CHAPEL HILL RD SW, DECATUR, AL 35603
8	BEVERLY ANN WARD	2210 CHAPEL HILL RD, DECATUR, AL 35603
9	DONALD & SONYA SNOW	2324 DANVILLE RD SW, DECATUR, AL 35603
10	LYNN & ELLA DERRICK	2138 CHAPEL HILL RD SW, DECATUR, AL 35603
11	ROGER & VICKI STEPHENSON	4204 ESTERS RD, IRVING, TX 75038
12	GARY & WHITNEY FARRIS	2108 CHAPEL HILL RD SW, DECATUR, AL 35603
13	MIKE & LINDA RICHARDS	2345 ALDINGHAM DR SW, DECATUR, AL 35603
14	BETSY HURST	2038 CHAPEL HILL RD SW, DECATUR, AL 35603
15	ROBERT LATTER	2040 CHAPEL HILL RD SW, DECATUR, AL 35603
16	WILLIAM & FAYE TEMPLE	2012 CHAPEL HILL RD, DECATUR, AL 35603
17	BRYAN & SANDRA BESSERT	3437 DANVILLE RD SW, DECATUR, AL 35603
18	JAMES & BRENDA HENDRIX, CYNTHIA WILSON	3430 DANVILLE RD SW, DECATUR, AL 35603
19	NICHOLAS BESSERT	3418 DANVILLE RD SW, DECATUR, AL 35603
20	MANER JANET BROTHERS	3219 SWEETBRIAR RD SW, DECATUR, AL 35603
21	PROGRESS HOMES LLC SERIES 90	PO BOX 301, HARTSELLE, AL 35640
22	IDLEWIND LLC	2207 ALDINGHAM CT SW, DECATUR, AL 35603
23	RANDY & KATHERINE WRIGHT	3406 DANVILLE RD SW, DECATUR, AL 35603
24	MIKEL PROPERTIES LLC SERIES III	108 14TH ST SW, DECATUR, AL 35603



- GENERAL NOTES:**
 - PROPERTY OWNER:
IDLEWIND, LLC.
2207 ALDINGHAM CT. SW
DECATUR, AL 35603
 - DEED REFERENCE:
RLPY 2003-8558
 - PROPERTY CONTAINS 41 AC. +/- WITH 134 LOTS.
 - PROPOSED LOT DIMENSIONS:
- 55' +/- WIDE @ FRONT SETBACK - SOME LOTS WITH LESS THAN 50' OF FRONTAGE ARE NOTED AND PERMITTED PER 25-8.2.3.(C) OF THE LATEST ZONING ORDINANCE
- 140' +/- DEEP
- SMALLEST LOT CONTAINS 7,032 S.F.
- 5,475 L.F. OF STREET
 - SETBACKS:
FRONT - 30'
REAR - 35'
SIDE - 6 & 8 (ONE SIDE SHALL BE A MINIMUM OF 8')
SIDE STREET - 15' PER 25-3.1.4.(C) OF THE LATEST ZONING ORDINANCE
- CONNECTIVITY = 1.50**
12 LINKS AND 8 NODES



REVISIONS

711 E. HOBBS STREET ATHENS AL 38611
PHONE: (256) 887-4657
WWW.MORELLENGINEERING.COM

**MORELL**
ENGINEERING

SKETCH PLAT
of
IDLEWIND SUBDIVISION

CLIENT:
IDLEWIND LLC
2207 ALDINGHAM CT SW
DECATUR, AL 35603

MORELL PROJECT NUMBER: 26-0067

DATE: 07/10/2026

CHECKED BY: WTM

SHEET NUMBER
1

SCALE: 1" = 60'

DRAWN BY: LIM

Sketch Plan Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Subdivision/Project: Idlewind Subdivision

Name of Applicant: Idlewind, LLC. C/O Charles Brothers Phone: 256 919 7800

Address: 2207 Aldingham Ct. SW, Decatur, AL 35603 Email: idlewind@hotmail.com

Name of Owner: Charles Brothers Phone: 256 353 8062

Address: 2207 Aldingham Ct. SW, Decatur, AL 35603

Engineer: Morell Engineering Phone: 256-867-4957

Address: 711 Hobbs Street East, Athens, AL 35611 Email: luke@morellengineering.com

Surveyor: Morell Engineering Phone: 256-867-4957

Address: 711 Hobbs Street East, Athens, AL 35611 Email: taz@morellengineering.com

In City Limits? Yes ☒ No ☐ Current Zoning: RS-7 Proposed Zoning: N/A Total Acreage: 41.17 Total Lots: 144
Any rezoning or annexation requests must be accompanied by appropriate application

Future Land Use Classification (from current comprehensive plan): Residential

Date of Predesign/Pre-application Meeting: Week of July 6-10, 2026

Describe the Location of Property:

The property is located West of Danville Road and North of Chapel Hill Road

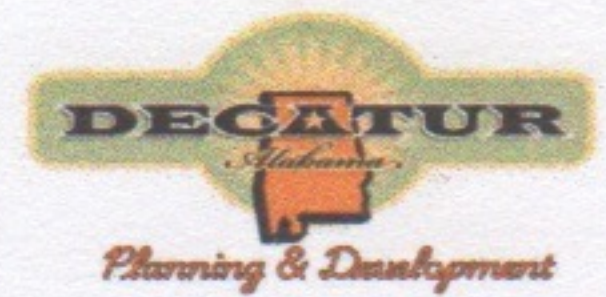
Additional Required Items for Submission: mark if included

- ☒ One (1) paper copies of plan
- ☒ Electronic copy of plan (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ☒ Designation of Agent form
- ☒ I will allow the City to place a sign on my property notifying the public if there is a public hearing on this plan
- ☒ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ☒ I understand that a Sketch Plan is non-binding
- ☒ I understand that Sketch Plan approval is not permission to begin grading or any other site improvements
- ☒ Fee(s)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I understand that a Sketch Plan in a non-binding, optional precursor to a preliminary plat, the purpose of which is to allow feedback from staff and the Planning Commission prior to submitting a master plan or a preliminary plat.

Applicant Signature: Charles Brothers Date: 6/24/26

DESIGNATION OF AGENT
CITY OF DECATUR



I, Charles Brothers (Idlewind, LLC), being owner of the property which is the subject of this application (Idlewind Subdivision), hereby authorize Luke Mathias to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Charles Brothers MANAGER Date: 6-24-26

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Dow M. Perry Jr, a Notary Public in and for said State at Large, hereby certify that Charles Brothers, whose name is signed to the foregoing document, and

☒ Who is known to me, or

Whose identity I proved on the basis of _____

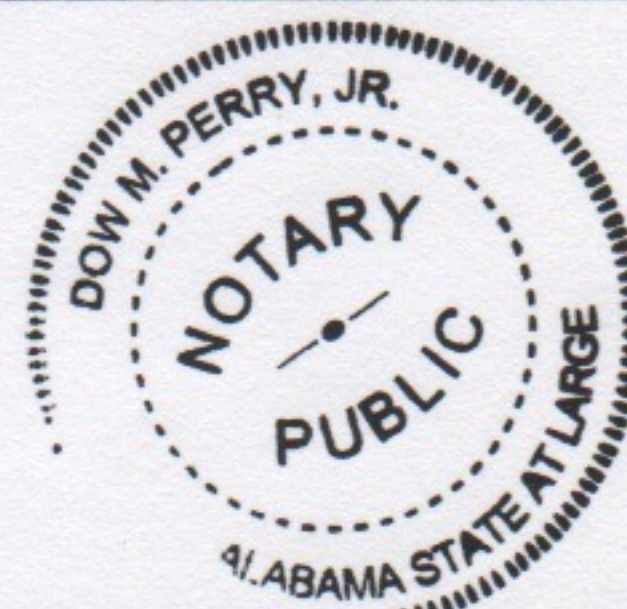
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2026.

Dow M. Perry Jr.

Notary Public

My Commission Expires: February 13, 2030



Designation of Agent Blank Form - 2025.docx

Planning Commission Staff Report



FILE NAME: Vacation 602-26

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Ceota Non-Profit
Property Location:	208 Church St
Request:	Vacate 0.08 Acres of ROW(Right of Way)
Property Size (Acres):	0.47 +/- acres
Future Land Use Map (FLUM) Designation:	Core Neighborhood
Current Zoning District:	RS-7 (Single-Family 7)
Existing Land Use:	Institutional (INST)

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Certificate 3643-25 in February of 2025
---	---

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Vacant and Residential	RS-7
South	Vacant	RS-5
East	Residential	RS-7
West	Residential	RS-7

D. EVALUATION/COMMENTS:

Street Connectivity: N/A

District Standards: N/A

	N/A
Minimum Lot Size	N/A
Front Setback	N/A
Rear Yard	N/A
Side Yards	N/A

Planning Comments:

The applicant is requesting the vacation of approximately 0.08 acres of public right-of-way. These right-of-way segments abut only the applicant's property and do not adjoin any other parcels. The Planning Commission previously approved a Certificate of Consolidation for the subject property in February 2025, creating a unified tract to support the proposed improvements.

The requested right-of-way vacation will support the existing and planned development of the CEOTA Horton House Addition by removing excess public right-of-way that is no longer needed for public use. Approval of the request will provide a more functional development site and facilitate future improvements associated with the museum while maintaining compatibility with the surrounding area.

The CEOTA Horton House Addition serves as a Civil Rights Museum that preserves and interprets significant aspects of Decatur's history, including the nationally recognized Scottsboro Boys case and other important Civil Rights events. The proposed vacation will further the property's continued use as a cultural and educational resource, supporting historic preservation, heritage tourism, and public education within the community.

Provided the vacated right-of-way is determined to be unnecessary for public access, utilities, or other municipal purposes, the request is consistent with sound planning practices and will allow for the orderly development of the property without negatively affecting the surrounding transportation network or adjacent properties.

The existing sign associated with the development is currently located within the public right-of-way. Approval of the proposed right-of-way vacation will place the sign entirely on private property, bringing it into compliance by removing it from the public right-of-way.

Conditions:

Planning Conditions: No comment

Engineering Conditions: No comment

Fire Comments: No comment

Decatur Utilities: N/A

Gas:

Power:

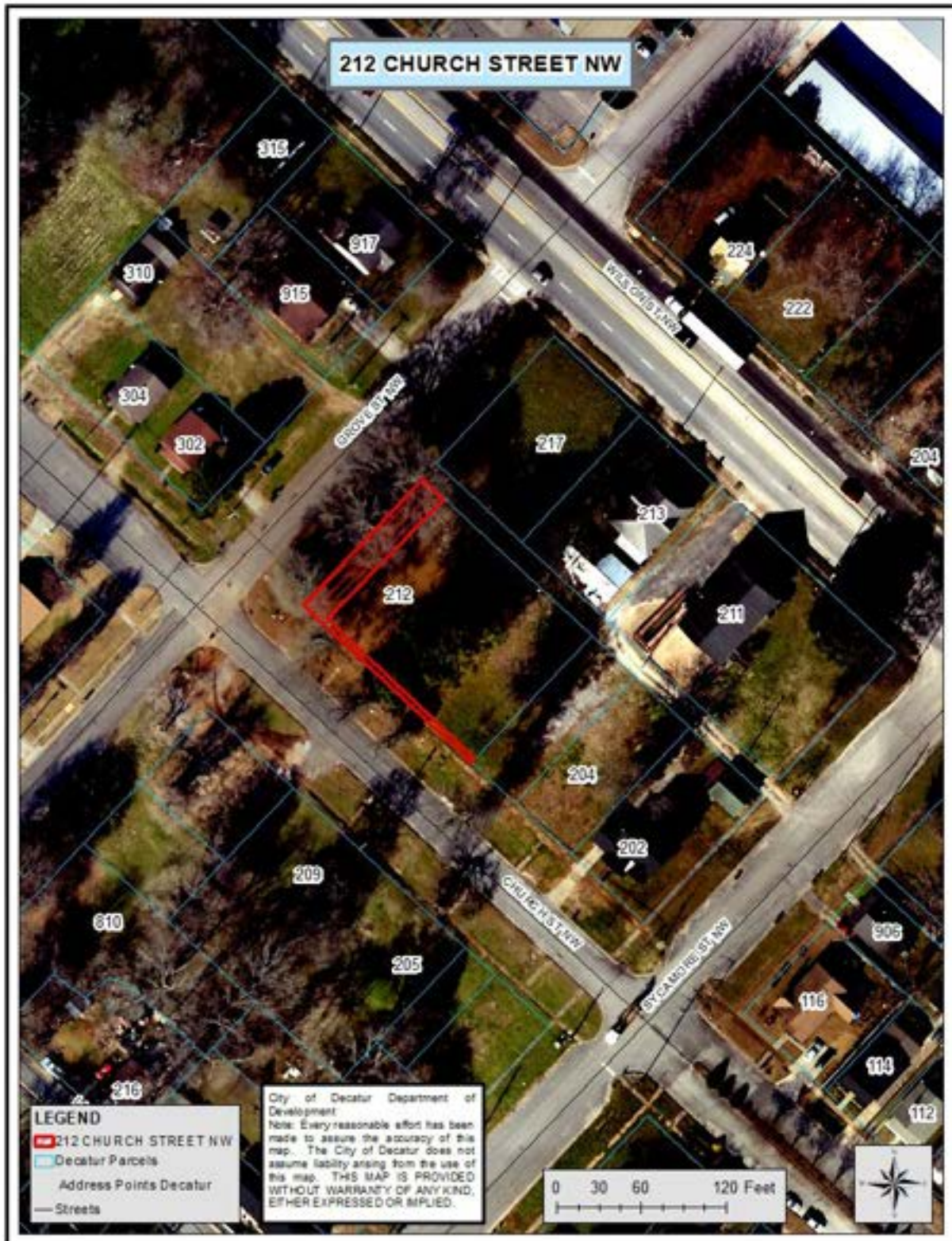
Water:

Wastewater:

Joe Wheeler: No comment

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approve

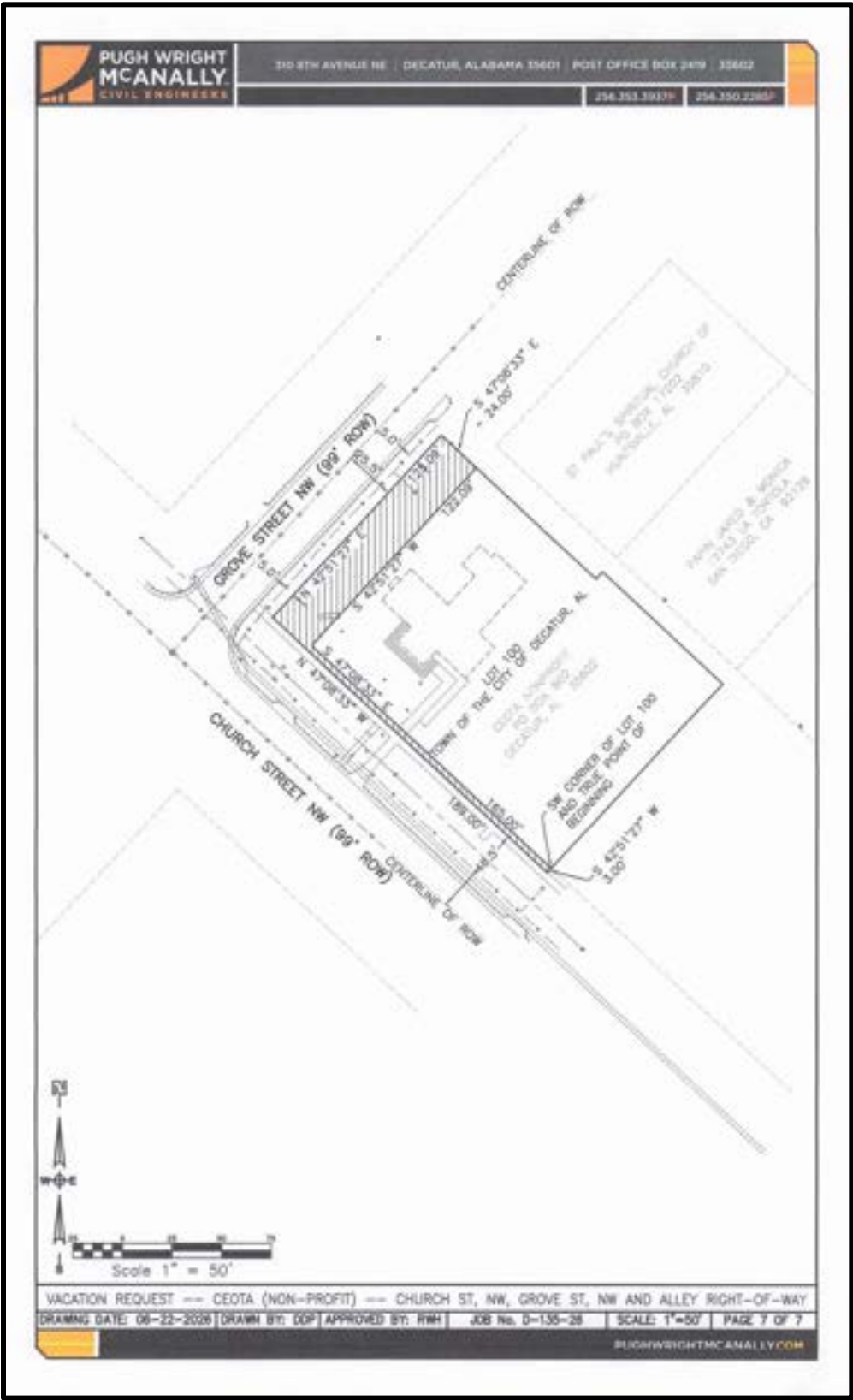
AERIAL MAP -



ZONING MAP -



VACATION PLAT -



DECLARATION OF VACATION

STATE OF ALABAMA)

COUNTY OF MORGAN)

KNOW ALL MEN BY THESE PRESENTS, THAT:

CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION, the owners and interested parties of all the property adjacent to those certain right-of-way easements, hereinafter described and desiring to vacate the same, do hereby declare that the right-of-way easements heretofore granted to the City of Decatur, Alabama, situated in the City of Decatur, Morgan County, Alabama and particularly described as follows, to-wit:

**A PORTION OF CHURCH ST NW RIGHT-OF-WAY AND
GROVE STREET NW RIGHT-OF-WAY TO BE VACATED**

BEGIN AT THE SOUTHWEST CORNER OF LOT 100, OF THE MAP OF OLD TOWN OF DECATUR, MORGAN COUNTY, ALABAMA, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 1, AT PAGE 88, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) A DISTANCE OF 3.00 FEET TO A POINT;
THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 189.00 FEET TO A POINT;
THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 125.09 FEET TO A POINT;
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 24.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF GROVE STREET, NW (99' ROW);
THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF GROVE STREET, NW A DISTANCE OF 122.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW (99' ROW);
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **0.08 ACRES**, MORE OR LESS.

be and the same is hereby vacated;

It is further declared that the assent to the foregoing vacation be procured from the City Council of the City of Decatur, the governing body of the municipality in which such easement was located, and shall be assented to by a resolution adopted by said City Council, a copy of which, certified by the City Clerk of the City of Decatur, Alabama shall be attached to, and filed and recorded with this written Declaration of Vacation, and further that the assent of the City of Decatur Planning Commission to the foregoing vacation shall be procured, and said assent to be evidenced by a resolution adopted by the said City of Decatur Planning Commission, a copy of which, certified by the Secretary thereof, shall be attached to and filed and recorded with this written Declaration of Vacation.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Frances D Tate, whose name as Founder of **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION**, have caused this instrument to be executed in its duly authorized officer, effective as of the 30th day of June, 2026.

CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION

BY: Frances D Tate
as its Founder

STATE OF ALABAMA)

COUNTY OF MORGAN)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Frances D. Tate, whose name as Founder of **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of June, 2026.

Donna D Puckett

Notary Public

My Commission Expires: 2/18/2029

Donna D. Puckett
Notary Public, Alabama State at Large
My Commission Expires February 18, 2029

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PLANNING COMMISSION RESOLUTION

STATE OF ALABAMA)

COUNTY OF MORGAN)

BE IT RESOLVED by the City of Decatur Planning Commission, that, in accordance with Article 3 of Chapter 2 of Title 35 of the Code of Alabama, 1975, determination has been made upon presentation of material facts submitted by the adjacent owners of certain real property **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION**, that the right-of-way easements contained within the boundaries of the hereinafter described property, to-wit:

A PORTION OF CHURCH ST NW RIGHT-OF-WAY AND GROVE STREET NW RIGHT-OF-WAY TO BE VACATED

BEGIN AT THE SOUTHWEST CORNER OF LOT 100, OF THE MAP OF OLD TOWN OF DECATUR, MORGAN COUNTY, ALABAMA, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 1, AT PAGE 88, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) A DISTANCE OF 3.00 FEET TO A POINT;
THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 189.00 FEET TO A POINT;
THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 125.09 FEET TO A POINT;
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 24.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF GROVE STREET, NW (99' ROW);
THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF GROVE STREET, NW A DISTANCE OF 122.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW (99' ROW);
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **0.08 ACRES**, MORE OR LESS.

It is hereby acknowledged that the following language is contained within the Declaration of Vacation:

It is hereby declared that the said vacation does not interrupt public streets, and that the right-of-way easements so vacated are excessive to the needs of the City of Decatur as a public easement; and

BE IT FURTHER RESOLVED that the City of Decatur Planning Commission does hereby recommend to the City Council of Decatur, the governing body of the municipality having interest and jurisdiction in said right-of-way easements that said governing body adopt and place on file and of record in the Office of the Judge of Probate, Morgan County, Alabama, a duly certified resolution effecting the abandonment and vacation of any and all rights and interests under the Laws of Alabama to those certain right-of-way easements as described above.

ADOPTED this _____ day of _____, 2026.

STATE OF ALABAMA)

COUNTY OF MORGAN)

I, _____, the duly elected, qualified Chairman of the **City of Decatur Planning Commission**, hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the City of Decatur Planning Commission at a meeting held thereof on the _____ day of _____, 2026, as the same appears on file and of record in the minutes of said **City of Decatur Planning Commission**.

IN WITNESS whereof, I hereby affix my hand as **Chairman of the City of Decatur Planning Commission** on this _____ day of _____, 2026.

_____, Chairman
City of Decatur, Planning Commission

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CITY COUNCIL RESOLUTION

STATE OF ALABAMA)

COUNTY OF MORGAN)

BE IT RESOLVED by the City Council of the City of Decatur, that, in accordance with Article 3 of Chapter 2 of Title 35 of the Code of Alabama, 1975, determination has been made upon presentation of material facts submitted by the owner of certain real property **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION**, that the right-of-way easements contained within the boundaries of the hereinafter described property, to-wit:

A PORTION OF CHURCH ST NW RIGHT-OF-WAY AND GROVE STREET NW RIGHT-OF-WAY TO BE VACATED

BEGIN AT THE SOUTHWEST CORNER OF LOT 100, OF THE MAP OF OLD TOWN OF DECATUR, MORGAN COUNTY, ALABAMA, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 1, AT PAGE 88, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) A DISTANCE OF 3.00 FEET TO A POINT;

THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 189.00 FEET TO A POINT;

THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 125.09 FEET TO A POINT;

THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 24.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF GROVE STREET, NW (99' ROW);

THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF GROVE STREET, NW A DISTANCE OF 122.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW (99' ROW);

THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **0.08 ACRES**, MORE OR LESS.

It is hereby declared that the said vacation does not interrupt public streets, and that the right-of-way easements so vacated are excessive to the needs of the City of Decatur as a public easement; and

BE IT FURTHER RESOLVED that the assent of the City Council of the City of Decatur, Alabama, being the governing body of the municipality in which the above described right-of-way easements are located, be and the same is given to the vacation by CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION, the owners of all lands abutting thereon, of said right-of-way easements to be vacated.

BE IT FURTHER RESOLVED that the City Clerk of the City of Decatur, Morgan County, Alabama, be and she is hereby authorized and directed to attach a certified copy of this resolution to the declaration of vacation to be filed and recorded with the written declaration of vacation.

ADOPTED this _____ day of _____, 2026.

CERTIFICATE OF CITY CLERK

STATE OF ALABAMA)

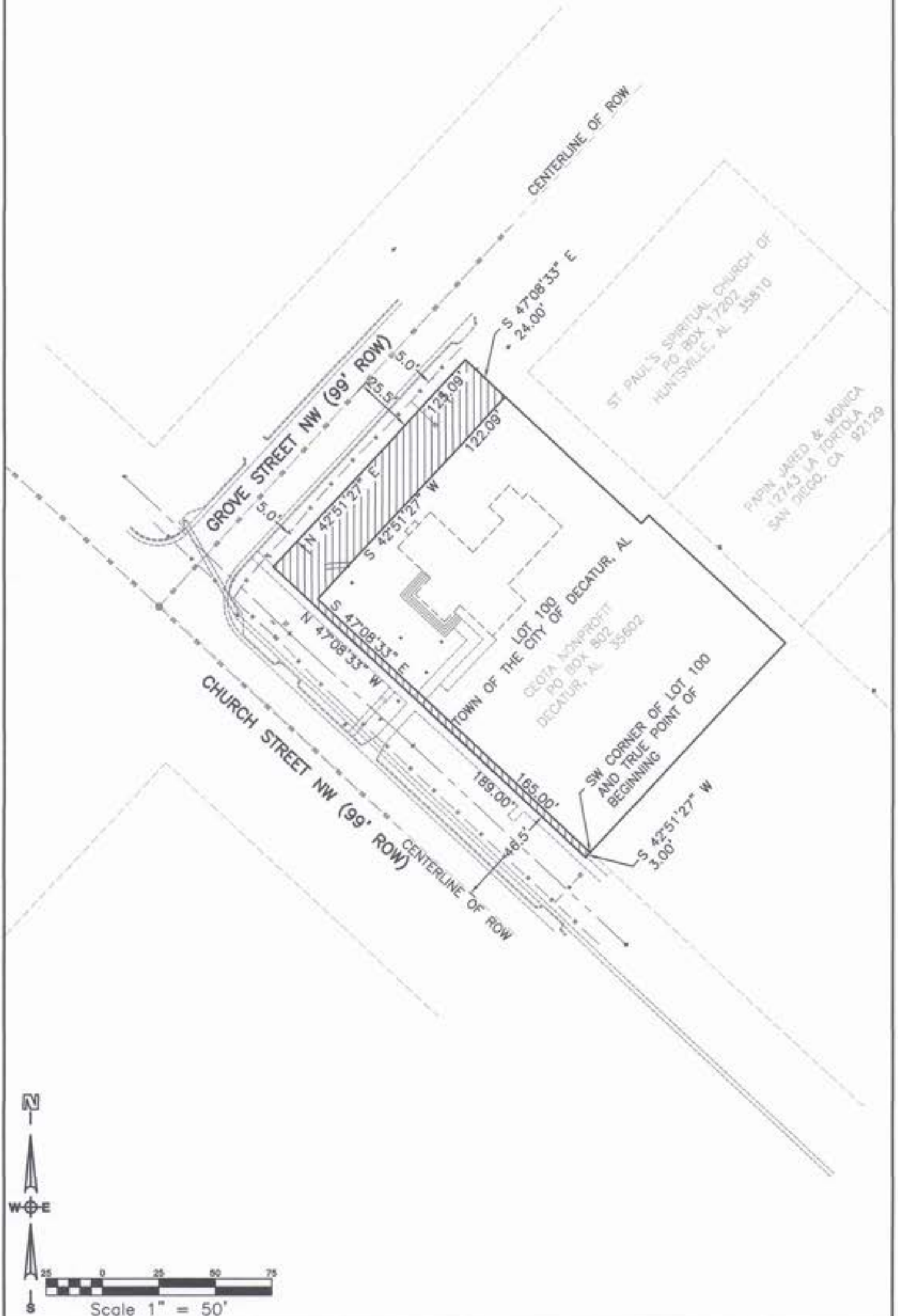
COUNTY OF MORGAN)

I, **Stephanie Simon**, City Clerk of the City of Decatur, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Decatur, Alabama, on the _____ day of _____, 2026.

Witness my hand and seal of office this the _____ day of _____, 2026.

Clerk of the City of Decatur, Alabama

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Planning Commission Staff Report



FILE NAME: Performance Bond Acceptance

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Habitat for Humanity of Morgan County
Property Location:	Hope Drive SW
Request:	Accept Performance Bond for \$49,875.00

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	N/A
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Planning Comments:

The applicant has submitted a performance bond in the amount of \$49,875.00 to guarantee the installation and completion of required public improvements associated with Heritage Creek Phase II. The proposed bond amount has been reviewed and approved by the Engineering Department and is considered sufficient to cover the estimated cost of the required infrastructure improvements.

The performance bond applies to the entirety of the Heritage Creek Phase II subdivision and serves as financial assurance that all required public improvements, including Earthwork, Erosion Control, Miscellaneous Items, and other infrastructure, will be constructed in accordance with approved plans and City standards.

Based on the Engineering Department's review and approval of the bond amount, staff finds that the submitted performance bond satisfies the subdivision requirements for financial guarantees associated with the development of Heritage Creek Phase II.

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

Planning Commission Staff Report



FILE NAME: Resolution 009-26: Sandhill Lane SE to Meadowbrook Court SE

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	City of Decatur
Owner:	City of Decatur
Property Location:	Sandhill Lane SE
Request:	Approve portion of Sandhill LN to be renamed Meadowbrook Court SE

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	April 2024
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Planning Comments:

The City initiated this street name change to improve address clarity and enhance emergency response efficiency. Currently, three residential lots are addressed on Sandhill Lane despite not having frontage on that street. This inconsistency can create confusion for emergency responders, delivery services, utility providers, and the general public when attempting to locate the properties.

The proposed street name change will assign these three parcels addresses on Meadowbrook Court SE, the street on which they have actual frontage and direct access. Aligning the property addresses with their physical access point will improve wayfinding, reduce the potential for delays in emergency response, and provide greater consistency within the City's addressing system.

Overall, the proposed change serves the public interest by improving the accuracy and functionality of the City's addressing network while affecting only three parcels.

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

To Whom It May Concern:

We (the owners of property in Sandhill Landing subdivision) would like to voice our support for a change of the street name from Sandhill Lane SE to Meadowbrook Court SE on the north access end into the Sandhill Landing subdivision. As we understand, this will change the name of the cul-de-sac off Meadowbrook Rd, SE only. This will be a street name change for 2201, 2205 and 2209 Sandhill Ln SE to 2201, 2205 and 2209 Meadowbrook Ct, SE.

We all feel this is a needed change particularly for 911 and First Responders to alleviate any confusion of the entrance to these lots. There was an instance last year when the First Responders could not locate the home at 2209 Sandhill Lane. We feel this change is necessary and helpful for the homeowners and for all First Responders.

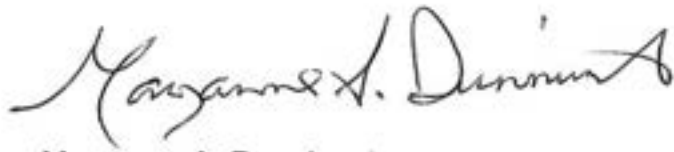
The signatures below are all lot owners in the Sandhill Landing subdivision located in the Decatur City limits.

We appreciate your consideration and approval of this change as soon as possible.

Thank you,



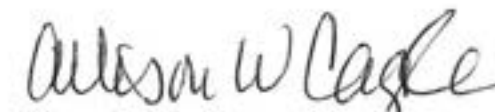
Jeff L. Dunnivant



Maryanne A. Dunnivant



L. Brian Cagle



Allison W. Cagle



Chris A. Dunnivant

Date: 7-15-20

Planning Commission Staff Report



FILE NAME: Landscaping Review: Jasmine Trace Apartments

MEETING DATE: July 21st, 2026

A. BACKGROUND:

Applicant/Representative:	Chris Bostick
Owner:	Anthony L. Allen Jr.
Property Location:	1247 2 nd Street SW
Request:	
Property Size (Acres):	
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RM-H (Multi-Family High Density)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Site Plan 724-26 was Conditionally approved in March of 2026
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TREE SAVED AREA TSA / LANDSCAPE BUFFER:

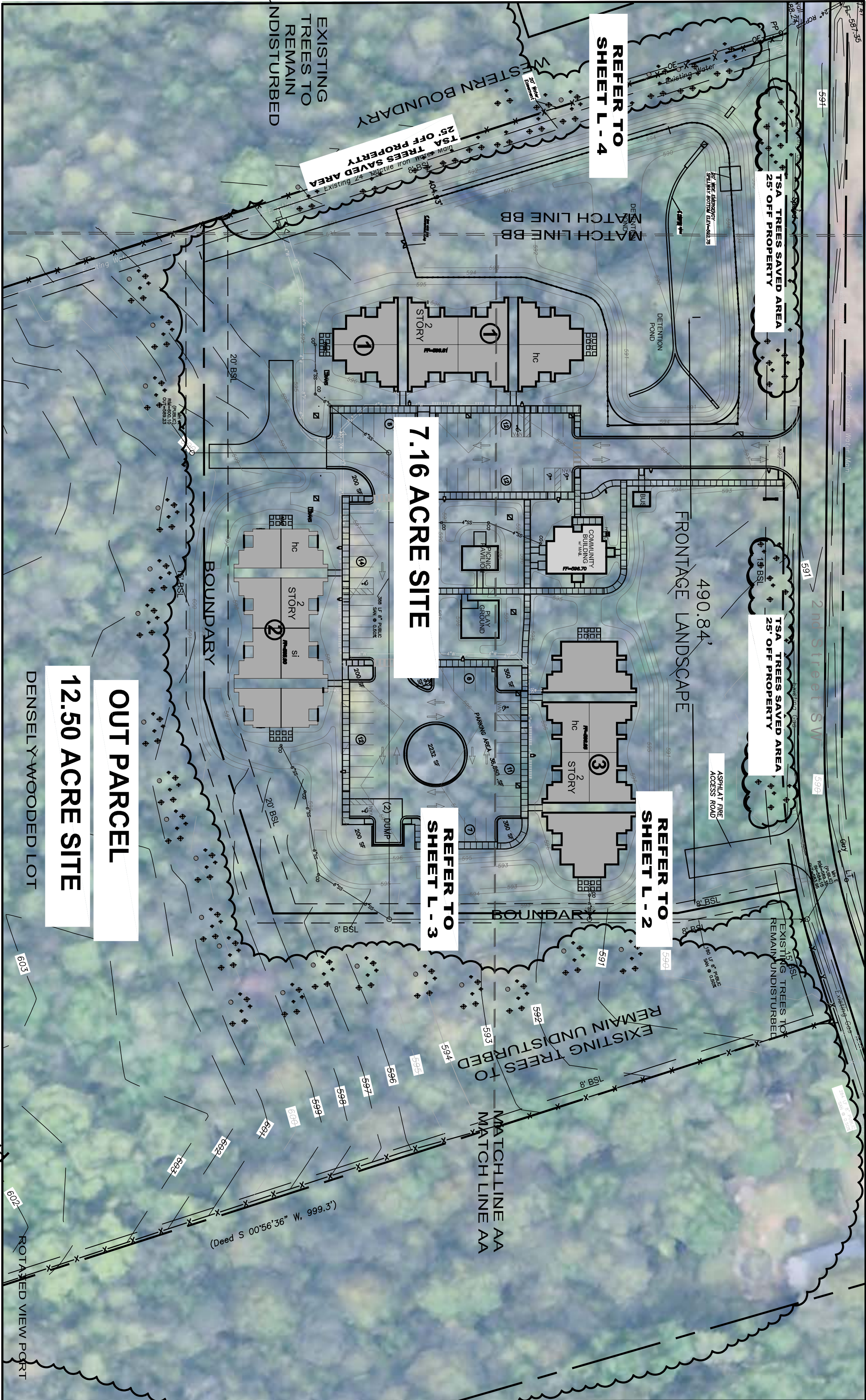
NOTE: THE OWNER INTENDS TO PRESERVE / SAVE THE EXISTING TREES ALONG THE NORTHERN AND THE WESTERN BOUNDARY. THE TREE SAVED AREA (TSA) IS TO RUN THE LENGTH OF THE BOUNDARY AND IS TO BE 25 FEET IN DEPTH. THE TREE SAVED AREA CONSIST OF MATURE HARDWOODS , OAKS, MAPLES, GUM TREES , PINES, CEDARS , SYCAMORE, DENSE UNDERBRUSH AND SCRUBS . THIS AREA HAS NOT BEEN SURVEYED. THE TREE SAVED AREA IS TO BE SELECTIVELY CLEARED AND REMOVED OF INVASIVE , UNDESIRABLE, NUISANCE OR DEAD TREES AND SHRUBS.

THE AREA IS TO BE PROTECTED DURING CONSTRUCTION

TO BE IN COMPLIANCE, NUISANCE TREES WILL NOT BE CONTRIBUTING TO LANDSCAPING REQUIREMENTS. IF THE TREES SAVED IS UNSUCCESSFUL, NEW TREES AND SHRUBS WILL BE PLANTED AS PER CITY BUFFER REQUIREMENTS

SITE DATA: FOR NEW CONSTRUCTION

TOTAL SITE :	7.16 ACRES
PROPERTY IS ZONED:	R - 4
MULTI FAMILY	3 TWO STORY BUILDING 48 UNITS TOTAL
PARKING SPACES:	96 BAYS TOTAL 6 OF TOTAL ARE ADA
TOTAL PARKING AREA	= 36,850 SF



CONTINGENCY OPTION TWO

CIVIL REFERENCE PLAN & GOOGLE IMAGE MARCH 2023

OPTION TWO: IF UPON PROJECT COMPLETION INSPECTION OF THE EXISTING " TREES TO BE SAVED AREA" DO NOT MEET THE CITY OF DECATUR'S REQUIREMENTS AND QUANTITIES AS OUTLINED IN " CREDIT FOR EXISTING TREES" ,

THE OWNER WILL INSTALL ADDITIONAL TREES AND SHRUBS AS REQUIRED IN:

TABLE 25-5.3.3 (A) "LANDSCAPE BUFFER OPTION TYPE C :

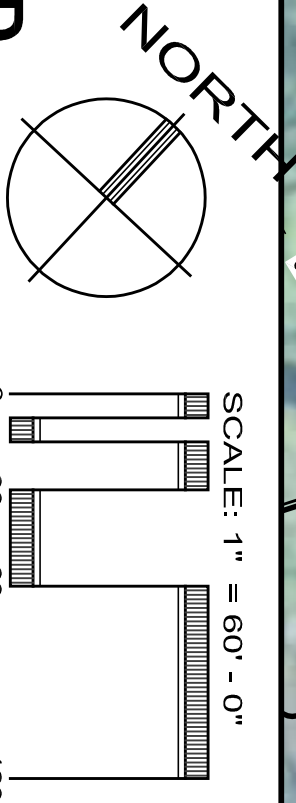
LANDSCAPE BUFFER OPTION TYPE C : SEMI OPAQUE BUFFER OPTION 1

MINIMUM WIDTH 20 FEET
MINIMUM PLANTINGS PER 100 LINEAR FEET
3 LARGE TREES
5 SMALL OR MEDIUM TREES
10 SHRUBS

LANDSCAPE BUFFER CALCULATIONS:

490 + 400 L.F OF BUFFER BOUNDARY = 890 TOTAL DIVIDE BY 100 =
@ 3 LARGE TREES PER 100 = 8.91 X 3 = 27 LARGE TREES
@ 5 SMALL TREE PER 100 = 8.91 X 5 = 45 SMALL TREES
@ 10 SRUBS PER 100 = 8.91 x 10 = 89 shrubs

PERFORMANCE BOND



Installation or Performance Bond Required

(1)No certificate of occupancy shall be issued until all landscaping required by this section has been installed, or a performance bond or an irrevocable letter of credit has been posted in accordance with subsection (2) below.

(2)When circumstances preclude immediate planting, a certificate of occupancy may be granted after:

- (i)The owner or developer completes all curbing, irrigation systems, and other improvements preliminary to planting; and
- (ii)The property owner or developer posts a performance bond, or irrevocable letter of credit with the Planning Department in an amount equal to 125 percent of the cost of the total required planting, including labor. Surety shall be made payable to the City.

Landscaping must be completed and approved within nine months

After a certificate of occupancy is issued in order to redeem the bond. If the installation of the required landscaping is not completed during this period, the Director may obtain funds pursuant to the surety and use them to complete the installation of the required landscaping.

CITY OF DECATUR :

LANDSCAPE BUFFER REQUIRED
NORTHERN BOUNDARY 2ND AVENUE @ 490 L.F.
WESTERN BOUNDARY @ 400 L.F.

CITY OF DECATUR REQUIRED LANDSCAPE:

Frontage Landscaping

A landscaping strip that complies with the following standards shall be provided between off-street surface parking areas and any adjacent public right-of-way:

- (1)The landscaping strip shall extend the length of the parking area frontage on the public right-of way, except where there are driveways or accessways approved by the Director or the state highway department, as appropriate.
- (2)The landscaping strip shall have a minimum average horizontal depth of five feet
- (3)The landscaping strip shall include the following minimum plantings for every 50 linear feet of parking area frontage along the right-of-way, excluding the width of driveways and accessways:
 - (i) One canopy tree; and
 - (ii) Six shrubs, or a three-foot high berm.
- (4) Where not covered by plantings, the landscaping strip shall be covered by mulch or ground cover, other than turf grass, and shall be protected by a barrier to prevent damage from vehicles and maintenance equipment.
- (5) All plantings and berms shall be located outside the visibility triangle.
- (6) The landscaping strip shall begin behind the edge of the public right-of-way rather than the edge of the pavement, unless they are the same.
- (7) Where not also a part of a required landscaped buffer, landscaping elements that comply with this standard do not require any specific opacity, provided the plantings are healthy.

Interior Landscaping

(1) Off-street surface parking areas shall include interior landscaping in accordance with the following standards:

- (i) Minimum Landscaping Area and Plantings
Parking areas containing at least 50 parking spaces or having at least 12,000 square feet of parking and drive aisle area shall provide interior landscaping consisting of landscape islands and peninsulas, on a minimum of six percent of the parking area and shall contain at least one tree and four shrubs for every 200 square feet of required interior landscaping.
- (ii) Landscape Islands and Peninsulas
Landscape islands and peninsulas required by subsection (i) above shall comply with the following standards:

CITY FRONTAGE AND PERIMETER LANDSCAPE CALCULATIONS:

REQUIRED FRONTAGE PERIMETER LANDSCAPE :			
2ND STREET NORTHERN BOUNDARY :	490 L.F. / 50 L.F. =	(10) TREES AND (60) SHRUBS REQUIRED MINIMUM	
WESTERN BOUNDARY :	0 / 50 L.F. =	0 TREES AND 0 SHRUBS REQUIRED MINIMUM	
SOUTHERN BOUNDARY :	0 / 50 L.F. =	0 TREES AND 0 SHRUBS REQUIRED MINIMUM.	

CITY INTERIOR LANDSCAPE CALCULATIONS:

REQUIRED INTERIOR LANDSCAPE: THERE ARE 36,850 SF OF PARKING AREA. THERE ARE 49 PARKING BAYS.
36,850 SF X 6% REQUIRED ISLANDS = 2211 SF OF LANDSCAPED ISLANDS REQUIRED
2,211 SF DIVIDED BY 200 S.F. MIN = (11) TREES AND (44) SHRUBS REQUIRED MINIMUM.
NOTE: THERE ARE 10 LANDSCAPED ISLANDS TOTAL OF 3,500 SF MIN.
REQUIRED FOUNDATION PLANTINGS: SOD SHRUBS AND MULCH ARE PROVIDED.

ALABAMA HOUSING AUTHORITY REQUIRED LANDSCAPE

- A landscaping plan must be submitted indicating areas to be sodded and landscaped. Landscaping plant(s) must follow any applicable municipal landscape ordinance. At a minimum, 20 feet of solid sod must be provided (if ground space allows) from all sides of every building and between all buildings and paved areas. All disturbed areas must be seeded. Landscaping around and between the buildings is allowed. At a minimum, provide one 2" caliper tree per unit (minimum height (6') for qualifying multi-trunk trees) and 6 1-gallon shrubs per unit.

ALABAMA HOUSING LANDSCAPE CALCULATIONS:

48 UNITS = (48) 2" CALIPER TREES REQUIRED
(288) 1 GALLON SHRUBS REQUIRED

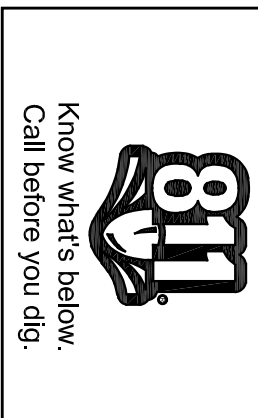
COMBINED TOTAL OF PLANTS REQUIRED FOR NEW CONSTRUCTION:

71 TREES	REQUIRED TOTAL
332 SHRUBS	REQUIRED TOTAL

COMBINED TOTAL OF PLANTS PROVIDED FOR NEW CONSTRUCTION:

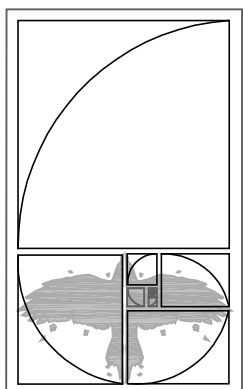
72 TREES PROVIDED MINIMUM TOTAL
349 SHRUBS PROVIDED MINIMUM TOTAL

REFER TO LANDSCAPE PLANS



DEVELOPER :
JASMINE TRACE APARTMENTS HOUSING ,LLLP
813 22ND AVENUE , SUITE D
TUSCALOOSA ALABAMA 35401
205 361 9797

APPLICANT:
PILGREEN AN BOSTIC ENGINEERING , INC.
10270 HWY 80 E
MOTGOMERY , AL 36117



D R E W C R O W
LANDSCAPE ARCHITECTURE
256 797 7280
DREWCROW.COM



JASMINE TRACE APARTMENTS
2ND STREET SW
DECATUR , ALABAMA 35601

PREPARED FOR:
SUBMITTAL

CIVIL REFERENCE

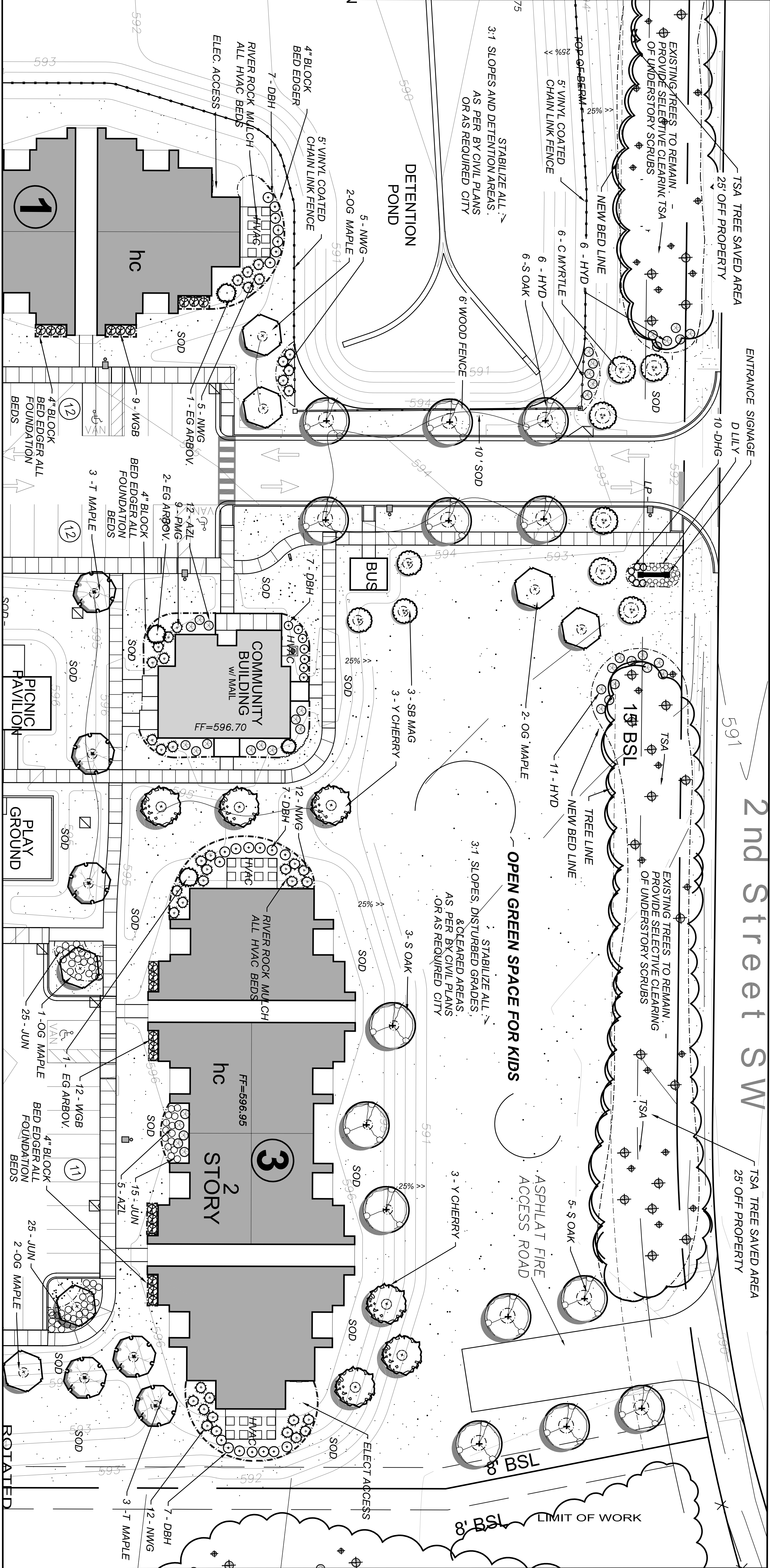
SHEET:
L - 1

PROJECT TURN IN DATE:
JULY 14TH 2026

DCIA
UPDATED PLANS :
JULY 17 2026

TREE SAVED AREA TSA / LANDSCAPE BUFFER.

NOTE: THE OWNER INTENDS TO PRESERVE / SAVE THE EXISTING TREES ALONG THE NORTHERN AND THE WESTERN BOUNDARY. THE TREE SAVED AREA (TSA) IS TO RUN THE LENGTH OF THE BOUNDARY AND IS TO BE 25 FEET IN DEPTH. THE TREE SAVED AREA CONSIST OF MATURE HARDWOODS, OAKS, MAPLES, GUM TREES, PINES, CEDARS. THE AREA IS TO BE PROTECTED DURING CONSTRUCTION TO BE IN COMPLIANCE. NUISANCE TREES WILL NOT BE CONTRIBUTING TO LANDSCAPING REQUIREMENTS. IF THE TREES SAVED IS UNSUCCESSFUL, NEW TREES AND SHRUBS WILL BE PLANTED AS PER CITY BUFFER REQUIREMENTS



PROPOSED LANDSCAPE

GENERAL NOTES APPLY TO ALL SHEETS:

- NOTE: FOR CLARITY PURPOSES, TOPOGRAPHY, EASEMENTS, UNDERGROUND STORM DRAINS, SEWER LINES, UTILITY LOCATIONS, AND ALL OTHER INFORMATION SHOWN ON THE SITE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO LOCATE AND COORDINATE WITH ALL OTHER TRACES. REFER TO CIVIL AND ARCHITECTURAL PLANS.
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR BRINGING IN TOPSOIL AS SPECIFIED. REFER TO CIVIL PLANS, AND FROM PARKING LOT ISLANDS.
- THE GRADING CONTRACTOR IS TO BRING GRADE TO WITH IN 2" OF FINISH GRADE.
- THE GRADING CONTRACTOR IS TO COORDINATE THE IRRIGATION SLEEVES WITH THE LANDSCAPE CONTRACTOR PRIOR TO THE INSTALLATION OF ASPHALT.
- IT IS ADVISED THAT PLANTS SHOULD NOT BE INSTALLED DURING EXTREME DROUGHT, HEAT OR EXTREME COLD. IT IS REQUIRED THAT THE LANDSCAPE CONTRACTOR IS TO PROVIDE HEAD TO HEAD IRRIGATION COVERAGE FOR ALL NEW PLANTINGS.
- THE LANDSCAPE CONTRACTOR IS TO PROVIDE A LINE ITEM COST ESTIMATE TO INSTALL EACH TREE, SHRUB, AND GROUND COVER.
- THE LANDSCAPE CONTRACTOR IS TO PROVIDE SOD TO ALL DISTURBED AREAS INCLUDING AREAS BETWEEN PROPERTY AND EDGE OF ROADS ARE TO BE SODDED.
- THE LANDSCAPE CONTRACTOR IS TO PROVIDE A LINE ITEM COST ESTIMATE TO INSTALL ADDITIONAL TOPSOIL AND SOIL AMENDMENTS AS NEEDED. PROVIDE COST PER 20 CUBIC YARDS INSTALLED.
- THE EXACT LOCATION OF TREES AND SHRUBS WILL NEED TO BE COORDINATED AND ADJUSTED IN FIELD AS NEEDED WHEN ALL UTILITIES, ELECTRICAL, CABLES, AC UNITS AND LIGHTPOLES HAVE BEEN INSTALLED.
- CONTRACTOR IS TO ADJUST LANDSCAPING IN FIELD TO ACCOMMODATE FOR VARIATIONS IN THE LAYOUTS.
- ALL LANDSCAPE AND IRRIGATION WORK IS TO BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR WITH A MINIMUM OF 10 YEARS OF WORK EXPERIENCE IN LANDSCAPE AND IRRIGATION WORK IN THE STATE OF ALABAMA.

SHEET L - 2 TREE SELECTIONS

QTY.	KEY	BOTANICAL	COMMON NAME	SIZE AND COMMENTS
7	OG MAPLE	ACER RUBRUM	OCTOBER GLORY RED MAPLE	2. " cal. B&B 10' ht. straight trunk full branching
6	T MAPLE	ACER BURSEGFANUM	TRIDENT MAPLE	2. " cal. B&B 10' ht. straight trunk full branching
3	HN HOLLY	ILEX NELLE R. STEIGENS	NELLIE R. STEIGENS HOLLY	6' Ht. Min. B&B Full to ground
3	SB MAG	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6' Ht. B&B 3-5 stems minimum, dense branching, matched
14	S OAK	QUERCUS SHUMAMI	SHUMARD OAK	2. " cal. h&b 12' ht. straight trunk full branching / matched
4	EG ARBOV	THUSA OCCIDENTALIS	EMERALD GREEN ARBOVITAE	6' HT. B&B straight trunk full branching / MATCHED
4	GO ARBOV	THUSA PLICATA	FOREST PANSY REDBUD	2. " cal. h&b 12' ht. straight trunk full branching / matched
6	Y CHERRY	PENUNUS SEROTINATA	YOSHINO CHERRY	2. " cal. h&b 12' ht. straight trunk full branching / matched
8	CREPE	LAGERSTROMIA INDICA	CREPE MYRTLES	6' HT.
46 TOTAL OF 71 REQUIRED				

SHEET L - 2 SHRUBS SELECTIONS

QTY.	KEY	BOTANICAL	COMMON NAME	SIZE AND COMMENTS
21	WGB	BUXUS SEPIPERENS	WINTERGREEN BOXWOOD	24" ht. 1 GAL. no holes in crown
33	WGB	ILEX CORNUTA	DIKING BURCHING HOLLY	24" HT. 1 GAL. (full pot), no holes in crown
22	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" ht. min. 1 gal. full in pots, no holes in crown
66	PLUN	JUNIPERUS SCALMATA	PARSON JUNIPER	20" ht. min. 1 gal. full in pots, no holes in crown
30	WVG	PLANTAGINE VIGATA	NORTHWEAST GROSS	20" ht. min. 1 GAL. full in pots, no holes in crown
9	PAG	Muhlenbergia Capillaris	Pink Mully Grass	1 gal 20" ht. min full in pots, no holes in crown
10	DPG	Pennisetum Hairier	Dwarf Pennisetum Grass	1 gal 20" ht. min full in pots, no holes in crown
30	AZL	RODODENDRON	ENCORE AZALEAS	1 GAL 20" ht. min. full in pots, no holes in crown
332 REQUIRED				

GROUND COVERS

QTY.	KEY	BOTANICAL	COMMON NAME	SIZE AND COMMENTS
20	DAVILY	HEMEROCALLIS STELLAE OCA	DAVILY	4" POT full in pots, no holes in crown
SEC	SEC	Shadeleaf color beds	Shadeleaf	1 gal full in pots, no holes in crown
SQUARE YARDS	SOD	Bermuda Cynodon Dactylon x C. Dactylon	Bermuda Grass	CONTRACTOR IS TO PROVIDE QUANTITY VERIFICATION PRIOR TO INSTALL
CUBIC YARDS	MULCH	C&T'S HEAD SIZED RIVER ROCK	IN ALL HVAC BEDS	
CUBIC YARDS	MULCH	SHREDED HARDWOOD MULCH	3" depth, free of weeds & insects	

NOTE: ADDITIONAL PLANT SELECTIONS ARE PROVIDED. PLANT SUBSTITUTIONS WILL BE ALLOWED AS LONG AS THEY ARE APPROVED BY OWNER AND OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE REASON FOR SUBSTITUTION. ONLY QUALITY PLANT MATERIAL WILL BE ACCEPTED.

CONTAINER GROWN PLANTS AND OR B&B PLANTS WILL BE ACCEPTED AS LONG AS THE QUALITY OF TREES ARE EXCELLENT AND MEET THE SIZE AND QUALITY STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601.1)"

COMBINED TOTAL OF PLANTS REQUIRED FOR NEW CONSTRUCTION:

71 TREES
332 SHRUBS
REQUIRED TOTAL

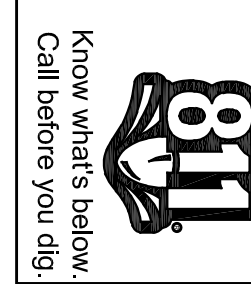
HARDSCAPE : BED EDGERS

BED EDGING AROUND BUILDING FOUNDATION BEDS
USE 4" BLOCK CAPS. MATERIAL AS SPECIFIED BY OWNER
TRENCH OUT EDGE ALL OTHER BEDS AND TREE RINGS
MULCH ALL TREE RINGS AND BEDS

GRASS , SOD & MULCH OPTIONS

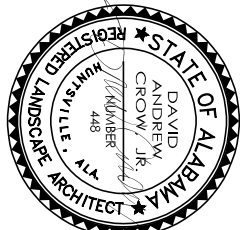
MULCH	SHREDED HARDWOOD MULCH 3" depth, free of weeds & insects
MULCH	C&T'S HEAD SIZED RIVER ROCK IN ALL HVAC BEDS
BERMUDA SOD	ALL AREAS THAT ARE NOT ALREADY STABILIZED AT TIME OF LANDSCAPE INSTALLATIONS
SOLID BERMUDA SOD	AS INDICATED

TOPSOIL AND SOIL CONDITIONER CONTRACTOR TO FIELD VERIFY
REFER TO SHEETS L-2 FOR PLANT SPECIFICATIONS, SIZES AND
PLANTING DETAILS AND SOIL ANALYSIS



D C L A

DREW CROW
LANDSCAPE ARCHITECTURE
256 797 7280
DREWCROW.COM



JASMINE TRACE APARTMENTS
2ND STREET SW
DECATUR , ALABAMA 35601

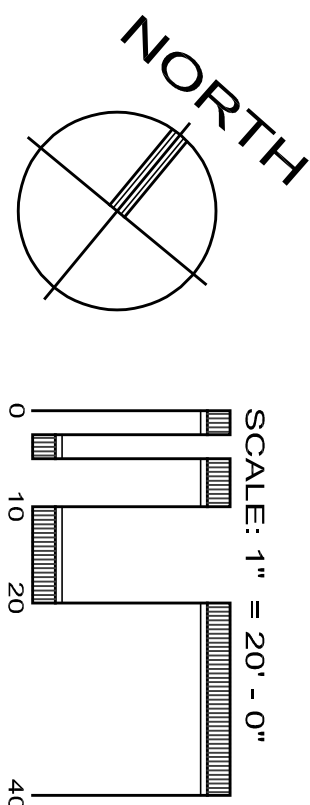
PREPARED
FOR:
SUBMITTAL

LANDSCAPE
PLANS

L - 2

PROJECT
TURN IN DATE:
JULY 14TH 2026

DCIA
UPDATED PLANS :
JULY 17 2026



	LIR	LIRIOT
	LIR V	Liriope

	LIHOPE MUSCARI BIG BLUE	BIG BLUE LIHOPE	4" POTS	full in pots, no holes in crown
LI R V	LIHOPE Muscari Variegated	LIHOPE Variegated LIHOPE	4" POTS	full in pots, no holes in crown
DAILY	HEMEROCALLIS STELLA DE ORA	DAILY	4" POT	full in pots, no holes in crown
SHD	Laetanthium	Straw Daisy	1 gal	full in pots, no holes in crown
SO, YARDS	Seasonal color belts			
SOD	Bermuda Cynon Travertine v.C. Dactylon	Bermuda Tifton 419		
SO, YARDS	SOD as indicated on plan as "sod"	CONTRACTOR IS TO PROVIDE QUANTITY VERIFICATION PRIOR TO INSTALL		
CUBIC YARDS	MULCH CAT'S HEAD SIZED INFERIOR ROCK			
CUBIC YARDS	MULCH SHREDDED HARDWOOD MULCH 3" depth; free of weeds & insects			

BEED EDGING AROUND BUILDING FOUNDATION BEDS USE #1 BLOCK CAPS. MATERIAL AS SPECIFIED BY OWNER TRIMMER CUTTING OUT EDGE ALL OTHER BEDS, AND TREE RINGS MULCH ALL TREE RINGS AND BEDS	GRASS, SOD & MULCH OPTIONS MULCH, SHEARED HARDWOOD MULCH, 2" Depth, 1/2" of wood & 1/2" bark MULCH, CAN'T HEAD SIZED RIVER ROCK, 1" ALL WAYS BEDS BERMUDA SOD, ALL WEEDS THAT ARE NOT ALREADY ESTABLISHED AT TIME OF LANDSCAPE INSTALLATIONS.  SOLID BERMUDA SOD AS INDICATED TOPSOIL AND SOIL CONDITIONER CONTRACTOR TO FIELD VERIFY REFER TO SHEETS 1-4 FOR PLANT SPECIFICATIONS, SIZES AND PLANTING DETAILS, DESIGN DETAIL.
--	--

**COMBINED TOTAL OF PLANTS REQUIRED
FOR NEW CONSTRUCTION:**

71 TREES	REQUIRED TOTAL
332 SHRUBS	REQUIRED TOTAL

GENERAL PLANTING NOTES

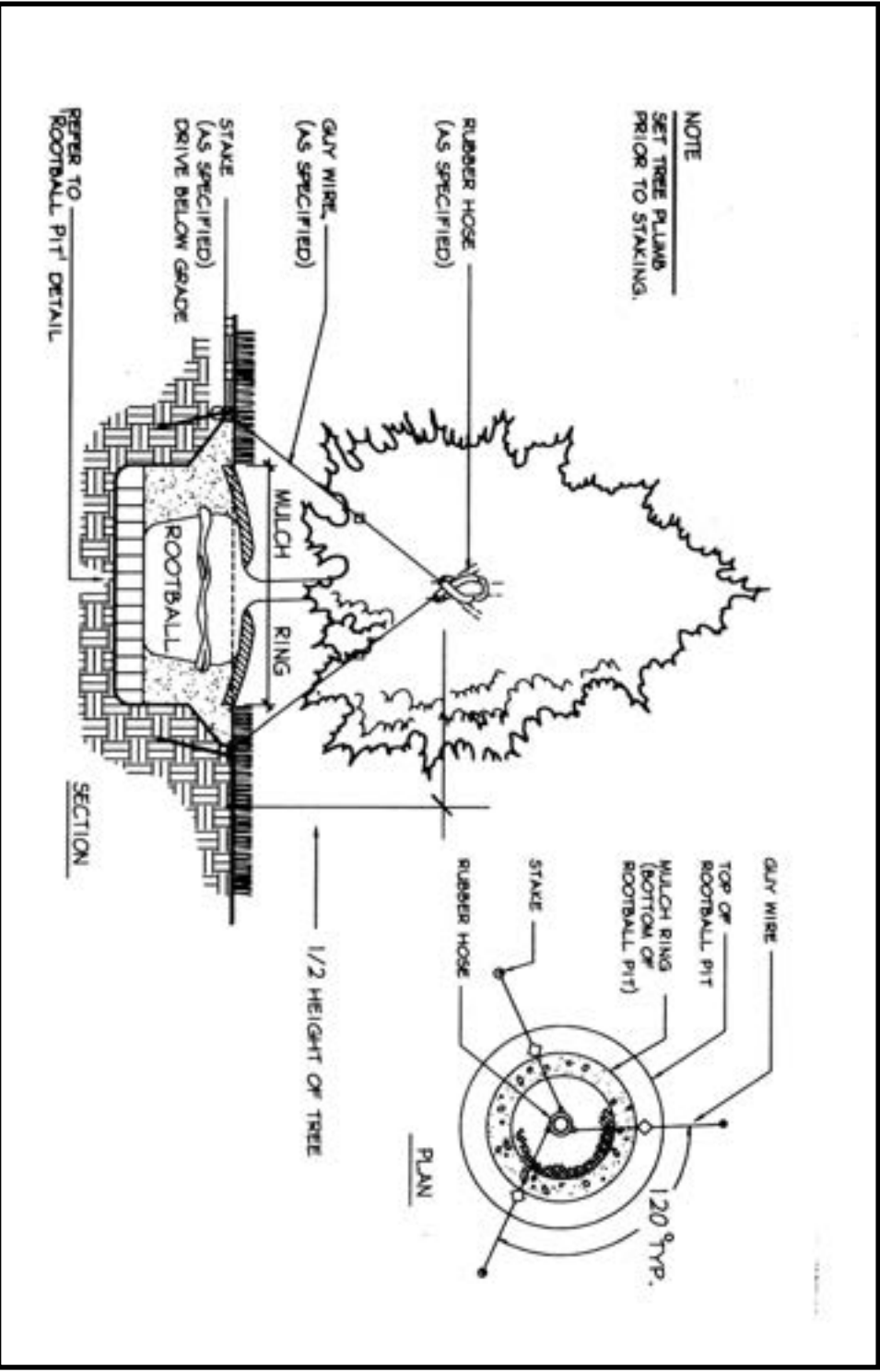
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES.
2. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
5. ALL TREES MUST BY GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPED CONSTRUCTION.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING, INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER.
10. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL FOR A PERIOD ON ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).
11. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. STANDARD SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS OF THE PLANT MATERIAL FOR THIS PROJECT.

PLANTING SOIL MIX NOTES:

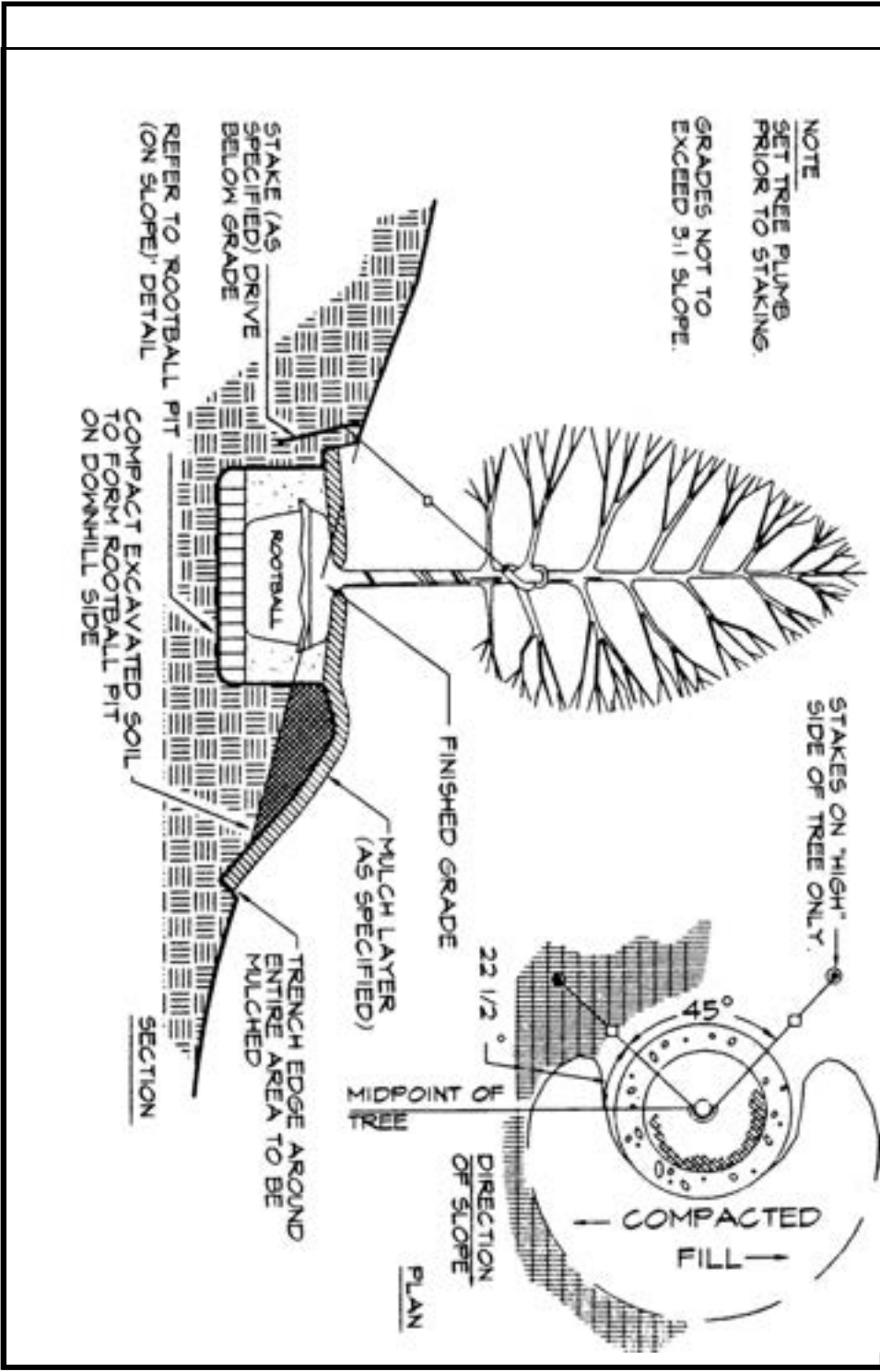
1. THE LANDSCAPE CONTRACTOR SHALL USE SUITABLE TOPSOIL.
2. THE TYPICAL PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS AND GROUND COVERS) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
60% TOPSOIL (AS SPECIFIED)
40% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
2 PARTS HUMUS AND/OR PEAT
1 PART STERILIZED COMPOSTED COW MANURE
1 PART SHREDED PINE BARK (BARK PIECES BETWEEN 1/2 INCH AND 2 INCHES IN LENGTH
COMMERCIAL FERTILIZER AS RECOMMENDED IN SOIL REPORT. LIME AS RECOMMENDED IN SOIL REPORT.
3. IF UNSUITABLE SOILS ARE ENCOUNTERED AROUND THE BUILDING PERIMETER PLANTING AREAS AND OR IN PLANTED PARKING ISLANDS, THE LANDSCAPE CONTRACTOR IS TO NOTIFY OWNERS REPRESENTATIVE TO DETERMINE DEPTH OF UNSUITABLE SOILS. UPON APPROVAL FROM THE OWNERS REPRESENTATIVE THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING UNSUITABLE COMPACTED SOIL AROUND THE BUILDING PERIMETER AND IN ALL PARKING ISLANDS TO WITHIN 2' FROM FINISH GRADES.

LAWN ESTABLISHMENT NOTES:

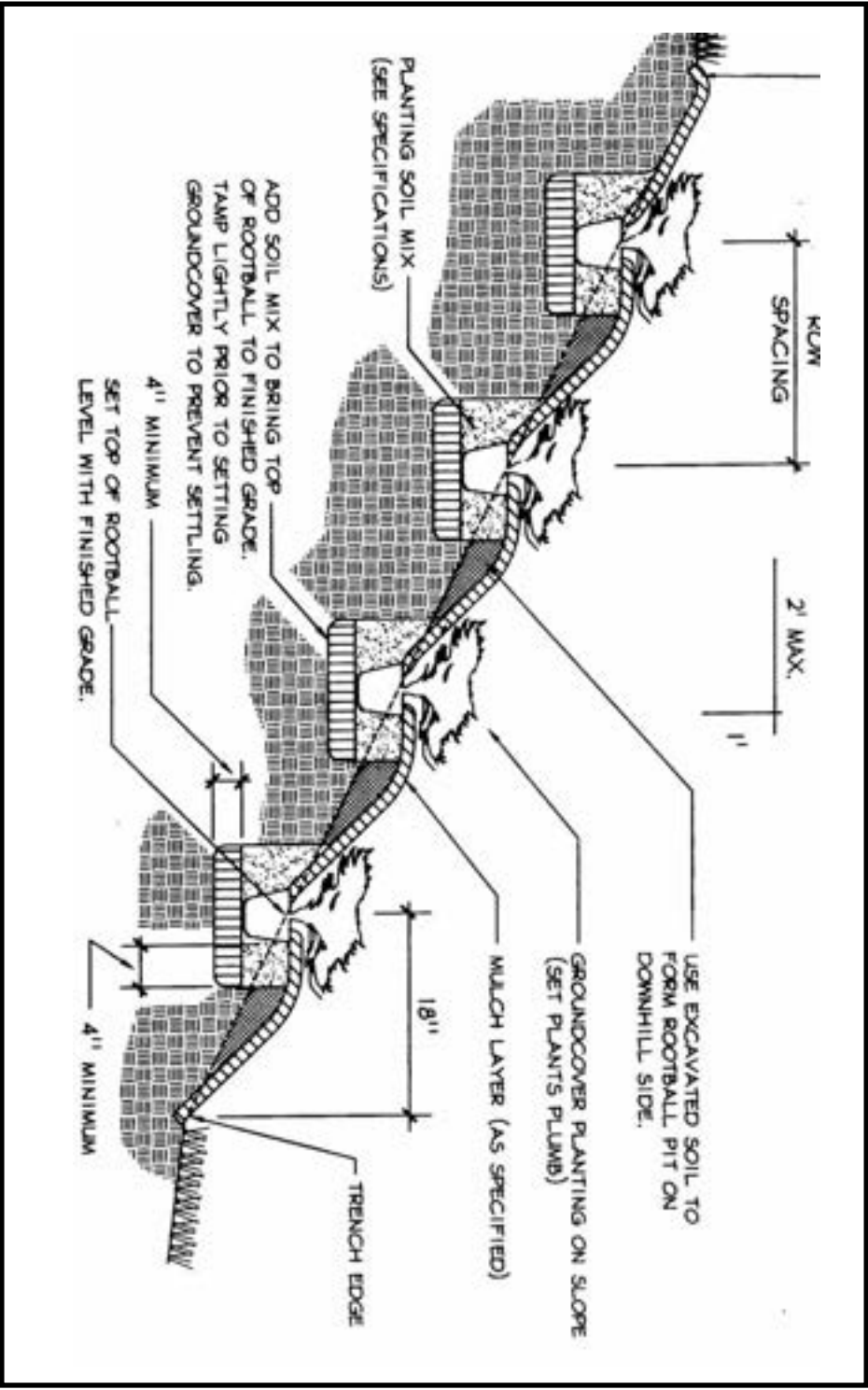
1. LAWN PREPARATION
Loosen subgrade to a minimum depth of (3) inches.
Remove stones larger than 1 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
Coordinate with "Planting Soil Mix."
 - Apply **superphosphate** (type as directed by soil test) fertilizer directly to subgrade before loosening.
Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
 - Mix lime with dry soil before mixing fertilizer.
Spread planting soil mix to a depth of **6 inches** but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
Spread approximately one-half the thickness of planting soil mix over loosened subgrade. Mix thoroughly into top **4 inches** of subgrade. Spread remainder of planting soil mix.
 - Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation.
Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
Moisten prepared lawn areas before planting if soil is dry.
Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
Restore areas if eroded or otherwise disturbed after finish grading and before planting.
- SODDING**
Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
Lay sod across angle of slopes exceeding 1:3.
During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.



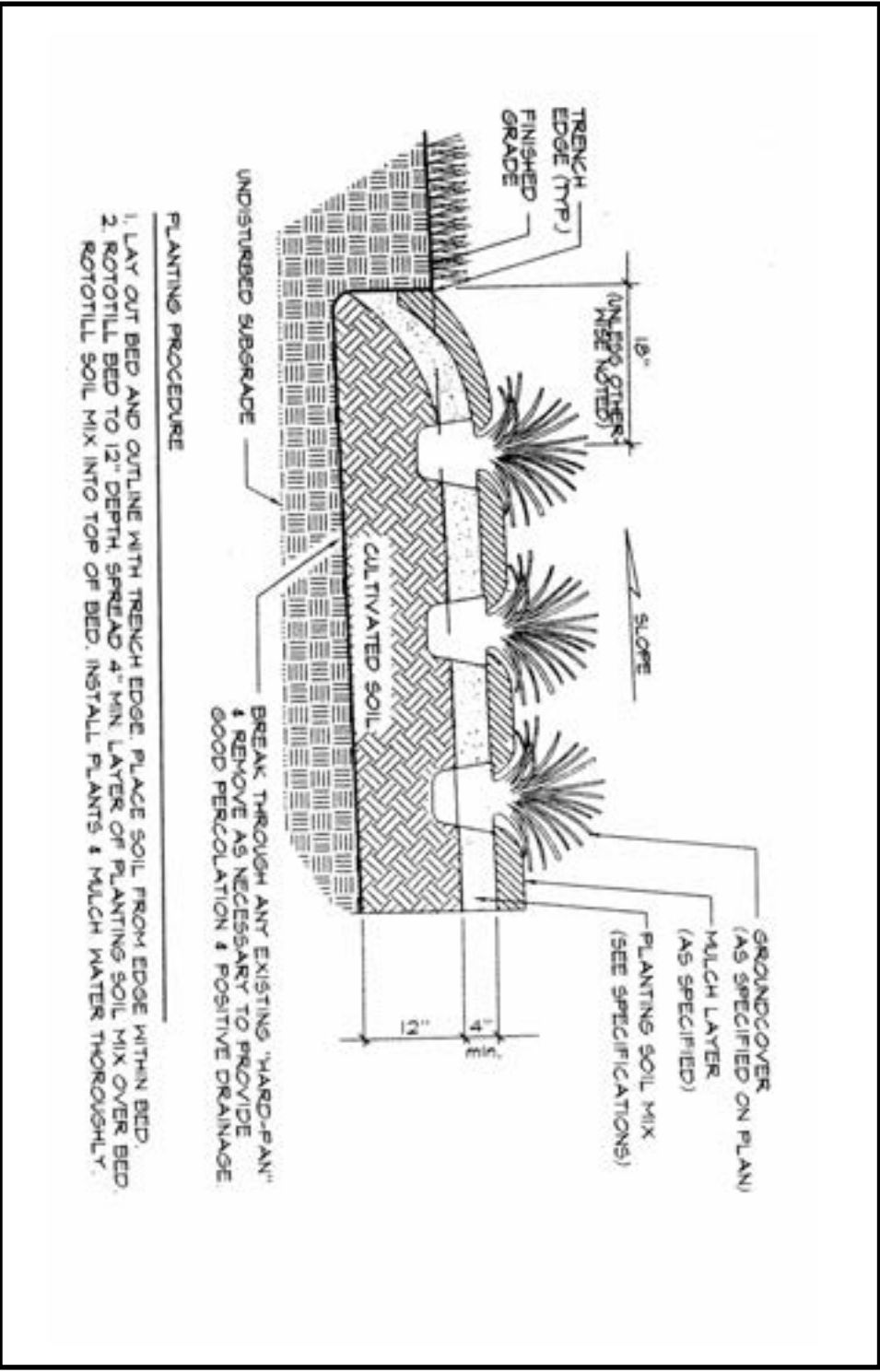
EVERGREEN TREE STAKING & GUYING



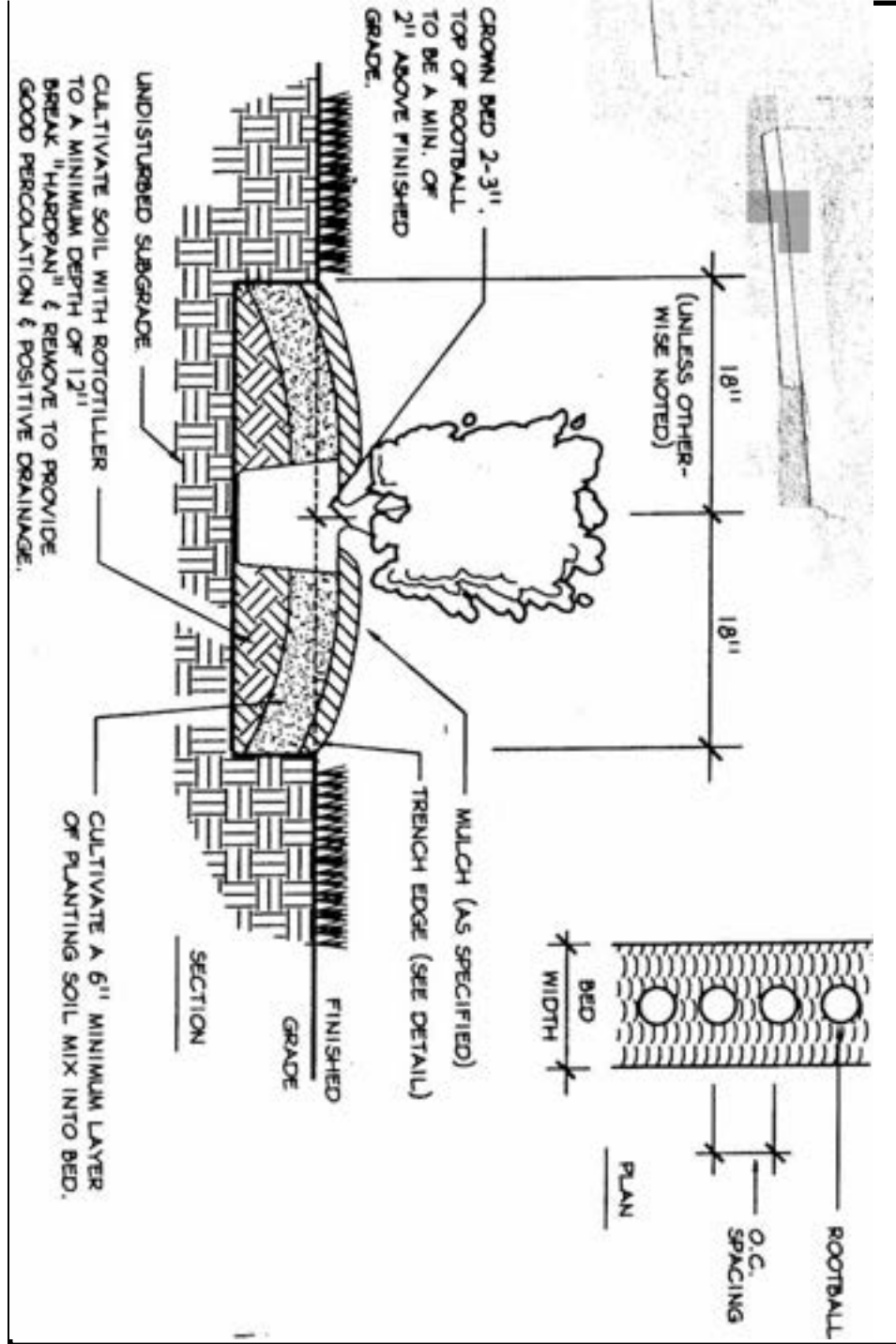
TREES ON SLOPES DETAIL



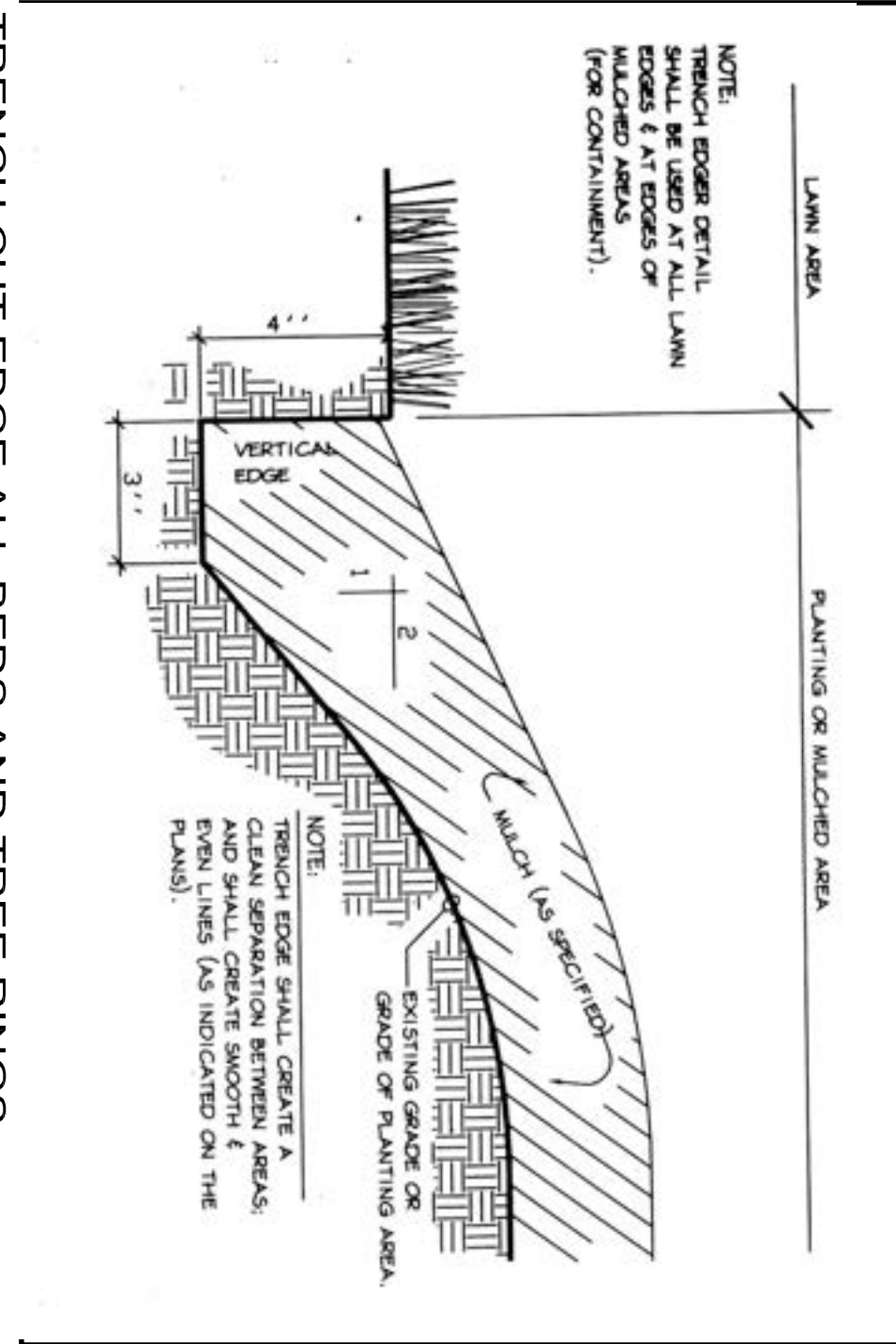
SHOPS ON SLOPE



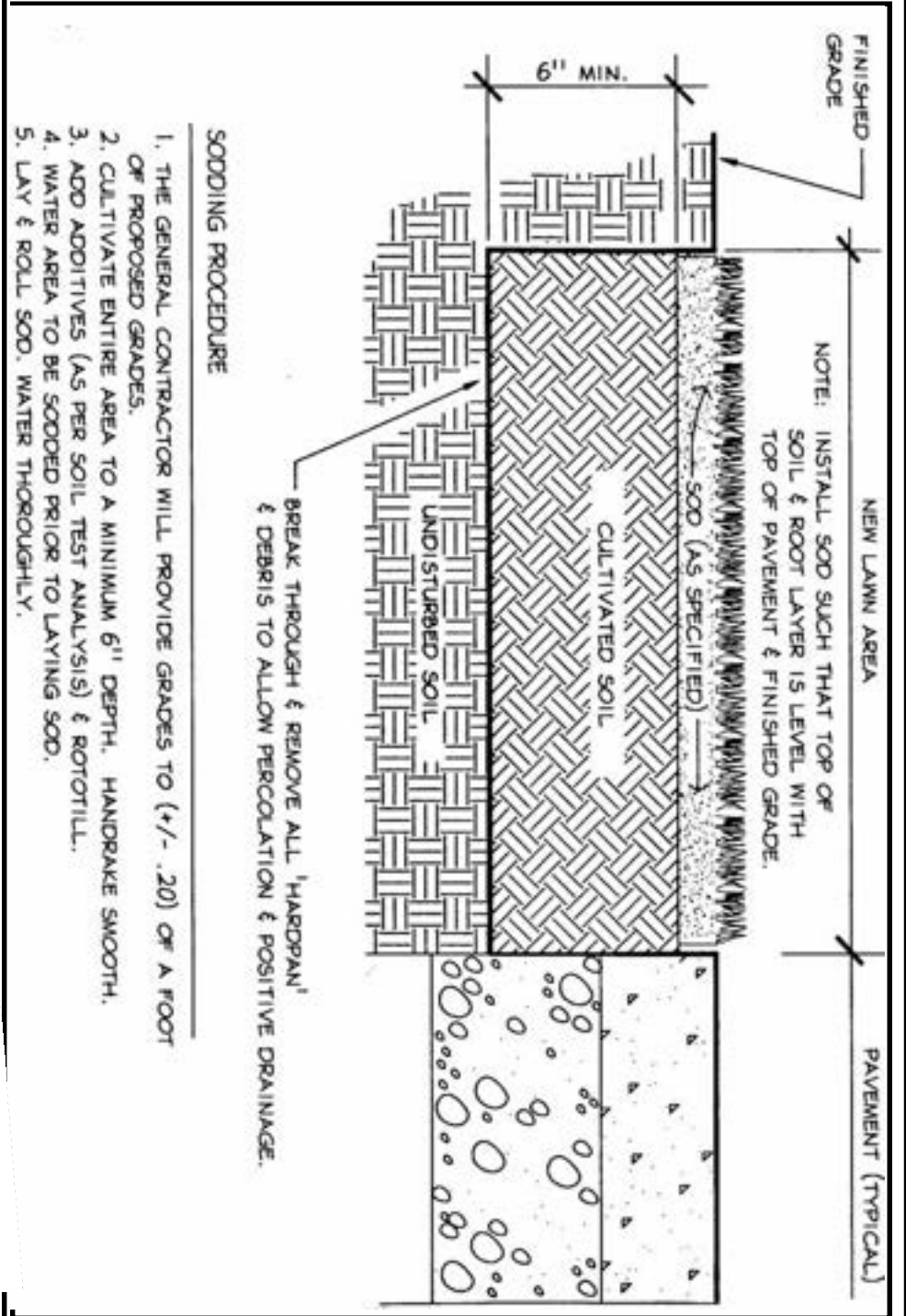
GROUND COVERS



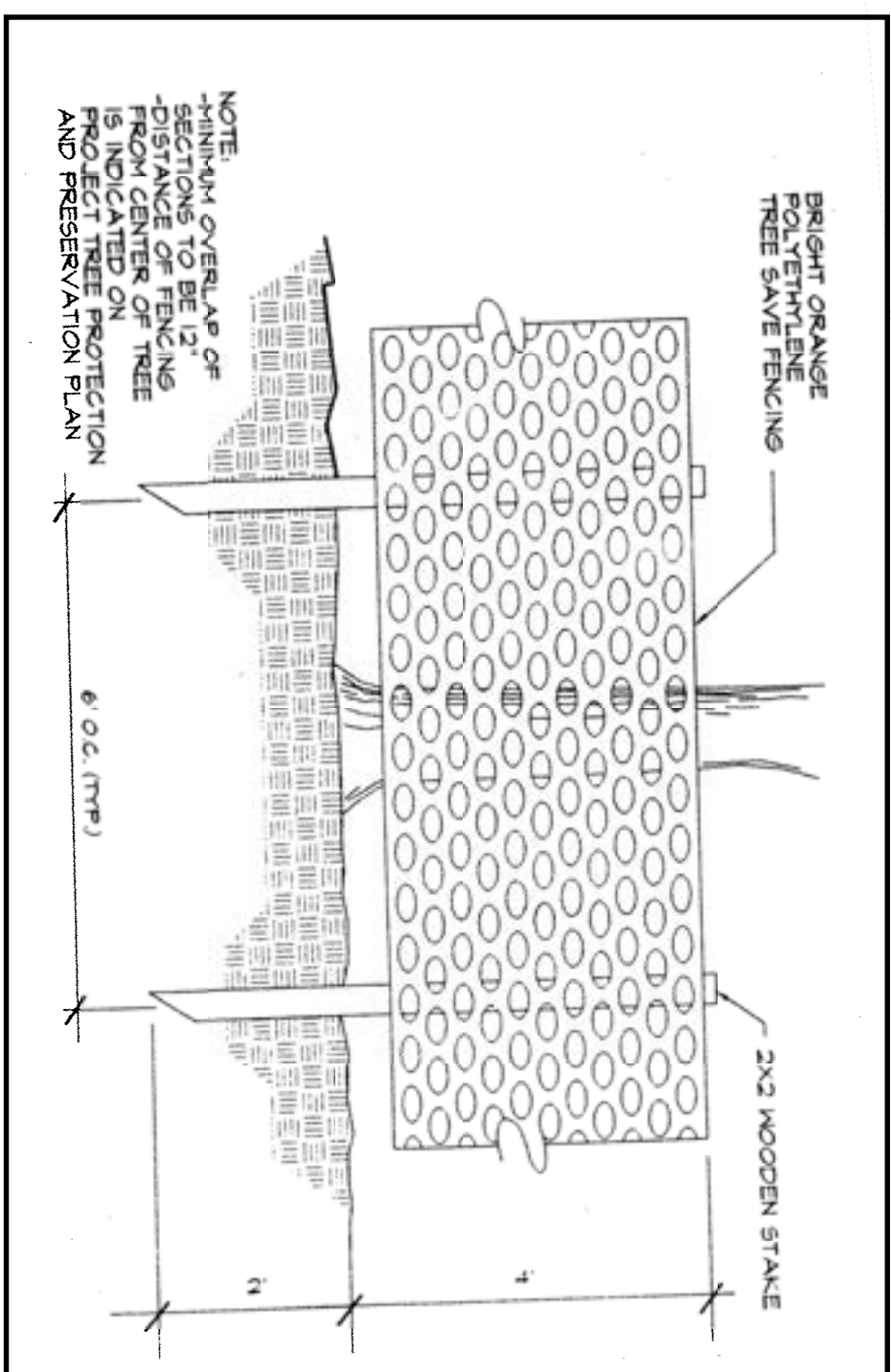
SHRUB PLANTING



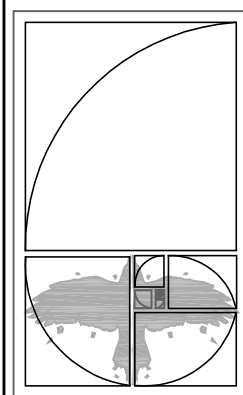
TRENCH CUT EDGE ALL BEDS AND TREE RINGS



SOD INSTALLATION



TREE PROTECTION FENCE



D C L A

DREW CROW
LANDSCAPE ARCHITECTURE
256 797 7280
DREWCROW.COM



JASMINE TRACE APARTMENTS
2ND STREET SW
DECATUR, ALABAMA 35601

PREPARED
FOR:
SUBMITTAL

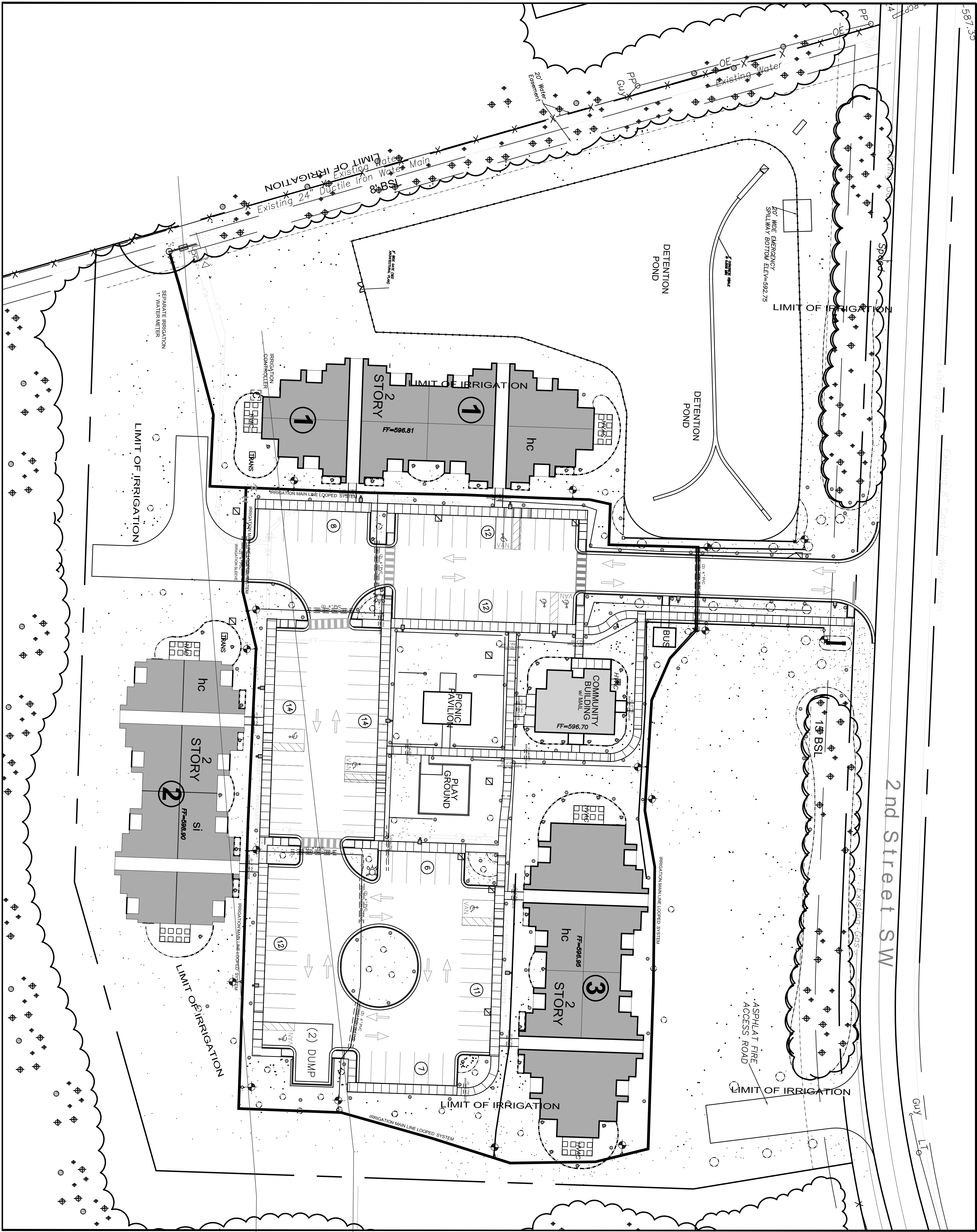
PLANTING
DETAILS

SHEET:
L - 5

PROJECT
TURN IN DATE:
JULY 14TH 2026

DCIA
UPDATED PLANS :
JULY 17 2026

581.39



IRRIGATION NOTES:

NOTE: FOR CLARITY PURPOSES: TOPOGRAPHY, EASEMENTS, UNDERGROUND STORM DRAINS, SEWER LINES, ELECTRICAL LINES, GAS LINES AND OTHER LAYERS ARE NOT SHOWN ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO LOCATE AND COORDINATE WITH ALL OTHER TRADES. REFER TO CIVIL AND ARCHITECTURAL PLANS.

NOTE: AN IRRIGATION SYSTEM IS REQUIRED. THIS IRRIGATION PLAN IS PROVIDED FOR PRICING PURPOSES ONLY. THE TOTAL EXTENT OF THE NEW IRRIGATION SYSTEM IS TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION AND EXECUTION OF LANDSCAPE AND IRRIGATION CONTRACT.

CONTRACTOR IS TO ADJUST IRRIGATION LINES AND HEADS IN FIELD TO ACCOMMODATE FOR VARIATIONS IN THE "AS BUILT" HARDSCAPE AND UTILITIES LAYOUTS.

ALL LANDSCAPE AND IRRIGATION WORK IS TO PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR WITH A MINIMUM OF 10 YEARS OF WORK EXPERIENCE IN LANDSCAPE AND IRRIGATION WORK IN THE STATE OF ALABAMA.

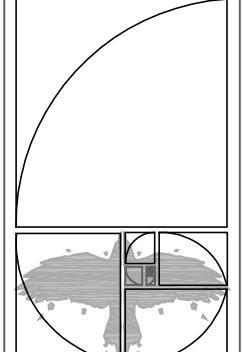
QUICK KEY

- VALVE / ZONE
- TURF HEADS @ 30' O.C. MAXIMUM
- SHRUB HEADS @ 10' O.C. AVERAGE. COORDINATE WITH SHRUBS LOCATIONS
- TREE RING / BED LINES ARE SHOWN ON PLAN
- MAIN LINE 1" ALL IRRIGATION PIPE TO BE SCHEDULE 40 PVC
- LATERAL LINE
- IRRIGATION SLEEVES (2) 4" PVC BY GRADING CONTRACTOR

IRRIGATION CONTROLLER
PROVIDED BY IRRIGATION CONTRACTOR. THE EXACT LOCATIONS ARE TO BE COORDINATED WITH THE EXISTING IRRIGATION SYSTEM, OTHER UTILITIES AND OWNER.

A NEW SEPARATE 1" WATER METER IS TO BE INSTALLED BY LOCAL UTILITIES AND IS TO BE PROVIDED BY THE OWNER. THE EXACT LOCATION OF WATER METER IS TO BE COORDINATED WITH OTHER UTILITIES. THE IRRIGATION CONTRACTOR IS TO PROVIDE BACK FLOW PREVENTION DEVICE AS REQUIRED.

D C L A



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JASMINE TRACE APARTMENTS
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DECATUR, ALABAMA 35601

PREPARED
FOR:
SUBMITTAL

IRRIGATION
&
SLEEVING
PLAN

SHEET:
L-6

PROJECT
TURN IN DATE:
JULY 14TH 2026

DCLA
UPDATED PLANS :
JULY 17 2026

PROPOSED SLEEVING AND IRRIGATION ROUTING PLAN

GENERAL NOTES

GENERAL NOTES

GENERAL NOTES

-  1.5 WATER METER
IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE BEFORE STARTING CONSTRUCTION.

 MANUAL DRAIN VALVE SCH 80 PVC BALL VALVE DETAIL-E:

 WINTERIZATION ASSEMBLY DETAIL-O:
RAN BIRD ESP-32 MC CONTROLLER 32 STATION, COMPUTER CONTROLLED, 120VAC, 50/60 HZ, 10 AMP, 120WATT, WIRELESS MINI CIRCUIT RAIN SENSOR AND A FREEZE-CLICK DEVICE.

 RAN BIRD 150-PFB-PRS OR 200-PFB-PRS PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1 1/2" OR 2" SIZE, MOUNTED WITH SCH 80 PVC BALL VALVE WITH PRESSURE REGULATION DEVICES DETAIL-A:

- | | |
|---|---|
|  | 6" POP-UP LAMN SPRAY SPRINKLER, 12' RADIOS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI, DETAIL-C. |
|  | 6" POP-UP LAMN SPRAY SPRINKLER, 15' RADIOS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI, DETAIL-C. |
|  | 6" LAMN POP-UP SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIOS, 1.5 GPM, 30 PSI, DETAIL-C. |
|  | 6" LAMN SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIOS, 1.5 GPM, 30 PSI, DETAIL-C. |
|  | 6" LAMN END STRIP SPRAY SPRINKLER, 4' X 15' RADIOS, 1.0 GPM, 30 PSI, DETAIL-C. |
|  | 12" HI-POP SHRUB SPRAY SPRINKLER, 15' RADIOS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, THREE QUARTER-3.0 GPM, 30 PSI, DETAIL-D. |
|  | 12" HI-POP SHRUB SPRAY SPRINKLER, 12' RADIOS, FULL-2.0 GPM, 30 PSI, DETAIL-D. |
|  | 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIOS, 1.5 GPM, 30 PSI, DETAIL-D. |
|  | 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIOS, 1.5 GPM, 30 PSI, DETAIL-D. |
|  | 12" HI-POP SHRUB END STRIP SPRAY SPRINKLER, 4' X 15' RADIOS, 1.0 GPM, 30 PSI, DETAIL-D. |
|  | 12" LAMN ROTOR, 30' RADIOS, FULL-6.8 GPM, HALF-3.4 GPM, QUARTER-1.7 GPM, 40 PSI, DETAIL-B. |
|  | 30' RADIOS, FULL-3.4 GPM, HALF-1.7 GPM, QUARTER-.85 GPM, 40 PSI, DETAIL-B. |
|  | 30' RADIOS, FULL-3.4 GPM, HALF-1.7 GPM, QUARTER-.85 GPM, 40 PSI, DETAIL-B. |
|  | HI-POP SHRUB ROTOR, 30' RADIOS, FULL-6.8 GPM, HALF-3.4 GPM, QUARTER-1.7 GPM, 40 PSI, DETAIL-M. |
|  | HI-POP SHRUB ROTOR, 30' RADIOS, FULL-3.4 GPM, HALF-1.7 GPM, QUARTER-.85 GPM, 40 PSI, DETAIL-M. |
|  | MP ROTATOR SERIES 3000, MOUNTED 30' RADIOS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 40 PSI, DETAIL-C. |
|  | MP ROTATOR SERIES 2000, MOUNTED 30' RADIOS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-.5 GPM, 40 PSI, DETAIL-C. |
|  | MP SPINKLER IN LAMN, 20' RADIOS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-.5 GPM, 40 PSI, DETAIL-C. |
|  | QUICK COUPLING VALVE "I" SIZE, DETRAC-TOR TO SUPPLY TWO QCV KEYS AND MATCHING HOSE SWIVELS, CONTRA-L. |
|  | SCB 80 PVC BALL VALVE, SIZED SAME AS MAINLINE, MOUNTED IN AMTREC VALVE BOX, DETAIL-N. |

MAINLINE PIPE: SIZE TO BE DETERMINED. schedule 40 PVC.

IRRIGATION SLEEVE: SCHEDULE 40 PVC, REFER TO SLEEVING PLAN IF NOT NOTED. .

LATERAL LINE PIPE: SCHEDULE 40 PVC, SIZE AS NEEDED.

NOTES:

1. ALL SPRINKLERS WILL BE MOUNTED ON FLEXIBLE SWING PIPE STREET ELBS WITH A SOHD NO NIPPLE SIZE OF SPRINKLER INLET.
2. CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
3. ALL WIRE WILL BE COLOR CODED DIRECT BURIAL UL/UR WIRE: COMMON (WHITE) #12-1, CONTROL (RED) #14-1.
4. ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 200 PVC PIPE SLEEVE.

TYPICAL VALVE INDICATOR

bed or lawn

bed or lawn
2" v valve size

NOTES:

IRRIGATION DESIGN DATA

PROJECT LOCATION:	DECATUR ALABAMA
STATIC PRESSURE:	VERIFY
DESIGN PRESSURE:	35 - 40 PSI
DESIGN FLOW GPM:	78 GPM

PIPE MAX. DESIGN FLOW RATES

6 GPM	2"	55 GPM
10 GPM	2 1/2"	80 GPM
17 GPM	3"	120 GPM
26 GPM	4"	200 GPM
35 GPM	6"	434 GPM

THE CONTRACTOR IS TO INCLUDE INSTALLATION OF ALL IRRIGATION STEVES IN BASE BID .

1. ALL MAINTAINUES TO HAVE A MINIMUM OF 18" OF COVER. SCHEDULE 40 PVC PIPE).
2. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. SCHEDULE 40 PVC PIPE).
3. NO ROADS, SIDEWALKS OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER HEADS AND RATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS, AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR.
12. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS DUE TO BLOCKADE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF ALL EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.e., YERRY ROOT BALL SIZE FOR PLANTING.
15. CONTRACTOR SHALL PROVIDE EXPANSION COLTS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
16. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
17. ALL SPRINKLERS TO BE MOUNTED ON FLEXIBLE SWING JOINTS - REFER TO DETAILS AS SPECIFIED BY OWNER.
18. CONTRACTOR SHALL UTILIZE VALVE I.D. TAPS ON ALL REMOVE CONTROL VALVES.
19. 24 VOLT WIRE SHALL BE COLOR CODED: COMMON--WHITE, CONTROL--RED.
20. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER OR STAINLESS STEEL RODS.
21. CONTRACTOR SHALL FOLLOW MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
22. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
23. SYSTEM IS DIAGRAMATIC TO IMPROVE CLARITY ALL MAINTUNE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AS SHOWN ON DETAILS. CONTRACTOR SHALL PROVIDE A REFERENCE TO THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
24. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
25. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
26. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF IRRIGATION SYSTEM PRIOR TO WORK.
27. CONTRACTOR SHALL PROVIDE AN AS BUILT PLAN OF INSTALLED IRRIGATION SYSTEM AT TIME OF SUBSTANTIAL COMPLETION.
28. CONTRACTOR SHALL WARRANTY IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF SUBSTANTIAL COMPLETION.

