

# **MEMORANDUM**

DATE: September 17, 2014

TO: Planning Commissioners

CC: Mayor Don Kyle; Wally Terry; Herman Marks; Tony

Powell; Tom Polk; Mark Petersohn; Carl Prewitt;

**Planning Staff** 

# PLANNING COMMISSION MEETING

September 23, 2014

Pre-meeting – 2:15 p.m. (Annex)

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

# Agenda **Planning Commission**

City of Decatur, AL **September 23, 2014** Time: 3:15 PM

# City Council Chambers

Commissioners: Gil Aldrich, Chairman; Tracy Tubbs, Vice Chairman; Em Barran, Secretary; Gary Borden; Chuck Ard; Kent Lawrence; Collis Stevenson; Joseph Wynn; Nell Standridge

1. CALL MEETING	1. CALL MEETING TO ORDER					
2. APPROVAL OF	MINUTES- August 19, 2014					
3. PUBLIC HEAR	ING					
		PAGE/MAP				
SUBDIVISION RE	EGULATION AMENDMENT					
A. 014-14	State Plane Coordinates	1/7-22				
REZONING REQU	JESTS					
A. Prince Place	e Subdivision (North of 8 <sup>th</sup> Street SE and east of 6 <sup>th</sup> Avenue SE)	1/23 see plat				
4. CONSENT AGE	ENDA					
CERTIFICATES						
A. 3253-14	Certificate to Subdivide (South side of Boys Ranch Road and west of Singleton Road)	2/24-25				
B. 3254-14	Certificate to Consolidate (North of Dogwood Drive SW and west of Maple Lane SW)	2/26-27				
C. 3255-14	Certificate to Consolidate (North of Deerfoot Way, SW and east of Covington Lane, SW)	3/28-30				
PLAT REVIEW						
A. Mitchell Cros	ssing Subdivision (North of Old Moulton Road SW and west of Beltline Road SW)	3/31 see plat				

### **SITE PLANS**

A. 519-14	Kaleidoscoops (North of McGlathery Lane SE and west side of 6 <sup>th</sup> Avenue SE)	3/32 see plat

B. 520-14 Texas Roadhouse (North of Beltline Rd. SW and west of Veterans Drive SE) 4/33 see plat

### **BOND REVIEW**

A. Windsor Place
(South of Gordon Terry Parkway and west of McEntire Lane SW)

### **5. OTHER BUSINESS**

### **VACATION REQUESTS**

A. 484-14	(North of 8 <sup>th</sup> St. SE and east of 6 <sup>th</sup> Ave SE)	5/35
A. 487-14	(South of Village Creek Road SE and west of Ivydale Road SE)	5/36
A. 488-14	(South of Mud Tavern Road and west of South Chapel Hill Road)	5/37

### Minutes Subdivision Committee September 16, 2014

### PUBLIC HEARING

### SUBDIVISION REGULATION AMENDMENT

014-14

Applicant: Planning Department

Owner: N/A

Zoning:

Acreage:

Request:

Amend the Subdivision Regulations of the City of Decatur to require the inclusion of four (4) State Plane Coordinates on all surveys and plats. Submissions to be made in both paper and electronic

formats.

Recomm:

The Subdivision Committee recommends approval. Most municipalities are now using State Plane Coordinates to facilitate the accuracy of their mapping, including our neighbors, Huntsville & Florence. Electronic submissions will allow us to move toward a more paperless environment.

### **PLAT REVIEW**

### Prince Place Subdivision

Applicant: Pugh Wright McAnally

Owner: WLP, LLC

Zoning: RD-2, Redevelopment

Acreage: 1.36 acres

Request:

Preliminary approval to consolidate Lots 17-24, DLI&F, Addition No. 4 Block 81

Location:

North of 8th Street SE and east of 6th Avenue SE

Conds:

- 1. Completion and recording of Vacation Request 484-14
- 2. Payment of \$100.00 for plat application fee
- 3. Payment of \$54.99 for notification of adjacent property owner letter
- 4. Consider changing name of subdivision too close to Princeton Place Subdivision
- 5. Provide a temporary 20 foot public ingress egress easement running north and south across the vacated alley (see Vacation Request 484-14). Said easement shall be recorded by separate instrument in the Morgan County Courthouse. Said easement shall remain in place until the development is completed and a certificate of occupancy is issued for this site. The City shall not be responsible for the maintenance of said easement.
- 6. Agreement for maintenance of relocated alley by separate instrument and plat note
- 7. Dedicate 15 foot DUTE along 8<sup>th</sup> street (currently showing 10 feet)
- 8. Additional needed easement for truck access will be provided by separate instrument

### Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.
- (2) Site plan approval will be required prior to any development.
- (3) All curb cuts to 8<sup>th</sup>St. SE and 6<sup>th</sup> Ave SE shall be approved by ALDOT and The City of Decatur
- (4) All utilities will be underground
- (5) Construction of the Private ingress egress easement may begin prior to site plan approval

Recomm:

Approval with stated condition

### **END PUBLIC HEARING**

### **CONSENT AGENDA**

### **CERTIFICATES**

### 3253-14 Certificate to Subdivide

Applicant: Harry Vice

Zoning: Outside Corp Limits

Owner: Keith & Linda Rose

Acreage: 5.19 acres

Request:

Subdivide approximately 5.38 acres into two tracts of 1.53 acres and 3.66 acres

Location:

South side of Boys Ranch Road and west of Singleton Road

Conds:

- 1. Provide copy of deed showing property ownership
- 2. Payment of recording fees
- 3. Provide a stamped and sealed survey for recording
- 4. Verify/obtain septic tank approval for Tract 1
- 5. Property owners to sign right-of-way dedication block6. Signed letter by property owners requesting subdivision
- 7. JWEC needs DUTE easement for existing utilities or relocation of utilities will be required

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

Recomm:`

Approval with stated conditions

### 3254-14 Certificate to Consolidate

Applicant: Harry Vice

Zoning: R-1, SF Residential

Owner: David and Lynn Woodruff

Acreage: 1.56 acres

Request:

Consolidate Lots 24 & 28 of Dogwood Estates

Location:

North of Dogwood Drive SW and west of Maple Lane SW

Conds:

- 1. Provide copy of deed showing property ownership
- 2. Payment of recording fees
- 3. Provide a stamped and sealed survey for recording
- 4. Verify/obtain septic tank approval. A copy of health department approval will be required.

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

Recomm:

Approval with stated conditions

### 3255-14 Certificate to Consolidate

Applicant: Pugh Wright McAnally

Zoning: R-2, SF Residential

Owner: Same Violet Fisher/Joe McCulloch

Acreage: .93 acres

Request:

Consolidate Lots 11 & 12 of Deerfoot Estates, Addition No. 4

Location:

North of Deerfoot Way, SW and east of Covington Lane, SW

Conds:

1. Payment of recording fees

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

Recomm:

Approval with stated condition

### **PLAT REVIEW**

### Mitchell Crossing Subdivision

Applicant: Pugh Wright McAnally

Zoning: M-1A, Expressway Commercial

Owner: Mitchell & Patel

Acreage: 34.35 acres

Request:

Final plat approval to subdivide 34.35 acres into three tracts of 29.42 acres, 2.27 acres

and 1.25 acres

Location:

North of Old Moulton Road SW and west of Beltline Road SW

Conds:

- 1. Payment of \$109.98 for notification of adjacent property owners
- 2. Applicants to sign final plat approval application
- 3. Payment of \$273.00 for three (3) street signs
- 4. Payment of \$21.00 for plat recording fee
- 5. Construct or post a bond for all public
- 6. Provide Title Opinion prepared by a Licensed Attorney
- 7. Provide Ratification form signed by the mortgage lender
- 8. Provide copy of ALDOT permit for access to State Highway
- 9. Provide 15 foot DUTE on North and South boundaries

### Pt. of Info:

(1) Any relocation of utilities will be at the owner's expense.

- (2) Master Plan, approved by the Planning Commission, will be required before any Further development be approved on this property.
- (3) Provide copy of adjusted gas easement

Recomm:

Approval with stated conditions

### SITE PLAN REVIEW

519-14 Kaleidoscoops

Applicant: Lee Y. Greene

Zoning: M-1, Light Industry

Owner: Gerald & Addie Hall

Acreage: .46 acres

Request:

Site plan approval for the construction of a new Kaleidoscoops Ice Cream Shop

Location:

North of McGlathery Lane SE and west side of 6th Avenue SE

Conds:

Provide copies of ALDOT permit and approval for access to State Highway

Make and show provisions for electric service on site plan 2.

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

Recomm:

Approval with stated condition

### 520-14 Texas Roadhouse

Applicant: Texas Roadhouse

Zoning: M-1A, Expressway Commercial Acreage: 2.P26 acres

Owner: Tower Hill LLC

Request:

Site plan approval for the construction of a Texas Roadhouse restaurant

Location:

North of Beltline Rd. SW and west of Veterans Drive SE

Conds:

Provide Decatur Utilities and Planning with PDF of inside

DU approval of electric plans 2.

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

Recomm:

Approval with stated condition

### **BOND REVIEW**

### Windsor Place

Applicant: Littrell Development Inc.

Zoning: R-3 & R-5, SF Residential

Acreage:

Request:

Owner: Same

Bond review for completion of all public improvements and sidewalks (LOC #LO71755

for final wearing, manhole pads (\$45,009.65 and LOC #LO71758 for sidewalks \$69,550) in the Windsor Place Subdivision. Letters of Credit expire 12/14/2014

Location:

South of Gordon Terry Parkway and west of McEntire Lane SW

Cond...

Bond amount to be determined and agreed upon with the city engineer

Recomm:

Extend the bond for one year or until such time as development build out requires construction.

### END CONSENT AGENDA

### VACATION REQUESTS

484-14

Applicant: Pugh Wright McAnally

Zoning: RD-2, Redevelopment

Owner: WLP, LLC

Acreage: .09 acres

Request:

Vacate a portion of an existing alley running north and south in Blk 81 of DLI&F,

Addition No. 4

Location:

North of 8th St. SE and east of 6th Ave SE

Conds:

Fix state code reference. 1.

Pt. of Info:

(1) Any relocation of utilities will be at the owner's expense.

(2) Site plan approval will be required prior to any development.
(3) All curb cuts to 8<sup>th</sup>St. SE and 6<sup>th</sup> Ave SE shall be approved by ALDOT and

the City of Decatur

(4) Recording fees to be paid to City Clerk once request clears Council.

Recomm:

Approval

### 487-14

Applicant: Pugh Wright McAnally Owner: Paul Barker & Janice Morgan

Zoning: AG-1, Agricultural Acreage: 4.97 acres

Request:

Vacate 15' feet of an existing 75' drainage easement of Lot 7, Bluffs of Burningtree

Location:

South of Village Creek Road SE and west of Ivydale Road SE

Conds:

Fix state code reference. 1.

Pt. of Info:

(1)Any relocation of utilities will be at the owner's expense.

(2) Recording fees to be paid to City Clerk once request clears Council.

Recomm:

Approval

### 488-14

Applicant: Pugh Wright McAnally Owner: Marvin & Sarah Tucker

Zoning: Outside Corp Limits

Acreage: .28 acres

Request:

Vacate an existing sewer easement - sewer line was constructed outside the easement

Location:

South of Mud Tavern Road and west of South Chapel Hill Road

Conds:

Sarah Tucker's signature to be notarized on Vacation Declaration 1.

Fix state code reference. 2.

Minutes Subdivision Committee September 16, 2014

Pt. of Info: (1) Relocation of sewer line will be at Decatur Utilities expense.
(2) Recording fees to be paid to City Clerk once request clears Council.

Recomm: Approval with stated condition

### **Subdivision Regulation Amendment**

### **RESOLUTION NO. 014-14**

**BE IT RESOLVED** by the Planning Commission of the City of Decatur, Alabama that Section III B Terms Defined, Section VIII.B.1 Preliminary Plats General, VIII.C Final Plat (Major or Minor Subdivision Plat), and Section IX .B.2) Variances Certificate to Subdivide steps in obtaining Approval, of the Subdivision Regulations are hereby amended to read as follows:

### **Proposed Amendment to the Subdivision Regulations**

### Section 1 Section IIIB. Terms Defined is amended to add a definition

State Plane Coordinate System – a system of x, y coordinated for each state maintained by the National Geodetic Survey and commonly used in GIS technology in the United States. One of the two map projections transverse Mercator (for state with a north – south orientation) or Lambert Conformal (for states with an east-west orientation) – is usually used to define one or more specific zones for each state. The geographic extent of the zones is limited to a distance of 158 miles (east and west for the Transverse Mercator or north and south in the Lambert Conformal) to limit the amount of distortion that accumulates due to the curvature of the earth.

# Section 2 Subsection 1 of Section VIII B Preliminary Plats General is hereby amended to read as follows:

### 1. General

The following information is required for Preliminary Plan of subdivisions. Submissions will be made in both paper format and electronic format. :

- a) Name of:
  - (1) Subdivision
  - (2) Subdivider
  - (3) Owner's Engineer
  - (4) Adjacent Subdivisions
  - (5) Adjacent land owners and addresses
- b) Date, acreage, northpoint and scale. Scale shall not be less than one inchequals 100 feet.
- c) Easements location, width, and purpose of all easements.
- d) Public Land Location and dimensions of land to be dedicated or reserved for parks, open space, or other public use.

- e) Lots and Blocks Lot and block numbers. Dimensions and bearings of all lot lines; size of lot in square feet.
- f) Building setback lines shall be shown along all streets.
- g) Street furniture within the Public Right of Way and the dimensions of the Right of Way around it.
- h) Four (4) State Plane Coordinates (North American Datum 1983, Alabama West Zone) in US survey feet. State plane coordinates shall be as follows: One (1) point of beginning of the survey (Section Corner or quarter section corner), and three (3) boundary corners of the proposed plat. These coordinates shall be derived from field measurements in conformity with Section 35-2-5 and 6 of the Code of Alabama, 1975

### Example of Coordinate notation

The intended use of these coordinates is for GIS base mapping purposes and is intended for locational reference only.

Coordinates are State Plane Coordinates on the North American Datum 1983, Alabama West Zone.

Point	Northing	Easting	Description
РОВ			
1			
2			
3			

Digital Submission of Documents: One digital copy in .dwg or .dxf of the plat. The drawing file should include all lines represented in the plat; including, but not limited to boundary lines, incorporation boundaries, jurisdictional boundaries, flood zones, wetlands, lot lines, easement lines, and road centerlines and annotations relating to the lines including, but not limited to block numbers, lot numbers, and road names. Each of these types of lines should be placed in a separate defined layer. It is not necessary to rotate or translate to a particular coordinate system or bearing structure. All supporting or accompanying documents should be scanned or saved as .pdf files and submitted.

Section 3 Subparagraph 1. General Subsection C Final Plat (Major or Minor Subdivision Plats) of Section VIII – Plats and Data is hereby amended to read as follows:

### 1. General

The Final Plat, as submitted to the Planning Department, shall be drawn in black ink upon mylar, or equal, on sheets 24" wide x 36" long at an appropriate scale of not smaller than 1:1200 and show the following information:

1. The location of all streets; alleys; lot lines; lots numbered in consecutive order; block numbers; reservations; easements; street furniture; street names; and

- areas to be dedicated to public use with notes stating their purpose and any limitations.
- 2. Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line, block line, and building line whether straight or curved.
- The exact position of the permanent boundary/survey marker shall be indicated on the plat by a small circle "O". The character and description of said monuments.
- 4. The names and locations of adjoining subdivisions and streets.
- 5. Date, title, including the name of the subdivision, scale and north point.
- 6. The relation of the land so platted to the Government Survey.
- 7. The "point of beginning" as referred to in the written description shall be so indicated.
- 8. All curved boundary lines, lot lines, street centerlines and right-of-way lines on the plat shall be given a curve number and sufficient data shall be given to enable the re-establishment of the curves. This curve data shall include the following: point of curve (PC), point of tangency (PT), intersection angle (Delta), length of tangent (T), length of radius (R), and the degree of curve (D). A curve data box shall be shown on each Final Plat as shown below:

### **Curve Data**

NUMBER			
CURVE	DELTA T	R	D

- 9. All dimensions shall be shown in feet and decimals thereof or in the metric system if required by State or County law.
- 10. In the case of double frontage lots, the direction the house or building shall front shall be clearly indicated.
- 11. The following endorsements, dedications, and certificates shall be placed on the Final Plat:
  - a) Surveyor's Certificate and Description of Land Platted
  - b) Dedication
  - c) A Notary's Acknowledgment of the Dedication Certificates

d)	A Certificate of Approval by the Decatur Utilities or Joe Wheeler Electric Co-op or West Morgan East Lawrence Water Authority.		
e)	A Certificate of Approval by the City Engineer of the City of Decatur		
f)	A Certificate of Approval by the Planning Commission of the City of Decatur		
g)	A Certificate of Approval by theCounty Health Department (if septic tanks are necessary)		
h)	A Certificate of Approval by the Alabama Department of Environmental Management (if wells are necessary)		

12. Four (4) State Plane Coordinates (North American Datum 1983, Alabama West Zone) in US survey feet. State plane coordinates shall be as follows: One (1) point of beginning of the survey (Section Corner or quarter section corner), and three (3) boundary corners of the proposed plat. These coordinates shall be derived from field measurements in conformity with Section 35-2-5 and 6 of the Code of Alabama, 1975

A Certificate of Approval by the Morgan County Engineer

### Example of Coordinate notation

i)

The intended use of these coordinates is for GIS base mapping purposes and is intended for locational reference only.

Coordinates are State Plane Coordinates on the North American Datum 1983, Alabama West Zone.

Point	Northing	Easting	Description	
POB				
1				
2				
3				

13. Digital Submission of Documents: One digital copy in .dwg or .dxf of the plat. The drawing file should include all lines represented in the plat; including, but not limited to boundary lines, incorporation boundaries, jurisdictional boundaries, flood zones, wetlands, lot lines, easement lines, and road centerlines and annotations relating to the lines including, but not limited to block numbers, lot numbers, and road names. Each of these types of lines should be placed in a separate defined layer. It is not necessary to rotate or translate to a particular coordinate system or bearing structure. All supporting or accompanying documents should be scanned or saved as .pdf files and submitted

# Section 4 Subparagraph 2 of Subsection B Certificate to Subdivide/ Consolidate Procedures of Section IX Variances is hereby amended to read as follows:

- Steps in Obtaining Approval
  - (1) The Applicant or his designated representative shall submit the original and two copies of a Certificate to Subdivide (see sample, Appendix 1), a letter requesting the Certificate to Subdivide, signed by the property owner, a copy of the property owner's deed, a map of the property (a survey will be required before recording the Certificate to Subdivide in the Office of the Judge of Probate), and a fee sufficient to cover the cost of recording the Certificate to Subdivide. The Planning Commission may require a public hearing for a Certificate to Subdivide. If a public hearing is required, the owner or his designated representative will be required to provide a list of adjoining property owners as shown in the County Tax Assessor's office. This information shall be submitted to the Planning Department no later than 5:00 PM CST, 21 days prior to the Planning Commission meeting. Applications to the Planning Department will be required to be both digital and paper format.
  - Digital Submission of Documents: One digital copy in .dwg or .dxf of the plat. The drawing file should include all lines represented in the plat; including, but not limited to boundary lines, incorporation boundaries, jurisdictional boundaries, flood zones, wetlands, lot lines, easement lines, and road centerlines and annotations relating to the lines including, but not limited to block numbers, lot numbers, and road names. Each of these types of lines should be placed in a separate defined layer. It is not necessary to rotate or translate to a particular coordinate system or bearing structure. All supporting or accompanying documents should be scanned or saved as .pdf files and submitted
  - (3) The Planning Department will assign a file number to the Certificate to Subdivide and start the application procedure, and place it on the Planning Commission agenda.
  - (4) The Certificate to Subdivide will be submitted to the Subdivision Committee for its review and comments. The committee, with input from the Planning Department, will review the request for conformance with the Subdivision Regulations, Zoning Ordinance, and other land use regulations (i.e., long range plan, master drainage plan, master street plan etc.). The Subdivision Committee will submit a recommendation to the Planning Commission for action at their next meeting. The Planning Commission will vote to approve, approve conditionally or disapprove the Certificate to Subdivide. The Applicant, or his designated representative should attend those meetings of the Subdivision Committee and Planning Commission at which the application is to be discussed.
  - (5) If the Certificate to Subdivide is conditionally approved, the applicant is responsible for meeting the conditions of approval and providing the Planning Department with documentation that the conditions have been

met. Conditions imposed by the Planning Commission which effect the future use of the land must be capitalized within the body of the certificate.

- (6) When the Certificate to Subdivide is approved, the applicant will furnish the Planning Department a survey prepared by a registered land urveyor of the newly subdivided land.
- (7) In addition to a survey Four (4) State Plane Coordinates (North American Datum 1983, Alabama West Zone) in US survey feet. State plane coordinates shall be as follows: One (1) point of beginning of the survey (Section Corner or quarter section corner), and three (3) boundary corners of the proposed plat. These coordinates shall be derived from field measurements in conformity with Section 35-2-5 and 6 of the Code of Alabama, 1975

Example of State Plane Coordinate Notation

The intended use of these coordinates is for GIS base mapping purposes and is intended for locational reference only.

Coordinates are State Plane Coordinates on the North American Datum 1983, Alabama West Zone.

Point	Northing	Easting	Description
POB			
1			
2			
3			

(8) After all conditions have been met and the survey submitted to the Planning Department, they will obtain the signature of an Officer of the Planning Commission and record the Certificate to Subdivide in the Office of the Judge of Probate.

Section 5 This shall take effect immediately upon its approval and publication as provided by law			
ADOPTED this the	day of September 2014.		

Gil Aldrich, Chairman Decatur Planning Commission

	VIII PLATS AND DATA B PRELIMINARY PLATS 1 GENERAL	Section IIIB Terms Defined	SUBDVISION REGULATION S SECTION
(1) Subdivision (2) Subdivider (3) Owner's Engineer (4) Adjacent Subdivisions (5) Adjacent land owners and addresses b) Date, acreage, north point and scale. Scale shall not be less than one inch equals 100 feet. C) Easements - location, width, and purpose of all easements. Public Land - Location and dimensions of land to be dedicated or	<ol> <li>General         The following information is required for Preliminary Plan of subdivisions:         a) Name of:     </li> </ol>	None exist at this time	CURRENT
a) Name of:  (1) Subdivision (2) Subdivider (3) Owner's Engineer (4) Adjacent Subdivisions (5) Adjacent land owners and addresses  b) Date, acreage, northpoint and scale. Scale shall not be less than one inch equals 100 feet. Easements - location, width, and purpose of all easements.	<ol> <li>General         The following information is required for Preliminary Plan of subdivisions. Submissions will be made in both paper format and electronic format. :     </li> </ol>	State Plane Coordinate System — a system of x, y coordinated for each state maintained by the National Geodetic Survey and commonly used in GIS technology in the United States. One of the two map projections transverse Mercator (for state with a north — south orientation) or Lambert Conformal (for states with an east-west orientation) — is usually used to define one or more specific zones for each state. The geographic extent of the zones is limited to a distance of 158 miles (east and west for the Transverse Mercator or north and south in the Lambert Conformal) to limit the amount of distortion that accumulates due to the curvature of the earth.	PROPOSED

					SUBDVISION REGULATION S SECTION
				a	CURRENT
		9)	Þ	<u>e</u>	
		Street furniture within the Public Right of Way and the dimensions of the Right of Way around it.	feet.  Building setback lines shall be shown along all streets	reserved for parks, open space, or other public use. Lots and Blocks - Lot and block numbers. Dimensions and bearings of all lot lines; size of lot in square	
	h)	9)	Þ	e <u>a</u>	PROPOSED
from field measurements in conformity with Section 35-2-5 and 6 of the Code of Alabama, 1975	Four (4) State Plane Coordinates (North American Datum 1983, Alabama West Zone) in US survey feet. State plane coordinates shall be as follows: One (1) point of beginning of the survey (Section Corner or quarter section corner), and three (3) boundary corners of the proposed plat. These coordinates shall be derived	along all streets.  Street furniture within the Public Right of Way and the dimensions of the	numbers. Dimensions and bearings of all lot lines; size of lot in square feet.  Ruilding sethack lines shall be shown	Public Land - Location and dimensions of land to be dedicated or reserved for parks, open space, or other public use.  Lots and Blocks - Lot and block	

SUBDVISION REGULATION S SECTION	CURRENT	PROPOSED
SECTION VIII	1. General	1. General
DATA C. FINAL PLAT (MAJOR	The Final Plat, as submitted to the Planning Department, shall be drawn in black ink upon mylar, or equal, on sheets 24"	The Final Plat, as submitted to the Planning Department, shall be drawn in black ink upon mylar, or equal, on sheets 24" wide
OR MINOR SUBDIVISION	wide x 36" long at an appropriate scale of not smaller than 1:1200 and show the following information:	
PLAT) 1.	,	(
	<ol> <li>The location of all streets; alleys; lot lines; lots numbered in consecutive order; block numbers; reservations; easements; street</li> </ol>	<ol> <li>The location of all streets; alleys; lot lines; lots numbered in consecutive order; block numbers; reservations;</li> </ol>
	furniture; street names; and areas to be dedicated to public use with notes stating their purpose and any limitations.	easements; street furniture; street names; and areas to be dedicated to public use with notes stating their
	<ol><li>Sufficient data to determine readily and reproduce on the ground the location,</li></ol>	<ol> <li>Sufficient data to determine readity</li> </ol>
	bearing, and length of every street line, lot line, boundary line, block line, and building line whether straight or curved.	and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line,
	<ol> <li>The exact position of the permanent boundary/survey marker shall be indicated on</li> </ol>	straight or curved.
	the plat by a small circle "O". The character and description of said monuments.	3. The exact position of the permanent boundary/survey marker shall be
	<ol> <li>The names and locations of adjoining subdivisions and streets.</li> </ol>	"O". The character and description of said monuments.
	<ol><li>Date, title, including the name of the subdivision, scale and north point.</li></ol>	<ol> <li>The names and locations of adjoining subdivisions and streets.</li> </ol>
	<ol><li>The relation of the land so platted to the Government Survey.</li></ol>	<ol><li>Date, title, including the name of the subdivision, scale and north point.</li></ol>
	<ol> <li>The "point of beginning" as referred to in the written description shall be so indicated.</li> </ol>	<ol><li>The relation of the land so platted to the Government Survey.</li></ol>
	<ol> <li>All curved boundary lines, lot lines, street centerlines and right-of-way lines on the plat shall be given a curve number and sufficient</li> </ol>	7. The "point of beginning" as referred to in the written description shall be so

						CURVE NUMBER					REGULATION S SECTION
West Morgan East Lawrence Water Authority.	the Decatur Utilities or Joe Wheeler Electric Co-op or	c) A Notary's Acknowledgment of the Dedication Certificates d) A Certificate of Approval by	<ol> <li>The following endorsements, dedications, and certificates shall be placed on the Final Plat:</li> </ol>	10. In the case of double frontage lots, the direction the house or building shall front shall be clearly indicated.	9. All dimensions shall be shown in feet and decimals thereof or in the metric system if required by State or County law.	E DELTA T R D	CURVE DATA	radius (R), and the degree of curve (D). A curve data box shall be shown on each Final Plat as shown below:	shall include the following: point of curve (PC), point of tangency (PT), intersection angle (Delta), length of tangent (T), length of	data shall be given to enable the re- establishment of the curves. This curve data	
b) Dedication c) A Notary's Acknowledgment		11. The following endorsements, dedications, and certificates shall be placed on the Final Plat:	system if required by State or County law.	9. All dimensions shall be shown in feet and decimals thereof or in the metric	CURVE DELTA T R D NUMBER	the degree of curve (D). A curve data box shall be shown on each Final Plat as shown below:  Curve Data	(PC), point or tangency (PT), intersection angle (Delta), length of tangency (PT) and	given to enable the re-establishment of the curves. This curve data shall include the following: point of curve	street centerlines and right-of-way lines on the plat shall be given a curve number and sufficient data shall be	indicated.	

						SUBDVISION REGULATION S SECTION
						CURRENT
		i)	h)	9)	<del>,</del> )	
,		(if wells are necessary) A Certificate of Approval by the Morgan County Engineer	A Certificate of Approval by the Alabama Department of Environmental Management	the City of Decatur  A Certificate of Approval by theCounty Health	A Certificate of Approval by the City Engineer of the City of Decatur  A Certificate of Approval by the Blanciag Commission of	
12. Fou (No Ala) feet as f of the fron the fron with of Ala.	i) ;		<b>9</b> )	e)	d)	PROPOSED
Four (4) State Plane Coordinates (North American Datum 1983, Alabama West Zone) in US survey feet. State plane coordinates shall be as follows: One (1) point of beginning of the survey (Section Corner or quarter section corner), and three (3) boundary corners of the proposed plat. These coordinates shall be derived from field measurements in conformity with Section 35-2-5 and 6 of the Code of Alabama, 1975 Digital Submission of Documents:	the Alabama Department of Environmental Management (if wells are necessary) A Certificate of Approval by the Morgan County Engineer	theCounty Health Department (if septic tanks are necessary) A Certificate of Approval by	ertificate of Planning Co	Water Authority. A Certificate of Approval by the City Engineer of the City of	of the Dedication Certificates A Certificate of Approval by the Decatur Utilities or Joe Wheeler Electric Co-op or	

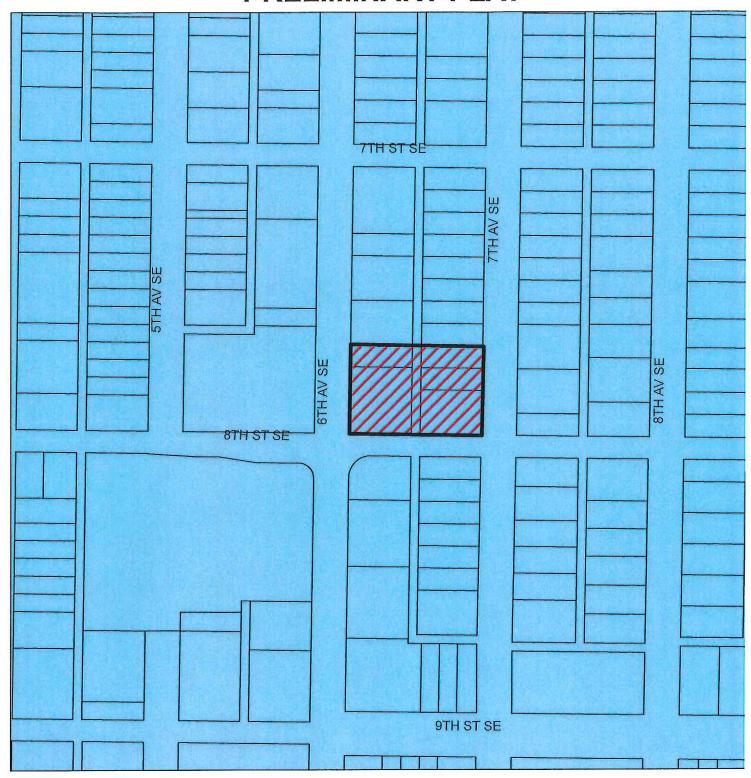
SECTION IX VARIANCES B. CERTIFICATE TO SUBDIVIDE 2 STEPS IN OBTAINING APPROVAL (1)		SUBDVISION REGULATION S SECTION
submit the original and two copies of a Certificate to Subdivide (see sample, Appendix 1), a letter requesting the Certificate to Subdivide, signed by the property owner, a copy of the property owner's deed, a map of the property (a survey will be required before recording the Certificate to Subdivide in the Office of the Judge of Probate), and a fee sufficient to cover the cost of recording the Certificate to Subdivide. The Planning Commission may require a public hearing for a Certificate to Subdivide. If a public hearing is required, the owner or his designated representative will be required to provide a list of adjoining property owners as shown in the County Tax Assessor's office. This information shall be submitted to the Planning Department no later		CURRENT
submit the original and two copies of a Certificate to Subdivide (see sample, Appendix 1), a letter requesting the Certificate to Subdivide, signed by the property owner, a copy of the property owner's deed, a map of the property (a survey will be required before recording the Certificate to Subdivide in the Office of the Judge of Probate), and a fee sufficient to cover the cost of recording the Certificate to Subdivide. The Planning Commission may require a public hearing for a Certificate to Subdivide. If a public hearing is required, the owner or his designated representative will be required to provide a list of adjoining property owners as shown in the County Tax Assessor's office.	One digital copy in .dwg or .dxf of the plat. The drawing file should include all lines represented in the plat; including, but not limited to boundary lines, incorporation boundaries, jurisdictional boundaries, flood zones, wetlands, lot lines, easement lines, and road centerlines and annotations relating to the lines including, but not limited to block numbers, lot numbers, and road names. Each of these types of lines should be placed in a separate defined layer. It is not necessary to rotate or translate to a particular coordinate system or bearing structure. All supporting or accompanying documents should be scanned or saved as .pdf files and submitted	PROPOSED

The committee, with input from the Planning Department, will review the request for conformance with the Subdivision Regulations, Zoning Ordinance, and other land use regulations (i.e., long range plan, master drainage plan, master street plan etc.). The Subdivision Committee will submit a recommendation	when the Certificate to Subdivide is approved, the applicant will furnish the Planning Department a survey prepared by a registered land surveyor of the newly subdivided land, unless the property is a	
procedure, and place it on the Planning Commission agenda.  3. The Certificate to Subdivide will be submitted to the Subdivision Committee for its review and comments.  The committee with input from the Planning.	4) If the Certificate to Subdivide is conditionally approved, the applicant is responsible for meeting the conditions of approval and providing the Planning Department with documentation that the conditions have been met. Conditions imposed by the Planning Commission which effect the future use of the land	
This information shall be submitted to the Planning Department no later than 5:00 PM CST, 21 days prior to the Planning Commission meeting. Applications to the Planning Department will be required to be both digital and paper format.  a. Digital Submission of Documents: One digital copy in .dwg or .dxf of the plat. The drawing fille should include all lines represented in the plat; including, but not limited to boundary lines, incorporation boundaries, jurisdictional boundaries, incorporation boundaries, jurisdictional boundaries, incorporation boundaries, lot lines, easement lines, and road centerlines and annotations relating to the lines including, but not limited to block numbers, lot numbers, and road names. Each of these types of lines should be placed in a separate defined layer. It is not necessary to rotate or translate to a particular coordinate system or bearing structure. All supporting or accompanying documents should be scanned or saved as .pdf files and submitted  The Planning Department will assign a file number to the Certificate to Subdivide and start the application	Commission meeting.  The Planning Department will assign a file number to the Certificate to Subdivide and start the application procedure, and place it on the Planning Commission agenda.  The Certificate to Subdivide will be submitted to the Subdivision Committee for its review and comments. The committee, with input from the Planning Department, will review the request for conformance with the Subdivision Regulations, Zoning Ordinance, and other land use regulations (i.e., long range plan, master drainage plan, master street plan etc.). The Subdivision Committee will submit a recommendation to the Planning Commission for action at their next meeting. The Planning Commission will vote to approve, approve conditionally or disapprove the Certificate to Subdivide. The Applicant, or his designated representative should attend those meetings of the Subdivision Committee and Planning Commission at which the application is to be discussed.	
PROPOSED	CURRENT	SUBDVISION REGULATION S SECTION

mee appr Cert design de	SUBDVISION REGULATION S SECTION	CURRENT  portion of a major or minor subdivision already on	PROPOSED  to the Planning Commission for ac
If the the a of ap with Con whic capi subd maje Judg Judg Snar Shall surve			to the Planning Commission for action at their next meeting. The Planning Commission will vote to approve, approve conditionally or disapprove the Certificate to Subdivide. The Applicant, or his designated representative should attend those meetings of the Subdivision Committee and Planning Commission at which the application is to be discussed.
appli prep subd maje Judg Ucorr Wess shall surve			4. If the Certificate to Subdivide is conditionally approved, the applicant is responsible for meeting the conditions of approval and providing the Planning Department with documentation that the conditions have been met. Conditions imposed by the Planning Commission which effect the future use of the land must be capitalized within the body of the certificate.
Judg In ad Coor Wes shall surve			5. When the Certificate to Subdivide is approved, the applicant will furnish the Planning Department a survey prepared by a registered land surveyor of the newly subdivided land. Junless the property is a portion of a major or minor subdivision already on record with the
These coordinates shall be der			

				SUBDVISION REGULATION S SECTION
23				CURRENT
30. After all conditions have been met and the survey submitted to the Planning Department, they will obtain the signature of an Officer of the Planning Commission and record the Certificate to Subdivide in the Office of the Judge of Probate.	10. Poin 11. Northing t 14. POB 15. 19. 22. 2 23. 26. 3 27.	<ul> <li>8. The intended use of these coordinates is for GIS base mapping purposes and is intended for locational reference only.</li> <li>9. Coordinates are State Plane Coordinates on the North American Datum 1983, Alabama West Zone.</li> </ul>	of the Code of Alabama, 1975  7. Example of State Plane Coordinate Notation	PROPOSED
met and the survey artment, they will obtain ne Planning Commission ubdivide in the Office of	12. Easting 16. 20. 24.	rdinates is for GIS base ded for locational oordinates on the North a West Zone.	nate Notation	

# PRINCE PLACE SUBDIVISION PRELIMINARY PLAT



# **LOCATION MAP**

Legend

APPLICANT:WLP, LLC



CorporateLimits



SUBJECT PROPERTY



# **CERTIFICATE TO SUBDIVIDE NO. 3253-14**



# Legend

Ownership

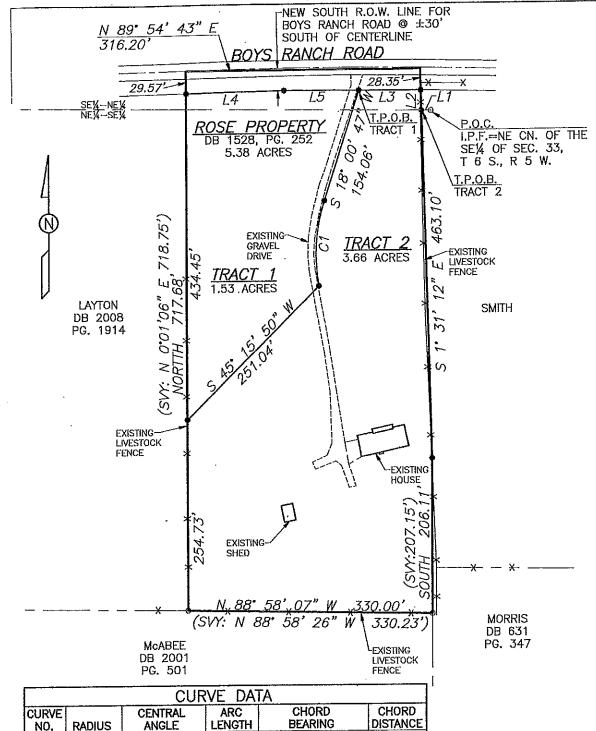
APPLICANT: KEITH AND LINDA ROSE







# CERTIFICATE TO SUBDIVIDE NO. 3253-14



CURVE DATA							
CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE		
C1	232.00	28" 21' 08"	114.80	S 3° 50' 13" W	113.64		

### LINE DATA

	_,,,_	
LINE NO.	BEARING	DISTANCE
L1	N 88' 58' 07" W	12.29
L2	N 1° 31' 12" W	26.73
L3	N 89° 42′ 33″ W	<i>83.53</i> ′
L4	N 88° 50' 56" E	131.93'
L5	S 89° 42′ 33″ E	101.53'

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MORGAN COUNTY, ALABAMA, MAP NO. 01103C0185E, DATED DECEMBER 16, 2005 AND FOUND THE PROPERTY SHOWN ON THIS PLAN TO BE IN ZONE X.

### Harry C. Vice. dr. P.F., P.L.S.

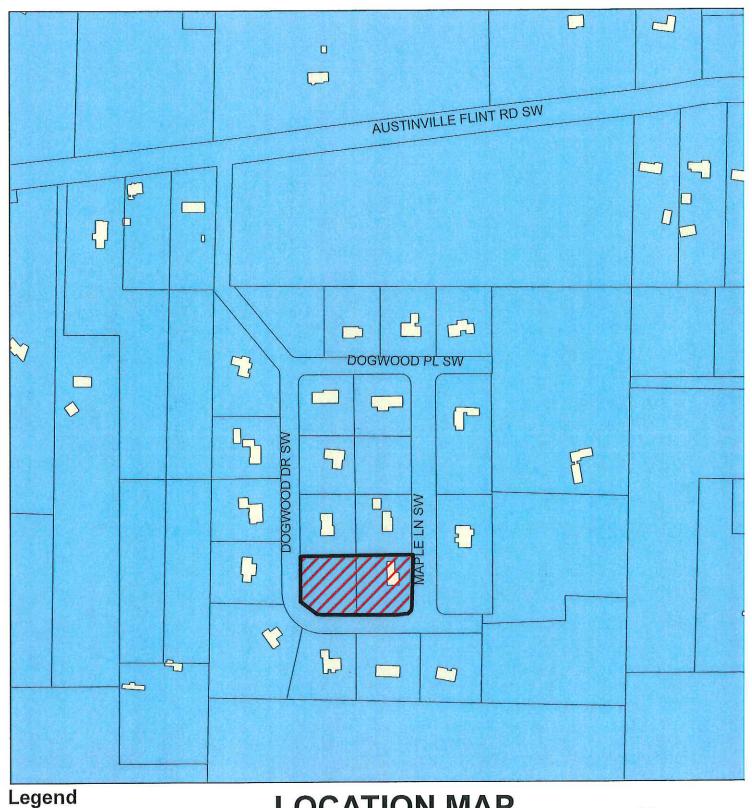
# PRELIMINARY FOR REVIEW ONLY

### SUBDIVISION PLAN FOR THE ROSE PROPERTY

590 BOYS RANCH ROAD MORGAN COUNTY, ALABAMA

SCALE: 1 = 100	PREPARED BY: HARRY C. VICE, JR., P.E., P.L.S.
PAGE NO: 1 OF 2	VICE ENGINEERING & SURVEYING 2 1506 MARKS DRIVE HARTSELLE, ALABAMA 35640
CICID SIN Y-YY-14	PHONE: 256-612-1501

# **CERTIFICATE TO CONSOLIDATE NO. 3254-14**



Legend

Ownership
Buildings

CorporateLimits

LOCATION MAP

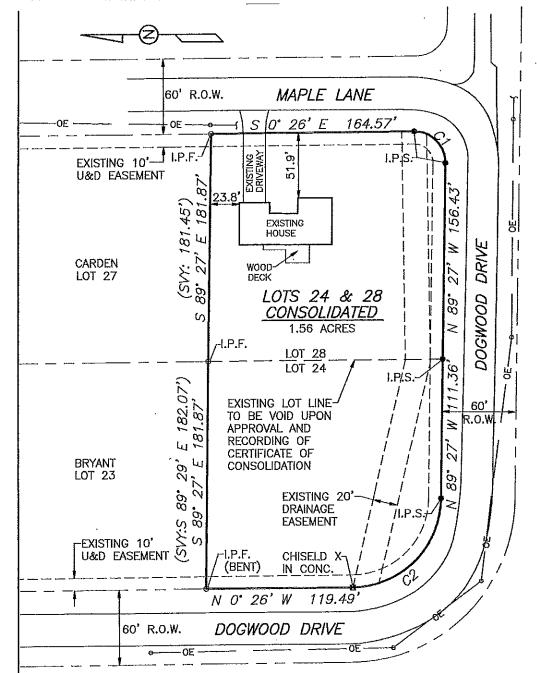
APPLICANT:DAVIS AND LYNN WOODRUFF

SUBJECT PROPERTY



DRAWING NOT TO SCALE

# **CERTIFICATE TO CONSOLIDATE NO. 3254-14**



CURVE DATA							
CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE		
C1	25.00'	89' 00' 23"	39.70'	S 45' 04' 11" W	35.66		
C2	71.73	89° 01' 04"	111.44	N 44' 56' 30" W	100.57		

ABBREVIATIONS:

LP.F. = IRON PIN FOUND

LP.S. = IRON PIN SET
(1/2" MARKED "VICE 16747")

CMF = CONCRETE MONUMENT FOUND

CMS = CONCRETE MONUMENT SET

P.O.C. = POINT OF COMMENCEMENT

T.P.O.B. = TRUE POINT OF BEGINNING

AC = ACRE

AC. = ACRE
CN. = CORNER
N = NORTH
S = SOUTH
E = EAST

W = WEST

DB = DEED BOOK PG = PAGE

S\D = SUBDIVISION

SQUE = SUBDIVISION CERT. = CERTIFICATE
CONC. = CONCRETE
GRYL. = GRAVEL
OE = OVERHEAD ELECTRIC
STATE = DRAINAGE INTERES AND

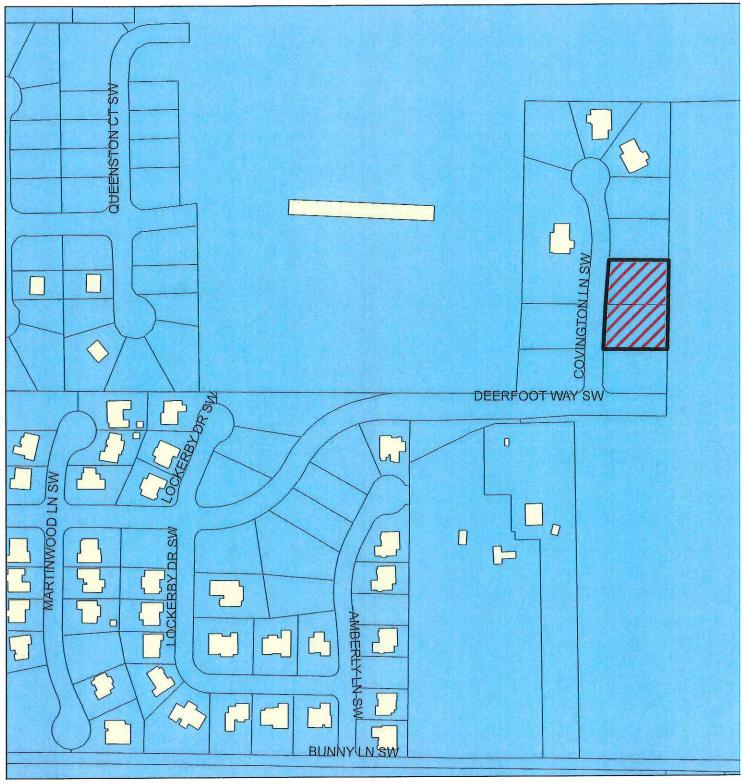
# PRELIMINARY FOR REVIEW ONLY

PLAN OF CONSOLIDATION FOR LOTS 24 & 28, DOGWOOD ESTATES

DOGWOOD DRIVE & MAPLE LANE DECATUR, ALABAMA

PREPARED BY: HARRY C. VICE, JR., P.E., P.L.S. VICE ENGINEERING & SURVEYING SCALE: 1" = 60'PAGE NO: 1 OF 2 1506 MARKS DRIVE HARTSELLE, ALABAMA 35640 PHONE: 256-612-1501

# **CERTIFICATE TO CONSOLIDATE NO. 3255-14**



## Legend

Ownership

Buildings

CorporateLimits

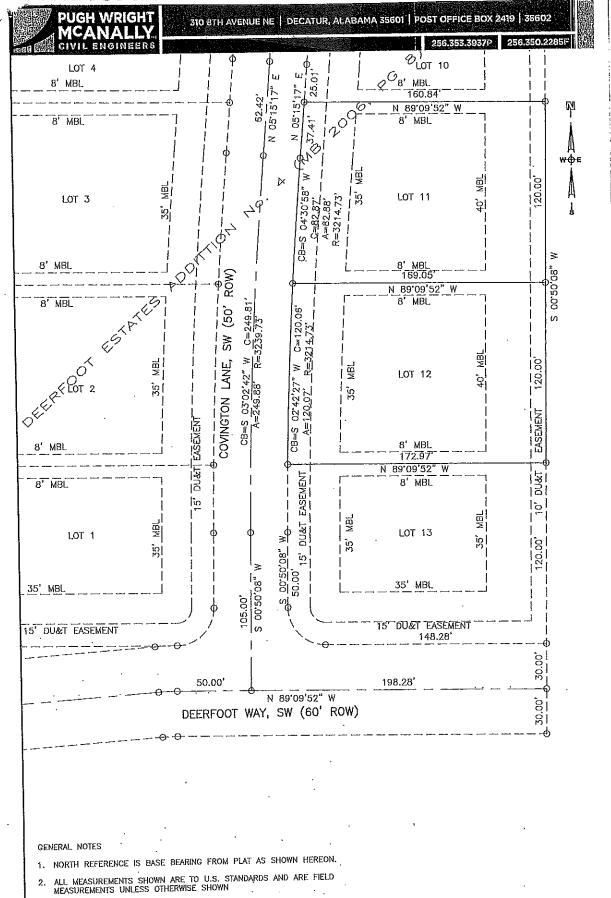
# **LOCATION MAP**

APPLICANT: VIOLET FISHER
AND JOE McCULLOCH



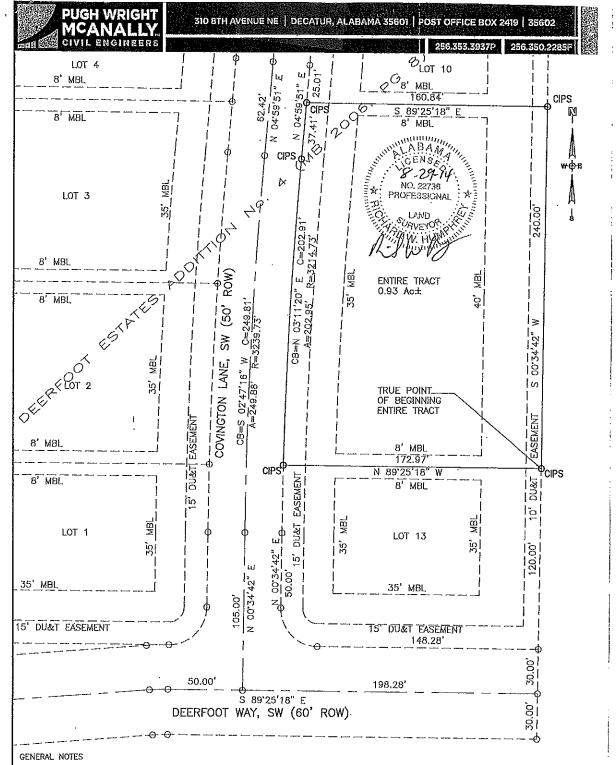


# CERTIFICATE TO CONSOLIDATE NO. 3255-14



- 3. SOURCE OF INFORMATION USED FOR DRAWING: M.B. 2006, PG 8
- PROPERTY IS LOCATED ON THE EAST SIDE OF COVINGTON LANE, SW, 120 FEET NORTH OF DEERFOOT WAY, SW, DECATUR, AL.

# **CERTIFICATE TO CONSOLIDATE NO. 3255-14**

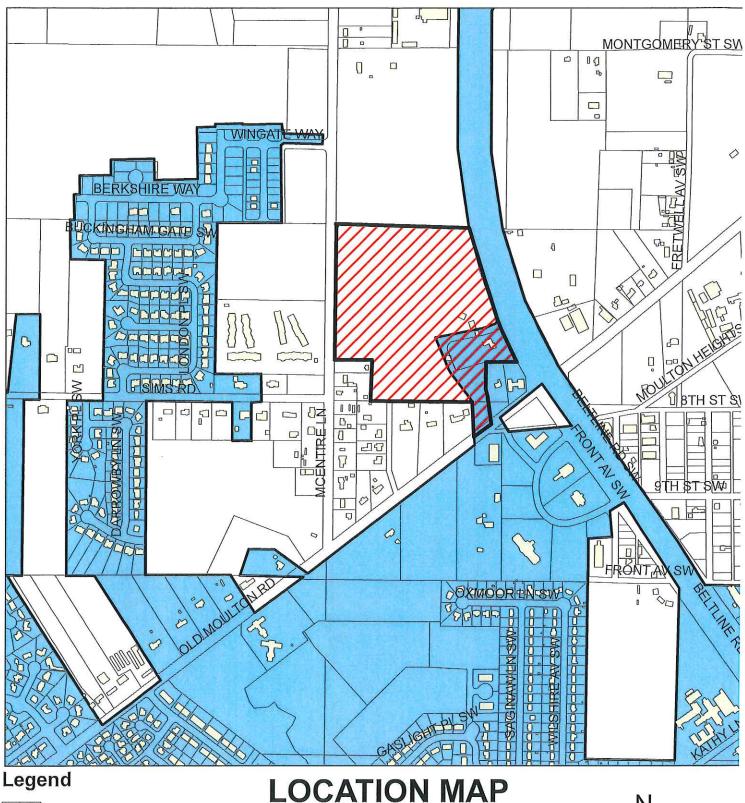


- 1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING -- WEST ZONE [NADB3] AS SHOWN HEREON.
- 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- 3. SOURCE OF INFORMATION USED FOR SURVEY: M.B. 2006, PG 8
- 4. PROPERTY IS LOCATED ON THE EAST SIDE OF COVINGTON LANE, SW, 120 FEET NORTH OF DEERFOOT WAY, SW, DECATUR, AL.
- 5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- 5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES FXIST IN THE TITLE.
- 7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
- 8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
- 9. FIELD WORK WAS COMPLETED IN AUGUST, 2014. CAPPED IRON PINS (CIPS) WERE SET ON THE PROPERTY CORNERS.

BOUNDARY SURVEY -- VIOLET FISHER -- COVINGTON LANE, SW, DECATUR, AL

DANIMIC DATE, ALIC COME INDAMED DV. DDD ADDROVED DV. DWILL INDAME. C. 470, 44. COMET. 47. CO. I. DAGE O. OF

# MITCHELL CROSSING SUBDIVISION **FINAL PLAT**



Ownership

Buildings

APPLICANT: MITCHELL AND PATEL

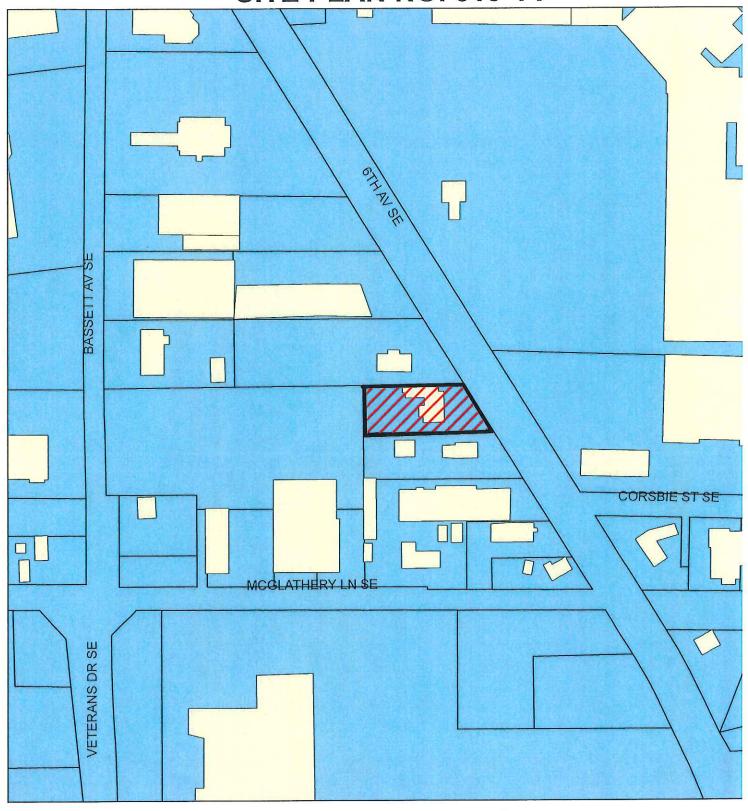
CorporateLimits



PROPERTY LOCATED IN CITY **ZONED M-1A** 



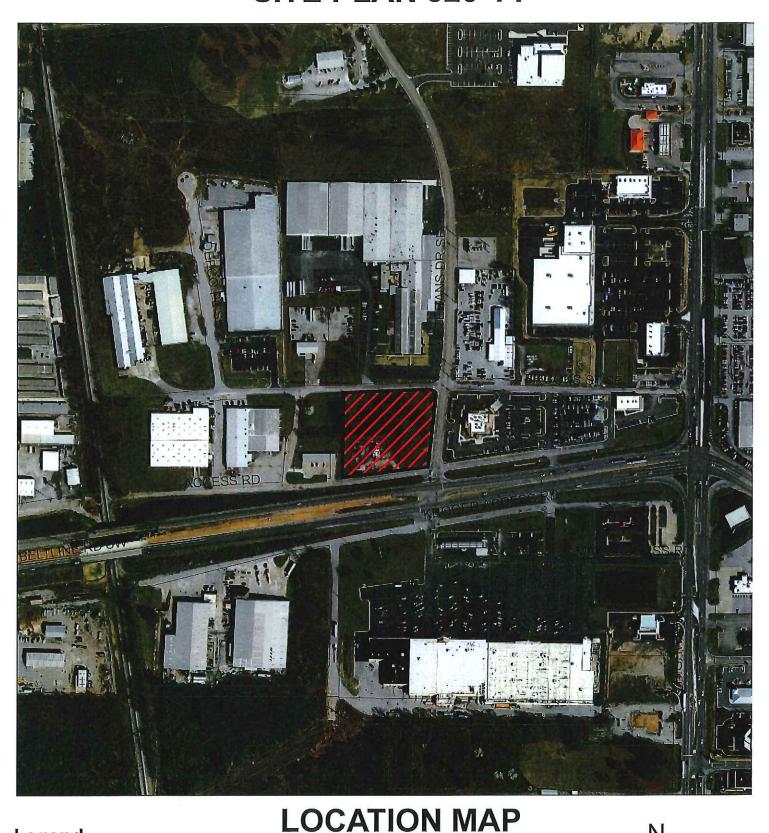
# **SITE PLAN NO. 519-14**



# LOCATION MAP Buildings APPLICANT: GERALD AND ADDIE HALL CorporateLimits SUBJECT PROPERTY PROPERTY ZONED M-1

DRAWING NOT TO SCALE

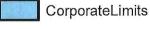
# **SITE PLAN 520-14**



# Legend

Ownership

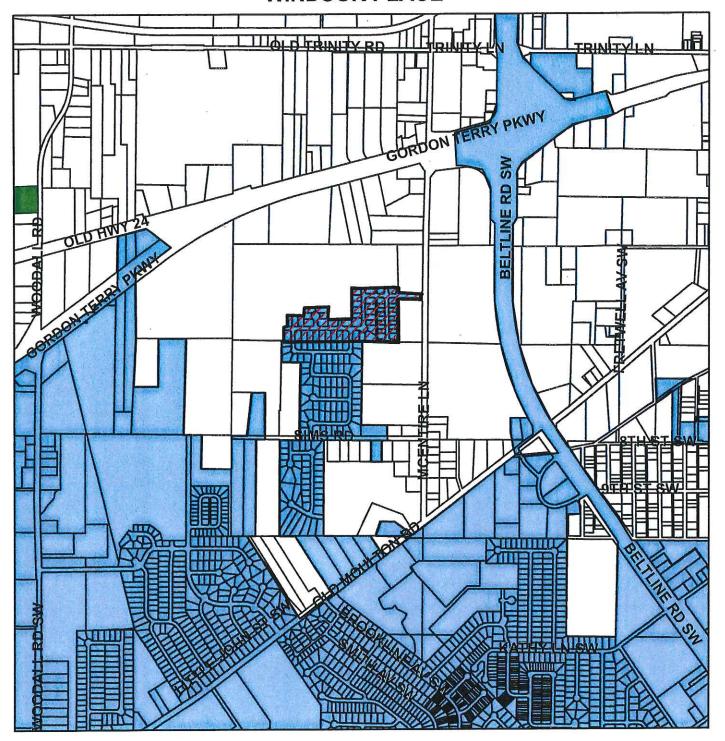
APPLICANT: TEXAS ROADHOUSE







# BOND REVIEW WINDSOR PLACE



# **LOCATION MAP**

Legend

corplim

APPLICANT: LITTRELL DEVELOPMENT, INC.



DRAWING NOT TO SCALE



# **VACATION REQUEST NO. 484-14**



Legend

Parcels

bldg

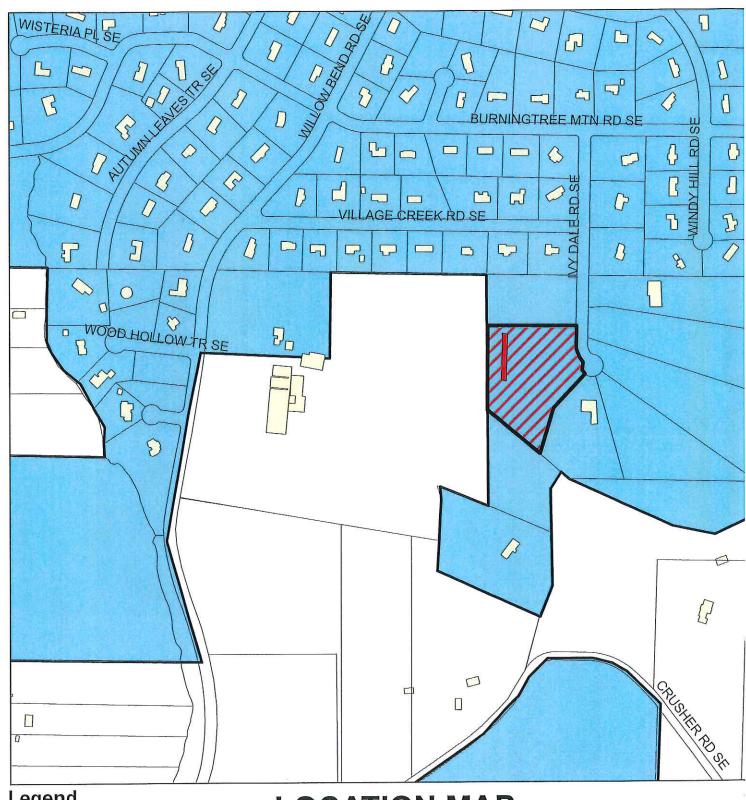
SUBJECT PROPERTY

APPLICANT: WLP, LLC



DRAWING NOT TO SOME

# **VACATION REQUEST 487-14**



### Legend

Ownership

Buildings

CorporateLimits

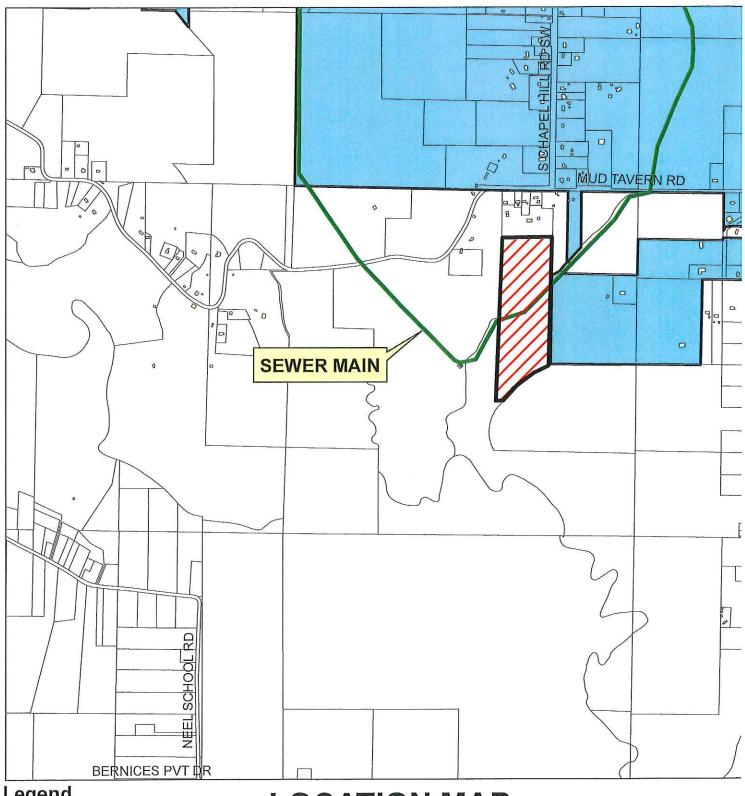
# **LOCATION MAP**

APPLICANT: ALVIN PAUL BAKER AND JANICE APEL MORGAN





# **VACATION REQUEST 488-14**



Legend

Ownership

Buildings

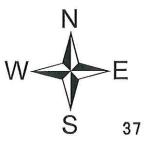
CorporateLimits



**APPLICANT: MARVIN AND** SARAH SPARKMAN TUCKER



**PROPERTY** PJ ONLY



DRAWING NOT TO SCALE