

MEMORANDUM

DATE: August 17, 2016

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

August 23, 2016

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

August 16, 2016

Time: 3:15 PM

City Council Chambers

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

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- July 19, 2016

3. PUBLIC HEARING

PAGE/MAP

Rezoning

- | | | |
|------------|--|-------|
| A. 1304-16 | (North of Tammy St. SW on the west and east side of Fairmont Ave. SW.) | 1/7-8 |
|------------|--|-------|

PLAT REVIEW

- | | | |
|---|---|------------------|
| A. H.C. & Lula Mae Ryan Family Subdivision – Minor Plat | (North of Chestnut Mountain Rd. SW and west & east of Danville Rd. SW) | 1/9
see plat |
| B. Point Mallard Centre – Minor Plat | (North of Point Mallard Parkway (Hwy 67) and west of Indian Hills Rd. SE) | 2/10
see plat |

SITE PLANS

- | | | |
|-----------|---|------------------|
| A. 546-16 | Point Mallard Centre
(North of Point Mallard Parkway (Hwy 67) and west of Indian Hills Rd. SE) | 2/11
see plat |
|-----------|---|------------------|

4. CONSENT AGENDA

CERTIFICATES

- | | | |
|------------|--|---------|
| A. 3319-16 | Certificate to Consolidate
(North of Montgomery St. SW and east side of Old Moulton Road) | 3/12-13 |
| B. 3320-16 | Certificate to Subdivide & Consolidate
(South of Tammy Street SW and east side of Longbow Dr. SW) | 4/14-15 |

C. 3321-16	Certificate to Consolidate (South of Kensington Way SW and west side of Monterey Drive SW)	4/16-17
D. 3322-16	Certificate to Subdivide & Consolidate (North of Old Moulton Rd. SW and east of Woodall Road)	4/18-19
E. 3323-16	Certificate to Subdivide (North of Auburn Dr. SW and southeast of Old Moulton Rd.)	5/20-21
F. 3324-16	Certificate to Subdivide & Consolidate (South of Chapel Hill Rd. SW and east side of South Woodtrail Road, SW)	5/22-23
G. 3325-16	Certificate to Subdivide (South of Bird Spring Road and east side of Baker Rd.)	5/24-26
H. 3326-16	Certificate to Consolidate & Subdivide (South of Neel School Rd. and east side of Kirby Bridge Rd.)	6/27-29
I. 3327-16	Certificate to Subdivide & Consolidate (North of Hunterwood Drive SE and east of Hickory Hill Dr. SE)	6/30-33

Minutes
Zoning Committee
August 16, 2016

PUBLIC HEARING

Rezoning

1304-16

Applicant: City of Decatur
Owner: Hickory Creek Properties (John Eyster)

Zoning: Recently Annexed
Acreage: 17.28

Request: To zone approximately 17.28 acres of recently annexed property to M2 (GENERAL INDUSTRIAL ZONE)

Location: North of Highway 20 on the west side of Red Hat RD

Recomm: The Zoning Committee recommends approval. That is in conformance with the Comprehensive Plan and the surrounding properties.

Minutes
Subdivision Committee
August 16, 2016

Plat Reviews

H.C. and Lula Mae Ryan Family Subdivision – Minor Plat

Applicant: Bryan Gibson for
Owner: Ryan Family

Zoning: AG-1, Agricultural
Acreage: 31.04 acres

Request: Minor plat approval to subdivide 31.11 acres into 9 tracts of 6.28 acres, .35 acres .45 acres, .35 acres, 3.47 acres, .68 acres, 9.44 acres, 6.35 acres and 3.72 acres

Location: North of Chestnut Mountain Rd. SW and west & east of Danville Rd. SW

Conds:

1. Payment of \$145 for the plat application fee
2. Payment of \$71.28 for notification of adjacent property owners
3. Payment of \$21.00 for plat recording fee
4. Provide a "Title Opinion" to the Planning Department by a licensed AL Attorney
5. Dedicate a 10' electrical easement (5' either side) on Tract 8 (Joe Wheeler Electric)

Pts. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) If, and when the owners of Tract 5 acquire the property to the north it shall be Consolidated with said Tract 5***

Recomm: Approval with stated conditions

Point Mallard Centre – Minor Plat

Applicant: Blake McAnally
Owner: Teramore Development LLC

Zoning: B-2, General Business
Acreage: 16.9 acres

Request: Minor plat approval for the development of a new shopping center

Location: North of Point Mallard Parkway (Hwy 67) and west of Indian Hills Rd. SE

- Conds:
1. Payment of \$115.74 for notification of adjacent property owners
 2. Payment of \$21.00 for plat recording fee
 3. Provide a "Title Opinion" to the Planning Department from a licensed AL Attorney
 4. The retention areas are to be maintained by the developer/future property owners and this to be stated with a plat note on the plat
 5. Provide Planning Department with recorded document showing responsibility for maintenance of retention ponds and offsite landscaping buffer
 6. Health Department approval required for Tract 2
 7. Amend plat to show State Plan coordinates based on NAD83 AL West Zone
 8. Show as a plat note: ***The location of Point Mallard Center will be affected by the Preliminary Flood Insurance Rate Map to be issued in May 2018. The area is affected by a Zone A floodplain, a special flood hazard area that is backwater from Flint Creek North Tributary 1.***

Pt. of Info:

- 1. Any relocation of utilities will be at the owner's expense.***

Recomm: Approval with stated conditions

Site Plan Review

Point Mallard Centre

Applicant: Theo Stone
Owner: Teramore Development LLC

Zoning: B-2, General Business
Acreage: 16.9 acres

Request: Site plan approval for the development of a new shopping center

Location: North of Point Mallard Parkway (Hwy 67) and west of Indian Hills Rd. SE

- Conds:
1. Provide irrigation plans for Centre
 2. Amend landscaping plan to show a 20' landscaped buffer at the north property line adjacent to the R-1 (buffer to include irrigation)
 3. Amend site plan civil drawings to show 24' of asphalt along Indian Hills Rd. to back side of property (approved by City Engineer)
 4. Amend site plan to show redesign for truck access on Indian Hills Rd. SE and provide a plat note to state: "Truck deliveries shall ingress and egress from Hwy. 67 only."
 5. Add the following to the General Site Notes #4: ***The location of Point Mallard Center will be affected by the Preliminary Flood Insurance Rate Map to be issued in May 2018. The area is affected by a Zone A floodplain, a special flood hazard area that is backwater from Flint Creek North Tributary 1.***

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

Recomm: Approval with stated conditions

CONSENT AGENDA

Certificates

3319-16 Certificate to Consolidate

Applicant: Lee Greene
Owner: Daniel Booker

Zoning: R-2, SF Residential
Acreage: Approx. 1.32 acres

Request: Consolidate two tracts of .66 acres into one tract of 1.32 acres

Location: North of Montgomery St. SW and east side of Old Moulton Road

- Conds:
1. Provide copy of deed showing ownership of the property
 2. Payment of recording fees
 3. Provide signed letter from property owner requesting consolidation of property
 4. Amend survey to show four state plane coordinates based on NAD83 AL West Zone
 5. Verify/obtain septic tank approval
 6. Show/dedicate 10' (5' either side) easement for existing power line on the east property line

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

Recomm: Approval with stated conditions.

3320-16 Certificate to Subdivide and Consolidate

Applicant: Lee Greene
Owner: Journey, Howard, Hughes & Hill

Zoning: R-2 and AG-1
Acreage: Approximately 1 acre

Request: Subdivide two .09 acre tracts and consolidate each with the adjoining subdivision parcels in Longleaf Estates Subdivision

Location: South of Tammy Street SW and east side of Longbow Dr. SW

Conds:

1. Provide signed letter from all property owners requesting subdivision and consolidation
2. Payment of recording fees
3. Amend survey to show Lot 3
4. Show/dedicate easement for existing electric line on the source tract C – per DU
5. Dedicate easement for existing gas line on Lot 3, Longleaf Estates, Add. #4 – per DU

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

Recomm: Approval with stated conditions

3321-16 Certificate to Consolidate

Applicant: Harry Vice
Owner: Davidson Homes LLC

Zoning: R-5, Patio Home
Acreage: .34 acres

Request: Consolidate Lot 1 and Lot 2 of Cedar Grove, Add. No. 3 into one tract of .34 acres

Location: South of Kensington Way SW and west side of Monterey Drive SW

Conds:

1. Payment of recording fees
2. Provide copy of deed showing property ownership
3. Provide a stamped and sealed survey for recording
4. Amend survey to show four state plane coordinates based on NAD83 AL West Zone

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

Recomm: Approval with stated conditions

3322-16 Certificate to Subdivide and Consolidate

Applicant: North AL Engineering
Owner: Same Rita Hazel & Marlon Waters

Zoning: AG-1, Agricultural
Acreage: 17.76 acres

Request: Subdivide .51 acres from a 17.13 acre tract and consolidate with a .63 acres tract creating two tracts of 1.14 acres and 16.62 acres

Location: North of Old Moulton Rd. SW and east of Woodall Road

- Conds:
1. Payment of recording fees
 2. Amend survey to show four state plane coordinates based on NAD83 AL West Zone on the survey
 3. Verify/obtain septic tank approval for Unit 1

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

Recomm: Approval with stated conditions

3323-16 Certificate to Subdivide

Applicant: Ricky Wilhite
Owner: Vernon Lane

Zoning: ID & R-2
Acreage: 37.33 acres

Request: Subdivide 37.33 acres into two tracts of 5.01 acres and 32.32 acres

Location: North of Auburn Dr. SW and southeast of Old Moulton Rd.

- Conds:
1. Payment of recording fees
 2. Amend survey to show existing electric & gas easements – per DU

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

Recomm: Approval with stated condition

3324-16 Certificate to Subdivide and Consolidate

Applicant: Ricky Wilhite
Owner: Donnie & Dianne Lane

Zoning: AG-1, Agricultural
Acreage: 12.78 acres

Request: Consolidate a 2.78 acre tract and 10 acres into one tract and subdivide into two tracts of 5.00 acres and 7.78 acres

Location: South of Chapel Hill Rd. SW and east side of South Woodtrail Road, 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

3325-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: Idlewind, LLC

Zoning: PJ – Outside Corp Limits
Acreage: 9.13 acres

Request: Subdivide 9.13 acres into two tracts of 4.13 acres and 5 acres

Location: South of Bird Spring Road and east side of Baker Rd.

- Conds:
1. Payment of recording fees
 2. Amend survey to show new Baker Rd. ROW

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

Recomm: Approval with stated conditions

3326-16 Certificate to Consolidate and Subdivide

Applicant: Pugh Wright McAnally
Owner: James Powers & Elizabeth Johnson

Zoning: PJ – Outside Corp Limits
Acreage: 76.13 acres

Request: Consolidate a 6.09 acre tract and 70.04 acre tract into one tract of 76.13 acres and
subdivide Into two tracts of 1.24 acres and 74.89 acres

Location: South of Neel School Rd. and east side of Kirby Bridge Rd.

- Conds:
1. Payment of recording fees
 2. Provide a stamped and sealed survey for recording
 3. Verify/obtain septic tank approval for Unit 1
 4. Amend page 2 of certificate with proper wording for PJ and correct spelling of Kirby Bridge Road on page 4
 5. Provide electrical easements –to be reviewed & approved by Joe Wheeler Electric

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

Recomm: Approval with stated conditions

3327-16 Certificate to Subdivide and Consolidate

Applicant: Pugh Wright McAnally
Owner: Rachel Hunt Estate

Zoning: R-1 & AG-1
Acreage: 3.97 acres

Request: Subdivide 3.97 acres into three tracts of 1.93 acres, .92 acres and 1.12 acres

Location: North of Hunterwood Drive SE and east of Hickory Hill Dr. SE

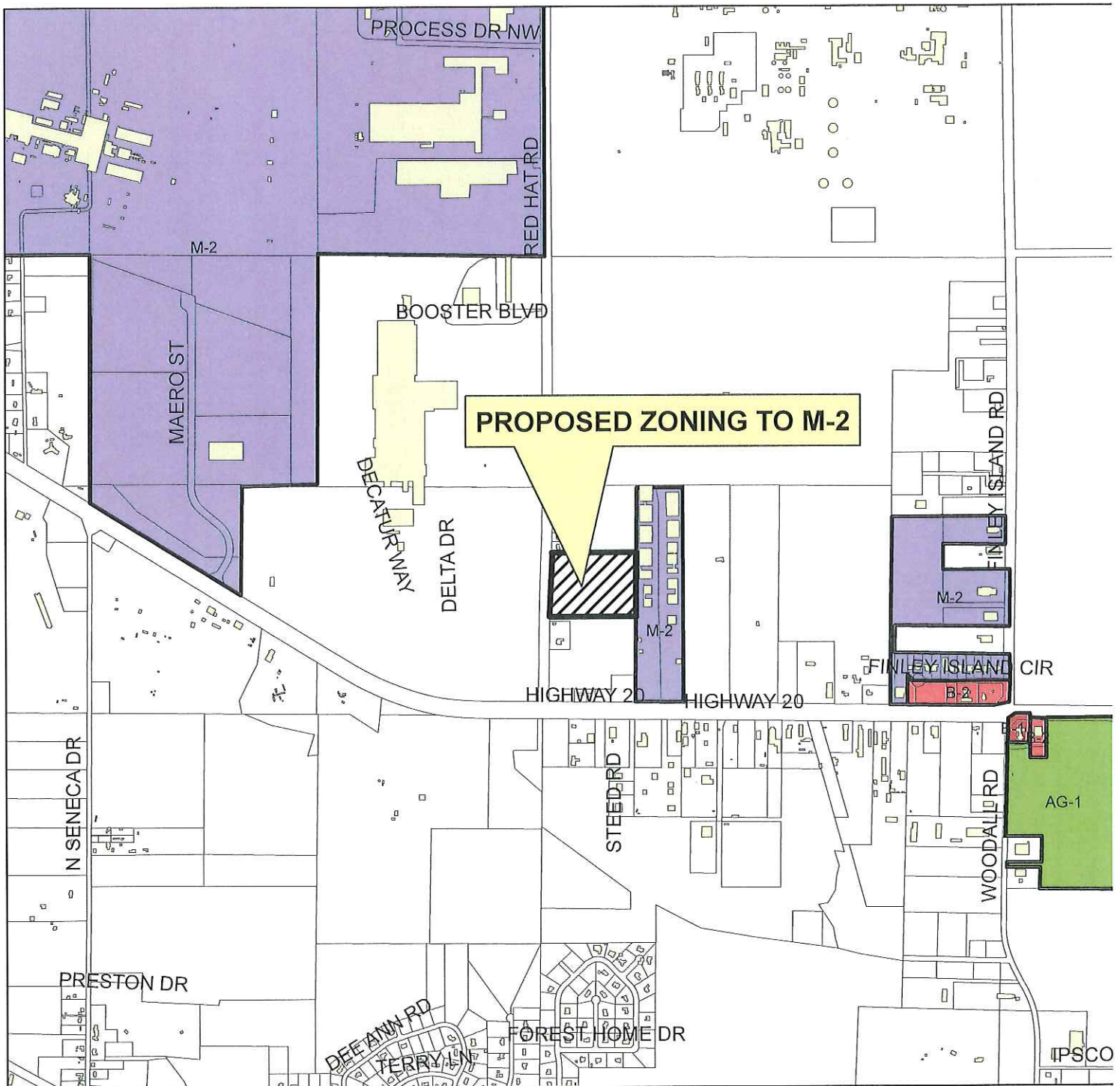
- Conds:
1. Verify/obtain septic tank approvals for all three tracts
 2. Provide a stamped and sealed survey for recording
 3. Payment of recording fees
 4. Provide a letter from property owner requesting subdivision
 5. Provide a copy of the deed showing ownership
 6. Amend survey to show existing electrical poles on Units 1 & 3

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

Recomm: Approval with stated conditions

ZONING REQUEST NO. 1304-16

FROM NEWLY ANNEXED TO M-2 17.28 ACRES



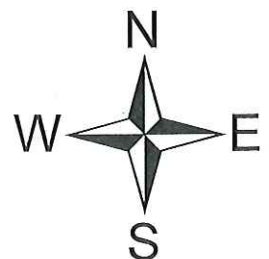
LOCATION MAP

Legend

- Buildings
- Ownership

SUBJECT PROPERTY

PROPERTY NEWLY ANNEXED



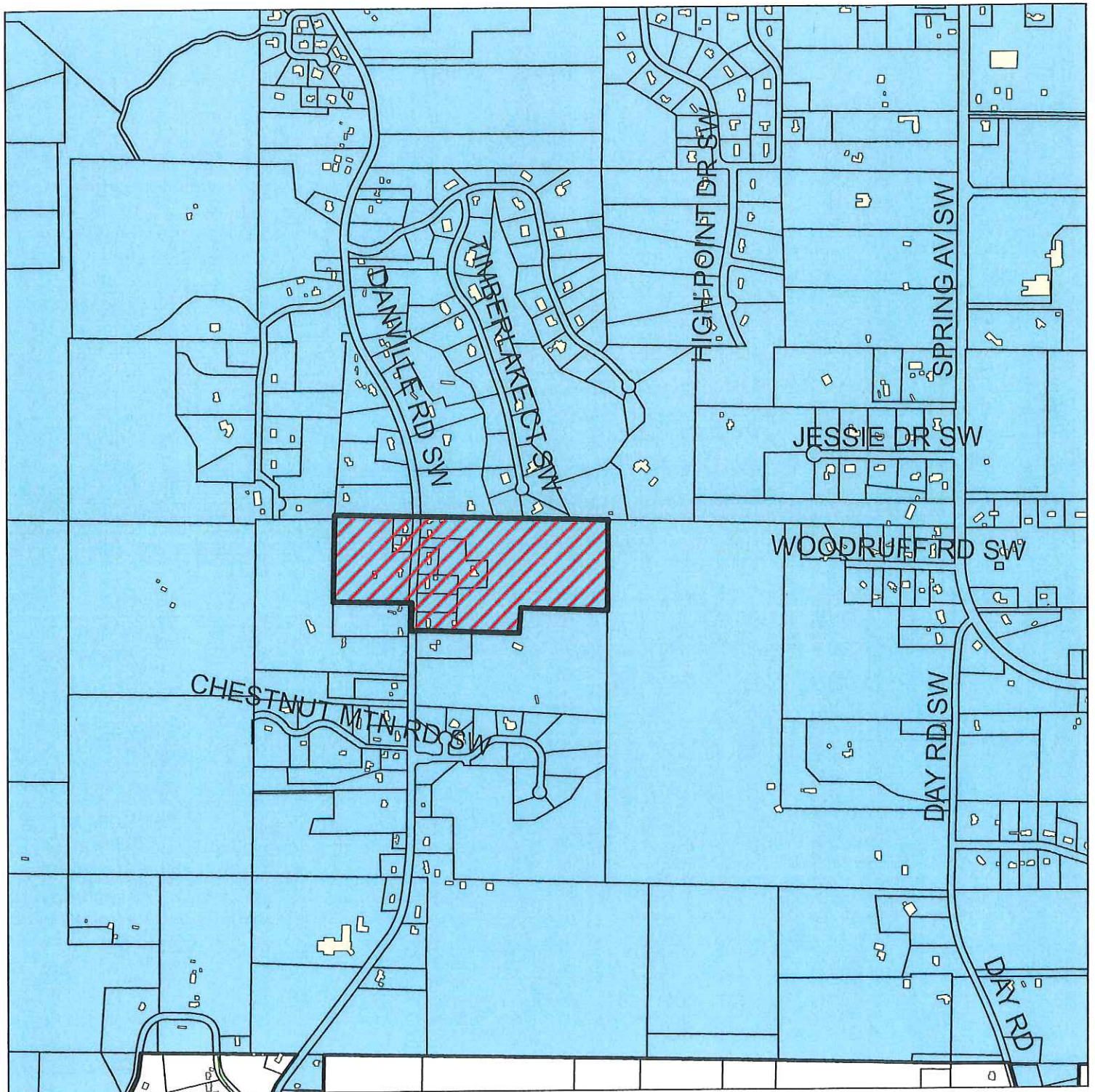
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Sec. 25-12. - Industrial district requirements.





District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
M-2 (General Industry)	<p><i>Uses permitted:</i> Off-premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board and pursuant to the Alcoholic Beverage Licensing Code; any industrial, service or commercial use, except those which in the opinion of the Building Inspector would cause noise, smoke, gas, vibration, fumes, dust or other objectionable conditions which would affect a considerable portion of the city.</p> <p><i>Uses permitted on appeal:</i> Any industrial service or commercial use, and subject to such conditions and safeguards as the Board of Adjustment may require to preserve and protect any portions of the city which otherwise could be adversely affected. Residences and apartments shall be subject to all district requirements of the R-4 Residence District as specified in section 25-10 hereof.</p> <p><i>Uses prohibited:</i> Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and any uses not permitted or permitted on appeal.</p>	<p><i>Minimum lot size:</i> Same as for M-1 Industrial District.</p> <p><i>Minimum yard size:</i> None specified.</p> <p><i>Maximum height:</i> None.</p> <p><i>Off-street parking:</i> See § 25-16.</p> <p><i>Off-street loading and unloading:</i> Same as for M-1 Industrial District.</p>	M-2 (General Industry)

(Code 1956, § 27-12; Ord. No. 85-2426, §§ 10—16, 2-4-85; [Ord. No. 13-4160, §§ 1, 2, 9-3-13](#); [Ord. No. 14-4173, §§ 8—10](#), 4-7-14; [Ord. No. 15-4218, § 1](#), 6-1-15)

H. C. AND LULA MAE RYAN FAMILY MINOR SUBDIVISION PLAT



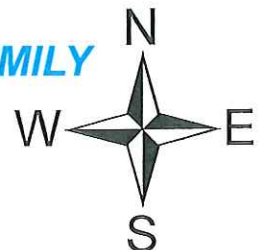
Legend

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

LOCATION MAP

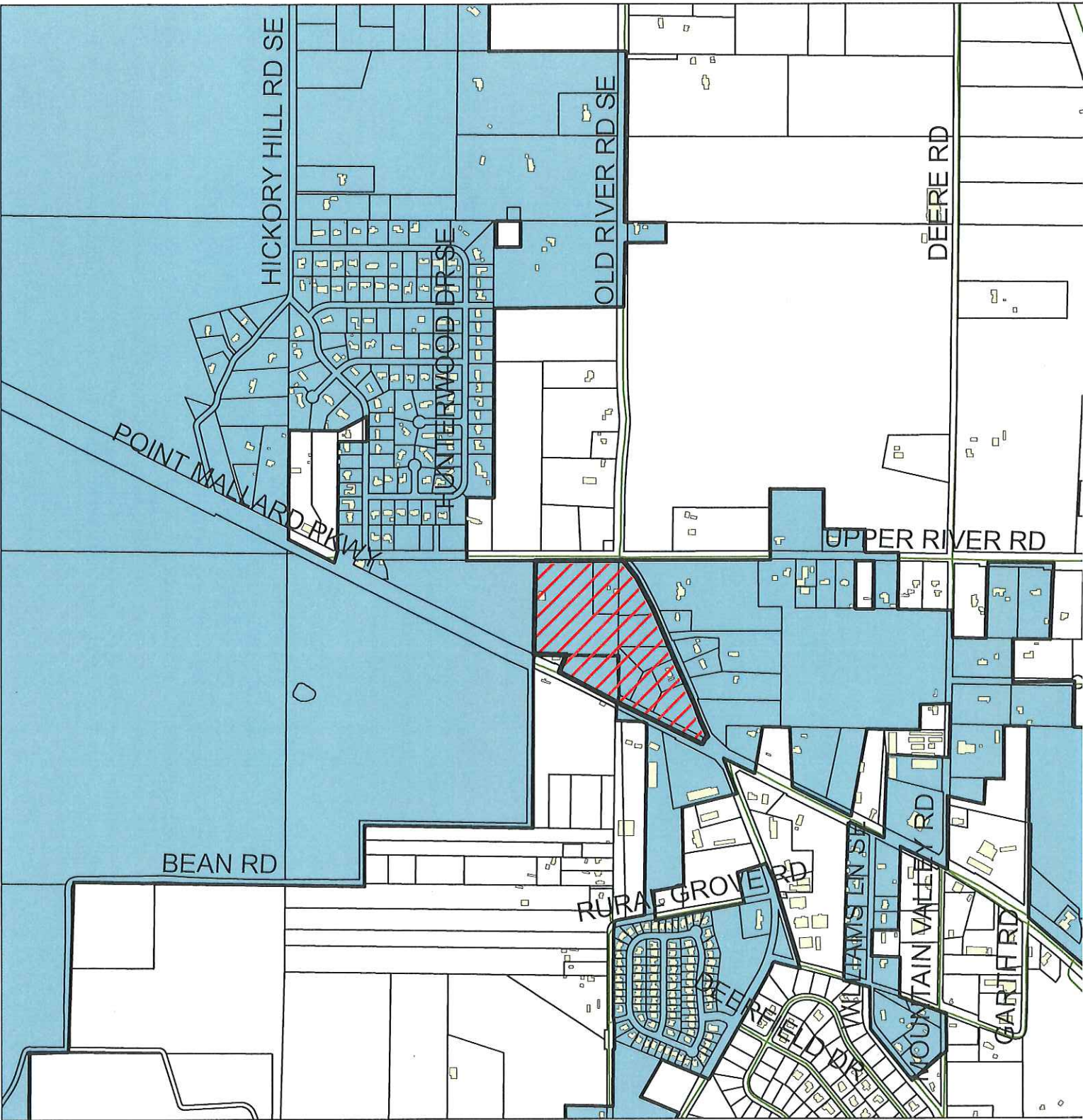
APPLICANT BRYAN GIBSON FOR RYAN FAMILY

PROPERTY ZONED AG-1



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POINT MALLARD CENTRE MINOR PLAT



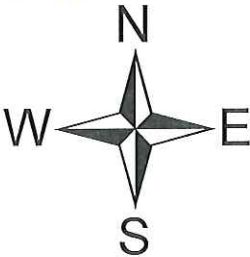
LOCATION MAP

Legend

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

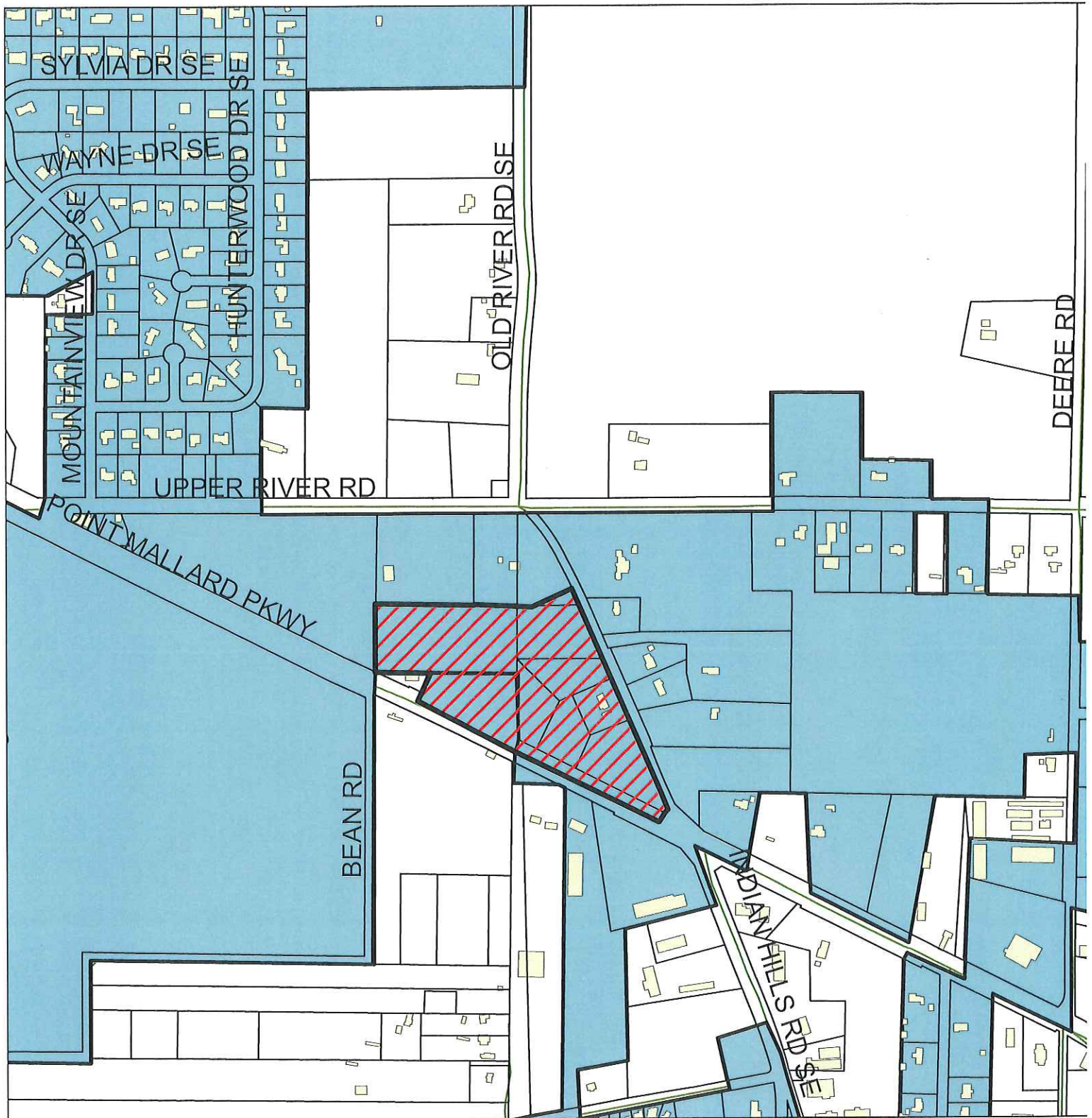
APPLICANT: TERAMORE DEVELOPMENT LLC

PROPERTY ZONED B-2 AND R-1






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SITE PLAN NO. 546-16



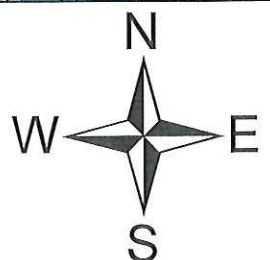
LOCATION MAP

Legend

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

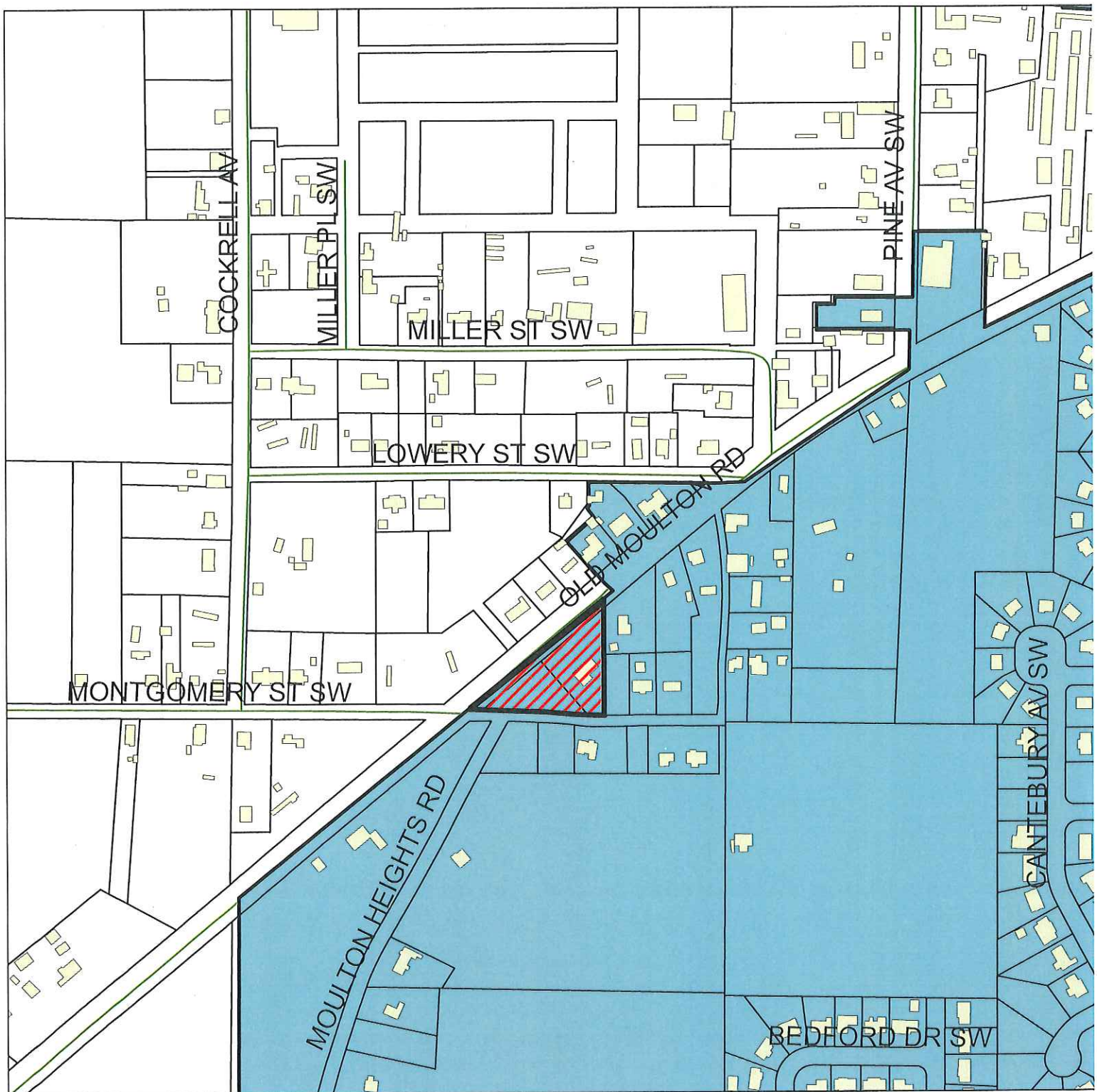
APPLICANT: TERAMORE DEVELOPMENT LLC

PROPERTY ZONED B-2 AND R-1







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CERTIFICATE TO CONSOLIDATE NO. 3319-16



Legend

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

LOCATION MAP

APPLICANT: DANIEL BOOKER

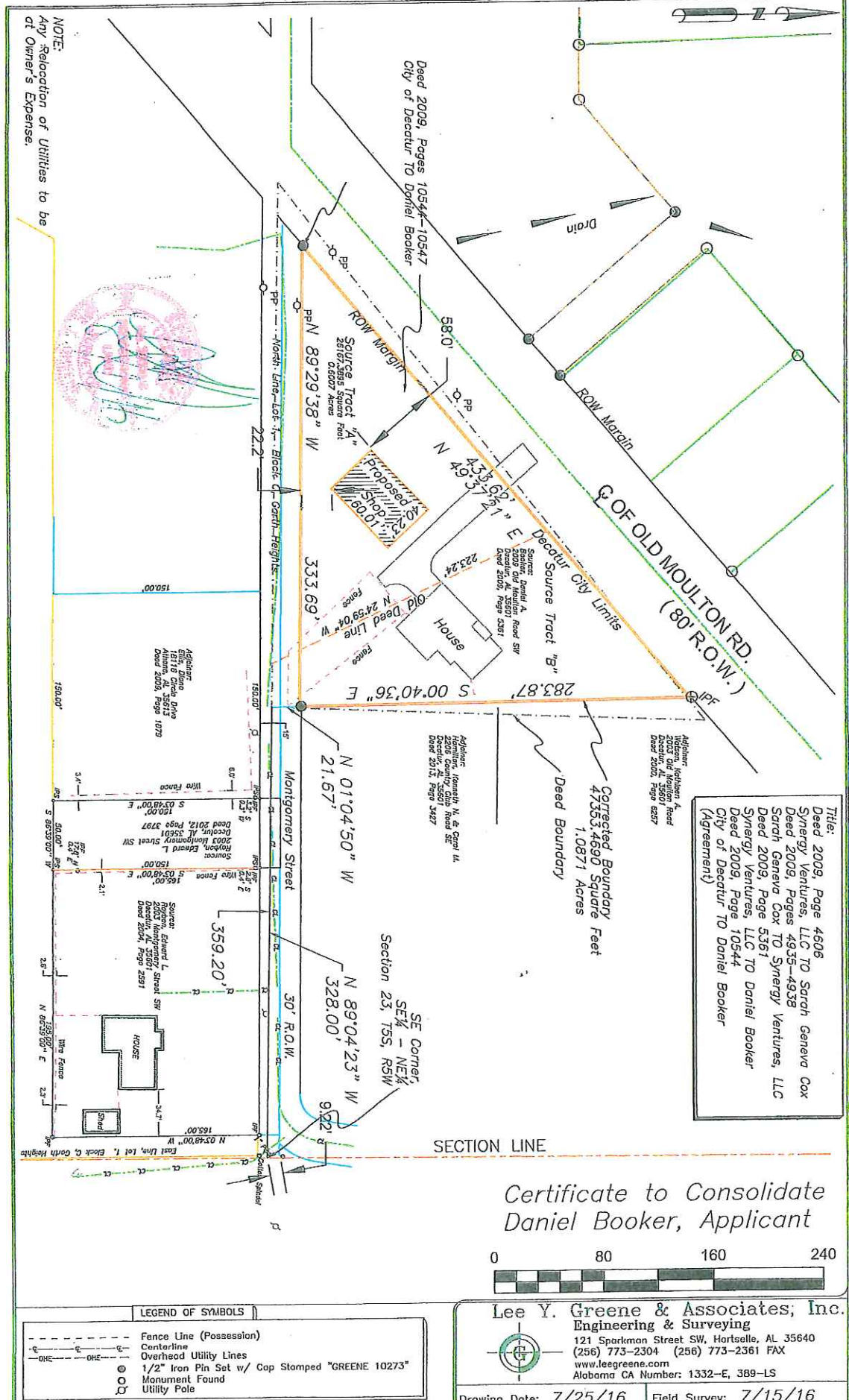
PROPERTY ZONED R-2



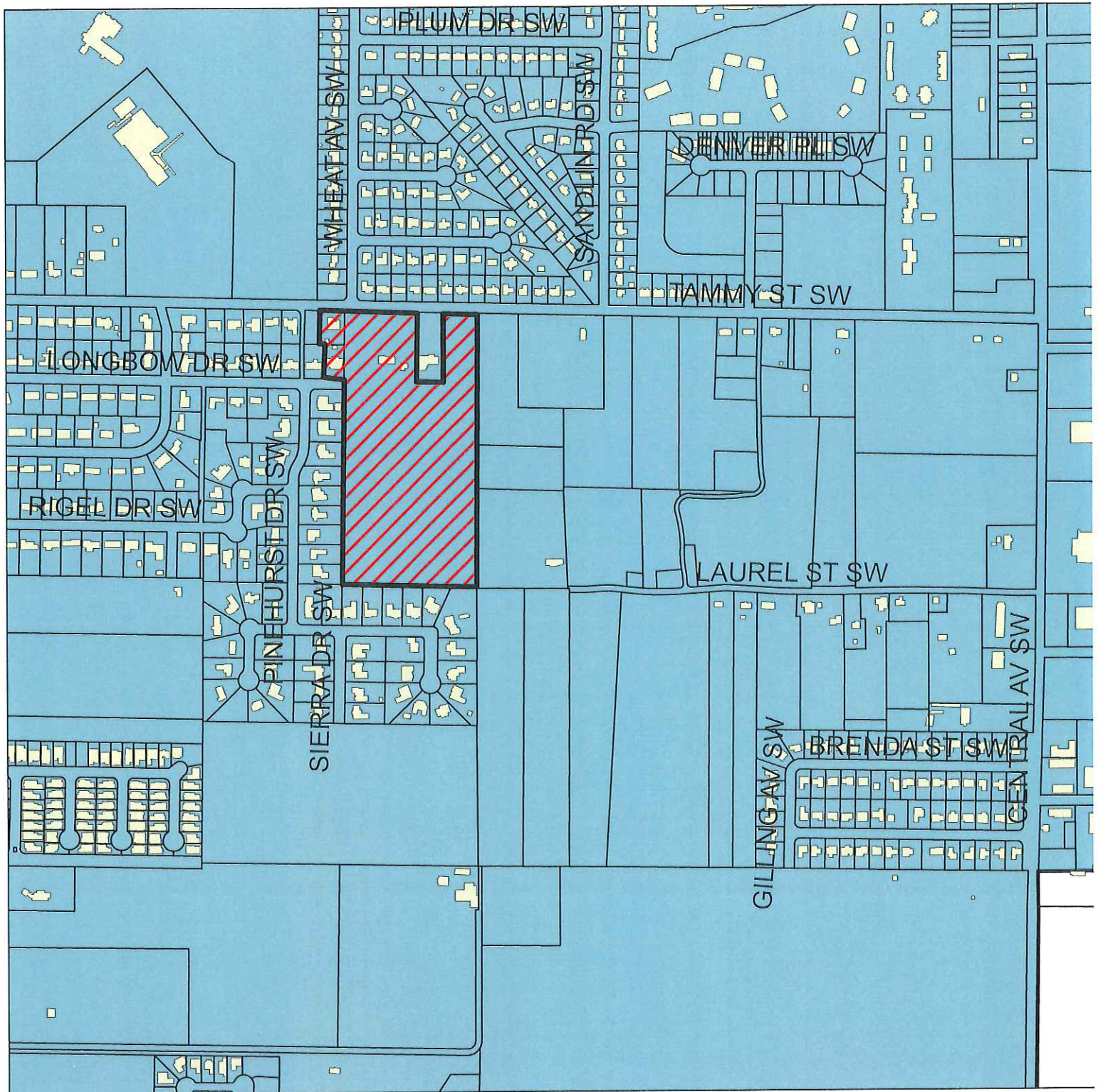
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CERTIFICATE TO CONSOLIDATE NO. 3319-16

NOTE:
Any Relocation of Utilities to be
at Owner's Expense.



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3320-16



LOCATION MAP

**APPLICANT: JOURNEY, HOWARD,
HUGHES AND HILL**

PROPERTY ZONED R-2 AND AG-1

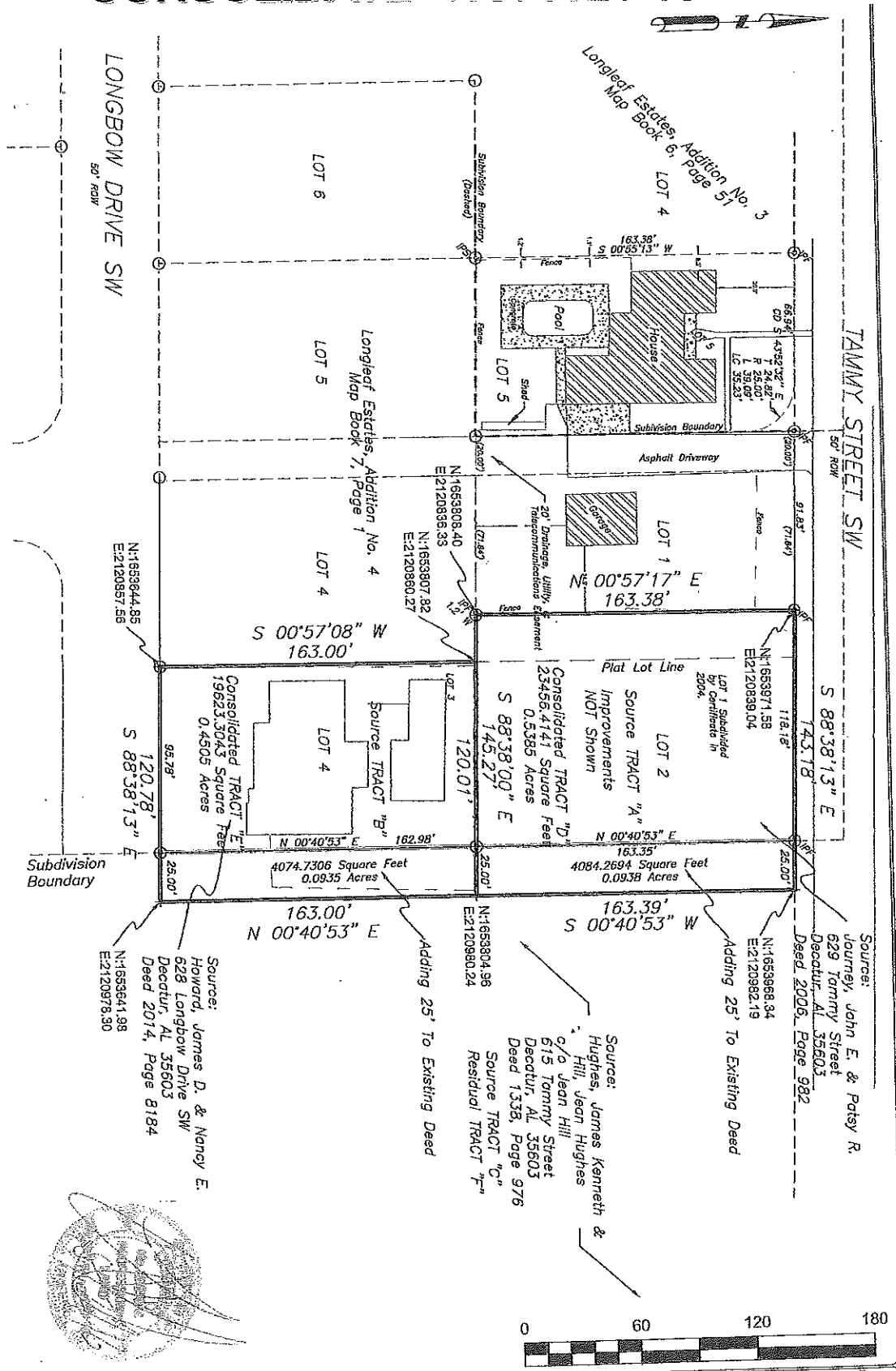
Legend

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



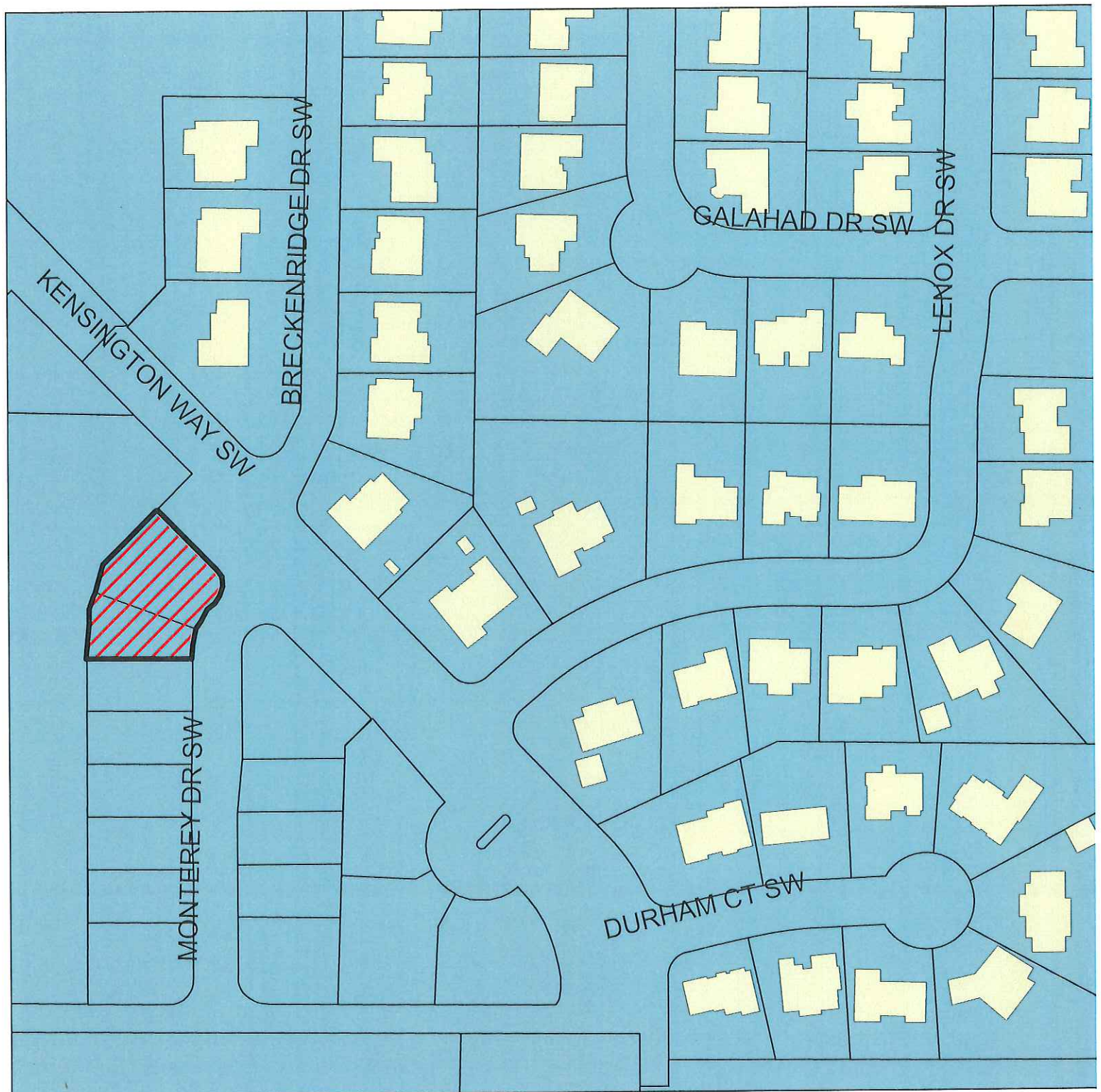
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CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3320-16







LEGEND OF SYMBOLS --- Fence Line (Possession) --- Centerline Utility Lines --- Overhead Utility Lines --- 1/2" Iron Pin Set w/ Cap Stamped "GREENE 10273" --- Monument Found --- Utility Pole		Lee Y. Greene & Associates, Inc. Engineering & Surveying 121 Sparkman Street SW, Hartselle, AL 35640 (256) 773-2304 (256) 773-2361 FAX www.leeegreene.com Alabama CA Number: 1332-E, 389-LS	
Drawing Date: 7/28/16 Drawn By: LYC-2		Field Survey: 7/11/16 File Number: 2016171.DWG	
Not Original without Red Seal and Dated Signature. Copyright © 2016, Lee Y. Greene & Associates, Inc.		Checked By:	

CERTIFICATE TO CONSOLIDATE NO. 3321-16



Legend

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

LOCATION MAP

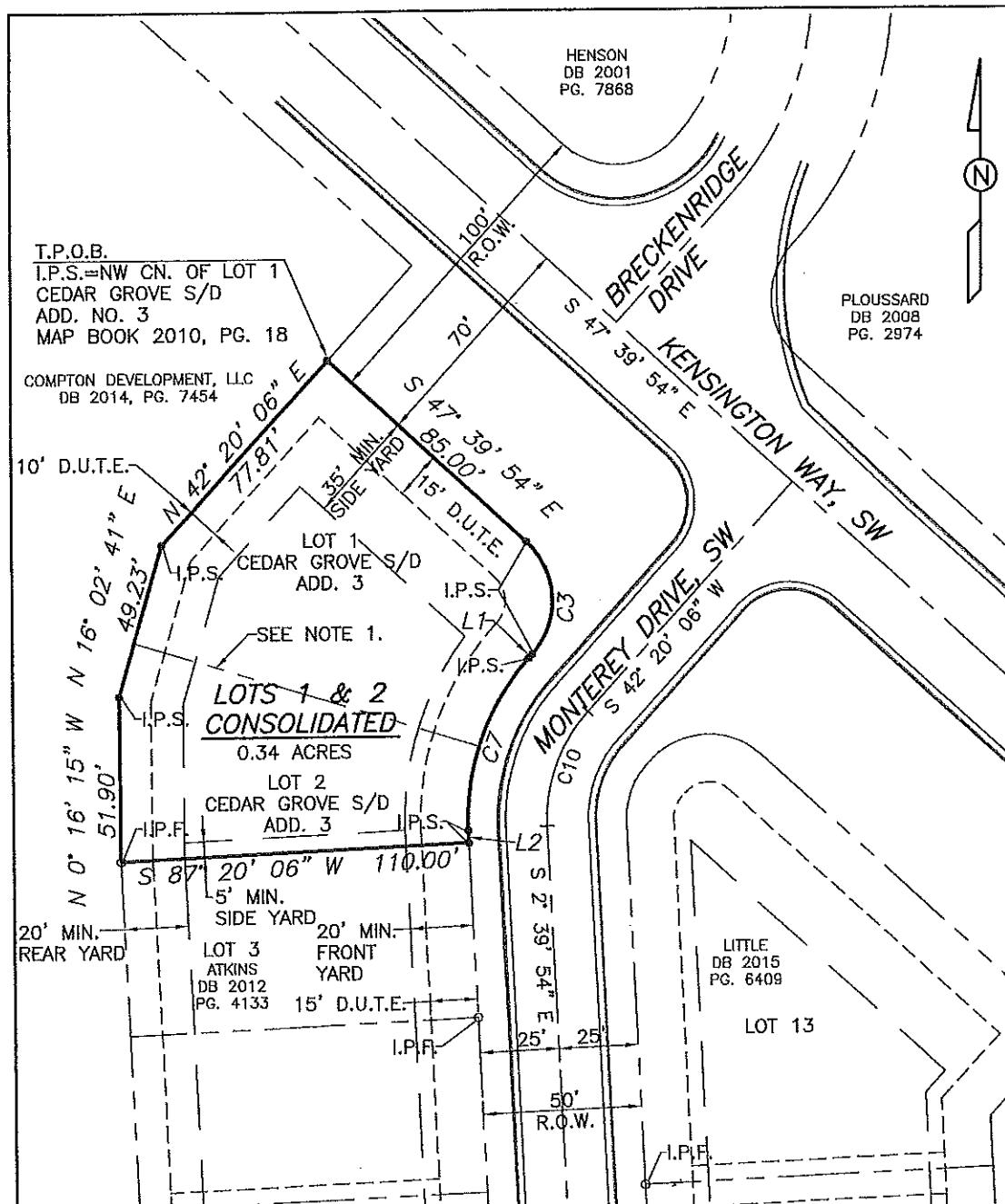
**APPLICANT: AUSTIN EVANS FOR
DAVIDSON HOMES LLC**

PROPERTY ZONED R-5

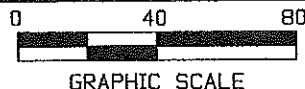


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CERTIFICATE TO CONSOLIDATE NO. 3321-16



CONSOLIDATION PLAN



PRELIMINARY FOR REVIEW ONLY

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MORGAN COUNTY, ALABAMA, MAP NO. 01103C0066E, DATED DECEMBER 16, 2005 AND FOUND THE PROPERTY SHOWN ON THIS PLAN TO BE IN ZONE X.

Harry C. Vice, Jr., P.E., P.L.S.
Ala. Reg. No. 16747

CONSOLIDATION OF LOTS 1 & 2 CEDAR GROVE ADD. 3

MONTEREY DRIVE & KENSINGTON WAY, SW
DECATUR, ALABAMA

PREPARED FOR DAVIDSON HOMES, LLC

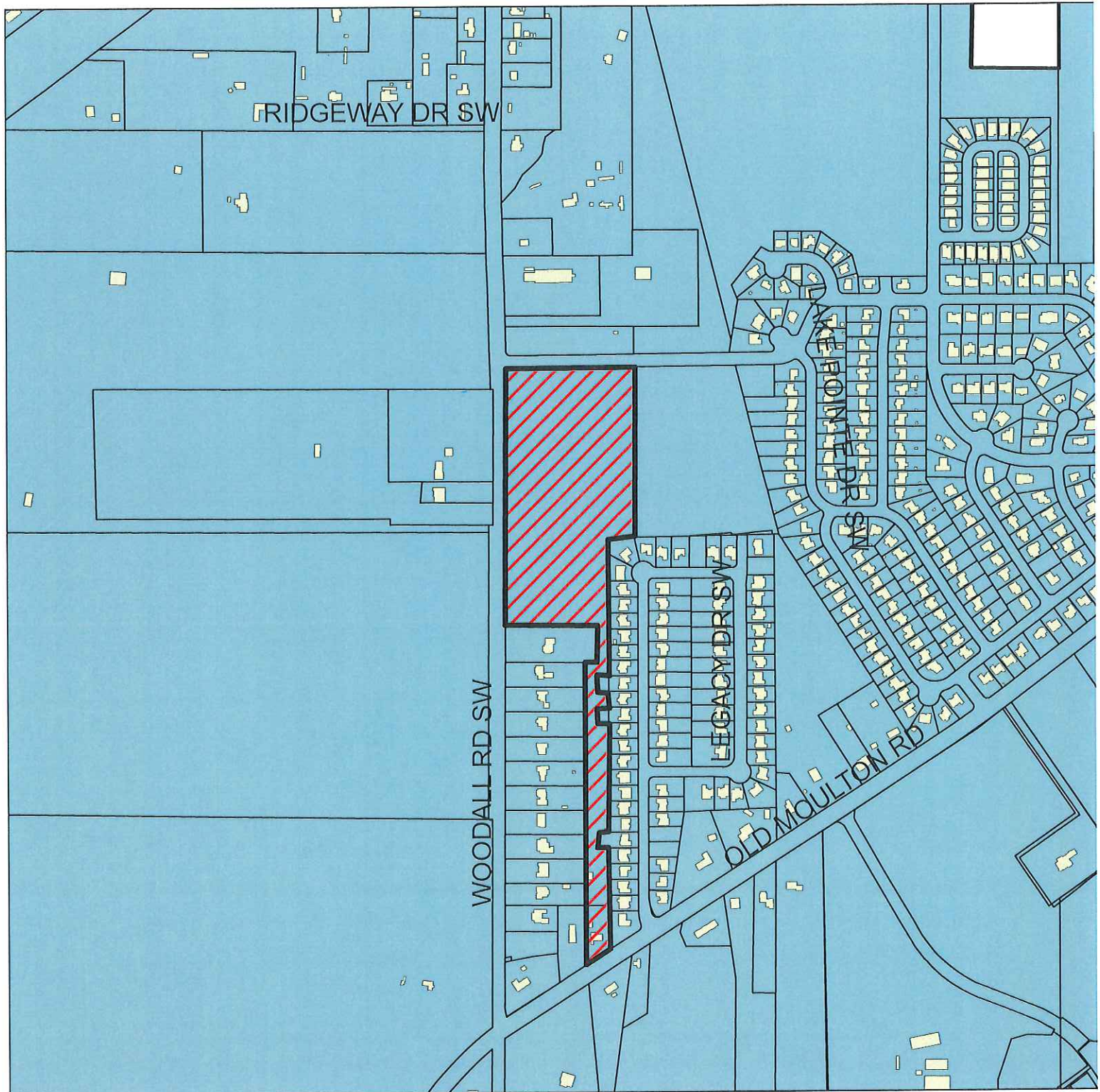
SCALE: 1" = 40'

PAGE NO: 1 OF 3





FIELD SVY: 7-22-16
DWG. DATE: 8-1-16

PREPARED BY:
HARRY C. VICE, JR., P.E., P.L.S.
VICE ENGINEERING & SURVEYING
1506 MARKS DRIVE
HARTSELLE, ALABAMA 35640
PHONE: 256-612-1501
E-MAIL: hvice@bellsouth.net
WEB: viceengineersurveyor.com

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3322-16



Legend

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

LOCATION MAP

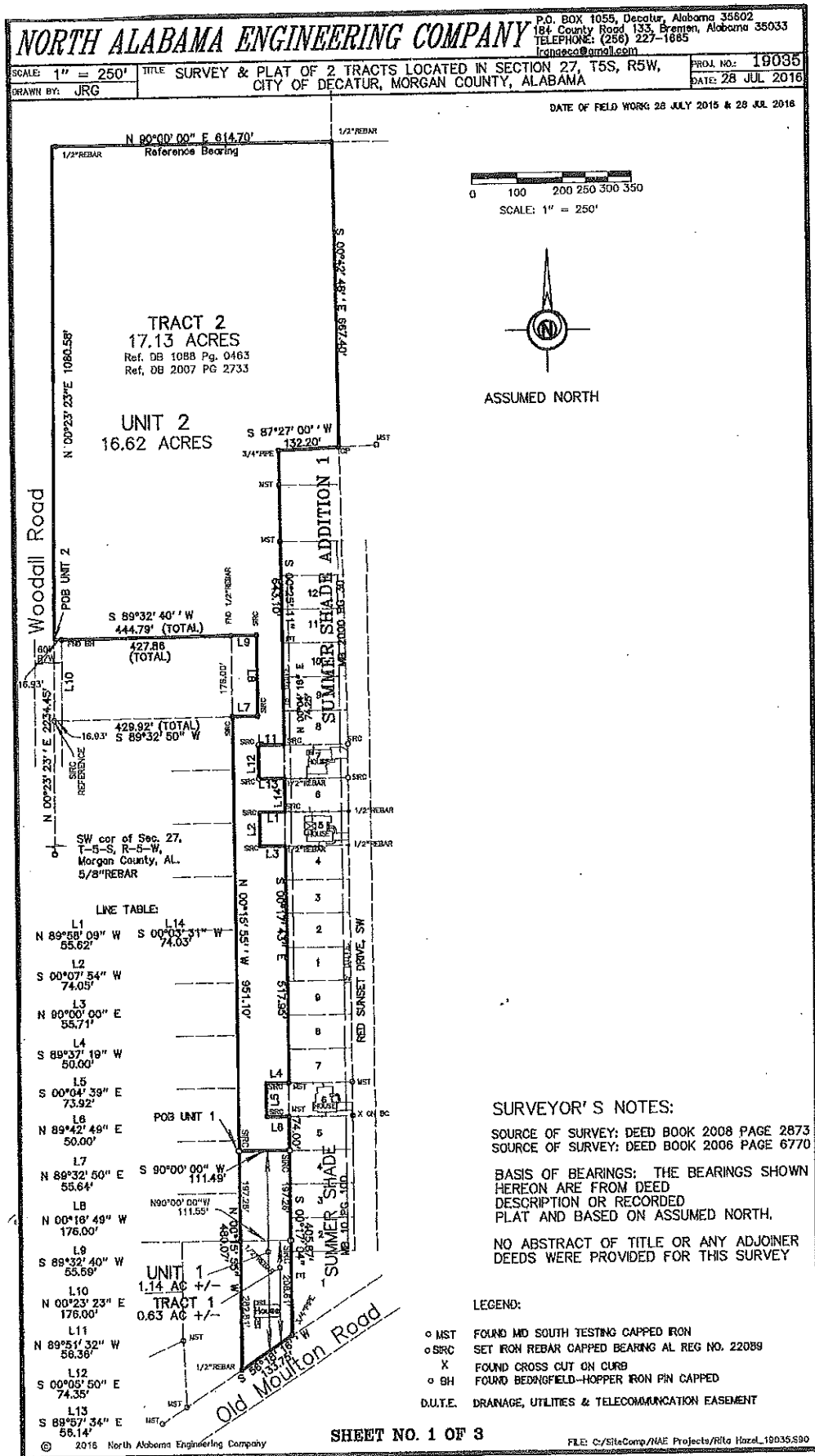
APPLICANT: RITA HAZEL AND MARLON WATERS

PROPERTY ZONED AG-1

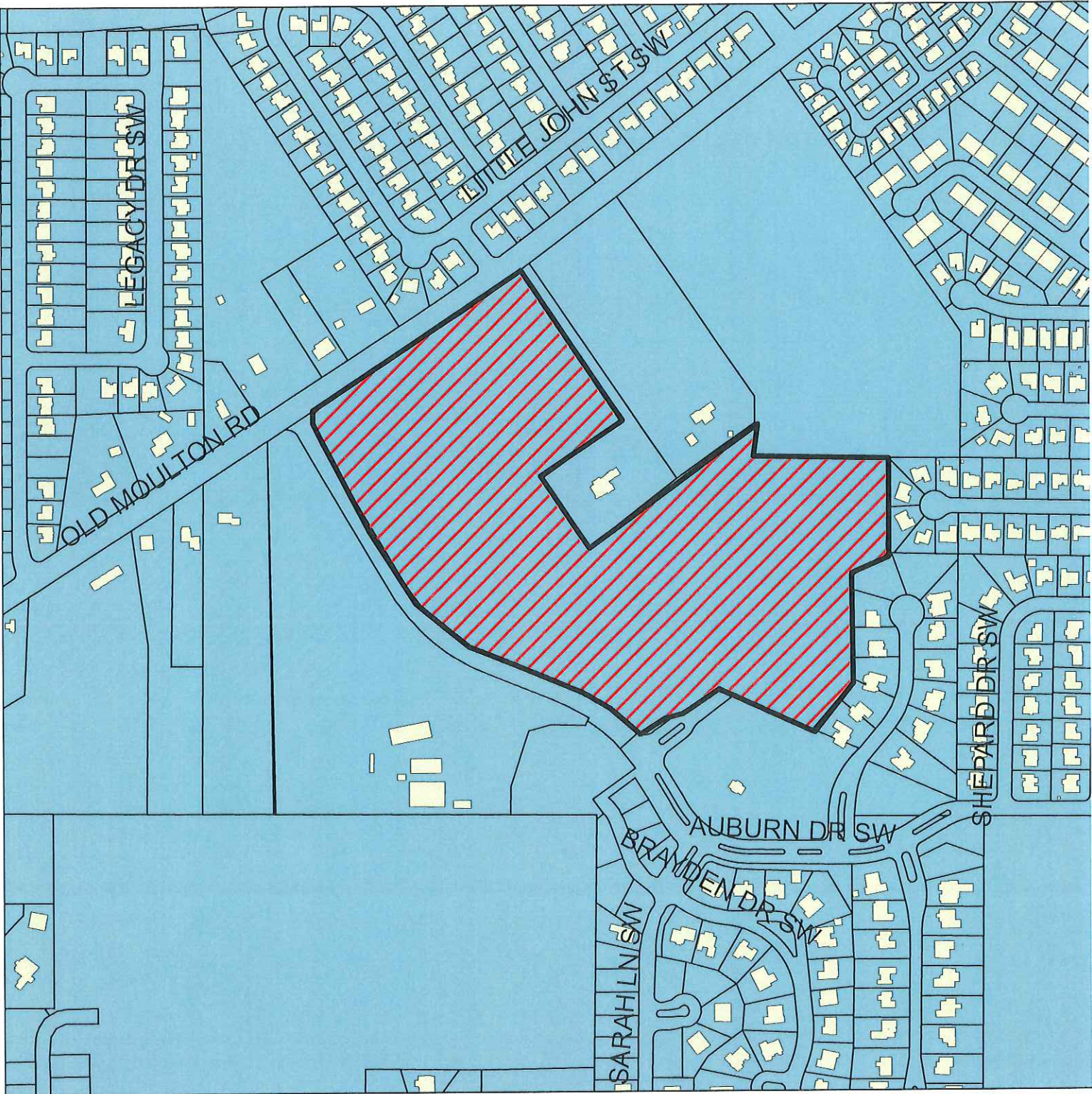


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



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3322-16



CERTIFICATE TO SUBDIVIDE NO. 3323-16



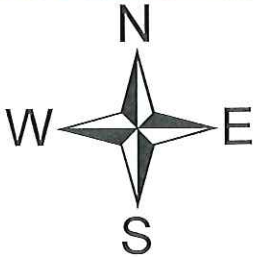
Legend

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

LOCATION MAP

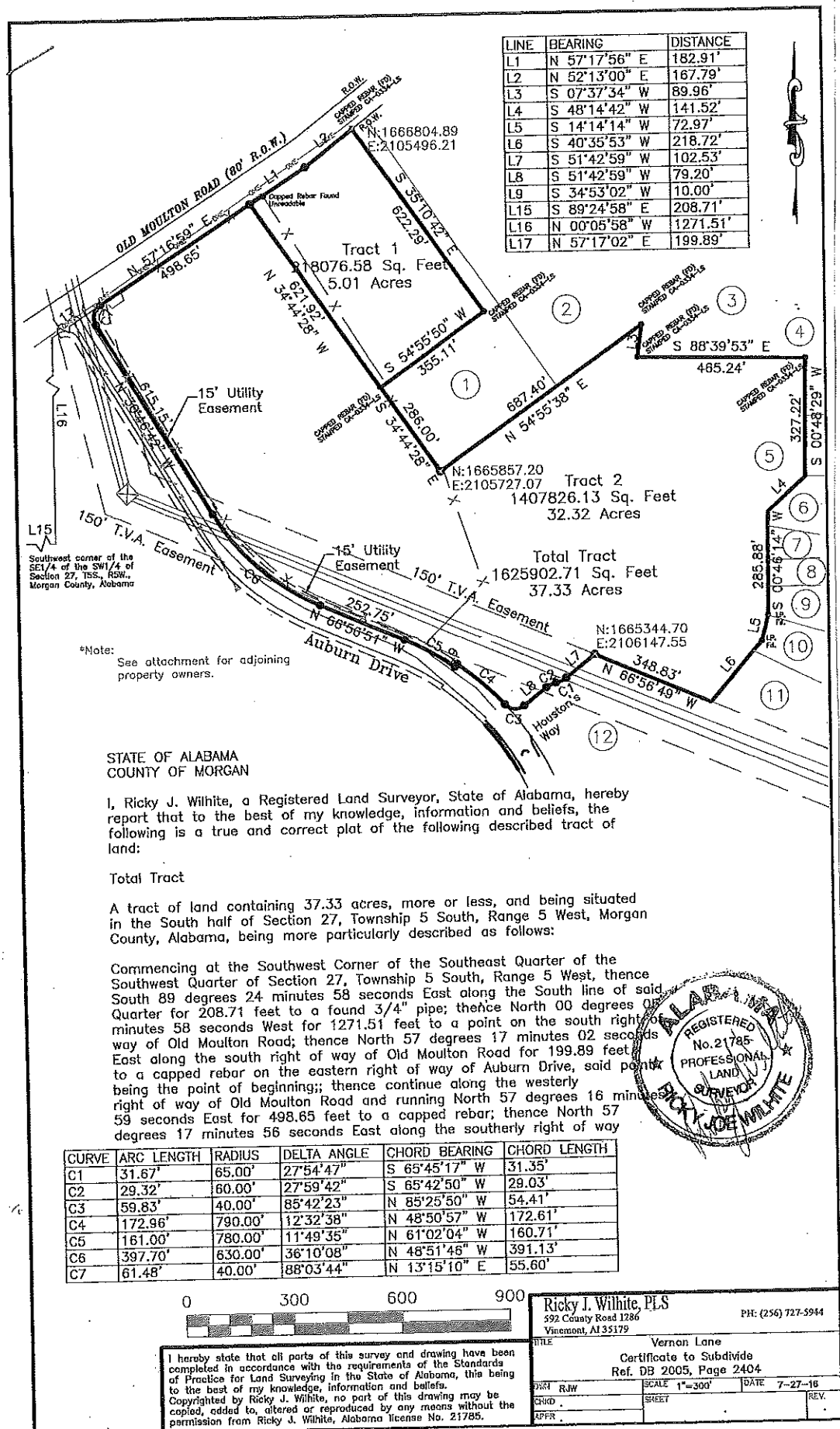
APPLICANT: VERNON LANE

PROPERTY ZONED R-2 AND I-D

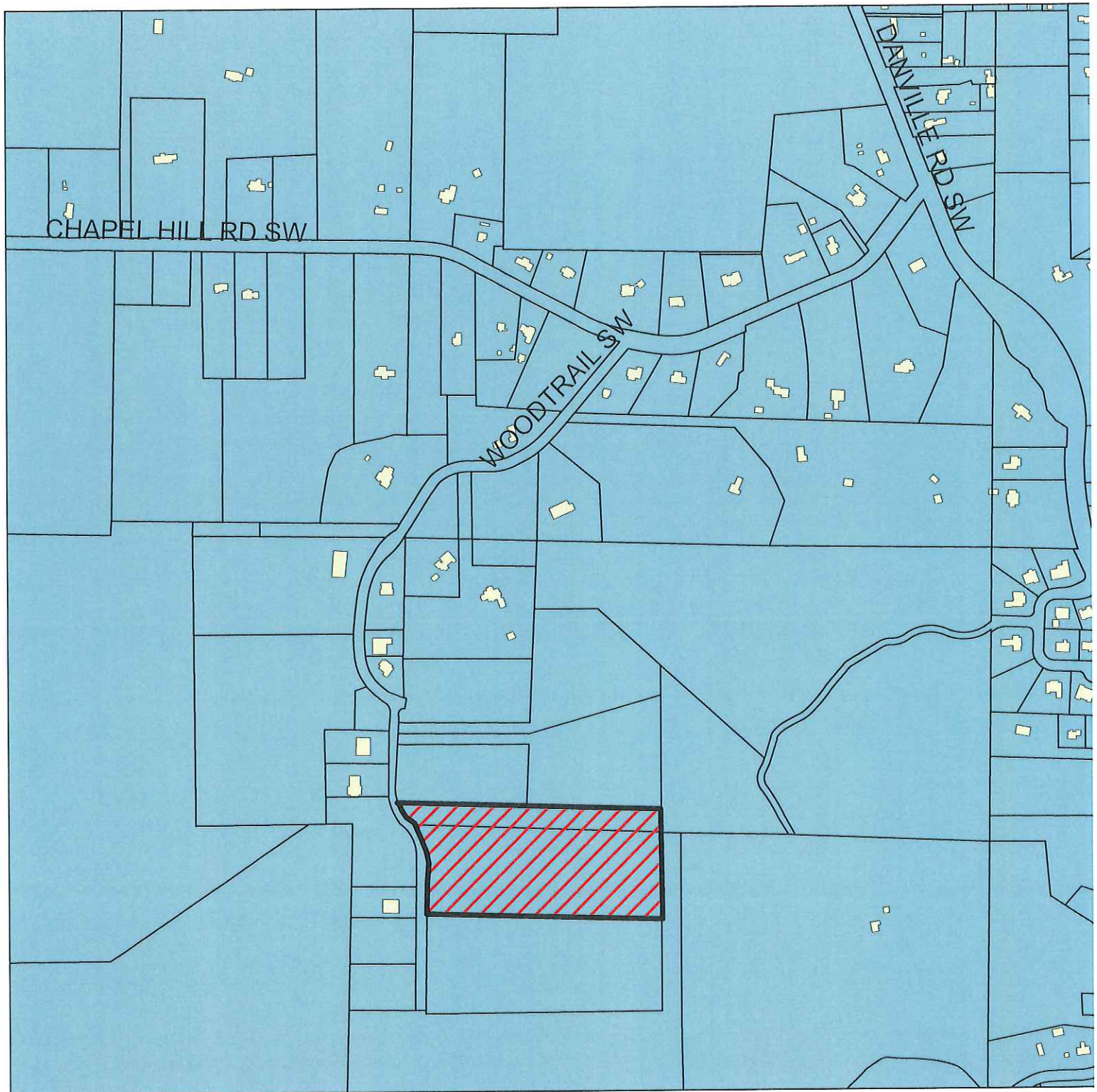


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3323-16



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3324-16



LOCATION MAP

Legend

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

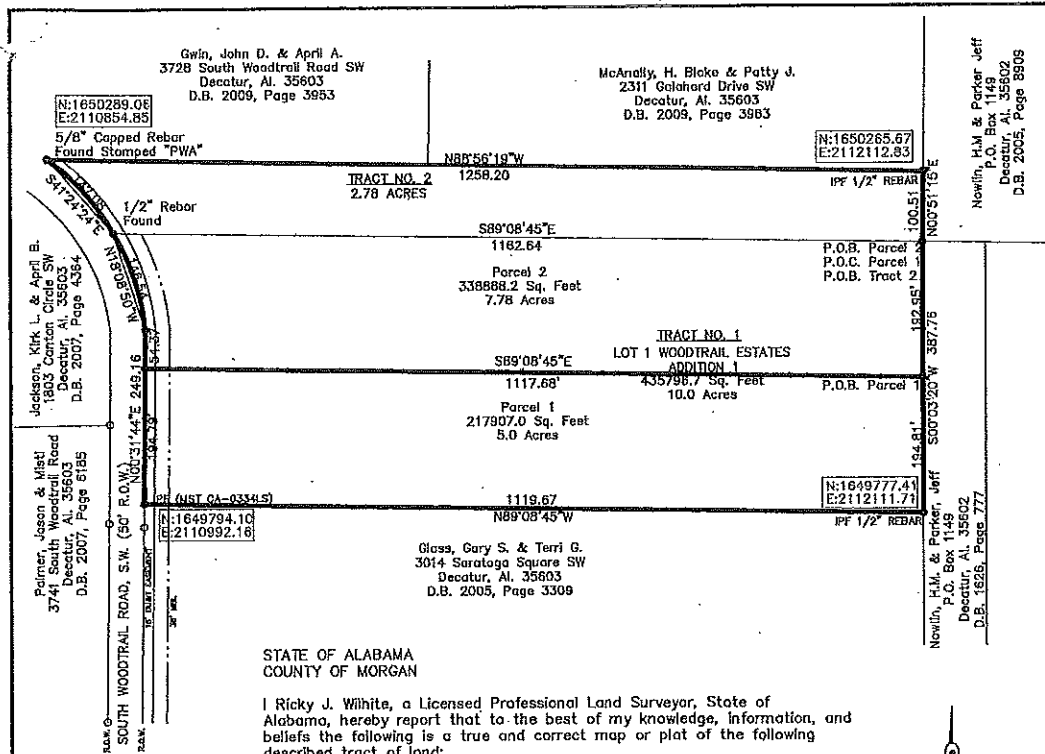
APPLICANT: DONNIE AND DIANNE LANE

PROPERTY ZONED AG-1



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3324-16



STATE OF ALABAMA
COUNTY OF MORGAN

I Ricky J. Wilhite, a Licensed Professional Land Surveyor, State of Alabama, hereby report that to the best of my knowledge, information, and beliefs the following is a true and correct map or plat of the following described tract of land:

Tract No. 1

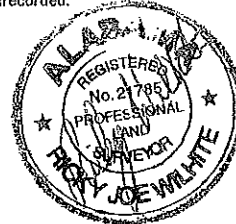
A tract of land containing 10.02 acres, more or less, and being situated in Section 11, Township 6 South, Range 5 West, Morgan County, Alabama, and being more particularly described as follows:

Lot 1 of Woodtrail Estates, Addition 1, Morgan County Alabama, as shown by plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2005, Page 9, said tract being in the County of Morgan, State of Alabama.

Tract No. 2

A tract of land containing 2.79 acres, more or less, and being situated in Section 11, Township 6 South, Range 5 West, Morgan County, Alabama, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 Woodtrail Estates, Addition 1, said point being the TRUE POINT OF BEGINNING; thence North 00 degrees 51 minutes 15 seconds East for a distance of 100.51 feet to a capped rebar (MST CA-0334LS); thence North 88 degrees 56 minutes 19 seconds West for a distance of 1258.20 feet to a capped rebar (MST CA-0334LS) on the northeasterly right of way margin of South Woodtrail Road, S.W.; thence following a curve to right along the northeasterly right of way margin of South Woodtrail Road, S.W. with a chord bearing of South 41 degrees 24 minutes 24 seconds East for a chord distance of 142.08 feet; thence South 89 degrees 08 minutes 45 seconds East for a distance of 1162.64 feet back to the TRUE POINT OF BEGINNING. Said tract being subject to any existing easements and rights of way both recorded and unrecorded.



0 200 400 600

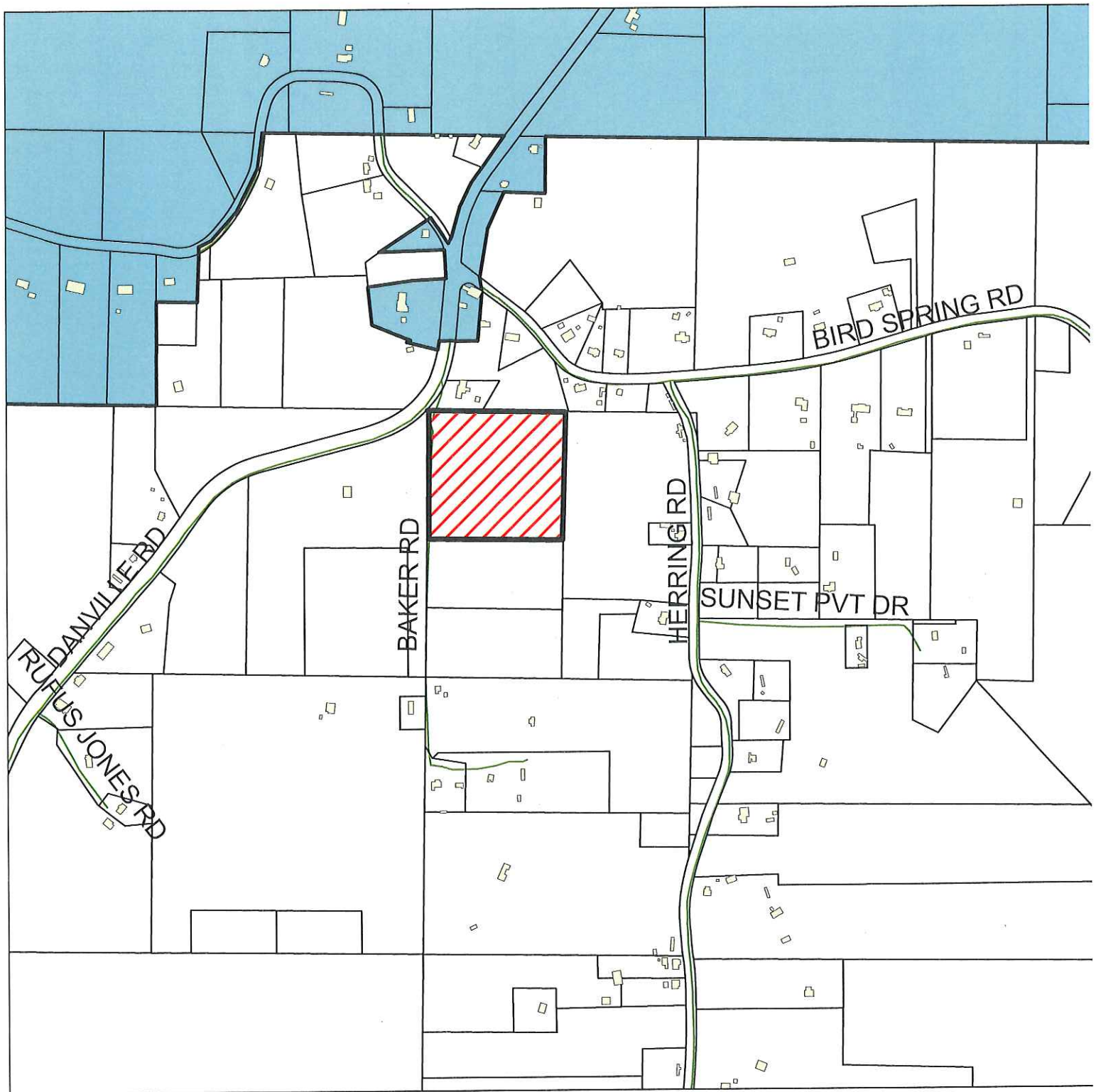
I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs. Copyrighted by Ricky J. Wilhite, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ricky J. Wilhite, Alabama license No. 21785.







MID-SOUTH TESTING INC. 2220 BELTLINE ROAD S.W., DECATUR ALABAMA, 35601

Sheet	True	Scale: 1" = 200'	Project No:
1 of 2	Donnie Lane	Date: 6-18-15	Cad name: lane_woodtrail
	Project	Drawn By: R.W.	File: dca-2015 lane-woodtrail
	Certificate to Subdivide and Consolidate		

CERTIFICATE TO SUBDIVIDE NO. 3325-16



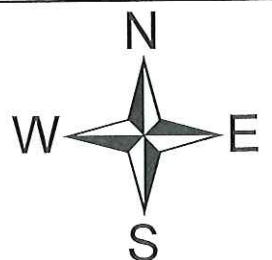
Legend

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

LOCATION MAP

APPLICANT: IDLEWIND LLC

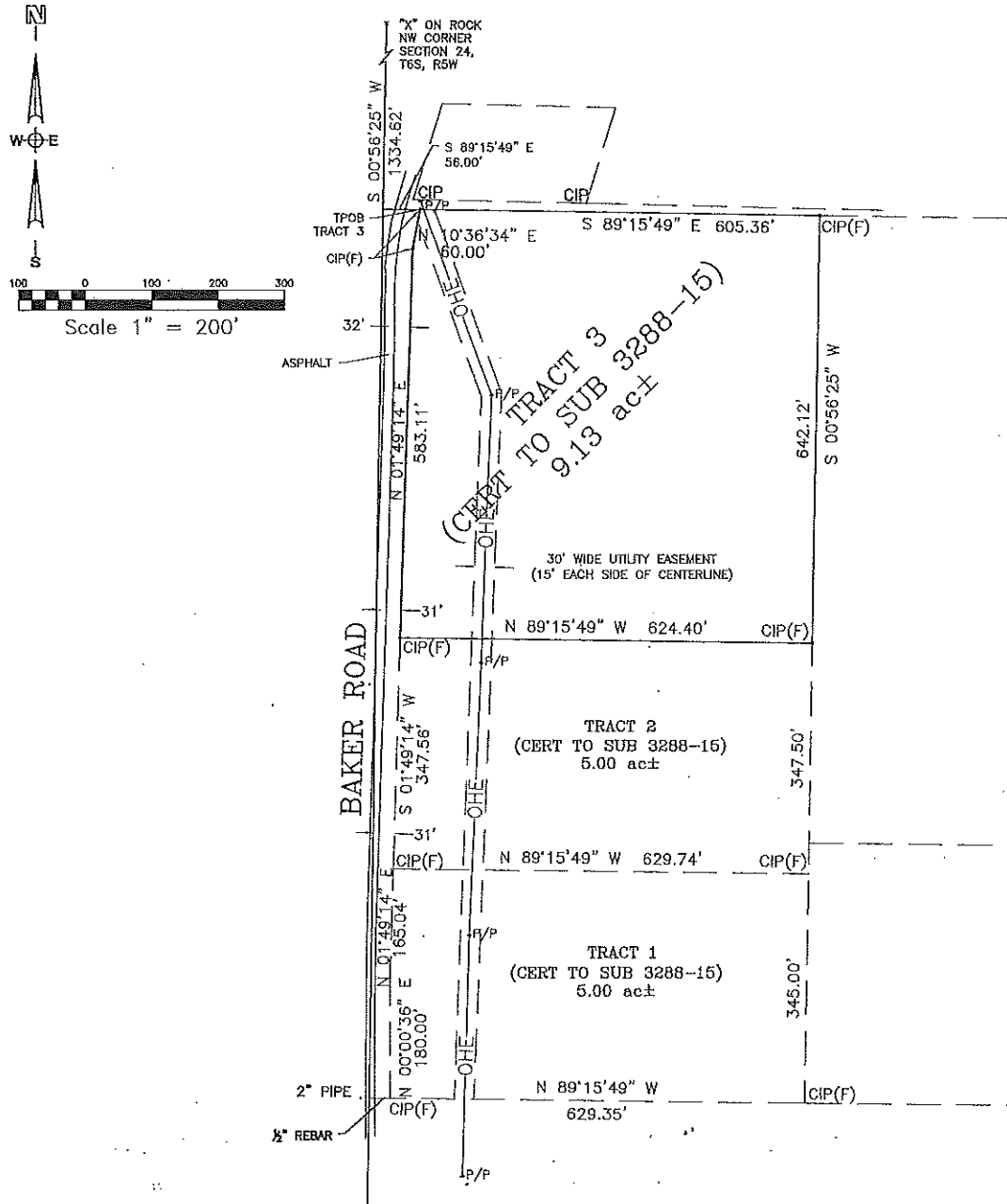
PROPERTY PJ ONLY



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3325-16

PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.3927P	256.350.2285F



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: MISC 2015, PG 9042
4. PROPERTY ADDRESS IS BAKER ROAD, DECATUR, AL
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED JULY, 2016.

CERTIFICATE TO SUBDIVIDE -- IDLEWIND, LLC -- BAKER ROAD

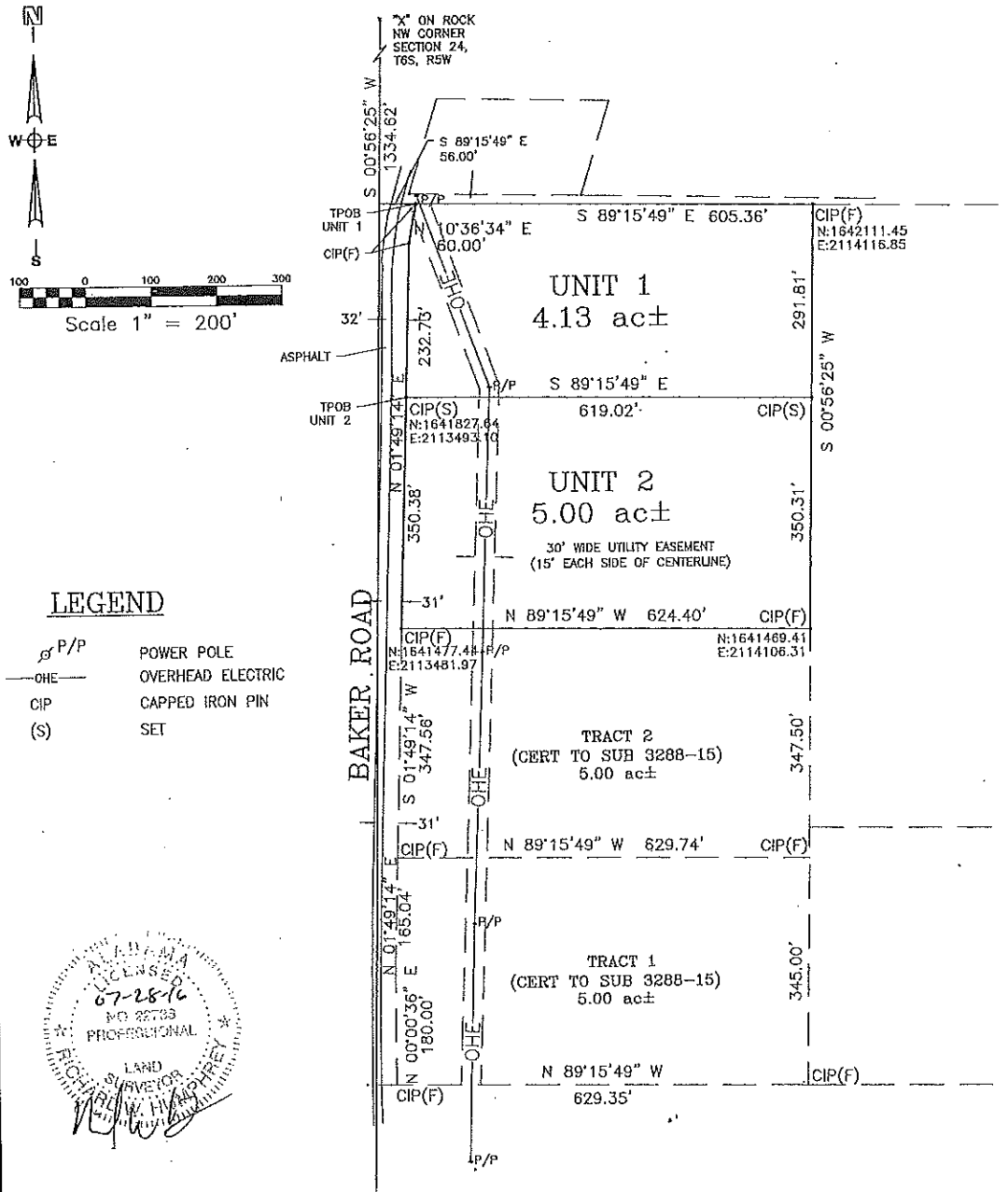
DRAWING DATE: JULY, 2016	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. D-145-16	SCALE: 1"=200'	PAGE 3 OF 3
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CERTIFICATE TO SUBDIVIDE NO. 3325-16

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

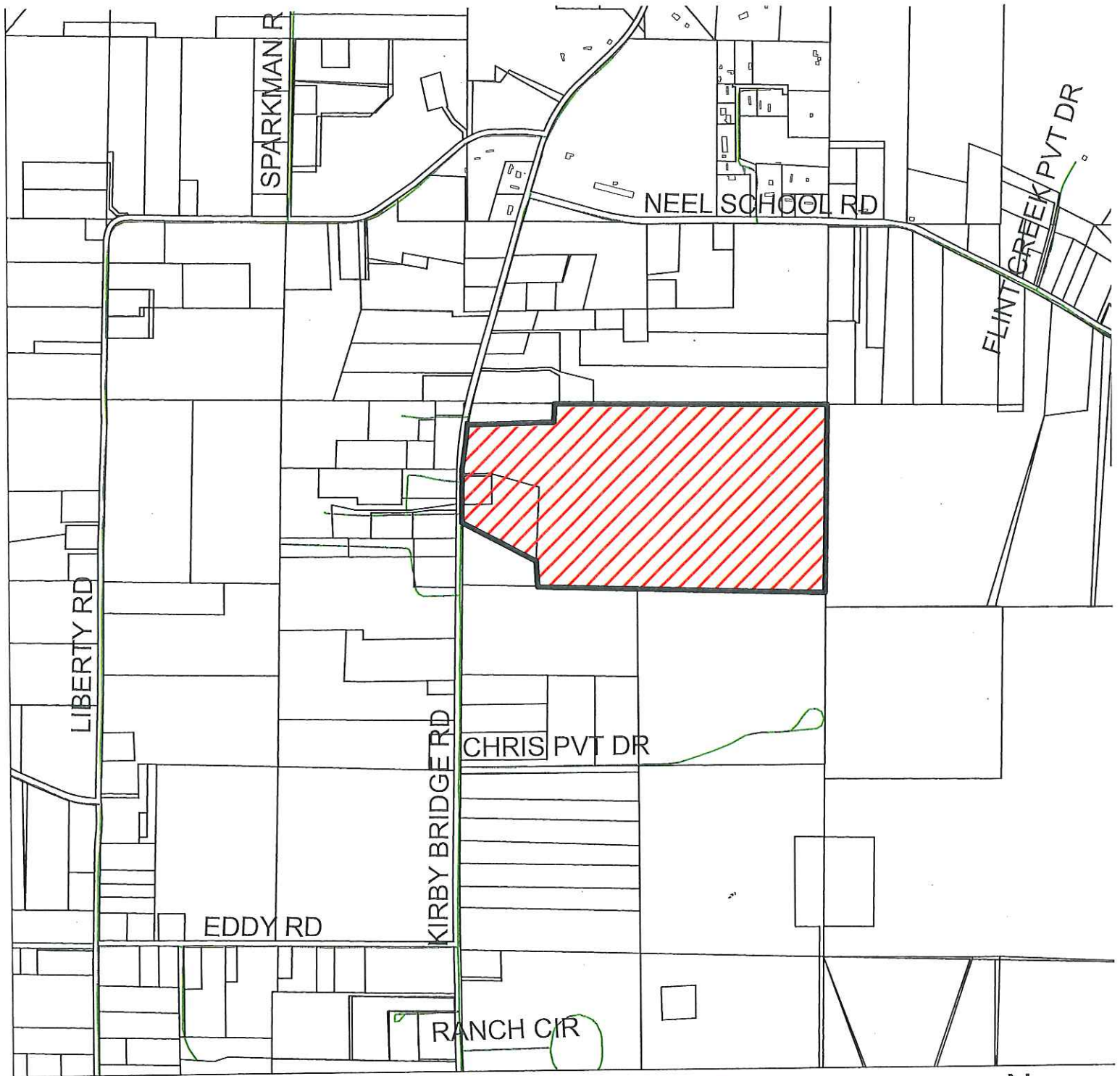
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F







BOUNDARY SURVEY -- IDLEWIND, LLC -- BAKER ROAD

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3326-16



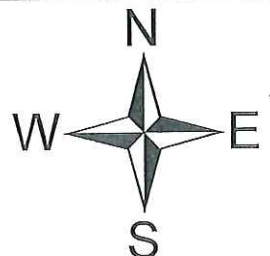
Legend

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

LOCATION MAP

**APPLICANT: JAMES POWERS AND
ELIZABETH JOHNSON**

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

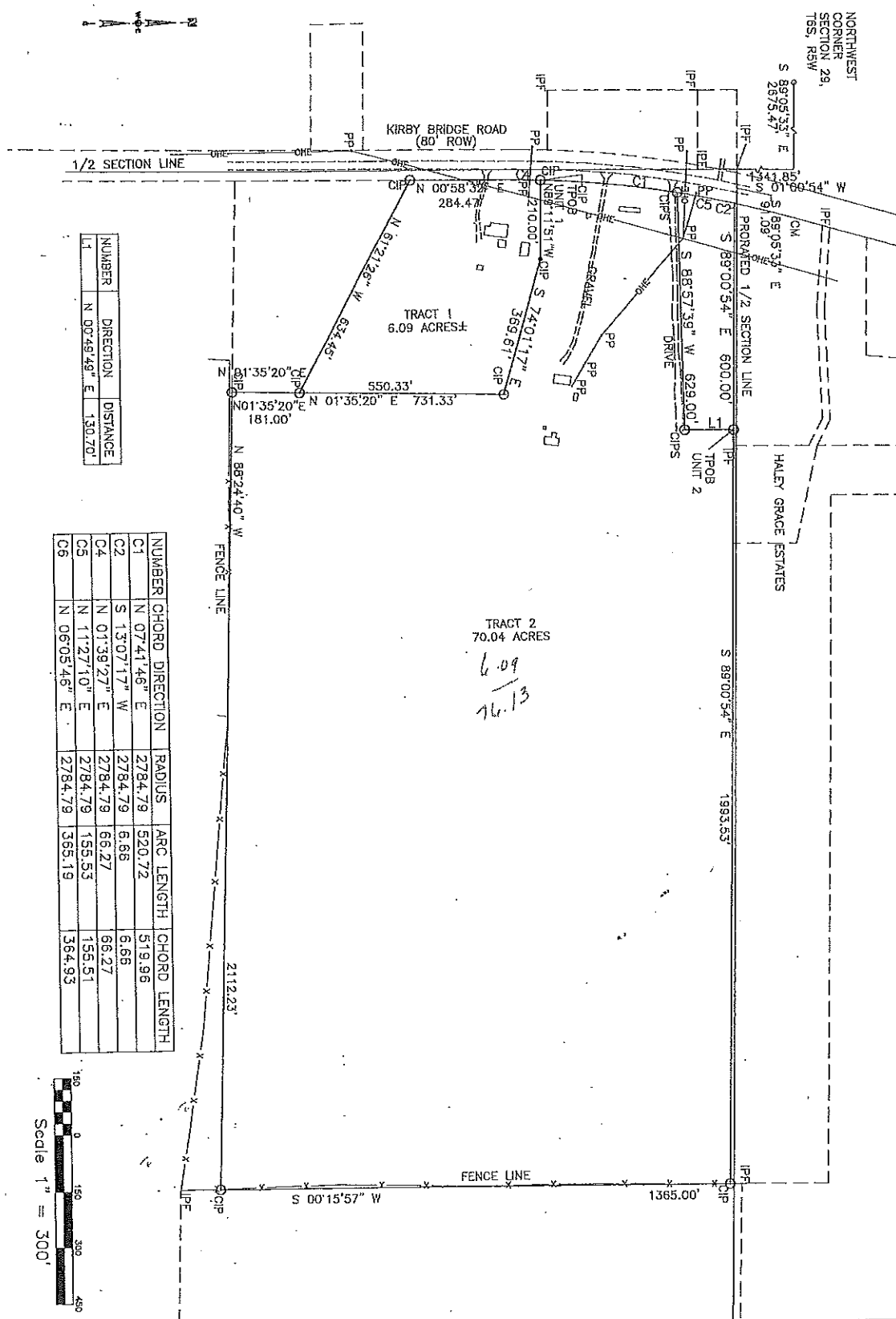
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3326-16

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

1740.5TH AVENUE SE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35802

256.353.3937P

256.350.2285P



CERTIFICATE TO SUBDIVIDE -- JAMES POWERS & ELIZABETH JOHNSON -- KIRBY BRIDGE ROAD

DRAWING DATE: 08-01-16 | DRAWN BY: MIL | APPROVED BY: RWH | JOB No. D-153-16

SCALE: 1"=300' | PAGE 4 OF 4

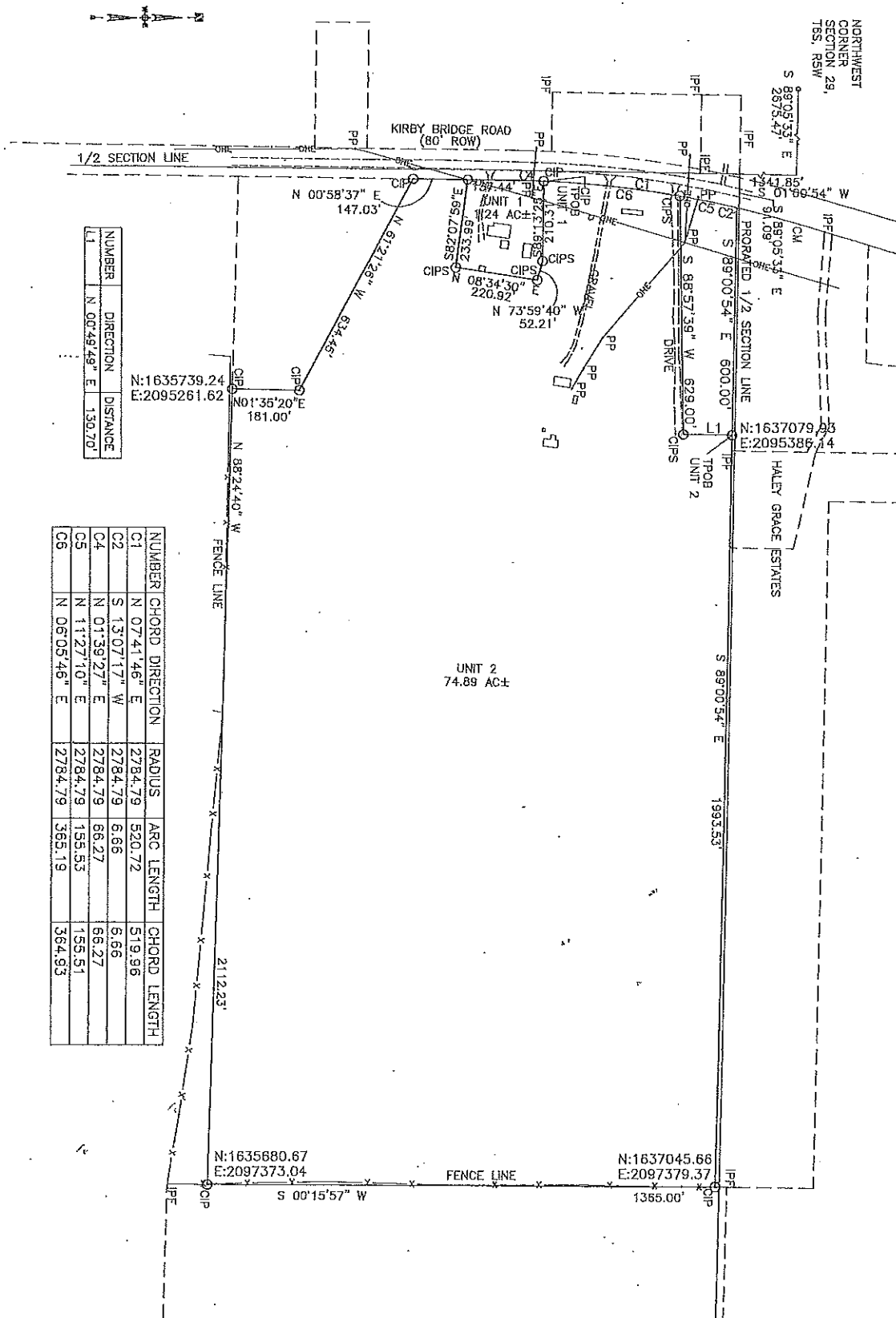
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3326-16



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

256.353.3937P

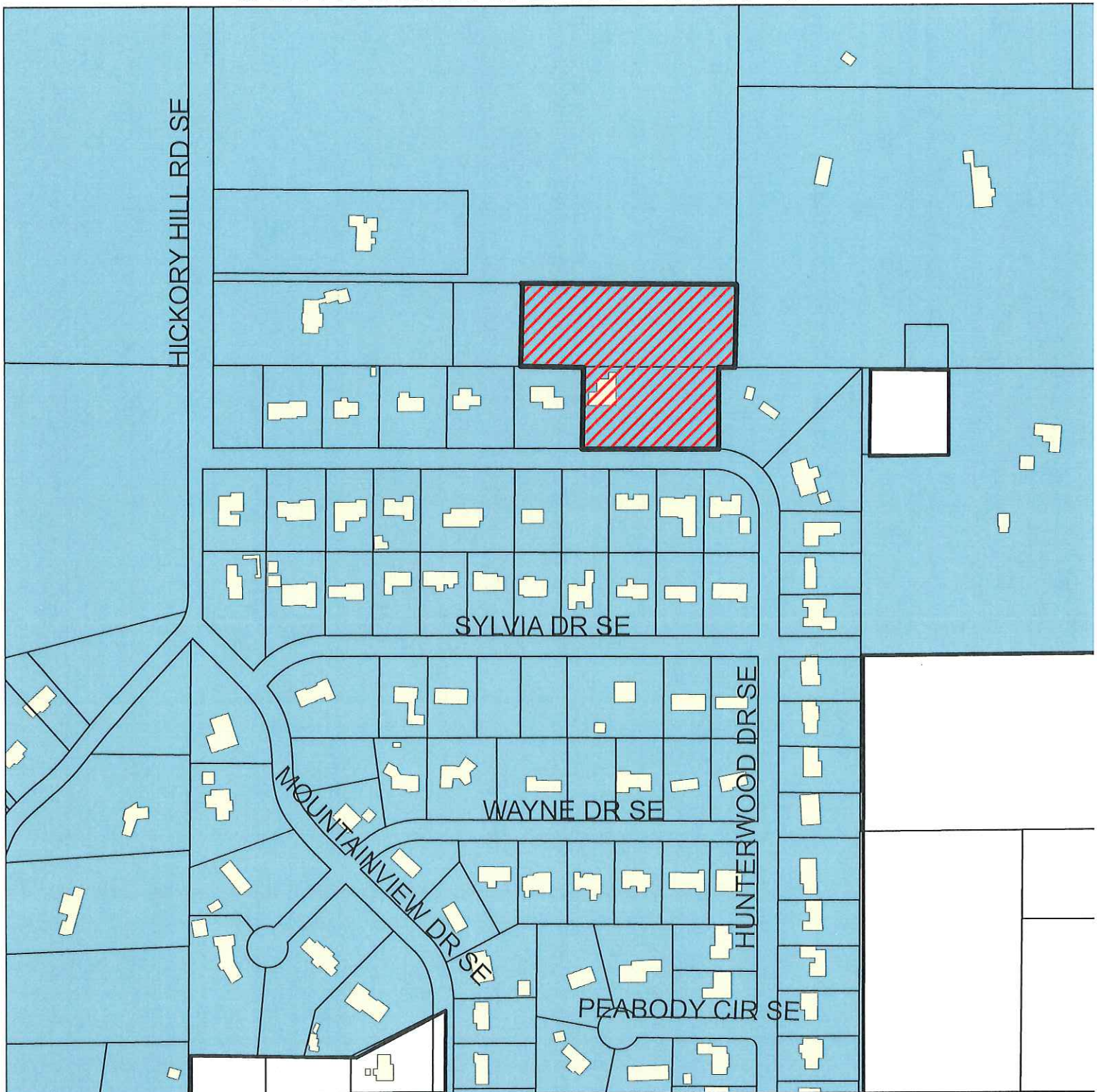
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BOUNDARY SURVEY -- JAMES POWERS & ELIZABETH JOHNSON -- KIRBY BRIDGE ROAD

DRAWING DATE: 07-20-16 DRAWN BY: JH APPROVED BY: BWA JOB NO: 157-16 SCALE: 1" = 200' PLAC: 1 OF 1

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3327-16



Legend

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

LOCATION MAP

APPLICANT: RANCHEL HUNT ESTATE

PROPERTY ZONED R-1 AND AG-1



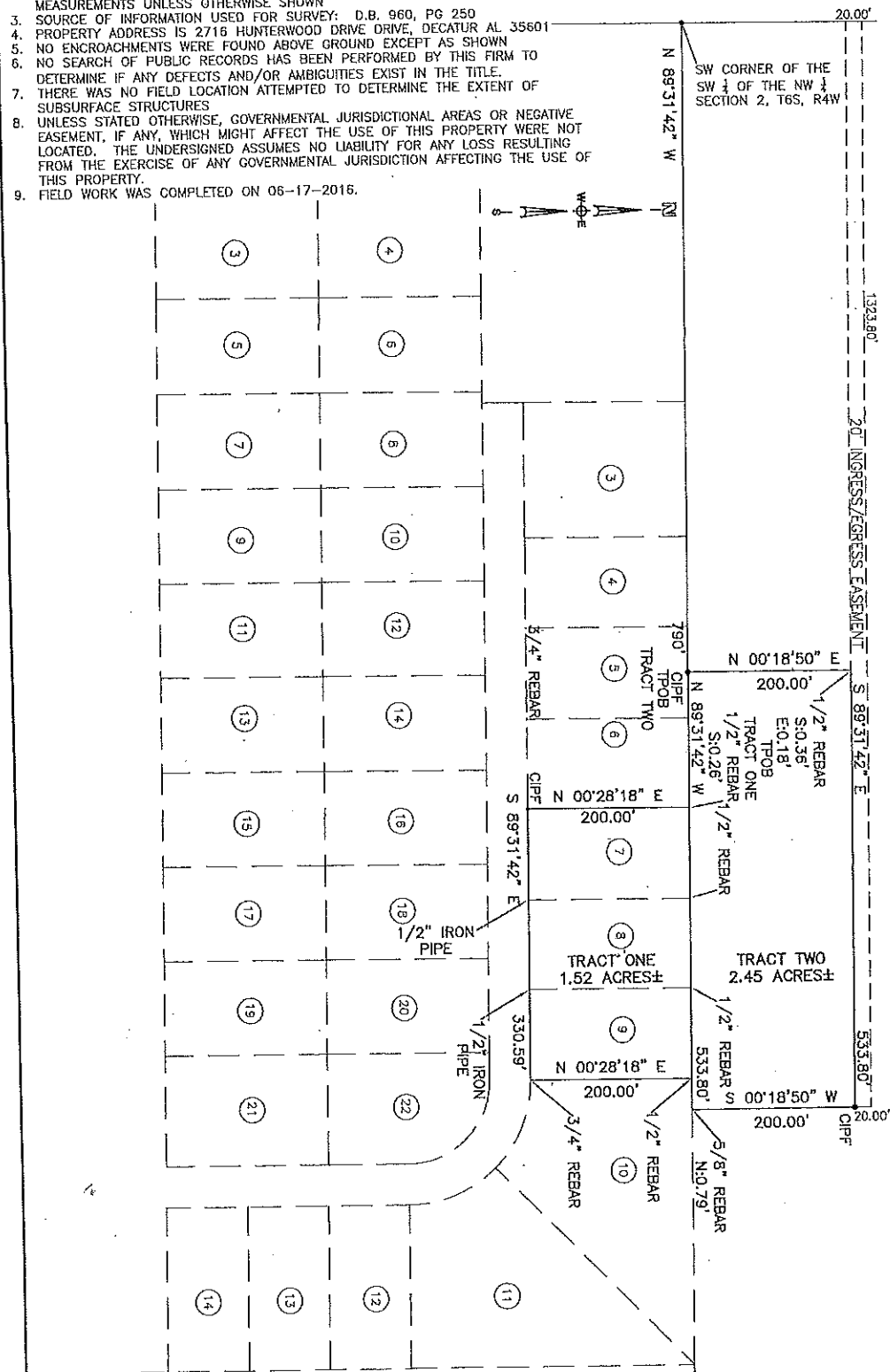
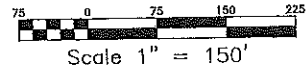
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3327-16

	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.3937P	256.350.2285F


GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD1983).
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 960, PG 250
4. PROPERTY ADDRESS IS 2716 HUNTERWOOD DRIVE, DECATUR AL 35601
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED ON 06-17-2016.



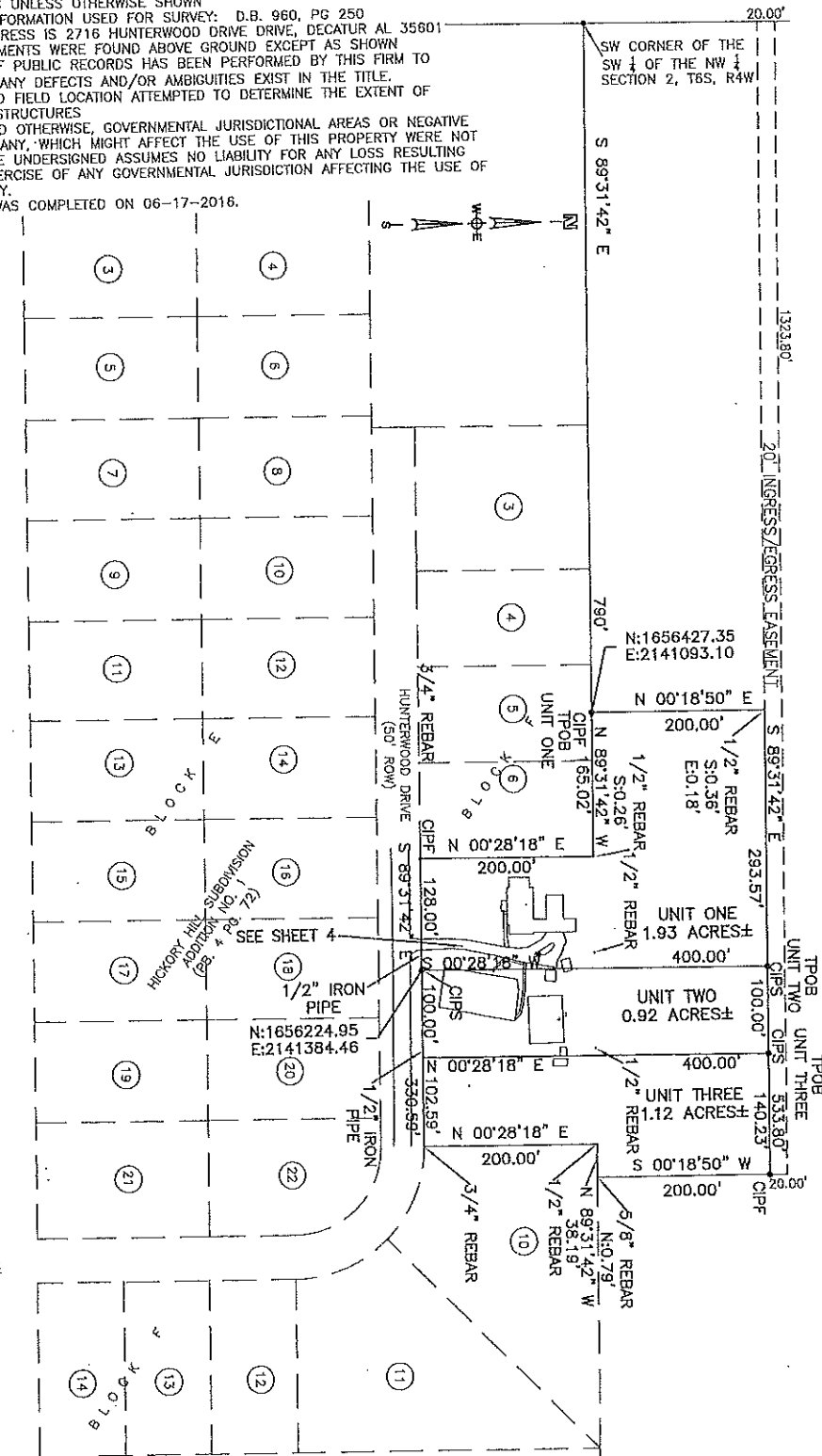
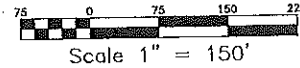
BOUNDARY SURVEY -- RACHEL HUNT ESTATE -- 2716 HUNTERWOOD DRIVE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3327-16

 PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.393.3937P	256.350.2285F

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9. FIELD WORK WAS COMPLETED ON 06-17-2016.



BOUNDARY SURVEY -- RACHEL HUNT ESTATE -- 2716 HUNTERWOOD DRIVE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3327-16

