



PLANNING COMMISSION CITY OF DECATUR, ALABAMA

March 22, 2016

DECATUR 2010
STUDY AREA 13

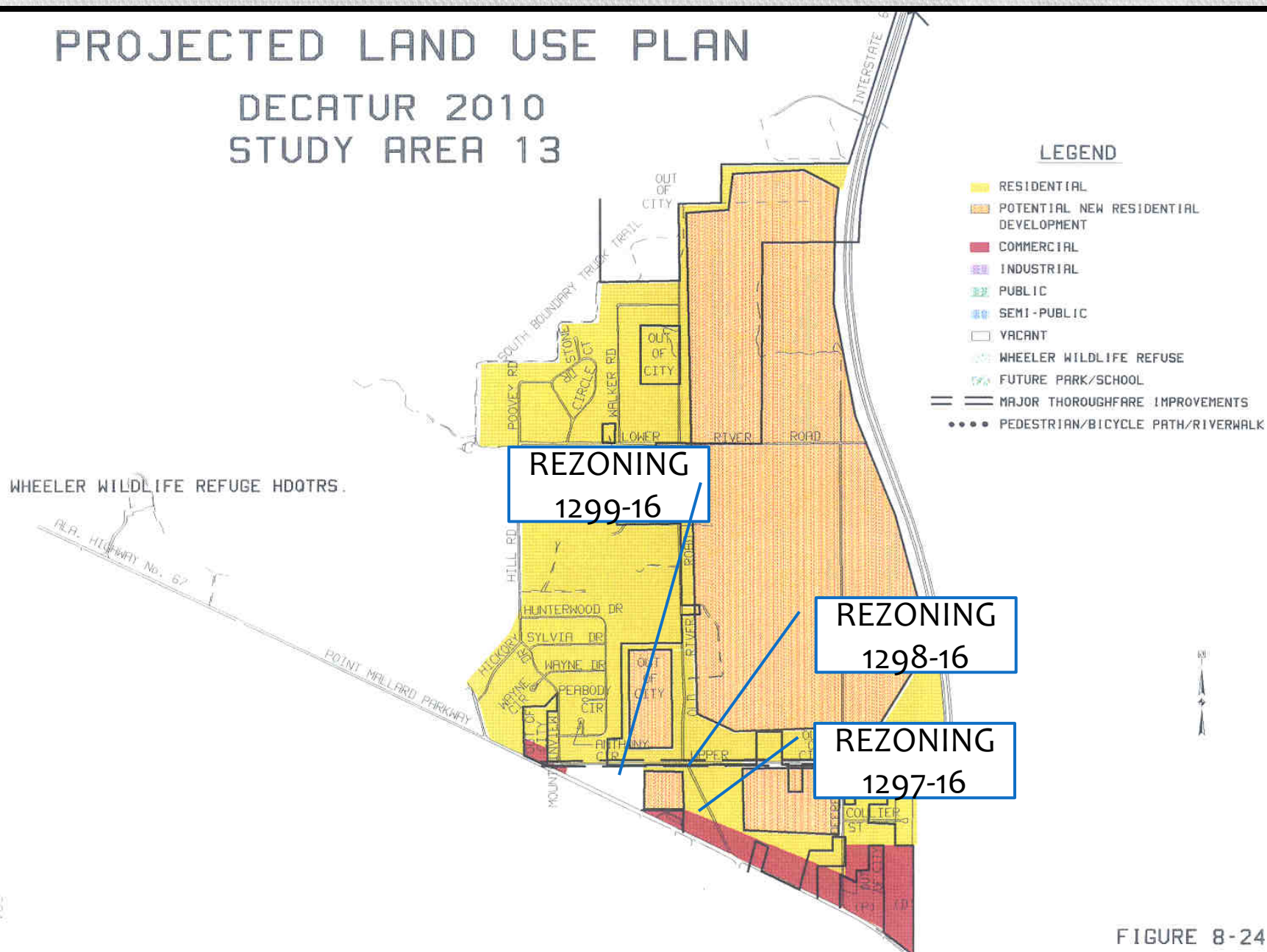
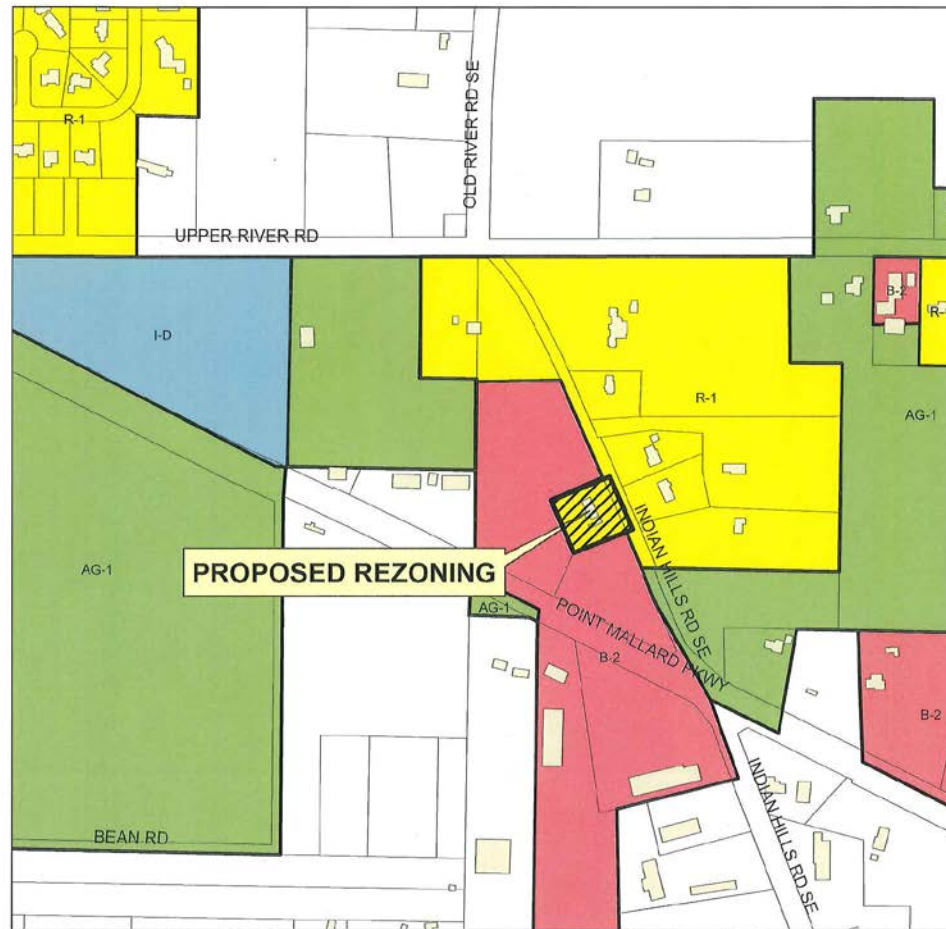


FIGURE 8-24

REZONING REQUEST NO. 1297-16 FROM R-1 TO B-2 .94 ACRES



LOCATION MAP

Legend

Buildings

Ownership

SUBJECT PROPERTY

APPLICANT: PRIME DEVELOPMENT

PROPERTY ZONED R-1



DRAWING NOT TO SCALE



S 00°49'43" W
481.50'

$$\frac{N 25^{\circ} 17' 47''}{371.61'}$$

N 67°37'17" E
198.96' (M)
208.71' (D)

INDIAN HILLS ROAD, SE.
(OLD SOMERVILLE PIKE ROAD)
N 25°17'47" W
205.18' (M)
208.71' (D)

N 23°27'31" W
197.94' (M)
208.71' (O)

N 69°34'22" E
205.79' (M)
208.71' (D)

CONCRETE
MONUMENT

1. NORTH REFERRING TO ALABAMA STATE PLANE GRID, WEST ZONE - NAD83.
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. 2005, PG 4936
4. PROPERTY ADDRESS IS 2920 POINT MALLARD PARKWAY SE
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.

ALABAMA HIGHWAY 67
R.O.W. VARIES

BOUNDARY SURVEY -- PRIME DEVELOPMENT, LLC -- 3403 INDIAN HILLS ROAD, SE

DRAWING DATE: 03-01-16	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. S-46-16	SCALE: 1"=60'	PAGE 2 OF 2
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PUGHWRIGHTMCANALLY.COM

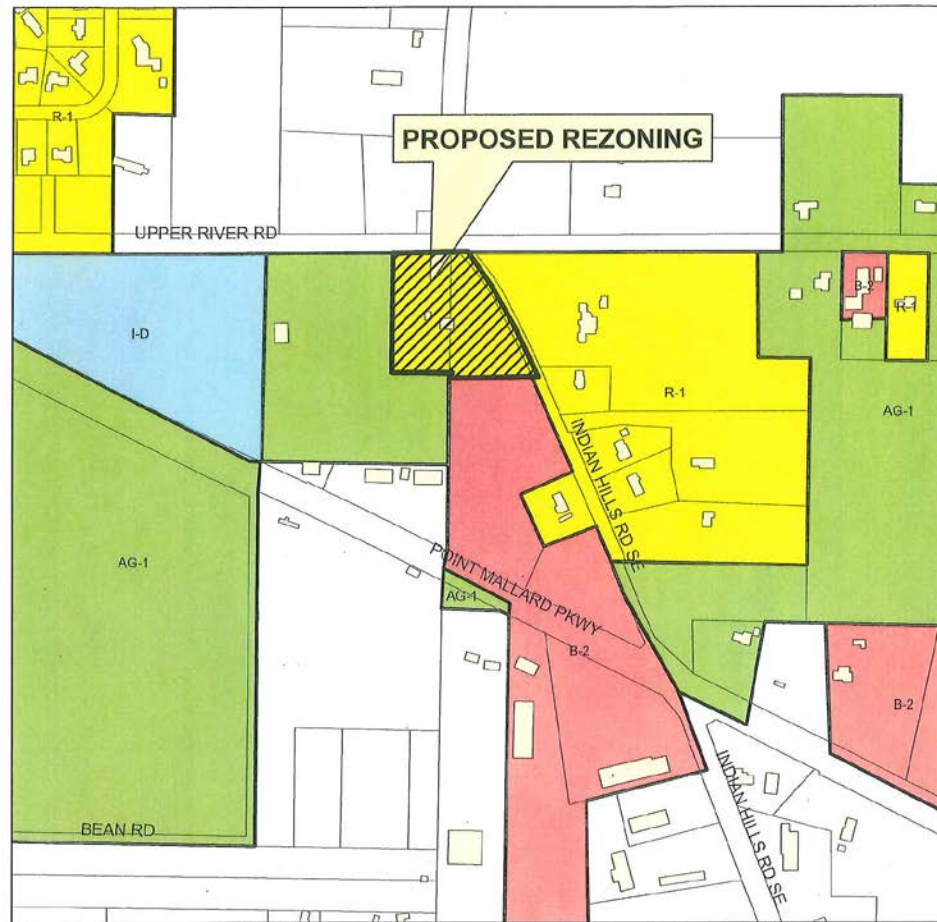
Rezoning Request 1297-16



Rezoning Request 1297-16



REZONING REQUEST NO. 1298-16 FROM R-1 TO B-2 4.2 ACRES



LOCATION MAP

Legend

- Buildings
- Ownership

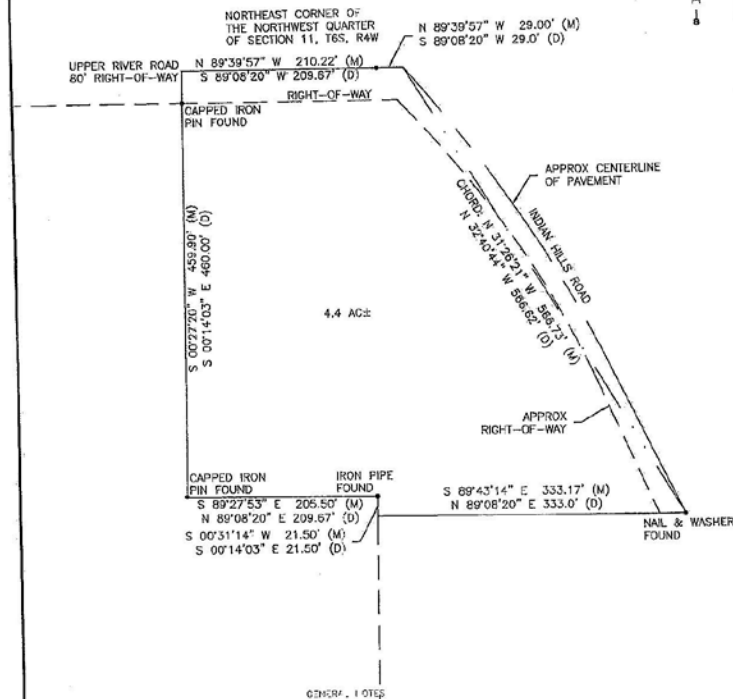
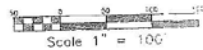
SUBJECT PROPERTY

APPLICANT: MORRIS HOLDING, LLC

PROPERTY ZONED R-1



DRAWING NOT TO SCALE



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE - NAD83.
2. ALL DIMENSIONS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1708, PG 797
4. PROPERTY ADDRESS IS 2949 UPPER RIVER ROAD SE
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 EASEMENTS, 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 MARCH, 2016

BOUNDARY SURVEY -- MORRIS HOLDINGS, LLC -- 2949 UPPER RIVER ROAD, SE

DRAWING DATE: 03-08-16 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-53-16 | SCALE: 1"=100' | PAGE 2 OF 2

PUGHWRIGHTMCANALLY

PROJECTED LAND USE PLAN

DECATUR 2010 STUDY AREA 13

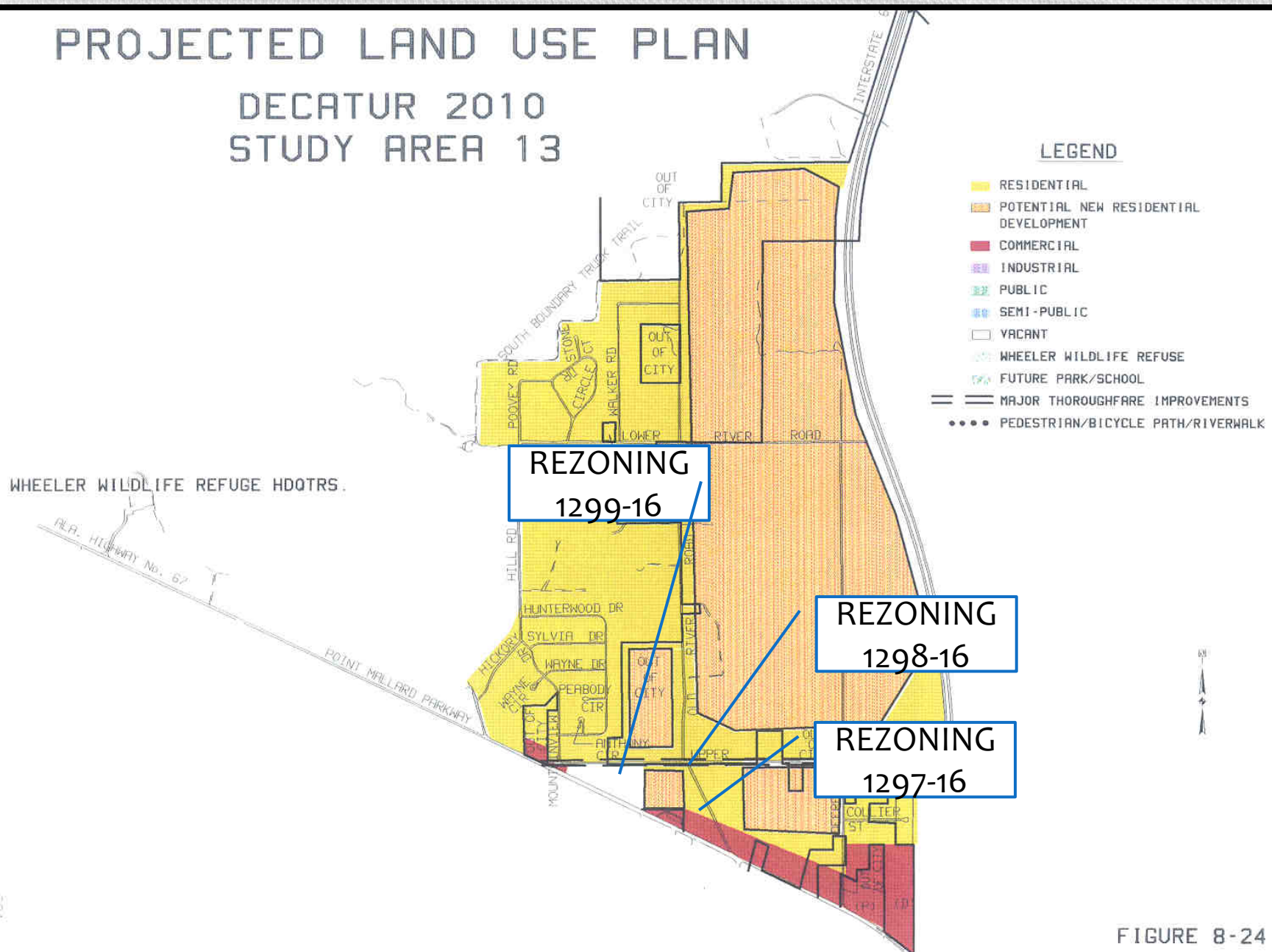


FIGURE 8-24

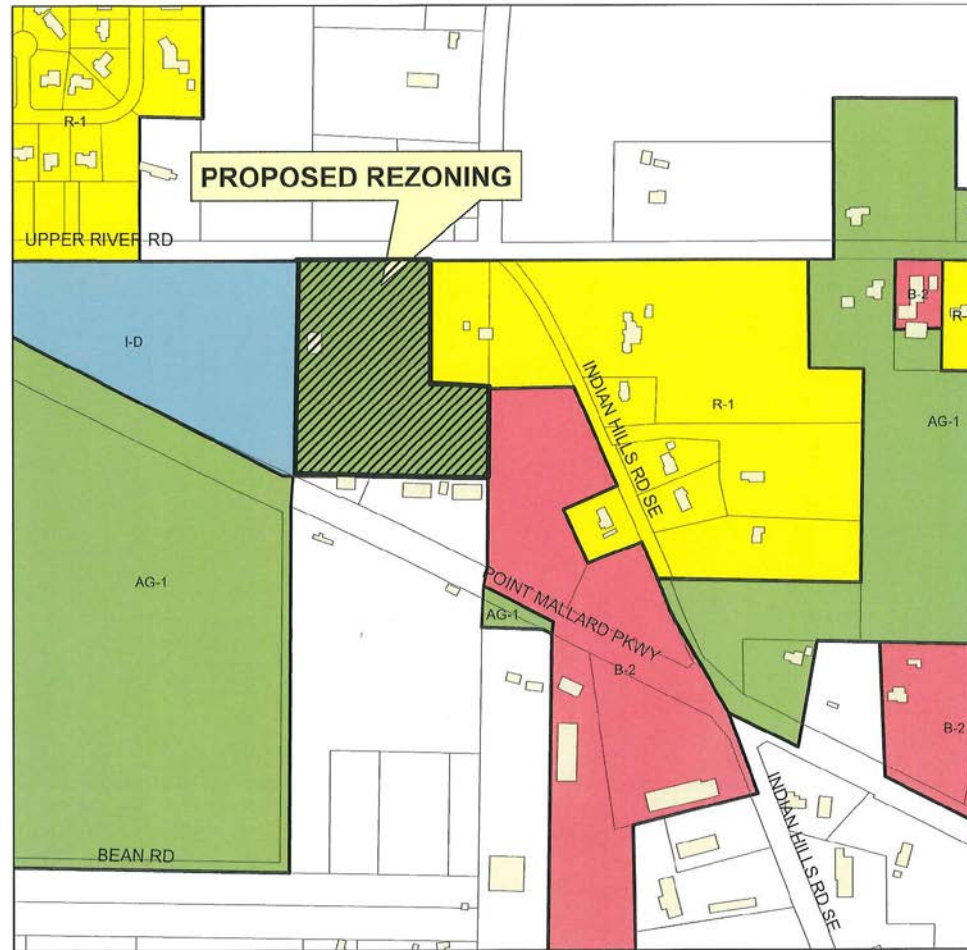
Rezoning Request 1298-16



Rezoning Request 1298-16



REZONING REQUEST NO. 1299-16 FROM AG-1 TO B-2 9.26 ACRES



LOCATION MAP

Legend

Buildings

Ownership

SUBJECT PROPERTY

APPLICANT: HI COTTON . LLC

PROPERTY ZONED AG-1



DRAWING NOT TO SCALE



UPPER RIVER ROAD
80' RIGHT-OF-WAY

NORTHEAST CORNER OF
THE NORTHWEST QUARTER
OF SECTION 11, T6S, R4W

N 89°39'57" W 210.22' (DEED 210')
S 00°27'20" W 35.26' (DEED 40')

IRON
CAPPED IRON
PIN FOUND

CONCRETE
MONUMENT FOUND S 89°45'08" E 452.07'
(DEED 453.7')

(DEED 420')
S 00°27'20" W 424.64'

IRON
CAPPED IRON
PIN FOUND

S 89°27'53" E 205.50'
(DEED 210')

IRON PIPE
FOUND

(DEED 319')
S 00°31'14" W 319.31'

IRON
CAPPED IRON
PIN FOUND

(DEED 675')
N 89°33'56" W 661.60'

IRON PIN
FOUND (3.9' WEST)

ALABAMA HIGHWAY
R.O.W. VARIES

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE - NAD83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: D.S. 138.
4. PROPERTY ADDRESS IS UPPER RIVER ROAD SE.
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 JURISDICTION, CLAIMS 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 MARCH, 2016.

BOUNDARY SURVEY -- HILTON, LLC -- INDIAN HILLS ROAD, SE

DRAWING DATE: 03-08-16 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-52-16 | SCALE: 1"=100' | PAGE 2 OF 2

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PROJECTED LAND USE PLAN

DECATUR 2010 STUDY AREA 13

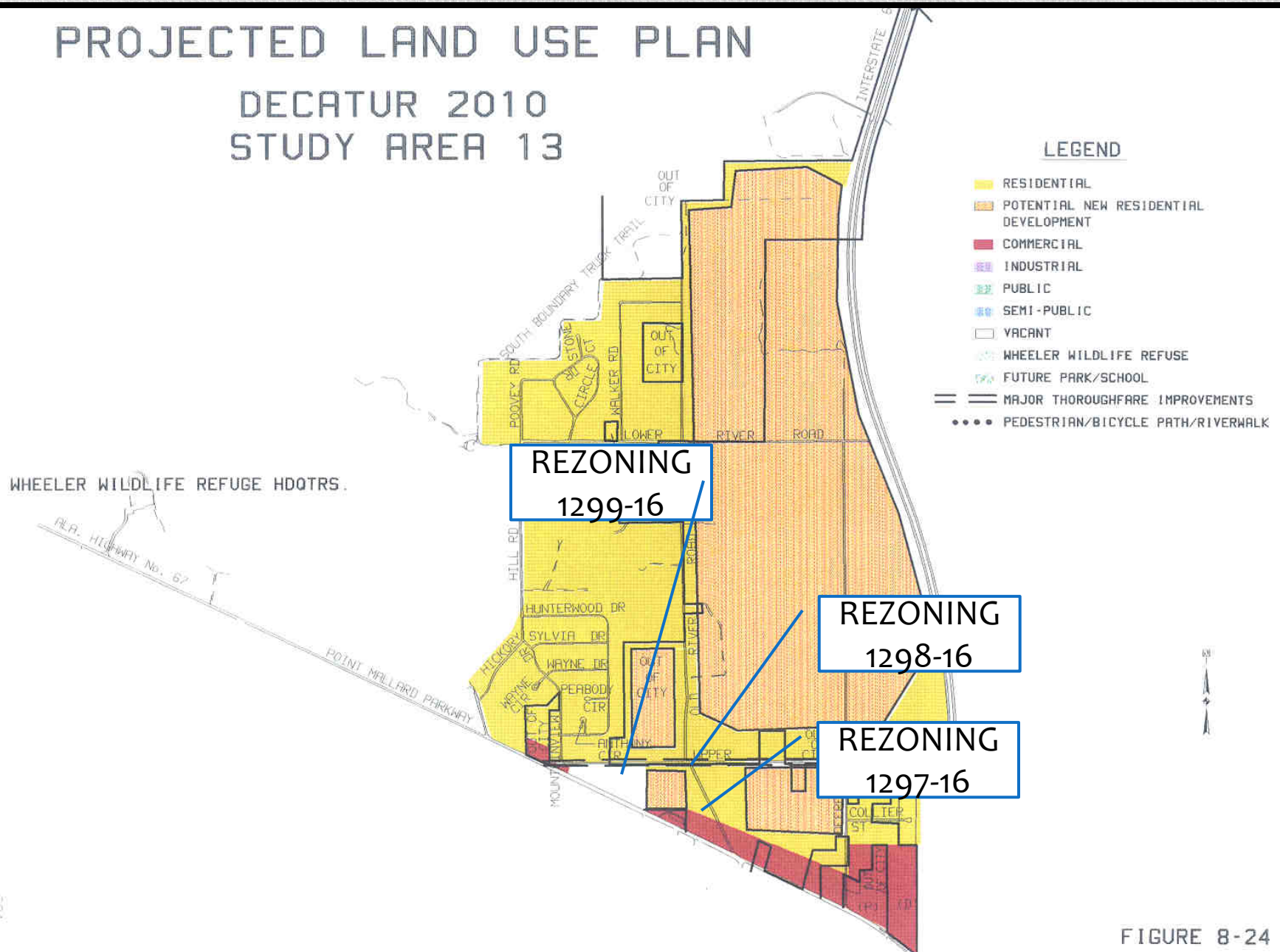
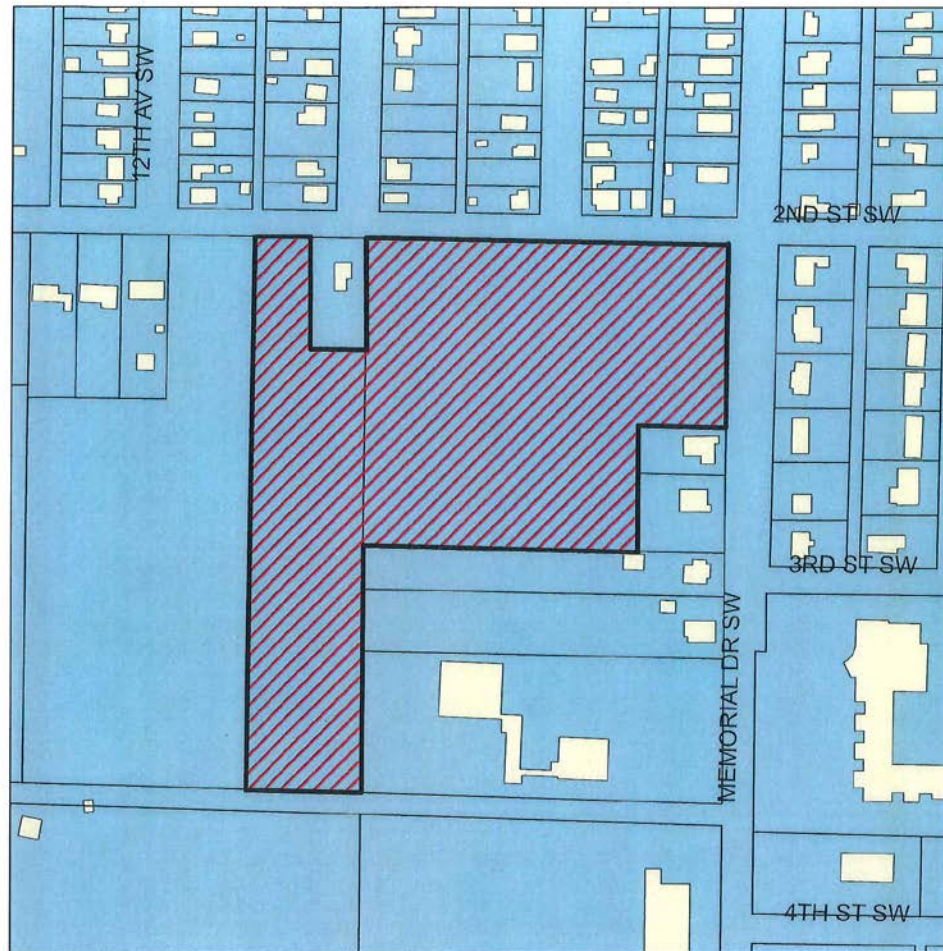


FIGURE 8-24

Rezoning Request 1299-16



CERTIFICATE TO CONSOLIDATE NO.3305-16



Legend

- Ownership
- Buildings
- Corporate Limits

SUBJECT PROPERTY

LOCATION MAP

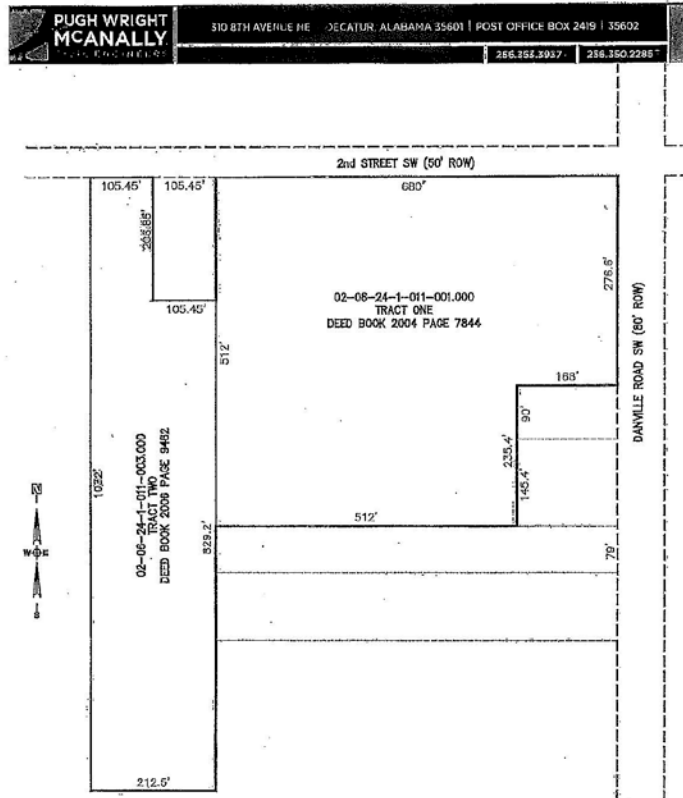
APPLICANT: APOSTOLIC CHURCH OF GOD INC.

PROPERTY ZONED R-2

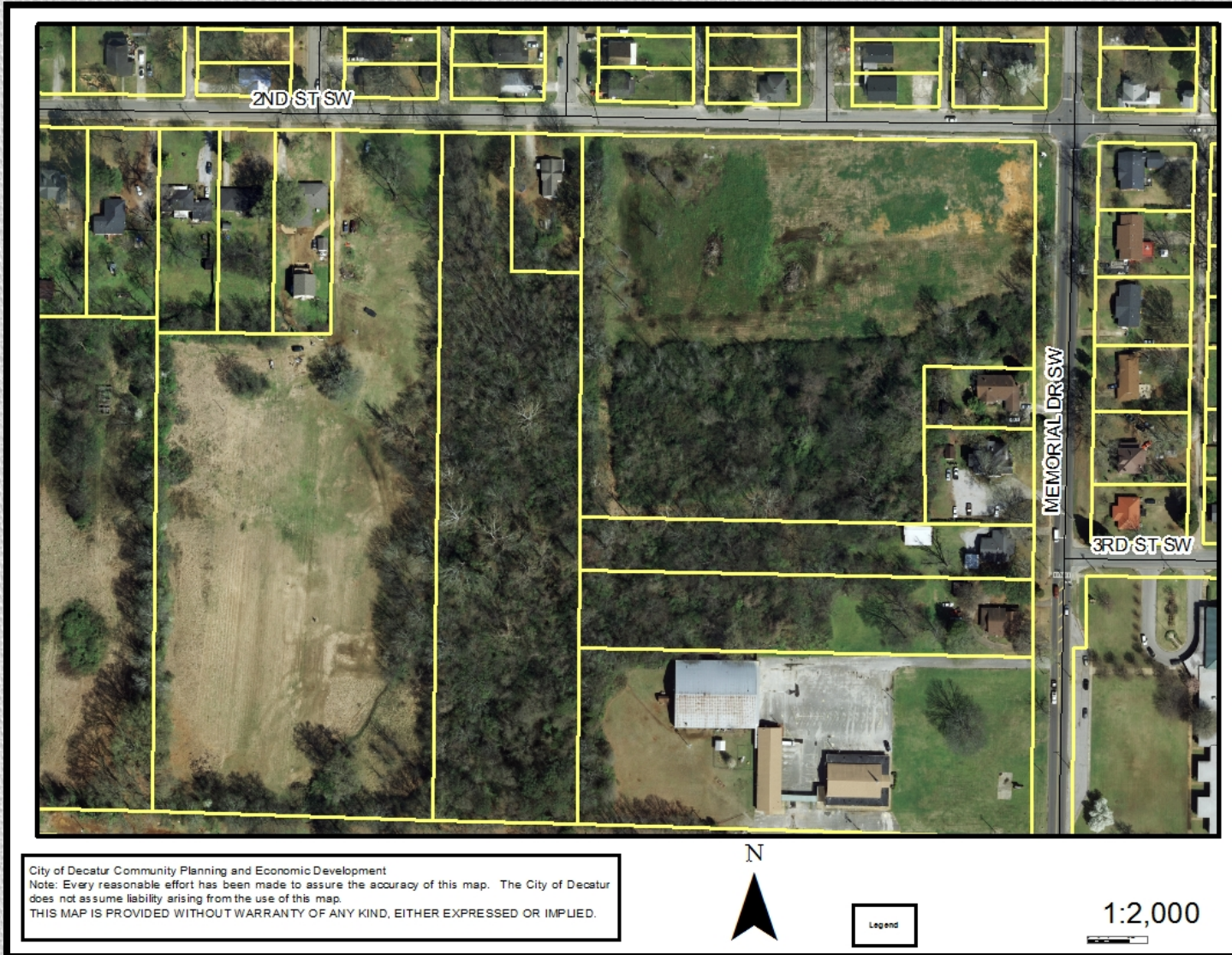


DRAWING NOT TO SCALE

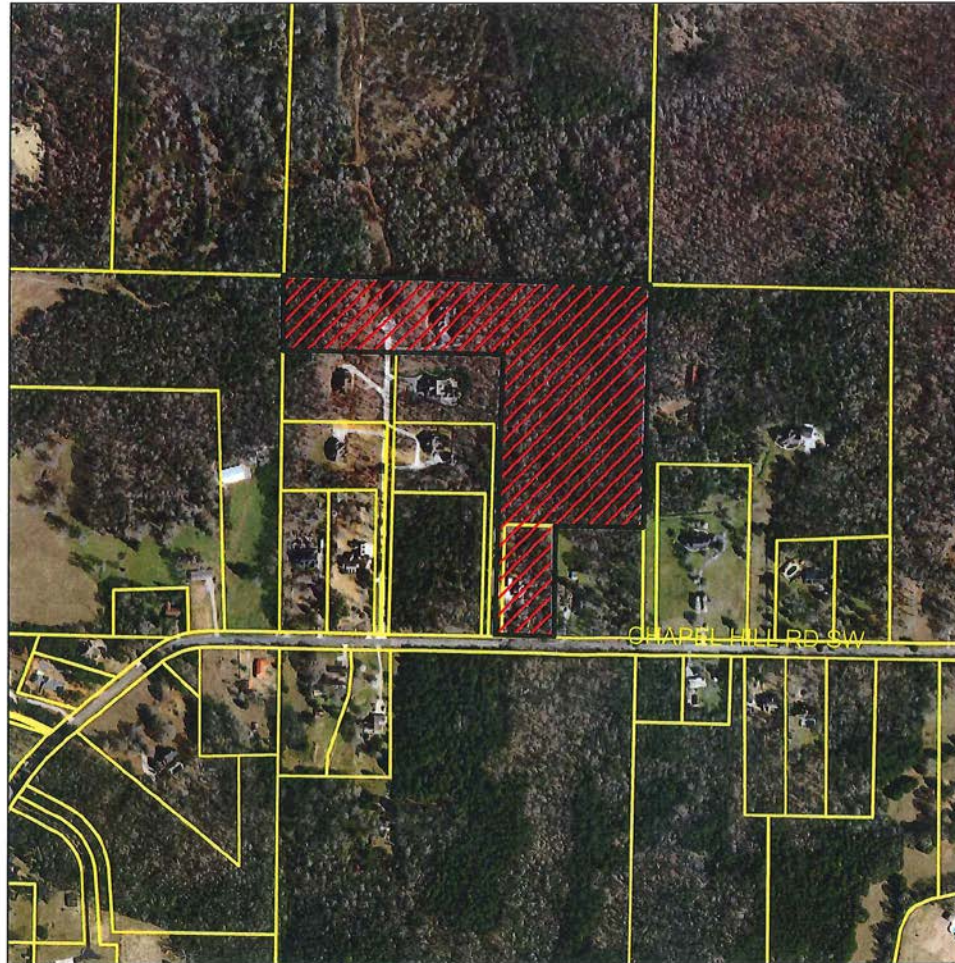
CERTIFICATE TO CONSOLIDATE NO. 3305-16



Certificate to Consolidate 3305-16



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3306-16



LOCATION MAP

Legend

 Ownership

 SUBJECT PROPERTY

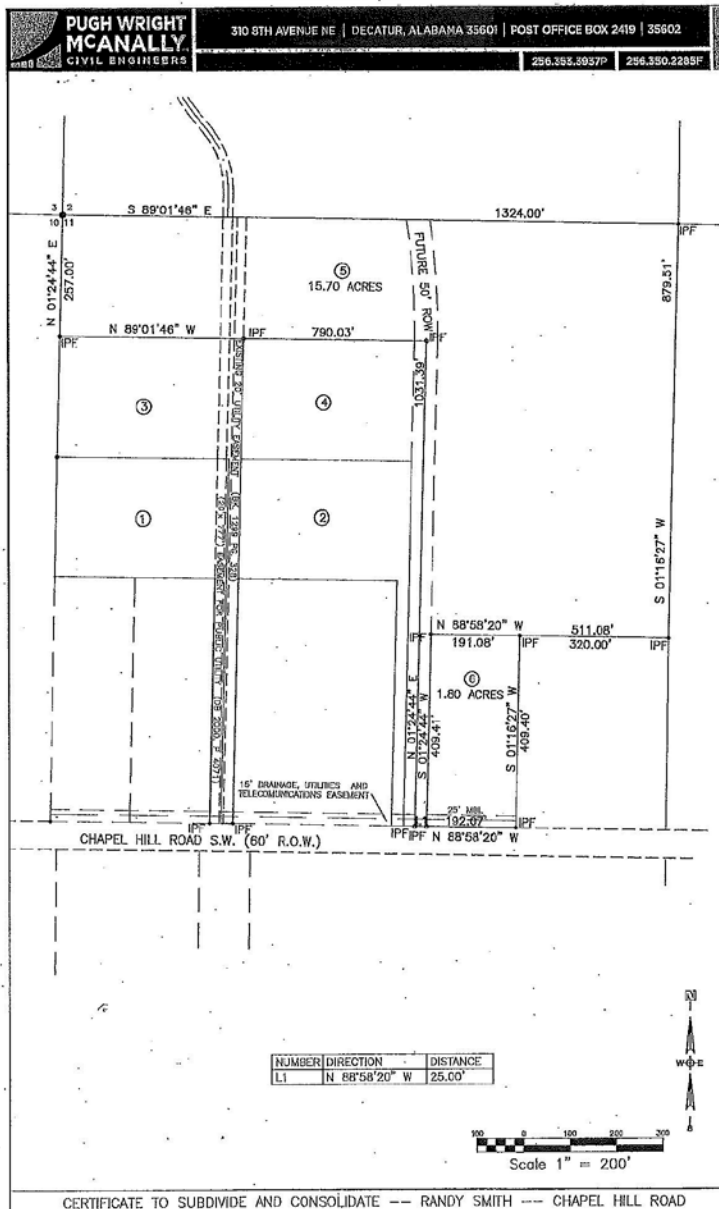
APPLICANT: BJRS, LLC AND BOBBY R. JETT JR.

PROPERTY ZONED AG-2



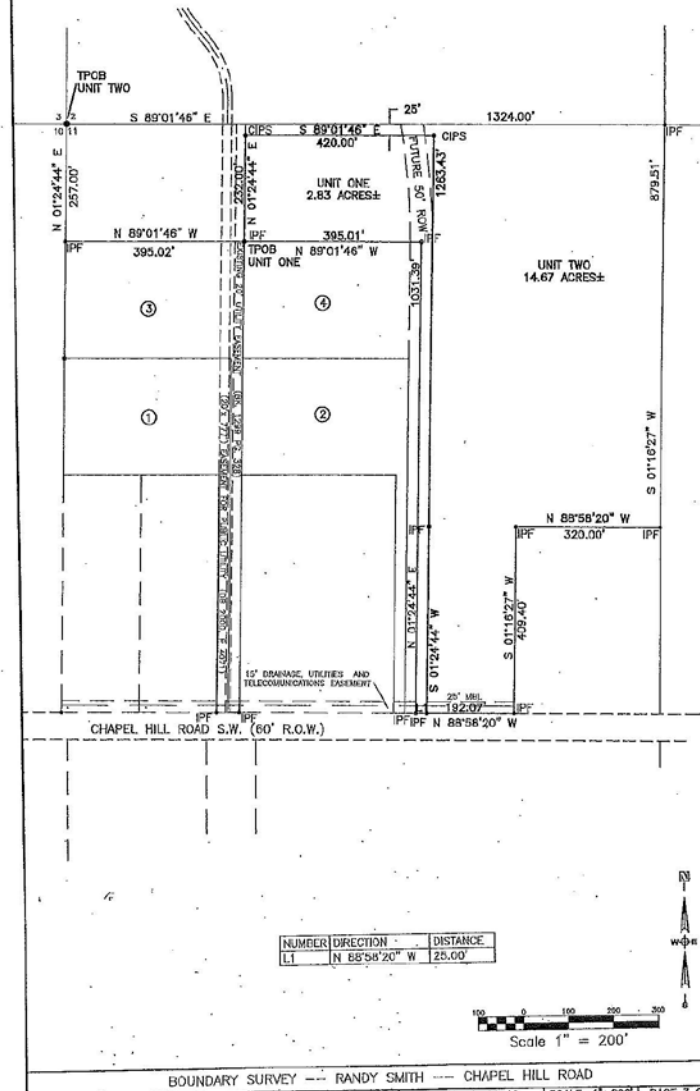
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3306-16

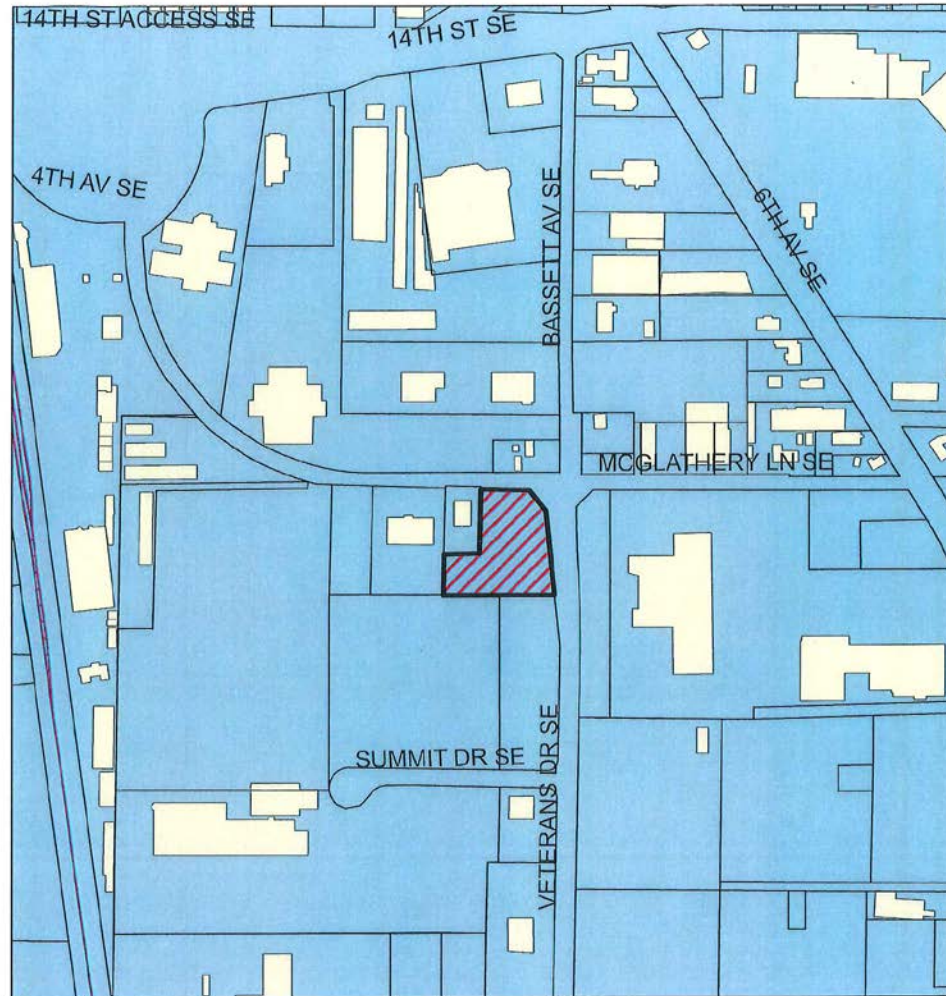


CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3306-16

**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2288F



SITE PLAN 537-16



Legend

Ownership

Buildings

Corporate Limits

 SUBJECT PROPERTY

LOCATION MAP

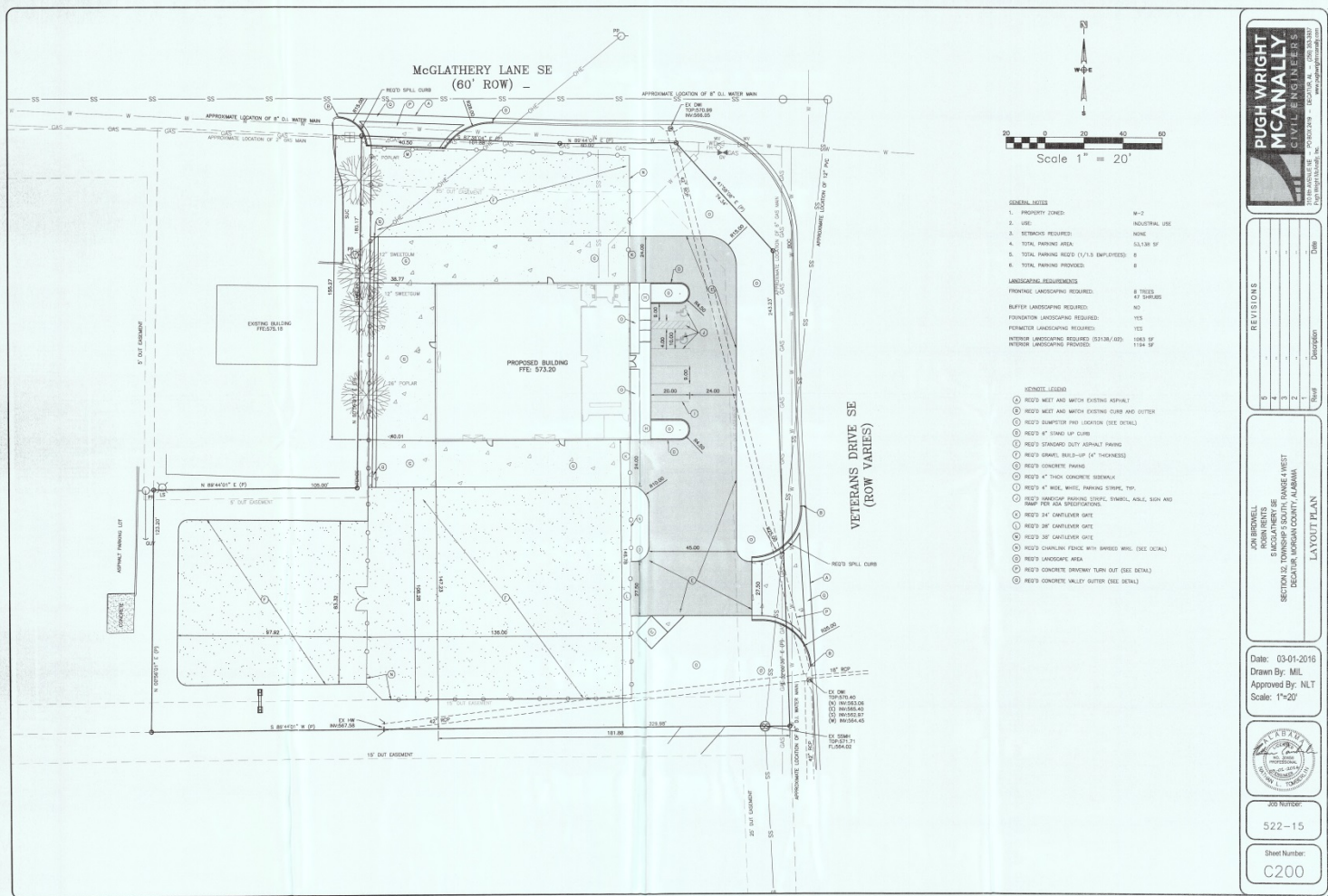
APPLICANT: OZIER FAMILY LTD. PARTNERSHIP

PROPERTY ZONED M-2



DRAWING NOT TO SCALE

SITE PLAN 537-16



Site Plan Review 537-16



Site Plan Review 537-16



Site Plan Review 537-16



SITE PLAN 538-16



LOCATION MAP

Legend

 Ownership

 Corporate Limits

 SUBJECT PROPERTY

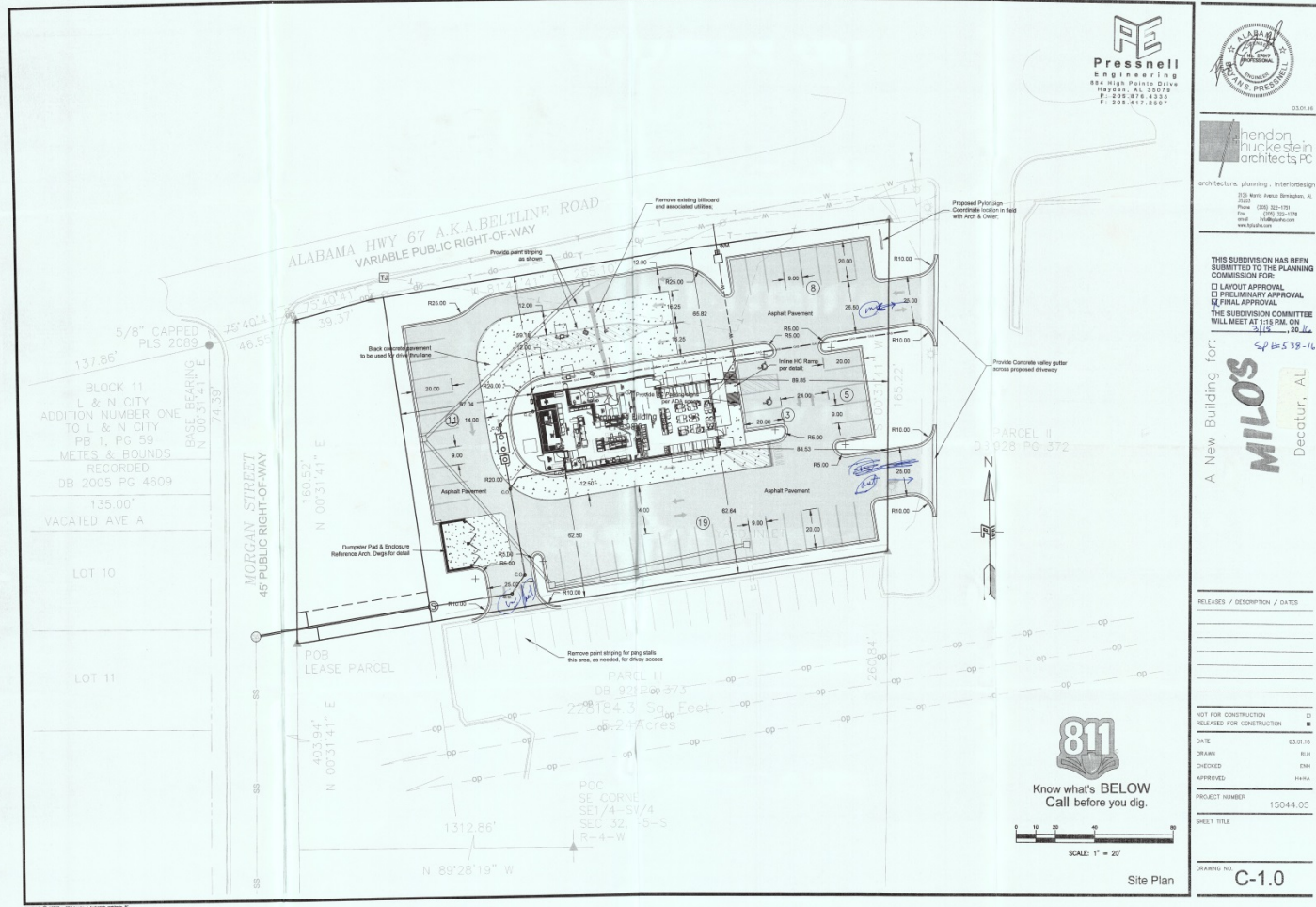
APPLICANT: DECATUR VENTURES LTD

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

SITE PLAN 538-16 MILO'S



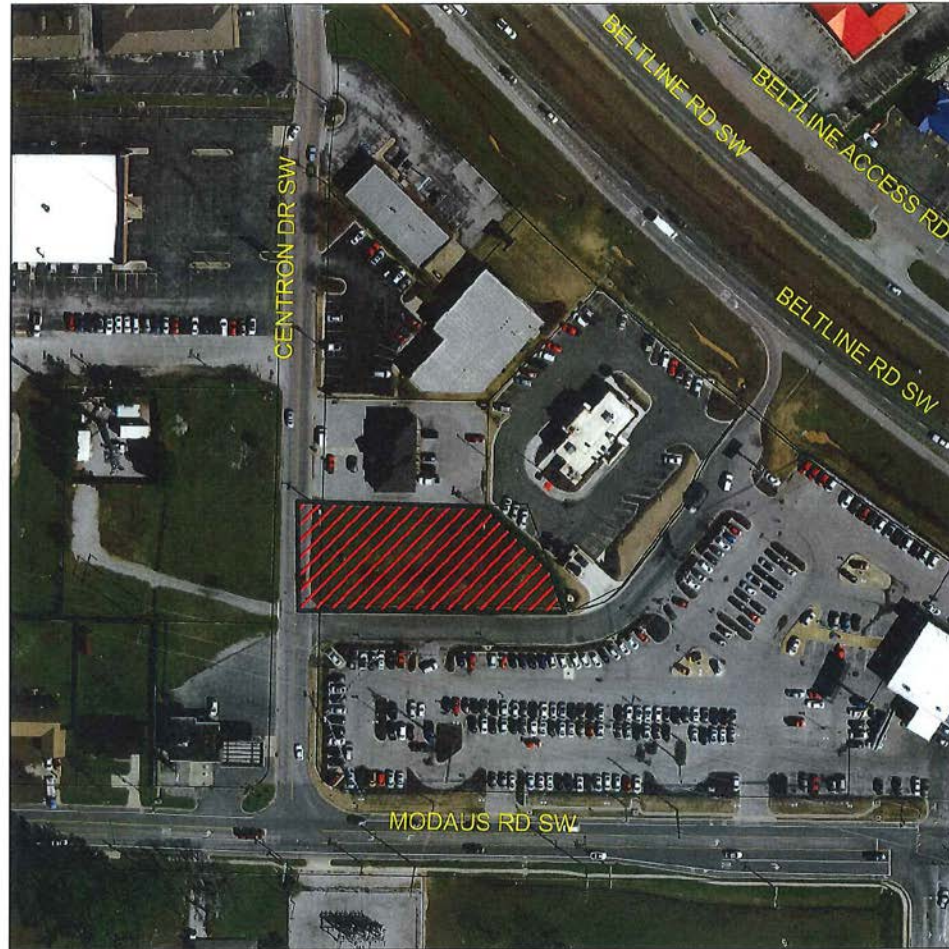
Site Plan Review 538-16



Site Plan Review 538-16



SITE PLAN NO. 539-16



Legend

 Ownership

 Buildings

 Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

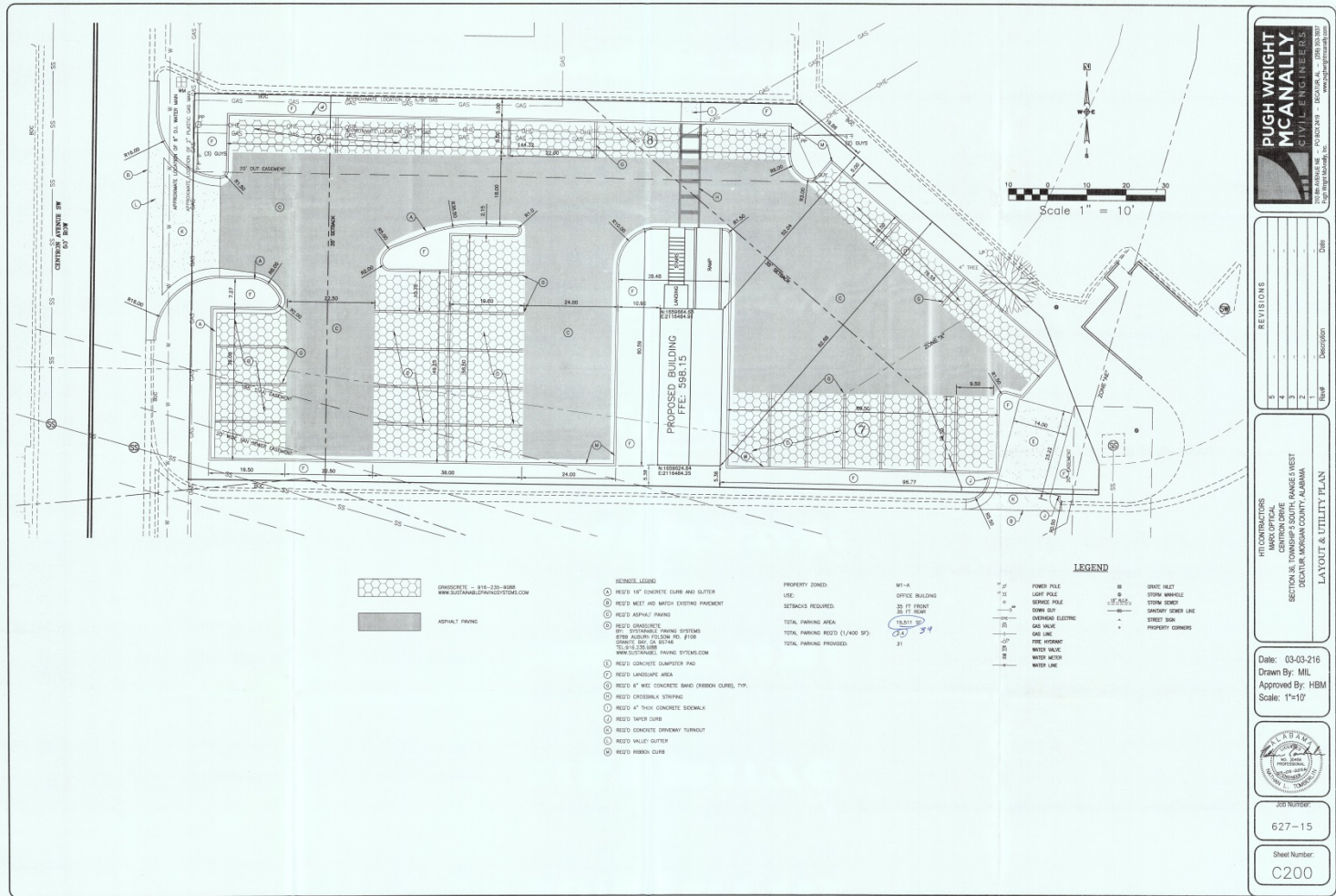
APPLICANT: PATTY CHANCELOR

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

SITE PLAN 539-16 STORAGE AT MARX OPTICAL



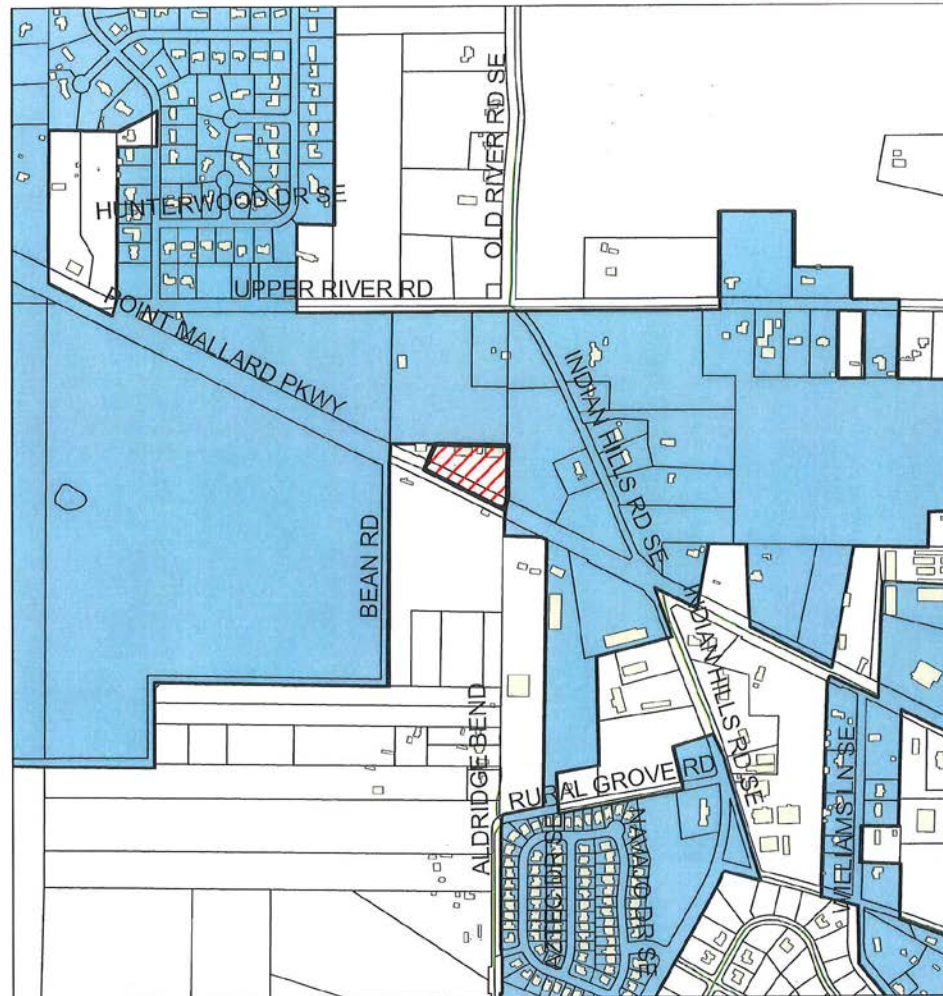
Site Plan Review 539-16



Site Plan Review 539-16



ANNEXATION REQUEST NO. 349-16



Legend

Ownership

Buildings

Corporate Limits

SUBJECT PROPERTY

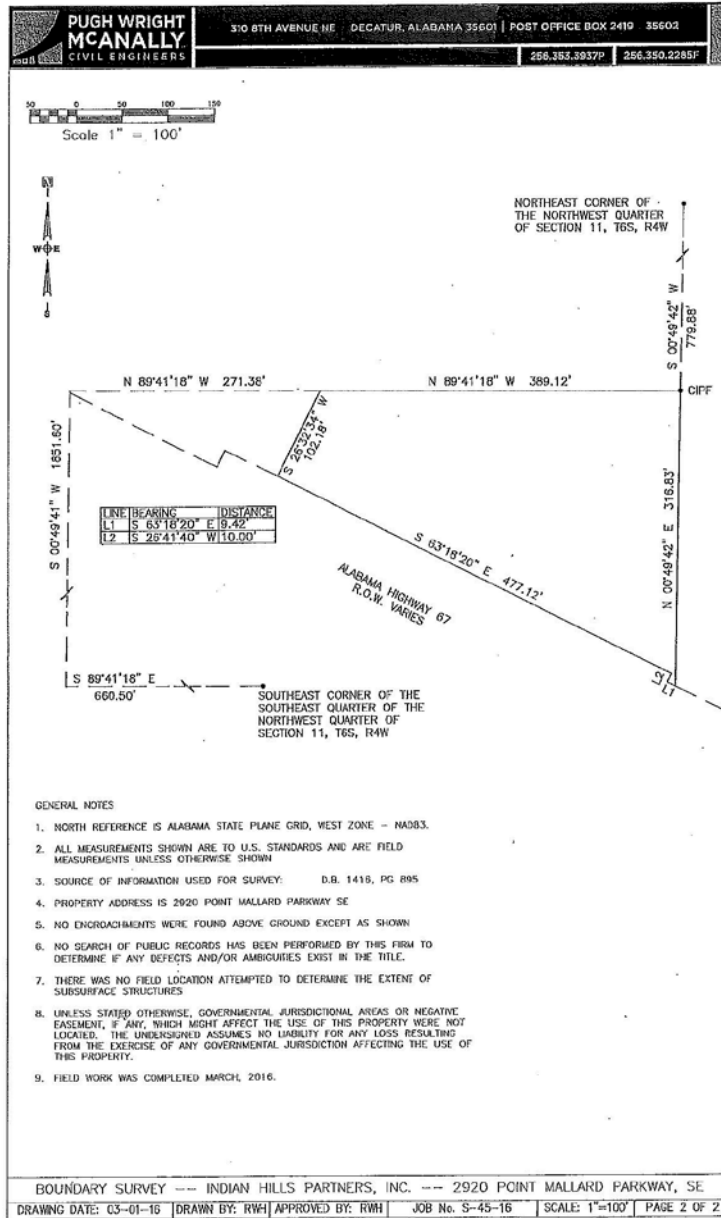
LOCATION MAP

APPLICANT: INDIAN HILLS PARTNERS INC



DRAWING NOT TO SCALE

ANNEXATION REQUEST NO. 349-16



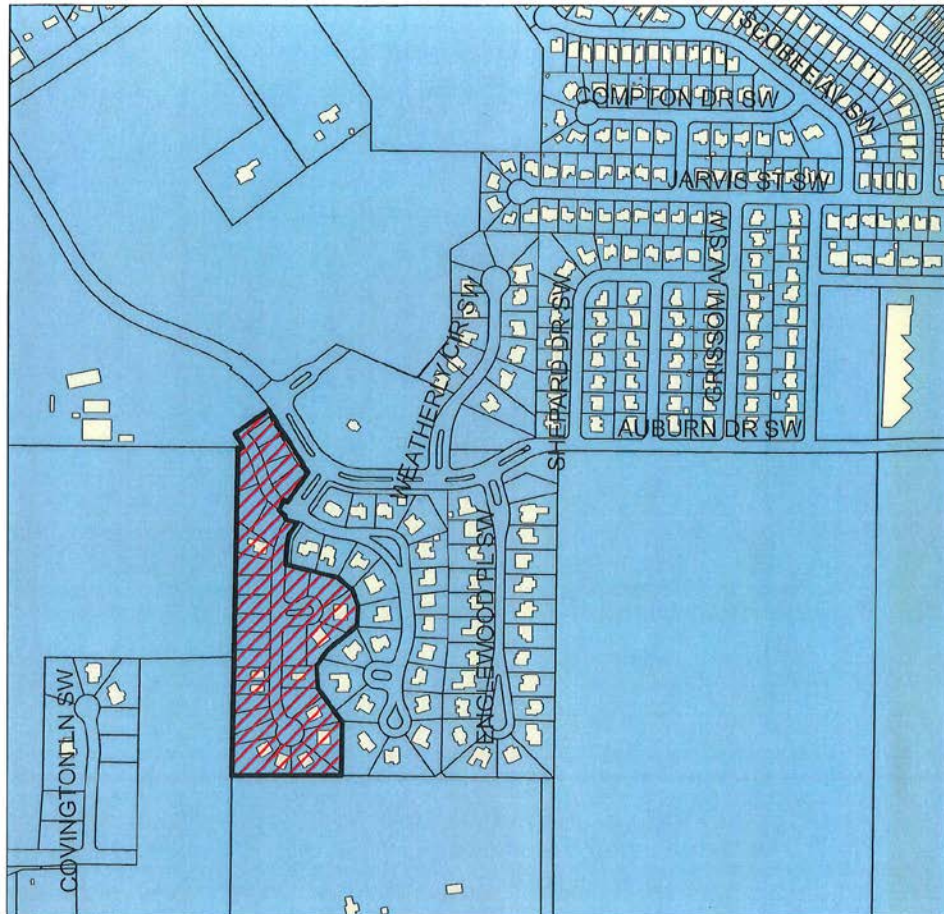
Annexation 349-16



Annexation 349-16



BOND REVIEW CITY VIEW ADD. NO. 3 SIDEWALKS



Legend

Ownership

Buildings

Corporate Limits

SUBJECT PROPERTY

LOCATION MAP

APPLICANT: VERNON LANE



DRAWING NOT TO SCALE

Bond Review – City View Estates, Add No. 3 – Sidewalk Completion

