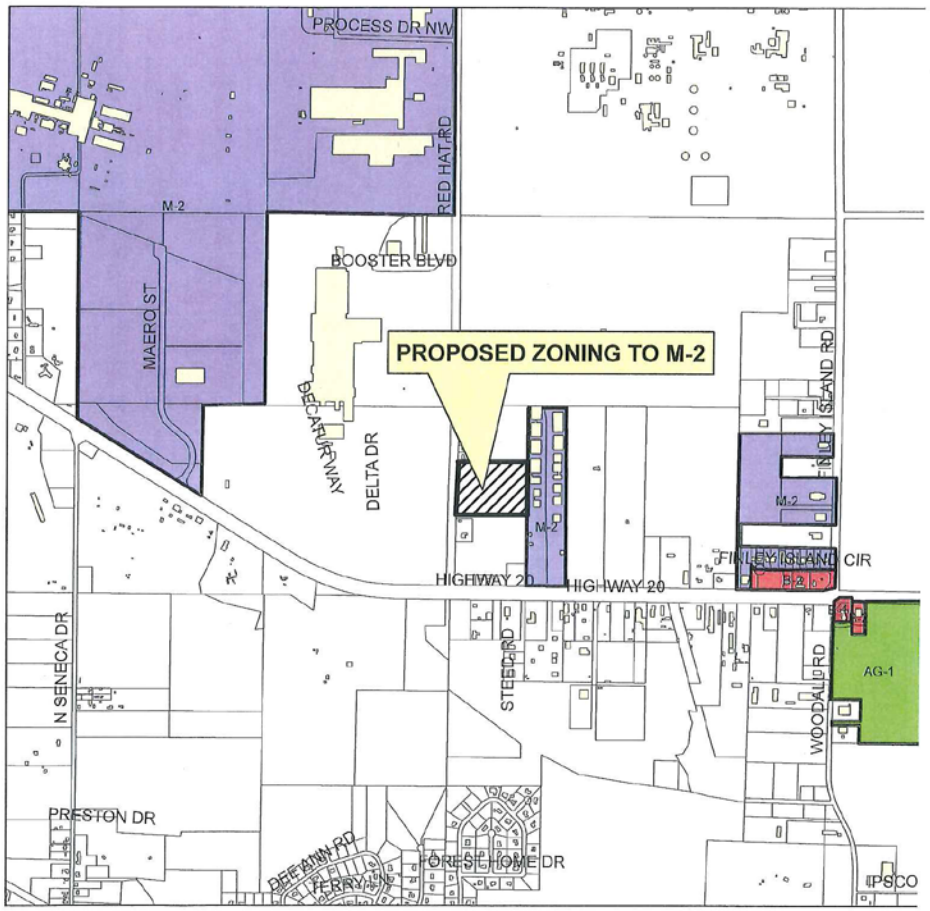
Planning Commission
City of Decatur

August 23, 2016

ZONING REQUEST NO. 1304-16
FROM NEWLY ANNEXED TO M-2 17.28 ACRES



LOCATION MAP

Legend

Buildings

Ownership

SUBJECT PROPERTY

APPLICANT: JOHN EYSTER , JR.

PROPERTY NEWLY ANNEXED

N

W E

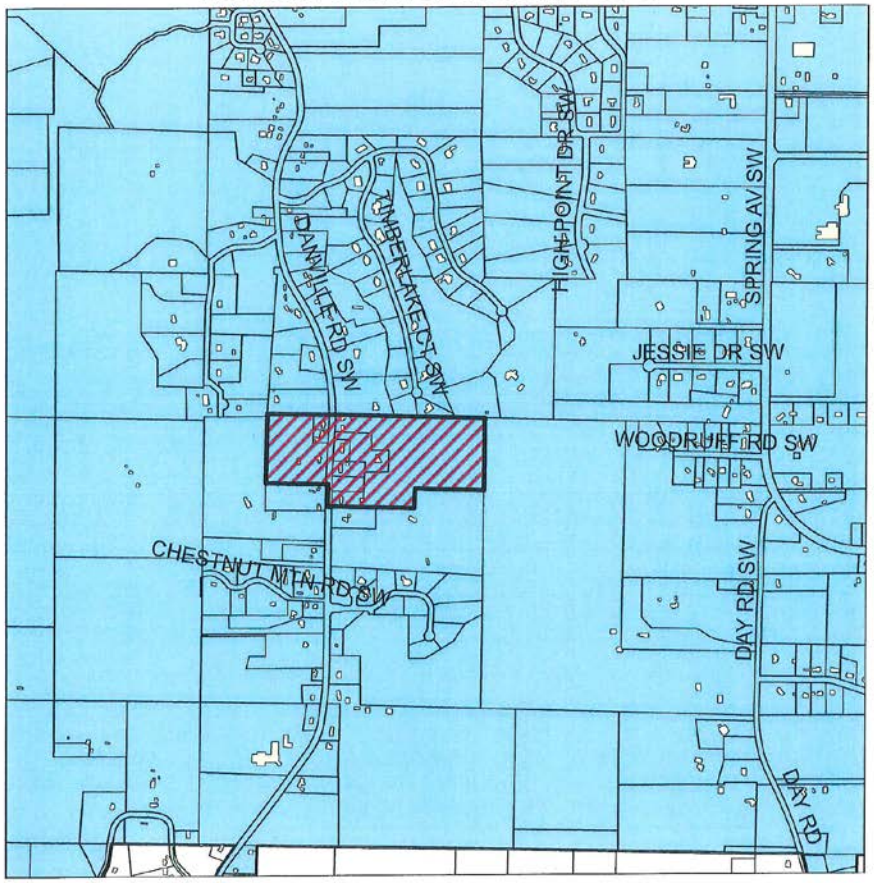
S

DRAWING NOT TO SCALE

Zoning 1304-16



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

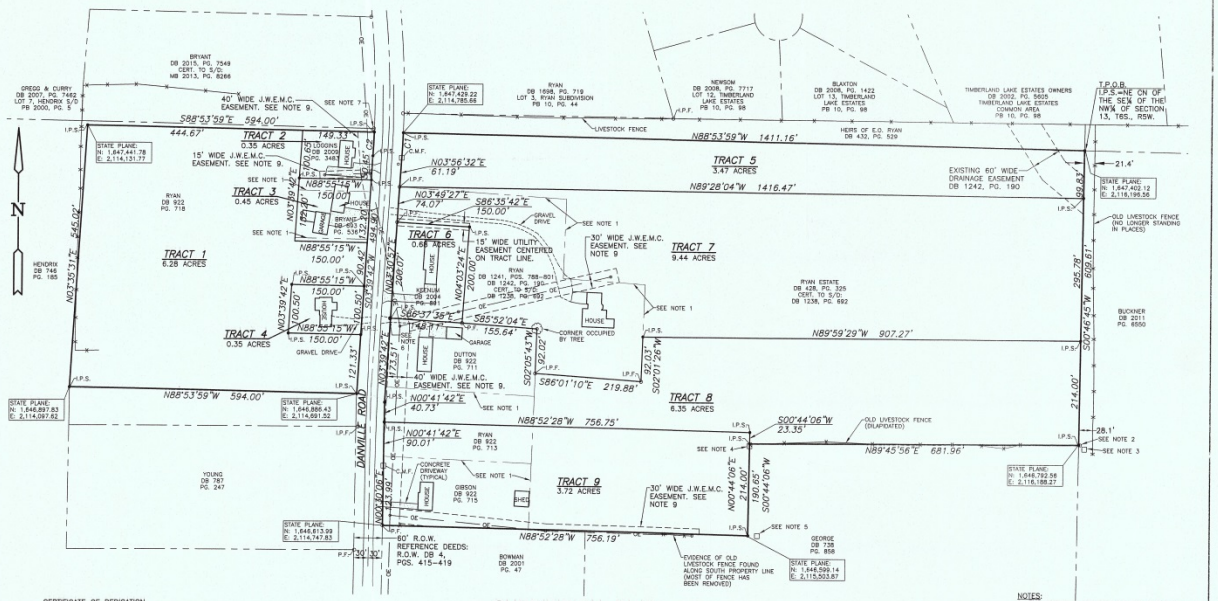
PROPERTY ZONED AG-1

N
W E
S

DRAWING NOT TO SCALE

H.C. AND LULA MAE RYAN FAMILY SUBDIVISION

DECATUR, ALABAMA


TRACT 1
6.28 ACRES
TRACT 2
0.35 ACRES
TRACT 3
0.45 ACRES
TRACT 4
0.35 ACRES
TRACT 5
3.47 ACRES
TRACT 6
0.68 ACRES
TRACT 7
9.44 ACRES
TRACT 8
6.35 ACRES
TRACT 9
3.72 ACRES
DANVILLE ROAD
15' WIDE J.W.E.M.C. EASEMENT. SEE NOTE 9.
40' WIDE J.W.E.M.C. EASEMENT. SEE NOTE 9.
30' WIDE J.W.E.M.C. EASEMENT. SEE NOTE 9
15' WIDE UTILITY EASEMENT CENTERED ON TRACT LINE.
EXISTING 60' WIDE DRAINAGE EASEMENT DB 1242, PG. 190
60' R.O.W. REFERENCE DEEDS: R.O.W. DB 922, PGS. 415-419
N88°53'59"W 594.00'
S88°53'59"E 594.00'
N88°53'59"W 1411.16'
N89°28'04"W 1416.47'
N88°53'59"W 756.75'
N88°52'28"W 756.19'
S89°59'29"W 907.27'
S89°45'56"E 681.96'
N00°35'31"E 645.02'
S00°46'45"W 609.61'
S00°44'06"W 23.35'
N00°41'42"E 40.73'
N00°41'42"E 90.01'
S00°44'06"W 214.00'
S00°44'06"W 230.65'
N00°44'06"E 214.00'
S86°37'36"E 155.64'
S85°52'04"E 155.64'
S86°01'10"E 219.88'
N00°39'42"E 200.00'
N00°39'42"E 200.00'
N00°39'42"E 200.00

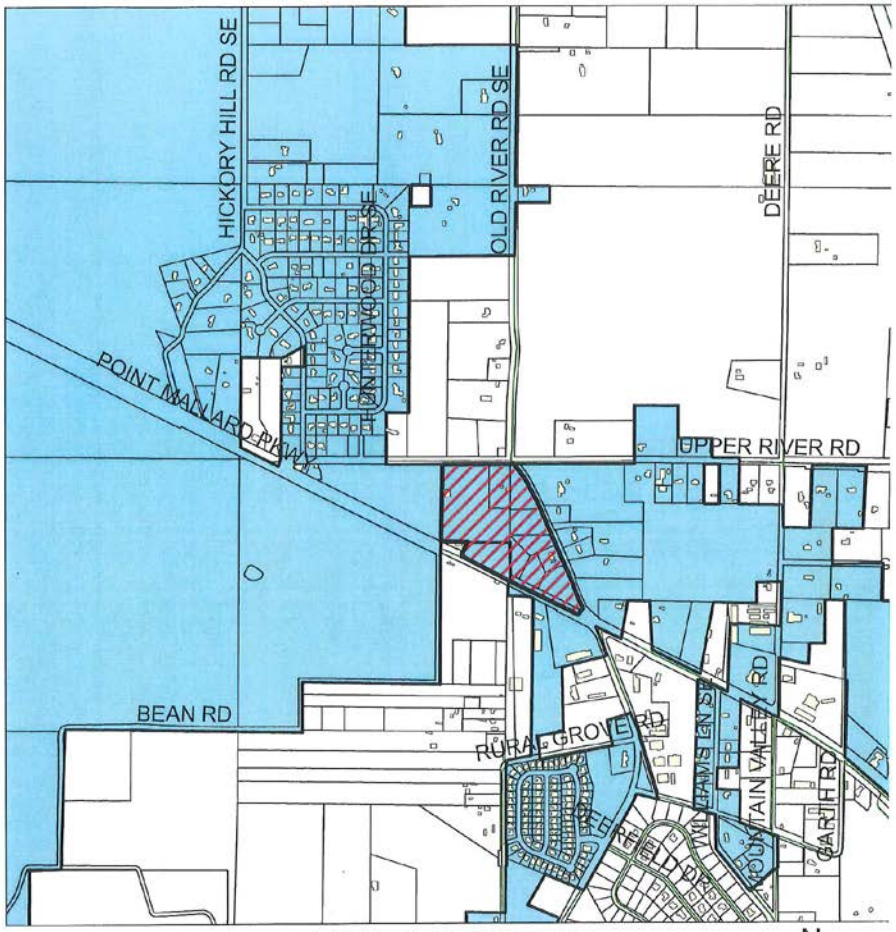
H.C. & Lula Mae Ryan Family Subdivision



H.C. & Lula Mae Ryan Family Subdivision



POINT MALLARD CENTRE MINOR PLAT



LOCATION MAP

Legend

Buildings

CorporateLimits

SUBJECT PROPERTY

APPLICANT:TERAMORE DEVELOPMENT LLC

PROPERTY ZONED B-2 AND R-1

N W E S

DRAWING NOT TO SCALE

STATE OF ALABAMA)
MORGAN COUNTY)

I, RICHARD W. HUMPHREY, 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:

BEGIN AT THE NORTHEAST CORNER OF THE NW¼ OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND RUN THENCE N 89°39'57" W (ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE [NAD83]) ALONG THE NORTH BOUNDARY OF SAID SECTION 11 A DISTANCE OF 210.22 FEET TO A POINT; THENCE S 00°27'20" W A DISTANCE OF 35.26 FEET TO A CAPPED IRON PIN ON THE SOUTH RIGHT-OF-WAY MARGIN OF UPPER RIVER ROAD, SE (80' ROW) AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING S 89°45'08" E ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF UPPER RIVER ROAD, SE, A DISTANCE OF 260.88 FEET TO A POINT ON THE CENTERLINE OF INDIAN HILLS ROAD, SE; THENCE ALONG A THE CENTERLINE OF INDIAN HILLS ROAD, SE, A CHORD BEARING OF S 31°26'21" E AND A CHORD DISTANCE OF 525.72 FEET TO A NAIL AND CAP; THENCE N 89°43'14" W A DISTANCE OF 35.71 FEET TO A POINT ; THENCE S 25°17'47" E A DISTANCE OF 376.60 FEET TO A POINT; THENCE S 24°20'03" E A DISTANCE OF 204.92 FEET TO A POINT; THENCE S 21°56'20" E A DISTANCE OF 373.76 FEET TO A POINT; THENCE S 26°26'09" E A DISTANCE OF 79.32 FEET TO A 1/2" REBAR ON A RIGHT-OF-WAY FLARE; THENCE S 44°35'46" W ALONG A RIGHT-OF-WAY FLARE A DISTANCE OF 30.79 FEET TO A CAPPED IRON PIN ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY No. 67 (ROW VARIES); THENCE N 63°18'20" W ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY No. 67 A DISTANCE OF 796.79 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE N 26°41'40" E ALONG AN OFFSET IN THE NORTHERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY No. 67 A DISTANCE OF 10.00 FEET A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE N 63°18'20" W ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY No. 67 A DISTANCE OF 477.12 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE N 26°32'38" E A DISTANCE OF 103.11 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE N 89°33'56" W A DISTANCE OF 276.80 FEET TO A 1/2" REBAR; THENCE N 01°05'45" E A DISTANCE OF 742.89 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY MARGIN OF UPPER RIVER ROAD, SE; THENCE S 89°45'08" E ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF UPPER RIVER ROAD, SE, A DISTANCE OF 452.07 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING 23.96 ACRES, MORE OR LESS;

SUBJECT TO AN EASEMENT FOR TENNESSEE VALLEY AUTHORITY TRANSMISSION LINES ACROSS THE SOUTHEAST CORNER AS SHOWN ON 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.

ACCORDING TO MY SURVEY, THIS THE 19th DAY OF JULY, 2016.

RICHARD W. HUMPHREY
AL LIC. NO. 22738

DEDICATION

WE, TERRAMORE DEVELOPMENT PRICEVILLE, LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS POINTE MALLARD CENTRE, A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 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, AS SIGNED AND SEALED IN THE PRESENCE OF:

_____ _____
WITNESS

ITS _____

PRINT NAME _____

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHO NAME IS SIGNED AS _____ FOR TERAMORE DEVELOPMENT PRICEVILLE, LLC, TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____, 2016.

_____
CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF POINTE MALLARD CENTRE, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE _____ DAY OF _____, 2016.

_____
PLANNING COMMISSION FOR THE
CITY OF DECATUR, ALABAMA

_____
OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE

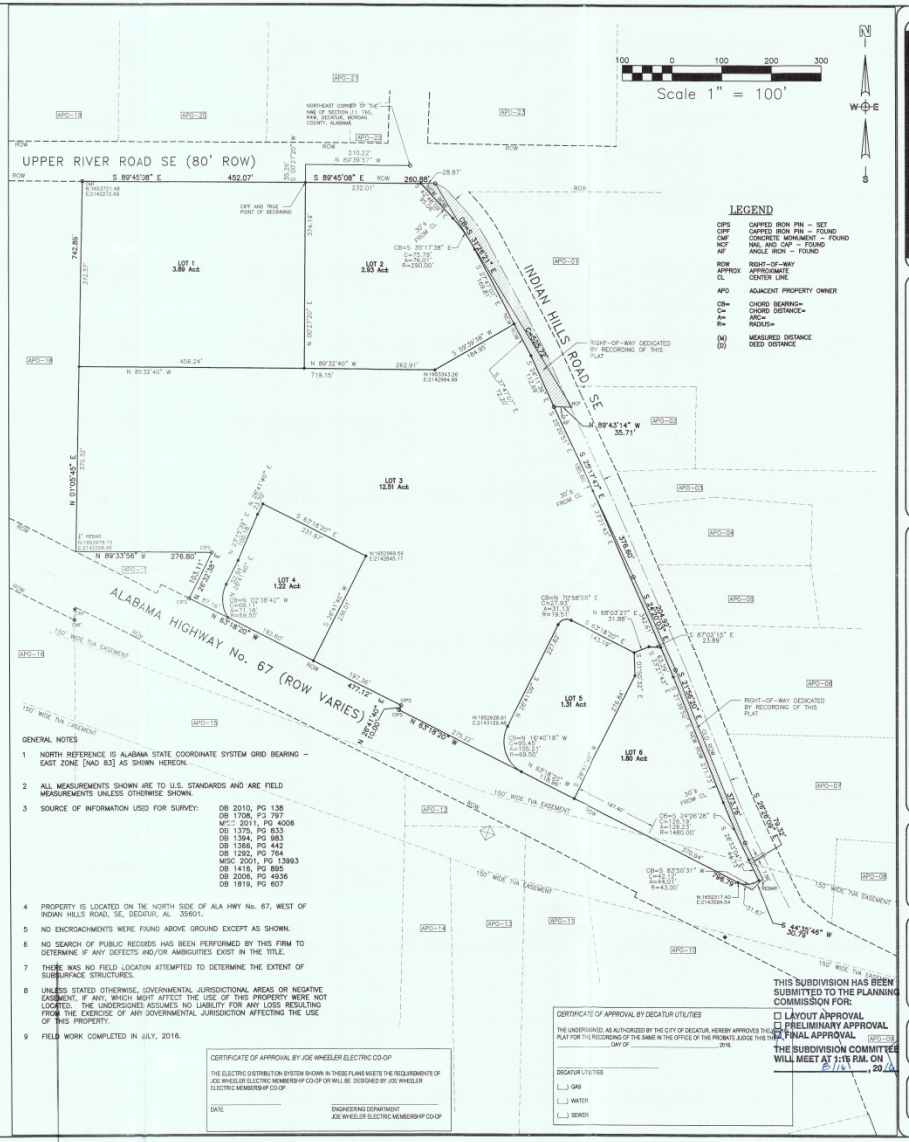
STATE OF ALABAMA)
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____ PAID.

_____
JUDGE OF PROBATE

ADJACENT PROPERTY INFORMATION TAKEN FROM MORGAN COUNTY ON-LINE RECORDS AS OF JULY 19th, 2016.

APO No.	PROPERTY OWNER INFORMATION
APO-01	DR. ROGER H. MOSS, JR. c/o DECATUR CLINIC 1201 SOMERVILLE ROAD, SE DECATUR, AL 35601
APO-02	CHRISTOPHER BRESSETTE 1002 JADE PLACE NE HARTSELLE, AL 35640
APO-03	ROBERT E. COUEY 3318 INDIAN HILLS ROAD, SE DECATUR, AL 35601
APO-04	CHARLES D. AND PEGGY A. JOHNS 3322 INDIAN HILLS ROAD, SE DECATUR, AL 35601
APO-05	JOHN B. AND MARILYN K. COOPER 3406 INDIAN HILLS ROAD, SE DECATUR, AL 35601
APO-06	JAMES F. AND JOYCE M. STUTTS 221 COUNTY ROAD 568 P. O. BOX 809 ROGERSVILLE, AL 35652
APO-07	INDIAN HILLS PARTNERS, INC. P. O. BOX 515 DECATUR, AL 35602
APO-08	FLORENCE M. GARDNER "LIFE ESTATE" 303 POINT MALLARD PARKWAY DECATUR, AL 35603
APO-09	POINT MALLARD PARKWAY BAPTIST CHURCH 3518 INDIAN HILLS ROAD, SE DECATUR, AL 35603
APO-10	MALLARD POINTE SHOPPING, INC. c/o GRAHAM AND COMPANY 355 QUALITY CIRCLE SUITE E HUNTSVILLE, AL 35806
APO-11	MALLARD POINTE SHOPPING, INC. c/o GRAHAM AND COMPANY 355 QUALITY CIRCLE SUITE E HUNTSVILLE, AL 35806
APO-12	AARON J. AND BARBARA A. GUTHRIE P. O. BOX 515 DECATUR, AL 35602
APO-13	MALLARD POINTE SHOPPING, INC. c/o GRAHAM AND COMPANY 355 QUALITY CIRCLE SUITE E HUNTSVILLE, AL 35806
APO-14	JOSEPH D. TERRY AND ELAINE C. TERRY c/o JOSEPH D. TERRY 4228 HARPER'S FERRY ROAD BIRMINGHAM, AL 35213-2206
APO-15	REALTY SERVICES LIMITED c/o JOSEPH D. TERRY 4228 HARPER'S FERRY ROAD BIRMINGHAM, AL 35213-2206
APO-16	T.V.A. - U.S.A. SOMERVILLE ROAD - HIGHWAY 67 DECATUR, AL 35603
APO-17	MARGARET GAIL BRUMBACK AND BRENT LINDSEY 50 SPRINGFIELD DRIVE SOMERVILLE, AL 35670
APO-18	T.V.A. - U.S.A. SOMERVILLE ROAD - HIGHWAY 67 DECATUR, AL 35603
APO-19	VILLARREAL PROPERTIES, LLC 1402 STRATFORD ROAD, SE DECATUR, AL 35601
APO-20	EUGENE N. AND SANDRA S. BALL 112 MOUNTAIN OAKS TRAIL SOMERVILLE, AL 35670
APO-21	EUGENE N. AND SANDRA S. BALL 112 MOUNTAIN OAKS TRAIL SOMERVILLE, AL 35670
APO-22	MORRIS HOLDINGS, L.L.C. 97 JACKSON WAY SE DECATUR, AL 35603
APO-23	MORRIS HOLDINGS, L.L.C. 97 JACKSON WAY SE DECATUR, AL 35603



LEGEND

CIPS	CAPPED IRON PIN – SET
CIPF	CAPPED IRON PIN – FOUND
CMF	CONCRETE MONUMENT – FOUND
NCF	NAIL AND CAP – FOUND
AIF	ANGLE IRON – FOUND
ROW	RIGHT-OF-WAY
APPROX	APPROXIMATE
CL	CENTER LINE
APO	ADJACENT PROPERTY OWNER
CB=	CHORD BEARING=
CH=	CHORD DISTANCE=
A=	ARC=
R=	RADIUS=
(M)	MEASURED DISTANCE
(D)	DEED DISTANCE

GENERAL NOTES

1 NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING – EAST ZONE [NAD 83] 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: DB 2010, PG 138; DB 1708, P3 797; MC2 2011, PG 4006; DB 1375, PG 833; DB 1394, PG 983; DB 1366, PG 442; DB 1292, PG 764; MISC 2001, PG 13993; DB 1416, PG 895; DB 2006, PG 4936; DB 1819, PG 607

4 PROPERTY IS LOCATED ON THE NORTH SIDE OF ALA HWY No. 67, WEST OF INDIAN HILLS ROAD, SE, 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 COMPLETED IN JULY, 2016.

CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC CO-OP

THE ELECTRIC DISTRIBUTION SYSTEM SHOWN IN THESE PLANS MEETS THE REQUIREMENTS OF JOE WHEELER ELECTRIC MEMBERSHIP CO-OP OR WILL BE DESIGNED BY JOE WHEELER ELECTRIC MEMBERSHIP CO-OP.

DATE _____ ENGINEERING DEPARTMENT
JOE WHEELER ELECTRIC MEMBERSHIP CO-OP

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THIS PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2016.

_____
DECATUR UTILITIES

(__) GAS
(__) WATER
(__) SEWER

THIS SUBDIVISION HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR:

☐ LAYOUT APPROVAL
☐ PRELIMINARY APPROVAL
☒ FINAL APPROVAL

THE SUBDIVISION COMMITTEE WILL MEET AT 1:15 P.M. ON 8/16, 20 16

PUGH WRIGHT MCANALLY CIVIL ENGINEERS
311 8th AVENUE, S.E. – PO BOX 2419 – DECATUR, AL – (256) 353-3000
Pugh Wright McAnally, Inc. – www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
1		
2		
3		
4		
5		

TERRAMORE DEVELOPMENT, LLC
POINTE MALLARD CENTRE
NORTHWEST CORNER OF AL HWY No. 67 AND INDIAN HILLS RD, SE
SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST
DECATUR, MORGAN COUNTY, ALABAMA
MINOR PLAT

Date: JULY, 2016
Drawn By: DDP
Approved By: RWH
Scale: 1"=100'

Job Number: 594–16

Sheet Number: C100

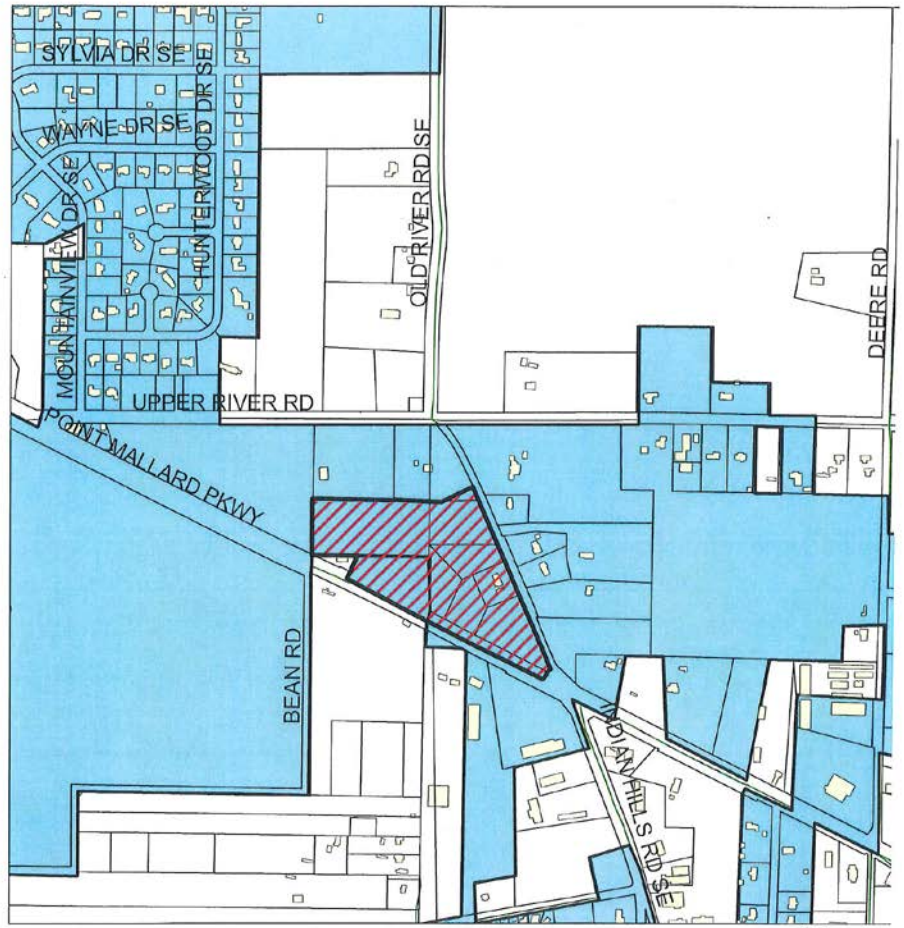
Point Mallard Centre



Point Mallard Centre



SITE PLAN NO. 546-16



LOCATION MAP

Legend

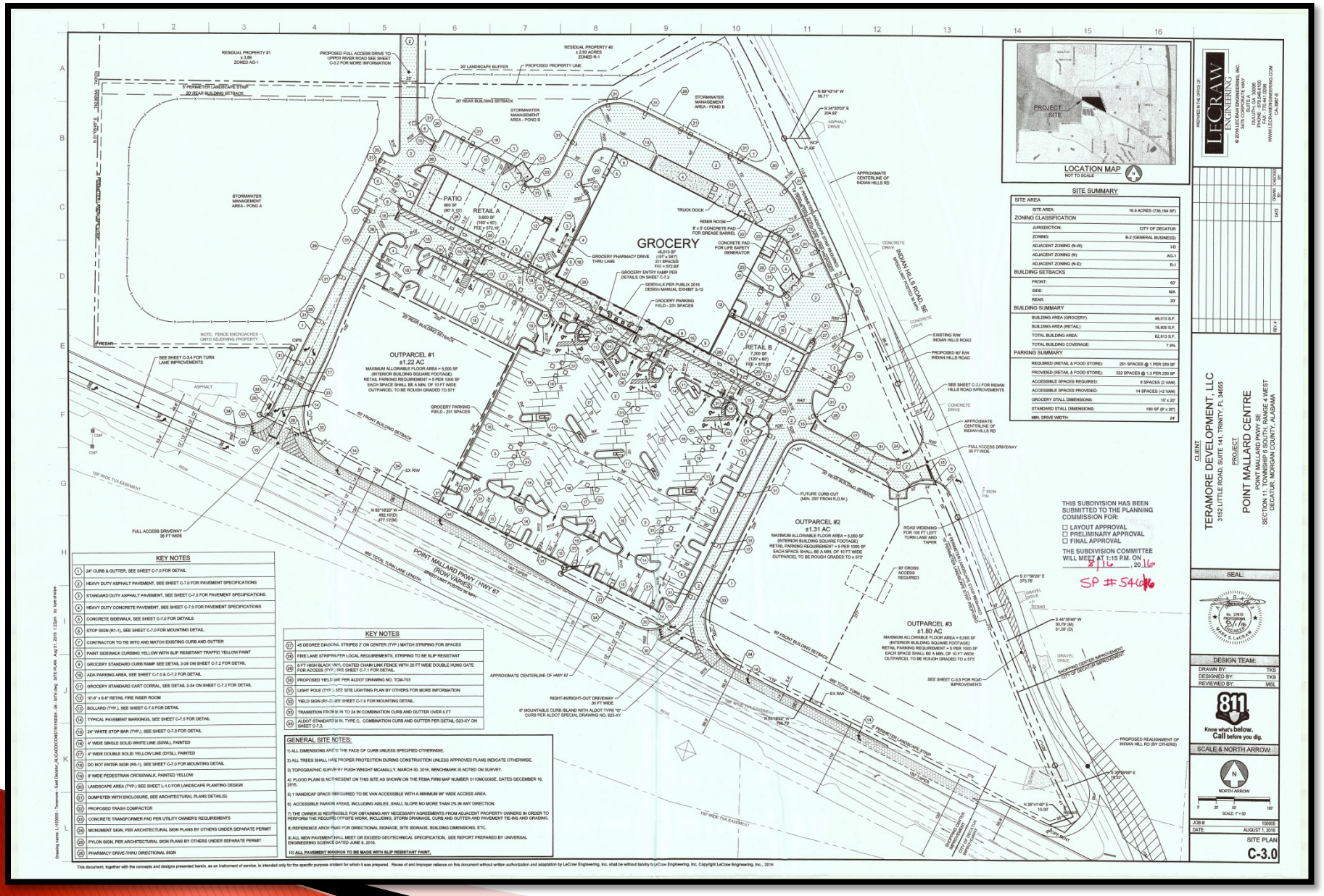
- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

APPLICANT:TERAMORE DEVELOPMENT LLC

PROPERTY ZONED B-2 AND R-1

N W E S

DRAWING NOT TO SCALE


GROCERY
RETAIL A
PATIO
RETAIL B
OUTPARCEL #1
±1.22 AC
OUTPARCEL #2
±1.31 AC
OUTPARCEL #3
±1.80 AC
POINT MALLARD PKWY / HWY 67
(ROW VARIES)
INDIAN HILLS ROAD SE
PROJECT SITE
LOCATION MAP
NOT TO SCALE
SITE SUMMARY
SITE AREA
SITE AREA: 16.9 ACRES (736,164 SF)
ZONING CLASSIFICATION
JURISDICTION: CITY OF DECATUR
ZONING: B-2 (GENERAL BUSINESS)
ADJACENT ZONING (N-W): I-O
ADJACENT ZONING (N): AG-1
ADJACENT ZONING (N-E): R-1
BUILDING SETBACKS
FRONT: 60'
SIDE: N/A
REAR: 20'
BUILDING SUMMARY
BUILDING AREA (GROCERY): 48,013 S.F.
BUILDING AREA (RETAIL): 15,800 S.F.
TOTAL BUILDING AREA: 62,813 S.F.
TOTAL BUILDING COVERAGE: 7.9%
PARKING SUMMARY
REQUIRED (RETAIL & FOOD STORE): 251 SPACES @ 1 PER 250 SF
PROVIDED (RETAIL & FOOD STORE): 332 SPACES @ 1.3 PER 250 SF
ACCESSIBLE SPACES REQUIRED: 8 SPACES (2 VAN)
ACCESSIBLE SPACES PROVIDED: 14 SPACES (+2 VAN)
GROCERY STALL DIMENSIONS: 10' x 20'
STANDARD STALL DIMENSIONS: 180 SF (9' x 20')
MIN. DRIVE WIDTH: 24'
KEY NOTES
1 24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2 HEAVY DUTY ASPHALT PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
3 STANDARD DUTY ASPHALT PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
4 HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5 CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAILS
6 STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL.
7 CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB AND GUTTER
8 PAINT SIDEWALK CURBING YELLOW WITH SLIP RESISTANT TRAFFIC YELLOW PAINT
9 GROCERY STANDARD CURB RAMP SEE DETAIL 2-28 ON SHEET C-7.2 FOR DETAIL
10 ADA PARKING AREA, SEE SHEET C-7.0 & C-7.2 FOR DETAIL
11 GROCERY STANDARD CART CORRAL, SEE DETAIL 2-34 ON SHEET C-7.2 FOR DETAIL
12 10'-6" x 6'-6" RETAIL FIRE RISER ROOM
13 BOLLARD (TYP.), SEE SHEET C-7.0 FOR DETAIL
14 TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAIL
15 24" WHITE STOP BAR (TYP.), SEE SHEET C-7.0 FOR DETAIL
16 4" WIDE SINGLE SOLID WHITE LINE (SSWL), PAINTED
17 4" WIDE DOUBLE SOLID YELLOW LINE (DYSL), PAINTED
18 DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
19 6' WIDE PEDESTRIAN CROSSWALK, PAINTED YELLOW
20 LANDSCAPE AREA (TYP.) SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
21 DUMPSTER WITH ENCLOSURE, SEE ARCHITECTURAL PLANS DETAIL(S)
22 PROPOSED TRASH COMPACTOR
23 CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
24 MONUMENT SIGN, PER ARCHITECTURAL SIGN PLANS BY OTHERS UNDER SEPARATE PERMIT
25 PYLON SIGN, PER ARCHITECTURAL SIGN PLANS BY OTHERS UNDER SEPARATE PERMIT
26 PHARMACY DRIVE-THRU DIRECTIONAL SIGN
KEY NOTES
27 45 DEGREE DIAGONAL STRIPES 2' ON CENTER (TYP.) MATCH STRIPING FOR SPACES
28 FIRE LANE STRIPING PER LOCAL REQUIREMENTS, STRIPING TO BE SLIP RESISTANT
29 6 FT HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH 20 FT WIDE DOUBLE HUNG GATE FOR ACCESS (TYP.), SEE SHEET C-7.1 FOR DETAIL
30 PROPOSED YIELD LINE PER ALDOT DRAWING NO. TCM-703
31 LIGHT POLE (TYP.), SEE SITE LIGHTING PLAN BY OTHERS FOR MORE INFORMATION
32 YIELD SIGN (R1-2), SEE SHEET C-7.0 FOR MOUNTING DETAIL.
33 TRANSITION FROM 9" TO 24 IN COMBINATION CURB AND GUTTER OVER 6 FT
34 ALDOT STANDARD 9" TO 24" TYPE C, COMBINATION CURB AND GUTTER PER DETAIL G23-XY ON SHEET C-7.3.
GENERAL SITE NOTES:
1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3) TOPOGRAPHIC SURVEY BY PUGH WRIGHT MCANALLY, MARCH 30, 2016. BENCHMARK IS NOTED ON SURVEY.
4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 01103C0035E, DATED DECEMBER 16, 2015.
5) 1 HANDICAP SPACE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
8) REFERENCE ARCH SIGNS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCE DATED JUNE 8, 2016.
10) ALL PAVEMENT MARKINGS TO BE MADE WITH SLIP RESISTANT PAINT.
THIS SUBDIVISION HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR:
☐ LAYOUT APPROVAL
☐ PRELIMINARY APPROVAL
☐ FINAL APPROVAL
THE SUBDIVISION COMMITTEE WILL MEET AT 1:15 PM. ON 8/16, 2016
SP #5460
PREPARED IN THE OFFICE OF
LECRAW ENGINEERING
© 2016 LECRAW ENGINEERING, INC.
3473 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE: 678.546.5100
FAX: 678.546.5105
WWW.LECRAWENGINEERING.COM
CA-3067-E
CLIENT
TERAMORE DEVELOPMENT, LLC
3152 LITTLE ROAD, SUITE 141, TRINITY, FL 34655
PROJECT
POINT MALLARD CENTRE
POINT MALLARD PKWY SE
SECTION 11 TOWNSHIP 5 SOUTH, RANGE 4 WEST
DECATUR, MORGAN COUNTY, ALABAMA
SEAL:
No. 27870 PROFESSIONAL ENGINEER
MARCUS S. LACRAW
DESIGN TEAM:
DRAWN BY: TKS
DESIGNED BY: TKS
REVIEWED BY: MSL
811 Know what's below. Call before you dig.
SCALE & NORTH ARROW:
NORTH ARROW
SCALE: 1" = 10'
JOB #: 150005
DATE: AUGUST 1, 2016
SITE PLAN
C-3.0
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose evident for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by LeCraw Engineering, Inc. shall be without liability to LeCraw Engineering, Inc. Copyright LeCraw Engineering, Inc., 2016

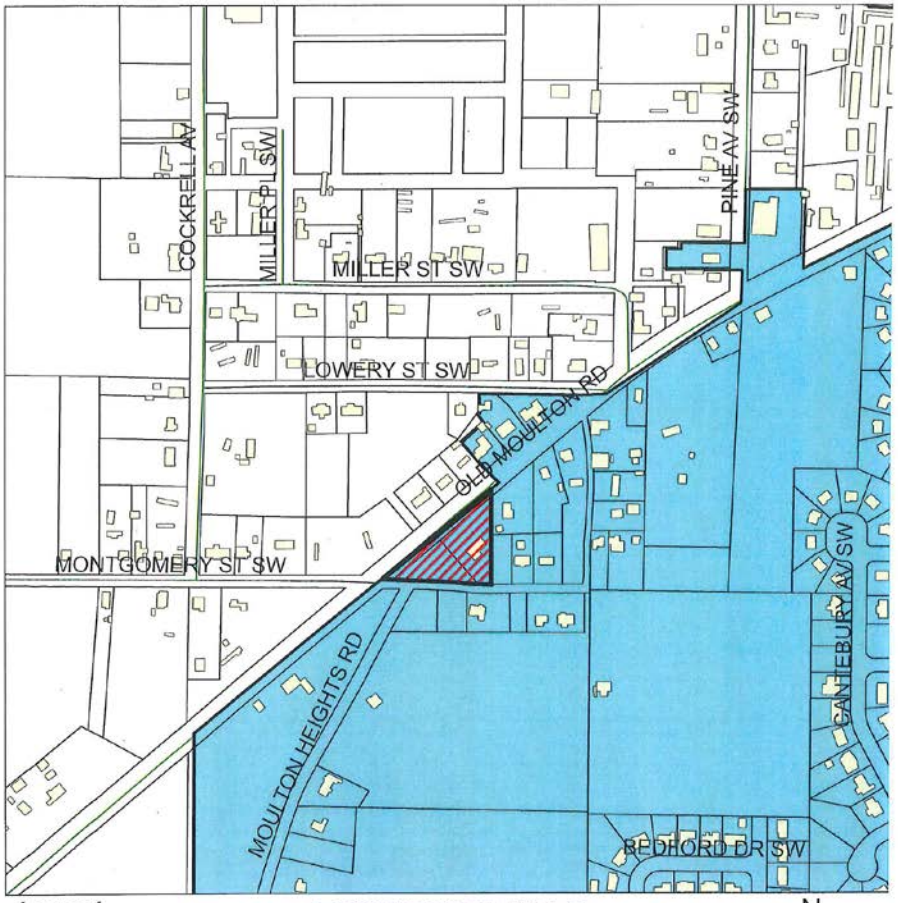
Point Mallard Centre (Indian Hills Rd./Pt Mallard Parkway Intersection)



Point Mallard Centre (Indian Hills Rd)



CERTIFICATE TO CONSOLIDATE NO. 3319-16



Legend

- Buildings
- Ownership
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

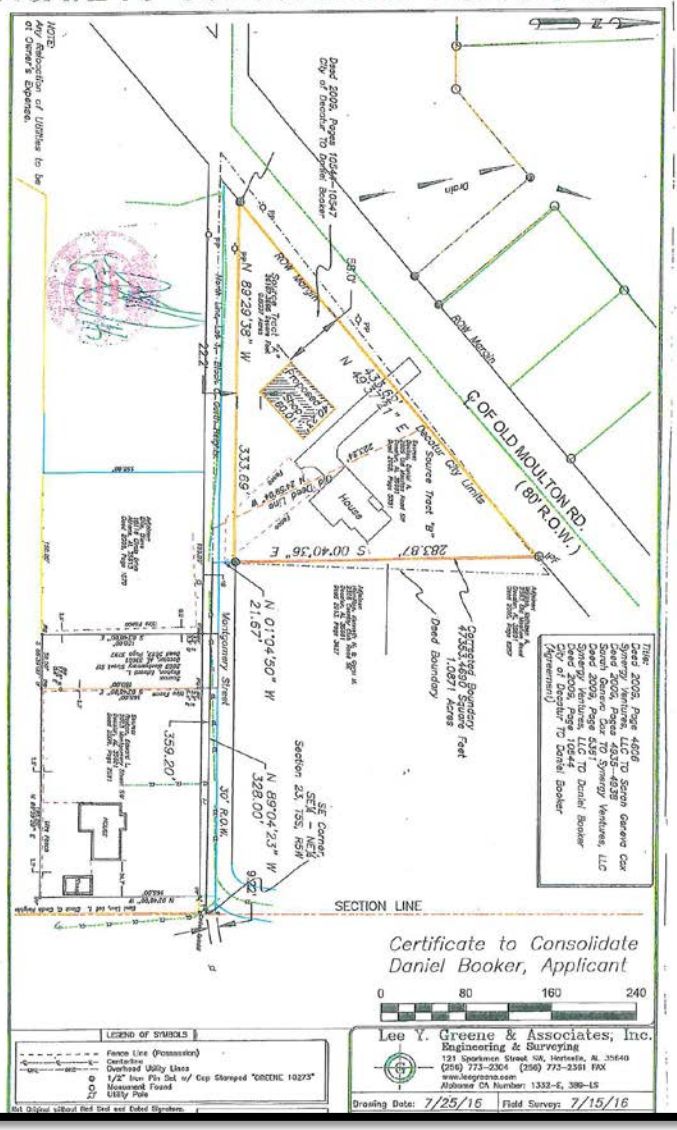
APPLICANT: DANIEL BOOKER

PROPERTY ZONED R-2

N W E S

DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3319-16



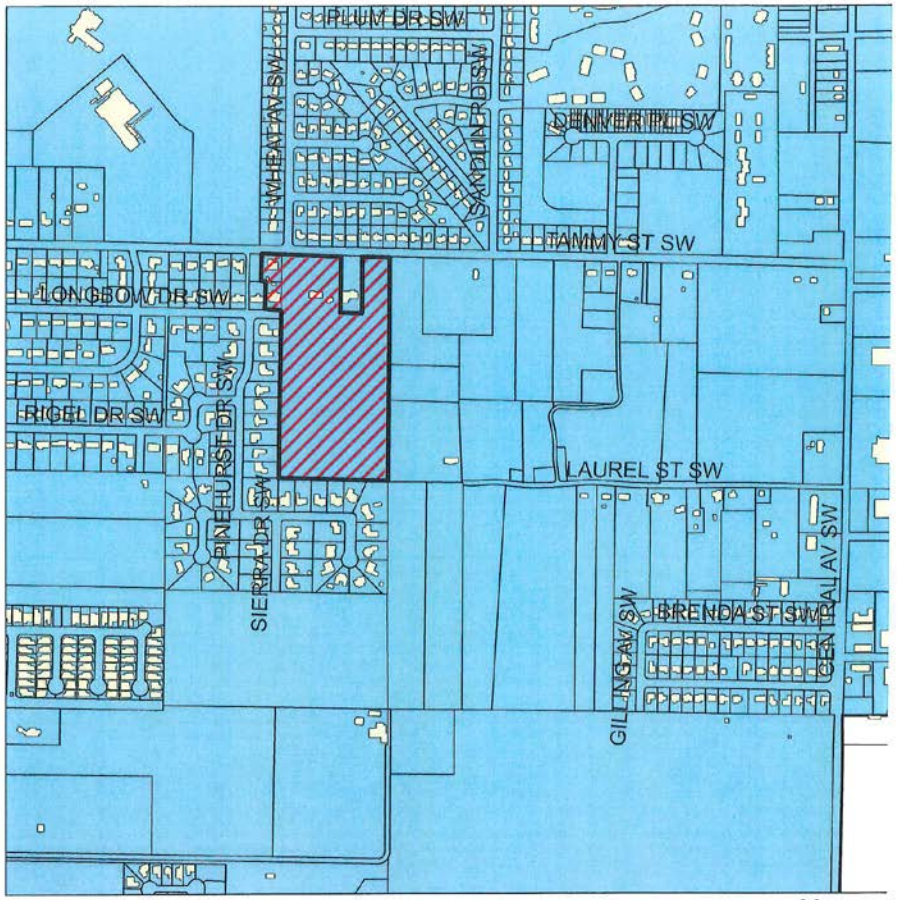
3319-16 Certificate to Consolidate



3319-16 Certificate to Consolidate



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3320-16



LOCATION MAP

Legend

- Buildings
- CorporateLimits
- *SUBJECT PROPERTY*

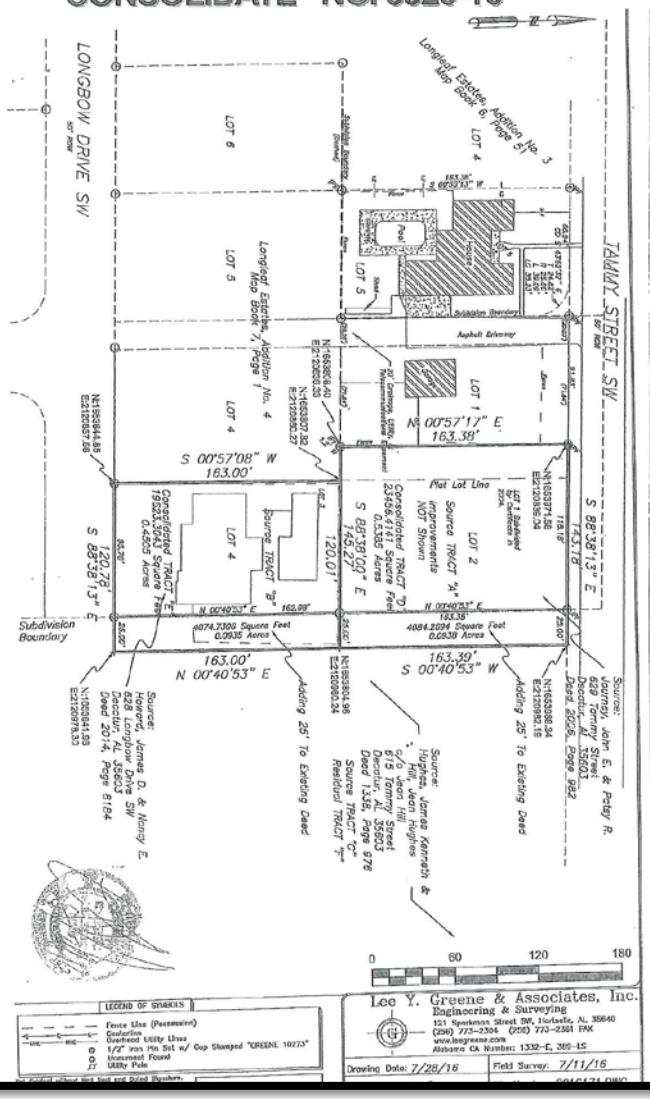
APPLICANT: JOURNEY, HOWARD, HUGHES AND HILL

PROPERTY ZONED R-2 AND AG-1

N W E S

DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3320-16



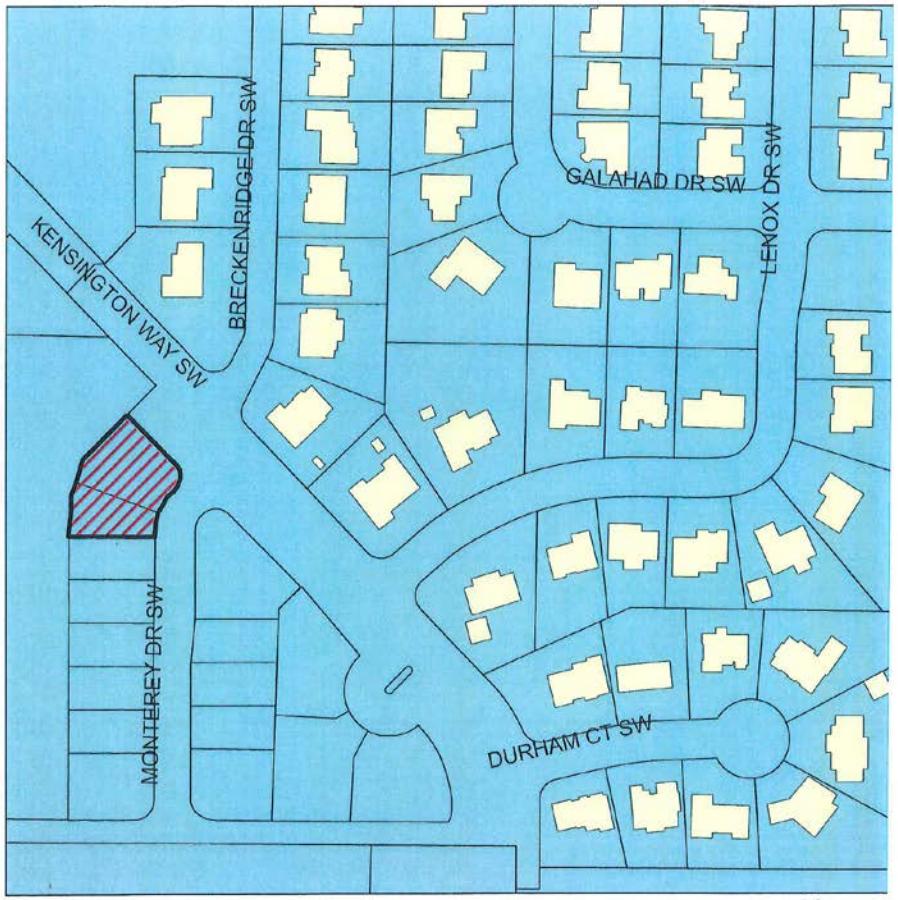
3320-16 Certificate to Subdivide & Consolidate



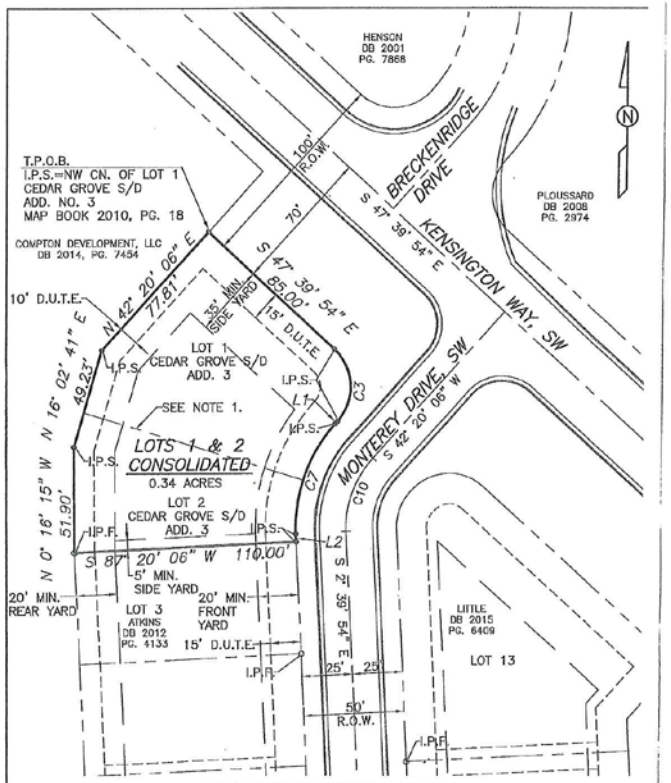
3320-16 Certificate to Subdivide & Consolidate



CERTIFICATE TO CONSOLIDATE NO. 3321-16



CERTIFICATE TO CONSOLIDATE NO. 3321-16



CONSOLIDATION PLAN

0 40 80

GRAPHIC SCALE

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

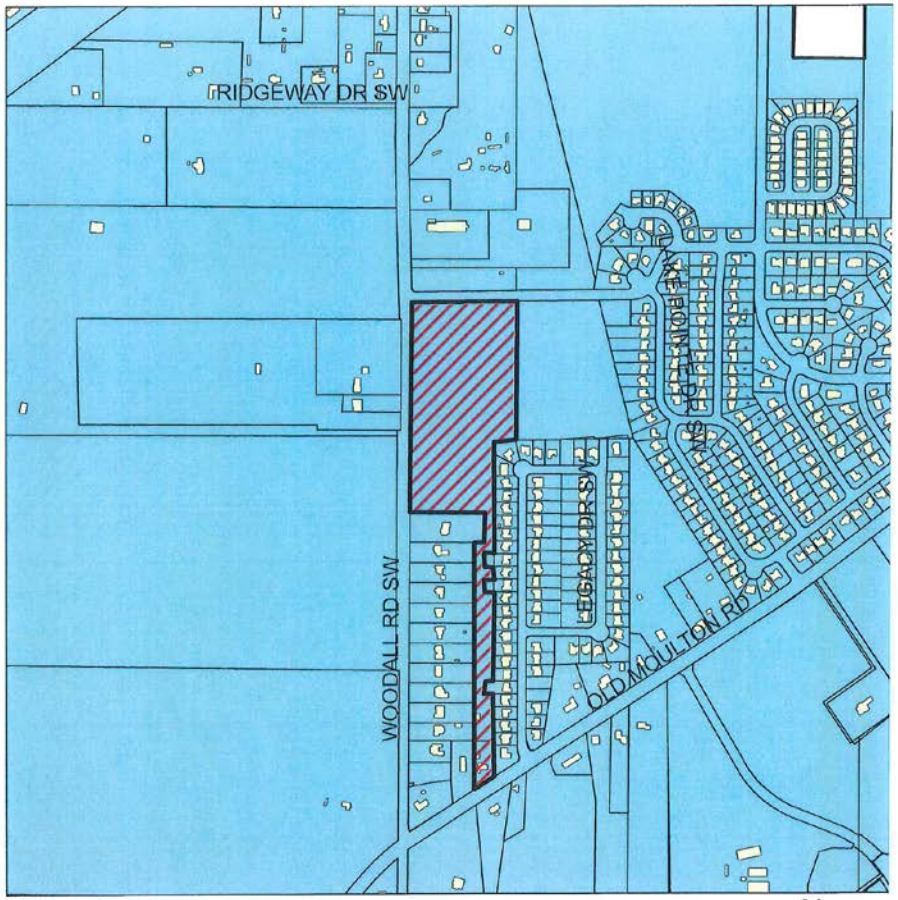
CONSOLIDATION OF LOTS 1 & 2
CEDAR GROVE ADD. 3
MONTEREY DRIVE & KENSINGTON WAY, SW
DECATUR, ALABAMA
PREPARED FOR DAVIDSON HOMES, LLC

SCALE: 1" = 40'	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: vicengineersurveyor.com
PAGE NO: 1 OF 3	
FIELD SVY: 7-22-16 DWG. DATE: 8-1-16	

3321-16 Certificate to Consolidate



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3322-16



Legend

Ownership

Buildings

CorporateLimits

SUBJECT PROPERTY

LOCATION MAP

APPLICANT:RITA HAZEL AND MARLON WATERS

PROPERTY ZONED AG-1

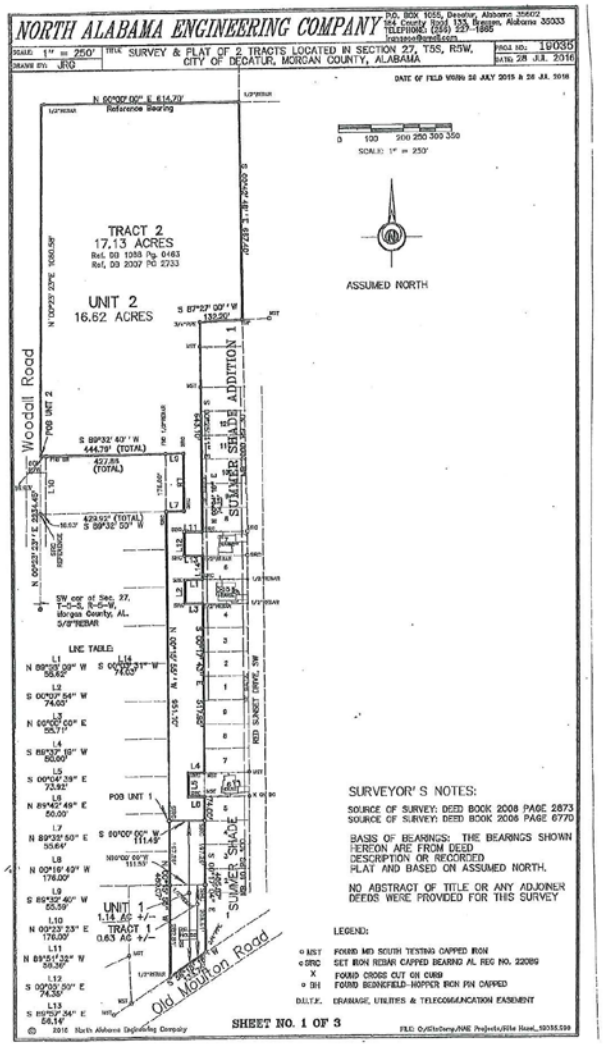
N

W E

S

DRAWING NOT TO SCALE

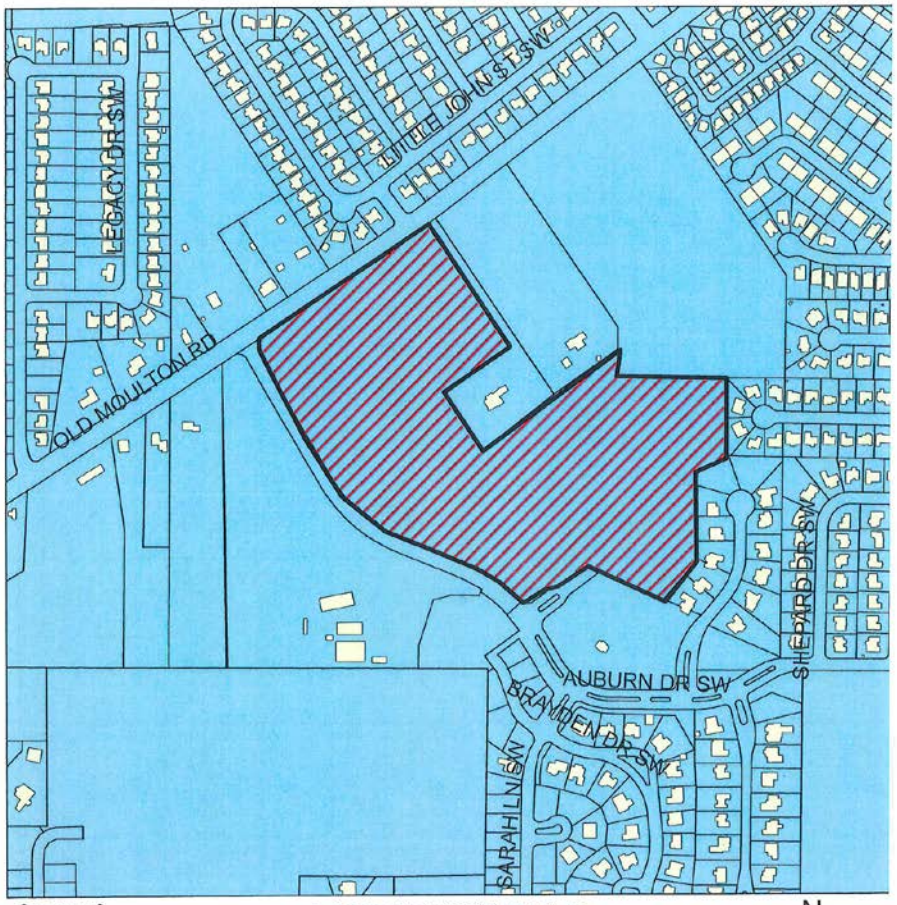
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3322-16



3322-16 Certificate to Subdivide



CERTIFICATE TO SUBDIVIDE NO. 3323-16



Legend

- Buildings
- Ownership
- CorporateLimits
- *SUBJECT PROPERTY*

LOCATION MAP

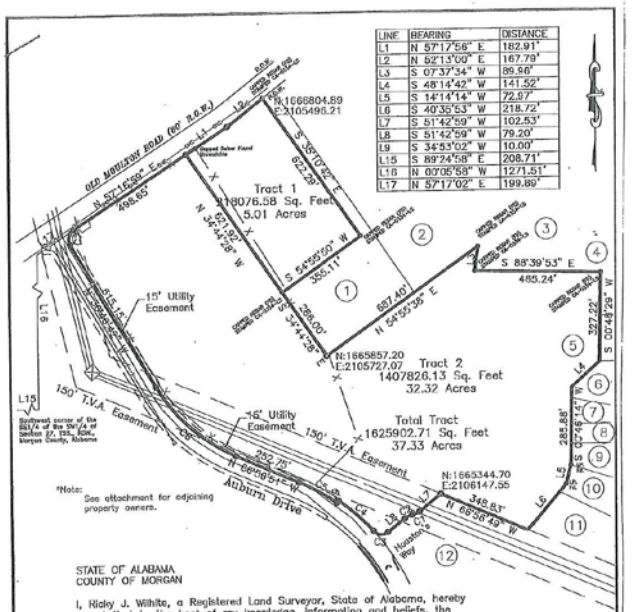
APPLICANT: VERNON LANE

PROPERTY ZONED R-2 AND I-D

N
W E
S

DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3323-16



LINE	BEARING	DISTANCE
L1	N 57°17'56" E	182.91'
L2	N 52°15'00" E	167.79'
L3	S 07°37'34" W	89.96'
L4	S 48°14'42" W	141.52'
L5	S 14°14'14" W	72.97'
L6	S 40°35'53" W	218.72'
L7	S 51°42'59" W	102.53'
L8	S 51°42'59" W	79.20'
L9	S 34°53'02" W	10.00'
L15	S 89°24'58" E	208.71'
L16	N 00°05'58" W	1271.51'
L17	N 57°17'02" E	199.89'

STATE OF ALABAMA
COUNTY OF MORGAN

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

Total Tract

A tract of land containing 37.33 acres, more or less, and being situated in the South half of Section 27, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 5 South, Range 5 West, thence South 89 degrees 24 minutes 58 seconds East along the South line of said Quarter for 208.71 feet to a found 3/4" pipe; thence North 00 degrees 05 minutes 58 seconds West for 1271.51 feet to a point on the south right of way of Old Moulton Road; thence North 57 degrees 17 minutes 02 seconds East along the south right of way of Old Moulton Road for 199.89 feet to a capped rebar on the eastern right of way of Auburn Drive, said point being the point of beginning; thence continue along the westerly right of way of Old Moulton Road and running North 57 degrees 16 minutes 59 seconds East for 498.65 feet to a capped rebar; thence North 57 degrees 17 minutes 56 seconds East along the southerly right of way

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.67'	65.00'	27°54'47"	S 65°45'17" W	31.35'
C2	29.32'	60.00'	27°59'42"	S 85°42'50" W	29.03'
C3	59.83'	40.00'	85°42'23"	N 85°25'50" W	54.41'
C4	172.96'	790.00'	12°32'38"	N 48°50'57" W	172.61'
C5	161.00'	780.00'	11°49'35"	N 61°02'04" W	160.71'
C6	397.70'	630.00'	36°10'08"	N 46°51'48" W	391.13'
C7	61.48'	40.00'	88°03'44"	N 13°15'10" E	55.60'

0 300 600 900

ALABAMA REGISTERED No. 21785 PROFESSIONAL LAND SURVEYOR RICKY J. WILHITE

Ricky J. Wilhite, PLS
592 County Road 1284
Vinemont, AL 35179
PH: (256) 737-5944

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.

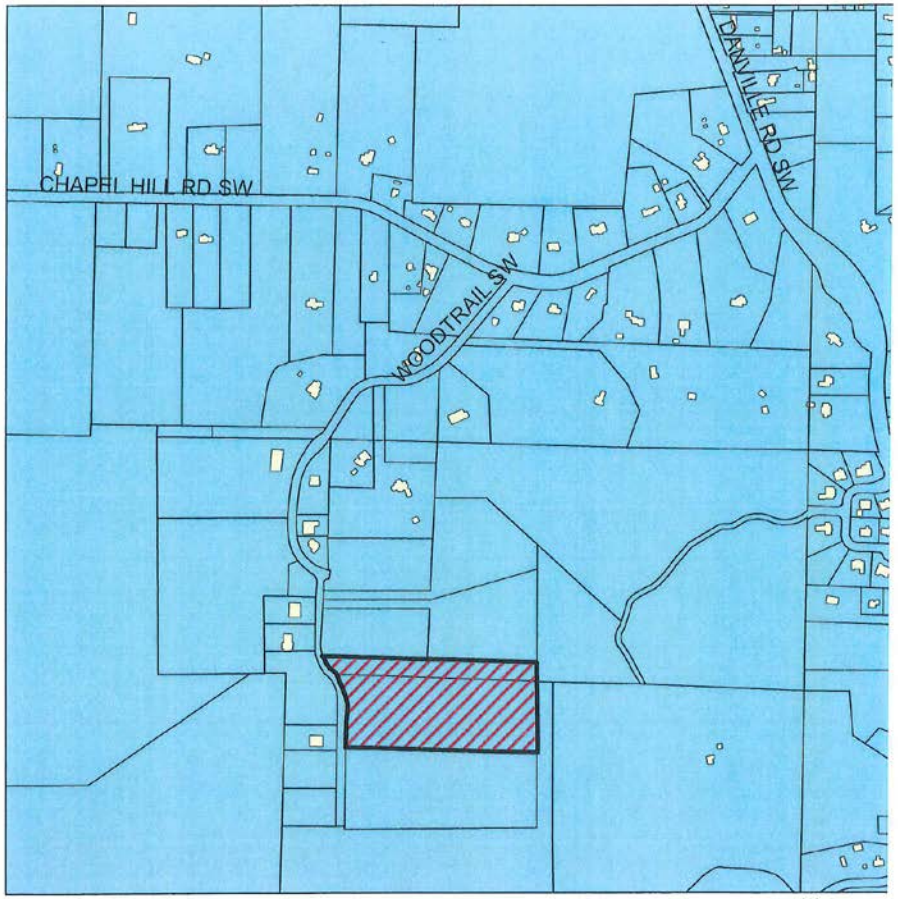
Vernon Lane
Certificate to Subdivide
Ref. DB 2005, Page 2404

SCALE 1"=300' DATE 7-27-16
SHEET

3323-16 Certificate to Subdivide



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3324-16



LOCATION MAP

Legend

Buildings

CorporateLimits

SUBJECT PROPERTY

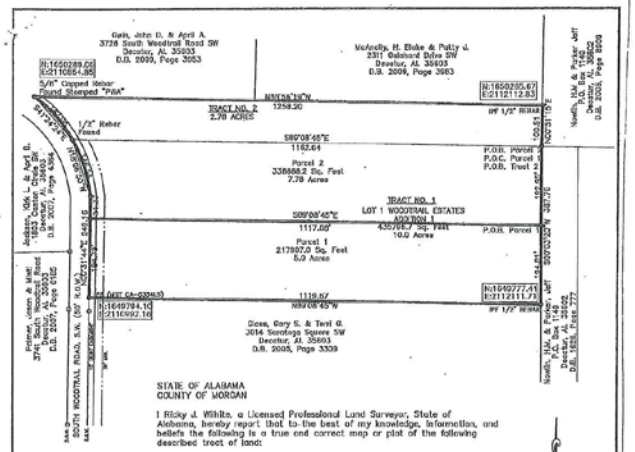
APPLICANT:DONNIE AND DIANNE LANE

PROPERTY ZONED AG-1

N
W E
S

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 1258.30 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.

ALABAMA REGISTERED No. 21793 PROFESSIONAL LAND SURVEYOR RICKY J. WILHITE

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. 21793.

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

Sheet	Title	Scale	Project No.
1 of 2	Donnie Lane	Scale: 1" = 200'	
		Date: 8-16-16	Cad name: lane_woodtrail

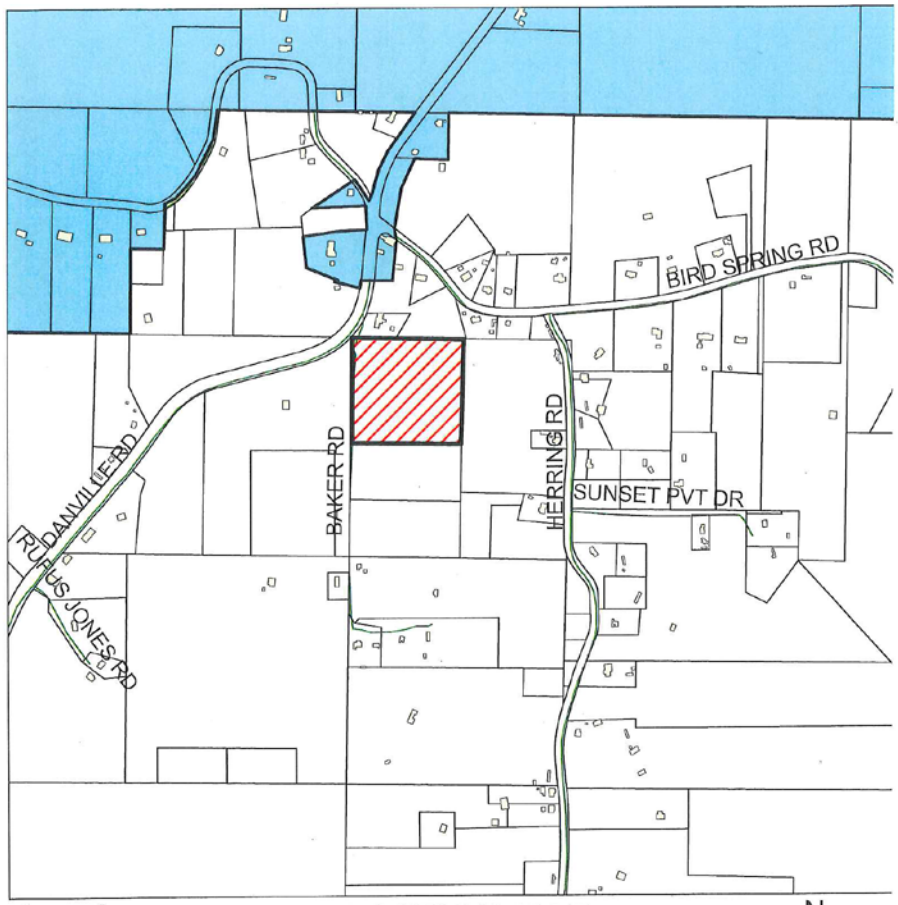
3324-16 Certificate to Subdivide and Consolidate



3324-16 Certificate to Subdivide and Consolidate

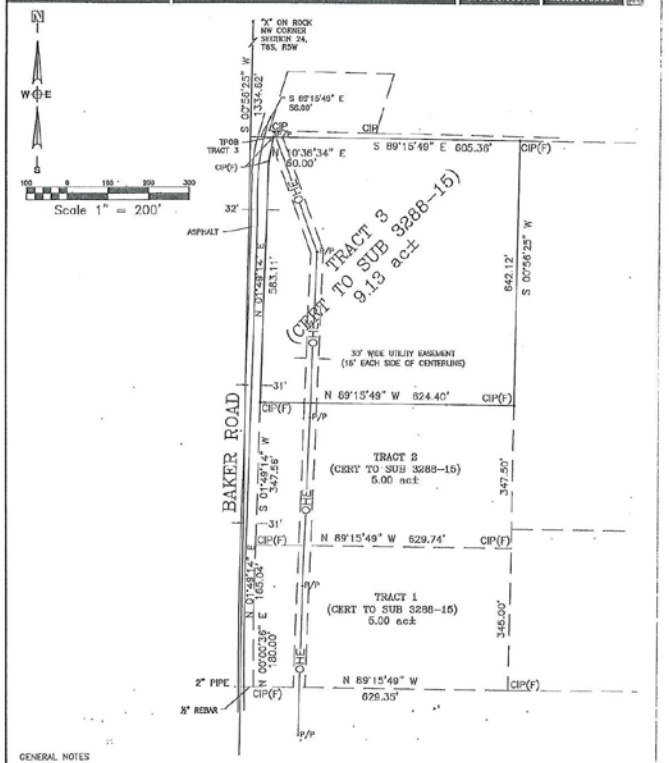


CERTIFICATE TO SUBDIVIDE NO. 3325-16



CERTIFICATE TO SUBDIVIDE NO. 3325-16

PUGH WRIGHT MCANALLY CIVIL ENGINEERS
810 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F



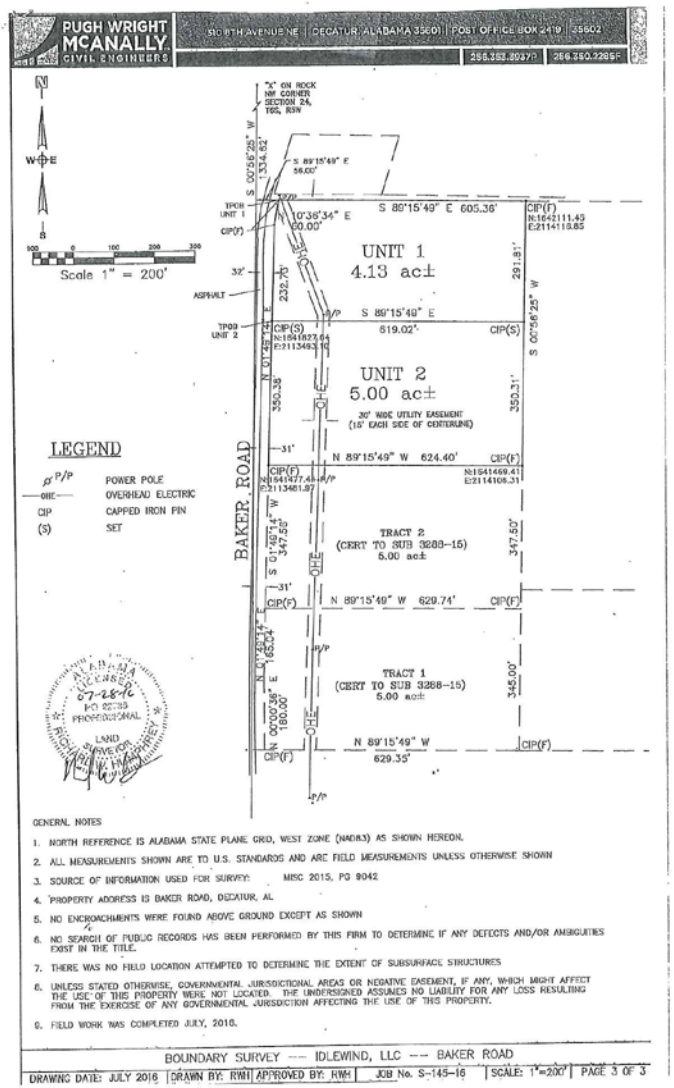
GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: 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

CERTIFICATE TO SUBDIVIDE NO. 3325-16



GENERAL NOTES

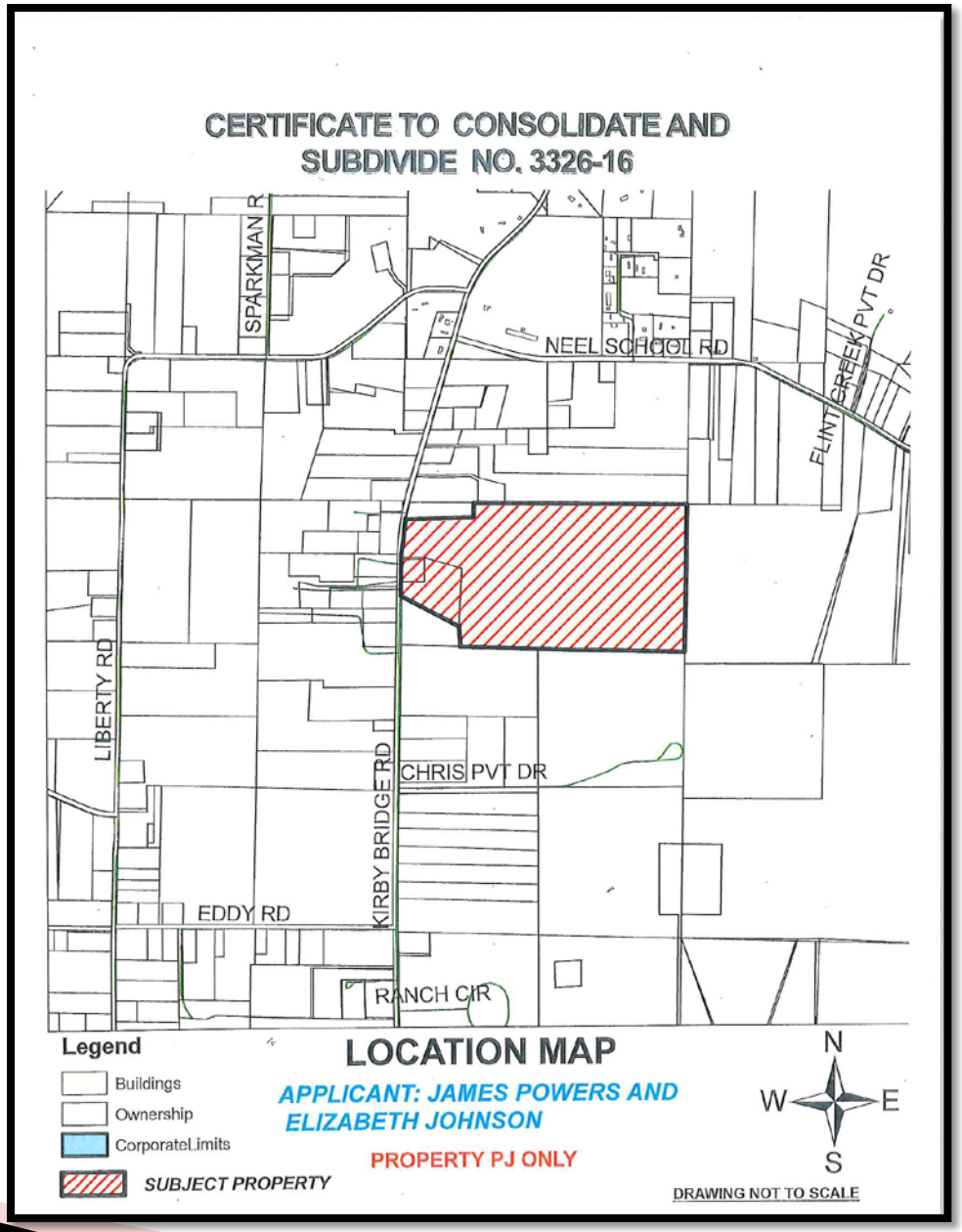
1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: MISC 2015, PG 9042
4. PROPERTY ADDRESS IS BAKER ROAD, DECATUR, AL
5. NO ENCROACHMENTS 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.

BOUNDARY SURVEY --- IDLEWIND, LLC --- BAKER ROAD

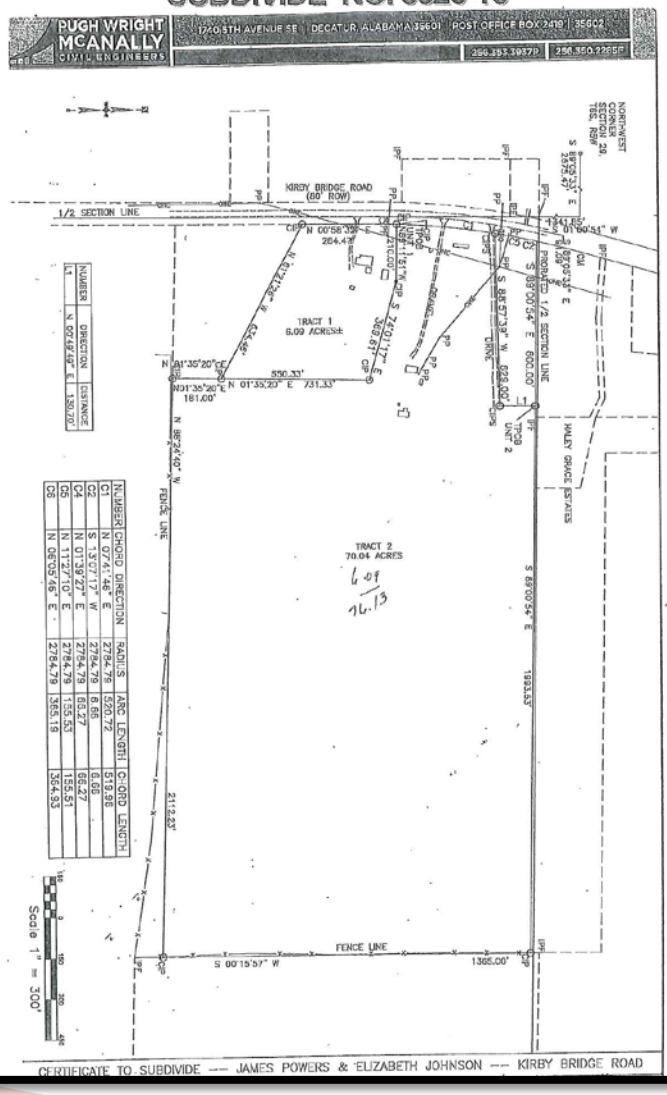
DRAWING DATE: JULY 2016 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-145-16 | SCALE: 1"=200' | PAGE 3 OF 3

3325-16 Certificate to Subdivide




CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3326-16
SPARKMAN R
NEEL SCHOOL RD
FLINT CREEK PVT DR
LIBERTY RD
KIRBY BRIDGE RD
CHRIS PVT DR
EDDY RD
RANCH CIR
Legend
Buildings
Ownership
CorporateLimits
SUBJECT PROPERTY
LOCATION MAP
APPLICANT: JAMES POWERS AND ELIZABETH JOHNSON
PROPERTY PJ ONLY
N
W
E
S
DRAWING NOT TO SCALE

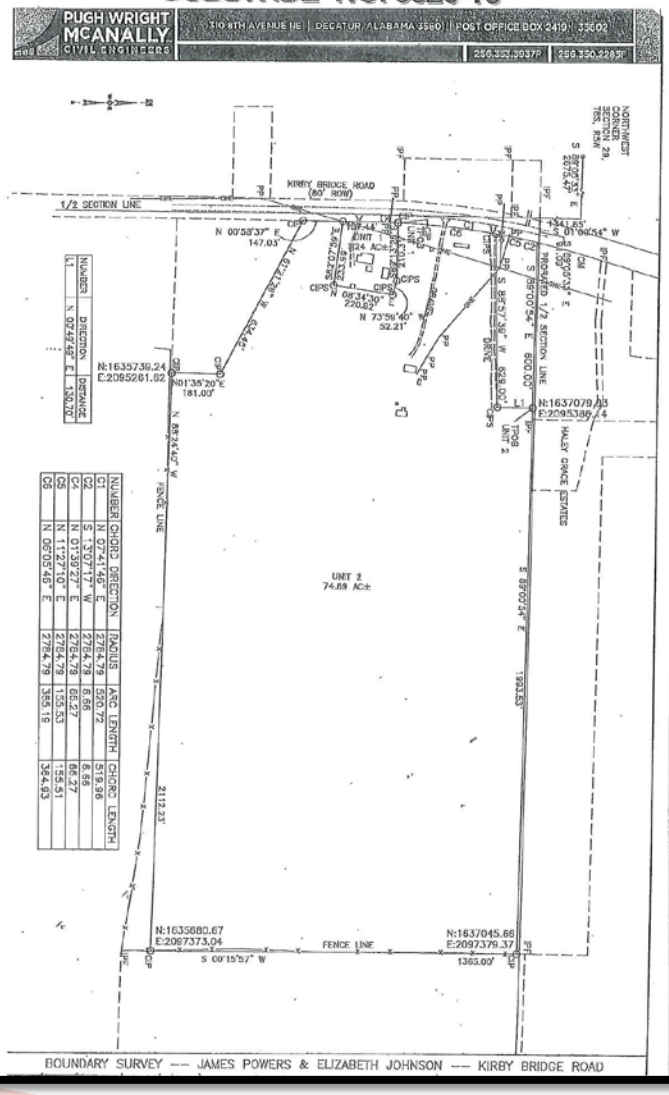
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3326-16



NUMBER	DIRECTION	DISTANCE
L1	N 09°49'49" E	130.70'

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 07°41'48" E	2794.78	520.72	519.96
C2	S 13°07'17" W	2794.78	6.66	6.66
C3	N 01°39'27" E	2794.78	65.27	65.27
C4	N 11°27'10" E	2794.78	155.53	155.51
C5	N 06°05'46" E	2794.78	365.19	364.93

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3326-16



NUMBER	DIRECTION	DISTANCE
L1	N 07°49'49" E	130.70'

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 07°41'46" E	2764.79	520.72	519.96
C2	S 13°07'17" W	2764.79	8.56	8.56
C3	N 11°39'10" E	2764.79	66.27	66.27
C4	N 12°42'40" E	2764.79	155.53	155.51
C5	N 06°05'46" E	2764.79	365.19	364.93

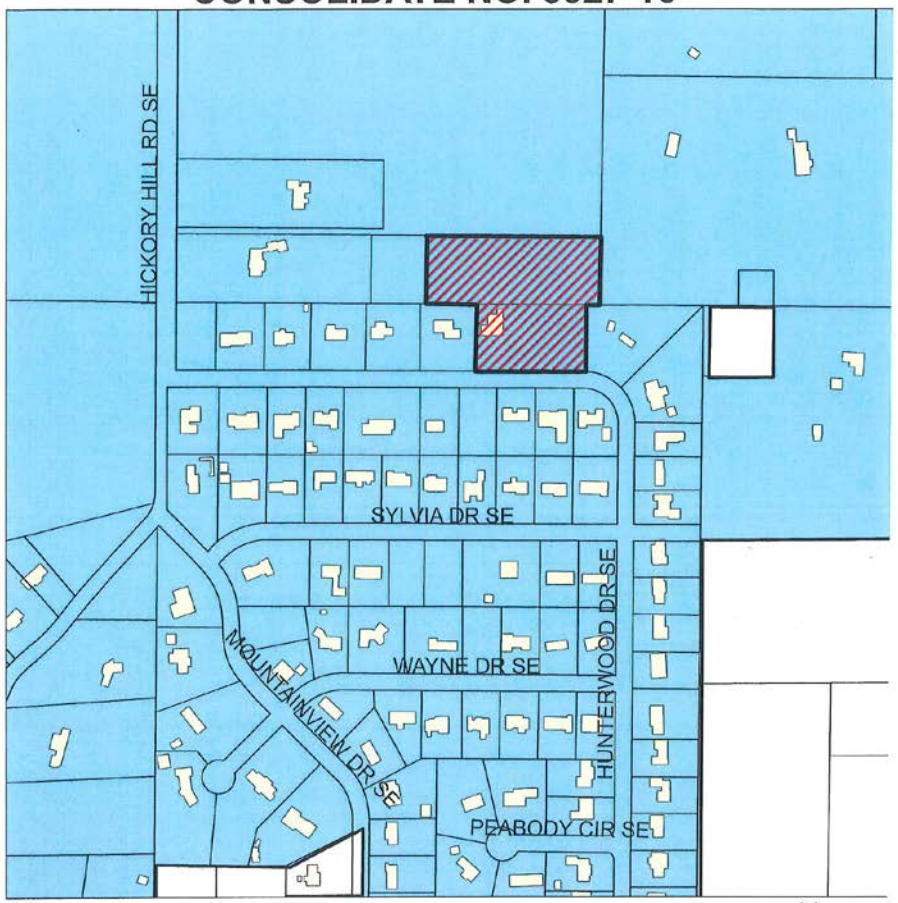
3326-16 Certificate to Subdivide



3326-16 Certificate to Subdivide



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3327-16



Legend

- Buildings
- Ownership
- CorporateLimits
- SUBJECT PROPERTY

LOCATION MAP

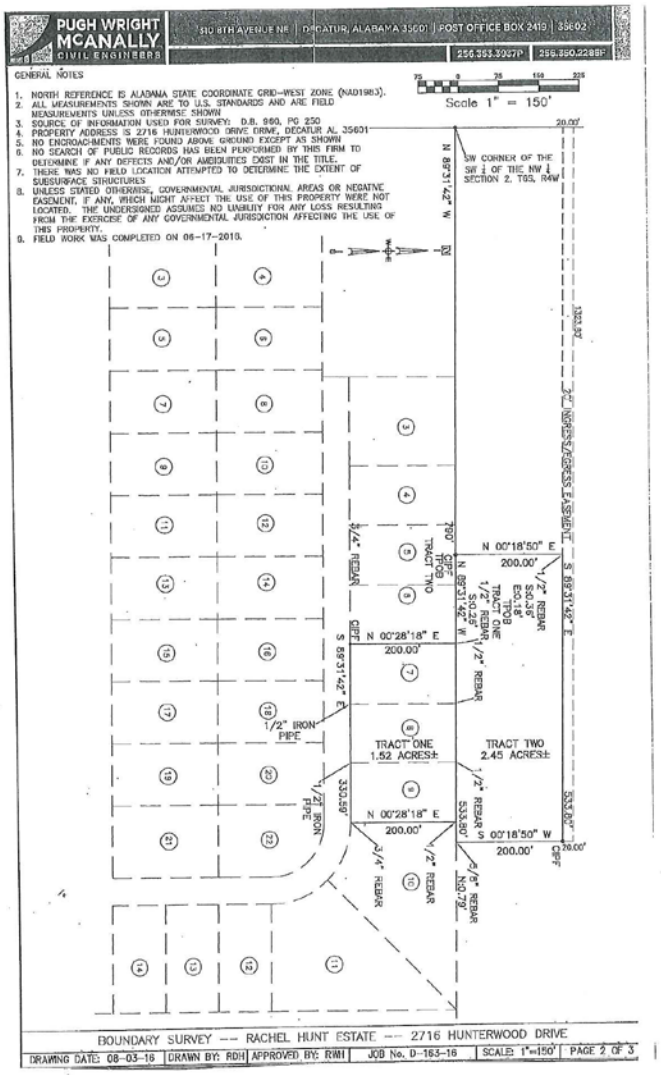
APPLICANT: RANCHEL HUNT ESTATE

PROPERTY ZONED R-1 AND AG-1

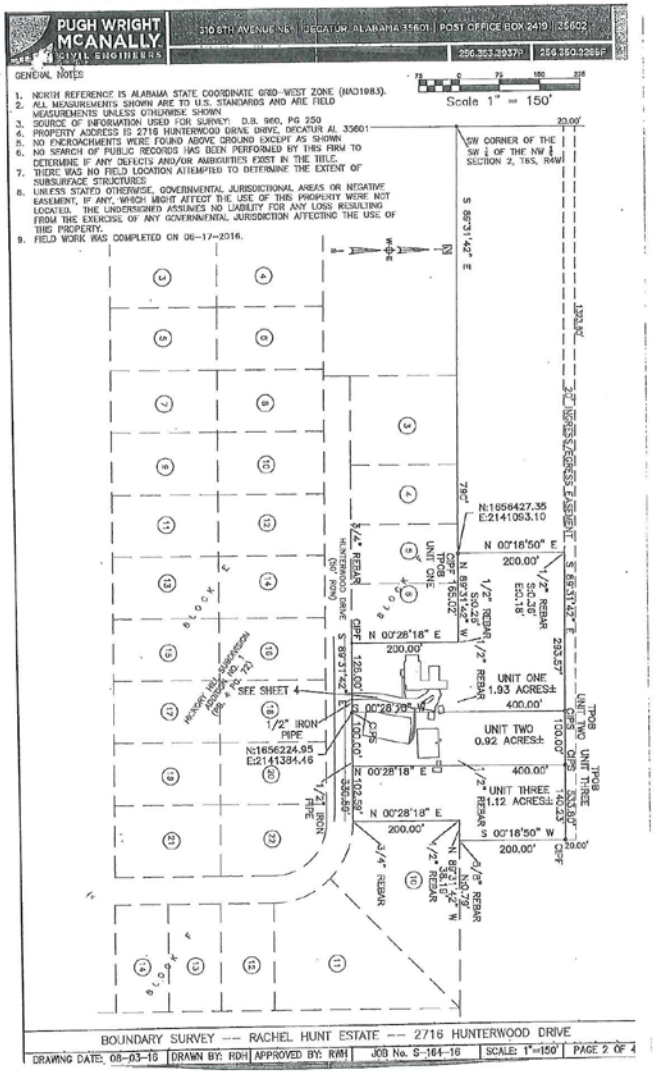
N
W E
S

DRAWING NOT TO SCALE

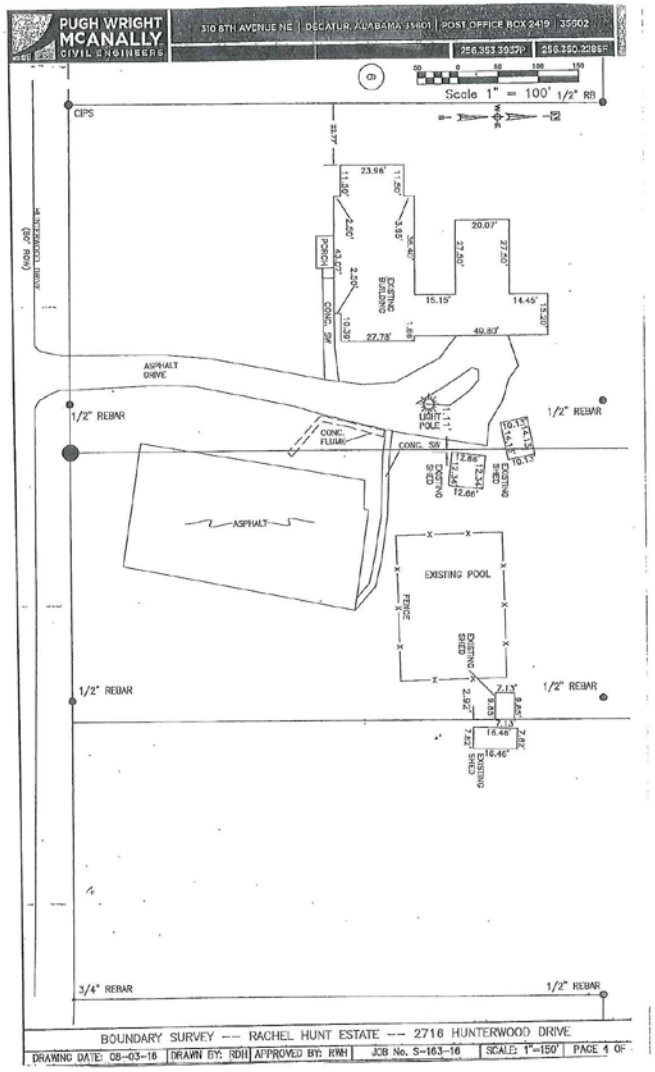
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3327-16



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3327-16



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3327-16



3327-16 Certificate to Subdivide & Consolidate



3327-16 Certificate to Subdivide & Consolidate

