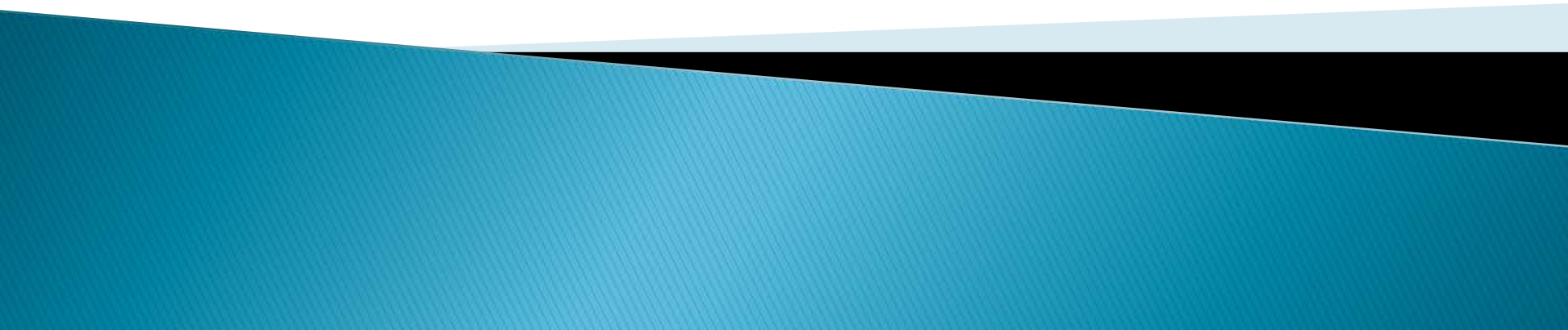
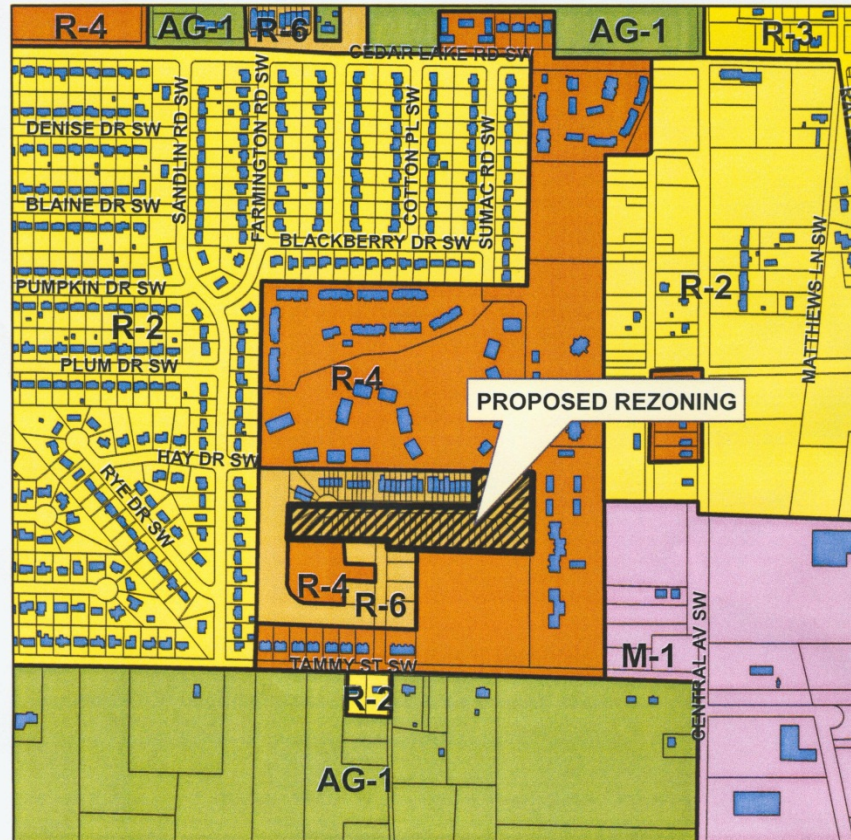


City of Decatur PLANNING COMMISSION

NOVEMBER 19, 2013



REZONING REQUEST NO.1274-13 FROM R-6 TO R-5 APPROX. 4.75 ACRES



Legend

 bldg
 Ownership



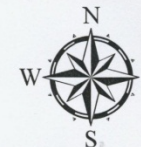
SUBJECT PROPERTY

PROPERTY ZONED R-6

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

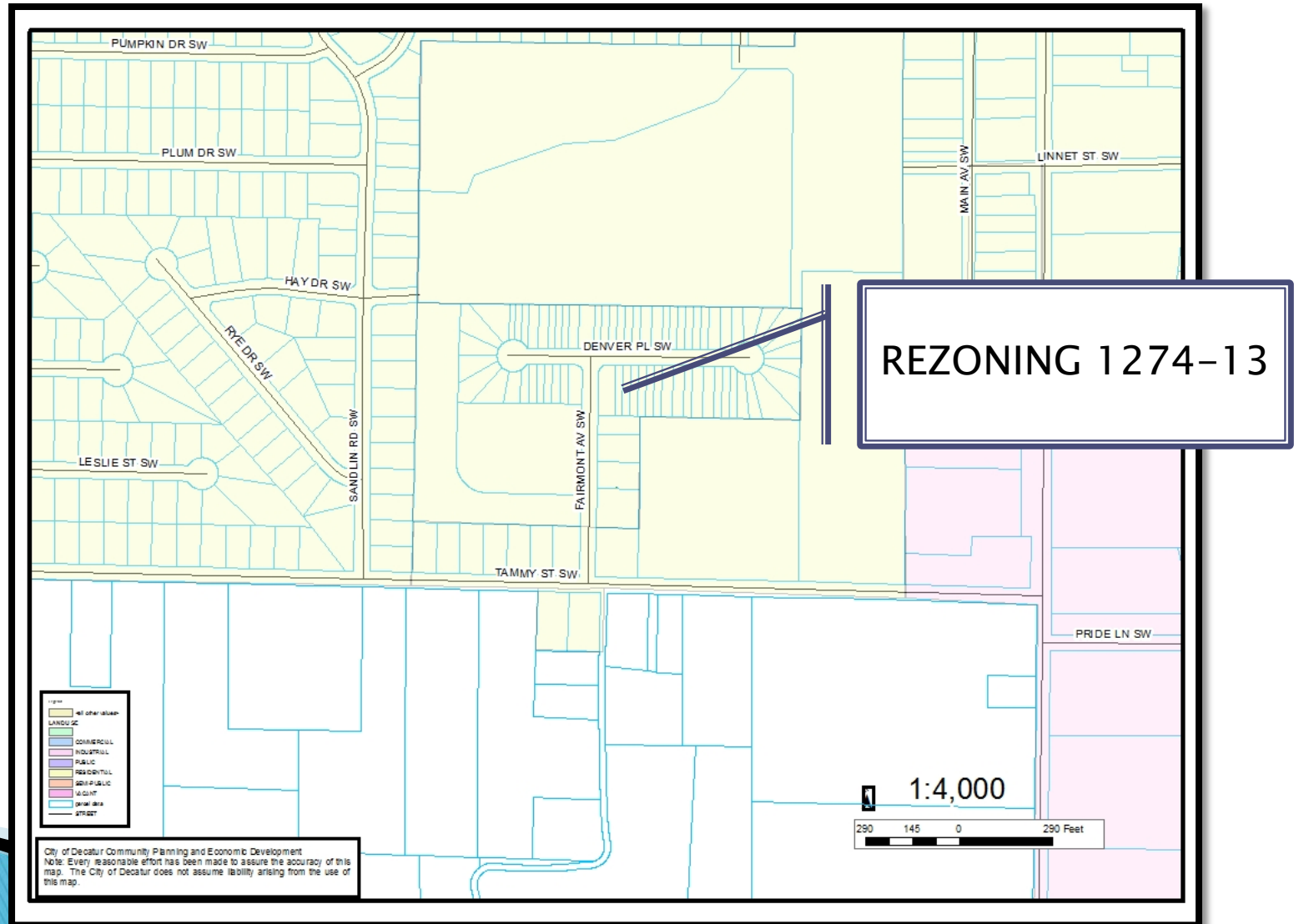
APPLICANT : HABITAT FOR HUMANITY



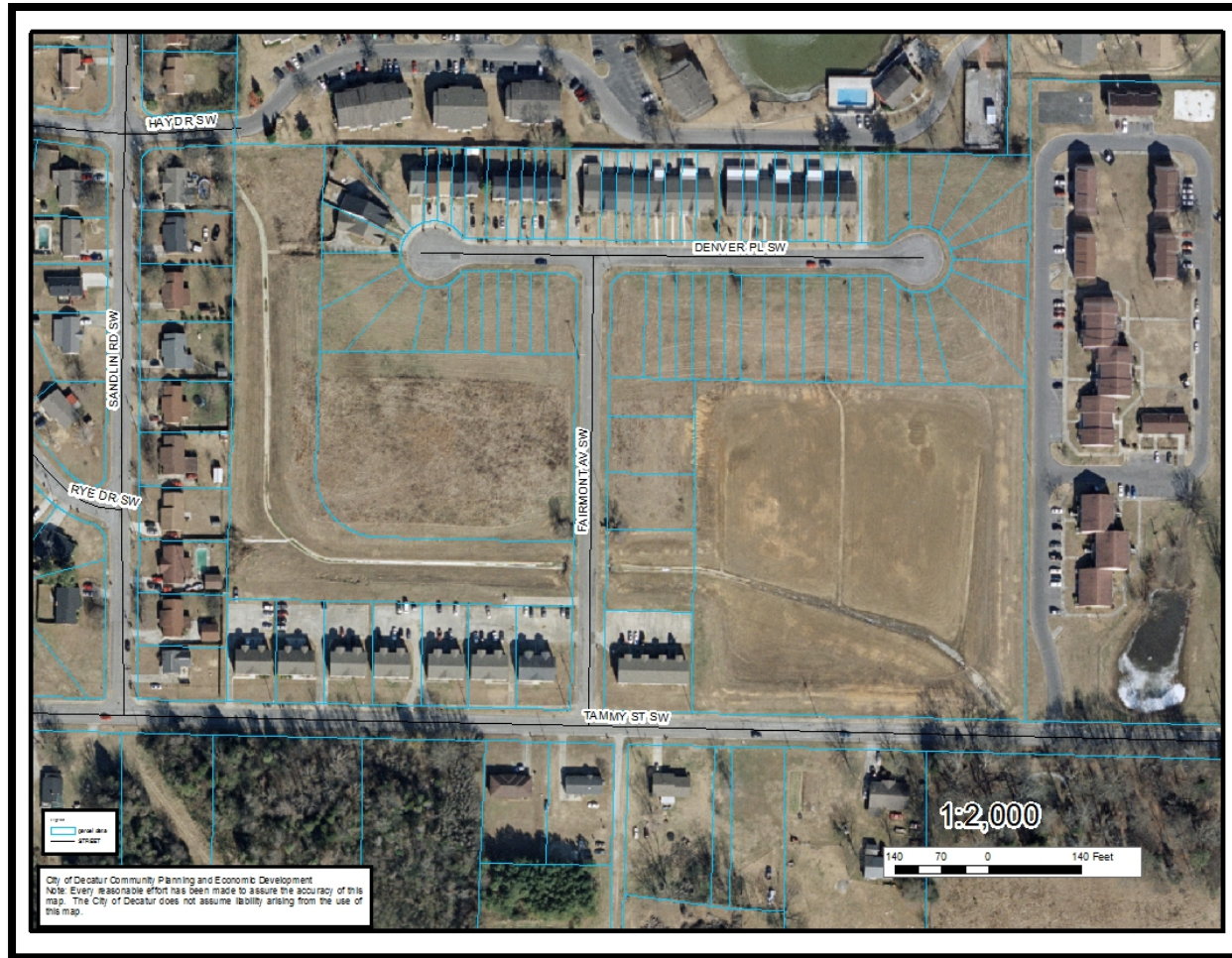
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REZONING 1274 PLANNED LANDUSE



REZONING 1274 AERIAL



[illegible]

REZONING 1274-13



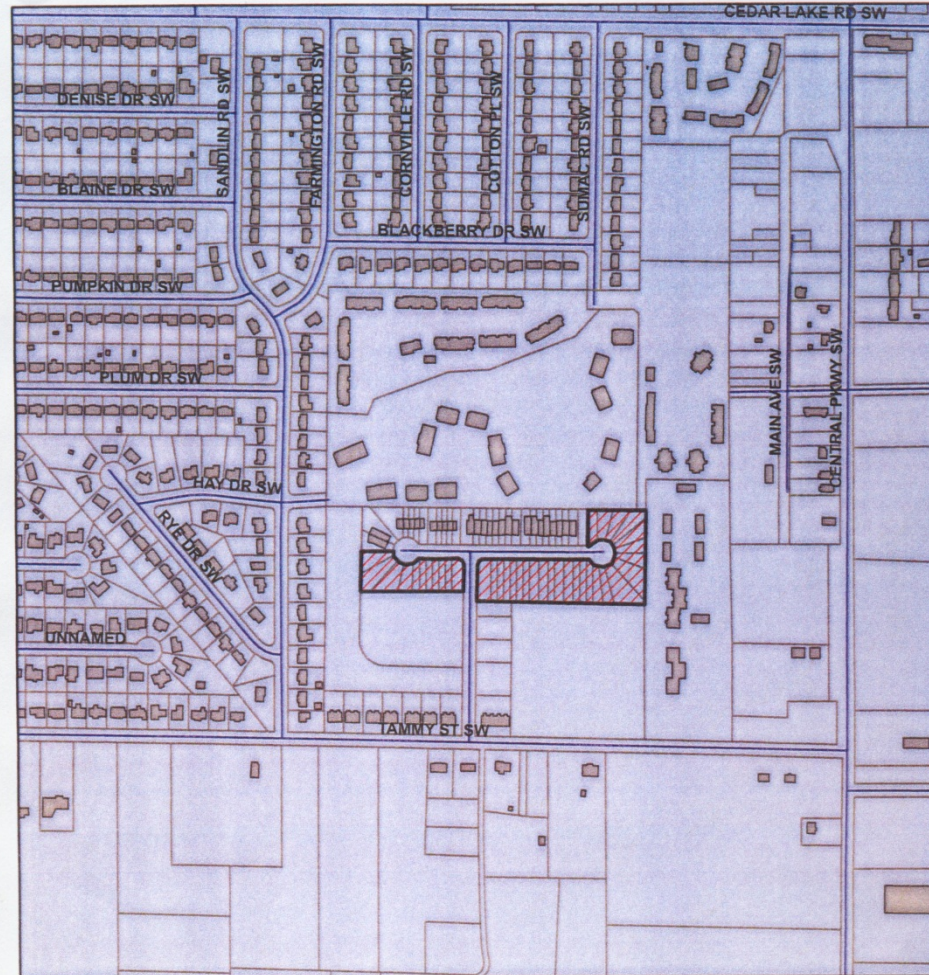
REZONING 1274-13



REZONING 1274-13



DENVER PLACE - MINOR PLAT



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: HABITAT FOR HUMANITY



DRAWING NOT TO SCALE

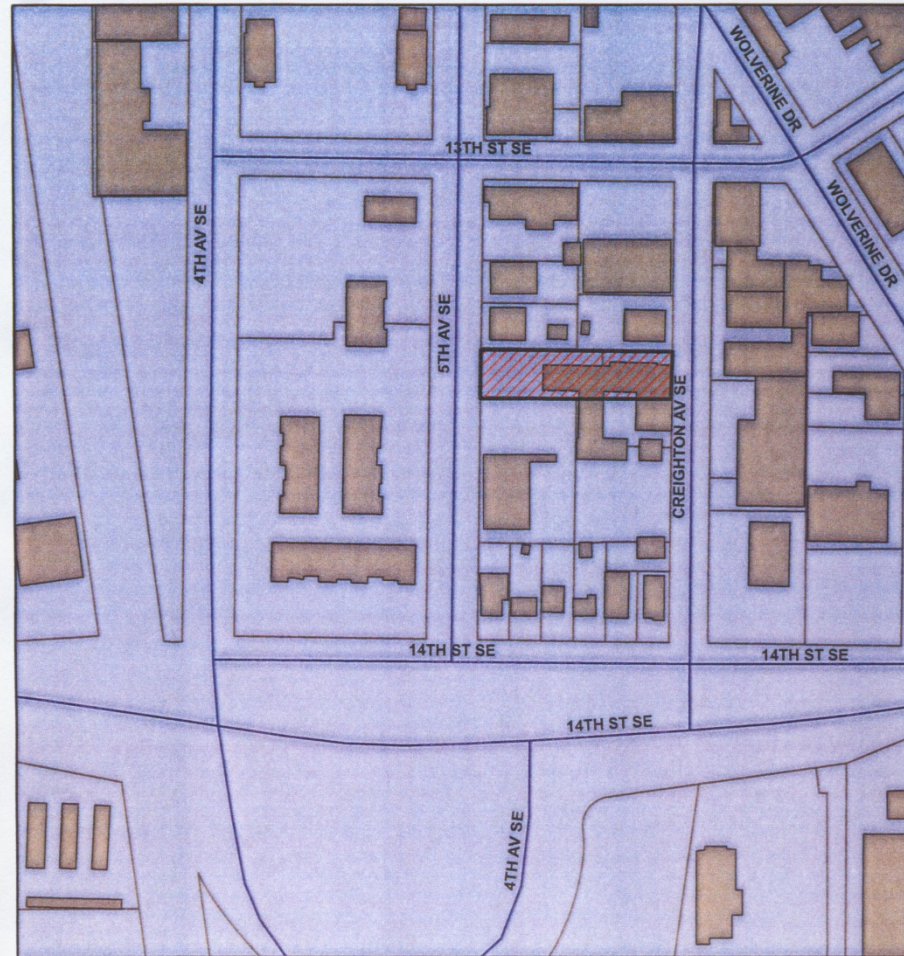
DENVER PLACE MINOR PLAT



DENVER PLACE MINOR PLAT



CERTIFICATE TO SUBDIVIDE NO. 3229-13



Legend

-  bldg
-  _Parcel_CAMA
-  .Streets911
-  .CorporateLimits
-  SUBJECT PROPERTY

LOCATION MAP

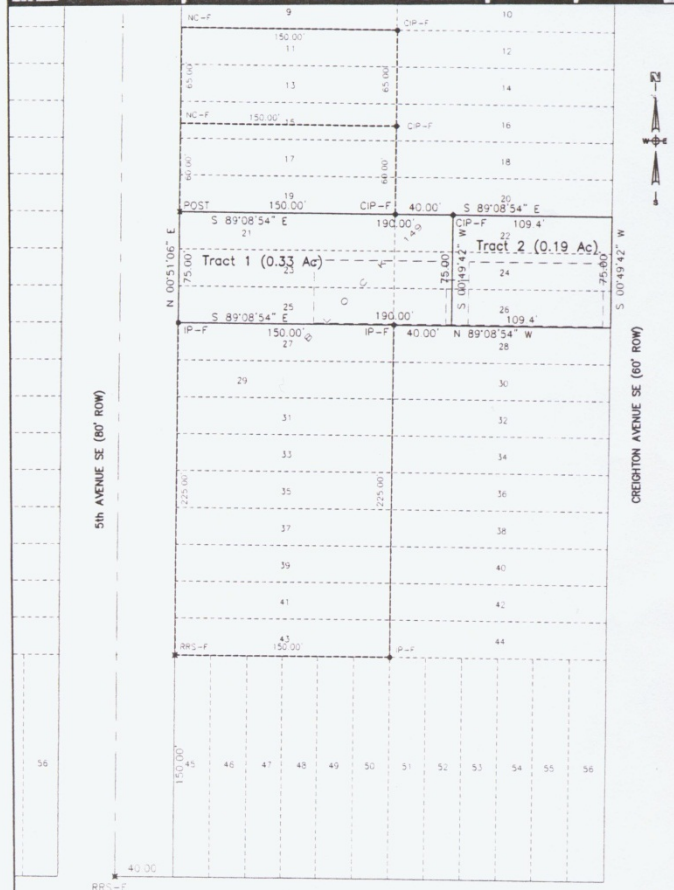
APPLICANT: Ronald and Joyce Terry



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3229-13

**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F



14th STREET SE (80' ROW)

BEFORE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE -- COOK'S PEST CONTROL -- 5th AVENUE, SE

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
PHONE: 256.353.3937 FAX: 256.350.2285



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE -- COOK'S PEST CONTROL -- 5th AVENUE SE

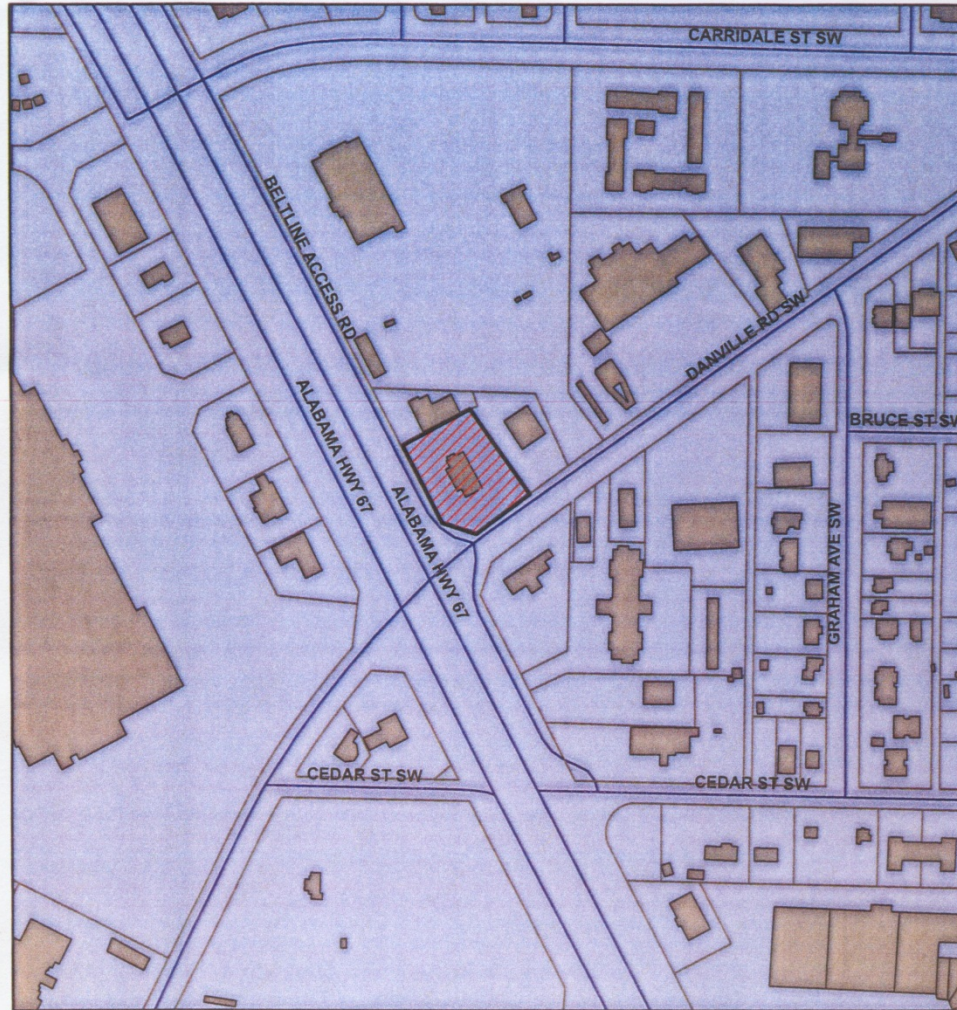
CERTIFICATE 3229-13



CERTIFICATE 3229-13



SITE PLAN NO. 504-13



Legend

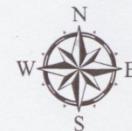
- bldg
- _Parcel_CAMA
- .Streets911
- .CorporateLimits



SUBJECT PROPERTY

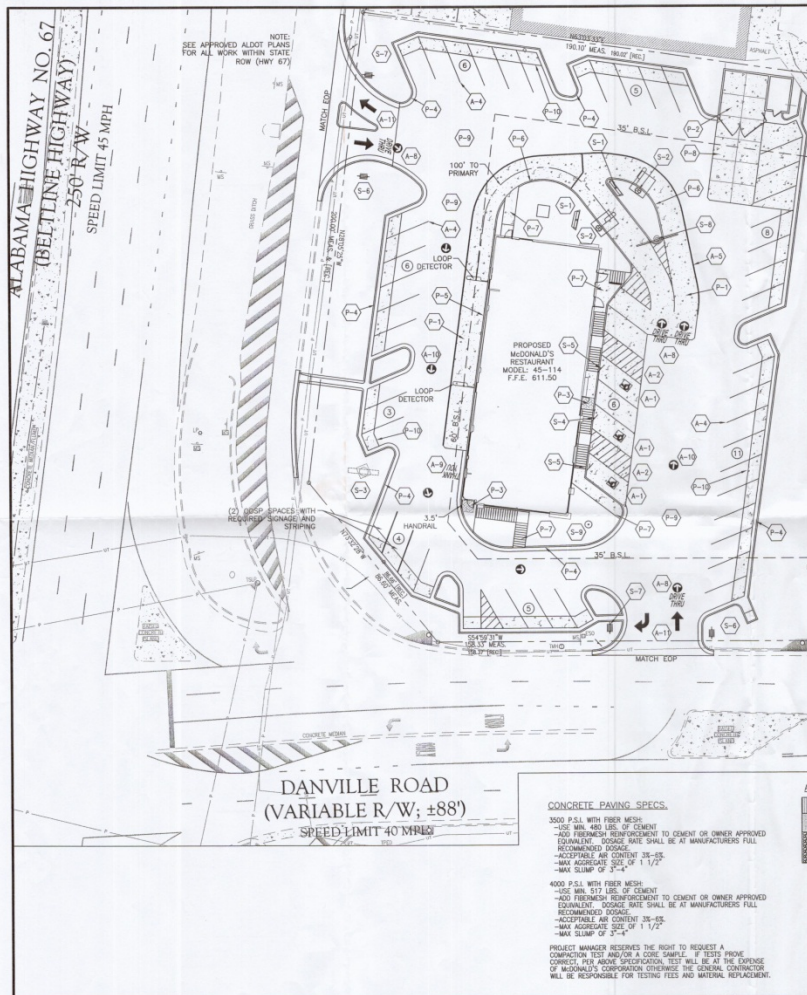
LOCATION MAP

APPLICANT: McDonald's Corporation



DRAWING NOT TO SCALE

STIE PLAN 504-13



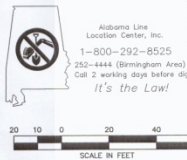
GENERAL NOTES:

- THE MAJOR ROAD SIGNS AND BASES AND ALL INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY GC AND COST PAID BY THE SIGN CONTRACTOR. SIGNS SHALL BE INSTALLED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
- ENTRANCE AND EXIT SIGNS, DRIVE-THRU MENU BOARD AND PHASPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES AND WIRING TO THE SIGNS AND CONDUIT ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
- LOT LIGHTING SUPPLIER NOTE: LIGHT FOR AMERICAN FLAG ILLUMINATION TO BE LOCATED ON BUILDING NEAR THE FLAG REQUIRED.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY OTHERS.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE SIGN CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND LOCATIONS.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT CONSTRUCTION.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 4" ABOVE FINISH FINISHMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 8" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SIGNS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- THE SIGN CONTRACTOR SHALL CHOOSE WHEN TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE SIGN. SIGN SHALL BE PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
- SEE MENU BOARD DETAIL SHEETS, CO-1.0 & CO-1.1 FOR CONDUIT SIZES, VERTY BONDING LOCATIONS AND ANGLES WITH PROJECT MANAGER.
- SEE SIGN DETAILS 300-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
- SEE SIGN DETAILS 300-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
- ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
- BRICKS, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- ANY WORK PERFORMED IN THE STATE R.O.M. SHALL BE PER DOT GUIDELINES AND STANDARD SPECIFICATIONS.
- ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADIUS.
- ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN ANTI-SOIL CONCRETE TREATMENT AS MANUFACTURED BY AERIAL OR APPROVED EQUIVALENT.
- THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-998).
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- ALL JOINTS WHERE NEW PAVEMENT ADJACENT EXISTING PAVEMENT SHALL BE SAW CUT TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CHASED TO THE NEXT EXPANSION JOINT ON DOT R.O.M. WHERE FEASIBLE.
- ALL CURB RADIUS 5' UNLESS NOTED OTHERWISE.
- ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJACENT CURBING AND PAVEMENT EXACTLY.
- STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND 500 OR HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHER WEE SPECIFIED. SEE GRADING PLAN.
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
- THE CONTRACTOR TO USE TOPOGRAPHY CORRECTLY IN CONSTRUCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.
- IF CONCRETE DRIP APRONS ARE USED IN PARKING STALLS AGAINST A RETAINING WALL, GC TO PROVIDE 2" EXPANSION JOINT BETWEEN DRIP APRON AND WALL.

SITE DATA		
STREET LOCATION: 2225 DANVILLE RD SW, DECATUR, AL 30001		
CURRENT SITE AREA: 1.14 AC. (49,005 SF)		
CURRENT ZONING: M-1A		
BUILDING TYPE: 45-114 (S-130 SGLT)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT (DANVILLE RD)	35'	±52'
LEFT SIDE (BELTLINE RD)	60'	±86'
RIGHT SIDE	0'	±86'
REAR	35'	±84'
PARKING (SEE BELOW)		
RESTAURANT:	68	54*
1 SPACE/75 S.F.		
*VARIES FOR 15 SPACES PREVIOUSLY OBTAINED		

KEY	DESCRIPTION	QTY.
P-1	CONCRETE PAVING	5,847 SF
P-2	CONCRETE TROUGH ENCLOSURE PAD	360 SF
P-3	FINISH SIDEWALK	50 SF
P-4	CURB & GUTTER (18" FIN)	987 LF
P-5	STANDING CURB	92 LF
P-6	6" CURB POURED WITH MONOLITHIC SLABS	290 LF
P-7	CONCRETE SIDEWALK	719 SF
P-8	CONCRETE TROUGH APRON	720 SF
P-9	ASPHALT	2,289 SF
P-10	5" OPTIONAL CONCRETE DRIP APRON	2,171 SF

STRIPING LEGEND	PROPOSED SIGNS
A-1 ADA ACCESSIBLE SMALL WHITE STRIPING	S-1 OPD MENU BOARD
A-2 WHITE STRIPING FOR ADA REQUIREMENTS	S-2 LED CCB & THIN POLE DRIVE-THRU CANOPY
A-3 HANDICAP ACCESSIBLE ASIDE-4" WHITE STRIPES @ 42', 2' O.C.	S-3 EXISTING POLE SIGN TO REMAIN
A-4 5' WIDE PEDESTRIAN ACCESS ASIDE WITH WHITE & WHITE STRIPES @ 42', 2' O.C.	S-4 AUTO SIGN RT-8 - HANDICAP PARKING
A-5 6" WHITE PARKING STRIPS OR STRIPES	S-5 AUTO SIGN RT-8 & RT-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
A-6 4" YELLOW DRIVE-THRU STRIPES	S-6 "WELCOME" SIGN
A-7 N/A	S-7 "THANK YOU" SIGN
A-8 N/A	S-8 GATEWAY SIGN WITH "WY LINE ANY TIME" SIGN
A-9 DRIVE-THRU W/ARROW PAVEMENT MARKING	S-9 OPTIONAL FLAG POLE
A-10 "THANK YOU" PAVEMENT MARKING PLACED 20' FROM E. OF CURB BOTH SIDES	
A-11 PARKING LOT ARROWS @ 42'-60' (52' MIN)	
A-12 WIDENESS/EXPRESS ARROWS	



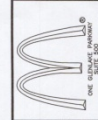
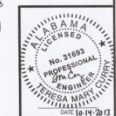
THIS SUBDIVISION HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR:

1 LAYOUT APPROVAL

2 PRELIMINARY APPROVAL

3 FINAL APPROVAL

THE SUBDIVISION COMMITTEE WILL MEET: **11/12/13** **5:15 PM** **514 S. 504-13**



NO.	DATE	REVISIONS
1		
2		
3		
4		

TYLINTINTERNATIONAL
250 PEACHTREE STREET SUITE 800
ATLANTA, GA 30303
PHONE: (404) 841-2806 FAX: (404) 841-7887

SITE PLAN

MCDONALD'S RESTAURANT
250 PEACHTREE STREET SUITE 800
ATLANTA, GA 30303
PHONE: (404) 841-2806 FAX: (404) 841-7887

MCDONALD'S CORPORATION
ONE GULFVIEW PLAZA SUITE 100 ATLANTA, GA 30303

DESIGNED BY: **45.8219 TMC**

DRAWN BY: **10/11/13 MA**

CHECKED BY: **08/13 JJB**

DATE: **10/11/13**

SHEET NO.: **C-3.0**

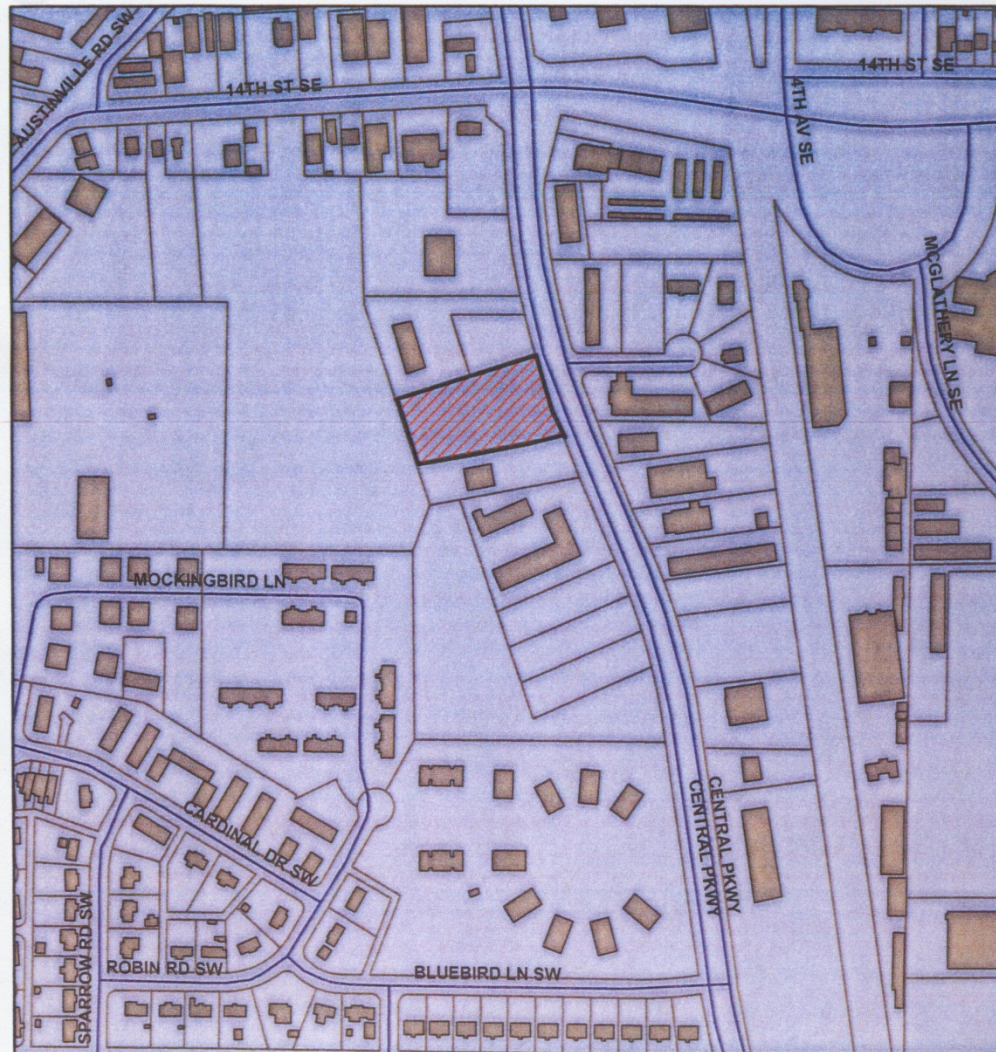
STIE PLAN 504-13



SITE PLAN 504-13



SITE PLAN NO. 505-13



Legend

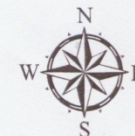
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- _Parcel_CAMA
- .Streets911
- .CorporateLimits



SUBJECT PROPERTY

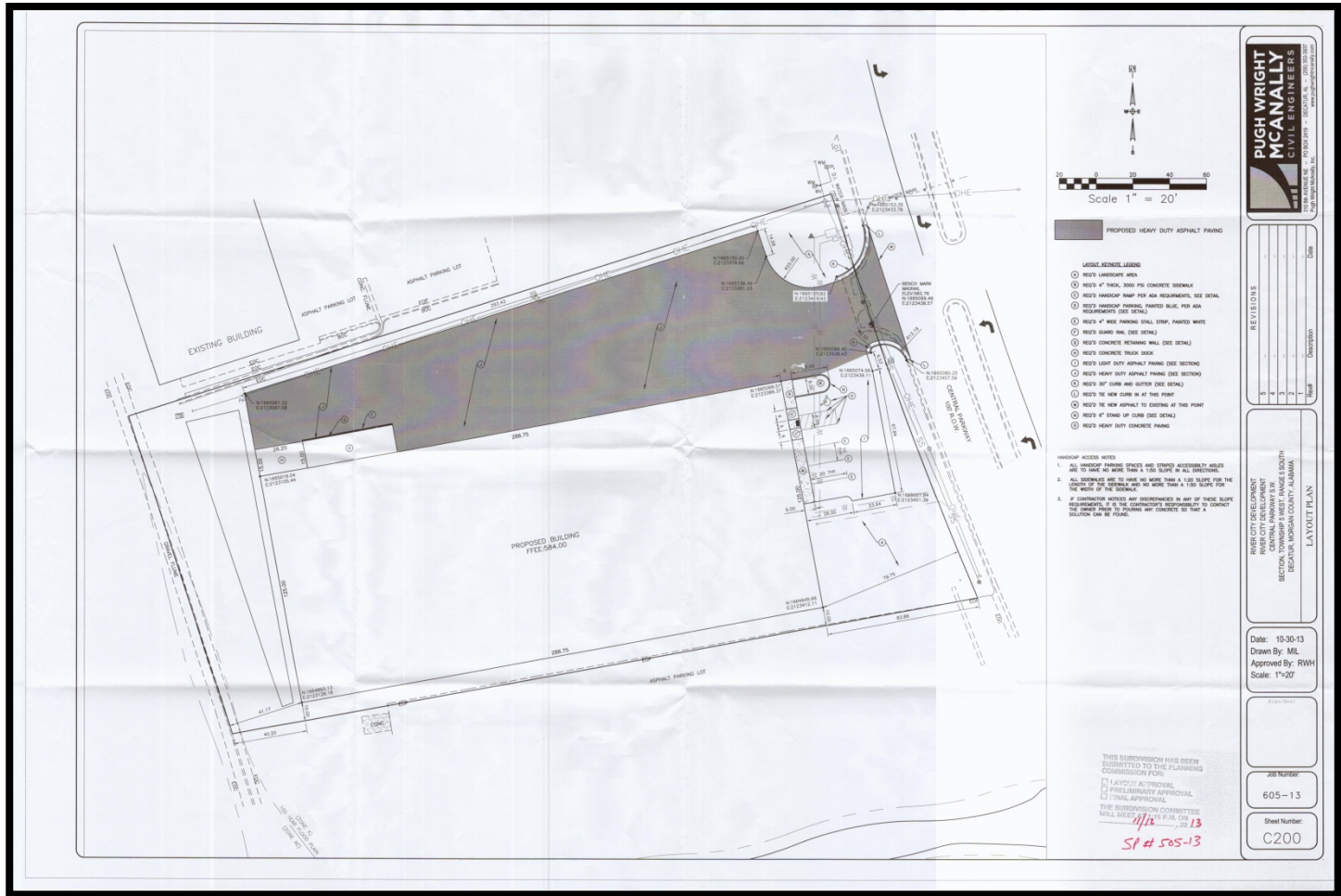
LOCATION MAP

APPLICANT: River City Development



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SITE PLAN 505-13



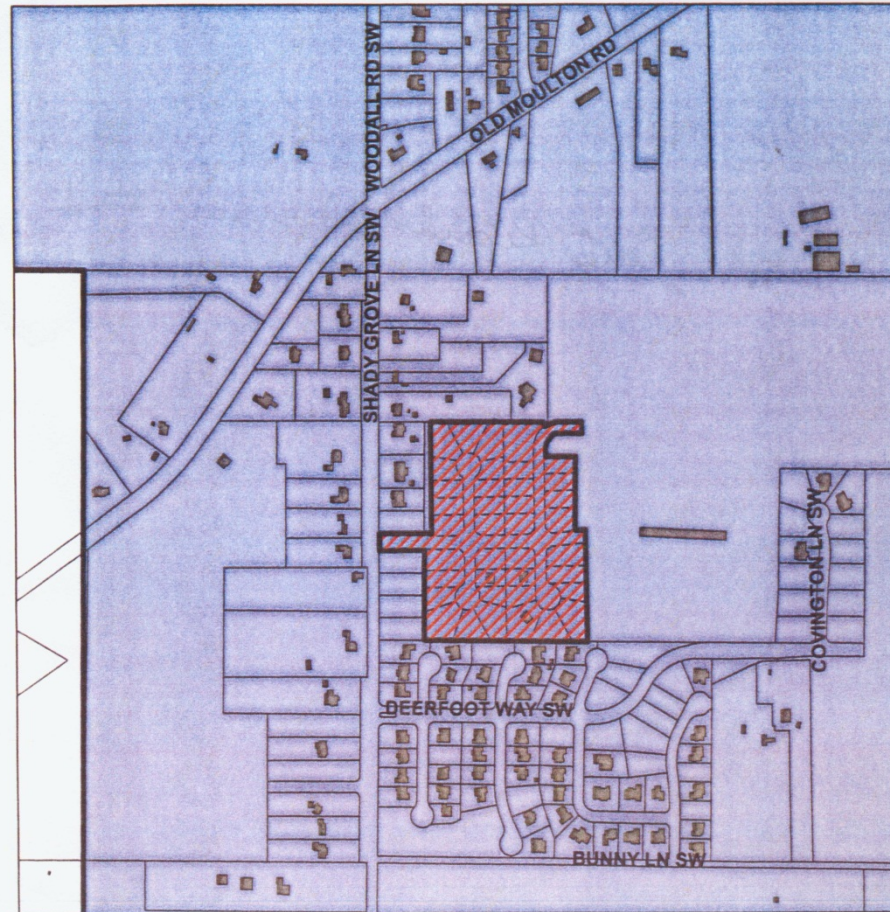
SITE PLAN 505-13



SITE PLAN 505-13



BOND REVIEW PRINCETON PLACE SUBDIVISION



Legend

- bldg
- Ownership
- corplm

 SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: DANNY HILL



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ZONED R-3

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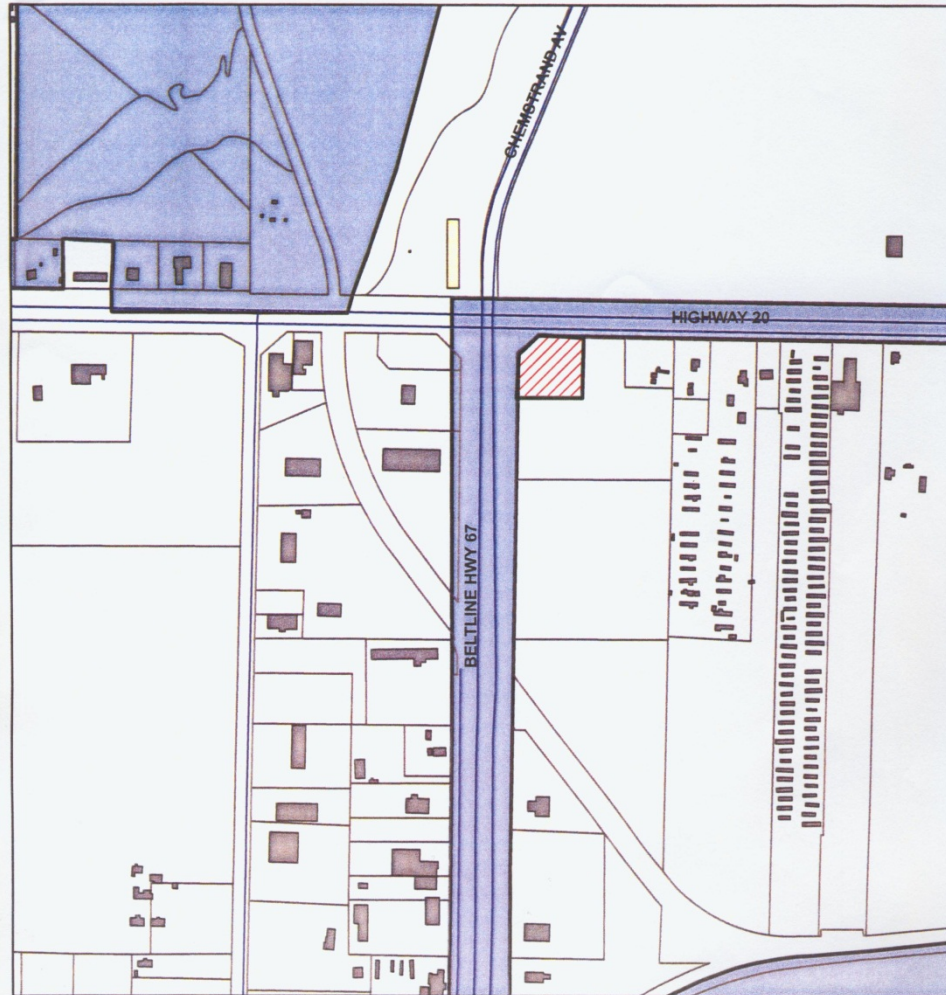
BOND REVIEW PRINCETON PLACE



BOND REVIEW PRINCETON PLACE



ANNEXATION NO. 339-13



Legend

-  bldg
-  _Parcel_CAMA
-  Streets911
-  .CorporateLimits



SUBJECT PROPERTY

LOCATION MAP

APPLICANT: BOB DUNBACHER - FOR RACEWAY



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ANNEXATION 339-13



ANNEXATION 339-13

