AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 12, 2023

1. **CALL TO ORDER & INVOCATION -CHAIRMAN**

2. **ROLL CALL & ESTABLISHMENT OF A QUORUM - SECRETARY**

3. **INTRODUCTIONS & MEETING PROCEDURES**

4. **APPROVAL OF THE AGENDA**

5. **APPROVAL OF MINUTES**
   A. August 8, 2023

6. **VERIFICATION OF NO CONFLICT OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATION - COMMISSION MEMBERS**

7. **VERIFICATION OF PROPER NOTIFICATION - SECRETARY**

8. **INFORMATION AT END OF AGENDA**

9. **OLD BUSINESS**
   A. **R-10-23 Northcreek Properties, LLC** - Northcreek Properties, LLC requests rezoning from C-3 (General Commercial) to RS-3 (Single - Family Residential) of approximately 1.91 acres located at the east dead end of Northcreek Boulevard. **WITHDRAWN**
   B. **R-11-23 Sullivan Properties, LLC** - Sullivan Properties, LLC requests rezoning from RS-1 (Single - Family Residential) to RS-3 (Single - Family Residential) of approximately 14.17 acres located at the east dead end of Northcreek Boulevard. **WITHDRAWN**
   C. **R-12-23 Sullivan Properties, LLC** - Sullivan Properties, LLC requests rezoning from RS-1 (Single - Family Residential) to RS-4 (Single - Family Residential) of approximately 55.28 acres located at the east dead end of Northcreek Boulevard. **WITHDRAWN**
   D. **S-11-23 The Residences at Moore's Bridge Pointe** - Morgantown Development Company, Inc. requests preliminary plat approval for approximately 1.13 acres located west of US Highway 43 and south of Applewood Drive.
   E. **SP-6-23 The Residences at Moore's Bridge Pointe** - Morgantown Development Company, Inc. requests Conditional Use/Master Development Plan approval of a performance residential development located west of US

Highway 43 and south of Applewood Drive.

F. **S-14-23 RSVY of Lots 1 - 3, Block E of Crestmont Subdivision** - Magdealena Diego Juan requests preliminary plat approval of approximately 2.97 acres located 3120 32nd Street.

10. NEW BUSINESS

A. **SP-7-23 Mateo Felipe Baltazar** - Mateo Felipe Baltazar requests special use approval to allow the placement of a mobile home residence to be located at 6951 Baptist Campground Road. **CONTINUED UNTIL OCTOBER**

B. **R-13-23 Lynwood Springer** - Lynwood Springer requests rezoning approval of approximately 4.12 acres from HN (Historical Neighborhood) to REC (Recreation) located at 123 30th Avenue.

C. **A-08-23 Saroni Real Estate, LLC** - Saroni Real Estate, LLC requests annexation of approximately 2 acres located west of Highway 43 and south of River Oak Drive with the original zoning designation of C-3 (General Commercial).

D. **S-22-23 Hightown Properties Master Plan** - Paige Howard requests master plan approval for approximately 3.99 acres located north of 36th Street and east of 26th Avenue

E. **S-15-23 Hightown Properties, LLC Phase I** - Paige Howard requests preliminary plat approval for approximately 2.28 acres located at 2400 36th Street.

F. **S-16-23 New Beginning Family Worship Subdivision** - New Beginning Family Worship, Inc. requests preliminary plat approval for approximately 11.45 acres located at 1950 Park West Dr.

G. **S-19-23 Geo's Automotive** - Jonathan Ray requests preliminary plat approval of approximately 1.88 acres located south of 33rd Street and east of 39th Avenue

H. **A-09-23 Joe Rice** - Joe Rice requests annexation of approximately 49.29 acres located west of Prince William Way and north of Forest Glen Boulevard, with the original zoning of RS-SD (Residential Single Family - Special District).

I. **R-14-23 Joe Rice** - Joe Rice requests rezoning of approximately 4.48 acres from RS-1 (Single - Family Residential) to RS-SD (Residential Single Family - Special District) located west of Prince William Way and north of Forest Glen Boulevard.

J. **S-17-23 Forest Glen Master Plan Revision** - Builders Group Development, LLC requests master plan revision approval of approximately 54 acres for Forest Glen Subdivision located west of Highway 69 and north of Mitt Lary Road

K. **S-18-23 Forest Glen Ninth Section** - Builders Group Development, LLC requests preliminary plat approval for approximately 11.7 acres located west of Prince William Way and north of Forest Glen Boulevard

L. **S-20-23 The Townes at North Lake Master Plan** - Courtstone, LLC requests master plan approval for approximately 183 acres located east of Highway 69 and north of Hamnertown Road

M. **S-21-23 The Townes at North Lake Preliminary Plat** - **REHEARING** - Courtstone, LLC requests preliminary plat approval of approximately 13 acres located east of Highway 69 and north of Hamnertown Road

N. **AMD 03-23 City of Northport** - City of Northport Requests amendments to Article VIII of the Zoning Ordinance

11. DISCUSSION

12. CITIZEN COMMUNICATIONS

13. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

I. The Chairman calls for the next agenda item.
II. Staff provides a summary of the case and answers any questions from the Commission.
III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
    i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
    ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
VII. The Chairman will call for a roll call vote.

City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: R-10-23

Applicant: Northcreek Properties, LLC

Location: The Terrace at Northcreek

Request: Rezoning

Northcreek Properties, LLC requests rezoning of approximately 1.91 acres located at the east end of Northcreek Boulevard. The property is currently zoned C-3 (General Commercial). The petitioner is requesting RS-3 (Single Family Residential). The property meets the requirements for rezoning.

Any action on this item will be a recommendation to the City Council.

This instrument was prepared by
Michael J. Cartee
Shelby and Cartee, Attorneys at Law SOURCE: 1212-124
2210 8th Street, Suite B, Tuscaloosa, Alabama 35401
Form 1-1-6 Rev. 8-70
CORPORATION FORM WARRANTY DEED - LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF Tuscaloosa)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor Bentley, Inc.

a corporation, in hand paid by Northcreek Properties, L.L.C., L.L.C.

the receipt of which is hereby acknowledged, the said Bentley, Inc.

does by these presents, grant, bargain, sell and convey unto the said Northcreek Properties, L.L.C., L.L.C.

the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

The Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), Section 28, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

The Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of Section 33, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

The Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4) Section 32, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

1997 39629
Recorded in the Above
DEED Book & Page
12-11-1997 01:05:21 PM
Source of Title 1212/124
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

This conveyance is hereby made subject to restrictive covenants, rights of way easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD To the said Northcreek Properties, L.L.C., L.L.C.

its successors and assigns forever.

And said Bentley, Inc.

does for itself, its successors and assigns, covenant with said Northcreek Properties, L.L.C., L.L.C.

its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Northcreek Properties, L.L.C., L.L.C.

its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Bentley, Inc.
by its President , Robert J. Bentley, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December, 1997.

Bentley, Inc.

By: Robert J. Bentley (SEAL)
Robert J. Bentley
Its: President

STATE OF ALABAMA)
)
Tuscaloosa COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert J. Bentley whose name as President of Bentley, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17th day of December, A.D., 1997.

NOTARY PUBLIC

My commission expires: 2/24/01

1997 39630
Recorded in the Above
DEED Book & Page
12-17-1997 01:01:21 PM
Source Of Title: 1212 / 124
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 1997/39629
Term/Cashier: SCAN2 / dawn
Tran:547.32979.46943 12-17-1997 13:02:43

DFE Deed Tax	510.00
REC Recording Fee	6.00
SOT Source of Title	1.00
PJF Probate Judge Fee	2.00
Total Fees: $ 519.00	

DEADLINE FOR SUBMITTAL IS NOON ON_____ **HEARING DATE** _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Brasher Holdings, LLC
APPLICANT NAME
31 Dogwood Drive
Chelsea, AL 35043
ADDRESS
(205) 337-5690
DAYTIME TELEPHONE

FAX NUMBER
chip@brasherholdings.com
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT:	
REQUESTED ZONING DISTRICT	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Northcreek Properties LLC

General Location or Address of Subject Property: Located at the east dead end of Northcreek Boulevard

Current Use: Undeveloped

Prior Action(s) on Subject Property: NA

Describe briefly the proposed use and character of any proposed development: Residential subdivision

If development is proposed on the property, what other approvals from the City are required?_____

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☐ Other_____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE:	DATE: 7/25/2022
PRINT NAME: Chip Brasher	

Received:_____ Date:_____

RZ
Revised 08/12

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Scott Sullivan, being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: Scott Sullivan Date: 7-25-22

Property Owner Mailing Address: Northcreek Properties
318 Main Ave, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405
Phone Number: (205) 345-5646

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify that Scott Sullivan, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 25th day of July, 2022

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024

2001 4530
Recorded in the Above
DEED Book & Page
03-29-2001 04:03:34 PM
Source Of Title: 1997 / 39629
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
JOEL F. DORROH, P.C.
2121 Fourteenth Street
Tuscaloosa, AL 35401
(205) 345-2800

SOURCE OF TITLE: DEED
DEED BOOK: 1997 PAGE: 39629

STATE OF ALABAMA §
§ **WARRANTY DEED**
COUNTY OF TUSCALOOSA §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars ($10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **NORTHCREEK PROPERTIES, L.L.C.**, an Alabama limited liability company, herein referred to as Grantor, does grant, bargain, sell and convey unto **CRAWFORD NIXON, JR., RYAN SHIRLEY, and WILLIAM F. BARNES, JR.**, as tenants-in-common with no right of survivorship, herein collectively referred to as Grantees, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

The Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4), Section 28, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

The Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of Section 33, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, their heirs or assigns forever. And it does for itself and for its heirs, successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of March, 2001.

NORTHCREEK PROPERTIES, L.L.C.

By: William F. Barnes Jr.
Its Managing Partner

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Barnes, Jr., whose name as Manager of NORTHCREEK PROPERTIES, L.L.C., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily and with full authority on the day the same bears date for and as an act of said entity.

Given under my hand and official seal on this the 29th day of March, 2001.

Melinda J. Phillips
NOTARY PUBLIC
My Commission Expires: 9-28-2002

2001 4531
Recorded in the Above
DEED Book & Page
03-29-2001 04:03:34 PM
Source Of Title: 1997 / 39629
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 2001/4530
Term/Cashier: SCAN2 / nji
Tran: 2825.239082.249616
Recorded: 03-29-2001 16:03:53

DFE Deed Tax	300.00
PJF Probate Judge Fee	2.00
REC Recording Fee	7.00
SOT Source of Title	1.00

Total Fees: $ 310.00

City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: R-11-23

Applicant: Sullivan Development, Inc

Location: The Terrace at Northcreek

Request: Rezoning

Sullivan Development, Inc. requests rezoning of approximately 14 acres located at the east end of Northcreek Boulevard. The property is currently zoned RS-1 (Single Family Residential). The petitioner is requesting RS-3 (Single Family Residential). The property meets the requirements for rezoning.

Any action on this item will be a recommendation to the City Council.

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Scott Sullivan, being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: Scott Sullivan Date: 5/17/22

Property Owner Mailing Address: Sullivan Properties
PO Box 657, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405
Phone Number: (205) 345-5646

STATE OF ALABAMA

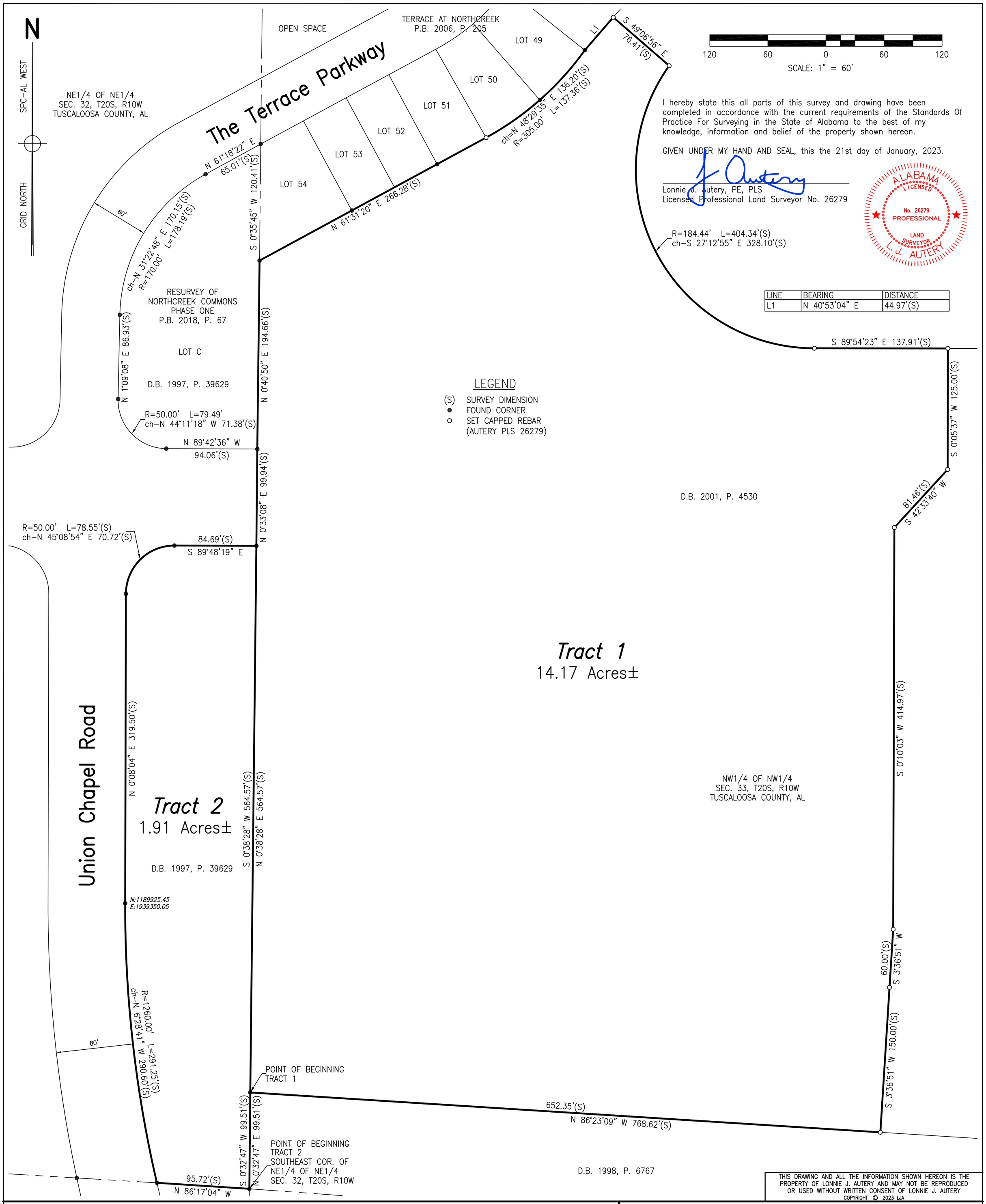
COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify that Scott Sullivan, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 17th day of May, 2022

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024



I hereby state this 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 of the property shown hereon.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of January, 2023.

Lonnie J. Autery, PE, PLS
Licensed Professional Land Surveyor No. 26279

ALABAMA LICENSED No. 26279 PROFESSIONAL LAND SURVEYOR L. J. AUTERY

LINE	BEARING	DISTANCE
L1	N 40°53'04" E	44.97'(S)

THIS DRAWING AND ALL THE INFORMATION SHOWN HEREON IS THE PROPERTY OF LONNIE J. AUTERY AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF LONNIE J. AUTERY
COPYRIGHT © 2023 LJA

ALS & AUTERY LAND SURVEYING & ENGINEERING, LLC
1470 NORTHBANK PARKWAY
SUITE 161
TUSCALOOSA, AL 35406
PHONE: (205) 333-2477
DATE SURVEYED: 08/07/2022
EMAIL: jautery@alsurvey.com

TERRACE AT NORTHCREEK PROPOSED PHASE 2

I hereby state this 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 of the following described property:

TRACT 1

Commencing at an iron pipe the southeast corner of the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run N 0°32'47" E for 99.51 feet along the east line of said Section 32 to an iron bar and the Point of Beginning; thence run N 0°38'28" E for 564.57 feet along said east line to a capped rebar; thence run N 0°33'08" E for 99.94 feet along said east line to a capped rebar; thence run N 0°40'50" E for 194.66 feet along said east line to a capped rebar; thence run N 61°31'20" E for 266.28 feet to a set capped rebar; thence run in a northeasterly direction along the arc of a curve to the left, having a radius of 305.00 feet, an arc length of 137.36 feet, and a chord bearing and distance of N 48°29'35" E, 136.20 feet to a capped rebar; thence run N 40°53'04" E for 44.97 feet to a set capped rebar; thence run S 49°06'56" E for 76.41 feet to a set capped rebar; thence run in a southeasterly direction along the arc of a curve to the left, having a radius of 184.44 feet, an arc length of 404.34 feet, and a chord bearing and distance of S 27°12'55" E, 328.10 feet to a capped rebar; thence run S 89°54'23" E for 137.91 feet to a capped rebar; thence run S 0°05'37" W for 124.91 feet to a capped rebar; thence run S 42°33'40" W for 81.46 feet to a capped rebar; thence run S 0°10'03" W for 414.97 feet to a capped rebar; thence run S 3°36'51" W for 60.00 feet to a capped rebar; thence run S 3°36'51" W for 150.00 feet to a capped rebar; thence run N 86°23'09" W for 652.35 feet to an iron bar; thence run S 0°32'47" W for 99.51 feet to the Point of Beginning. Said described property contains 14.17 acres, more or less, and lies NW1/4 of the NW1/4 of Section 33, T20S, R10W, Tuscaloosa County, Alabama.

TRACT 2

Beginning at an iron pipe the southeast corner of the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run N 86°17'04" W for 95.72 feet along the south line of said NE1/4 of the NE1/4 to a capped rebar on the east right-of-way of Union Chapel Road; thence run in a northerly direction along said east right-of-way, being the arc of a curve to the right, having a radius of 1260.00 feet, an arc length of 291.25 feet, and a chord bearing and distance of N 6°28'41" W, 290.60 feet to a capped rebar; thence run N 0°08'04" E for 319.50 feet along said east right-of-way to a capped rebar; thence run in a northeasterly direction, being the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 78.55 feet, and a chord bearing and distance of N 45°08'54" E, 70.72 feet to a capped rebar; thence run S 89°48'19" E for 84.69 feet to a capped rebar on the east line of said NE1/4 of the NE1/4; thence run S 0°38'28" W for 564.57 feet along said east line to an iron bar; thence run S 0°32'47" W for 99.51 feet along said east line to the Point of Beginning. Said described property contains 1.91 acres, more or less, and lies in the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of January, 2023.

ALABAMA LICENSED No. 26279 PROFESSIONAL LAND SURVEYOR L. J. AUTERY

Lonnie J. Autery, PE, PLS
Licensed Professional Land Surveyor No. 26279

ALS&E AUTERY LAND SURVEYING & ENGINEERING, LLC
1470 NORTHBANK PARKWAY
SUITE 161
TUSCALOOSA, AL 35406
PHONE: (205) 333-2477
DATE SURVEYED: 08/07/2022
EMAIL: jautery@alsurvey.com
SCALE: 1"=60'
PAGE 2 OF 2
JOB NO.: TERRACE

2001 4530
Recorded in the Above
DEED Book & Page
03-29-2001 04:03:34 PM
Source Of Title: 1997 / 39629
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
JOEL F. DORROH, P.C.
2121 Fourteenth Street
Tuscaloosa, AL 35401
(205) 345-2800

SOURCE OF TITLE: DEED
DEED BOOK: 1997 PAGE: 39629

STATE OF ALABAMA §
§ **WARRANTY DEED**
COUNTY OF TUSCALOOSA §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars ($10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **NORTHCREEK PROPERTIES, L.L.C.**, an Alabama limited liability company, herein referred to as Grantor, does grant, bargain, sell and convey unto **CRAWFORD NIXON, JR., RYAN SHIRLEY, and WILLIAM F. BARNES, JR.**, as tenants-in-common with no right of survivorship, herein collectively referred to as Grantees, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

The Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4), Section 28, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

The Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of Section 33, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, their heirs or assigns forever. And it does for itself and for its heirs, successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of March, 2001.

NORTHCREEK PROPERTIES, L.L.C.

By: William F. Barnes Jr.
Its Managing Partner

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Barnes, Jr., whose name as Manager of NORTHCREEK PROPERTIES, L.L.C., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily and with full authority on the day the same bears date for and as an act of said entity.

Given under my hand and official seal on this the 29th day of March, 2001.

Melinda J. Phillips
NOTARY PUBLIC
My Commission Expires: 9-28-2002

2001 4531
Recorded in the Above
DEED Book & Page
03-29-2001 04:03:34 PM
Source Of Title: 1997 / 39629
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 2001/4530
Term/Cashier: SCAN2 / nji
Tran: 2825.239082.249616
Recorded: 03-29-2001 16:03:53

DFE Deed Tax	300.00
PJF Probate Judge Fee	2.00
REC Recording Fee	7.00
SOT Source of Title	1.00

Total Fees: $ 310.00

DEADLINE FOR SUBMITTAL IS NOON ON_____ **HEARING DATE** _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Brasher Holdings, LLC
APPLICANT NAME
31 Dogwood Drive
Chelsea, AL 35043
ADDRESS
(205) 337-5690
DAYTIME TELEPHONE

FAX NUMBER
chip@brasherholdings.com
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT:	
REQUESTED ZONING DISTRICT	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Sullivan Properties

General Location or Address of Subject Property: Located at the east dead end of Northcreek Boulevard

Current Use: Undeveloped

Prior Action(s) on Subject Property: NA

Describe briefly the proposed use and character of any proposed development: Residential subdivision

If development is proposed on the property, what other approvals from the City are required?_____

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☐ Other_____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE: Chip Brasher	DATE: 5-18-2022
PRINT NAME: Chip Brasher	

Received:_____ Date:_____

RZ
Revised 08/12

City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: R-12-23

Applicant: Sullivan Development, Inc.

Location: The Terrace at Northcreek

Request: Rezoning

Sullivan Development, Inc.requests rezoning of approximately 55.28 acres located at the east end of Northcreek Boulevard. The property is currently zoned RS-1 (Single Family Residential). The petitioner is requesting RS-4 (Single Family Residential). The property meets the requirements for rezoning.

Any action on this item will be a recommendation to the City Council.

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Scott Sullivan, being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: Scott Sullivan Date: 5/17/22

Property Owner Mailing Address: Sullivan Properties
PO Box 657, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405
Phone Number: (205) 345-5646

STATE OF ALABAMA

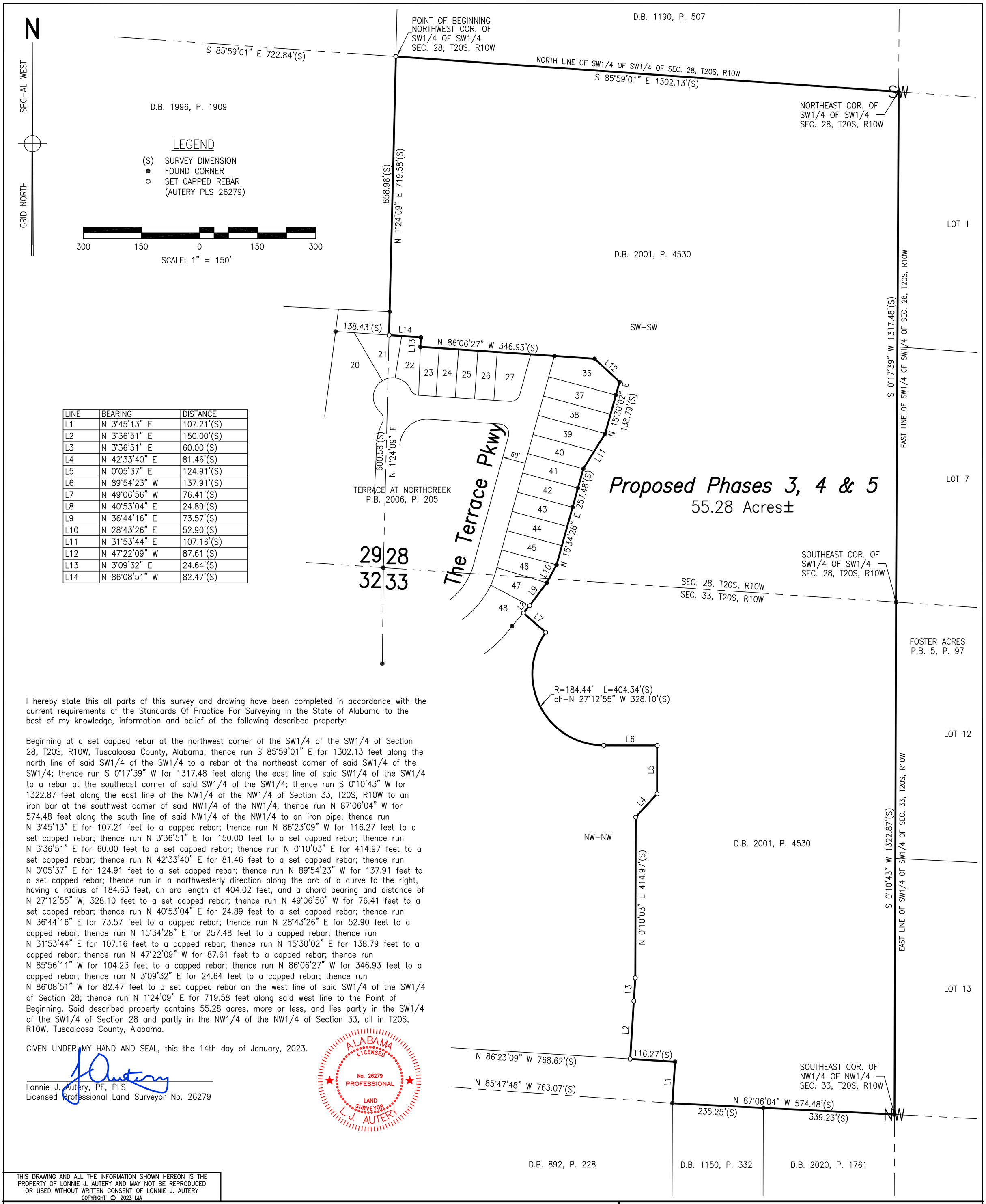
COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify that Scott Sullivan, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 17th day of May, 2022

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024



LINE	BEARING	DISTANCE
L1	N 3°45'13" E	107.21'(S)
L2	N 3°36'51" E	150.00'(S)
L3	N 3°36'51" E	60.00'(S)
L4	N 42°33'40" E	81.46'(S)
L5	N 0°05'37" E	124.91'(S)
L6	N 89°54'23" W	137.91'(S)
L7	N 49°06'56" W	76.41'(S)
L8	N 40°53'04" E	24.89'(S)
L9	N 36°44'16" E	73.57'(S)
L10	N 28°43'26" E	52.90'(S)
L11	N 31°53'44" E	107.16'(S)
L12	N 47°22'09" W	87.61'(S)
L13	N 3°09'32" E	24.64'(S)
L14	N 86°08'51" W	82.47'(S)

I hereby state this 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 of the following described property:

Beginning at a set capped rebar at the northwest corner of the SW1/4 of the SW1/4 of Section 28, T20S, R10W, Tuscaloosa County, Alabama; thence run S 85°59'01" E for 1302.13 feet along the north line of said SW1/4 of the SW1/4 to a rebar at the northeast corner of said SW1/4 of the SW1/4; thence run S 0°17'39" W for 1317.48 feet along the east line of said SW1/4 of the SW1/4 to a rebar at the southeast corner of said SW1/4 of the SW1/4; thence run S 0°10'43" W for 1322.87 feet along the east line of the NW1/4 of the NW1/4 of Section 33, T20S, R10W to an iron bar at the southwest corner of said NW1/4 of the NW1/4; thence run N 87°06'04" W for 574.48 feet along the south line of said NW1/4 of the NW1/4 to an iron pipe; thence run N 3°45'13" E for 107.21 feet to a capped rebar; thence run N 86°23'09" W for 116.27 feet to a set capped rebar; thence run N 3°36'51" E for 150.00 feet to a set capped rebar; thence run N 3°36'51" E for 60.00 feet to a set capped rebar; thence run N 0°10'03" E for 414.97 feet to a set capped rebar; thence run N 42°33'40" E for 81.46 feet to a set capped rebar; thence run N 0°05'37" E for 124.91 feet to a set capped rebar; thence run N 89°54'23" W for 137.91 feet to a set capped rebar; thence run in a northwesterly direction along the arc of a curve to the right, having a radius of 184.63 feet, an arc length of 404.02 feet, and a chord bearing and distance of N 27°12'55" W, 328.10 feet to a set capped rebar; thence run N 49°06'56" W for 76.41 feet to a set capped rebar; thence run N 40°53'04" E for 24.89 feet to a set capped rebar; thence run N 36°44'16" E for 73.57 feet to a capped rebar; thence run N 28°43'26" E for 52.90 feet to a capped rebar; thence run N 15°34'28" E for 257.48 feet to a capped rebar; thence run N 31°53'44" E for 107.16 feet to a capped rebar; thence run N 15°30'02" E for 138.79 feet to a capped rebar; thence run N 47°22'09" W for 87.61 feet to a capped rebar; thence run N 85°56'11" W for 104.23 feet to a capped rebar; thence run N 86°06'27" W for 346.93 feet to a capped rebar; thence run N 3°09'32" E for 24.64 feet to a capped rebar; thence run N 86°08'51" W for 82.47 feet to a set capped rebar on the west line of said SW1/4 of the SW1/4 of Section 28; thence run N 1°24'09" E for 719.58 feet along said west line to the Point of Beginning. Said described property contains 55.28 acres, more or less, and lies partly in the SW1/4 of the SW1/4 of Section 28 and partly in the NW1/4 of the NW1/4 of Section 33, all in T20S, R10W, Tuscaloosa County, Alabama.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of January, 2023.

Lonnie J. Autery, PE, PLS
Licensed Professional Land Surveyor No. 26279

ALABAMA LICENSED No. 26279 PROFESSIONAL LAND SURVEYOR L. J. AUTERY

THIS DRAWING AND ALL THE INFORMATION SHOWN HEREON IS THE PROPERTY OF LONNIE J. AUTERY AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF LONNIE J. AUTERY
COPYRIGHT © 2023 LJA

ALS AUTERY LAND SURVEYING & ENGINEERING, LLC
1470 NORTHBANK PARKWAY
SUITE 161
TUSCALOOSA, AL 35406
PHONE: (205) 333-2477
DATE SURVEYED: 08/07/2022
EMAIL: jautery@alsurvey.com

TERRACE AT NORTHCREEK PROPOSED PHASES 3, 4 & 5

2001 4530
Recorded in the Above
DEED Book & Page
03-29-2001 04:03:34 PM
Source Of Title: 1997 / 39629
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
JOEL F. DORROH, P.C.
2121 Fourteenth Street
Tuscaloosa, AL 35401
(205) 345-2800

SOURCE OF TITLE: DEED
DEED BOOK: 1997 PAGE: 39629

STATE OF ALABAMA §
§ **WARRANTY DEED**
COUNTY OF TUSCALOOSA §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars ($10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **NORTHCREEK PROPERTIES, L.L.C.**, an Alabama limited liability company, herein referred to as Grantor, does grant, bargain, sell and convey unto **CRAWFORD NIXON, JR., RYAN SHIRLEY, and WILLIAM F. BARNES, JR.**, as tenants-in-common with no right of survivorship, herein collectively referred to as Grantees, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

The Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4), Section 28, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

The Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of Section 33, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, their heirs or assigns forever. And it does for itself and for its heirs, successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of March, 2001.

NORTHCREEK PROPERTIES, L.L.C.

By: William F. Barnes Jr.
Its Managing Partner

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Barnes, Jr., whose name as Manager of NORTHCREEK PROPERTIES, L.L.C., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily and with full authority on the day the same bears date for and as an act of said entity.

Given under my hand and official seal on this the 29th day of March, 2001.

Melinda J. Phillips
NOTARY PUBLIC
My Commission Expires: 9-28-2002

2001 4531
Recorded in the Above
DEED Book & Page
03-29-2001 04:03:34 PM
Source Of Title: 1997 / 39629
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 2001/4530
Term/Cashier: SCAN2 / nji
Tran: 2825.239082.249616
Recorded: 03-29-2001 16:03:53

DFE Deed Tax	300.00
PJF Probate Judge Fee	2.00
REC Recording Fee	7.00
SOT Source of Title	1.00

Total Fees: $ 310.00

DEADLINE FOR SUBMITTAL IS NOON ON_____ **HEARING DATE** _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Brasher Holdings, LLC
APPLICANT NAME
31 Dogwood Drive
Chelsea, AL 35043
ADDRESS
(205) 337-5690
DAYTIME TELEPHONE

FAX NUMBER
chip@brasherholdings.com
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT:	
REQUESTED ZONING DISTRICT	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
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4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Sullivan Properties

General Location or Address of Subject Property: Located at the east dead end of Northcreek Boulevard

Current Use: Undeveloped

Prior Action(s) on Subject Property: NA

Describe briefly the proposed use and character of any proposed development: Residential subdivision

If development is proposed on the property, what other approvals from the City are required?_____

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☐ Other_____

Member of Planning Department reviewing this application: _____

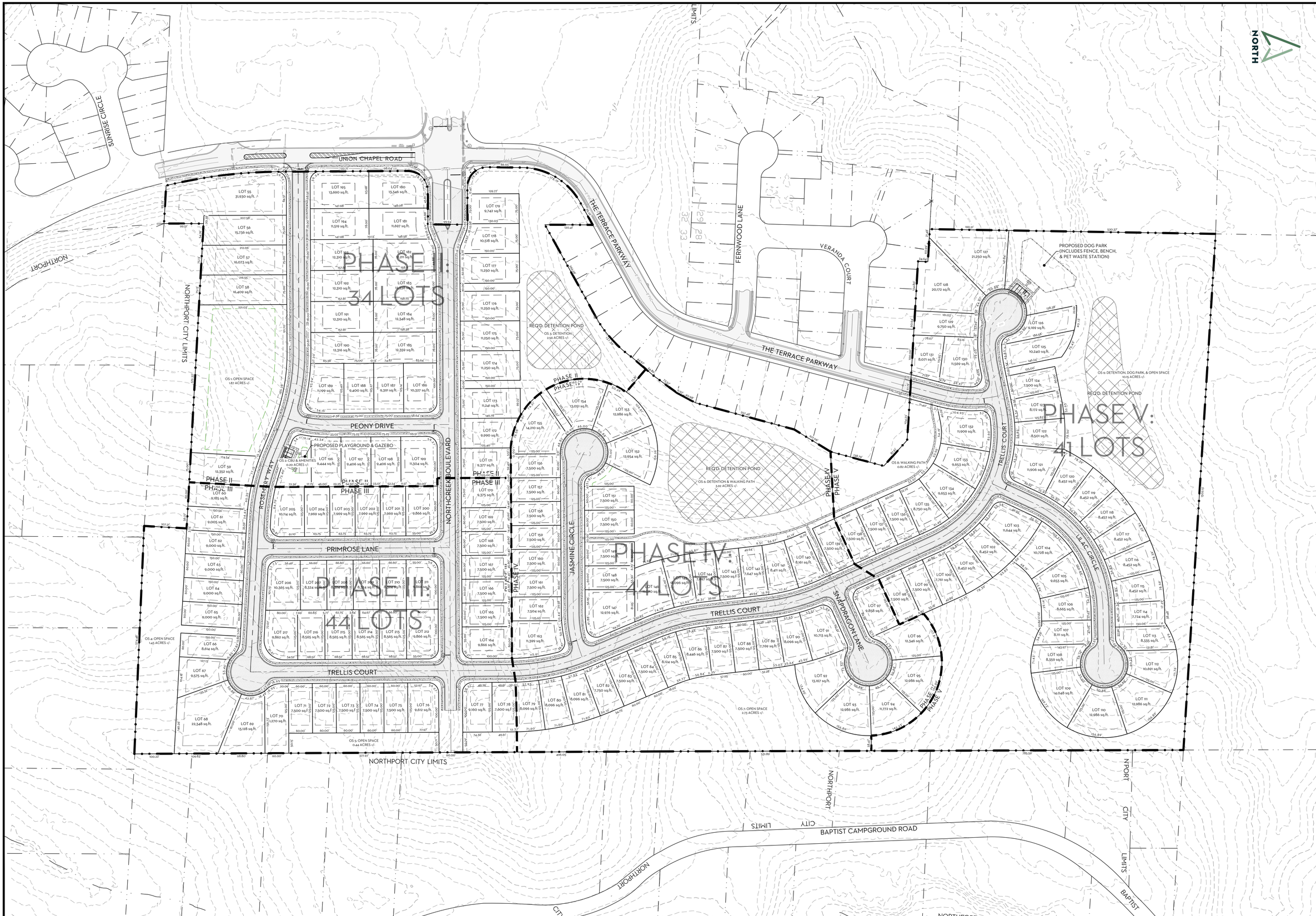
Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE: Chip Brasher	DATE: 5-18-2022
PRINT NAME: Chip Brasher	

Received:_____ Date:_____

RZ
Revised 08/12



CONCEPT PLAN

PRELIMINARY

20-05-056 The Terrace at Northcreek
Northcreek Blvd
Northport, Alabama

LONGLEAF ENGINEERING
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Rev	Date	Description

Drawn By: RAD | Checked By: RTS | Date: 7/10/2023
File: 20-05-056 Northcreek.dwg

GRAPHIC SCALE
0 100
1" = 100'

SHEET
1 OF 1

City of Northport

Planning and Zoning Commission – August 8, 2023

Planning Staff Report

Case: S-11-23PP

Applicant: Morgantown Development Co, Inc

Request: Preliminary Plat

Morgantown Development Co, Inc requests preliminary plat approval for The Residences at Moore's Bridge Pointe located west of Highway 43 and south of Applewood Drive. The plat consists of 12 units on one lot with platted open space. The total acreage is 1.13 acres. No waivers are requested on the plat. Approval of the plat would not allow for individual sale of the units. If, in the future, the owner wishes to sell the units, a condo subdivision would be required. The applicant's engineer has included this statement on the plat for future reference.

Approval of this agenda item will require six affirmative votes of the Commission.

New Submission ☒
Re-Submission ☐
Date of first submission: ____ / ____ / ____

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____ / ____ / ____
Deadline: ____ / ____ / ____
Application Submitted: ____ / ____ / ____

Name of Subdivision: The Residences at Moore's Bridge Pointe

Name of Applicant: Harris Stewart Phone: 205.799.4530

Name of Owner: Morgantown Development Co., Inc. Phone: 205.799.4530

Address: PO Box 20415, Tuscaloosa, AL 35402

Engineer: Al Cabaniss, PE, PLS Phone: 205.758.9032

Address: PO Box 020440, Tuscaloosa, AL 35402 Email: acabaniss@cabanisseng.com

Surveyor: Al Cabaniss, PE, PLS Phone: 205.758.9032

Address: PO Box 020440, Tuscaloosa, AL 35402 Email: acabaniss@cabanisseng.com

In City Limits? Yes ☒ No ☐ Current Zoning: RS-SD Proposed Zoning: N/A Total Acreage: 1.13 Total Lots: 1

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 05 / 11 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☒ No ☐ Name and date of most recent approved master plan: _____

Is this design in substantial compliance with approved master plan? Yes ☐ No ☒

Describe the Location of Property to be Subdivided:
On the West side of Highway 43N, South and East of Applewood Drive

Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.

Waivers:

****All of the above information has been completed or marked "N/A." Initial _____****

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** 6 / 13 / 2023

Please contact the Planning Department at 205-339-7000 with any questions.

New Submission [X]
Re-Submission [ ]
Date of first submission:
_____ / _____ / _____

City of Northport
Preliminary Plat Application and Checklist

Name of Subdivision: The Residences at Moore's Bridge Pointe

Name of Applicant: Harris Stewart Phone: 205.799.4530

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

X Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
X Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
X Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
X Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
X Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
X Rights-of-way, easements, alleys, location and proposed widths.
X Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
X Any pertinent topographic features existing on the site.
X Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
X Location and dimensions of existing storm and sanitary sewers, and water lines.
X A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
X A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
X Width of all proposed paving in the proposed project from back to back of curb.
X Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
X Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
N/A The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
X The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
X Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
N/A Location of proposed sidewalks.
N/A If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
N/A Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
X This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Additional Required Items for Submission:

X Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
X Electronic copy of plat (PDF; may be submitted via CD or emailed)
X Designation of Agent form (if applicable)
X Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
X Fees ($250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: _____ **Date:** 6 / 13 / 23

DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, Harris Stewart, being the owner of the property which is the subject of this application (The Residences at Moore's Bridge Pointe
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize Al Cabaniss, PE, PLC to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property Owner's Signature

Date 6/13/23

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harris Stewart, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of June, 2023

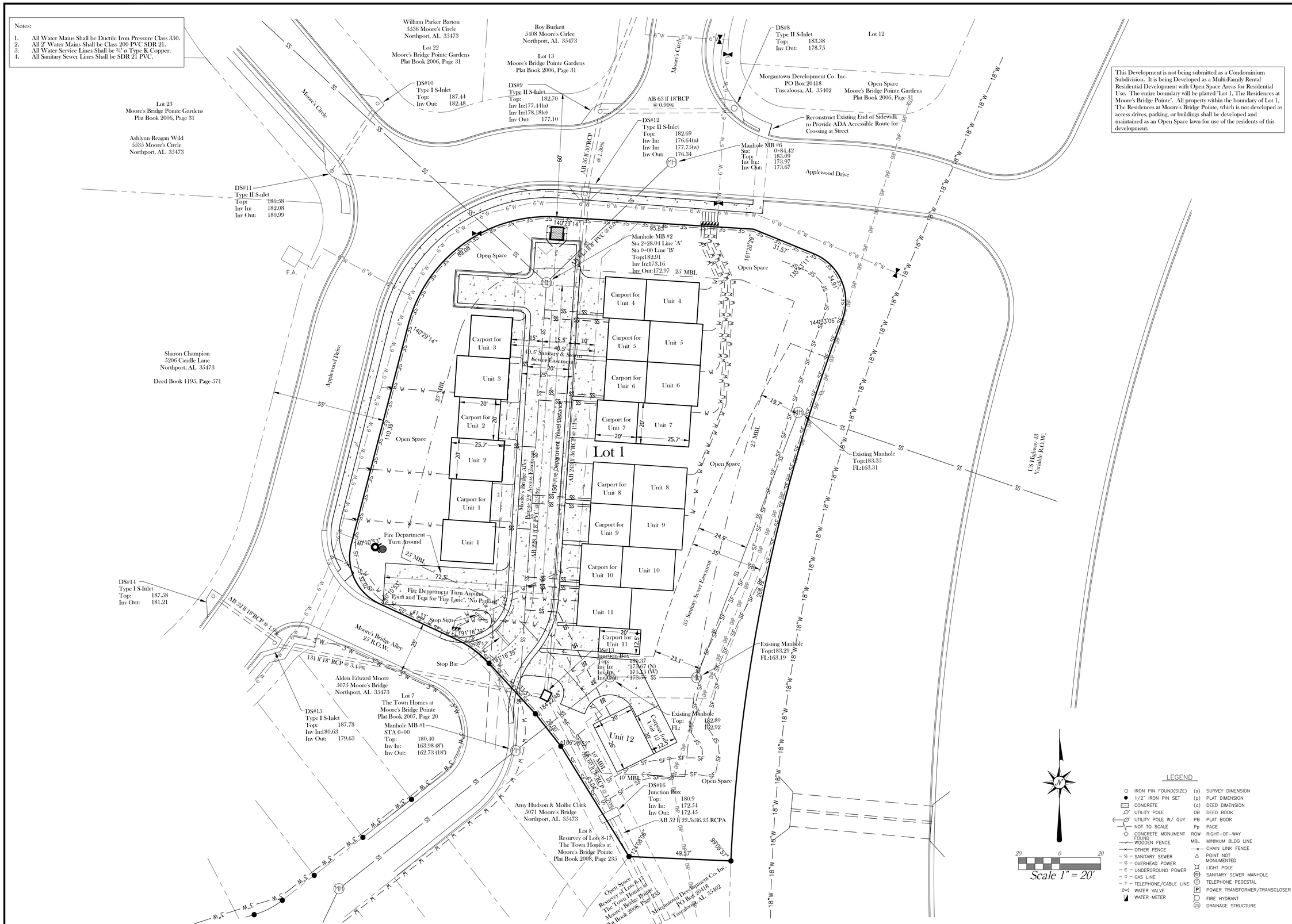
SEAL

NOTARY PUBLIC
My Commission Expires: 8/22/23

Notes:

1. All Water Mains Shall be Ductile Iron Pressure Class 350.
2. All 2" Water Mains Shall be Class 200 PVC SDR 21.
3. All Water Service Lines Shall be ¾" o Type K Copper.
4. All Sanitary Sewer Lines Shall be SDR 21 PVC.

This Development is not being submitted as a Condominium Subdivision. It is being Developed as a Multi-Family Rental Residential Development with Open Space Areas for Residential Use. The entire boundary will be platted 'Lot 1, The Residences at Moore's Bridge Pointe'. All property within the boundary of Lot 1, The Residences at Moore's Bridge Pointe, which is not developed as access drives, parking, or buildings shall be developed and maintained as an Open Space lawn for use of the residents of this development.



LEGEND

IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION	
1/2" IRON PIN SET	(p)	PLAT DIMENSION	
CONCRETE	(d)	DEED DIMENSION	
UTILITY POLE	DB	DEED BOOK	
UTILITY POLE W/ GUY	PB	PLAT BOOK	
NOT TO SCALE	Pp	PAGE	
CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY	
WOODEN FENCE	MBL	MINIMUM BLDG LINE	
OTHER FENCE		CHAIN LINK FENCE	
SS – SANITARY SEWER		POINT NOT MONUMENTED	
SS – OVERHEAD POWER		LIGHT POLE	
E – UNDERGROUND POWER		SANITARY SEWER MANHOLE	
G – GAS LINE		TELEPHONE PEDESTAL	
T – TELEPHONE/CABLE LINE		POWER TRANSFORMER/TRANSCLOSER	
WATER VALVE		FIRE HYDRANT	
WATER METER		DRAINAGE STRUCTURE	

Preliminary Subdivision Plat
The Residences at Moore's Bridge Pointe
Northport, Alabama

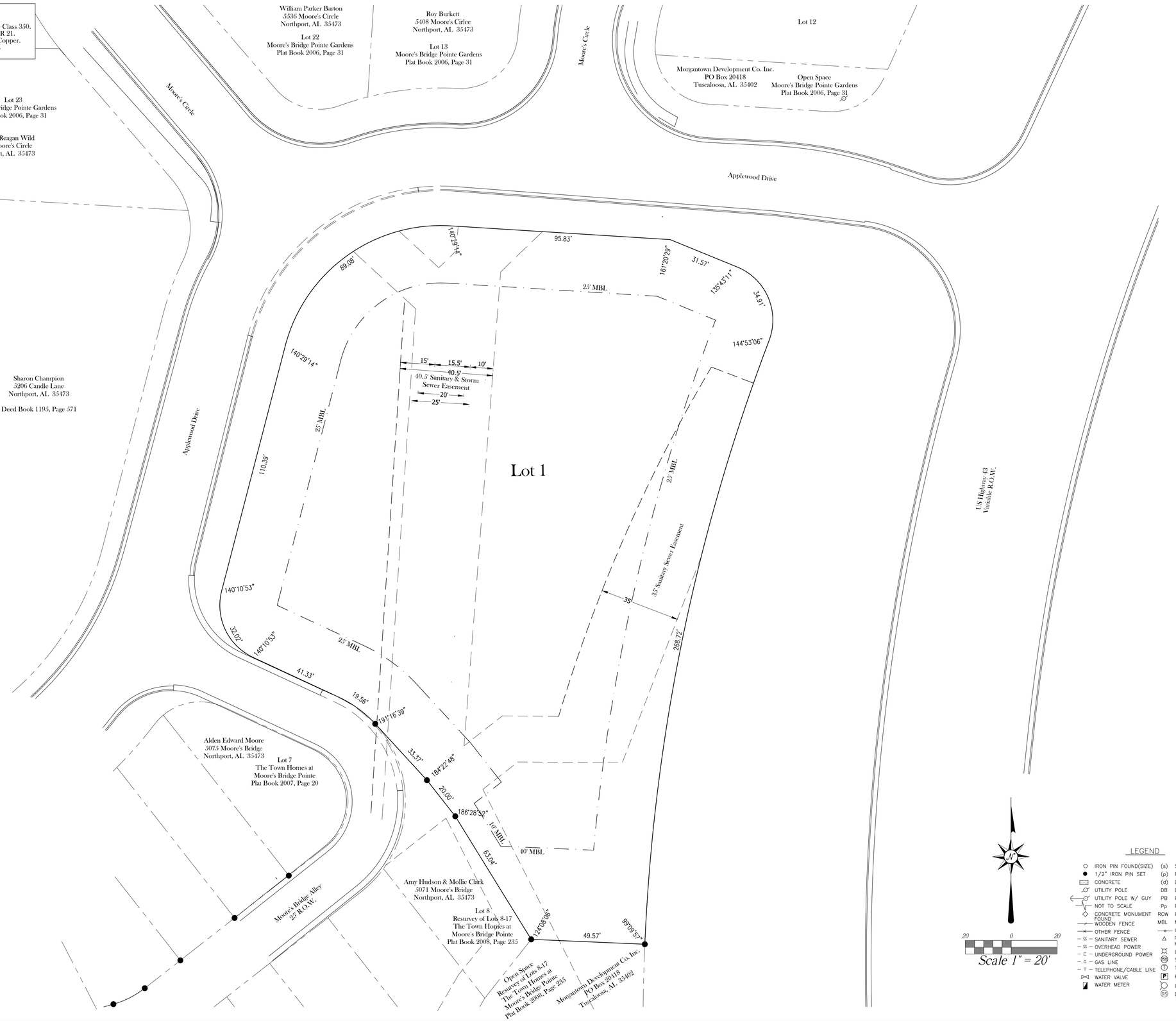
THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF AND OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND MAY NOT BE USED OUTSIDE THE PROPERTY OF CABANISS ENGINEERING, INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:	04-11-025
DATE OF SURVEY:	11/20/2019
FB/PG:	333/25
FILE NAME:	0411025 2023.dwg
DATE:	**06/12/2023**
SOURCE OF TITLE:	D.B. 2019, PG. 16961
SCALE:	1" = 20'
DWN/CHK BY:	THS/AJC
REVISION:	06/27/2023 08/02/2023
SHEET:	1 of 3

Notes:

1. All Water Mains Shall be Ductile Iron Pressure Class 350.
2. All 2" Water Mains Shall be Class 200 PVC SDR 21.
3. All Water Service Lines Shall be ¾" o Type K Copper.
4. All Sanitary Sewer Lines Shall be SDR 21 PVC.



LEGEND

○	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
●	1/2" IRON PIN SET	(p)	PLAT DIMENSION
	CONCRETE	(d)	DEED DIMENSION
	UTILITY POLE	DB	DEED BOOK
	UTILITY POLE W/ GUY	PB	PLAT BOOK
	NOT TO SCALE	Pp	PAGE
◇	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
	WOODEN FENCE	MBL	MINIMUM BLDG LINE
	OTHER FENCE		CHAIN LINK FENCE
– SS –	SANITARY SEWER	△	POINT NOT MONUMENTED
– SS –	OVERHEAD POWER		LIGHT POLE
– E –	UNDERGROUND POWER	SS	SANITARY SEWER MANHOLE
– G –	GAS LINE	T	TELEPHONE PEDESTAL
– T –	TELEPHONE/CABLE LINE	P	POWER TRANSFORMER/TRANSCLOSER
	WATER VALVE		FIRE HYDRANT
	WATER METER	DS	DRAINAGE STRUCTURE

Preliminary Subdivision Plat
The Residences at Moore's Bridge Pointe
Northport, Alabama

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 14651 PHILIP E. STEDHAM
ALABAMA LICENSED PROFESSIONAL ENGINEER No. 14651 PHILIP E. STEDHAM
06/01/2023

THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS AS-BUILT DATA AND/OR INFORMATION PREPARED AS PROFESSIONAL SERVICES BY CABANISS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:	04-11-025
DATE OF SURVEY:	11/20/2019
FB/PG:	333/25
FILE NAME:	0411025 2023.dwg
DATE:	**06/27/2023**
SOURCE OF TITLE:	D.B. 2019, PG. 16961
SCALE:	1" = 20'
DWN/CHK BY:	THS/AJC
REVISION:	08/02/2023

SHEET: 2 of 3

Owner/Developer:
Morgantown Development Co., Inc.
PO Box 20415
Tuscaloosa, AL 35402

Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
PO Box 020440
Tuscaloosa, AL 35402

Property Address: Applewood Drive

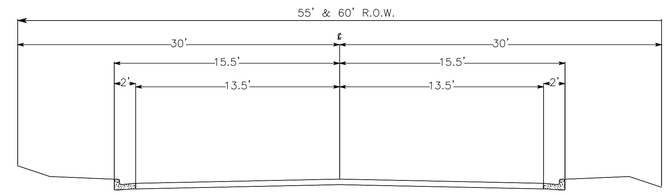
Zoning: RS-SD

Notes:

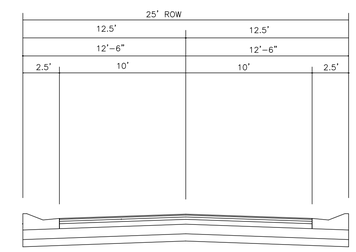
1. Existing Site: There are no existing buildings currently located on this property.
2. Buildings: Three (3) Two (2) Story Proposed Multi-Family Buildings with One (1) Story Carports; Twelve (12) Units Twenty-Four (24) Beds
3. Parking: Parking Required: One (1) space per Bedroom; Twenty-Four (24) Beds Proposed Proposed Parking: Twenty-Four Total Parking Spaces provided in Unit Assigned Carports
4. Total Acreage to be Subdivided: 1.13 Acre +/- (49,354 sf)
   Total Acreage under control of Developer: 1.13 Acre +/- (49,354 sf)
5. Setbacks are as shown.
6. Property is located in the Southeast Quarter of the Southwest Quarter of Section 32, Township 20 South, Range 10 West, Tuscaloosa County, Alabama.
7. Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 01125C0338G, revised January 16, 2014.
8. This Development is not being submitted as a Condominium Subdivision. It is being Developed as a Multi-Family Rental Residential Development with Open Space Areas for Residential Use. The entire boundary will be platted "Lot 1, The Residences at Moore's Bridge Pointe". All property within the boundary of Lot 1, The Residences at Moore's Bridge Pointe, which is not developed as access drives, parking, or buildings shall be developed and maintained as an Open Space lawn for use of the residents of this development.

Waiver Requests:

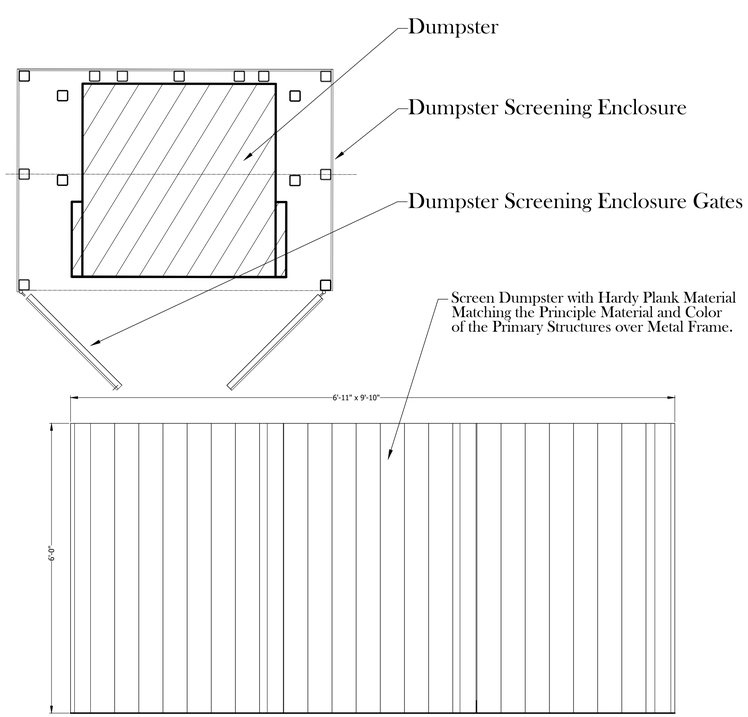
1) The Developer requests a Waiver from the 200' Rear Setback for Residential on Highway 43.
2) The Developer requests a Waiver for the construction of Sidewalks along Highway 43.

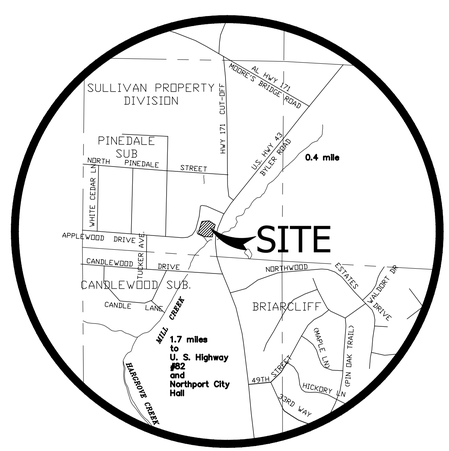


TYPICAL STREET SECTION
(APPLEWOOD DRIVE – EXISTING)
(NO IMPROVEMENTS PROPOSED)

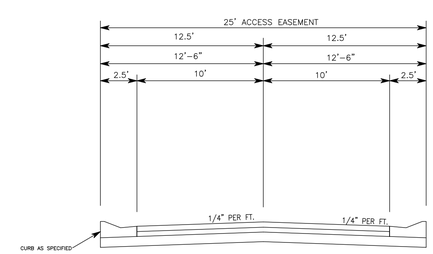


TYPICAL ALLEY SECTION
(MOORE'S BRIDGE ALLEY – EXISTING)
(25' R.O.W.)
(NO IMPROVEMENTS PROPOSED)

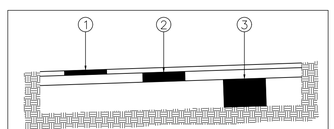




VICINITY MAP
NOT TO SCALE



TYPICAL ALLEY SECTION
(PRIVATE MOORE'S BRIDGE ALLEY)
(25' ACCESS EASEMENT)



Concrete Pavement
In Right-of-Way

	Design Component	Existing Design
1	3,500 PSI Concrete Paving	5½-INCH
2	Crushed Aggregate Base ALDOT No. 825 "B"	6 - INCH
3	Roadbed Processing ALDOT No. 230.03 (c)	6 - INCH

PAVING SECTION

NOT TO SCALE

Roadway excavation and embankment ALDOT No. 210.03 compaction requirements to minimum 95% T-99 with moisture range of (+-) 3% of optimum.

T-99 with moisture range of (+-) 3% of optimum.
Roadbed processing layer compaction requirements to minimum 98%

Soil or stone base layers compaction requirements to minimum 100% T-99 with moisture range of (+-) 2% of optimum.

Preliminary Subdivision Plat
The Residences at
Moore's Bridge Pointe
Northport, Alabama

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Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa Alabama

JOB NO: 04-11-025
DATE OF SURVEY: 11/20/2019
FB/PG: 333/25
FILE NAME: 0411025 2023.dwg
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SOURCE OF TITLE: D.B. 2019, PG. 16961
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DWN/CHK BY: THS/AJC
REVISION: 06/27/2023 08/02/2023
SHEET: 3 of 3

DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, Harris Stewart, being the owner of the property which is the subject of this application (The Residences at Moore's Bridge Pointe
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize Al Cabaniss, PE, PLC to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property Owner's Signature

Date 6/13/23

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harris Stewart, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of June, 2023

SEAL

NOTARY PUBLIC
My Commission Expires: 8/22/23

DEED Book 2019 Page 16961
Recorded: 8/1/2019 8:45:12 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING1/JMCATEER
Tran: 1460756
Probate Judge Fee $2.00
Deed Tax $0.50
Recording Fee - By Page Count $12.00
Source of Title $1.00
Total: $15.50

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

SOURCE OF TITLE:
Deed Book 2016, Page 6354

STATE OF ALABAMA

TUSCALOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of other good and valuable consideration and the sum of Ten and No/100 ($10.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Nancy Miller Melton, a married woman** (herein referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto **Morgantown Development Co., Inc., an Alabama corporation** (herein referred to as "Grantee"), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

See Exhibit A attached hereto

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And said Grantor does for herself and her heirs and assigns, covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, that she has good right to sell and convey the same as aforesaid; that Grantee is entitled to the immediate possession thereof; and that she will and her successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has set her hand and seal as of this 28 day of June, 2019.

Nancy Miller Melton

Nancy Miller Melton

STATE OF ALABAMA

COUNTY OF Cherokee

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Nancy Miller Melton,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of June, 2019.

My commission expires:
3-20-2020

Cressia S. Bryant
Notary Public in and for the
State of Alabama at Large

Exhibit A

The point of beginning is the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 32, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama. From this point proceed East along the quarter line a distance of 408.4 feet to a point on the West right of way of Highway 43; thence turn a deflection angle to the left of 83 degrees 43 minutes to the long chord of a 7 degree 00 minutes curve to the right, the length of this long chord is 612.9 feet, the north end of the chord is a point in the center of the paved street just south of the old store building; then turn a deflection angle to the right of 09 degrees 22 minutes and proceed north along the west r.o.w. of old Moore's Bridge Road a distance of 109.4 feet to the northeast corner of this parcel, thence turn a deflection angle to the left of 96 degrees 54 minutes and proceed west a distance of 307.1 feet to a point on the east side of the ditch; then turn a deflection angle to the left of 105 degrees 23 minutes and proceed South along the east side of the ditch a distance of 153.5 feet to a point; then turn a deflection angle to the right of 16 degrees 15 minutes and proceed south a distance of 298.1 feet to a point; then turn a deflection angle to the right of 48 degrees 08 minutes and proceed a distance of 212.9 feet to the Northeast corner of Lot #1 of Block "E" of Pinedale Subdivision; then turn a deflection angle to the left of 60 degrees 30 minutes and proceed South along the east boundary of said Lot #1 a distance of 200 feet to the point of beginning.

This description is intended to describe that vacant parcel of land located on Applewood Drive, Northport, Alabama, that is designated in the records of the Tax Assessor for Tuscaloosa County, Alabama as Parcel# 63-20-09-32-3-005-001.006.

LESS AND EXCEPT THE FOLLOWING:
Said parcel of land being situated in the Southeast Quarter of the Southwest Quarter of Section 32, Township 20 South, Range 10 West, containing 0.027 acres, more or less, as described in that certain Warranty Deed in favor of the State of Alabama as recorded in Deed Book 2002 at Page 121296 in the Probate Office of Tuscaloosa County, Alabama.

LESS AND EXCEPT all lots, open spaces, and roads as set out in the Final Subdivision Plat Moore's Bridge Pointe Gardens in Plat Book 2006, Page 31 and the Final Subdivision Plat The Town Homes at Moore's Bridge Pointe in Plat Book 2007, Page 20 recorded in the Probate Office of Tuscaloosa County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nancy Miller Melton
Mailing Address PO Box 957
Brewton, AL 36427

Grantee's Name Morgantown Development Co. Inc.
Mailing Address PO Box 20415
Tuscaloosa, AL 35405

Property Address property on Applewood Drive

Date of Sale 7/30/19
Total Purchase Price $ 50,000.00
or
Actual Value $
or
Assessor's Market Value $

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
____ Sales Contract
XX Closing Statement
____ Appraisal
____ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date_____ Print Erica Stephens

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Northport Planning & Zoning Commission

Preliminary Plat / Master Plan

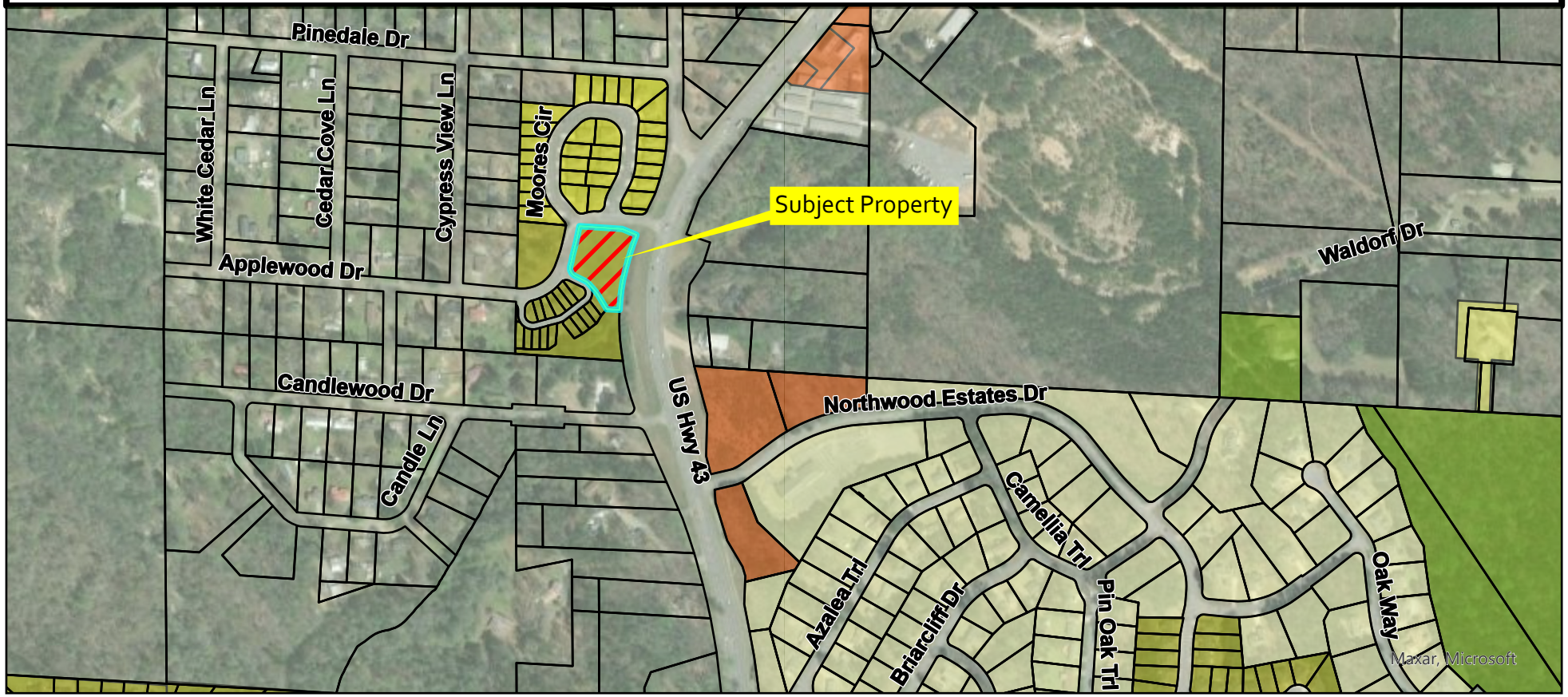
Zoning

- Agriculture
- General Commercial
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Parcels
- Subject Property

0 500 1,000 2,000 Feet

N W E S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



City of Northport

Planning and Zoning Commission – August 8, 2023

Planning Staff Report

Case: SP-6-23

Applicant: Morgantown Development Co, Inc

Request: Conditional Use/Master Development Plan

Morgantown Development Co, Inc requests Conditional Use /Master Development Plan approval for a performance residential development located west of Highway 43 and south of Applewood Drive. The master development plan consists of 12 units on one lot with platted open space. The total acreage is 1.13 acres. The following waiver is requested:

200'rear setback for residential on Highway 43

The original master plan for this development was approved in 2005 and is included in your packet. The petitioner explains in the narrative that in 2007 when phase 2 of the development was constructed, they were allowed to change concepts from 20 multi-family units to 17 single family detached homes on individual lots without revising the master plan. A copy of the narrative has been included in your packet. The original master plan did show some amenities which were never constructed. The petitioner states those amenities were not constructed because the walking trail would have crossed a privately owned lot and would interfere with homeowner privacy. Staff does not have the ability remove or waive amenities that were approved by the Planning Commission. The revised master plan does show open space but does not provide any amenities for the development. It would be up to the Commission if you want to require amenities in the open space that is proposed.

Any action on this item will be a recommendation to the City Council.

PERMIT PROJECT

FILE #: 23-000964
APPLEWOOD DR NORTHPORT AL 35473
THE RESIDENCES AT MOORE'S BRIDGE POINTE

PERMIT #: CUP23-000006

Permit Type
Conditional Use Application

Subtype
Conditional Use Permit

Work Description:
The Residences at Moore's Bridge Pointe= Multi Family Housing

Applicant
Cabaniss Engineering, Inc. - Tara Smothers

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
0.00

Permit Fees
100.00

Total Amount
100.00

Amount Paid
0.00

Balance Due
100.00

☐ Non-Billable

PERMIT DATES

Application Date
06/27/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner
MORGANTOWN DEVELOPMENT CO INC

Current Zoning District
RS-SD

Total Acreage
1.13

Current Use of Property
Property Currently Undeveloped. Multi Family Proposed

Number of Adjoining Properties

Additional Parcel #s

Review the Northport Zoning Ordinance, specifically Section 1003 (found at www.cityofnorthport.org).

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location.

Upon submission of a request for conditional use approval, a review of the location, design, configuration, and impact shall be conducted to determine whether the proposed use would have a detrimental impact on neighboring properties.

The Planning Commission shall render to the City Council its recommendation to grant the application for a conditional use permit, grant it subject to conditions, or deny it. Following a public hearing at the City Council upon an Ordinance for Conditional Use Approval, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

SUBMITTAL DOCUMENTS

Are you the current owner on record?
No

Notarized Designation to Authorize Agent Form (Click to Download)
Residences DofA.pdf

A copy of the deed of the subject property
Residences Deed.pdf

Site Plan

Residences at Moores Bridge Pre Plat Sheet 3 REV.pdf

Residences at Moores Bridge Pre Plat Sheet 2 REV.pdf

Residences at Moores Bridge Pre Plat Sheet 1 REV.pdf

Mailing labels for each adjoining property owner

04-11-025 Residences labels.doc

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Signature

signature.png

OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES

FEE	DI	QUANTITY	AMOUNT	TOTAL	
Application Fee				75.00	
Advertising Fee				25.00	
			Plan Check Fees	**0.00**	
			Permit Fees	**100.00**	
			Total Fees	**100.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
					Amount Paid	**0.00**	
					Balance Due	**100.00**	

Parcel ID #: 20-09-32-3-002-014.000
Marty V. & Dawn Wicks
5114 Pinedale Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-002-015.000
Roger Dale & Rebecca Beatty Hayes
5110 Pinedale Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-002-016.001
Chris Rayford Howton
5102 Pinedale Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-002-016.000
Joann Beard Anderson
5106 Pinedale Drive
Northport, AL 35473-1142

Parcel ID #: 20-09-32-3-002-017.000
Ollie Watson, etux
5600 Hwy 171 Cut-off Road
Northport, AL 35473

Parcel ID #: 20-09-32-3-003-008.000
20-09-32-3-003-007.000
20-09-32-3-003-009.000
Crimson Properties, LLC
c/o Lynn Corder
12275 Viewpoint Road
Northport, AL 35475

Parcel ID #: 20-09-32-3-005-001.004
Mary Sue Smith Stripling
5115 Pinedale Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-003.000
20-09-32-3-005-002.000
20-09-32-3-005-004.000
Mary Sue Smith Stripling
5115 Pinedale Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-001.000
20-09-32-3-005-001.005
20-09-32-3-005-001.002
20-09-32-3-005-001.003

Parcel ID #: 20-09-32-3-005-004.001
James Ronald & Sandra M. Bowen
5413 Cypress View Lane
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-005.001
Richard Nowell
5409 Cypress View Lane
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-005.000
Scott Owens Roland & Pat Owens
c/o Scott O. Roland
5405 Cypress View Lane
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-006.000
Charles & Cornelia L. Davis
5401 Cypress View Lane
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-007.000
Sharon Champion
5112 Applewood Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-005-001.006
20-09-32-3-005-001.001

Parcel ID #: 20-09-32-3-004-002.002
20-09-32-3-004-003.000
Harry Lyon & Nancie S. Blewitt
5111 Fayette Highway
Northport, AL 35476

Parcel ID #: 20-09-32-3-005-008.000
Windie J. & Mary Catherine Watson
5101 Applewood Drive
Northport, AL 35473

Parcel ID #: 20-09-32-3-004-004.001
Jason E. Reed
5109 Highway 43
Northport, AL 35473

Parcel ID #: 31-03-05-2-002-003.000
Jean Wright Smith
5200 Candlewood Drive
Northport, AL 35473

Parcel ID #: 31-03-05-2-002-004.000
Hildred R. Johnson
5100 Candlewood Drive
Northport, AL 35473

Parcel ID #: 31-03-05-2-001-001.003
Jason C. & Jennifer R. Collins
937 Valley Forge Road
Tuscaloosa, AL 35406

DEVELOPER IS CURRENTLY NEGOTIATING TO REMOVE BILLBOARD

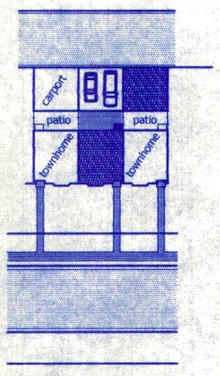
PINEDALE DR
CYPRESS VIEW
APPLEWOOD DR
HWY 171 CUT-OFF
BYLER RD
U.S. HWY 43
NORTHPORT CITY LIMITS

Open Space
Concrete Walking Trail
Architectural Foot Bridge
Dumpster Enclosed by Privacy Fence
Delivery Area
2,520 sq ft
2,000 sq ft
EXISTING 15" SAN SEWER
EXISTING 18" SAN SEWER
PROPOSED 8" PVC SANITARY SEWER
PROPOSED 6" WATERLINE
PROPOSED 2" WATERLINE
25' PUBLIC R.O.W.
24' PAVEMENT

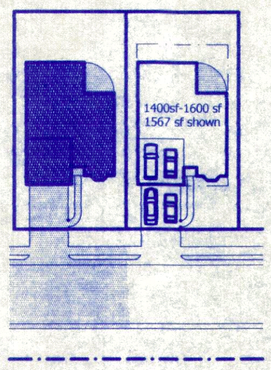
LEGEND

O	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
Δ	1/2" IRON PIN SET	(p)	PLAT DIMENSION
	PAVING	(d)	DEED DIMENSION
	UTILITY POLE	DB	DEED BOOK
	UTILITY POLE W/ GUY	PB	PLAT BOOK
	NOT TO SCALE	Pp	PAGE
	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
	WOODEN FENCE	MBL	MINIMUM BLDG LINE
	OTHER FENCE		CHAIN LINK FENCE

50 0 50
Scale 1" = 50'



TYPICAL TOWNHOME LAYOUT
NOT TO SCALE



TYPICAL GARDEN HOME LAYOUT
NOT TO SCALE

JOB NO:	04-11-025
DATE OF SURVEY:	2/07/05
FB/PG:	DC
FILE NAME:	0411025.DWG
DATE:	2/07/05
SOURCE OF TITLE:	AS NOTED
SCALE:	1" = 50'
DWN/CHK BY:	WDG/AJC
REVISION:	March 4, 2005
SHEET:	1 OF 2

CABANISS ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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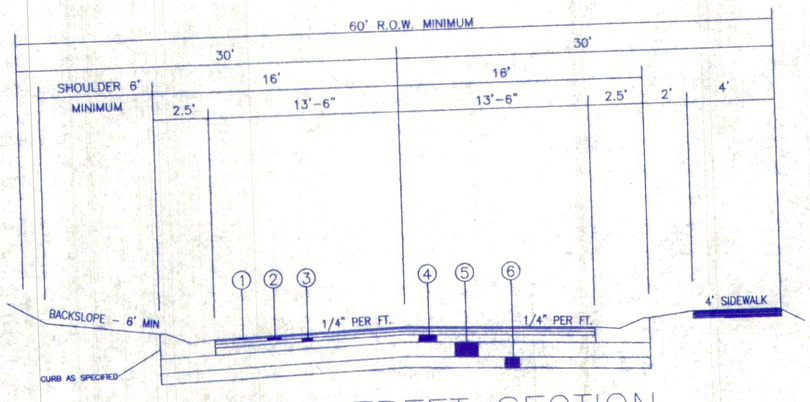
ALABAMA LICENSED No. 14169 PROFESSIONAL LAND SURVEYOR ALVIN JACK CABANISS

ALABAMA LICENSED No. 14169 PROFESSIONAL ENGINEER ALVIN JACK CABANISS

SITE PLAN
MOORE'S BRIDGE POINTE
A PLANNED DEVELOPMENT
EAST 1/2 - SW 1/4, SEC. 32, T20S, R10W,
TUSCALOOSA COUNTY, ALABAMA

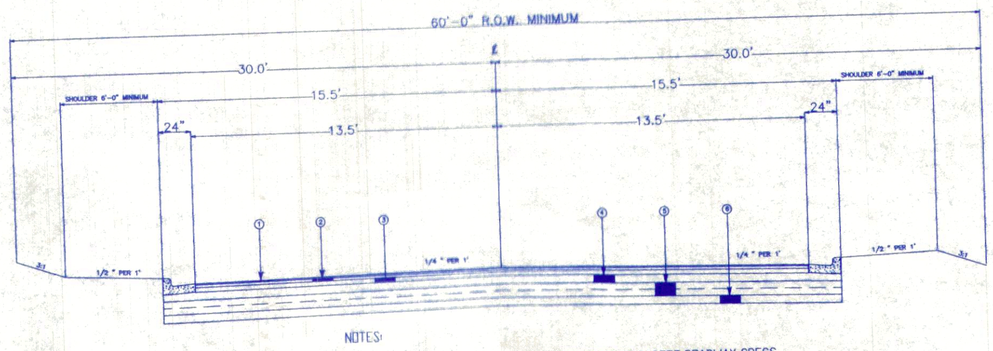
RECEIVED
1242
3-22-05



TYPICAL STREET SECTION

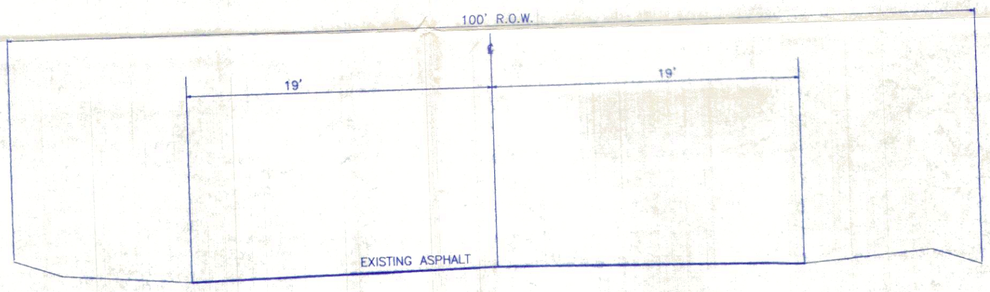
NOTES: 1. ① DENOTES DESIGN COMPONENTS FOUND ON STREET ROADWAY SPECS.
2. CROWN FORMED BY ROLLING.
3. SEE PLAN FOR SIDEWALK LOCATION.

	Design Component	Existing Design
⑥	N/A	N/A
⑤	Roadbed Processing ALDOT No. 230.03 (c)	6-inch
④	Stone Aggregate Base ALDOT No. 823 " A "	1- 6" layer
③	Prime Coat ALDOT Sec. 401, Ref. 3	0.22-0.25 gal/sq. yd.
②	#Plant Mix Bituminous Binder ALDOT No. 429 B	150 LB/SY (1.5")
①	#Plant Mix Bituminous Surface ALDOT No. 429 A	100 LB/SY (1.0")



NOTES:
1. ① DENOTES DESIGN COMPONENTS FOUND ON STREET ROADWAY SPECS.
2. CROWN FORMED BY ROLLING

TYPICAL STREET SECTION



TYPICAL STREET SECTION

EXISTING U.S. HWY. 43

OWNER/DEVELOPER:
" 43 LLC "
Harris W. Stewart, Jr., and
Richard P. Melton
P.O. BOX 20415
TUSCALOOSA, AL 35402

TOTAL ACREAGE:
TOTAL CONTROLED BY OWNER/DEVELOPER: 10.18 ACRES±
TOTAL OWNED BY OWNER/DEVELOPER: 10.18 ACRES±

NOTES:

1. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF NORTHPORT.
2. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD ZONE.
3. THE PROPERTY SHOWN HEREON LIES IN THE EAST 1/2 OF THE SW 1/4 SECTION 32, TOWNSHIP 20 SOUTH, RANGE 10 WEST, TUSCALOOSA CO., AL.
4. TOPOGRAPHIC INFORMATION IS NOT BASED ON A FIEL-RUN SURVEY. TOPOGRAPHIC DATUM PROVIDED FROM THE CITY OF NORTHPORT, ALABAMA.
5. UNDERGROUND STRUCTURES SUCH AS FOOTINGS, SEWERS AND UTILITIES ARE NOT DEPICTED HEREON UNLESS OTHERWISE NOTED.
6. ALL STORM SEWER LINES WILL BE SIZED USING THE RATIONAL METHOD AND THE CITY OF NORTHPORT MINIMUM REQUIREMENTS.
7. CURRENT ZONING:
THE PROPERTY LIES OUTSIDE THE CORPORATE LIMITS OF THE CITY OF NORTHPORT. PROPERTY IS NOT ZONED:
8. PROPOZED ZONING:
THE PROPOZED ZONING OF THIS PROPERTY IS "PD" PLANNED DEVELOPMENT.
9. THE PROPERTY SHOWN HEREON SHALL COMPLY WITH SECTION 5-17 OF THE CITY OF NORTHPORT ZONING AND SUBDIVISION REGULATIONS.
10. THE WEST RIGHT-OF-WAY OF U.S. HWY. NO. 43 IS AS SHOWN.

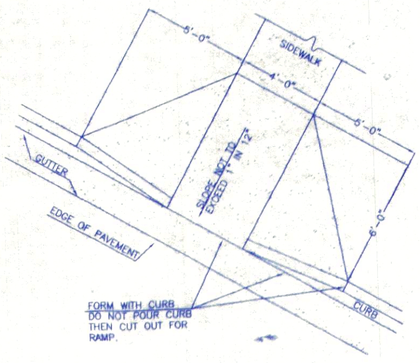
VICINITY MAP

NOT TO SCALE

WAIVER REQUEST:

THE OWNER/DEVELOPER REQUESTS THE FOLLOWING WAIVERS:

1. WAIVER OF EROSION CONTROL PLAN
EROSION CONTROL MEASURES WILL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. A LAND DISTURBANCE PERMIT APPLICATION WILL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS TO THE CITY OF NORTHPORT.
2. WAIVER OF STANDARD 31' STREET CROSS-SECTION THE DEVELOPER REQUESTS PERMISSION TO CONSTRUCT THE 32' ALTENATE CROSS-SECTION WHICH RESULTS IN A STRONGER, "CLEANER" JOB.



TYPICAL HANDICAP RAMP

N.T.S.

JOB NO: 04-11-025
DATE OF SURVEY: 2/07/05
FB/PG: DC
FILE NAME: 0411025.DWG
DATE: 2/0/7/05
SOURCE OF TITLE: AS NOTED
SCALE: AS NOTED
DWN/CHK BY: WDG/AJC
REVISION: March 4, 2005
SHEET: 2 OF 2

CABANISS ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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ALABAMA LICENSED No. 14169 PROFESSIONAL LAND SURVEYOR ALVIN JACK CABANISS

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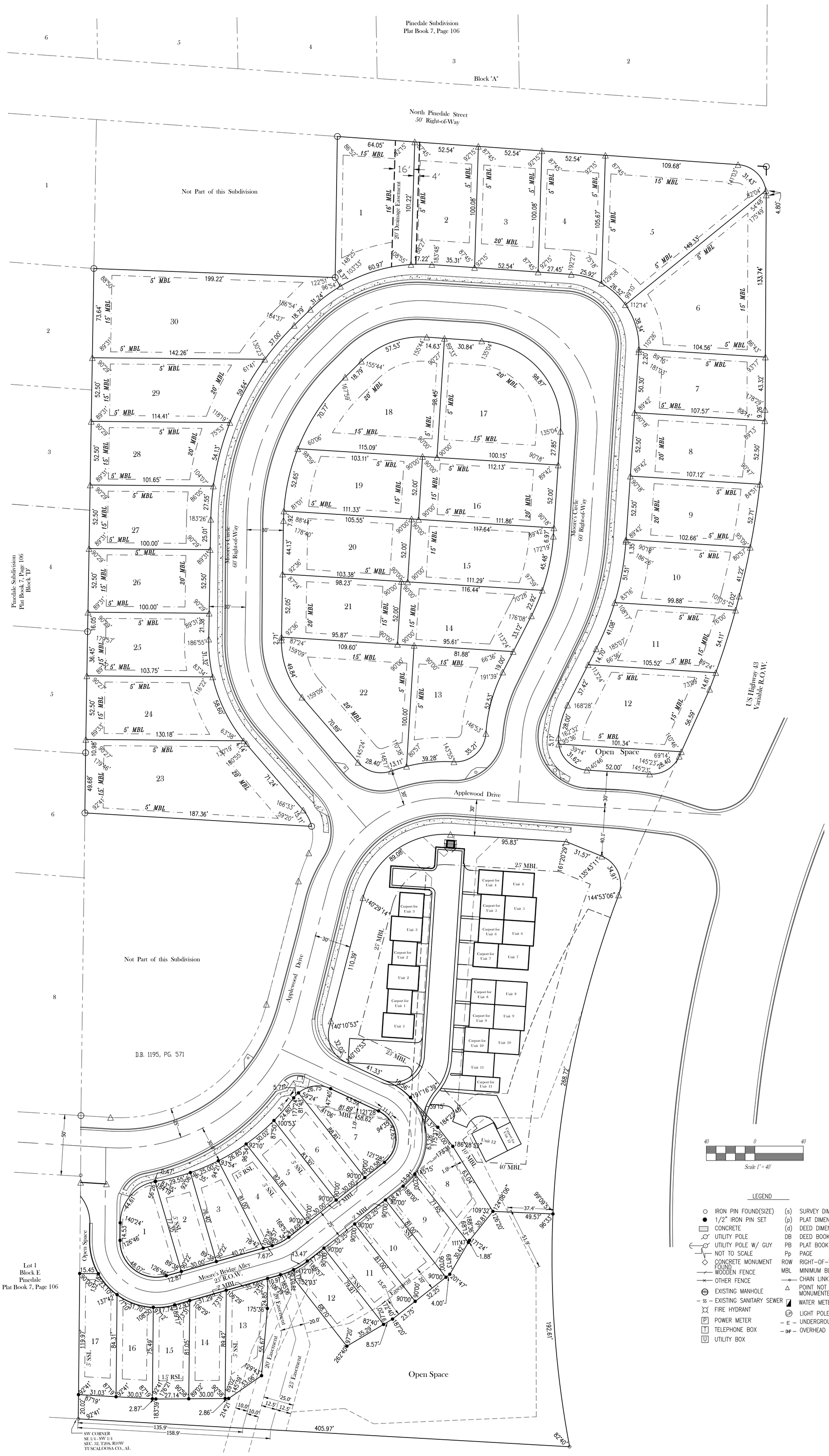
SITE PLAN
MOORE'S BRIDGE POINTE
A PLANNED DEVELOPMENT
EAST 1/2 - SW 1/4, SEC. 32, T20S, R10W,
TUSCALOOSA COUNTY, ALABAMA

RECEIVED 1242 3-22-0



LEGEND

○	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
●	1/2" IRON PIN SET	(p)	PLAT DIMENSION
	CONCRETE	(d)	DEED DIMENSION
	UTILITY POLE	DB	DEED BOOK
	UTILITY POLE W/ GUY	PB	PLAT BOOK
	NOT TO SCALE	Pp	PAGE
◇	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
	WOODEN FENCE	MBL	MINIMUM BLDG LINE
	OTHER FENCE		CHAIN LINK FENCE
MH	EXISTING MANHOLE	△	POINT NOT MONUMENTED
SS	EXISTING SANITARY SEWER		WATER METER
	FIRE HYDRANT	LP	LIGHT POLE
P	POWER METER	E	UNDERGROUND POWER
T	TELEPHONE BOX	OHP	OVERHEAD POWER
U	UTILITY BOX		

JOB NO:	04-11-025
DATE OF SURVEY:	11/20/2019
FB/PG:	333/25
FILE NAME:	0411025 2023.DWG
DATE:	06/27/2023
SCALE:	1" = 40'
DWN/CHK BY:	THS/AJC
REVISION:	
SHEET:	1 OF 1

SOURCES OF TITLE:
D.B. 2004, PG. 28509
D.B. 2004, PG. 28512
D.B. 2005, PG. 4685
D.B. 2006, PG. 2388
D.B. 2019, PG. 16961

Cabaniss Engineering, Inc.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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ALABAMA LICENSED No. 14169 PROFESSIONAL LAND SURVEYOR ALVIN JACK CABANISS

Master Plan
"Moore's Bridge Pointe"
Part of the E½ - SW¼
Section 32, Township 20 South, Range 10 West
Tuscaloosa County, Alabama

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS, PLANNERS

Al Cabaniss, PE, PLS

July 31, 2023

Julie Ramm, Planning Director
City of Northport
PO Box 569
Northport, AL 35476

Re: The Residences at Moore's Bridge Pointe (SP-6-23 & S-11-23)

Dear Julie,

As a follow up to our discussions pertaining to the original 2005 master plan, the original concept of what is now recorded as The Town Homes at Moore's Bridge Pointe was shown on the original 2005 master plan as 20 attached multi family units. The infrastructure for the subdivision was completed in 2006. In 2007, we went to a different concept, reducing the number of units from 20 multi-family attached units to 17 single family detached homes on individual lots. Going from multi-family attached to single family detached form of ownership, not only did we reduce the density, but we platted individual lots with single family detached homes. The original master plan had a walking trail, but the walking trail crossed what is now Lot 17 and Lot 8, because with the change to single family detached homes, we also included private individual lots with each single family home.

The significant issue with the change to single family lots, which did provide each homeowner with a private yard, was that a neighborhood walking trail across private yards would conflict with homeowner's privacy. There is however, platted Open Space that serves as a significant privacy buffer and a sound buffer from traffic traveling along US Highway 43, which was one of the primary functions of the original 2005 master plan concept.

An administrative determination was made to allow us to proceed without the walking trail, because it conflicted with the new concept of private, individually owned single family lots. Building Permits and Certificates of Occupancy were issued based on the revised concept. These homes were completed in 2015 and 2016.

My thanks again to you and Shaun for talking through the history of this development with us. As we have discussed, Mr. Stewart and I have gone through our records to summarize the revisions made throughout this development.

Court House Plaza • 600 Lurleen Wallace Boulevard South, Suite 140 • P.O. Box 020440 • Tuscaloosa, Alabama 35402 • (205) 758-9032

Please feel free to contact me if you have any questions or comments.

Sincerely,

Al Cabaniss, PE, PLS

c.c. Shaun Patten

Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

The Residences at Moore's Bridge Pointe
Waiver Requests:

1) The Developer requests a Waiver from the 200' Rear Setback for Residential on Highway 43.
2) The Developer requests a Waiver for the construction of Sidewalks along Highway 43.

Thank you for your consideration of this request associated with the Preliminary Plat and Master Plan for the Planning and Zoning Commission.

Sincerely,

Al Cabaniss, PE, PLS

Court House Plaza • 600 Lurleen Wallace Boulevard South, Suite 140 • P.O. Box 020440 • Tuscaloosa, Alabama 35402 • (205) 758-9032

ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52
OFFICE OF THE DISTRICT ADMINISTRATOR
2715 East Skyland Boulevard
Tuscaloosa, Alabama 35405
Telephone: 205-554-3280

Kay Ivey
Governor

John R. Cooper
Transportation Director

June 28, 2023

Cabaniss Engineering, LLC
PO Box 020440
Tuscaloosa, AL 35402

Attn: Ms. Tara Smothers

Re: Sidewalk Requirements
Tuscaloosa County

Dear Ms. Smothers,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-13 in the vicinity of mileposts 199.77 to 199.83 Left.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

Respectfully,

Kevin Williamson, P.E.
District 52 Administrator

LKW/ DC

Enclosures

cc: File w/ Attachment

DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, Harris Stewart, being the owner of the property which is the subject of this application (The Residences at Moore's Bridge Pointe
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize Al Cabaniss, PE, PLC to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property Owner's Signature

Date 6/13/23

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harris Stewart, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of June, 2023

SEAL

NOTARY PUBLIC
My Commission Expires: 8/22/23

DEED Book 2019 Page 16961
Recorded: 8/1/2019 8:45:12 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING1/JMCATEER
Tran: 1460756
Probate Judge Fee $2.00
Deed Tax $0.50
Recording Fee - By Page Count $12.00
Source of Title $1.00
Total: $15.50

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

SOURCE OF TITLE:
Deed Book 2016, Page 6354

STATE OF ALABAMA

TUSCALOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of other good and valuable consideration and the sum of Ten and No/100 ($10.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Nancy Miller Melton, a married woman** (herein referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto **Morgantown Development Co., Inc., an Alabama corporation** (herein referred to as "Grantee"), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

See Exhibit A attached hereto

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And said Grantor does for herself and her heirs and assigns, covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, that she has good right to sell and convey the same as aforesaid; that Grantee is entitled to the immediate possession thereof; and that she will and her successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has set her hand and seal as of this 28 day of June, 2019.

Nancy Miller Melton

Nancy Miller Melton

STATE OF ALABAMA

COUNTY OF Cherokee

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Nancy Miller Melton,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of June, 2019.

Olivia S. Bryant

Notary Public in and for the
State of Alabama at Large

My commission expires:
3-20-2020

Exhibit A

The point of beginning is the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 32, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama. From this point proceed East along the quarter line a distance of 408.4 feet to a point on the West right of way of Highway 43; thence turn a deflection angle to the left of 83 degrees 43 minutes to the long chord of a 7 degree 00 minutes curve to the right, the length of this long chord is 612.9 feet, the north end of the chord is a point in the center of the paved street just south of the old store building; then turn a deflection angle to the right of 09 degrees 22 minutes and proceed north along the west r.o.w. of old Moore's Bridge Road a distance of 109.4 feet to the northeast corner of this parcel, thence turn a deflection angle to the left of 96 degrees 54 minutes and proceed west a distance of 307.1 feet to a point on the east side of the ditch; then turn a deflection angle to the left of 105 degrees 23 minutes and proceed South along the east side of the ditch a distance of 153.5 feet to a point; then turn a deflection angle to the right of 16 degrees 15 minutes and proceed south a distance of 298.1 feet to a point; then turn a deflection angle to the right of 48 degrees 08 minutes and proceed a distance of 212.9 feet to the Northeast corner of Lot #1 of Block "E" of Pinedale Subdivision; then turn a deflection angle to the left of 60 degrees 30 minutes and proceed South along the east boundary of said Lot #1 a distance of 200 feet to the point of beginning.

This description is intended to describe that vacant parcel of land located on Applewood Drive, Northport, Alabama, that is designated in the records of the Tax Assessor for Tuscaloosa County, Alabama as Parcel# 63-20-09-32-3-005-001.006.

LESS AND EXCEPT THE FOLLOWING:
Said parcel of land being situated in the Southeast Quarter of the Southwest Quarter of Section 32, Township 20 South, Range 10 West, containing 0.027 acres, more or less, as described in that certain Warranty Deed in favor of the State of Alabama as recorded in Deed Book 2002 at Page 121296 in the Probate Office of Tuscaloosa County, Alabama.

LESS AND EXCEPT all lots, open spaces, and roads as set out in the Final Subdivision Plat Moore's Bridge Pointe Gardens in Plat Book 2006, Page 31 and the Final Subdivision Plat The Town Homes at Moore's Bridge Pointe in Plat Book 2007, Page 20 recorded in the Probate Office of Tuscaloosa County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nancy Miller Melton
Mailing Address PO Box 957
Brewton, AL 36427

Grantee's Name Morgantown Development Co. Inc.
Mailing Address PO Box 20415
Tuscaloosa, AL 35405

Property Address property on Applewood Drive

Date of Sale 7/30/19
Total Purchase Price $ 50,000.00
or
Actual Value $
or
Assessor's Market Value $

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
____ Sales Contract
XX Closing Statement
____ Appraisal
____ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date_____ Print Erica Stephens

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Northport Planning & Zoning Commission

Preliminary Plat / Master Plan

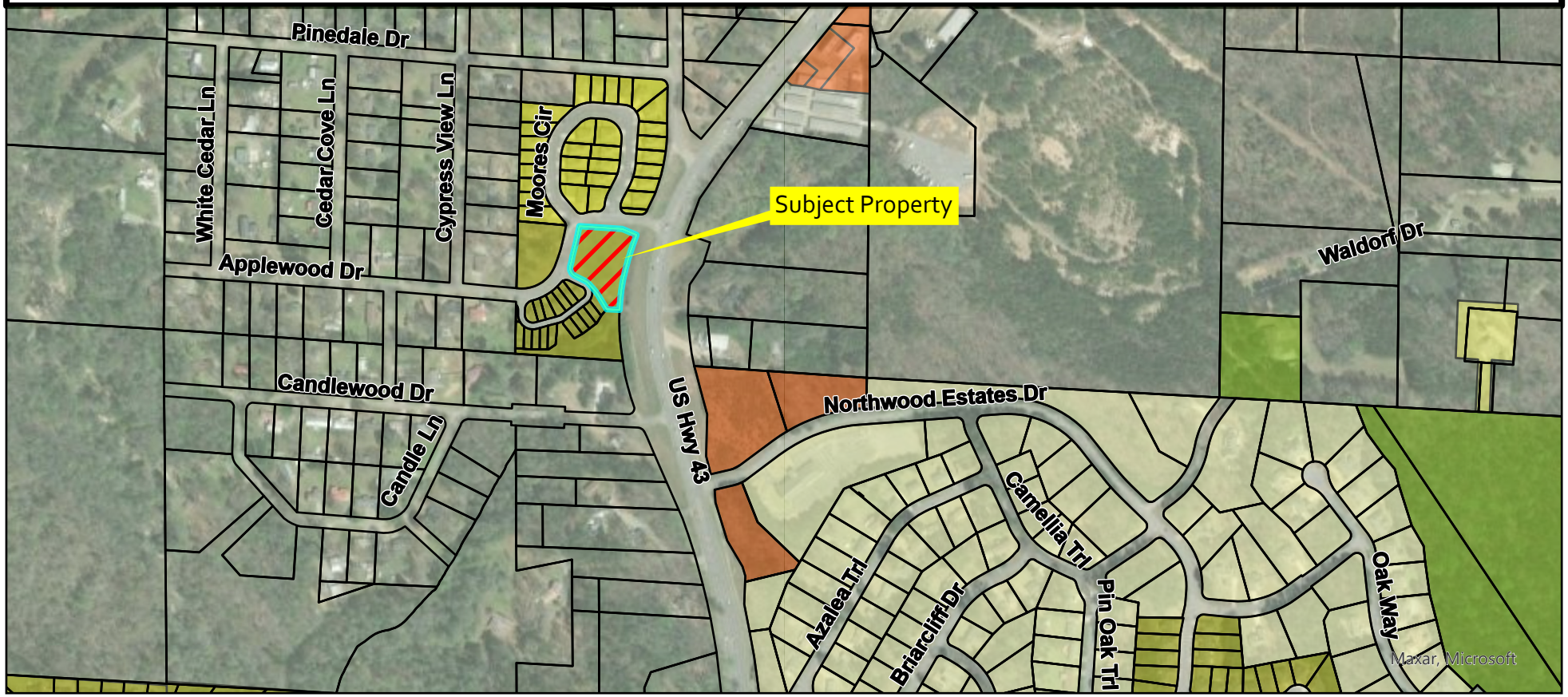
Zoning

- Agriculture
- General Commercial
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Parcels
- Subject Property

0 500 1,000 2,000 Feet

N W E S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



City of Northport

Planning and Zoning Commission – August 8, 2023

Planning Staff Report

Case: S-14-23PP

Applicant: Magdalena Diego Juan

Location: 3120 32nd Street

Request: Preliminary Plat

Magdalena Diego Juan requests preliminary plat approval for the Resurvey of Lots 1, 2, and 3, Block E Crestmont Subdivision located at 3120 32nd Street. The plat will combine three lots and one unplatted lot into one lot. The total acreage is 2.97 acres. The following waiver is requested:

Sidewalks

The petitioner is requesting a waiver from the construction of sidewalks along 28th Street and 37th Avenue. There are no sidewalks in the near vicinity of either of these streets. Since this is a residential subdivision, the Commission has the option to require the installation of the sidewalks or the option to require payment into the Sidewalk Trust Fund.

Approval of this agenda item will require six affirmative votes of the Commission.

Preliminary Subdivision Plat Approval

City of Northport
3500 McFarland Blvd.
Northport, AL 35476
205-333-3002

Date of Application: 6/28/2023

1. Name of Subdivision A RESURVEY OF LOTS 1, 2 AND 3, BLOCK "E" CRESTMONT SUBDIVISION PLAT BOOK 11, PAGE 9 AND UNPLATTED LAND
2. Name of Applicant: Magdalena Diego Juan Phone: _____
   Full Address: 3120 32nd Street
3. Name of Agent Designated by Owner: Chris Sentell
   Full Address: 639 Black Bears Way
4. Owner of Record: Magdalena Diego Juan Phone: _____
   Full Address: 3120 32nd Street
5. Engineer: _____ Phone: _____
   Full Address: _____
6. Land Surveyor: Sentell Engineering Inc. Phone: 205-752-5564
   Full Address: _____
7. Subdivision Location: On the West side of 37th Ave & 28th St (Street) _____ Feet _____ (Direction) of _____
8. Total Acreage: 2.97 Zone: RS-2 Number of Lots: 1
9. Tax Map Parcel I.D. #: 63 31 02 09 3 002 026.000
10. List any Requested Waivers: Sidewalks
11. Date of any Pre-Application Conference: 6/28/2023
12. Attach Names and Addresses of Adjacent Property Owners.
13. Attach ***Sixteen (16) folded copies*** of the Proposed Preliminary Plat with electronic copy in Autocad or Microstation. **If this is not submitted at the time the application is submitted it will not be placed on the agenda.**
14. Attach three (3) copies of a Construction Plan Including: Erosion Control Plan, Street Plans, Profiles, and Other Required Plans.
15. Described contiguous undeveloped land holdings in the same ownership and number of acres: None

I understand that this application is subject to review prior to formal acceptance for processing for a hearing by the planning and Zoning Commission; that I will be notified in writing upon acceptance (or if unacceptable, the reasons thereof) and the date

scheduled for such hearing to be held within thirty (30) days subsequent to such acceptance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into this present owner as recorded in the County Recorder of Deeds (County Clerk) Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the Contract of Sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF Alabama

COUNTY OF Tuscaloosa

I, Magdalena Diego Juan hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Magdalena Juan

(Mailing Address)

Subscribed and sworn to before me this 11th day July, 2023.

Donna S Shelton

Notary Public

My Commission Expires: 3-3-2026

TO BE COMPLETED BY THE CITY OF NORTHPORT

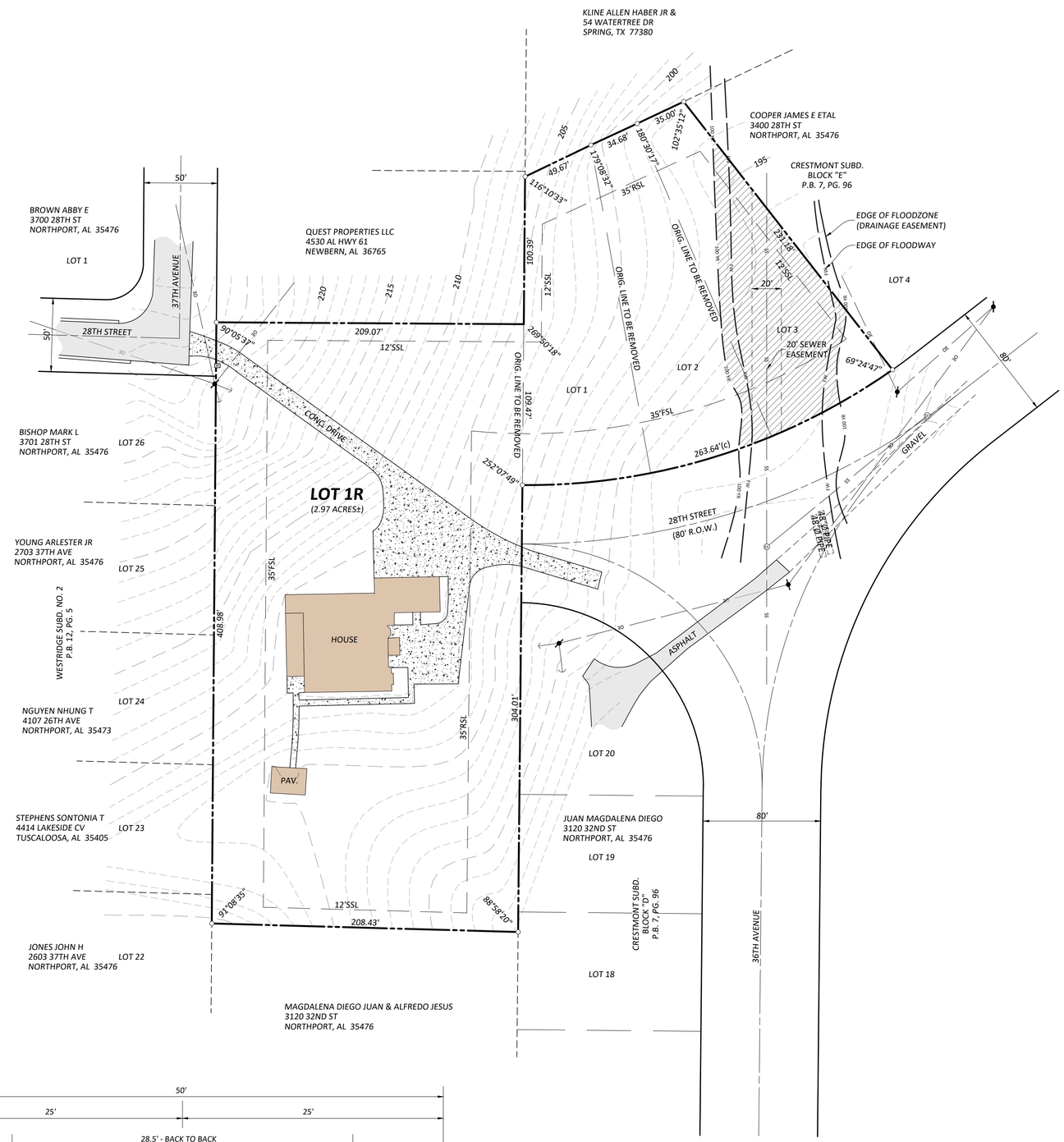
Fee Collected: $_____ _____ _____

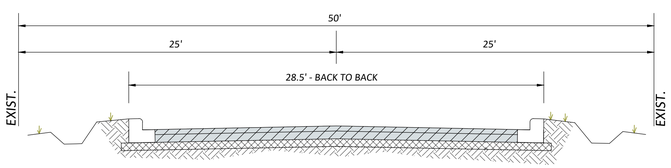
Received By Date

Application is accepted for processing and is scheduled for hearing by the Planning and Zoning Commission at 6:00 p.m. on _____ in the Council Chambers at City Hall.

_____ _____

Departmental Secretary Date





28TH STREET

(NO IMPROVEMENTS PLANNED)

VICINITY MAP

NOTES:

1. OWNER/DEVELOPER: MAGDALENA DIEGO JUAN, 3120 32ND ST, NORTHPORT, AL 35476
2. SOURCE OF TITLE: D.B. 2019, PG. 5869
3. TOTAL ACRES OWNED/DEVELOPED: 2.97 ACRES±.
4. WAIVERS REQUESTED: SIDEWALKS
5. THE PROPERTY IS LOCATED INSIDE CITY LIMITS AND ZONED RS-2.
6. THE PROPERTY DOES PARTIALLY FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE AE ON PANEL NUMBER 01125C0502G EFFECTIVE DATE: 1/16/2014. MINIMUM FINISHED FLOOR EL IS 194.00'
7. THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
8. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY NORTHPORT WATER AND SEWER.
9. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. ANY UTILITIES SHOWN ARE FROM THE FIELD SURVEY, UNLESS NOTED OTHERWISE. OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

N

PRELIMINARY PLAT

0 40' 80'

LEGEND

IRON PIPE/PIN FOUND (IPF)	○
CAPPED PIPE/PIN SET (CPS)	●
CAPPED PIPE/PIN FOUND (CPF)	○
CONC. MONUMENT FOUND (CMF)	△
POINT NOT MONUMENTED	□
NORTH	N
SOUTH	S
EAST	E
WEST	W
RECORD BOOK - DEED AND/OR PLAT	( )
FRONT SETBACK LINE	FSL
RIGHT OF WAY	ROW
PLAT BOOK	PB
DEED BOOK	DB
PAGE	PG
EXISTING FENCE (TYPE)	—x—x—x—
SECTION LINES	— · · —
EXISTING POWER POLE	
EXISTING LIGHT POLE	
EXISTING GUY WIRE	

SENTELL ENGINEERING
CIVIL . STRUCTURAL . ENVIRONMENTAL . SURVEYING
639 Black Bears Way
Tuscaloosa, AL 35401
Phone (205) 752-5564
www.sentell.net

A RESURVEY OF LOTS 1, 2 AND 3, BLOCK "E" CRESTMONT SUBDIVISION PLAT BOOK 11, PAGE 9 AND UNPLATTED LAND TUSCALOOSA COUNTY, ALABAMA

NO.	DATE:	DESCRIPTION:

DRAWN : CGS
CHECKED : GLS
DATE : 05/30/2023
JOB NO : 23-119
SHEET : 1

N:\2023\23-119 Alfredo Jesus SUBD\23-119 preliminary plat.dwg

SENTELL ENGINEERING
CIVIL.STRUCTURAL.ENVIRONMENTAL.SURVEYING

639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

July 11, 2023

Mr. Shaun Patten, Zoning Administrator
City of Northport Planning & Zoning
P.O. Box 569
Northport, Alabama 35476

Re: Variance Request for Sidewalks
Resurvey of Lots 1 & 2, Blk E
Of Crestmont Subdivision

Dear Mr. Patten:

We are requesting the following variance:

- ***Sidewalks:***
  No sidewalks exist within the area of Lots 1 & 2 Blk E, Crestmont Subdivision and no sidewalks along either road. These lots have limited road frontage also.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President

CITY OF NORTHPORT
PRELIMINARY PLAT CHECKLIST

Name of Plat: A RESURVEY OF LOTS 1, 2 AND 3, BLOCK "E" CRESTMONT SUBDIVISION PLAT BOOK 11, PAGE 9 AND UNPLATTED LAND

Developer: Magdalena Diego Juan

Developer's Engineer/Surveyor: Sentell Engineering Inc.

All preliminary plats submitted to the Northport Planning and Zoning Commission shall include with the application the preliminary plat checklist. Please check accordingly before submittal.

- ☑ Name and address of owners and the designer of the plat. Said designer shall be a land surveyor registered to practice in the State of Alabama.
- ☑ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
- ☑ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
- ☑ Contours shall be shown at an interval of nor more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
- ☑ Lot dimensions, building lines and back and side setback lines and lot and block numbers and proposed street names.
- ☑ Rights-of-way, easements, alleys, location and proposed widths.
- ☑ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
- ☑ Any pertinent topographic features existing on the site.
- ☑ Proposed storm drains, sanitary sewer with approximate sizes and design data.
- ☑ Location and dimensions of existing storm and sanitary sewers.
- ☑ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
- ☑ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
- ☑ Erosion control measures to be used during construction of the subdivision as required by article XI.
- ☑ Width of all proposed paving in the proposed project from back to back of curb.
- ☑ Proposed location of "stop," "yield" and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.

- ☐ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
- ☐ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
- ☐ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
- ☐ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
- ☐ Location of proposed sidewalks.
- ☐ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
- ☐ Designation of Agent.

Chris Sentell, PLS

Signature of Engineer/Surveyor

6/28/2023

Date

F:jw/forms/preplatchecklist03

DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, Magdalena Diego Juan, being the owner of the property which is the subject of this application (63 31 02 09 3 002 026.000
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize A RESURVEY OF LOTS 1, 2 AND 3, BLOCK "E" CRESTMONT SUBDIVISION PLAT BOOK 11, PAGE 9 AND UNPLATTED LAND to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property Owner's Signature

7-11-23
Date

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Magdalena Diego Juan, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of July, 2023.

Donna S. Shelton
NOTARY PUBLIC
My Commission Expires: 3-3-26

SEAL

Northport Planning & Zoning Commission

Preliminary Plat

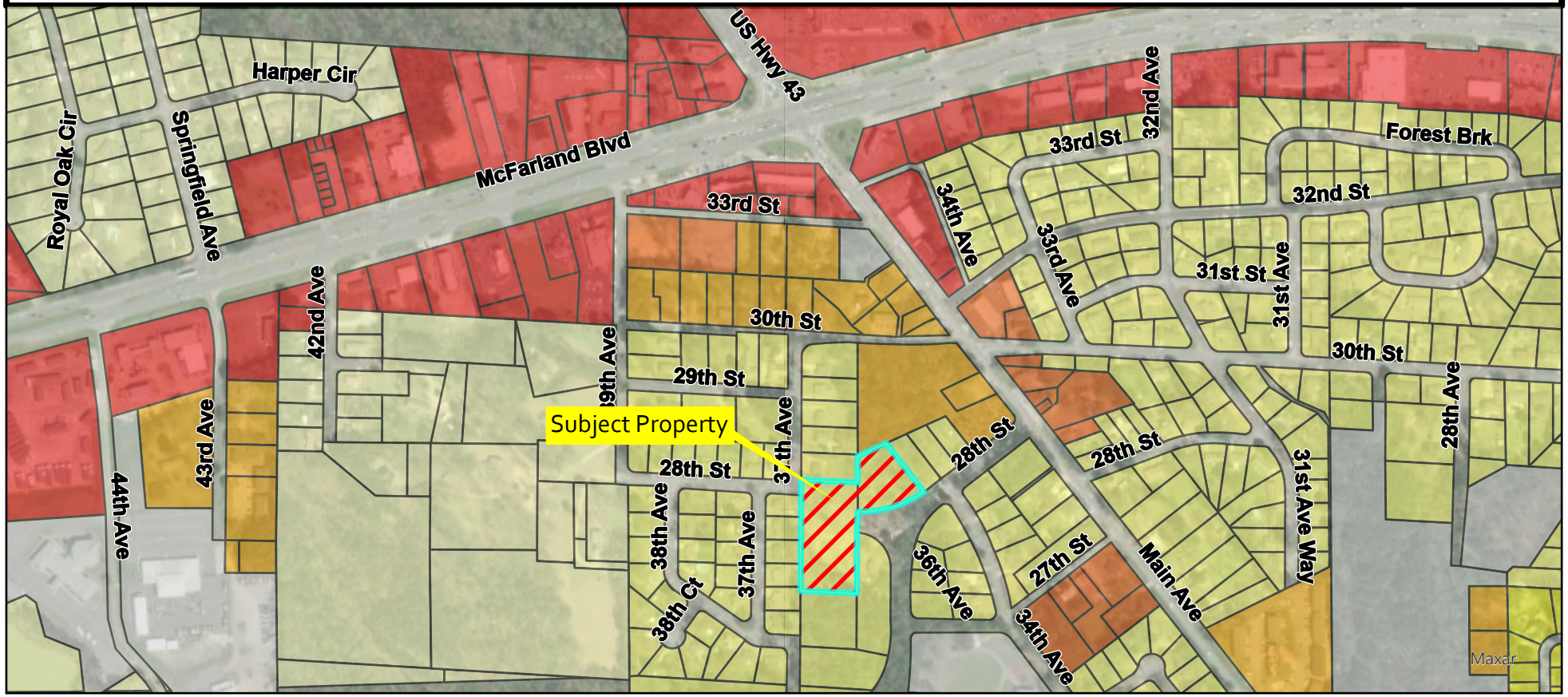
Zoning

- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Subject Property

0 500 1,000 2,000 Feet

N W E S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: R-13-23

Applicant: Lynwood Springer

Location: 123 30th Avenue

Request: Rezoning

Lynwood Springer requests rezoning of approximately 4.12 acres located 123 30th Avenue. The property is currently zoned Historic Neighborhood. The petitioner is requesting REC (Recreation) zoning. The property meets the requirements for rezoning.

Any action on this item will be a recommendation to the City Council.

DEADLINE FOR SUBMITTAL IS NOON ON_____ **HEARING DATE** _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

LYNWOOD SPRINGER
APPLICANT NAME

400 MAIN AVE
NORTHPORT 35476
ADDRESS

205-361-1274
DAYTIME TELEPHONE

FAX NUMBER

LANDSCAPE58@AOL.COM
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT: HN	
REQUESTED ZONING DISTRICT REC	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: LYNWOOD SPRINGER

General Location or Address of Subject Property: 123 30th AVE NORTHPORT

Current Use: VACANT (TREES)

Prior Action(s) on Subject Property: _____

Describe briefly the proposed use and character of any proposed development: RV CAMPGROUND

If development is proposed on the property, what other approvals from the City are required? _____

☐ Subdivision ☐ Site Plan ☐ Conditional Use ☑ Variance

☐ Other _____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☑ Deed ☑ Plat/Survey ☑ Legal Description ☑ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE: Lynwood Springer	DATE: 7-24-23
PRINT NAME: LYNWOOD SPRINGER	

Received: _____ Date: _____

4:06pm
RECEIVED
7/24/2023

RZ
Revised 08/12

This instrument was prepared by

Shelby and Cartee, Attorneys at Law SOURCE: 108/326
2210 8th Street, Suite B, Tuscaloosa, Alabama 35401 Exhibit Page 1110-207
Form 1-1-27 Rev. 1-66 1110-208
WARRANTY DEED - Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
Tuscaloosa COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor(whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,
Patricia Bouchelle Trice and husband, Troupe L. Trice

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
D. Lynwood Springer, a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

To find the point of beginning, commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, said point of beginning being marked by a stone; thence Westwardly along the South boundary of said Section 16 a distance of 598.15 feet to a concrete monument on the Northport Sewage Treatment Plant property line; thence continue Westwardly on the South boundary line of said Section 16 across the Northport Sewage Treatment Plant Property a distance of 291.35 feet to a concrete monument on the West boundary of the Northport Sewage Treatment Plant Property, said concrete monument being the Southeast corner of the property herein described and the point of beginning; thence continue Westwardly on the South boundary line of said Section 16 a distance of 451.57 feet to a concrete monument on the East right of way line of a public road; thence with an interior angle of 77 degrees 00 minutes run Northeastwardly on said East right of way line a distance of 342.75 feet to a point; thence with an interior angle of 188 degrees 10 minutes 30 seconds to the right, run Northwardly along said East right of way margin a distance of 250.00 feet to the
(CONTINUED ON ATTACHED EXHIBIT "A")

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, forever.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of January , 1992.

WITNESS:

Olga B. Smith (SEAL)
Amy McLain (SEAL)
(SEAL)
(SEAL)

Patricia Bouchelle Trice (SEAL)
Patricia Bouchelle Trice
Troupe L. Trice (SEAL)
Troupe L. Trice
(SEAL)
(SEAL)

CLAIMS LIST
BK 1110
BK 1551 PG 224
SW of SE
16-21-10

CLAIMS LIST
BK 1147
BK 1721 PG 97
SW of SE
16-21-10

1110 0209
RECORDED (SEE ABOVE DEED BK & PAGE
21 JANUARY 92 01:24:10 PM
W. HARDY MCCOLLUM
TUSCALOOSA COUNTY, ALABAMA

ESTATE PAGE CREATED DEED BK. 1110 PAGE 207

EXHIBIT "A"

LEGAL DESCRIPTION (continued)

Northwest corner of the property herein described; thence with an interior angle of 90 degrees 00 minutes run Eastwardly along the South boundary line of Lot No. 4 of an unrecorded subdivision a distance of 210.00 feet to the Southeast corner of said Lot No. 4; thence with an interior angle of 270 degrees 00 minutes run Northwardly along the East boundary line of said Lot No. 4 a distance of 75.00 feet to the Northeast corner of said Lot No. 4; thence with an interior angle of 90 degrees 00 minutes run Eastwardly along the South boundary line of Lot Nos. 3A, 3 and 6 of an unrecorded subdivision a distance of 268.5 feet to a point, said point being the Southeast corner of said Lot No. 6 and on the West boundary line of the Alabama Power Co. Easement as recorded in Deed Book 445, Page 128 in Tuscaloosa County Court House; thence with an interior angle of 109 degrees 41 minutes run Southwardly along the West boundary line of said Alabama Power Company Easement a distance of 200.00 feet to an iron pipe on the Northport Sewage Treatment Plant Property; thence with an interior angle of 102 degrees 31 minutes 30 seconds run Southwestwarldy along the Northport Sewage Treatment Plant Property a distance of 291.20 feet to an iron pipe; thence with an interior angle of 257 degrees 29 minutes 30 seconds run Southwardly a distance of 299.32 feet to the point of beginning being part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West. LESS AND EXCEPT one-half (1/2) interest in mineral rights.

IT IS THE INTENTION OF THE UNDERSIGNED GRANTORS TO RESERVE UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY AND ALL MINERAL AND MINING RIGHTS IN AND TO THE REAL PROPERTY DESCRIBED HEREIN. IT IS ALSO THE INTENTION OF THE UNDERSIGNED GRANTORS TO CONVEY THE REMAINING ONE-HALF INTEREST IN AND TO ANY AND ALL MINERAL AND MINING RIGHTS IN AND TO SUBJECT PROPERTY TO THE SAID GRANTEE NAMED HEREIN.

1110 0210
RECORDED IN ABOVE
DEED BOOK&PAGE
21 JANUARY 92 01:24:20 PM
W. HARDY MCCOLLUM
TUSCALOOSA COUNTY, ALABAMA

STATE OF ~~XXXXXXX~~ FLORIDA
)
COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia Bouchelle Trice and husband, Troupe L. Trice

whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January , A.D., 1992.

Ola B. Smith
NOTARY PUBLIC

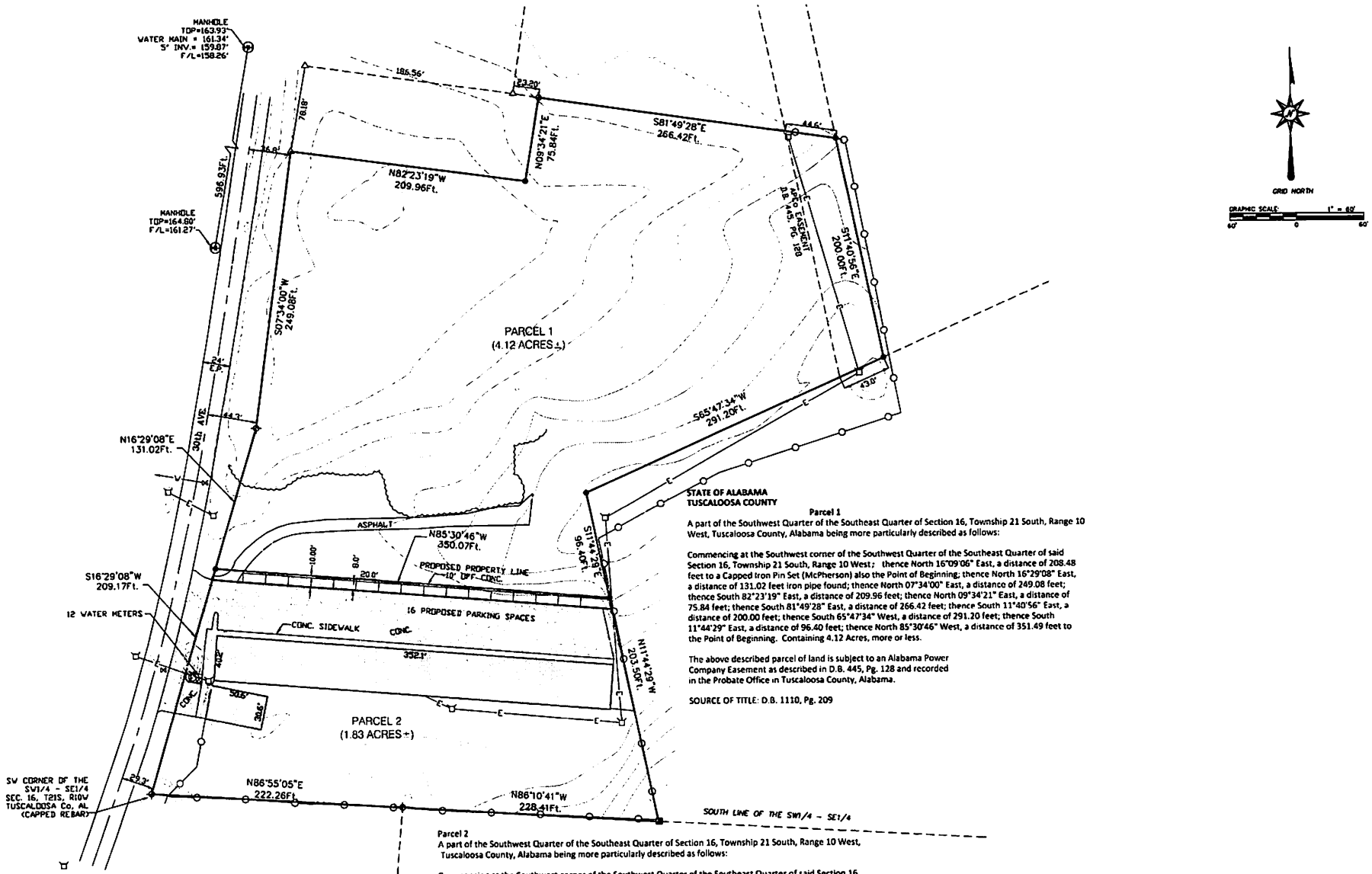
My commission expires:

(AFFIX SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 21, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

1110 0211
RECORDED IN ABOVE
DEED BOOK&PAGE
21 JANUARY 92 01:24:25 PM
W. HARDY MCCOLLUM
TUSCALOOSA COUNTY, ALABAMA
21 JANUARY 92 01:24:50 PM 00074922 0061
PAT DEEDS TOT PAID: 25.50
00000000

DFE	DEED FEES	12.50
MTX	OIL-GAS TAX	1.00
REC	RECORDING FEES	8.50
SOT	1ST SRCE TITLE	1.50
PJF	P J FEES	2.00



STATE OF ALABAMA
TUSCALOOSA COUNTY

Parcel 1

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 16, Township 21 South, Range 10 West; thence North 16°09'06" East, a distance of 208.48 feet to a Capped Iron Pin Set (McPherson) also the Point of Beginning; thence North 16°29'08" East, a distance of 131.02 feet iron pipe found; thence North 07°34'00" East, a distance of 249.08 feet; thence South 82°23'19" East, a distance of 209.96 feet; thence North 09°34'21" East, a distance of 75.84 feet; thence South 81°49'28" East, a distance of 266.42 feet; thence South 11°40'56" East, a distance of 200.00 feet; thence South 65°47'34" West, a distance of 291.20 feet; thence South 11°44'29" East, a distance of 96.40 feet; thence North 85°30'46" West, a distance of 351.49 feet to the Point of Beginning. Containing 4.12 Acres, more or less.

The above described parcel of land is subject to an Alabama Power Company Easement as described in D.B. 445, Pg. 128 and recorded in the Probate Office in Tuscaloosa County, Alabama.

SOURCE OF TITLE: D.B. 1110, Pg. 209

Parcel 2

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 16, Township 21 South, Range 10 West, also the Point of Beginning; thence North 16°29'08" East, a distance of 209.17 feet to a capped iron pin set (McPherson); thence South 85°30'46" East, a distance of 350.07 feet to a capped iron pin set (McPherson); thence South 11°44'29" East, a distance of 203.50 feet to a Concrete Marker; thence North 86°10'41" West, a distance of 228.41 feet to a iron pipe found; thence North 86°55'05" West, a distance of 222.26 feet to the Point of Beginning. Containing 1.83 Acres, more or less.

L-SPRINGER 30TH AVE.dwg

ALABAMA LICENSED 19259 PROFESSIONAL LAND SURVEYOR ROBERT S. McPHERSON

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE 17th DAY OF JULY 2023.

Robert S McPherson

ROBERT S. MCPHERSON
PROFESSIONAL LAND SURVEYOR
ALABAMA LICENSE NO. 19259

ROBERT S. McPHERSON P.L.S.
4121 VASSIE DRIVE
TUSCALOOSA, ALABAMA 35404
PHONE: (205) 553-8843
FAX: (205) 553-5896

LYNWOOD SPRINGER SURVEY
121 30th AVE
PART OF THE SW1/4 - SE1/4 SEC. 16, T21S, R10W
TUSCALOOSA Co. AL

SCALE: 1"=60'	DATE: 7/8/2023
TYPE: BOUNDARY SURVEY	SURVEYED: 7/2023
LOCATION: SEC. 16 T21S R10W	DRAWN BY: C.T.M

LEGEND
- CAPPED IRON FOUND
- IRON PIPE FOUND
- CAPPED IRON PIPE SET
- CONCRETE MONUMENT
- POINT NOT MONUMENTED
- POWER POLE
- WATER METER

REVISIONS

ADJOINING PROPERTY OWNERS OF
121 30TH AVENUE

City of Northport
3500 Highway 82 West
P.O. Drawer 569
Northport, AL 35476

Williamson Cemetery
City of Northport
100 27th Avenue
Northport, AL 35476

Blakeney Properties, LLC
P.O. Box 2726
Tuscaloosa, AL 35403

Eva L. Brand
2905 Williamson Drive
Northport, AL 35476

Chism Holdings, LLC
521 30th Avenue
Northport, AL 35476

Billy Eugene Snyder
1614 20th Avenue
Northport, AL 35476

Jordan Mortimer
2922 7th Street
Tuscaloosa, AL 35401

Juan Rene Flores and
Briana Adele-Troxler Flores
200 Tom Kite Drive
Round Rock, TX 78664

Druid City Rentals, LLC
1901 8th Avenue
Tuscaloosa, AL 35401

Sharon L. Montgomery
198 30th Avenue
Northport, AL 35476

STATE OF ALABAMA
TUSCALOOSA COUNTY

PARCEL 1

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 16, Township 21 South, Range 10 West； thence North 16°09'06" East, a distance of 208.48 feet to a Capped Iron Pin Set (McPherson) also the Point of Beginning; thence North 16°29'08" East, a distance of 131.02 feet iron pipe found; thence North 07°34'00" East, a distance of 249.08 feet; thence South 82°23'19" East, a distance of 209.96 feet; thence North 09°34'21" East, a distance of 75.84 feet; thence South 81°49'28" East, a distance of 266.42 feet; thence South 11°40'56" East, a distance of 200.00 feet; thence South 65°47'34" West, a distance of 291.20 feet; thence South 11°44'29" East, a distance of 96.40 feet; thence North 85°30'46" West, a distance of 351.49 feet to the Point of Beginning. Containing 4.12 Acres, more or less.

The above described parcel of land is subject to an Alabama Power Company Easement as described in D.B. 445, Pg. 128 and recorded in the Probate Office in Tuscaloosa County, Alabama.

SOURCE OF TITLE: D.B. 1110, Pg. 209

This instrument was prepared by

Shelby and Cartee, Attorneys at Law SOURCE: 108/326
2210 8th Street, Suite B, Tuscaloosa, Alabama 35401 Exhibit Page 1110-207
Form 1-1-27 Rev. 1-66 1110-208
WARRANTY DEED - Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
Tuscaloosa COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor(whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,
Patricia Bouchelle Trice and husband, Troupe L. Trice

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
D. Lynwood Springer, a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

To find the point of beginning, commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, said point of beginning being marked by a stone; thence Westwardly along the South boundary of said Section 16 a distance of 598.15 feet to a concrete monument on the Northport Sewage Treatment Plant property line; thence continue Westwardly on the South boundary line of said Section 16 across the Northport Sewage Treatment Plant Property a distance of 291.35 feet to a concrete monument on the West boundary of the Northport Sewage Treatment Plant Property, said concrete monument being the Southeast corner of the property herein described and the point of beginning; thence continue Westwardly on the South boundary line of said Section 16 a distance of 451.57 feet to a concrete monument on the East right of way line of a public road; thence with an interior angle of 77 degrees 00 minutes run Northeastwardly on said East right of way line a distance of 342.75 feet to a point; thence with an interior angle of 188 degrees 10 minutes 30 seconds to the right, run Northwardly along said East right of way margin a distance of 250.00 feet to the
(CONTINUED ON ATTACHED EXHIBIT "A")

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, forever.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of January, 1992.

WITNESS:

Olga B. Smith (SEAL)
Amy McLain (SEAL)
(SEAL)
(SEAL)

Patricia Bouchelle Trice (SEAL)
Patricia Bouchelle Trice
Troupe L. Trice (SEAL)
Troupe L. Trice
(SEAL)

CLAIMS LIST
BK 1110
BK 1551 PG 224
SW of SE
16-21-10

CLAIMS LIST
BK 1147
BK 1721 PG 97
SW of SE
16-21-10

1110 0209
RECORDED (SEE ABOVE
DEED BK K&PAGE
21 JANUARY 92 01:24:10 PM
W. HARDY MCCOLLUM
TUSCALOOSA COUNTY, ALABAMA

ESTATE PAGE CREATED DEED BK. 1110 PAGE 207

EXHIBIT "A"

LEGAL DESCRIPTION (continued)

Northwest corner of the property herein described; thence with an interior angle of 90 degrees 00 minutes run Eastwardly along the South boundary line of Lot No. 4 of an unrecorded subdivision a distance of 210.00 feet to the Southeast corner of said Lot No. 4; thence with an interior angle of 270 degrees 00 minutes run Northwardly along the East boundary line of said Lot No. 4 a distance of 75.00 feet to the Northeast corner of said Lot No. 4; thence with an interior angle of 90 degrees 00 minutes run Eastwardly along the South boundary line of Lot Nos. 3A, 3 and 6 of an unrecorded subdivision a distance of 268.5 feet to a point, said point being the Southeast corner of said Lot No. 6 and on the West boundary line of the Alabama Power Co. Easement as recorded in Deed Book 445, Page 128 in Tuscaloosa County Court House; thence with an interior angle of 109 degrees 41 minutes run Southwardly along the West boundary line of said Alabama Power Company Easement a distance of 200.00 feet to an iron pipe on the Northport Sewage Treatment Plant Property; thence with an interior angle of 102 degrees 31 minutes 30 seconds run Southwestwarldy along the Northport Sewage Treatment Plant Property a distance of 291.20 feet to an iron pipe; thence with an interior angle of 257 degrees 29 minutes 30 seconds run Southwardly a distance of 299.32 feet to the point of beginning being part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West. LESS AND EXCEPT one-half (1/2) interest in mineral rights.

IT IS THE INTENTION OF THE UNDERSIGNED GRANTORS TO RESERVE UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY AND ALL MINERAL AND MINING RIGHTS IN AND TO THE REAL PROPERTY DESCRIBED HEREIN. IT IS ALSO THE INTENTION OF THE UNDERSIGNED GRANTORS TO CONVEY THE REMAINING ONE-HALF INTEREST IN AND TO ANY AND ALL MINERAL AND MINING RIGHTS IN AND TO SUBJECT PROPERTY TO THE SAID GRANTEE NAMED HEREIN.

1110 0210
RECORDED IN ABOVE
DEED BOOK&PAGE
21 JANUARY 92 01:24:20 PM
W. HARDY MCCOLLUM
TUSCALOOSA COUNTY, ALABAMA

STATE OF ~~XXXXXXX~~ FLORIDA
)
COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia Bouchelle Trice and husband, Troupe L. Trice

whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January , A.D., 1992.

Ola B. Smith
NOTARY PUBLIC

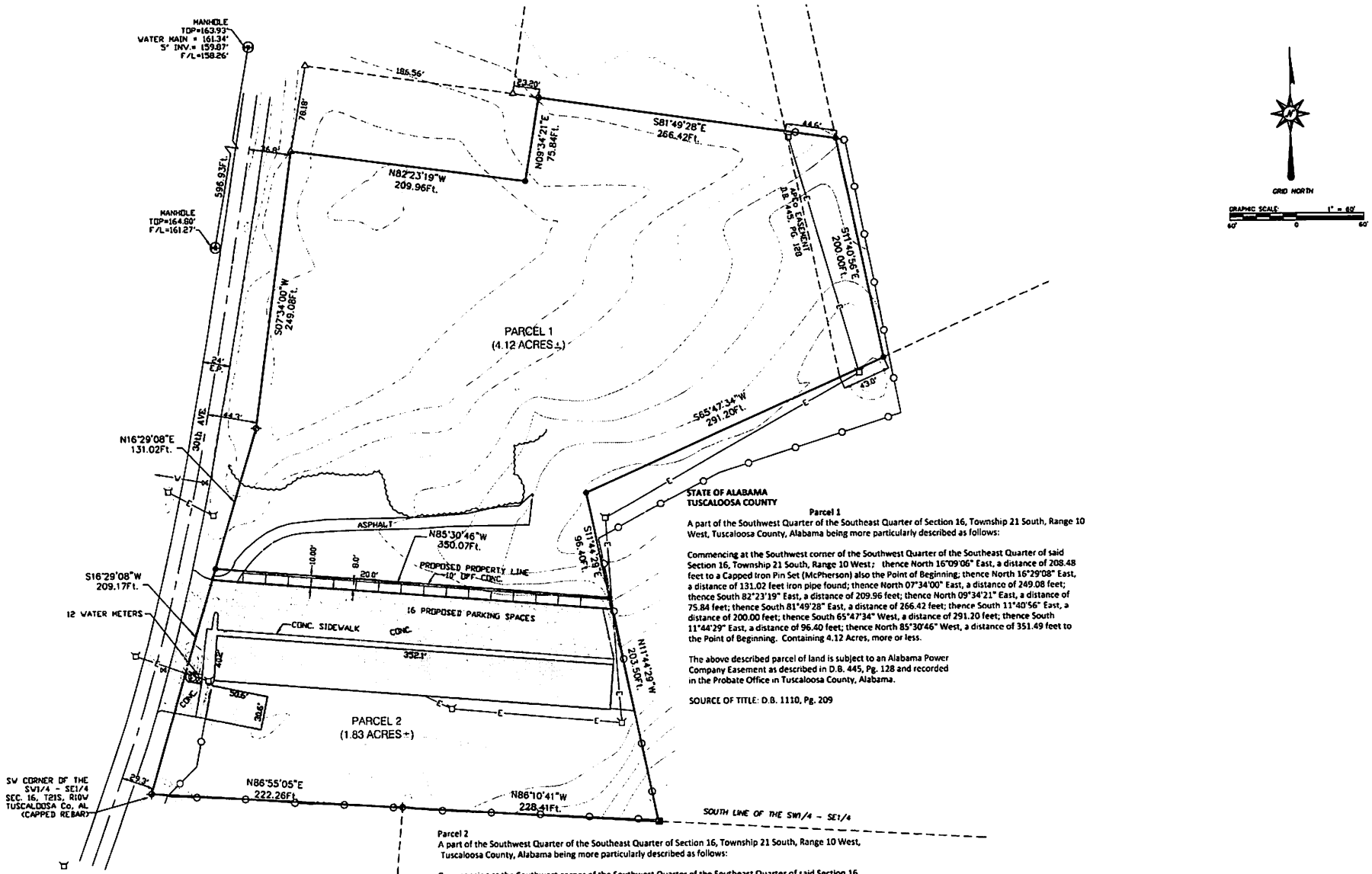
My commission expires:

(AFFIX SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 21, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

1110 0211
RECORDED IN ABOVE
DEED BOOK&PAGE
21 JANUARY 92 01:24:25 PM
W. HARDY MCCOLLUM
TUSCALOOSA COUNTY, ALABAMA
21 JANUARY 92 01:24:50 PM 00074922 0061
PAT DEEDS TOT PAID: 25.50
00000000

DFE	DEED FEES	12.50
MTX	OIL-GAS TAX	1.00
REC	RECORDING FEES	8.50
SOT	1ST SRCE TITLE	1.50
PJF	P J FEES	2.00



STATE OF ALABAMA
TUSCALOOSA COUNTY

Parcel 1

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 16, Township 21 South, Range 10 West; thence North 16°09'06" East, a distance of 208.48 feet to a Capped Iron Pin Set (McPherson) also the Point of Beginning; thence North 16°29'08" East, a distance of 131.02 feet iron pipe found; thence North 07°34'00" East, a distance of 249.08 feet; thence South 82°23'19" East, a distance of 209.96 feet; thence North 09°34'21" East, a distance of 75.84 feet; thence South 81°49'28" East, a distance of 266.42 feet; thence South 11°40'56" East, a distance of 200.00 feet; thence South 65°47'34" West, a distance of 291.20 feet; thence South 11°44'29" East, a distance of 96.40 feet; thence North 85°30'46" West, a distance of 351.49 feet to the Point of Beginning. Containing 4.12 Acres, more or less.

The above described parcel of land is subject to an Alabama Power Company Easement as described in D.B. 445, Pg. 128 and recorded in the Probate Office in Tuscaloosa County, Alabama.

SOURCE OF TITLE: D.B. 1110, Pg. 209

Parcel 2

A part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 16, Township 21 South, Range 10 West, also the Point of Beginning; thence North 16°29'08" East, a distance of 209.17 feet to a capped iron pin set (McPherson); thence South 85°30'46" East, a distance of 350.07 feet to a capped iron pin set (McPherson); thence South 11°44'29" East, a distance of 203.50 feet to a Concrete Marker; thence North 86°10'41" West, a distance of 228.41 feet to a iron pipe found; thence North 86°55'05" West, a distance of 222.26 feet to the Point of Beginning. Containing 1.83 Acres, more or less.

L-SPRINGER 30TH AVE.dwg

ALABAMA LICENSED 19259 PROFESSIONAL LAND SURVEYOR ROBERT S. McPHERSON

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE 17th DAY OF JULY 2023.

Robert S McPh

ROBERT S. MCPHERSON
PROFESSIONAL LAND SURVEYOR
ALABAMA LICENSE NO. 19259

ROBERT S. McPHERSON P.L.S.
4121 VASSIE DRIVE
TUSCALOOSA, ALABAMA 35404
PHONE: (205) 553-8843
FAX: (205) 553-5896

LYNWOOD SPRINGER SURVEY
121 30th AVE
PART OF THE SW1/4 - SE1/4 SEC. 16, T21S, R10W
TUSCALOOSA Co. AL

SCALE: 1"=60'	DATE: 7/8/2023
TYPE: BOUNDARY SURVEY	SURVEYED: 7/2023
LOCATION: SEC. 16 T21S R10W	DRAWN BY: C.T.M

LEGEND
- CAPPED IRON FOUND
- IRON PIPE FOUND
- CAPPED IRON PIPE SET
- CONCRETE MONUMENT
- POINT NOT MONUMENTED
- POWER POLE
- WATER METER

REVISIONS

Northport Planning & Zoning Commission

Rezoning Application

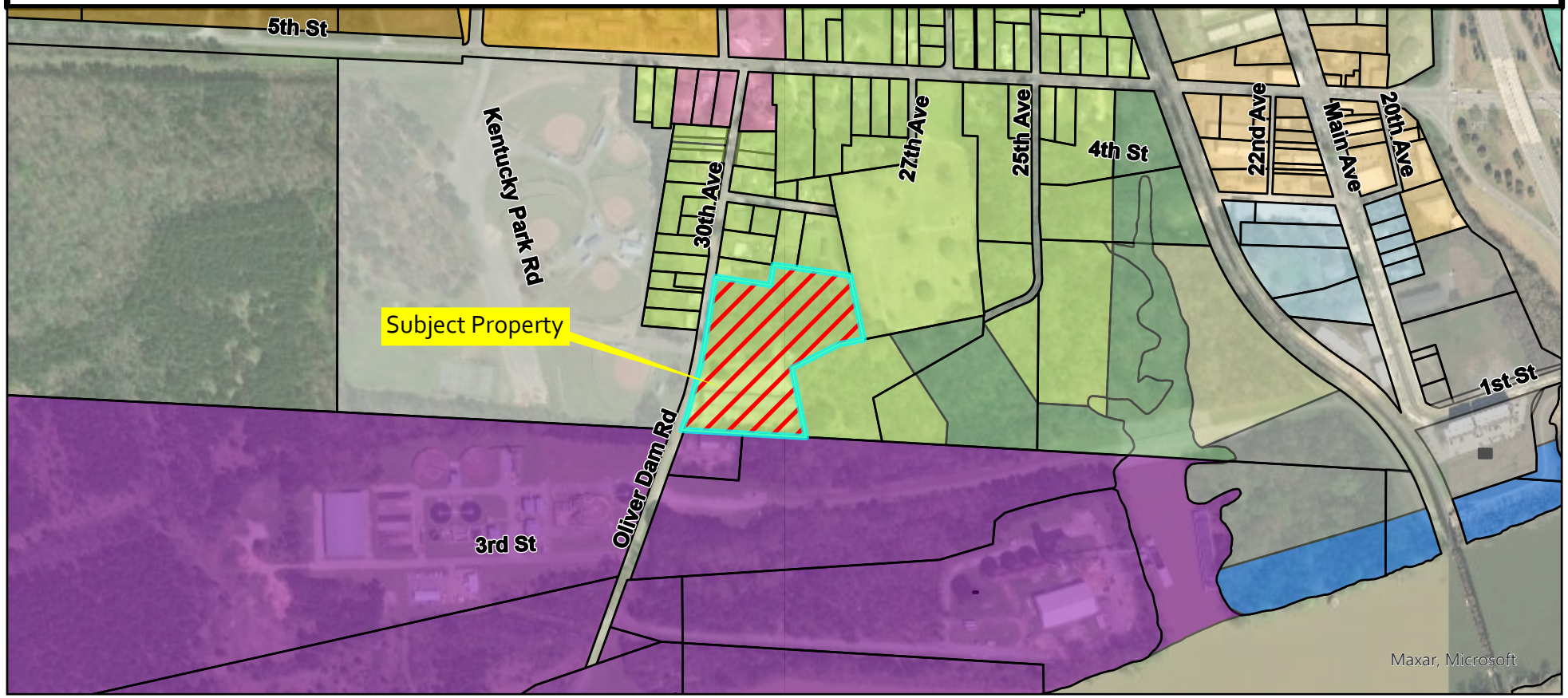
Zoning

- Bridge Avenue North
- Conservation
- Historic Downtown Core
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center
- Office and Institutional
- Residential/Commercial/Institutional
- River's Edge
- Residential Multi-Family
- South Main Riverfront
- Working Riverfront
- Parcels
- Subject Property

N
W E
S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 500 1,000 2,000 Feet



City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: A-08-23

Applicant: Saroni Real Estate, LLC

Request: Annexation

Saroni Real Estate, LLC requests annexation of approximately 2.0 acres located at west of Highway 43 and south of River Oak Drive. The property will be zoned C-3 (General Commercial). The property meets the requirements for annexation.

Any action on this item will be a recommendation to the City Council.

PETITION FOR ANNEXATION

Submission Deadline: 12 Noon _____ **Hearing Date:** _____

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

	--OFFICIAL USE ONLY--
APPLICANT'S NAME	
Bobby Herndon	CITY ADDRESS ASSIGNMENT
	ORDINANCE #
ADDRESS	CASE #
2728 Lurleen B Wallace Blvd Northport, AL 35476	XREF. CASES:
DAYTIME TELEPHONE	
205-333-0003	REQUESTED ZONING (if other than RS-1):
EMAIL	
bherndon@hhasurveyors.com	
County Address (if any) of subject property	

Applicant must attach deed(s) covering the entire subject property. All metes and bounds descriptions must be supplied in a compatible electronic format (Microsoft Word).

OWNERSHIP CONFIGURATION: ☒ single parcel/single ownership ☐ multiple parcels/single ownership ☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPT. AND BUREAU OF THE CENSUS.
Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

1. a. Is this property your principal residence? ☐ YES ☒ NO (if "yes," answer part B)
   b. Applicant's Marital Status: ☒ Now Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Never Married
2. a. Total number of buildings on subject property: 0
   ☐ Number of houses ☐ Number of manufactured homes ☐ Other:
   b. Number of persons living on subject property: 0
   c. Of all persons residing on the property, how many are of voting age (18 years or older)? ☐
   d. Of all persons residing on the property, how many are:
   ☐ White ☐ Black ☐ Hispanic ☐ Asian or Pacific Islander ☐ American Indian/Eskimo/Aleut ☐ Other
   e. Number of children in household : _____ Ages: _____
   f. Proposed Use of Property (if any): Request C-3 Commercial

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.):
Vacant land

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

APPLICANT'S SIGNATURE:	DATE: 8/15/2023
PRINT NAME: Bobby Herndon	

Note: If Applicant is not the current owner of record a "Designation of Agent" form must be completed and submitted with this petition

Received by: _____ Date: _____

(Received Date is considered official date of submission)

Updated 1/10

Northport
ALABAMA

PETITION FOR ANNEXATION

To The City of Northport, Alabama:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City of Northport this written petition requesting that our property as described be annexed to the City of Northport, Alabama, under the authority of §11-42-20 through §11-42-24, Code of Ala. 1975.

We further certify that said property is contiguous to the city limits of City of Northport, Alabama, and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the preceding description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by §11-42-21, Code of Ala. 1975. A map and written legal description of said property is hereto attached.

Initials: _____ _____

We, the undersigned, fully understand that the City will provide police and fire protection and, if available, the City ***may*** provide water and sewer service under our current adopted procedures. ***The City makes no commitment to extend water and sewer lines to property that is annexed into the City, or to upgrade drainage or roads by virtue of an annexation. Further, the city is prohibited from improving private property.***

Initials: _____ _____

We understand that if the subject property lies within the territory of a fire district, it is our responsibility to remove the subject property from the fire district and provide written proof from said fire district that they have released the subject property from the fire district before this petition will be processed by the City. ***We understand and hereby agree to pay to the City of Northport all costs and attorney's fees which the City may pay in the future to remove this property from any fire district if it is not removed by us prior to this annexation.***

Initials: _____ _____

Furthermore, we certify that we understand fully that, following annexation, ***the subject property shall be subject to all laws and codes administered by the City of Northport,*** including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Northport. Initials: _____ _____

We do hereby request that the City give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Northport, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 15th day of Aug, 2023.

Names and Signatures of **ALL** property owners:

Signature: _____
Print Name: Bobby Herndon

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Map or Survey Attached? yes

Legal Description Attached? yes

Recorded Subdivision Plat Attached? n/a or Metes and Bounds descriptions in electronic format? _____

Any Property which is found to have been divided in violation of the City of Northport subdivision regulations in effect at the time of said division, will be required to be legally subdivided in accordance with the current regulations prior to, or concurrent with, this petition.

Updated 1/10

DEADLINE FOR SUBMITTAL IS NOON ON_____ HEARING DATE _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Bobby Herndon
APPLICANT NAME
2728 Lurleen B Wallace Blvd
Northport, AL 35476
ADDRESS
205-333-0003
DAYTIME TELEPHONE

FAX NUMBER
bherndon@hhasurveyors.com
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT:	
REQUESTED ZONING DISTRICT	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Saroni Real Estate

General Location or Address of Subject Property: Hwy 43 N approximately 250 feet South of River Oak Dr

Current Use: Vacant

Prior Action(s) on Subject Property: None

Describe briefly the proposed use and character of any proposed development: To incorporate into future medical dev

If development is proposed on the property, what other approvals from the City are required? None presently

☐ Subdivision ☐ Site Plan ☐ Conditional Use ☐ Variance

☐ Other_____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☐ Plat/Survey ☒ Legal Description ☐ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE:	DATE: 8/15/2023
PRINT NAME: Bobby Herndon	

Received:_____ Date:_____

RZ
Revised 08/12

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, RAMESH PERAMSETTY being owner of the property which is the subject of this application hereby authorize Herndon, Hicks, and Assoc., to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: [signature] Date: 9/5/2023

Property Owner Mailing Address: 9600, Lake Side Dr. Tuscaloosa Al 35406

Phone Number: 205-535-9666.

Authorized Agent Mailing Address: 2728 Lurleen B. Wallace Blvd
Northport, AL 35476

Phone Number: 205-333-0003

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Honor Coates, a Notary Public in and for said County and State, hereby certify that Ramesh Peramsetty whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 5th day of September 2023

Honor Coates
Notary Public

HONOR COATES
My Commission Expires
March 4, 2026

My Commission Expires: 03.04.2026

IN WITNESS WHEREOF, the said GRANTOR, a limited liability company, by Thomas L. Corder, whose name as Manager of LCT Holdings, LLC as Sole Member of Crimson Properties, LLC, who is authorized to execute this conveyance, has hereto set its signature and seal this the 19th day of December, 2022.

Crimson Properties, LLC
By: LCT Holdings, LLC, its Sole Member

BY: _____
Thomas L. Corder
Manager

STATE OF Alabama

COUNTY OF Tuscaloosa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Corder, whose name as Manager of LCT Holdings, LLC as Sole Member of Crimson Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand and official seal, this the 19th day of December, 2022.

_____
Notary Public

My Commission Expires: _____

(SEAL)

MICHAEL HENDLEY
NOTARY
Commission Expires
Sept. 19, 2026
PUBLIC
ALABAMA STATE AT LARGE

The below information is solely to fulfill *Code of Alabama 1975, Section 40-22-1* and is not intended to convey any property address shown.

Grantor's Name Mailing Address:	Crimson Properties, LLC 1306 Queen City Ave Ste A Tuscaloosa, AL 35401	Grantee's Name Mailing Address:	Saroni Real Estate, LLC 9600 Lakeside Drive Tuscaloosa, AL 35406
Property Address	6930 Highway 43 N Northport, AL 35475	Date of Sale Total Purchase Price	12/19/22 $250,000.00

The purchase price or actual value claimed herein can be verified in the contract.

File #: 101765TI

DEED Book 2022 Page 31442
Recorded: 12/21/2022 11:24:58 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 47101
Probate Judge Fee $2.00
Deed Tax $250.00
Recording Fee - By Page Count $6.00
Source of Title $1.00
Total: $259.00

This instrument was prepared by
Michael J. Cartee
Cartee and Lloyd, Attorneys at Law
2210 8th Street, Suite B
Tuscaloosa, AL 35401

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
TUSCALOOSA COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Crimson Properties, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Saroni Real Estate, LLC, an Alabama Limited Liability Company (herein referred to as GRANTEE), its successors or assigns, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

BEGIN on an iron rod at the Southeast corner of Lot No. 10-A of the Resurvey of Lot No. 10 Oakhill Subdivision as recorded in Plat Book 18, Page 113 in the Office of Probate, Tuscaloosa County, Alabama, said rod also being on the West right of way margin of U.S. Highway No. 43 (Byler Road), said rod being the POINT OF BEGINNING; thence run South 03 degrees 16 minutes 58 seconds West along said West right of way margin for a distance of 208.65 feet to an iron rod; thence run North 85 degrees 34 minutes 20 seconds West for a distance of 417.84 feet to an iron rod; thence run North 03 degrees 13 minutes 23 seconds East for a distance of 209.32 feet to an iron rod on the South boundary line of Oakhill Subdivision as recorded in Plat Book 6, Page 181 in said Office of Probate; thence run South 85 degrees 28 minutes 51 seconds East along said South boundary line for a distance of 418.08 feet to the POINT OF BEGINNING. Said parcel lying in the Southwest Quarter of the Northeast Quarter of Section 32, Township 20 South, Range 10 West, Tuscaloosa County, Alabama.

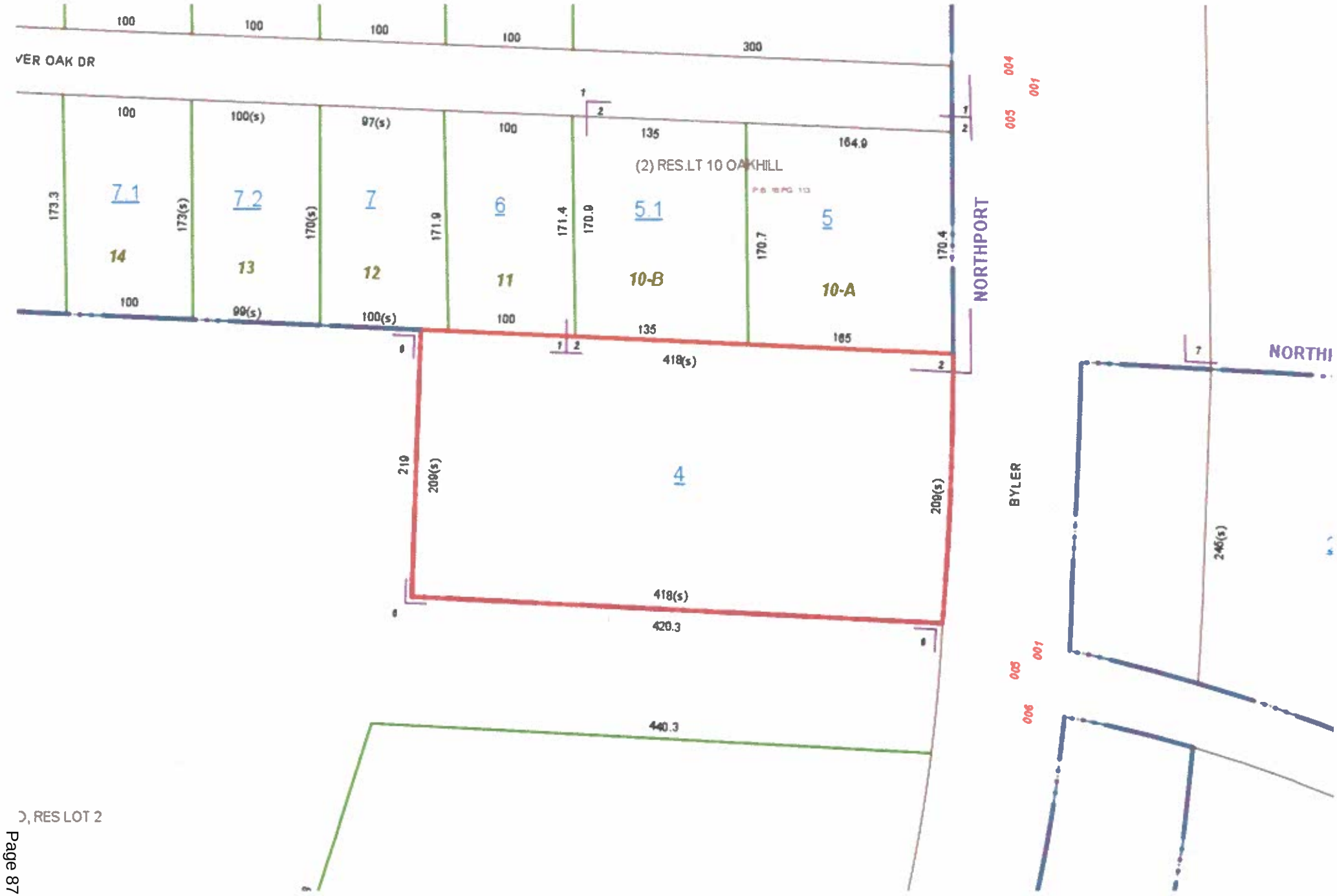
SOURCE OF TITLE: Deed Book 2003 Page 1443

This conveyance is hereby made subject to restrictive covenants, rights of way easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD To the said Saroni Real Estate, LLC, its successors and assigns forever.

And said Crimson Properties, LLC, an does for itself, its successors and assigns, covenant with said Saroni Real Estate, LLC, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Saroni Real Estate, LLC, its successors and assigns forever, against the lawful claims of all persons.

Hwy 43 S
River Oak Dr
River Oak Dr
River Oak Dr
River Oak Dr
NORTHPORT
Any Angle Services, LLC
NORTHPO
RES LOT 2


VER OAK DR
100
100
100
100
300
100
100(s)
97(s)
100
135
164.9
(2) RES.LT 10 OAKHILL
173.3
7.1
14
173(s)
7.2
13
170(s)
7
12
171.9
6
11
171.4
170.9
5.1
10-B
170.7
5
10-A
170.4
NORTHPORT
100
99(s)
100(s)
100
135
165
418(s)
210
209(s)
4
209(s)
418(s)
420.3
440.3
BYLER
NORTHI
246(s)
004
001
005
003
001
006
D, RES LOT 2

Northport Planning & Zoning Commission

Annexation Petition

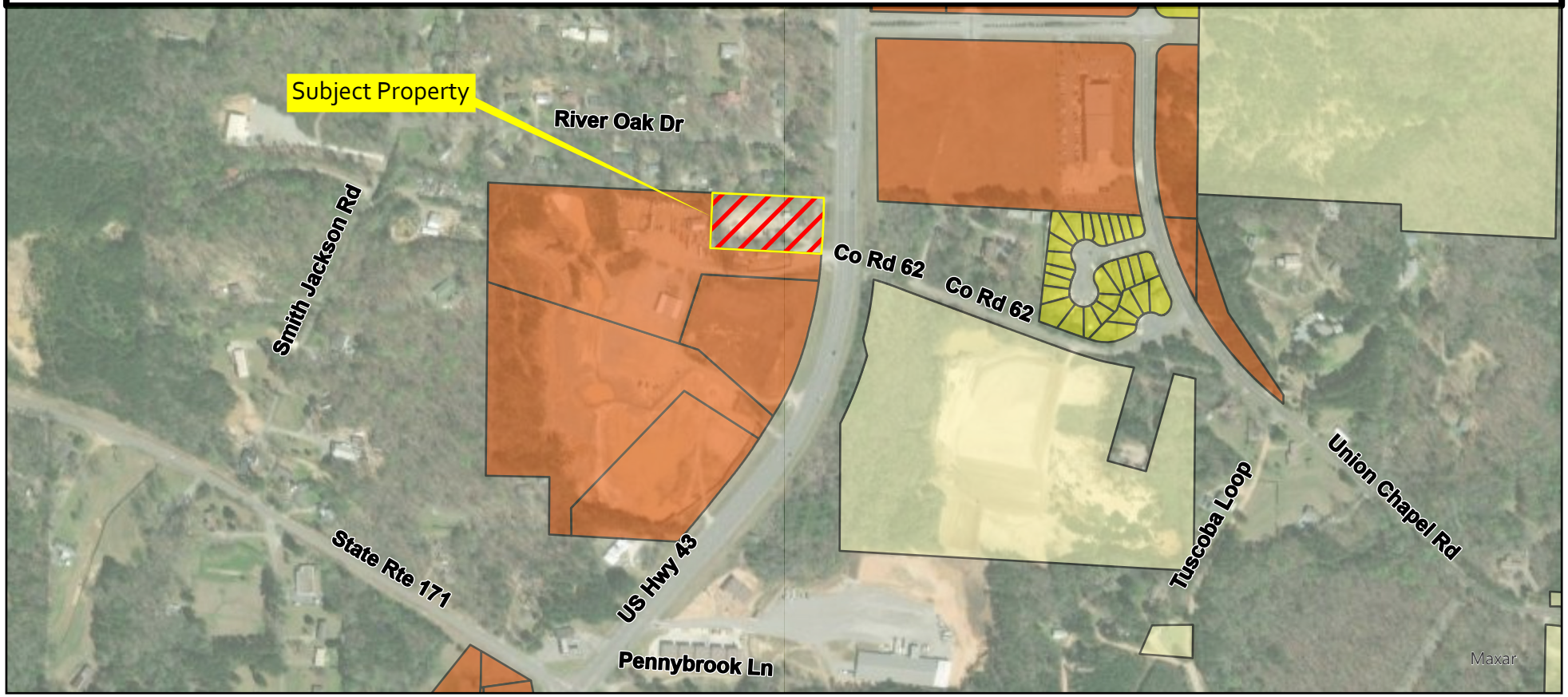
Zoning

- General Commercial
- Residential Single-Family - 1
- Residential Single-Family - 4
- Subject Property

N
W E
S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 500 1,000 2,000 Feet



City of Northport

Planning and Zoning Commission – September 12, 2023

Planning Staff Report

Case: S-22-23 & S-15-23

Applicant: Paige Howard

Request: Master Plan & Preliminary Plat

Paige Howard requests master plan approval for approximately 3.99 acres located north of 36th Street and east of 26th Avenue. The master plan consists of two phases. The preliminary plat for Phase I is also on the agenda for the Commission's consideration. The following waivers are being requested on the preliminary plat:

Dedication of additional ROW
Fee-in-Lieu of Sidewalks
Landscaping

There are several deficiencies with the master plan and plat. Staff has recommended that the petitioner request a continuance until the October meeting. This should give their engineer the appropriate time to correct the deficiencies. However, if the petitioner does not request a continuance, staff will articulate the deficiencies at the Commission meeting.

If a continuance is requested, the Commission will need to grant or deny the request. This action would require an affirmative vote of the members present. Approval of this agenda item will require six affirmative votes of the Commission.

PERMIT PROJECT

FILE #: 23-001134
2400 36TH ST NORTHPORT AL
HIGHTOWN PROPERTIES, LLC PHASE I - 2 LOTS, ZONE C6 BUSINESSES

PERMIT #: PPA23-000014

Permit Type
Preliminary Plat Application

Subtype
Preliminary Plat Application

Work Description:
Hightown Properties, LLC Phase I - 2 Lots, Zone C6 Businesses

Applicant
Insite Engineering LLC - Jonathan Bonner

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees	275.00
Permit Fees	5.50
Total Amount	280.50
Amount Paid	280.50
Balance Due	0.00

☐ Non-Billable

PERMIT DATES

Application Date
07/26/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

3102091001009000

3102091001013000

Contact

I Am The

Engineer

Property Owner

- Paige Howard

Engineer

Insite Engineering LLC - Jonathan Bonner

Surveyor

HERNDON HICKS & ASSOCIATES - BOBBY HERNDON

PROJECT INFORMATION

Number of Adjacent Property Owners

In City Limits?

Current Zoning

C-6

Change in Zoning Requested

C-6

Total Acreage

2.288

Total Lots

2

Is this property over 20 acres or part of a master plan?

No

Date of Predesign/Pre-application Meeting

02/01/2023

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

Will any waivers be requested?

No

Submittal Requirements

Copy of Plat

23030-Hightown-Phase-1-07-24-2023.pdf

Plat.pdf

Legal Description

Legal Description.pdf

Notarized Designation to Authorize Agent Form (Click to Download)

Notarized Designation to Authorize Agent.pdf

Other Submittal Documents

Checklist

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or 'N/A' if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

Names and addresses of current record (as per the tax assessors records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc

Yes

Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.

Yes

Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases

Yes

Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used

Yes

Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names

Yes

Rights-of-way, easements, alleys, location and proposed widths

Yes

Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.

Yes

Any pertinent topographic features existing on the site

Yes

Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data

Yes

Location and dimensions of existing storm and sanitary sewers, and water lines

Yes

A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107

Yes

A vicinity sketch showing location of proposed site in relation to existing major streets, etc

Yes

Width of all proposed paving in the proposed project from back to back of curb

Yes

Proposed location of stop, yield, and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted

Yes

Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road

Yes

The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property

Yes

The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land

Yes

Street cross-section, showing proposed construction and statements concerning type of material to be used in construction

Yes

Location of proposed sidewalks

Yes

If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible

Yes

Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork)

Yes

This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Yes

All of the above information has been completed or marked N/A.

Initial

JB

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of complete and correct plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

Signature

Sign Here

Official Use Only

Planning Commission Meeting Date

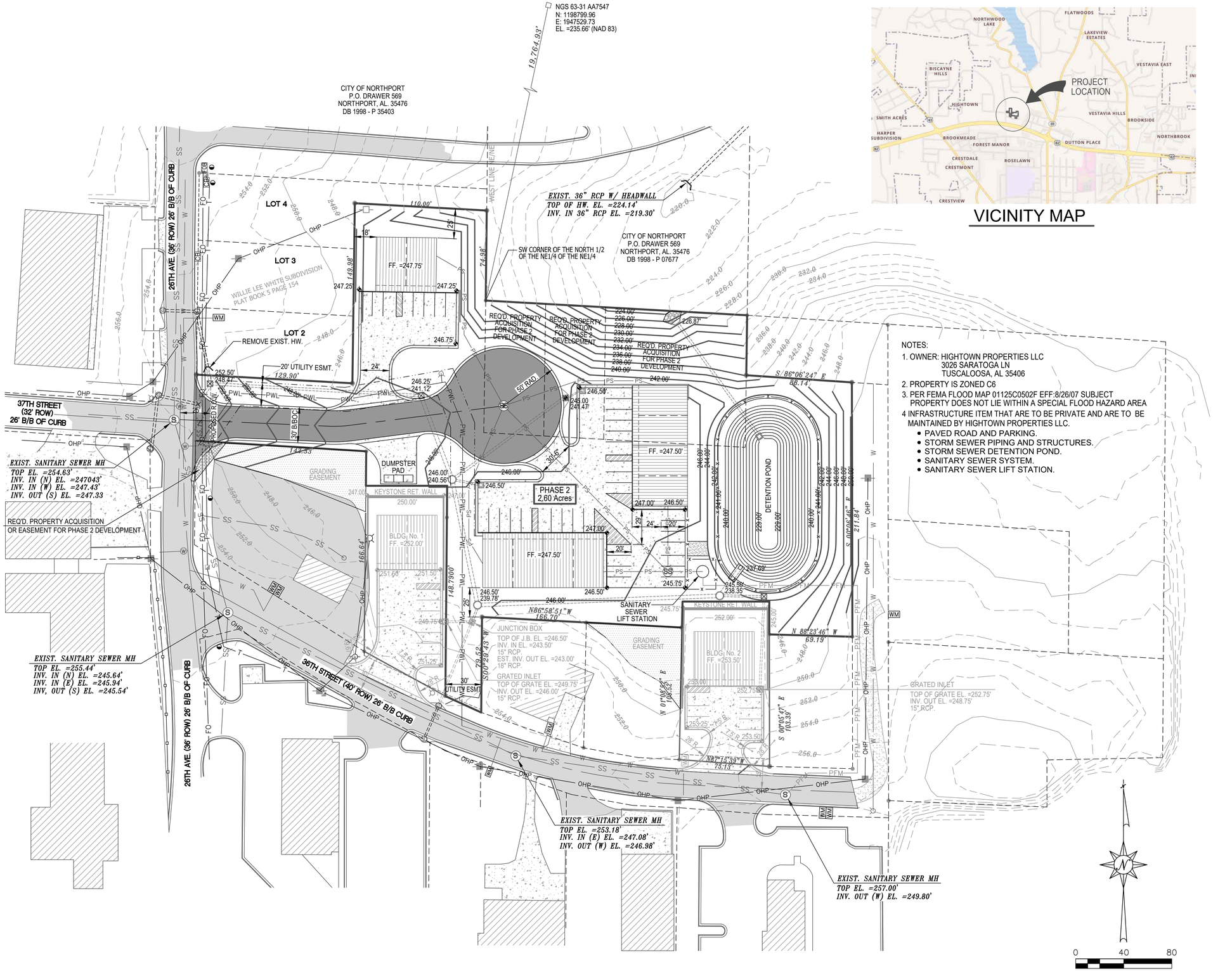
Deadline Date

FEES

FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Convenience Fee		1.0	5.5000	5.50	
			Plan Check Fees	**275.00**	
			Permit Fees	**5.50**	
			Total Fees	**280.50**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
07/26/2023	Cred	AY1A5A571	PPA2	17837	Insite Eng	280.50	
					Amount Paid	**280.50**	
					Balance Due	**0.00**	



NOTES:

1. OWNER: HIGHTOWN PROPERTIES LLC
   3026 SARATOGA LN
   TUSCALOOSA, AL 35406
2. PROPERTY IS ZONED C6
3. PER FEMA FLOOD MAP 01125C0502F EFF:8/26/07 SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
4. INFRASTRUCTURE ITEM THAT ARE TO BE PRIVATE AND ARE TO BE MAINTAINED BY HIGHTOWN PROPERTIES LLC.
   - PAVED ROAD AND PARKING.
   - STORM SEWER PIPING AND STRUCTURES.
   - STORM SEWER DETENTION POND.
   - SANITARY SEWER SYSTEM.
   - SANITARY SEWER LIFT STATION.

VICINITY MAP

LEGEND (EXISTING)

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND PHONE UTILITY LINES
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING CONTOUR ELEVATION
- EXISTING POWER POLE
- EXISTING UTILITY POLE
- EXISTING PHONE PEDESTAL
- EXISTING CABLE MARKER
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING POWER METER
- EXISTING SANITARY SEWER CLEAN-OUT
- EXISTING FIBER OPTIC BOX
- EXISTING 3'X5' CABLE BOX
- GUIDE WIRE
- EXISTING FENCE
- EXISTING PRIVACY FENCE
- EXISTING BUILDING STRUCTURE
- EXISTING CONCRETE AREAS
- EXISTING ASPHALT PAVED ROADWAYS
- EXISTING GRAVEL DRIVE

LEGEND (PROPOSED IMPROVEMENTS)

- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE (6"D.I.)
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED FENCE
- PROPOSED ASPHALT ROADWAY
- PROPOSED BUILDINGS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONTOUR GRADES
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SPOT ELEVATIONS.

INSITE ENGINEERING

HOOVER | NORTHPORT

515 ENERGY CENTER BLVD.
NORTHPORT, ALABAMA 35473
OFFICE (205) 752-4037
FAX (205) 722-2246

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

HIGHTOWN BUSINESS DISTRICT MASTER PLAN WITH PHASE 2

FOR

HIGHTOWN PROPERTIES LLC.
NORTHPORT, ALABAMA
TUSCALOOSA COUNTY, ALABAMA

REVIEW DRAWING
(NOT FOR CONSTRUCTION)

PROJECT INFO:

INSITE / NORTHPORT	
INSITE JOB No.	23030.00
PLOTTED:	08/30/2023

ALABAMA REGISTERED PROFESSIONAL ENGINEER No. 20053 JONATHAN R. BONNER
08/30/2023

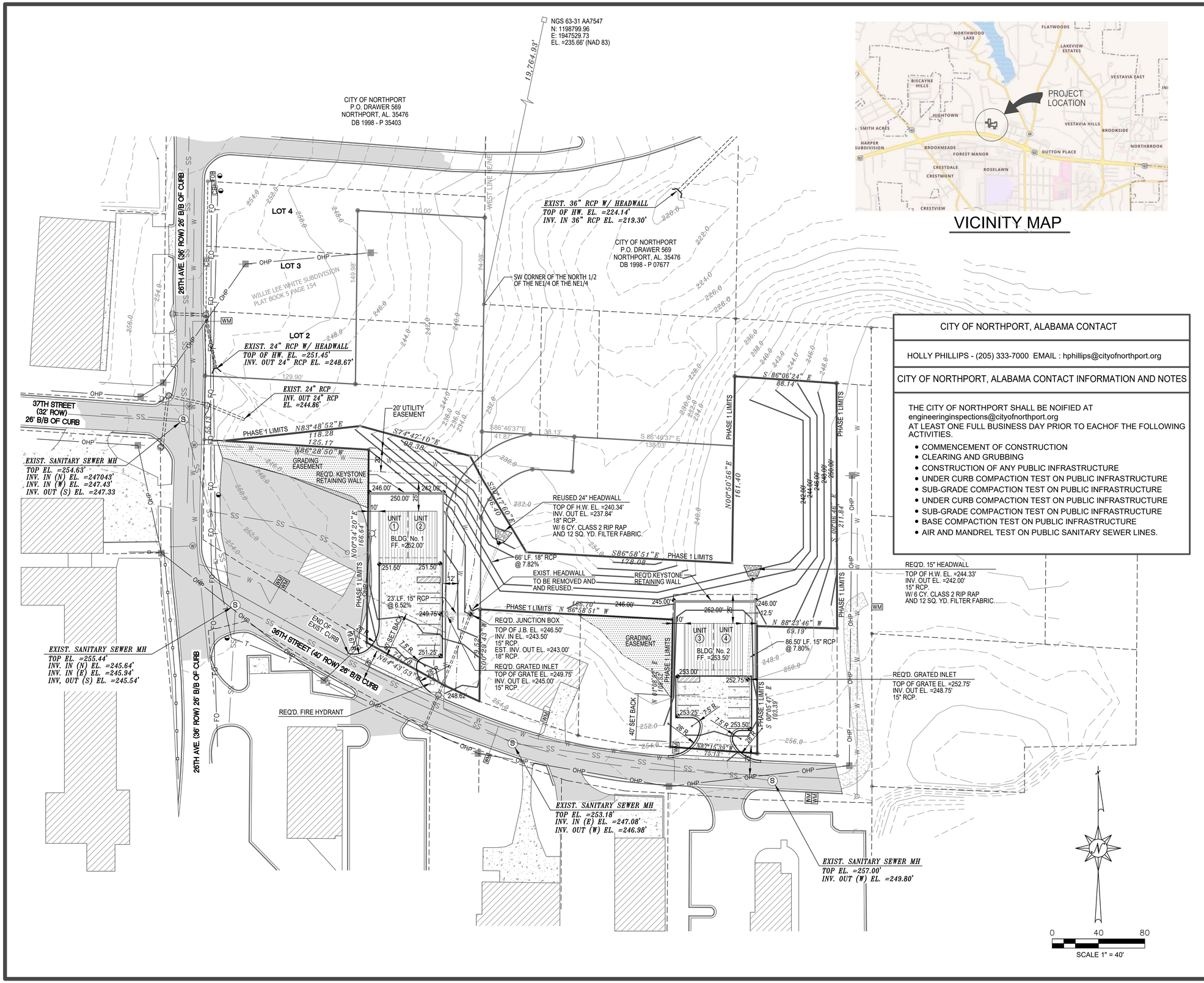
THIS SHEET CONTAINS:

MASTER PLAN
HIGHTOWN PHASE 2

SCALE: AS SHOWN

SHEET 21 OF 21

MP.2



VICINITY MAP

CITY OF NORTHPORT, ALABAMA CONTACT

HOLLY PHILLIPS - (205) 333-7000 EMAIL : hphillips@cityofnorthport.org

CITY OF NORTHPORT, ALABAMA CONTACT INFORMATION AND NOTES

THE CITY OF NORTHPORT SHALL BE NOIFIED AT engineeringinspections@cityofnorthport.org AT LEAST ONE FULL BUSINESS DAY PRIOR TO EACHOF THE FOLLOWING ACTIVITIES.

- COMMENCEMENT OF CONSTRUCTION
- CLEARING AND GRUBBING
- CONSTRUCTION OF ANY PUBLIC INFRASTRUCTURE
- UNDER CURB COMPACTION TEST ON PUBLIC INFRASTRUCTURE
- SUB-GRADE COMPACTION TEST ON PUBLIC INFRASTRUCTURE
- UNDER CURB COMPACTION TEST ON PUBLIC INFRASTRUCTURE
- SUB-GRADE COMPACTION TEST ON PUBLIC INFRASTRUCTURE
- BASE COMPACTION TEST ON PUBLIC INFRASTRUCTURE
- AIR AND MANDREL TEST ON PUBLIC SANITARY SEWER LINES.

LEGEND (EXISTING)

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER INLET
- SS — EXISTING SANITARY SEWER
- FM — EXISTING FORCE MAIN SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- UGE — EXISTING UNDERGROUND ELECTRICAL
- T — EXISTING UNDERGROUND PHONE UTILITY LINES
- FO — EXISTING UNDERGROUND FIBER OPTIC LINE
- OHP — EXISTING OVERHEAD ELECTRICAL LINES
- 221.0 — EXISTING CONTOUR ELEVATION
- EXISTING POWER POLE
- EXISTING UTILITY POLE
- EXISTING PHONE PEDESTAL
- EXISTING CABLE MARKER
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- WM — EXISTING WATER METER
- GM — EXISTING GAS METER
- PM — EXISTING POWER METER
- CO — EXISTING SANITARY SEWER CLEAN-OUT
- FOB — EXISTING FIBER OPTIC BOX
- CB — EXISTING 3'X5' CABLE BOX
- GUIDE WIRE
- EXISTING FENCE
- EXISTING PRIVACY FENCE
- EXISTING BUILDING STRUCTURE
- EXISTING CONCRETE AREAS
- EXISTING ASPHALT PAVED ROADWAYS
- EXISTING GRAVEL DRIVE

LEGEND (PROPOSED IMPROVEMENTS)

- PWS — PROPOSED WATER SERVICE LINE
- PWL — PROPOSED WATER LINE (6"D.I.)
- PS — PROPOSED SANITARY SEWER
- PFM — PROPOSED SANITARY FORCEMAIN
- X — PROPOSED FENCE
- PROPOSED ASPHALT ROADWAY
- PROPOSED BUILDINGS
- PROPOSED CONCRETE PAVEMENT
- 210.00' — PROPOSED CONTOUR GRADES
- SS — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SPOT ELEVATIONS.

INSITE ENGINEERING

HOOVER | NORTHPORT

515 ENERGY CENTER BLVD.
NORTHPORT, ALABAMA 35473
OFFICE (205) 752-4037
FAX (205) 722-2246

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PLANNING
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RESIDENTIAL

HIGHTOWN BUSINESS DISTRICT PHASE 1 IMPROVEMENT PLAN

FOR

HIGHTOWN PROPERTIES LLC.
NORTHPORT, ALABAMA
TUSCALOOSA COUNTY, ALABAMA

REVIEW DRAWING
(NOT FOR CONSTRUCTION)

PROJECT INFO:

INSITE / NORTHPORT

INSITE JOB No. 23030.00

PLOTTED: 08/30/2023

ALABAMA REGISTERED No. 20059 PROFESSIONAL ENGINEER JONATHAN R. BONNER
08/30/2023

THIS SHEET CONTAINS:

HIGHTOWN PHASE 1 IMPROVEMENT PLAN

SCALE: AS SHOWN

SHEET 6 OF 21

C1.1

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DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, Paige Howard, being the owner of the property which is the subject of this application (Hightown Properties
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize Cam Parsons, Esq to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Paige Howard
Property Owner's Signature

07/24/23
Date

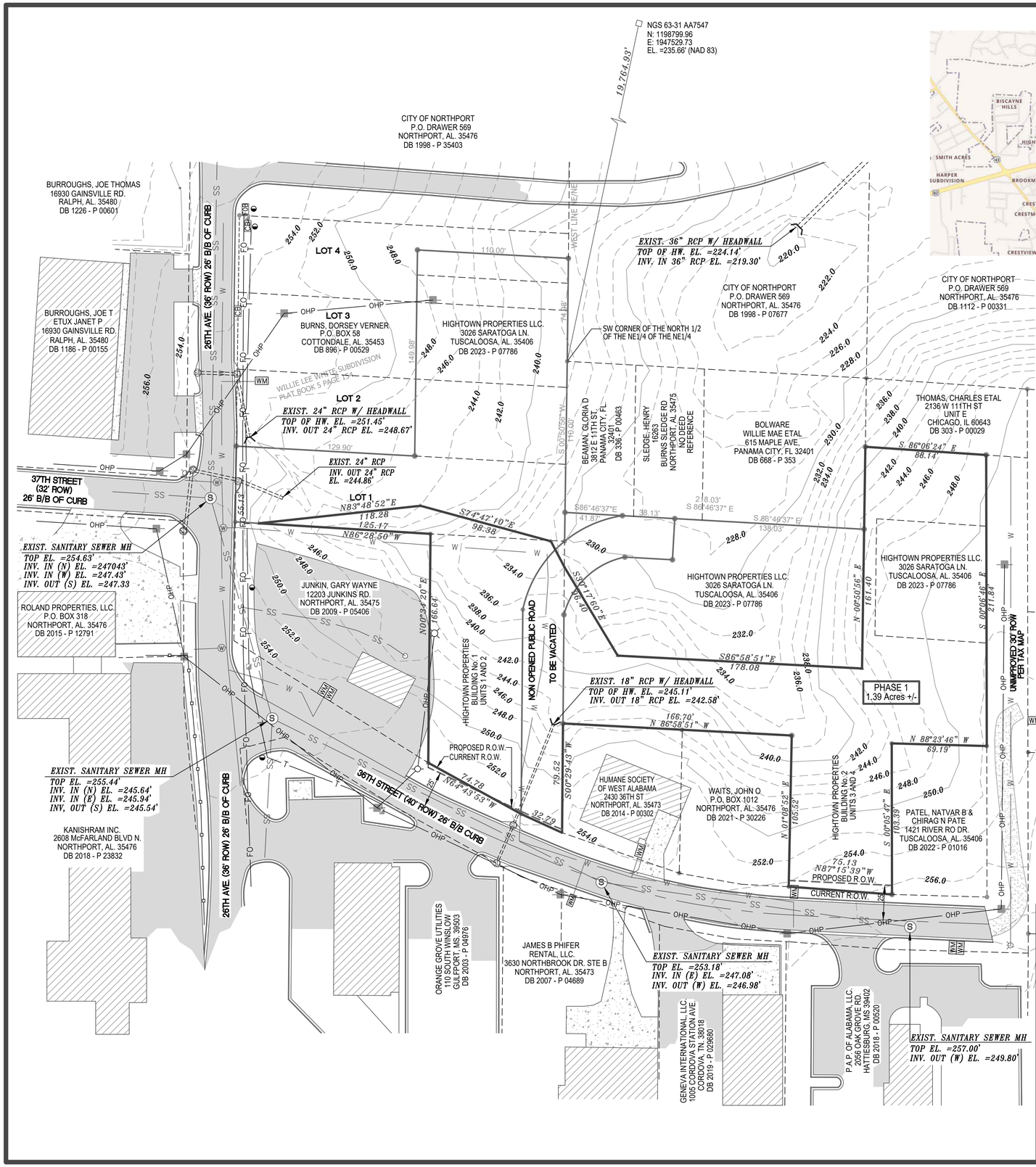
STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

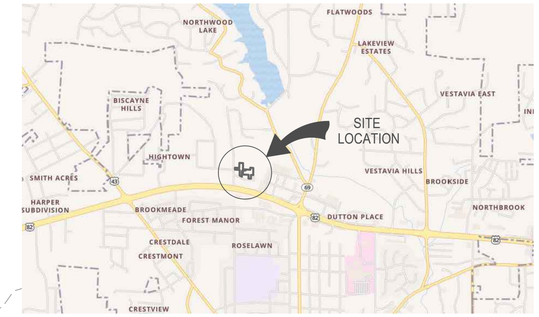
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paige Howard, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 200_.

Patricia M Stewart
NOTARY PUBLIC
My Commission Expires: March 8, 2027

SEAL



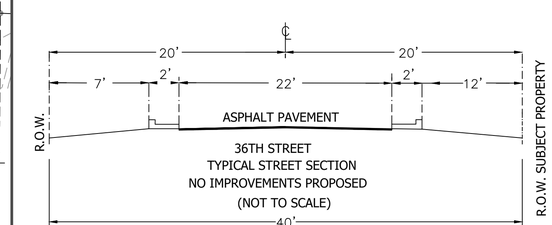


VICINITY MAP

NOTES:

1. OWNER: HIGHTOWN PROPERTIES LLC
   3026 SARATOGA LN
   TUSCALOOSA, AL 35406
2. PROPERTY IS ZONED C6
3. ACREAGE IN PLAT: 1.38
   ACREAGE NOT INCLUDED IN PLAT: 0.81
4. PROPERTY IS SERVED BY CITY OF NORTHPORT SEWER
5. PER FEMA FLOOD MAP 01125C0502F EFF:8/26/07 SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
6. CONTOURS TAKEN FROM FIELD-
7. SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
8. REQUEST WAIVERS :
   1. R.O.W. 25' FROM 36 th. STREET CENTER LINE
   2. SIDEWALK CONSTRUCTION.
   3. LANDSCAPING.

0 40 80
SCALE 1" = 40'



Job No.	2211-008
Date	6/15/2023
ACAD File	2211-008.DWG
Drawn By	JRH
Approved By	DRH
Scale	
Source	DEEDS
Survey Type	BOUNDARY
Surveyed By	JT
Field Work	2022-2023
COGO File	2211-008.TXT

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 5098) - Northport, AL 35476
Phone: (205) 333-0093
mike@hhasurveyors.com

LEGEND (EXISTING)

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND PHONE UTILITY LINES
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING CONTOUR ELEVATION
- EXISTING POWER POLE
- EXISTING UTILITY POLE
- EXISTING PHONE PEDESTAL
- EXISTING CABLE MARKER
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING POWER METER
- EXISTING SANITARY SEWER CLEAN-OUT
- EXISTING FIBER OPTIC BOX
- EXISTING 3'X5' CABLE BOX
- GUIDE WIRE
- EXISTING FENCE
- EXISTING PRIVACY FENCE
- EXISTING BUILDING STRUCTURE
- EXISTING CONCRETE AREAS
- EXISTING ASPHALT PAVED ROADWAYS
- EXISTING GRAVEL DRIVE

SURVEY LEGEND

- IRON FOUND
- 1/2" CAPPED REBAR SET-CA#0065
- CONCRETE MONUMENT FOUND
- CALCULATED POINT-NOT MONUMENTED
- SANITARY SEWER LINE
- UTILITY POLE
- WATER LINE
- R.O.W. RIGHT-OF-WAY
- SANITARY SEWER MANHOLE

INSITE ENGINEERING
HOOVER | NORTHPORT
515 ENERGY CENTER BLVD.
NORTHPORT, ALABAMA 35473
OFFICE (205) 752-4037
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CIVIL / GIS
INFRASTRUCTURE
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PLANNING
COMMERCIAL
RESIDENTIAL

PRELIMINARY PLAT HIGHTOWN PHASE 1

PART OF THE NORTH HALF OF SECTION 9 AND PART OF LOT 1 WILLIE LEE WHITE SUBDIVISION
PLAT BOOK 5, PAGE 154
SECTION 9, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

REVIEW DRAWING
(NOT FOR CONSTRUCTION)

PROJECT INFO:
INSITE / NORTHPORT
INSITE JOB No. 23030.00
PLOTTED: 08/30/2023

THIS SHEET CONTAINS:
HIGHTOWN PRELIMINARY PLAT

SCALE: AS SHOWN
SHEET 5 OF 21

PP.1

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Northport Planning & Zoning Commission

Master Plan & Preliminary Plat

Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Subject Property

N
W E
S

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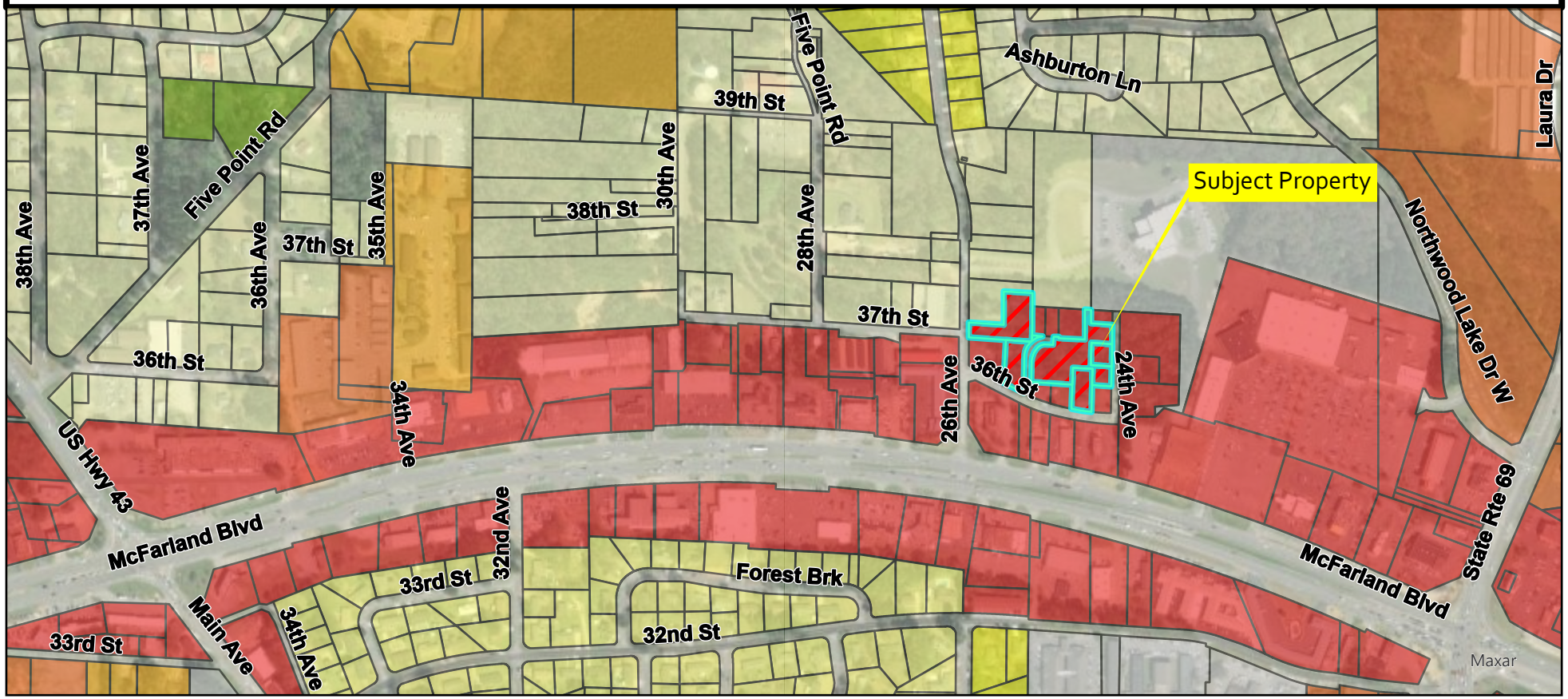
0 500 1,000 2,000 Feet



PERMIT PROJECT

FILE #: 23-001134
2400 36TH ST NORTHPORT AL
HIGHTOWN PROPERTIES, LLC PHASE I - 2 LOTS, ZONE C6 BUSINESSES

PERMIT #: PPA23-000014

Permit Type
Preliminary Plat Application

Subtype
Preliminary Plat Application

Work Description:
Hightown Properties, LLC Phase I - 2 Lots, Zone C6 Businesses

Applicant
Insite Engineering LLC - Jonathan Bonner

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees	275.00
Permit Fees	5.50
Total Amount	280.50
Amount Paid	280.50
Balance Due	0.00

☐ Non-Billable

PERMIT DATES

Application Date
07/26/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

3102091001009000

3102091001013000

Contact

I Am The

Engineer

Property Owner

- Paige Howard

Engineer

Insite Engineering LLC - Jonathan Bonner

Surveyor

HERNDON HICKS & ASSOCIATES - BOBBY HERNDON

PROJECT INFORMATION

Number of Adjacent Property Owners

In City Limits?

Current Zoning

C-6

Change in Zoning Requested

C-6

Total Acreage

2.288

Total Lots

2

Is this property over 20 acres or part of a master plan?

No

Date of Predesign/Pre-application Meeting

02/01/2023

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

Will any waivers be requested?

No

Submittal Requirements

Copy of Plat

23030-Hightown-Phase-1-07-24-2023.pdf

Plat.pdf

Legal Description

Legal Description.pdf

Notarized Designation to Authorize Agent Form (Click to Download)

Notarized Designation to Authorize Agent.pdf

Other Submittal Documents

Checklist

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or 'N/A' if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

Names and addresses of current record (as per the tax assessors records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc

Yes

Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.

Yes

Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases

Yes

Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used

Yes

Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names

Yes

Rights-of-way, easements, alleys, location and proposed widths

Yes

Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.

Yes

Any pertinent topographic features existing on the site

Yes

Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data

Yes

Location and dimensions of existing storm and sanitary sewers, and water lines

Yes

A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107

Yes

A vicinity sketch showing location of proposed site in relation to existing major streets, etc

Yes

Width of all proposed paving in the proposed project from back to back of curb

Yes

Proposed location of stop, yield, and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted

Yes

Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road

Yes

The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property

Yes

The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land

Yes

Street cross-section, showing proposed construction and statements concerning type of material to be used in construction

Yes

Location of proposed sidewalks

Yes

If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible

Yes

Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork)

Yes

This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Yes

All of the above information has been completed or marked N/A.

Initial

JB

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of complete and correct plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

Signature

Sign Here

Official Use Only

Planning Commission Meeting Date

Deadline Date

FEES

FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Convenience Fee		1.0	5.5000	5.50	
			Plan Check Fees	**275.00**	
			Permit Fees	**5.50**	
			Total Fees	**280.50**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
07/26/2023	Cred	AY1A5A571	PPA2	17837	Insite Eng	280.50	
					Amount Paid	**280.50**	
					Balance Due	**0.00**	

STATE OF ALABAMA
TUSCALOOSA COUNTY

Part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 21 South, Range 10 West and part of Lot 1, Willie Lee White Subdivision as recorded in the Probate Office of Tuscaloosa County, Alabama, in Plat Book 5, at Page 154, being more particularly described as follows:

Commence at an iron pipe found at the southwest corner of the north half of the Northeast Quarter of the Northeast Quarter; thence run South 86 degrees, 46 minutes, 37 seconds East, and along the south line of said north half, 218.03 feet to an iron pipe found; thence run South 00 degrees, 50 minutes, 56 seconds West, 49.95 feet a ½ inch capped rebar set, said point being the Point of Beginning; thence run South 86 degrees, 06 minutes, 24 seconds East, 88.14 feet to a ½ inch capped rebar set on the west right of way margin of an unimproved 30 foot wide right of way (per tax map); thence run South 00 degrees, 06 minutes, 46 seconds East, along said right of way 211.84 feet to an iron pipe found; thence run North 88 degrees, 23 minutes, 46 seconds West, 69.19 feet to an iron pipe found; thence run South 00 degrees, 05 minutes, 47 seconds East, 109.97 feet to a ½ inch capped rebar set on the north right of way margin of 36th Street, a 40 foot wide right of way; thence run North 85 degrees, 38 minutes, 39 seconds West, along said right of way margin 75.36 feet to an iron pipe found; thence run North 01 degrees, 08 minutes, 52 seconds East, 110.00 feet to a ½ inch capped rebar set; thence run North 86 degrees, 58 minutes, 51 seconds West, 166.70 feet to a ½ inch capped rebar set; thence run South 00 degrees, 29 minutes, 43 seconds West, 79.52 feet to point on the north right of way of said 36th Street; thence run North 65 degrees, 23 minutes, 22 seconds West, and along said right of way 32.83 feet to an iron pipe found; thence run North 61 degrees, 08 minutes, 49 seconds West, along said right of way margin 77.12 feet to an iron pipe found; thence run North 00 degrees, 34 minutes, 20 seconds East 166.64 feet to an iron pipe found; thence run North 86 degrees, 28 minutes, 50 seconds West, 125.17 feet; thence run North 83 degrees, 48 minutes, 52 seconds East, 118.28 feet; thence run South 74 degrees, 47 minutes, 10 seconds East, 98.38 feet; thence run South 30 degrees, 17 minutes, 60 seconds East, 96.40 feet; thence run South 86 degrees, 58 minutes, 51 seconds East, 178.08 feet; thence run North 00 degrees, 50 minutes, 56 seconds East, 161.40 feet to the Point of Beginning.

Said Parcel containing 1.39 acres, more or less

DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, Paige Howard, being the owner of the property which is the subject of this application (Hightown Properties
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize Cam Parsons, Esq to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Paige Howard
Property Owner's Signature

07/24/23
Date

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paige Howard, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 200_.

Patricia M Stewart
NOTARY PUBLIC
My Commission Expires: March 8, 2027

SEAL

City of Northport

Planning and Zoning Commission – September 12, 2023

Planning Staff Report

Case: S-16-23

Applicant: New Beginning Family Worship, Inc.

Request: Preliminary Plat

New Beginning Family Worship, Inc. requests preliminary plat approval for approximately 11.45 acres located at 1950 Park West Drive. The plat will combine five lots into one lot. The following waivers are requested:

Dedication of additional ROW
Fee-in-Lieu of Sidewalks

The ROW along Park West Drive is 50 feet. The petitioner does not propose dedicating any additional ROW. Staff does not object to this request.

The petitioner is requesting a Fee-in-Lieu waiver from the requirement to construct sidewalks. The site does not lie on a priority pedestrian corridor, is less than five lots, and there are no sidewalks on the adjoining properties.

Approval of this agenda item will require six affirmative votes of the Commission.

Preliminary Subdivision Plat Approval

City of Northport
3500 McFarland Blvd.
Northport, AL 35476
205-333-3002

Date of Application: 7-26-23

1. Name of Subdivision New Beginning Subdivision
2. Name of Applicant: New Beginning Family Worship, Inc. Phone: 205-333-0695
   Full Address: 1950 Park West Drive Northport, AL 35476
3. Name of Agent Designated by Owner: Duncan Coker Associates, P.C.
   Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
4. Owner of Record: New Beginning Family Worship, Inc. Phone: 205-333-0695
   Full Address: 1950 Park West Drive Northport, AL 35476
5. Engineer: Duncan Coker Associates, P.C. Phone: 205-561-0808
   Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
6. Land Surveyor: Duncan Coker Associates, P.C. Phone: 205-561-0808
   Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
7. Subdivision Location: On the East side of Park West Drive (Street) 2,200 Feet South (Direction) of McFarland Blvd.
8. Total Acreage: 11.45 ac. +/- Zone: C3 Number of Lots: 1
9. Tax Map Parcel I.D. #: 63-31-03-08-3-004-007.002 through 007.005 & 63-31-04-17-2-001-005.000
10. List any Requested Waivers: Sidewalks
11. Date of any Pre-Application Conference: 4-4-2023, 7-11-2023
12. Attach Names and Addresses of Adjacent Property Owners.
13. Attach ***Sixteen (16) folded copies*** of the Proposed Preliminary Plat with electronic copy in Autocad or Microstation. **If this is not submitted at the time the application is submitted it will not be placed on the agenda.**
14. Attach three (3) copies of a Construction Plan Including: Erosion Control Plan, Street Plans, Profiles, and Other Required Plans.
15. Described contiguous undeveloped land holdings in the same ownership and number of acres: N/A

I understand that this application is subject to review prior to formal acceptance for processing for a hearing by the planning and Zoning Commission; that I will be notified in writing upon acceptance (or if unacceptable, the reasons thereof) and the date

scheduled for such hearing to be held within thirty (30) days subsequent to such acceptance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into this present owner as recorded in the County Recorder of Deeds (County Clerk) Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the Contract of Sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF Alabama

COUNTY OF Tuscaloosa

I, Wally Adams Jr hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

1950 Park West Dr.
(Mailing Address)

Northport, AL 35476

Subscribed and sworn to before me this 25th day July, 2023.

Notary Public

My Commission Expires: July 26, 2025

AUNDREA FULLER NOTARY PUBLIC ALABAMA STATE AT LARGE

TO BE COMPLETED BY THE CITY OF NORTHPORT

Fee Collected: $_____ _____ _____
Received By Date

Application is accepted for processing and is scheduled for hearing by the Planning and Zoning Commission at 6:00 p.m. on _____ in the Council Chambers at City Hall.

_____ _____
Departmental Secretary Date

SYMBOLS LEGEND

R.O.W.	EXISTING RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
220	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
221	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
SS	EXISTING SANITARY SEWER MANHOLE
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE

NOTES:

1. PROPERTY TO BE SUBDIVIDED = 11.45 Ac.±
   TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 11.45 Ac.±
2. THIS PROPERTY IS CURRENTLY ZONED "OI" (EXISTING LOT 12) AND "C3" (EXISTING LOTS 8-11).
3. PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER.
4. PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP No. 01125C0501G, REVISION DATE JANUARY 16, 2014.
5. THIS PLAN IS BASED ON AERIAL MAPPING/COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD-RUN DATA.
6. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 10 WEST; AND THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
7. THIS SUBDIVISION IS A RESURVEY OF LOTS 8-12 PARK WEST BUSINESS CENTER (PB #2000, PG #16-17).
8. EXISTING LOT 12 "OI" ZONING SETBACK REQUIREMENTS:
   FRONT: 25'
   SIDE: 10'
   REAR: 25'
   EXISTING LOTS 8-11"C3" ZONING SETBACK REQUIREMENTS:
   FRONT: 20'
   SIDE: 10'
   REAR: 20'
   △1
9. SOURCE OF TITLE: DEED BOOK 2003 PAGE 13525, DEED BOOK 2005 PAGE 20161, AND DEED BOOK 2000 PAGE 2881.
10. NO FILLING OR CONSTRUCTION SHALL BE ALLOWED IN THE PORTION OF THIS SUBDIVISION DESIGNATED AS "FLOODWAY" WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF NORTHPORT.

OWNER:

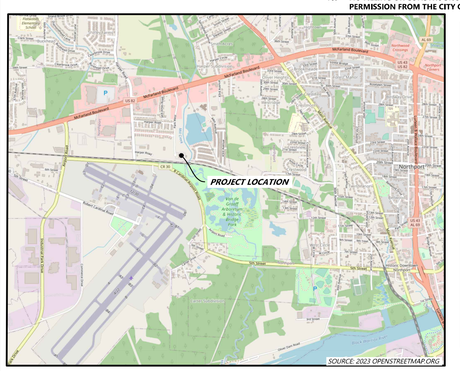
NEW BEGINNING FAMILY WORSHIP, INC
1950 PARK WEST DRIVE
NORTHPORT, AL 35476

APPLICANT:

NEW BEGINNING FAMILY WORSHIP, INC
1950 PARK WEST DRIVE
NORTHPORT, AL 35476

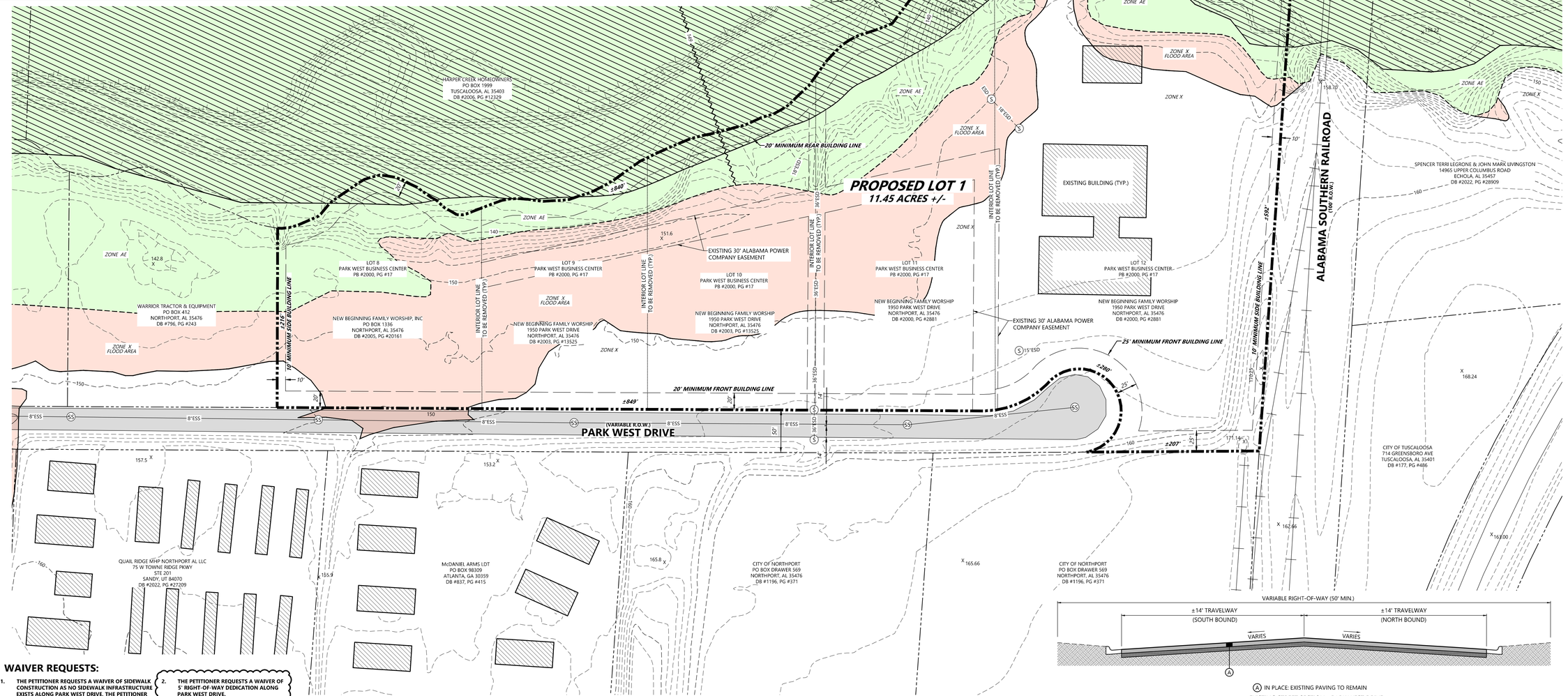
SURVEYOR:

JAMES L. DUNCAN, JR. PE/PLS (AL PLS LICENCE No. 23657)
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406



FLOOD MAP LEGEND

	FLOODPLAIN BOUNDARY
	1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	BASE FLOOD ELEVATION
ZONE AE	SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD ZONE A - NO BASE ELEVATIONS DETERMINED ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	FLOODWAY AREAS IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS
ZONE X FLOOD AREA	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VARIABLE RIGHT-OF-WAY (50' MIN.)

±14' TRAVELWAY (SOUTH BOUND) — VARIES
±14' TRAVELWAY (NORTH BOUND) — VARIES

Ⓐ IN PLACE: EXISTING PAVING TO REMAIN

EXISTING STREET SECTION - PARK WEST DRIVE
N.T.S.

*NO IMPROVEMENTS PROPOSED

WAIVER REQUESTS:

1. THE PETITIONER REQUESTS A WAIVER OF SIDEWALK CONSTRUCTION AS NO SIDEWALK INFRASTRUCTURE EXISTS ALONG PARK WEST DRIVE. THE PETITIONER INTENDS TO PARTICIPATE IN THE "SIDEWALK BANK" PROGRAM IN LIEU OF CONSTRUCTING SIDEWALKS.
2. THE PETITIONER REQUESTS A WAIVER OF 5' RIGHT-OF-WAY DEDICATION ALONG PARK WEST DRIVE. △1

ALABAMA LICENSED No. 26709 PROFESSIONAL ENGINEER JAMES L. DUNCAN, JR. 7-12-23

ALABAMA LICENSED No. 23657 PROFESSIONAL LAND SURVEYOR JAMES L. DUNCAN, JR. 7-12-23

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-2808
WWW.DUNCANCOKER.COM

NEW BEGINNING SUBDIVISION

A RESURVEY OF LOTS 8-12
PARK WEST BUSINESS CENTER
PB #2000, PG #17

SHEET TITLE
PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION
△1	8-2-23	MISC. EDITS PER CITY REVIEW

DATE: 7/12/23 | CHECKED BY: R.W.M. | DRAWN BY: W.T.B.
FILE NAME: N:\engdesign\cmb-PP | PROJECT NUMBER: 23-43

SHEET NO.
C100

SUBDIVISION WAIVER REQUESTS

Project: New Beginning Subdivision

Date: August 25, 2023

Sidewalk Construction

The developer requests a "Fee-In-Lieu" waiver from the requirement to construct sidewalks along the roadway frontage of 37th Street. See waiver request form included with this application. This project meets the requirements of zoning ordinance SEC. 614 Section A ("Fee-In-Lieu of sidewalks"), as the site does not lie on a priority pedestrian corridor, there are less than five lots proposed, and there are no sidewalks on the adjoining property.

Right-of-Way Dedication

The developer requests a waiver from the requirement to dedicate five feet of additional right-of-way along Park West Drive. Park West Drive was constructed when the minimum right-of-way requirement was fifty feet in width. The dedication of additional right-of-way would create nonconforming parking lot buffers and possibly a right-of-way encroachment along the existing parking lot nearest the cul-de-sac on Park West Drive.

DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT

I, New Beginning Family Worship, Inc., being the owner of the property which is the subject of this application (New Beginning Subdivision
Name of proposed subdivision, address, or Tax Parcel ID
) hereby authorize Duncan Coker Associates, P.C.
to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property Owner's Signature

7-25-23
Date

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wally Helms, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2023

Aundrea Fuller
NOTARY PUBLIC
My Commission Expires: July 26, 2025

SEAL

AUNDREA FULLER
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Northport Planning & Zoning Commission

Preliminary Plat

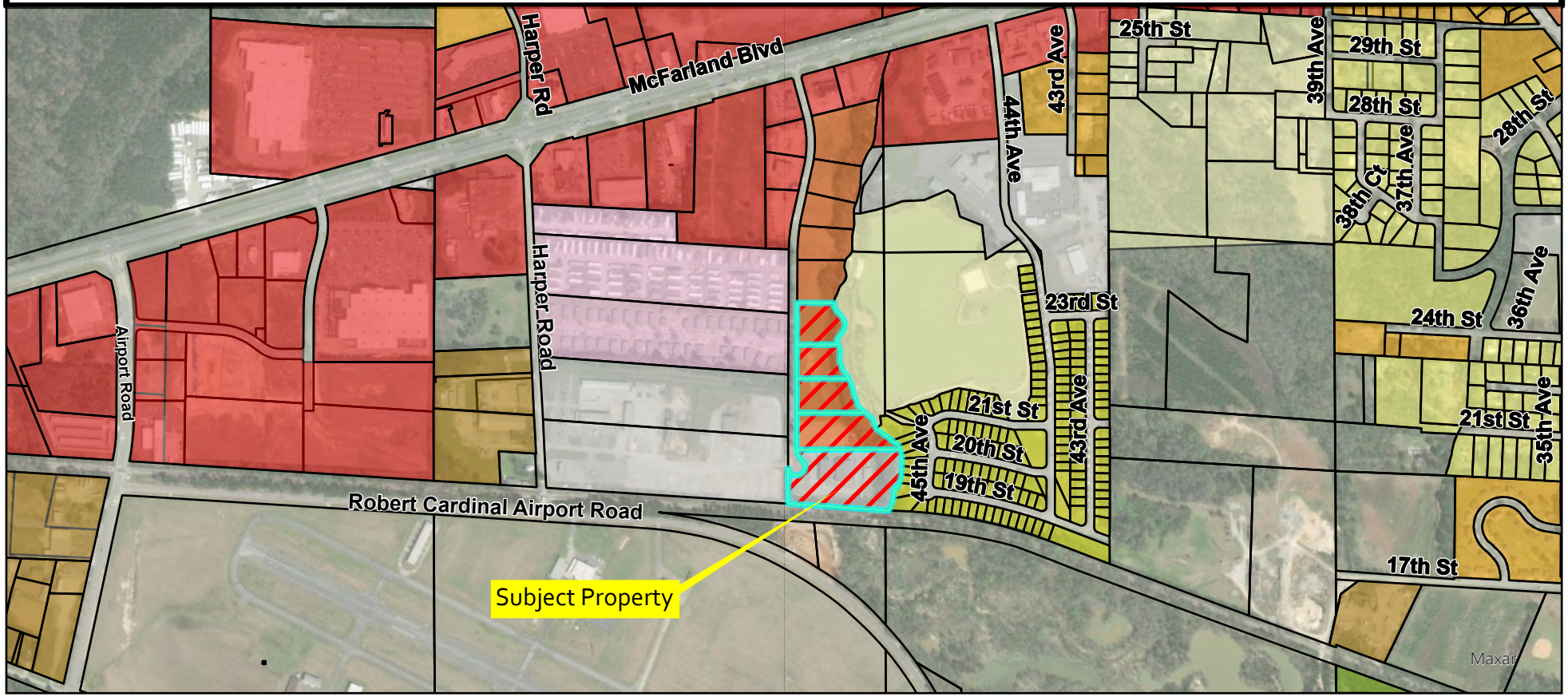
Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Parcels
- Subject Property

N
W E
S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 500 1,000 2,000 Feet



City of Northport

Planning and Zoning Commission – September 12, 2023

Planning Staff Report

Case: S-19-23

Applicant: Jonathan Ray – Geo's Automotive

Request: Preliminary Plat

Jonathan Ray requests a preliminary plat for approximately 1.88 acres located south of 33rd Street and east of 39th Avenue. The plat will combine four lots into one lot. The following waiver is requested:

Fee-in-Lieu of Sidewalks

The petitioner is requesting a Fee-in-Lieu waiver from the requirement to construct sidewalks. The site does not lie on a priority pedestrian corridor, is less than five lots, and there are no sidewalks on the adjoining properties.

Approval of this agenda item will require six affirmative votes of the Commission.

Preliminary Subdivision Plat Approval

City of Northport
3500 McFarland Blvd.
Northport, AL 35476
205-333-3002

Date of Application:_____

1. Name of Subdivision Resurvey of Lots 1-4 & Part of Lot 5 Block "C" Oliver Heights
2. Name of Applicant: Jonathan Ray Phone: 205-454-2657
   Full Address: 2625 Saratoga Lane Tuscaloosa, AL 35406
3. Name of Agent Designated by Owner: Duncan Coker Associates, P.C.
   Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
4. Owner of Record: Jonathan Ray Phone: 205-454-2657
   Full Address: 2625 Saratoga Lane Tuscaloosa, AL 35406
5. Engineer: Duncan Coker Associates, P.C. Phone: 205-561-0808
   Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
6. Land Surveyor: Duncan Coker Associates, P.C. Phone: 205-561-0808
   Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
7. Subdivision Location: On the South side of 32nd (Street) 0 Feet East (Direction) of 39th Avenue
8. Total Acreage: 1.88 ac. +/- Zone: C3 Number of Lots: 1
9. Tax Map Parcel I.D. #: 63-31-02-09-2-011-017.000 & 018.000
10. List any Requested Waivers: Sidewalks
11. Date of any Pre-Application Conference: 5-15-2023
12. Attach Names and Addresses of Adjacent Property Owners.
13. Attach ***Sixteen (16) folded copies*** of the Proposed Preliminary Plat with electronic copy in Autocad or Microstation. **If this is not submitted at the time the application is submitted it will not be placed on the agenda.**
14. Attach three (3) copies of a Construction Plan Including: Erosion Control Plan, Street Plans, Profiles, and Other Required Plans.
15. Described contiguous undeveloped land holdings in the same ownership and number of acres: N/A

I understand that this application is subject to review prior to formal acceptance for processing for a hearing by the planning and Zoning Commission; that I will be notified in writing upon acceptance (or if unacceptable, the reasons thereof) and the date

scheduled for such hearing to be held within thirty (30) days subsequent to such acceptance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into this present owner as recorded in the County Recorder of Deeds (County Clerk) Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the Contract of Sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF Alabama

COUNTY OF Tuscaloosa

I, Jonathan Ray hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

2625 Saratoga Lane

Tuscaloosa, AL 35406

(Mailing Address)

Subscribed and sworn to before me this 14th day August, 2023.

Aundrea Fuller

Notary Public

My Commission Expires: July 26, 2025

AUNDREA FULLER NOTARY PUBLIC ALABAMA STATE AT LARGE

TO BE COMPLETED BY THE CITY OF NORTHPORT

Fee Collected: $_____ _____ _____

Received By Date

Application is accepted for processing and is scheduled for hearing by the Planning and Zoning Commission at 6:00 p.m. on _____ in the Council Chambers at City Hall.

_____ _____

Departmental Secretary Date

CITY OF NORTHPORT
PRELIMINARY PLAT CHECKLIST

Name of Plat: Resurvey of Lots 1-4 & Part of Lot 5 Block "C" Oliver Heights

Developer: Jonathan Ray

Developer's Engineer/Surveyor: Duncan Coker Associates, P.C.

All preliminary plats submitted to the Northport Planning and Zoning Commission shall include with the application the preliminary plat checklist. Please check accordingly before submittal.

- ☑ Name and address of owners and the designer of the plat. Said designer shall be a land surveyor registered to practice in the State of Alabama.
- ☑ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
- ☑ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
- ☑ Contours shall be shown at an interval of nor more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
- ☑ Lot dimensions, building lines and back and side setback lines and lot and block numbers and proposed street names.
- ☑ Rights-of-way, easements, alleys, location and proposed widths.
- ☑ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
- ☑ Any pertinent topographic features existing on the site.
- ☑ Proposed storm drains, sanitary sewer with approximate sizes and design data.
- ☑ Location and dimensions of existing storm and sanitary sewers.
- ☑ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
- ☑ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
- ☐ Erosion control measures to be used during construction of the subdivision as required by article XI.
- ☑ Width of all proposed paving in the proposed project from back to back of curb.
- ☑ Proposed location of "stop," "yield" and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.

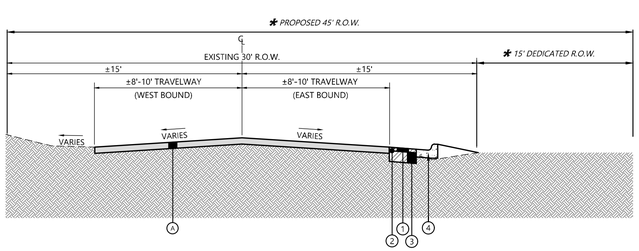
- ☑ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
- ☑ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
- ☑ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
- ☑ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
- ☐ Location of proposed sidewalks.
- ☑ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
- ☑ Designation of Agent.

Signature of Engineer/Surveyor

8-14-23

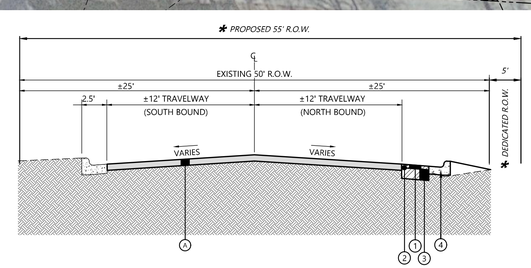
Date

F:jw/forms/preplatchecklist03



HALF STREET IMPROVEMENTS - 33RD STREET

N.T.S.



HALF STREET IMPROVEMENTS - 39TH AVENUE

N.T.S.

1. SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, 1/2" MAX. AGGREGATE SIZE MIX (1" COMPACTED THICKNESS)
2. TACK COAT (ALDOT 405A)
3. SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1 1/2" MAX. AGGREGATE SIZE MIX (5" COMPACTED THICKNESS)
4. 24" CURB AND GUTTER

A. IN PLACE: EXISTING ASPHALT ROADWAY

B. IN PLACE: EXISTING CRUSHED AGGREGATE ROADWAY

* NOTE: PROPOSED/DEDICATED R.O.W. WIDTH REFLECTS DEDICATING ADDITIONAL HALF STREET R.O.W. FROM EXISTING CENTERLINE TO ACCOMODATE A FUTURE OVERALL R.O.W. WIDTH OF 60'

N

0' 40' 80' 120'

SCALE (FEET) 1" = 40'

OWNER/DEVELOPER/APPLICANT:

JONATHAN RAY
2625 SARATOGA LN
TUSCALOSOA, AL 35406

SURVEYOR:

JAMES DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)
DUNCAN COKER ASSOCIATES, P.C.
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406

ENGINEER:

JOHN CAMERON WHILHITE, PE (AL PE LICENSE NO. 50468)
DUNCAN COKER ASSOCIATES, P.C.
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406

SYMBOLS LEGEND

230	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
231	EXISTING CONTOUR LINE (1 FOOT INTERVAL)
R.O.W.	EXISTING RIGHT-OF-WAY LINE
	PROPOSED PROPERTY LINE
	PROPOSED MINIMUM BUILDING LINE
	EXISTING PROPERTY LINE
EWM	EXISTING WATER LINE
ESS	EXISTING SANITARY SEWER LINE
ESD	EXISTING STORM DRAINAGE LINE
OHL	EXISTING OVERHEAD UTILITY LINE
SS	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD UTILITY POLE
	EXISTING STORM GRATE INLET

NOTES:

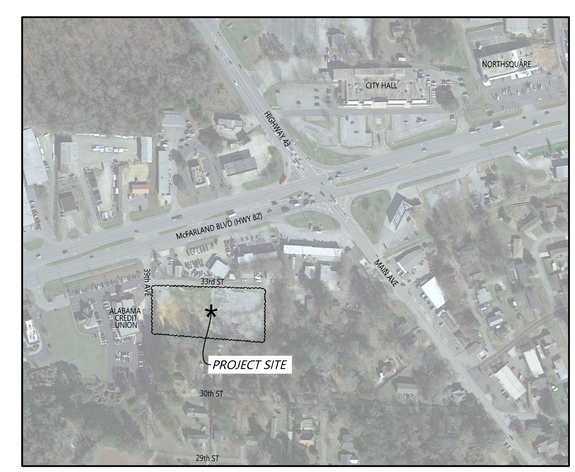
1. PROPERTY TO BE SUBDIVIDED = 1.9 Ac.±
   TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 1.9 Ac.±
2. THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NORTHPORT, AND IS ZONED C-3, GENERAL COMMERCIAL. USAGE OF THE LOT IS AND WILL BE IN CONCURRENCE WITH THAT ALLOWED IN C-3 AS OUTLINED IN THE CITY OF NORTHPORT ZONING ORDINANCE, CURRENT EDITION.
3. PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER.
4. THIS SUBJECT PROPERTY DOES NOT LIE WITHIN A MAPPED SPECIAL FLOOD HAZARD, AS PER FEMA FLOOD MAP No. 01125C0501G, REVISED DATE 1/16/2014.
5. THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
6. THE SUBJECT PROPERTY IS LOCATED IN SECTION 09, TOWNSHIP 21 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.
7. C-3 SETBACKS:
   FRONT: 20'
   REAR: 20'
   SIDE: 10'
8. ON-SITE PARKING
   - REQUIRED ONE (1) SPACE PER FOUR-HUNDRED SQUARE FEET (400 S.F.) OF OFFICE AND INDOOR DISPLAY AREA PLUS ONE (1) SPACE PER SERVICE BAY.
   - 3,480 S.F. OF OFFICE = 9 MINIMUM SPACES REQUIRED + 6 PARKING BAYS = 6 MINIMUM SPACES REQUIRED = 15 TOTAL SPACES REQUIRED.
   - TOTAL SPACES PROVIDED = 58 (INCLUDES 3 ADA SPACES)
9. EXISTING UTILITY LOCATIONS TAKEN FROM CITY OF NORTHPORT GIS SYSTEM/VISUAL OBSERVATIONS AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
10. THIS SUBDIVISION IS A RESURVEY OF LOTS 1-4 & PART OF LOT 5 IN BLOCK "C" OF THE OLIVER HEIGHTS SUBDIVISION.

VARIANCE REQUESTS:

1. THE PETITIONER REQUESTS A VARIANCE TO ALLOW FOR A "SPLIT SITE" THAT IS DIVIDED BY RIGHT-OF-WAY.

WAIVER REQUESTS:

1. THE PETITIONER REQUESTS A WAIVER OF SIDEWALK CONSTRUCTION AS NO SIDEWALK INFRASTRUCTURE EXISTS ALONG 39TH AVENUE OR 33RD STREET, AND THE EXISTING TOPOGRAPHY DOES NOT ALLOW ADEQUATE SPACE FOR SIDEWALK CONSTRUCTION. THE PETITIONER INTENDS TO PARTICIPATE IN THE "SIDEWALK BANK" PROGRAM IN LIEU OF CONSTRUCTING SIDEWALKS.



VICINITY MAP

NOT TO SCALE

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 50468 CAMERON WHILHITE
PRELIMINARY NOT FOR CONSTRUCTION
8/15/23

ALABAMA LICENSED PROFESSIONAL SURVEYOR No. 23657 JAMES L. DUNCAN, JR.
PRELIMINARY NOT FOR CONSTRUCTION
8/15/23

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-0808
WWW.DUNCANCOKER.COM

GEO'S AUTOMOTIVE SUBDIVISION

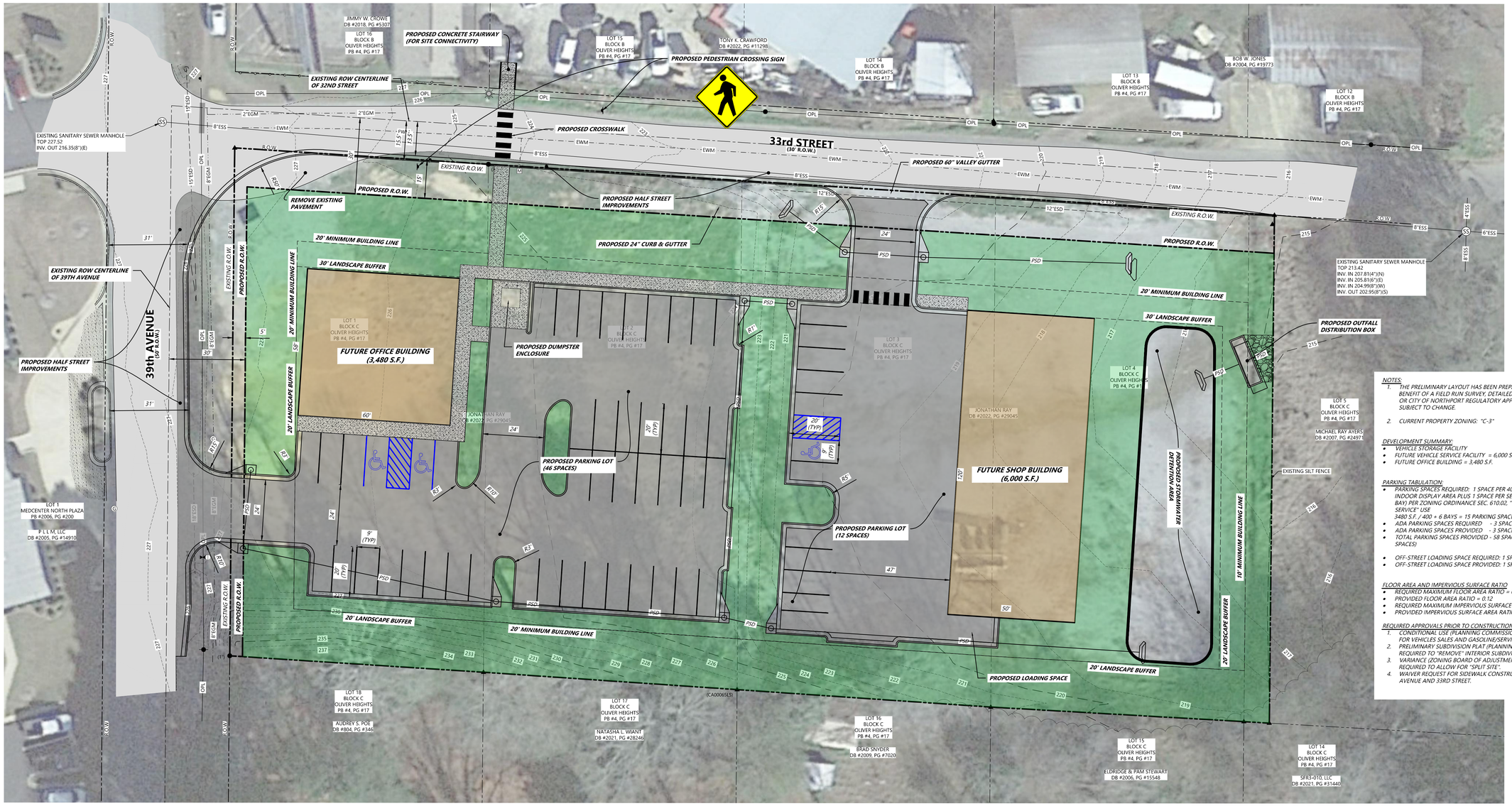
A RESURVEY OF LOT 1-4 & PART OF LOT 5
BLOCK "C" OLIVER HEIGHTS

SHEET TITLE
PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION

DATE: 8/17/23
CHECKED BY: J.C.W.
DRAWN BY: W.T.B.
FILE NAME: Geos-Automotive.dwg
PROJECT NUMBER: 23-22

SHEET NO.
C100



0' 20' 40' 60'
SCALE (FEET) 1" = 20'

NOTES:

1. *THE PRELIMINARY LAYOUT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FIELD RUN SURVEY, DETAILED ENGINEERING DESIGN, OR CITY OF NORTHPORT REGULATORY APPROVALS AND THEREFORE SUBJECT TO CHANGE.*
2. *CURRENT PROPERTY ZONING: "C-3"*

DEVELOPMENT SUMMARY:

- *VEHICLE STORAGE FACILITY*
- *FUTURE VEHICLE SERVICE FACILITY = 6,000 S.F.*
- *FUTURE OFFICE BUILDING = 3,480 S.F.*

PARKING TABULATION:

- *PARKING SPACES REQUIRED: 1 SPACE PER 400 S.F. OF OFFICE AND INDOOR DISPLAY AREA PLUS 1 SPACE PER SERVICE BAY (EXCLUDING BAY) PER ZONING ORDINANCE SEC. 610.02, "VEHICLE REPAIR AND SERVICE" USE*
  3480 S.F. / 400 + 6 BAYS = 15 PARKING SPACES REQUIRED
- *ADA PARKING SPACES REQUIRED - 3 SPACES*
- *ADA PARKING SPACES PROVIDED - 3 SPACES*
- *TOTAL PARKING SPACES PROVIDED - 58 SPACES (INCLUDES 3 ADA SPACES)*
- *OFF-STREET LOADING SPACE REQUIRED: 1 SPACE*
- *OFF-STREET LOADING SPACE PROVIDED: 1 SPACE*

FLOOR AREA AND IMPERVIOUS SURFACE RATIO

- *REQUIRED MAXIMUM FLOOR AREA RATIO = 0.35*
- *PROVIDED FLOOR AREA RATIO = 0.12*
- *REQUIRED MAXIMUM IMPERVIOUS SURFACE RATIO = 0.80*
- *PROVIDED IMPERVIOUS SURFACE AREA RATIO =0.49*

REQUIRED APPROVALS PRIOR TO CONSTRUCTION PERMITTING

1. *CONDITIONAL USE (PLANNING COMMISSION) REQUIRED TO ALLOW FOR VEHICLES SALES AND GASOLINE/SERVICE STATION.*
2. *PRELIMINARY SUBDIVISION PLAT (PLANNING COMMISSION) REQUIRED TO "REMOVE" INTERIOR SUBDIVISION LOT LINES.*
3. *VARIANCE (ZONING BOARD OF ADJUSTMENT) REQUIRED TO ALLOW FOR "SPLIT SITE".*
4. *WAIVER REQUEST FOR SIDEWALK CONSTRUCTION ALONG 39TH AVENUE AND 33RD STREET.*

PRELIMINARY
NOT FOR CONSTRUCTION
ALABAMA LICENSED
LEE PRESTON DUNCAN
6/28/23

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-0698
WWW.DUNCANCOKER.COM

GLEOS AUTOMOTIVE
3821 McFARLAND BOUEVARD
NORTHPORT, ALABAMA 35476

SHEET TITLE
PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION

DATE: APRIL 2023 | CHECKED BY: L E P | DRAWN BY: D.W.H
FILE NAME: Geos-Automotive-Site | PROJECT NUMBER: 23-22

SHEET NO.
C200

SUBDIVISION WAIVER REQUESTS

Project: Geo's Automotive Subdivision

Date: August 28, 2023

Sidewalk Construction

The developer requests a "Fee-In-Lieu" waiver from the requirement to construct sidewalks along the roadway frontage of 39th Avenue and 33rd Street. This project meets the requirements of zoning ordinance SEC. 614 Section A ("Fee-In-Lieu of sidewalks"), as the site does not lie on a priority pedestrian corridor, there are less than five lots proposed, and there are no sidewalks on the adjoining property.

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Jonathan Ray, being owner of the property which is the subject of this application hereby authorize Duncan Coker Associates, P.C., to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: _____ Date: 7-17-23

Property Owner Mailing Address: Jonathan Ray
2625 Saratoga Lane Tuscaloosa, AL 35406

Phone Number: 205-454-2657

Authorized Agent Mailing Address: 302 Merchants Walk, Suite 250
Tuscaloosa, AL 35406

Phone Number: 205-561-0808

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Aundrea Fuller, a Notary Public in and for said County and State, hereby certify that Jonathan Ray, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 17th day of July, 2023

Aundrea Fuller
Notary Public

My Commission Expires: July 26, 2025

AUNDREA FULLER
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Rev 3/20

City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

Northport Planning & Zoning Commission

Preliminary Plat

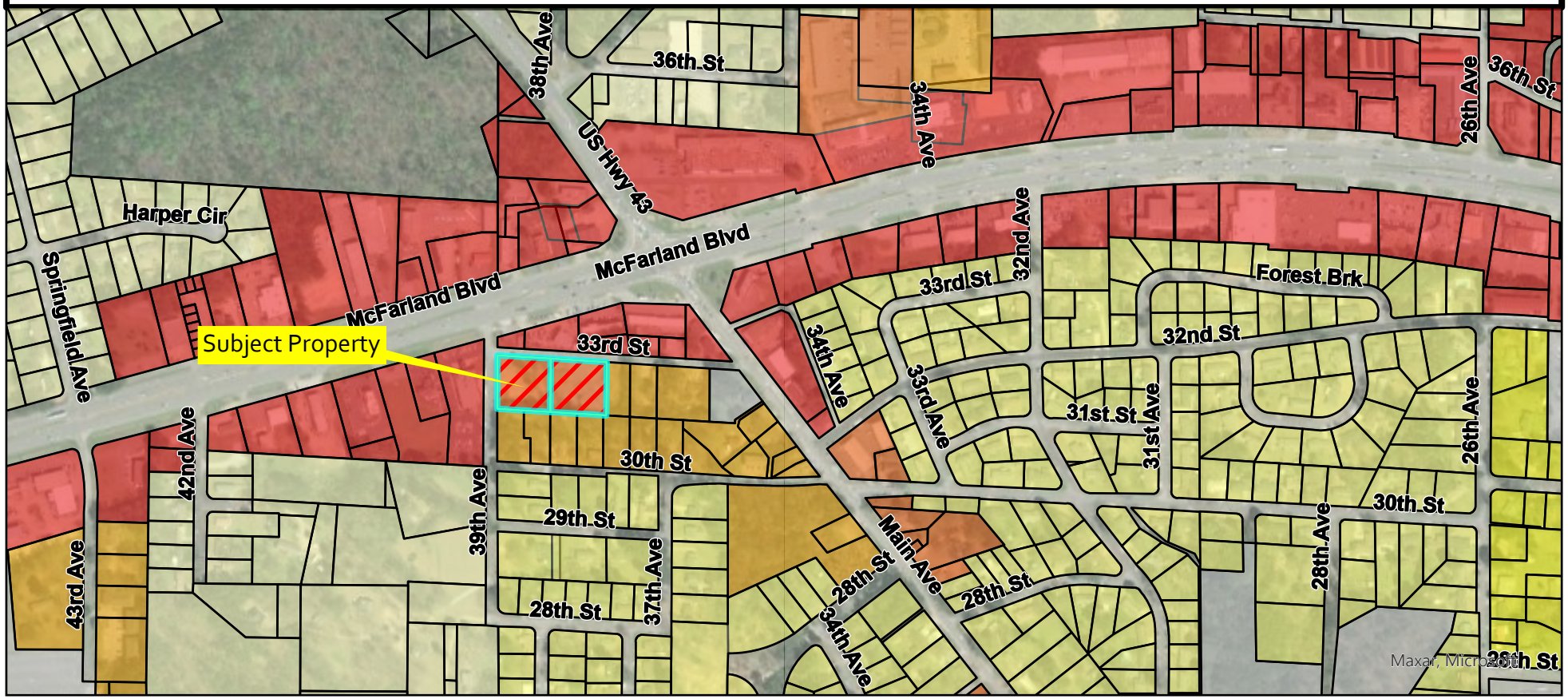
Zoning

- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Parcels
- Parcels selection

N
W E
S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 500 1,000 2,000 Feet



City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: A-09-23

Applicant: Joe Rice

Request: Annexation

Joe Rice requests annexation of approximately 49.29 acres located west of Prince William Way and north of Forest Glen Boulevard. The petitioner requests an original zoning designation of RS-SD. The property meets the requirements for annexation.

Any action on this item will be a recommendation to the City Council.

PETITION FOR ANNEXATION

Submission Deadline: 12 Noon 8/15/23 **Hearing Date:** _____

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

	--OFFICIAL USE ONLY--
APPLICANT'S NAME	
~~The~~ Builder's Group Development, LLC	CITY ADDRESS ASSIGNMENT
	ORDINANCE #
ADDRESS	CASE #
1307 25th Avenue, Tuscaloosa, AL 35401	XREF. CASES:
DAYTIME TELEPHONE	
(205) 342-3940	REQUESTED ZONING (if other than RS-1):
EMAIL	
bcorder@thebuildersgroup.info	
County Address (if any) of subject property	

Applicant must attach deed(s) covering the entire subject property. All metes and bounds descriptions must be supplied in a compatible electronic format (Microsoft Word).

OWNERSHIP CONFIGURATION: ☐ single parcel/single ownership ☐ multiple parcels/single ownership ☐ single parcel/multiple ownership ■ multiple parcels/multiple ownership

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPT. AND BUREAU OF THE CENSUS.
Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

1. a. Is this property your principal residence? ☐ YES ■ NO (if "yes," answer part B)
   b. Applicant's Marital Status: ☐ Now Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Never Married
2. a. Total number of buildings on subject property: 0
   [0] Number of houses [0] Number of manufactured homes [0] Other:
   b. Number of persons living on subject property: 0
   c. Of all persons residing on the property, how many are of voting age (18 years or older)? [0]
   d. Of all persons residing on the property, how many are:
   [0] White [0] Black [0] Hispanic [0] Asian or Pacific Islander [0] American Indian/Eskimo/Aleut [0] Other
   e. Number of children in household : 0 Ages: N/A
   f. Proposed Use of Property (if any): Residential Subdivision

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.):
Northwesternmost portion of the Forest Glen subdivision (Ninth Section), 81 residential lots and 3 open space lots, +/-54 acres

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

APPLICANT'S SIGNATURE:	DATE: 8/14/23
PRINT NAME: Brock Corder	

Note: If Applicant is not the current owner of record a "Designation of Agent" form must be completed and submitted with this petition

Received by: _____ Date: _____

(Received Date is considered official date of submission)

Updated 1/10

DEADLINE FOR SUBMITTAL IS NOON ON _____ HEARING DATE _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Builders Group Development, LLC
~~The Builder's Group~~
APPLICANT NAME
1307 25th Avenue, Tuscaloosa, AL 35401
ADDRESS
(205) 342-3940
DAYTIME TELEPHONE
FAX NUMBER
bcorder@thebuildersgroup.info
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT:	
REQUESTED ZONING DISTRICT	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Peggy Rice Menning

General Location or Address of Subject Property: Northwesternmost portion of the Forest Glen subdivision

Current Use: Undeveloped

Prior Action(s) on Subject Property: Master Plan

Describe briefly the proposed use and character of any proposed development: Residential Subdivision

If development is proposed on the property, what other approvals from the City are required? Annexation

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☐ Other _____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE:	DATE: 08/14/2023
PRINT NAME: Brock E. Corder	

Received: _____ Date: _____

RZ
Revised 08/12

This deed was prepared without the benefit of
a title examination or survey thereof.

This instrument was prepared by:

BURNS, ELLIS, COPELAND & LISENBY
2319 8th Street
Tuscaloosa, Alabama 35401

SOURCE OF TITLE Deed
BOOK 722 PAGE 92

0985 0341

RECORDED IN ABOVE
BOOK

85 SEP 26 PM 3 01

STATE OF ALABAMA

TUSCALOOSA COUNTY

TUSC. CO., ALA.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, the undersigned

BESSIE W. RICE, widow of Henry Burks Rice,

herein referred to as Grantor, has granted, bargained, sold, aliened, assigned and conveyed, and by these presents does hereby grant, bargain, sell, alien, assign and convey unto

PEGGY R. CURTIS and JOSEPH S. RICE, III, as tenants in common, each with an undivided ¼ interest

herein referred to as Grantees, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

A parcel of land located in the Northwest Quarter (NW¼) West of Crabbe Road (FEE), Section 15; the East Half (E½) of the Northeast (NE¼) of the Southwest Quarter (SW¼) (FEE), Section 15; the North Half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) (FEE), Section 16; and the East Half (E½) of the Northeast Quarter (NE¼) (FEE), Section 16; all in Township 20 South, Range 10 West, Tuscaloosa County, Alabama.

This conveyance is made subject to all easements, restrictions and rights-of-way of record in the Office of the Probate Judge of Tuscaloosa County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto or in any wise appertaining or otherwise belonging, together with the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described

CLAIMS LIST BK Deed BK 1229 PG 473 Pt N½, 15-20-10

CLAIMS LIST BK Deed BK 1229 PG 477 Pt N½ 15-20-10

CLAIMS LIST BK Deed BK 1242 PG 59 15-20-10

CLAIMS LIST BK Deed BK 1242 PG 69 15-20-10

premises, together with the appurtenances, unto the said Grantees, their heirs or assigns forever. And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that the same are free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good and lawful right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set his hand and seal on this the 23rd day of September, 1988.

Bessie W. Rice (Seal)
BESSIE W. RICE

STATE OF ALABAMA

TUSCALOOSA COUNTY

I, the undersigned authority, a Notary Public in and for the State of Alabama at large, hereby certify that Bessie W. Rice, widow of Henry Burks Rice, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23rd day of September, 1988.

Elaine F. Mick
Notary Public in and for the
State of Alabama at Large.

My commission expires: 6-17-92

ELAINE F. MICK NOTARY PUBLIC STATE OF ALABAMA AT LARGE

0985 0342

FILED IN OFFICE
1988 SEP 26 PM 3 01
TUSC. CO., ALA.

SEP26-88 03:00PM
#00000985
#00000341
DEED 8.50
REC. 4.00
ACT656 .....1.00
TOTL 7.50
CASH 7.50
E6545 C1 #77

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Joe Rice (Peggy Menning Rice), being owner of the property which is the subject of this application hereby authorize Chris Crawford, P.E. /Brock Corder, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: Joe Rice Date: 8/14/23

Property Owner Mailing Address: P.O. Box 111
Eutaw AL 35462

Phone Number: 205-799-2225

Authorized Agent Mailing Address: TTL Attn: Chris Crawford, P.E.
3516 Greensboro Ave, Tuscaloosa AL, 35401

Phone Number: 205-345-0816

Builders Group Development, LLC Attn: Brock Corder
1307 25th Ave, Tuscaloosa AL, 35401
205-342-3940

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Karyn Callari, a Notary Public in and for said County and State, hereby certify that Joe Rice, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 14 day of August, 2023

Karyn Callari
Notary Public

My Commission Expires: April 27, 2026

KARYN CALLARI
Notary Public
Alabama State at Large

Northport Planning & Zoning Commission

Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Office and Institutional

Annexation

- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property

N
W E
S

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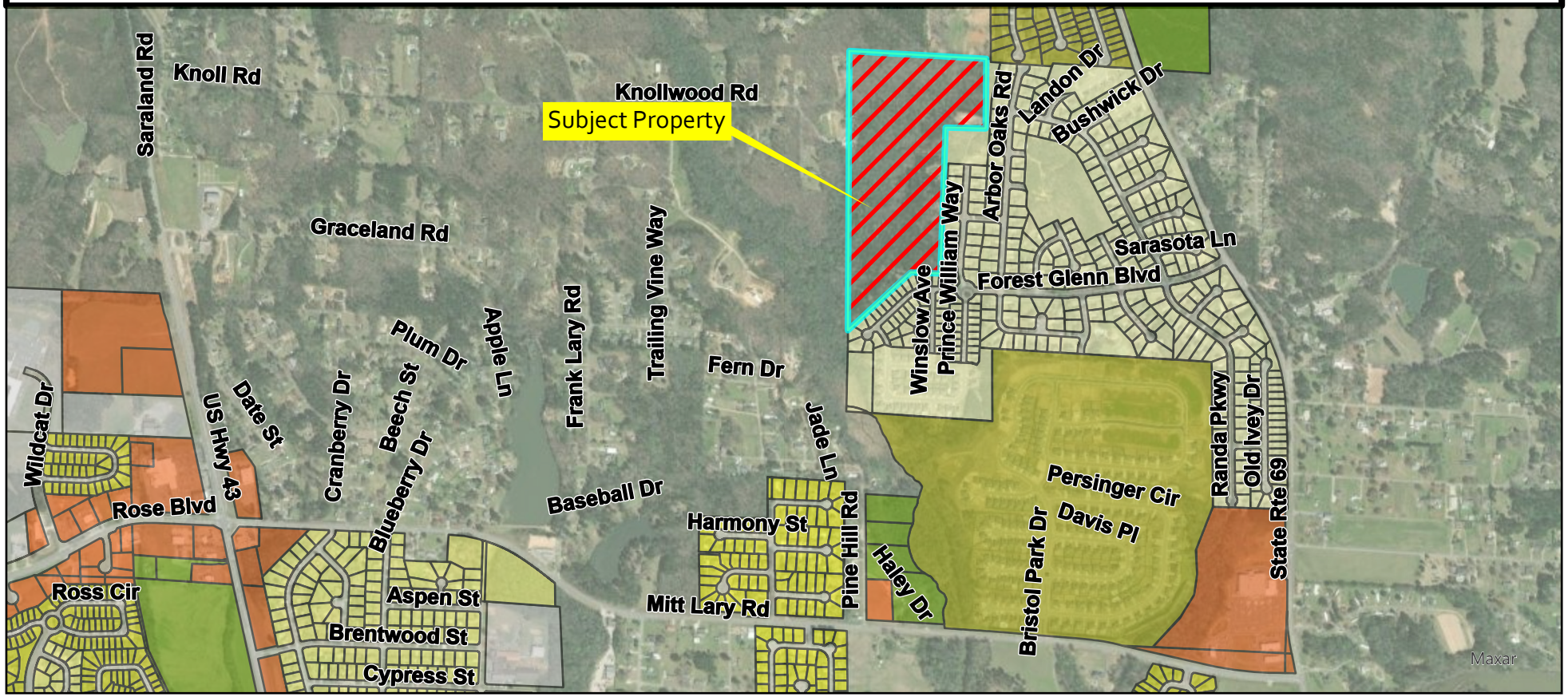
0 1,250 2,500 5,000 Feet



City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: R-14-23

Applicant: Joe Rice

Request: Rezoning

Joe Rice requests rezoning of approximately 4.48 acres located west of Prince William Way and north of Forest Glen Boulevard from RS-1 (Single Family Residential) to RS-SD (Residential Special District). The property meets the requirements for rezoning.

Any action on this item will be a recommendation to the City Council.

DEADLINE FOR SUBMITTAL IS NOON ON_____ **HEARING DATE** _____

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046
PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Builder's Group Development, LLC
APPLICANT NAME
1307 25th Avenue, Tuscaloosa, AL 35401
ADDRESS
(205) 342-3940
DAYTIME TELEPHONE
FAX NUMBER
bcorder@thebuildersgroup.info
EMAIL

OFFICE USE ONLY	
ADDRESS (if applicable):	
CURRENT ZONING DISTRICT:	
REQUESTED ZONING DISTRICT	
GROSS SITE AREA	ac./s.f.
CASE #	X-REF CASE #

NOTE:
1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Peggy Rice Menning

General Location or Address of Subject Property: Northwesternmost portion of the Forest Glen subdivision (Parcel 59.7)

Current Use: Undeveloped

Prior Action(s) on Subject Property: Master Plan

Describe briefly the proposed use and character of any proposed development: Residential Subdivision

If development is proposed on the property, what other approvals from the City are required?_____

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☐ Other_____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE:	DATE: 08/29/2023
PRINT NAME: Brock Corder	

Received:_____ Date:_____

RZ
Revised 08/12

N

N

Exhibit A

A parcel of land located in the Northwest Quarter(NW ¼) West of Crabbe Road (FEE), Section 15; the East Half (E ½) of the Northeast (NE ¼) of the Southwest Quarter (SW ¼) (FEE), Section 15; the North Half (N ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE1/4) (FEE), Section 16; and the East Half (E ½) of Northeast Quarter (NE ¼) (FEE), Section 16; all in Township 20 South, Range 10 West, Tuscaloosa County, Alabama.

This conveyance is made subject to all easements, restrictions and right – of -way of record in the Office of the Probate Judge of Tuscaloosa County, Alabama.

Also known as Parcel ID: 63 20 05 16 0 002 059.007

Northport Planning & Zoning Commission

Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Office and Institutional

Rezoning

- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property

N
W E
S

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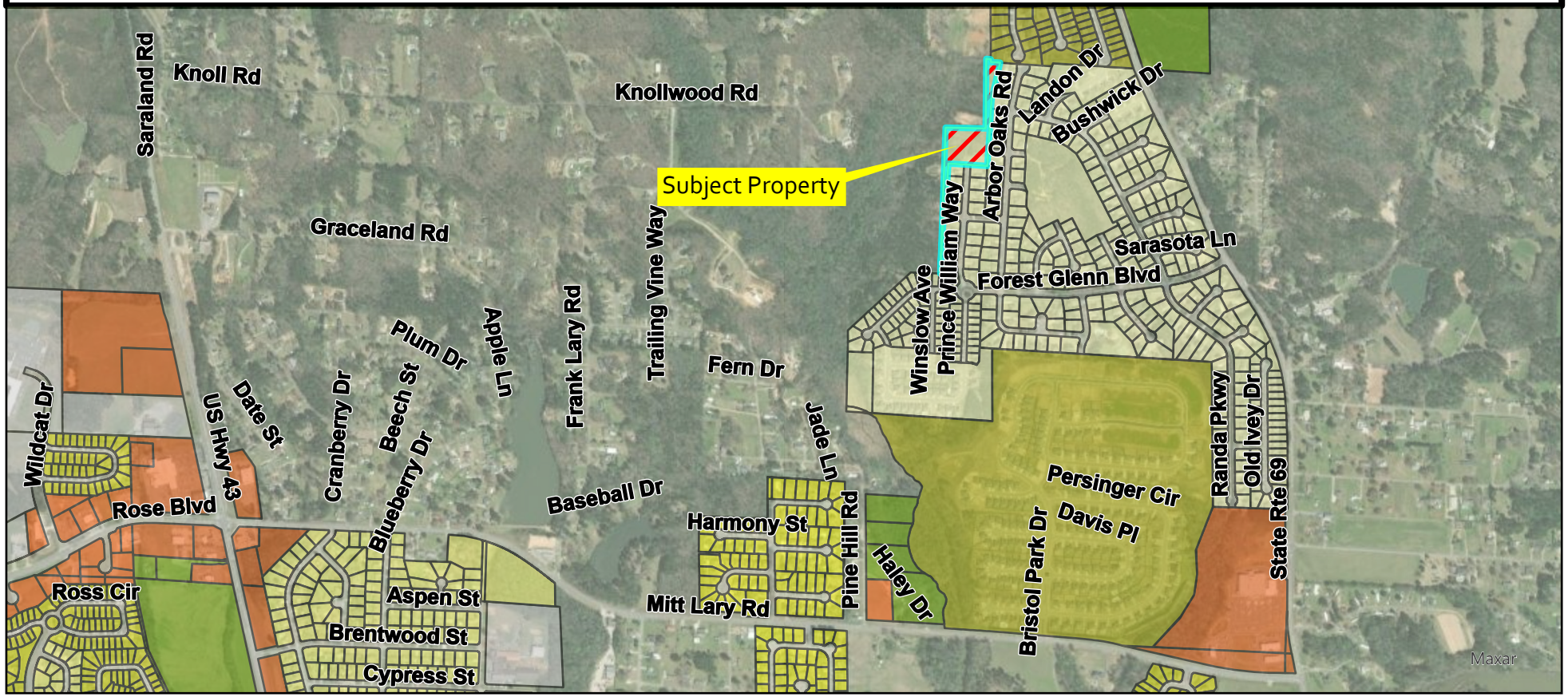


City of Northport

Planning and Zoning Commission – September 12, 2023

Planning Staff Report

Case: S-17-23 & S-18-23

Applicant: Builders Group Development, LLC

Request: Master Plan & Preliminary Plat

Builders Group Development, LLC requests a revision to the master plan for Forest Glen Subdivision located west of Highway 69 and north of Mitt Lary Road. The preliminary plat for the Ninth Section Phase I is also on the agenda for the Commission's consideration. This phase consists of 23 lots on 11.7 acres. The following waivers are being requested on the preliminary plat:

Maximum cul-de-sac length
Stub streets
Maximum lot depth
Minimum font setback

The subdivision regulations allow a maximum of 600 feet for the cul-de-sac length. The proposed cul-de-sac is approximately 680 feet in length.

The subdivision regulations require stub streets at intervals of 400 – 1200 feet. The proposed preliminary plat and master plan do not show any stub streets to adjacent properties.

The subdivision regulations establish the maximum lot depth at not greater than five times the width of the lot at the building line. Lots 98-101 are 65 feet in width with maximum depths of 330 feet, 374 feet, 418 feet, and 418 feet, respectively. The petitioner states that the increased lot depth is due to the severity of the terrain in the rear of the lots.

The minimum front setback for RS-SD zones is 25 feet as established by the zoning ordinance. The petitioner is requesting a front setback of 20 feet. The zoning ordinance does give the Planning Commission the authority to waive the setback requirements in this zoning district. The front setbacks in Forest Glen range from 35 feet to 20 feet.

The steep slope impact for this proposal does exceed 15 percent which is allowable per the zoning ordinance with approval of the Planning Commission. Steep slopes are indicated on the Slope Exhibit in your packet.

Approval of this agenda item will require six affirmative votes of the Commission.

New Submission ☒
Re-Submission ☐
Date of first submission: 08 / 15 / 2023

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ___ / ___ / ___
Deadline: ___ / ___ / ___
Application Submitted: ___ / ___ / ___

Name of Subdivision: Forest Glen - Ninth Section
Name of Applicant: ~~The~~ Builders Group Development, LLC Phone: (205) 342-3940
Name of Owner: Peggy Rice Menning Phone:
Address: PO Box 111, Eutaw, AL, 35462
Engineer: TTL, Inc. (Chris Crawford) Phone: (205) 345-0816
Address: 3516 Greensboro Avenue, Tuscaloosa, AL Email: ccrawford@ttlusa.com
Surveyor: TTL, Inc. Phone: (205) 345-0816
Address: 3516 Greensboro Avenue, Tuscaloosa, AL Email: ccrawford@ttlusa.com

In City Limits? Yes ☐ No ☒ Current Zoning: PJ Proposed Zoning: RS-4 Total Acreage: +/-54 Total Lots: 81
Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 08 / 11 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☒ No ☐ Name and date of most recent approved master plan: Forest Glen 8/29/06
Is this design in substantial compliance with approved master plan? Yes ☒ No ☐

Describe the Location of Property to be Subdivided:
Northwesternmost portion of the Forest Glen subdivision, west of AL-69, north of Mitt Lary Road and the Bristol Park subdivision.

Will any waivers be requested? Yes ☒ No ☐ If yes, list them here and attach documentation explaining reason for request.

Waivers:
1) Maximum cul-de-sac length 2) Stub streets 3) Lot depth

****All of the above information has been completed or marked "N/A." Initial CC ****

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** 08 / 14 / 2023

Please contact the Planning Department at 205-339-7000 with any questions.

New Submission [X]
Re-Submission [ ]
Date of first submission:
08 / 15 / 2023

City of Northport
Preliminary Plat Application and Checklist

Name of Subdivision: Forest Glen - Ninth Section

Name of Applicant: Builders Group Development, LLC Phone: (205) 342-3940

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

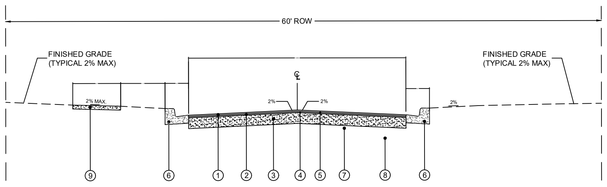
X Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
X Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
X Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
X Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
X Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
X Rights-of-way, easements, alleys, location and proposed widths.
X Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
X Any pertinent topographic features existing on the site.
X Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
X Location and dimensions of existing storm and sanitary sewers, and water lines.
X A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
X A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
X Width of all proposed paving in the proposed project from back to back of curb.
X Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
X Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
X The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
X The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
X Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
X Location of proposed sidewalks.
X If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
X Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
X This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Additional Required Items for Submission:

X Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
X Electronic copy of plat (PDF; may be submitted via CD or emailed)
X Designation of Agent form (if applicable)
X Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
X Fees ($250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

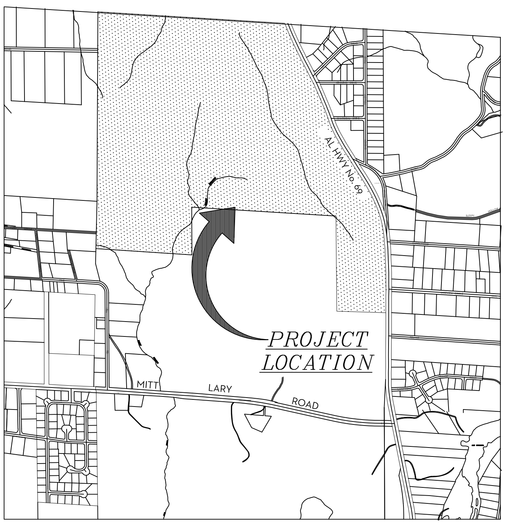
I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: _____ **Date:** 08 / 14 / 2023



TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 429 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE (110 LBS/SY, 1")
2. REQUIRED 429 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE (165 LBS/SY, 1.5")
3. REQUIRED 825B CRUSHED AGGREGATE BASE (6" COMPACTED THICKNESS, 100% S.P.D.)
4. REQUIRED BITUMINOUS TREATMENT (PRIME COAT) AS NEEDED
5. REQUIRED BITUMINOUS TREATMENT (TACK COAT)
6. REQUIRED 24" CONCRETE CURB & GUTTER
7. REQUIRED ROADBED PROCESSING (CUT SECTIONS ONLY, 6" COMPACTED THICKNESS, 98% S.P.D.)
8. REQUIRED UNCLASSIFIED EXCAVATION
9. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE. OPTIMAL LOCATION TO BE DETERMINED DURING DESIGN PHASE.



VICINITY MAP
1"=1,000'

OWNER
JOE RICE & PEGGY R. MENNING
c/o SUMMIT LAND COMPANY
2110 LURLEEN B WALLACE BLVD.
NORTHPORT, AL 35476

DEVELOPER
ADAM & MELISSA SPRINGER
11428 STELLA WAY
NORTHPORT AL, 35475

NOTES

1. ALL SECTIONS EXCEPT THE NINTH AND TENTH SECTIONS ARE ZONED RS-1. THE NINTH AND TENTH SECTIONS ARE NOT IN THE CITY LIMITS AND ARE UNZONED.
2. PROPERTY TO BE ANNEXED BY PHASES INTO THE CITY OF NORTHPORT.
3. PROPERTY NOT IN FLOOD HAZARD AREA.
4. DEVELOPMENT TO BE SERVED BY CITY OF NORTHPORT WATER AND SANITARY SEWER.
5. THERE WILL BE DENIED ACCESS FROM LOTS ONTO BOULEVARD AND HWY. No. 69.
6. HANDICAP RAMPS TO BE INSTALLED AT INTERSECTIONS.
7. ALL UTILITIES TO BE UNDERGROUND.

REQUESTED WAIVERS

1. REQUEST WAIVER FOR THE REQUIREMENT OF MINIMUM SCALE OF 1" =100' TO 1" = 200'
2. REQUEST WAIVER OF ADDITIONAL STUB STREETS TO THE NORTH AND WEST EXCEPT AS SHOWN.
3. REQUEST WAIVER OF MINIMUM 600 FT CUL DE SAC LENGTH

MINIMUM BUILDING LINE REQUIREMENTS

RS1
LOTS 1 - 260
FRONT YARD SETBACK - 35'
REAR YARD SETBACK - 35'
SIDE YARD SETBACK - 10'

RS2
LOTS 261 - 387
FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 35'
SIDE YARD SETBACK - 18' COMBINED

FOREST GLEN GARDENS FIRST SECTION
RS2 ZONING
FRONT YARD SETBACK - 25'
REAR YARD SETBACK - 25'
SIDE YARD SETBACK - COMBINED 14'

FOREST GLEN GARDENS SECOND SECTION
PROPOSED RS-4 ZONING
FRONT YARD SETBACK - 20'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - COMBINED 12'

LEGEND

INDEX CONTOUR
INTERMEDIATE CONTOUR
PROPOSED YIELD SIGN
PROPOSED STOP SIGN
PROPOSED HEADWALL
PROPOSED CATCH BASIN (2 WING)
PROPOSED CATCH BASIN (1 WING)
PROPOSED STORM SEWER
PROPOSED 8" SANITARY SEWER
PROPOSED S.S. MANHOLE
PROPOSED 4 SIDEWALK
PROPOSED CURB & GUTTER

05-02-001

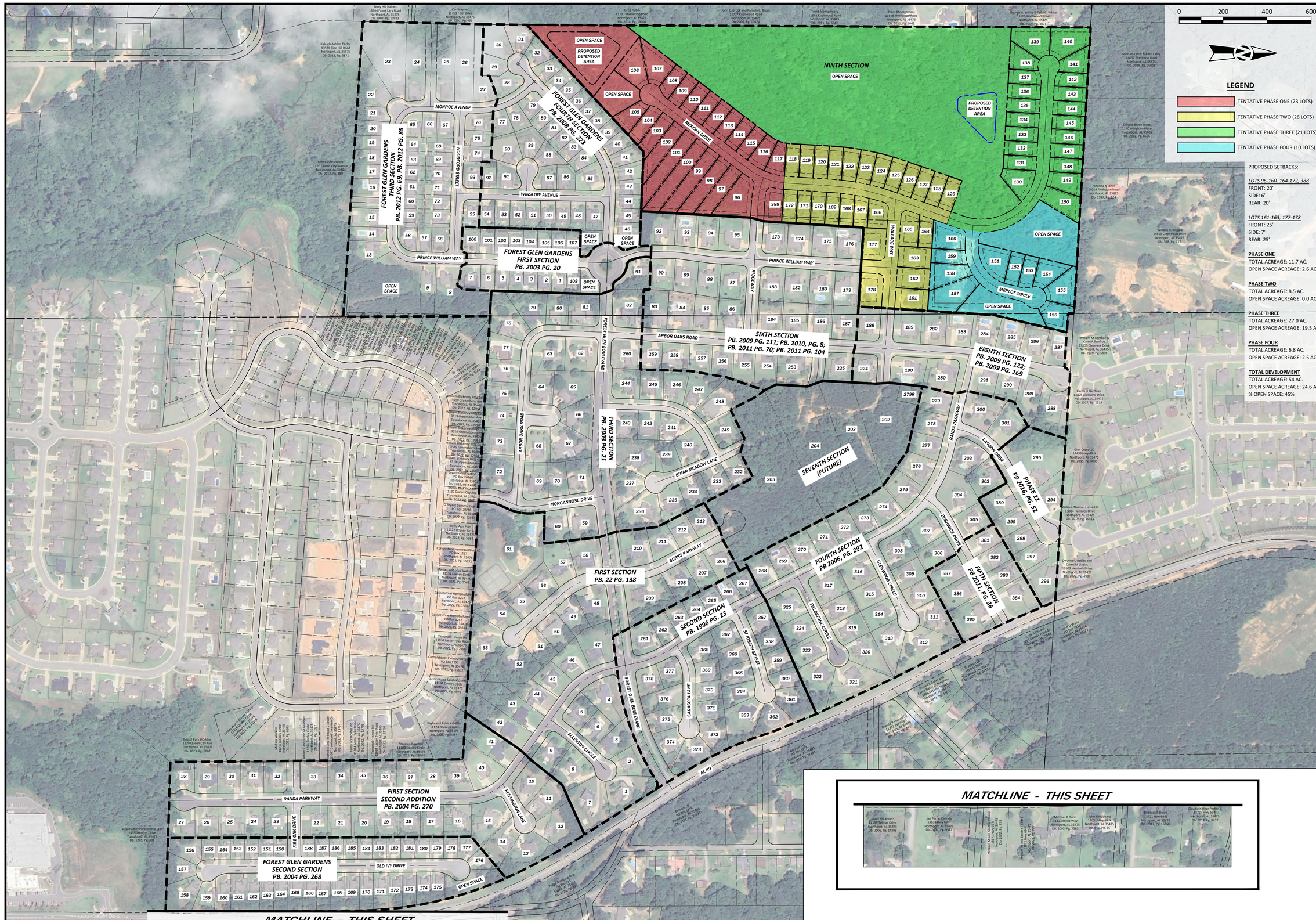
FOREST GLEN

MASTER PLAN

SCALE	1"=200'	DRAWN	KAF	SEPTEMBER 2020 REVISION	DWG NO.
DATE	SEPT 01	CHECKED	TMC	SHEET 1 OF 1	188-01

NOTE: FADED AREAS ARE EITHER ALREADY CONSTRUCTED, OR ARE NOT THE SUBJECT OF THIS (SEPTEMBER 2020) MASTER PLAN REVISION. THIS REVISION ONLY AFFECTS THE SEVENTH SECTION OF THE DEVELOPMENT.

ORIGINAL MASTER PLAN PREPARED BY MCGUIRE & ASSOCIATES.



PROPOSED SETBACKS:

LOTS 96-160, 164-172, 388
FRONT: 20'
SIDE: 6'
REAR: 20'

LOTS 161-163, 177-178
FRONT: 25'
SIDE: 7'
REAR: 25'

PHASE ONE
TOTAL ACREAGE: 11.7 AC.
OPEN SPACE ACREAGE: 2.6 AC.

PHASE TWO
TOTAL ACREAGE: 8.5 AC.
OPEN SPACE ACREAGE: 0.0 AC.

PHASE THREE
TOTAL ACREAGE: 27.0 AC.
OPEN SPACE ACREAGE: 19.5 AC.

PHASE FOUR
TOTAL ACREAGE: 6.8 AC.
OPEN SPACE ACREAGE: 2.5 AC.

TOTAL DEVELOPMENT
TOTAL ACREAGE: 54 AC.
OPEN SPACE ACREAGE: 24.6 AC.
% OPEN SPACE: 45%

TTL
35516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W AND THE NW 1/4 OF SEC. 15, T20S, R102
BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

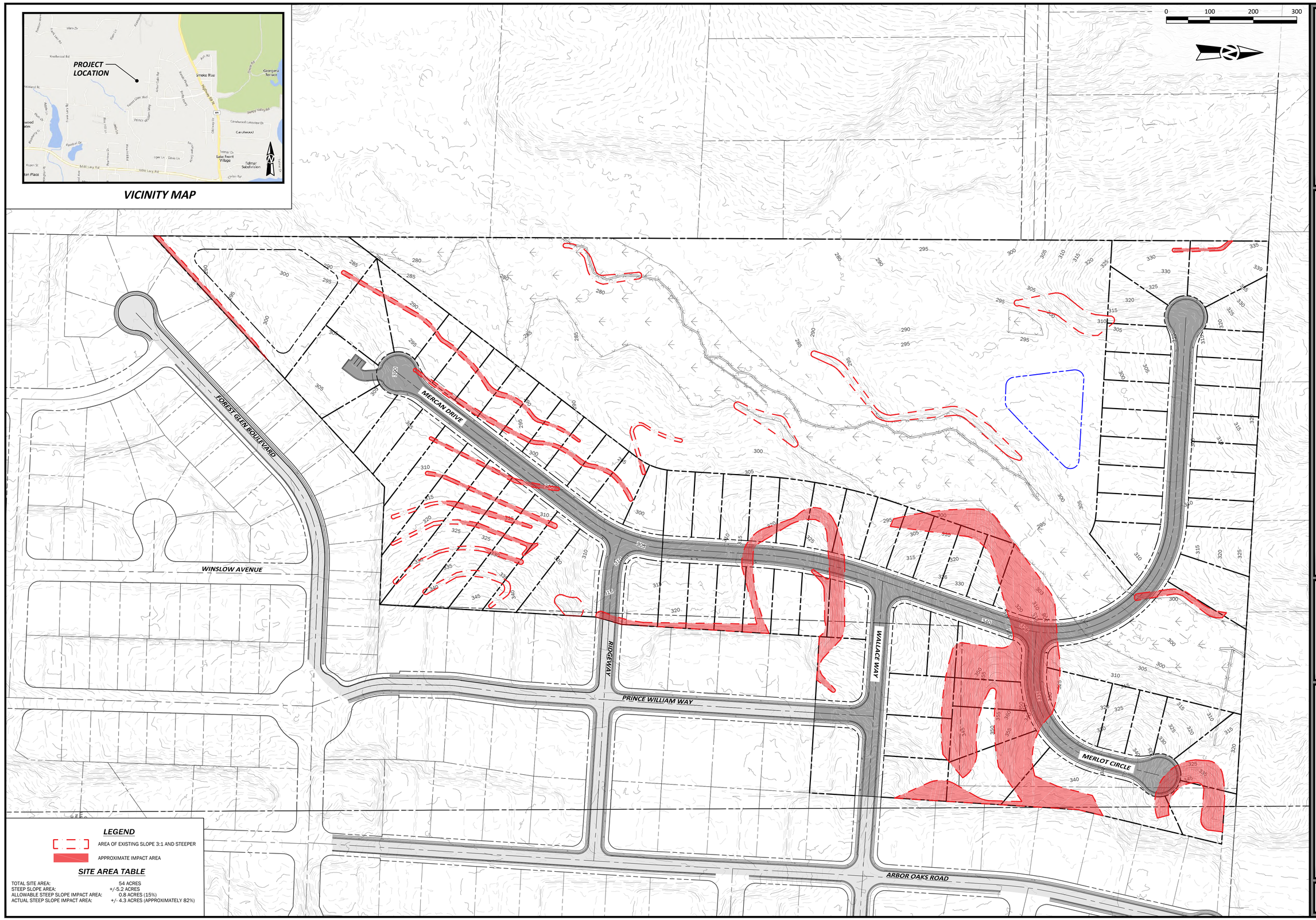
Sheet Title
REVISED MASTER PLAN

No.	Date	Revision Description

Drawn By: T.C.C. | Checked By: C.D.C.
Date: 08/15/23 | Proj. No.: 0002301020020.00
File Name: 232020.Master Plan.dwg

Sheet No.
2

VICINITY MAP



LEGEND

AREA OF EXISTING SLOPE 3:1 AND STEEPER

APPROXIMATE IMPACT AREA

SITE AREA TABLE

TOTAL SITE AREA:	54 ACRES
STEEP SLOPE AREA:	+/-5.2 ACRES
ALLOWABLE STEEP SLOPE IMPACT AREA:	0.8 ACRES (15%)
ACTUAL STEEP SLOPE IMPACT AREA:	+/- 4.3 ACRES (APPROXIMATELY 82%)

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W AND THE NW 1/4 OF SEC. 15, T20S, R102
BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
SLOPE EXHIBIT

No.	Date	Revision Description

Drawn By: T.C.C
Checked By: C.D.C
Date: 08/29/23
Proj. No.: 000230102020.00
File Name: 232020-Preliminary Plat.dwg

Sheet No.
2.1

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Joe Rice (Peggy Menning Rice), being owner of the property which is the subject of this application hereby authorize Chris Crawford, P.E. /Brock Corder, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: Joe Rice Date: 8/14/23

Property Owner Mailing Address: P.O. Box 111
Eutaw AL 35462

Phone Number: 205-799-2225

Authorized Agent Mailing Address: TTL Attn: Chris Crawford, P.E.
3516 Greensboro Ave, Tuscaloosa AL, 35401

Phone Number: 205-345-0816

Builders Group Development, LLC Attn: Brock Corder
1307 25th Ave, Tuscaloosa AL, 35401
205-342-3940

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Karyn Callari, a Notary Public in and for said County and State, hereby certify that Joe Rice, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 14 day of August, 2023

Karyn Callari
Notary Public

My Commission Expires: April 27, 2026

KARYN CALLARI
Notary Public
Alabama State at Large

Northport Planning & Zoning Commission

Master Plan & Preliminary Plat

Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Office and Institutional
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property

N
W E
S

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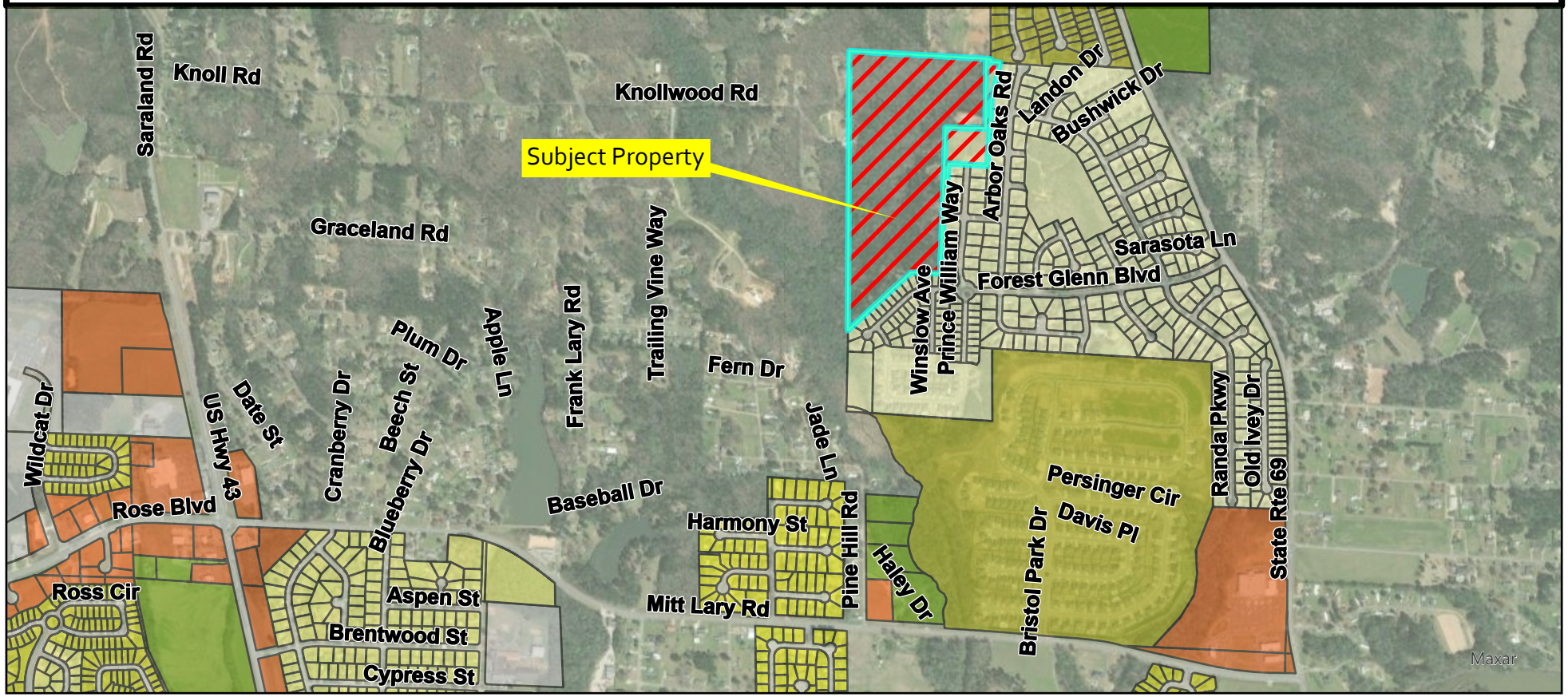

New Submission ☒
Re-Submission ☐
Date of first submission: 08 / 15 / 2023

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ___ / ___ / ___
Deadline: ___ / ___ / ___
Application Submitted: ___ / ___ / ___

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Name of Applicant: ~~The~~ Builders Group Development, LLC Phone: (205) 342-3940
Name of Owner: Peggy Rice Menning Phone:
Address: PO Box 111, Eutaw, AL, 35462
Engineer: TTL, Inc. (Chris Crawford) Phone: (205) 345-0816
Address: 3516 Greensboro Avenue, Tuscaloosa, AL Email: ccrawford@ttlusa.com
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Address: 3516 Greensboro Avenue, Tuscaloosa, AL Email: ccrawford@ttlusa.com

In City Limits? Yes ☐ No ☒ Current Zoning: PJ Proposed Zoning: RS-4 Total Acreage: +/-54 Total Lots: 81
Any rezoning requests must be accompanied by appropriate application

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Is this part of a master plan? Yes ☒ No ☐ Name and date of most recent approved master plan: Forest Glen 8/29/06
Is this design in substantial compliance with approved master plan? Yes ☒ No ☐

Describe the Location of Property to be Subdivided:
Northwesternmost portion of the Forest Glen subdivision, west of AL-69, north of Mitt Lary Road and the Bristol Park subdivision.

Will any waivers be requested? Yes ☒ No ☐ If yes, list them here and attach documentation explaining reason for request.

Waivers:
1) Maximum cul-de-sac length 2) Stub streets 3) Lot depth

****All of the above information has been completed or marked "N/A." Initial CC ****

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I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** 08 / 14 / 2023

Please contact the Planning Department at 205-339-7000 with any questions.

New Submission [X]
Re-Submission [ ]
Date of first submission:
08 / 15 / 2023

City of Northport
Preliminary Plat Application and Checklist

Name of Subdivision: Forest Glen - Ninth Section

Name of Applicant: Builders Group Development, LLC Phone: (205) 342-3940

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

X Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
X Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
X Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
X Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
X Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
X Rights-of-way, easements, alleys, location and proposed widths.
X Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
X Any pertinent topographic features existing on the site.
X Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
X Location and dimensions of existing storm and sanitary sewers, and water lines.
X A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
X A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
X Width of all proposed paving in the proposed project from back to back of curb.
X Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
X Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
X The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
X The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
X Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
X Location of proposed sidewalks.
X If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
X Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
X This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Additional Required Items for Submission:

X Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
X Electronic copy of plat (PDF; may be submitted via CD or emailed)
X Designation of Agent form (if applicable)
X Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
X Fees ($250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: _____ **Date:** 08 / 14 / 2023

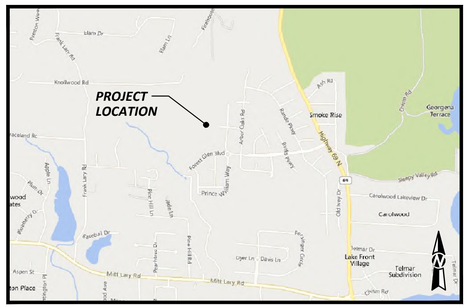
GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED: ±54 AC
   TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: ±54 ACRES
2. CONTOUR INTERVAL: 1' (EXISTING CONTOURS). ELEVATIONS BASED ON AERIAL MAPPING.

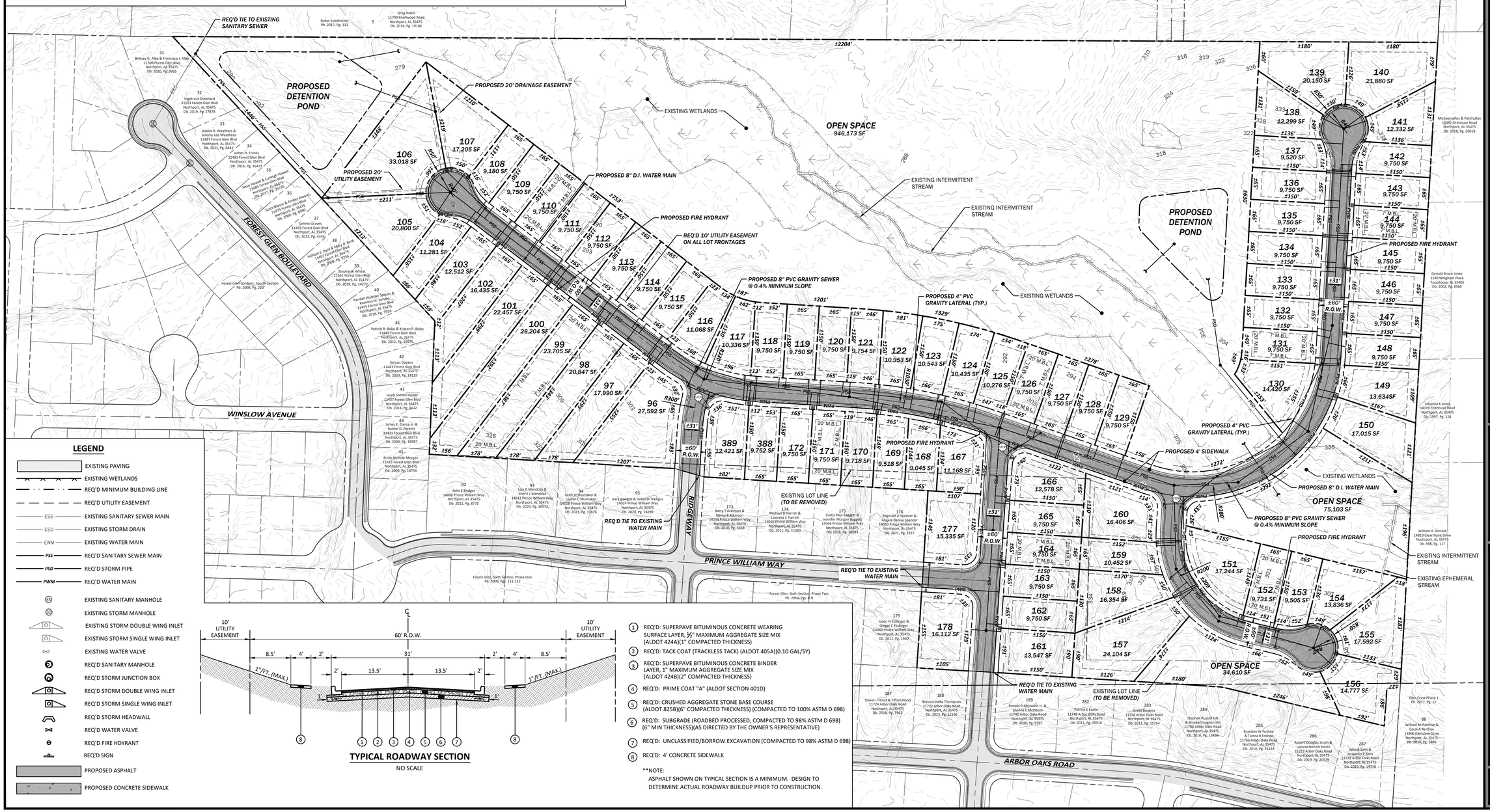
OWNER: PEGGY RICE MENNING
PO BOX 111
EUTAW, AL, 35462

DEVELOPER: THE BUILDERS GROUP
1307 25TH AVENUE
TUSCALOOSA, AL, 35401

3. CURRENT ZONING: PLANNING JURISDICTION
   PROPOSED ZONING: RS-4
4. PROPOSED SETBACKS:
   FRONT: 20'
   SIDE: 7'
   REAR: 20'
5. NUMBER OF LOTS: 81
6. MAXIMUM ISR: 0.50
7. TYPICAL LOT SIZE: ± 9750 SF
8. ROADWAY RADII (HORIZONTAL):
   REQUIRED: 200' (CUL DE SAC)
   300' (MINOR STREET)
9. REQUESTED WAIVERS:
   MAXIMUM CUL DE SAC LENGTH
   STUB STREETS
   MAXIMUM LOT DEPTH
10. SOURCE OF TITLE: DB 985, PG 341
11. SUBJECT PROPERTY LIES IN ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NUMBERS 01125C0330G AND 01125C0334G (MAP EFFECTIVE DATE: 1/16/2014).
12. DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
13. APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.
14. PROPOSED UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.



VICINITY MAP



LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
- EWM — EXISTING WATER MAIN
- PSS — REQ'D SANITARY SEWER MAIN
- PSD — REQ'D STORM PIPE
- PWM — REQ'D WATER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM DOUBLE WING INLET
- EXISTING STORM SINGLE WING INLET
- EXISTING WATER VALVE
- REQ'D SANITARY MANHOLE
- REQ'D STORM JUNCTION BOX
- REQ'D STORM DOUBLE WING INLET
- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK

TYPICAL ROADWAY SECTION

NO SCALE

1. REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ½" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
2. REQ'D: TACK COAT (TRACKLESS TACK) (ALDOT 405A)(0.10 GAL/SY)
3. REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424B)(2" COMPACTED THICKNESS)
4. REQ'D: PRIME COAT "A" (ALDOT SECTION 401D)
5. REQ'D: CRUSHED AGGREGATE STONE BASE COURSE (ALDOT 825B)(6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D 698)
6. REQ'D: SUBGRADE (ROADBED PROCESSED, COMPACTED TO 98% ASTM D 698) (6" MIN THICKNESS)(AS DIRECTED BY THE OWNER'S REPRESENTATIVE)
7. REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
8. REQ'D: 4' CONCRETE SIDEWALK

**NOTE:
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W AND THE NW 1/4 OF SEC. 15, T20S, R102
BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA

PRELIMINARY (NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title: PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: T C C | Checked By: C D C
Date: 08/15/23 | Proj. No.: 000230102020.00
File Name: 232020.Preliminary Plat.dwg

Sheet No. 1

GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED: ±54 AC
   TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: ±54 ACRES
2. CONTOUR INTERVAL: 1' (EXISTING CONTOURS).
   ELEVATIONS BASED ON AERIAL MAPPING.

OWNER: PEGGY RICE MENNING
PO BOX 111
EUTAW, AL, 35462

DEVELOPER: THE BUILDERS GROUP
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   PROPOSED ZONING: RS-4
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6. MAXIMUM ISR: 0.50
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8. ROADWAY RADII (HORIZONTAL):
   REQUIRED: 200' (CUL DE SAC)
   300' (MINOR STREET)
9. REQUESTED WAIVERS:
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10. SOURCE OF TITLE: DB 985, PG 341
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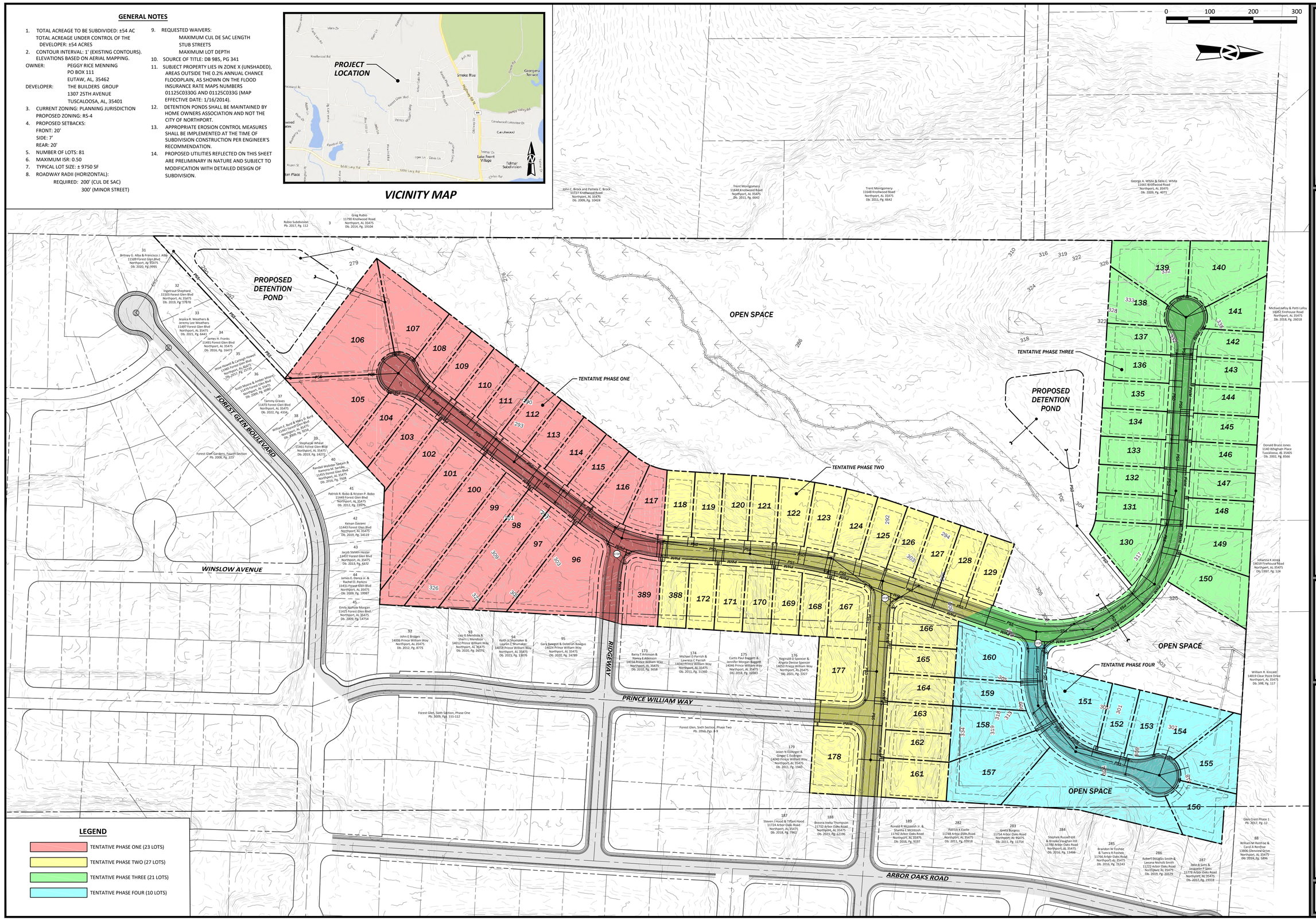
VICINITY MAP



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205.345.0816 | www.ttlusa.com

FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W AND THE NW 1/4 OF SEC. 15, T20S, R102
BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT
TENTATIVE PHASING

No.	Date	Revision Description

Drawn By: T C C | Checked By: C D C
Date: 08/15/23 | Proj. No.: 000230102020.00
File Name: 232020 Preliminary Plat.dwg

Sheet No.
2

3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

August 14, 2023

Ms. Julie Ramm
Planning Director
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Subdivision Submittal for Forest Glen - Ninth Section
Waiver Request Letter
TTL Project No. 000230102020.00

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request the following waiver from the subdivision regulations for the proposed Forest Glen – Ninth Section.

1. Cul-de-sac Length: The Petitioner seeks a waiver to allow for cul-de-sacs exceeding 600 feet in length. The topography of the site as well as the presence of existing protected wetlands and streams which the Petitioner wishes to preserve restrict the ability to provide looped roadway connections.

2. Stub Streets: The Petitioner requests the waiver of stub streets because the adjoining properties are privately owned, and the surrounding terrain is not compatible for such streets.

3. Maximum Lot Depth: The Petitioner seeks a waiver to allow for lots over five times greater in depth than in width. Lots 98, 99, 100, and 101 are 65 feet in width with maximum depths of 343 feet, 387 feet, 392 feet, and 392 feet, respectively. The increased lot depths are proposed due to the severity of the existing terrain in the rear of these proposed lots and the irregular shape of the existing lot which does not allow for uniformity on each side of the R.O.W.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

Chris Crawford, P.E.
Project Manager

City of Northport

Planning and Zoning Commission – September 12, 2023

Planning Staff Report

Case: S-20-23 & S-21-23

Applicant: Courtstone, LLC

Request: Master Plan & Preliminary Plat Townes at North Lake

Courtstone, LLC is requesting a rehearing of the preliminary plat for the Townes at North Lake that came before the Commission on July 18, 2023. At that meeting, the motion to approve the waiver for a master plan failed. Subsequently, the motion to approve the preliminary plat also failed. Because their resubmittal comes within one year of the denial, the Commission must determine if there has been a substantial change in the facts of the case. An affirmative vote of five members is needed to grant the reconsideration request.

Courtstone, LLC requests master plan and preliminary plat approval for the Townes at North Lake located east of Highway 69 and north of Hamnertown Road. The total acreage of the master plan is 183 acres. The preliminary plat consists of 30 lots. The following waivers are requested:

Minimum front setback
Half-street improvements and sidewalks
Stub Streets

The applicant is asking for a waiver from the minimum front setback requirement. The zoning ordinance requires a minimum 25' front setback but does give the Commission the authority to waive this requirement, as well as establish other setback requirements. The applicant is proposing to reduce the front setback to 15'. The applicant is also requesting a rear setback of 15' and a side setback of 2' and 3' for a total of 5'.

The applicant is asking for a waiver from the required half-street improvements and sidewalks along Hamnertown Road. The petitioner has provided an email from the Tuscaloosa County Engineering Department that states they will not require half-street improvements or sidewalks along this road.

The applicant is also requesting a waiver from providing stub streets to adjacent properties. The subdivision regulations require stub streets to connect to adjacent unplatted land at intervals between 400 and 1200 feet. This would allow for future extension of streets to the east and west of this property. The waiver request letter cites the terrain of adjacent property as justification

for waiving the required construction of stub streets. The master plan does provide for stub streets. However, the distance between the stub streets is greater than 1200 feet.

The steep slope impact for this proposal does exceed 15 percent which is allowable per the zoning ordinance with approval of the Planning Commission. Steep slopes are indicated on the Slope Exhibit in your packet.

Approval of this agenda item will require six affirmative votes of the Commission.

New Submission ☐
Re-Submission ☒
Date of first submission: 05 / 16 / 2023

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____ / ____ / _____
Deadline: ____ / ____ / _____
Application Submitted: ____ / ____ / _____

Name of Subdivision: Townes of North Lake
Name of Applicant: TTL, Inc. Phone: (205) 366-8788
Name of Owner: Courtstone LLC Phone: (205) 366-8788
Address: 3101 Main Avenue Northport, AL 35476
Engineer: TTL, Inc. (Adam Ingram) Phone: (205) 345-0816
Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com
Surveyor: TTL, Inc. Phone: (205) 345-0816
Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com

In City Limits? Yes ☒ No ☐ Current Zoning: C-3, SD Proposed Zoning: same Total Acreage: +/-183.03 Total Lots: 30
Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 04 / 27 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☒ No ☐ Name and date of most recent approved master plan: This Submittal
Is this design in substantial compliance with approved master plan? Yes ☐ No ☒

Describe the Location of Property to be Subdivided:
Part of the South 1/2 of Section 27 and Part of the Southwest 1/4 of Section 26, Township 20 South, Range 10 West, Tuscaloosa County, AL; East of Highway 69 North and North of Hamnertown Road.

Will any waivers be requested? Yes ☒ No ☐ If yes, list them here and attach documentation explaining reason for request.

Waivers:
1) Minimum Front Setback, 2) Half-Street Improvements, 3) Stub Streets

****All of the above information has been completed or marked "N/A." Initial** AI ******

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** 08 / 11 / 2023

Please contact the Planning Department at 205-339-7000 with any questions.

SITE DATA TABLE:

1. TOTAL SITE AREA: 7,917,030 SF == 182 AC ±
2. OPEN SPACE: TOTAL AREA (7,917,788 SF) - PUBLIC ROW (1,413,234 SF) - LOT AREA (3,359,646 SF) = 3,144,908 SF (72 AC ±)

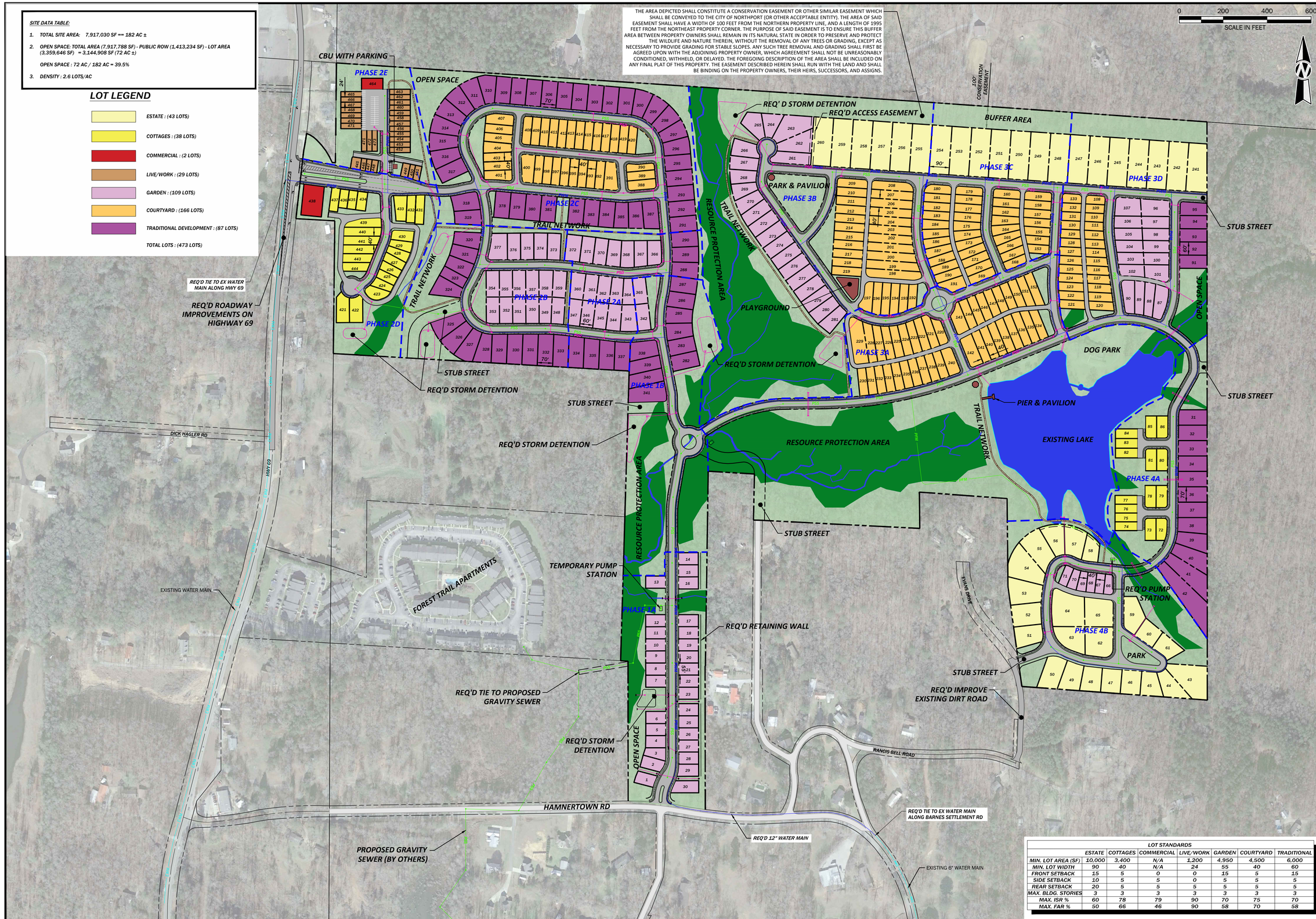
   OPEN SPACE : 72 AC / 182 AC = 39.5%
3. DENSITY : 2.6 LOTS/AC

LOT LEGEND

- ESTATE : (43 LOTS)
- COTTAGES : (38 LOTS)
- COMMERCIAL : (2 LOTS)
- LIVE/WORK : (29 LOTS)
- GARDEN : (109 LOTS)
- COURTYARD : (166 LOTS)
- TRADITIONAL DEVELOPMENT : (87 LOTS)

TOTAL LOTS : (473 LOTS)

THE AREA DEPICTED SHALL CONSTITUTE A CONSERVATION EASEMENT OR OTHER SIMILAR EASEMENT WHICH SHALL BE CONVEYED TO THE CITY OF NORTHPORT (OR OTHER ACCEPTABLE ENTITY). THE AREA OF SAID EASEMENT SHALL HAVE A WIDTH OF 100 FEET FROM THE NORTHERN PROPERTY LINE, AND A LENGTH OF 1995 FEET FROM THE NORTHEAST PROPERTY CORNER. THE PURPOSE OF SAID EASEMENT IS TO ENSURE THIS BUFFER AREA BETWEEN PROPERTY OWNERS SHALL REMAIN IN ITS NATURAL STATE IN ORDER TO PRESERVE AND PROTECT THE WILDLIFE AND NATURE THEREIN, WITHOUT THE REMOVAL OF ANY TREES OR GRADING, EXCEPT AS NECESSARY TO PROVIDE GRADING FOR STABLE SLOPES. ANY SUCH TREE REMOVAL AND GRADING SHALL FIRST BE AGREED UPON WITH THE ADJOINING PROPERTY OWNER, WHICH AGREEMENT SHALL NOT BE UNREASONABLY CONDITIONED, WITHHELD, OR DELAYED. THE FOREGOING DESCRIPTION OF THE AREA SHALL BE INCLUDED ON ANY FINAL PLAT OF THIS PROPERTY. THE EASEMENT DESCRIBED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.



LOT STANDARDS							
	ESTATE	COTTAGES	COMMERCIAL	LIVE/WORK	GARDEN	COURTYARD	TRADITIONAL
MIN. LOT AREA (SF)	10,000	3,400	N/A	1,200	4,950	4,500	6,000
MIN. LOT WIDTH	90	40	N/A	24	55	40	60
FRONT SETBACK	15	5	0	0	15	5	15
SIDE SETBACK	10	5	5	0	5	5	5
REAR SETBACK	20	5	5	5	5	5	5
MAX. BLDG. STORIES	3	3	3	3	3	3	3
MAX. ISR %	60	78	79	90	70	75	70
MAX. FAR %	50	66	46	90	58	70	58

TTL
9797 Timber Circle, Suite A | Daphne, AL 36527
251.332.3600 | www.ttlusa.com

TOWNES AT NORTH LAKE

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
MASTER PLAN

No.	Date	Revision Description

Drawn By: J N B | Checked By: J A M
Date: 2023-08-30 | Proj. No.: 22-01-03087.00
File Name: 223087.MasterPlan.dwg

Sheet No.
1 OF 4

3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

August 30, 2023

Ms. Julie Ramm
Planning Director
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Subdivision Submittal for Townes of North Lake
Waiver Request Letter
TTL Project No. 000210103187.00

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request the following three waivers from the subdivision regulations for the proposed Townes of North Lake - Phase 1, located on Hamnertown Road in Northport.

1. Minimum Front Setback: The Petitioner seeks a waiver to allow a 15' front setback. This waiver will provide for the unique and historic character of this comprehensively designed neighborhood where each homeowner enjoys a large front porch for gathering with family, friends and neighbors. This waiver also allows the space required for garages and garage doors to be located out of sight at the back of each home. The requested 15' setback still provides the space necessary for a 10' utility easement paralleling the front property line of each lot.

2. Half-Street Improvements and Sidewalks (Hamnertown Road): As noted in emails provided by the County Engineering Department, Tuscaloosa County does not require, or desire, half-street improvements or sidewalks on Hamnertown Road.

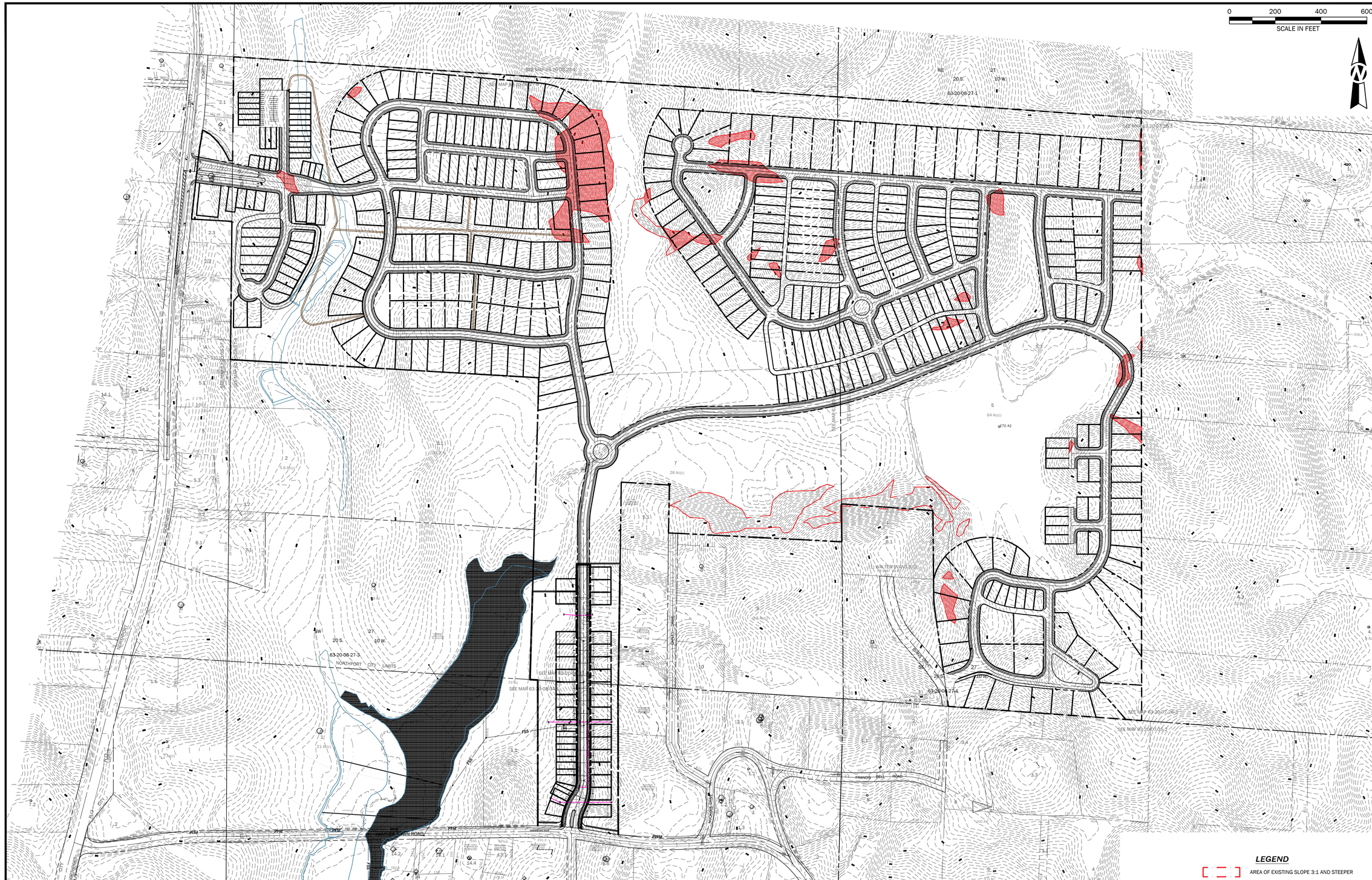
3. Stub Streets: The Petitioner requests a waiver to reduce the number of required stub streets. Based on the size of this property, more than 10 stub streets would be required. We show 3 entrances, 1 stub street that would be constructed in the northeast corner of the site, and Right-of Way set aside if future streets need to be constructed. The waiver is requested because the adjoining properties are privately owned, and the surrounding terrain is not compatible for such streets. Wetland and stream impacts would be greatly increased if these stub streets were required to be constructed.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

Adam Ingram, P.E.
Project Manager
cc: File



LEGEND

AREA OF EXISTING SLOPE 3:1 AND STEEPER

APPROXIMATE IMPACT AREA

SITE AREA TABLE

TOTAL SITE AREA:	181 ACRES
STEEP SLOPE AREA:	+/-7.5 ACRES
ALLOWABLE STEEP SLOPE IMPACT AREA:	1.1 ACRES (15%)
ACTUAL STEEP SLOPE IMPACT AREA:	+/- 4.6 ACRES (APPROXIMATELY 61%)

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

TOWNES AT NORTH LAKE
RESIDENTIAL DEVELOPMENT

HAMINERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
STEEP SLOPE EXHIBIT

No.	Date	Revision Description

Drawn By: J A M
Checked By: J A M
Date: 04/21/2023
Proj. No.: 000220103087.00
File Name: 22-03087.Slope Exhibit.dwg

Sheet No.
EXHIBIT

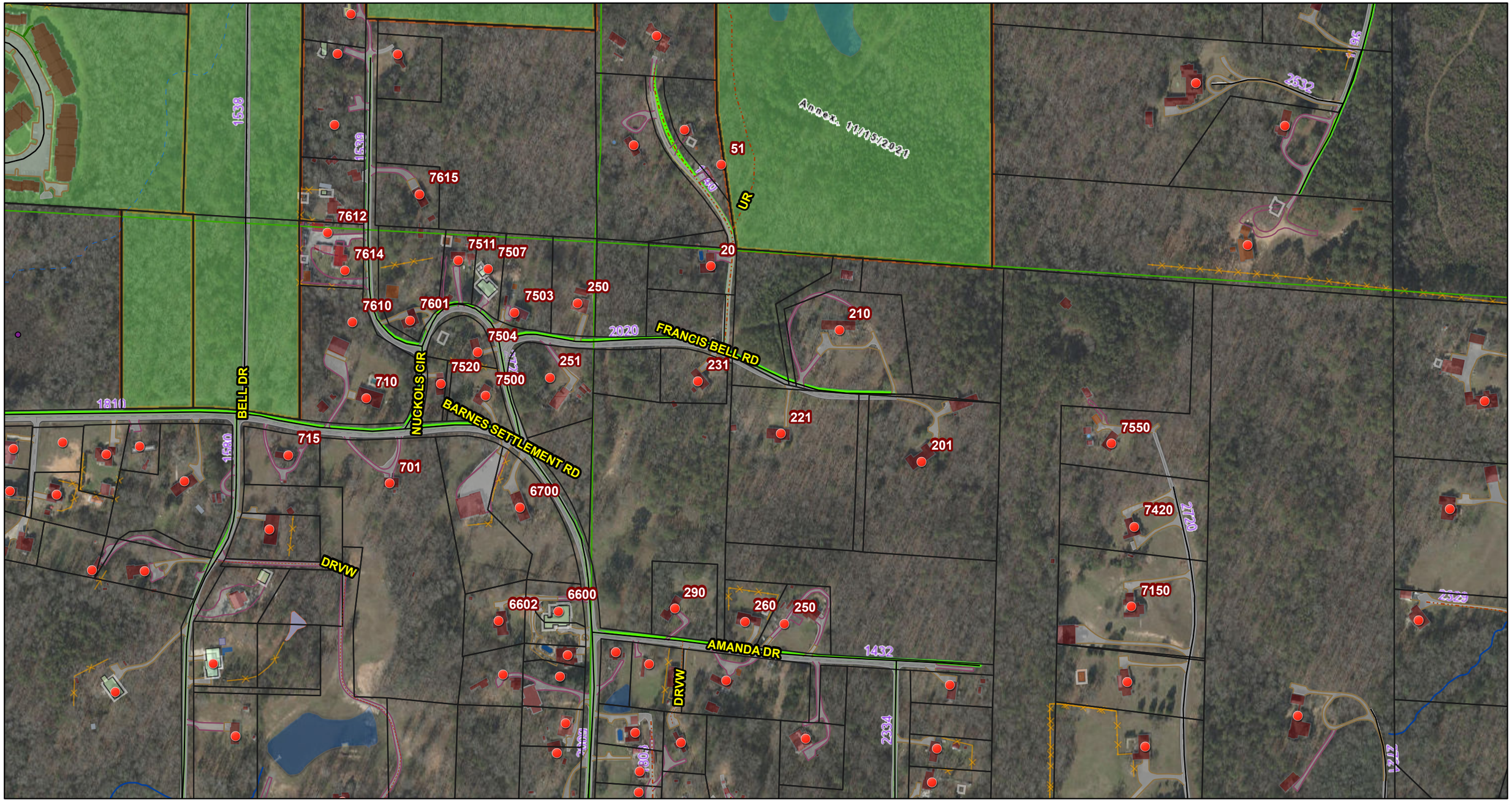
Adam Ingram

From: Katherine Parris <kparris@tuscco.com>
Sent: Thursday, June 8, 2023 8:38 AM
To: 'Brad Matthews'
Cc: Adam Ingram
Subject: [External] The Townes of North Lake

Tuscaloosa County does not require half street improvements nor sidewalks at this location.

Katherine Parris
Tuscaloosa County Public Works Department
2810 Investigator Dornell Cousette Street
Tuscaloosa, Alabama 35401
Phone: 205-345-6600 Ext. 5216

Francis Bell Road



8/28/2023, 4:03:25 PM

1:4,514

0 0.05 0.1 0.19 mi

0 0.07 0.15 0.3 km

Aerial_cache_Central_2020.tpkx

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- E911 Address Points (AGOL) 2023

E911 Roads (AGOL) 2023

- DR
- SRE
- SRP
- GeoNames from GNIS

- Parcels Hosted on Portal - Parcel data
- County maintained roads feature layer
- Lucity county roads (segments)
- Bridges

- Annexations /deannexations
- City Limits
- NORTHPORT CITY LIMITS

JByrd, Tuscaloosa Co. E911, City of Tuscaloosa, City of Northport, Tuscaloosa Co E911, Town of Woodstock, State of Alabama, Maxar, J. BYRD, TUSCALOOSA COUNTY PUBLIC WORKS DEPT., FROM FEATURES PROVIDED BY ROD COLEMAN, TUSCALOOSA COUNTY E911 DIRECTOR.

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For use within Tuscaloosa County agencies only. Any further use requires the permission of authoring agencies/departments.

Adam Ingram

From: Katherine Parris <kparris@tuscco.com>
Sent: Monday, August 28, 2023 4:07 PM
To: Adam Ingram
Subject: [External] RE: [External] The Townes of North Lake
Attachments: 2023.08.28_Francis_Bell_Evans.pdf; 2023.08.28_Francis_Bell_Rd.pdf

See attached maps. Both are County Maintained, as shown in green.

Katherine

From: Adam Ingram <aingram@ttlusa.com>
Sent: Monday, August 28, 2023 4:01 PM
To: Katherine Parris <kparris@tuscco.com>
Subject: RE: [External] The Townes of North Lake

I understand. Can you also check to see if Francis Bell Road and Evans Drive are public? On the GIS map it shoes a gap in the ROW. I'm assuming that is either a mapping error or maybe it is prescriptive right there.

Thanks,

Adam Ingram, PE, PLS*
Project Manager
Office: 205.345.0816 | Cell: 205.706.1405
3516 Greensboro Ave, Tuscaloosa, AL 35401
*PE License in AL, MS, PLS License in AL (inactive)
www.ttlusa.com

From: Katherine Parris <kparris@tuscco.com>
Sent: Monday, August 28, 2023 1:02 PM
To: Adam Ingram <aingram@ttlusa.com>
Subject: RE: [External] The Townes of North Lake

I am going to make sure that it is worded the way Scott wants it to be. There has been so much said back and forth with this division, that I want to make sure that it is correct.

Katherine

From: Adam Ingram <aingram@ttlusa.com>
Sent: Monday, August 28, 2023 12:04 PM
To: Katherine Parris <kparris@tuscco.com>; 'Brad Matthews' <bmatthews@cityofnorthport.org>
Subject: RE: The Townes of North Lake

Can you send this again? We have resubmitted to the City and they need an updated email from you for this submittal.
Thanks so much,

Adam Ingram, PE, PLS*
Project Manager
Office: 205.345.0816 | Cell: 205.706.1405
3516 Greensboro Ave, Tuscaloosa, AL 35401
*PE License in AL, MS, PLS License in AL (inactive)
www.ttlusa.com

From: Katherine Parris <kparris@tuscco.com>
Sent: Thursday, June 8, 2023 8:38 AM
To: 'Brad Matthews' <bmatthews@cityofnorthport.org>
Cc: Adam Ingram <aingram@ttlusa.com>
Subject: [External] The Townes of North Lake

Tuscaloosa County does not require half street improvements nor sidewalks at this location.

Katherine Parris
Tuscaloosa County Public Works Department
2810 Investigator Dornell Cousette Street
Tuscaloosa, Alabama 35401
Phone: 205-345-6600 Ext. 5216

Private and confidential as detailed here (https://www.ttlusa.com/privacy-policy). The disclaimer contains important limitations on use and reliance. If you cannot access hyperlink, please e-mail sender.

Tuscaloosa County Commission

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Tuscaloosa County Commission

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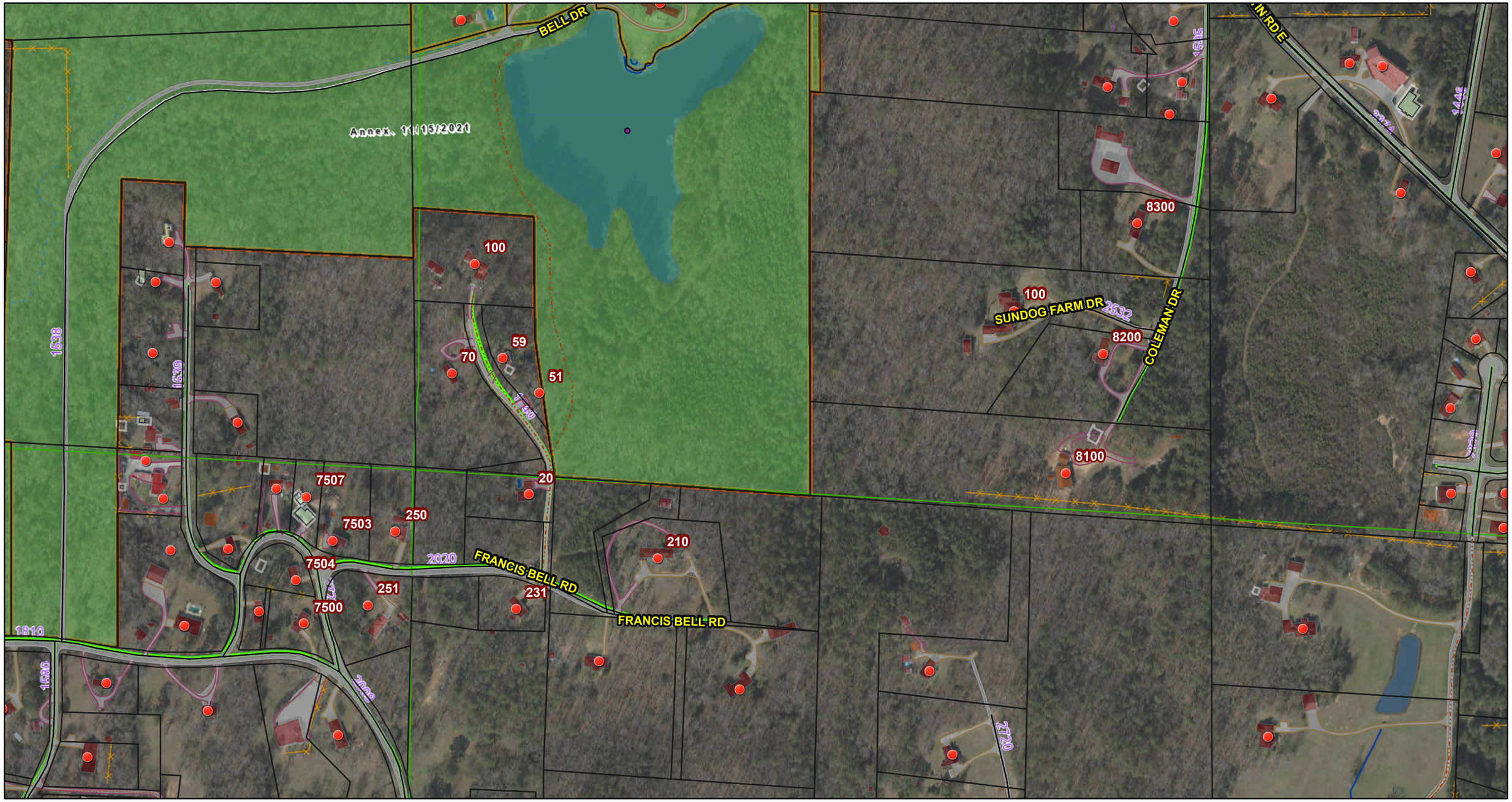
Evans Dr - Francis Bell Road



8/28/2023, 4:05:36 PM

Aerial_cache_Central_2020.tpkx

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- E911 Address Points (AGOL) 2023

E911 Roads (AGOL) 2023

- COP
- DR
- SRE
- SRP

- GeoNames from GNIS
- Parcels Hosted on Portal - Parcel data
- County maintained roads feature layer
- Lucity county roads (segments)

- Bridges
- Annexations /deannexations

City Limits

- NORTHPORT CITY LIMITS

1:4,514

0 0.05 0.1 0.19 mi

0 0.07 0.15 0.3 km

JByrd, Tuscaloosa Co. E911, City of Tuscaloosa, City of Northport, Tuscaloosa Co E911, Town of Woodstock, State of Alabama, Maxar, J. BYRD, TUSCALOOSA COUNTY PUBLIC WORKS DEPT., FROM FEATURES PROVIDED BY ROD COLEMAN, TUSCALOOSA COUNTY E911 DIRECTOR.

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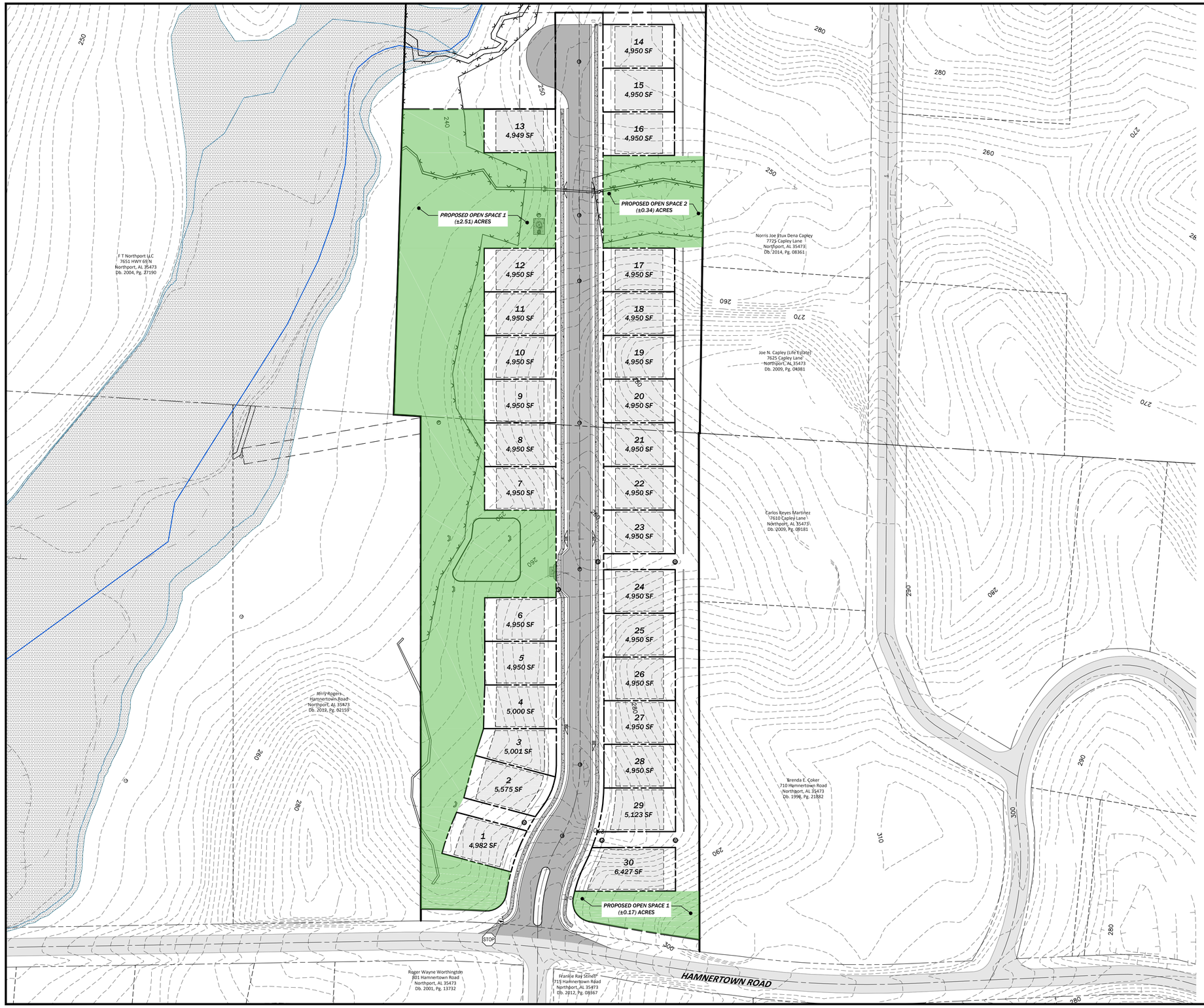

0 60 120 180

LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
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- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE
- PROPOSED OPEN SPACE AREA

GENERAL NOTES:
1. TOTAL PROJECT AREA: 9.75 ACRES
2. OPEN SPACE REQ'D: (20%) 1.95 ACRES
3. OPEN SPACE PROVIDED: (31%) 3.02 ACRES

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205.561.3778 | www.ttlusa.com

TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

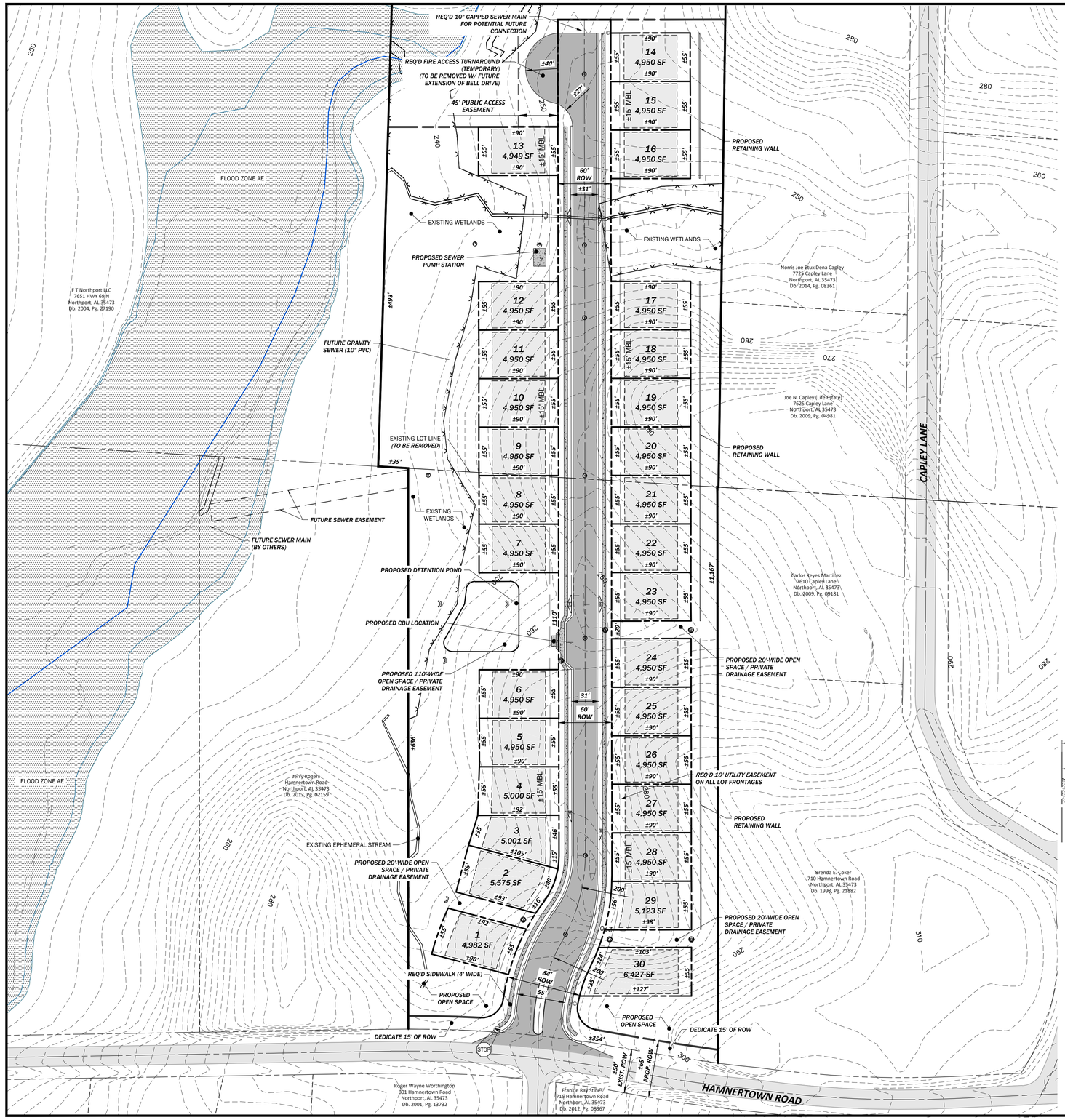
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
OPEN SPACE AREAS

No.	Date	Revision Description

Drawn By: J N B | Checked By: J A M
Date: 08-30-2023 | Proj. No.: 22-01-03087.00
File Name: 223087-Preliminary Plat.dwg

Sheet No.
4 OF 4



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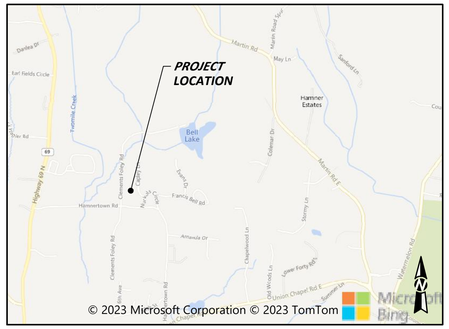
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

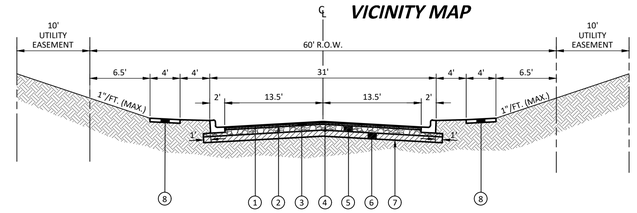
GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED: ±13 AC
   TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: 183.03 ACRES
2. CONTOUR INTERVAL: 2' (EXISTING CONTOURS). ELEVATIONS BASED ON AERIAL MAPPING.
3. OWNER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
   DEVELOPER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
4. CURRENT ZONING: C-3-SD
   PROPOSED ZONING: C-3-SD
5. PROPOSED SETBACKS:
   FRONT: 15'
   SIDE: 2' OR 3' (5 TOTAL)
   REAR: 15'
6. NUMBER OF LOTS: 30
7. ISR:
   MAXIMUM: 0.40
   PROVIDED: 0.37
8. TYPICAL LOT SIZE: ± 3000 SF
9. DENSITY: 3.07 LOTS/ACRE
10. OPEN SPACE: (SEE SHEET 4 OF 4)
    REQUIRED: (20%) 1.95 ACRES
    PROVIDED: (31%) 3.02 ACRES
11. ROADWAY RADII (HORIZONTAL):
    REQUIRED: 200'
12. REQUESTED WAIVERS:
    MAXIMUM CUL DE SAC LENGTH
    MASTER PLAN
    MINIMUM FRONT SETBACK
13. SOURCE OF TITLE: DB 2002, PG 13554
14. PART OF THIS PROPERTY LIES IN SPECIAL FLOOD HAZARD AREA ZONE AE, FROM INFORMATION TAKEN FROM FEMA FIRM PANEL NO. 01125C0339G (MAP EFFECTIVE DATE: 1/16/2014).
15. DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
16. APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.

0 60 120 180

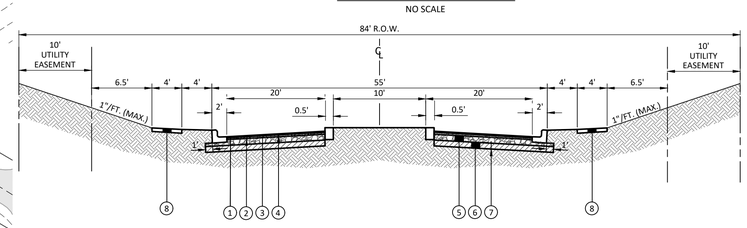


VICINITY MAP



TYPICAL ROADWAY SECTION

NO SCALE



TYPICAL ROADWAY SECTION (ENTRANCE BOULEVARD)

NO SCALE

1. REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ½" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
2. REQ'D: TACK COAT (TRACKLESS TACK) (ALDOT 405A)(0.10 GAL/SY)
3. REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424B)(2" COMPACTED THICKNESS)
4. REQ'D: PRIME COAT "A" (ALDOT SECTION 401D)
5. REQ'D: CRUSHED AGGREGATE STONE BASE COURSE (ALDOT 825B)(6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D 698)
6. REQ'D: SUBGRADE (ROADBED PROCESSED, COMPACTED TO 98% ASTM D 698) (6" MIN THICKNESS)(AS DIRECTED BY THE OWNER'S REPRESENTATIVE)
7. REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
8. REQ'D: 4' CONCRETE SIDEWALK

**NOTE:
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.

TTL
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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

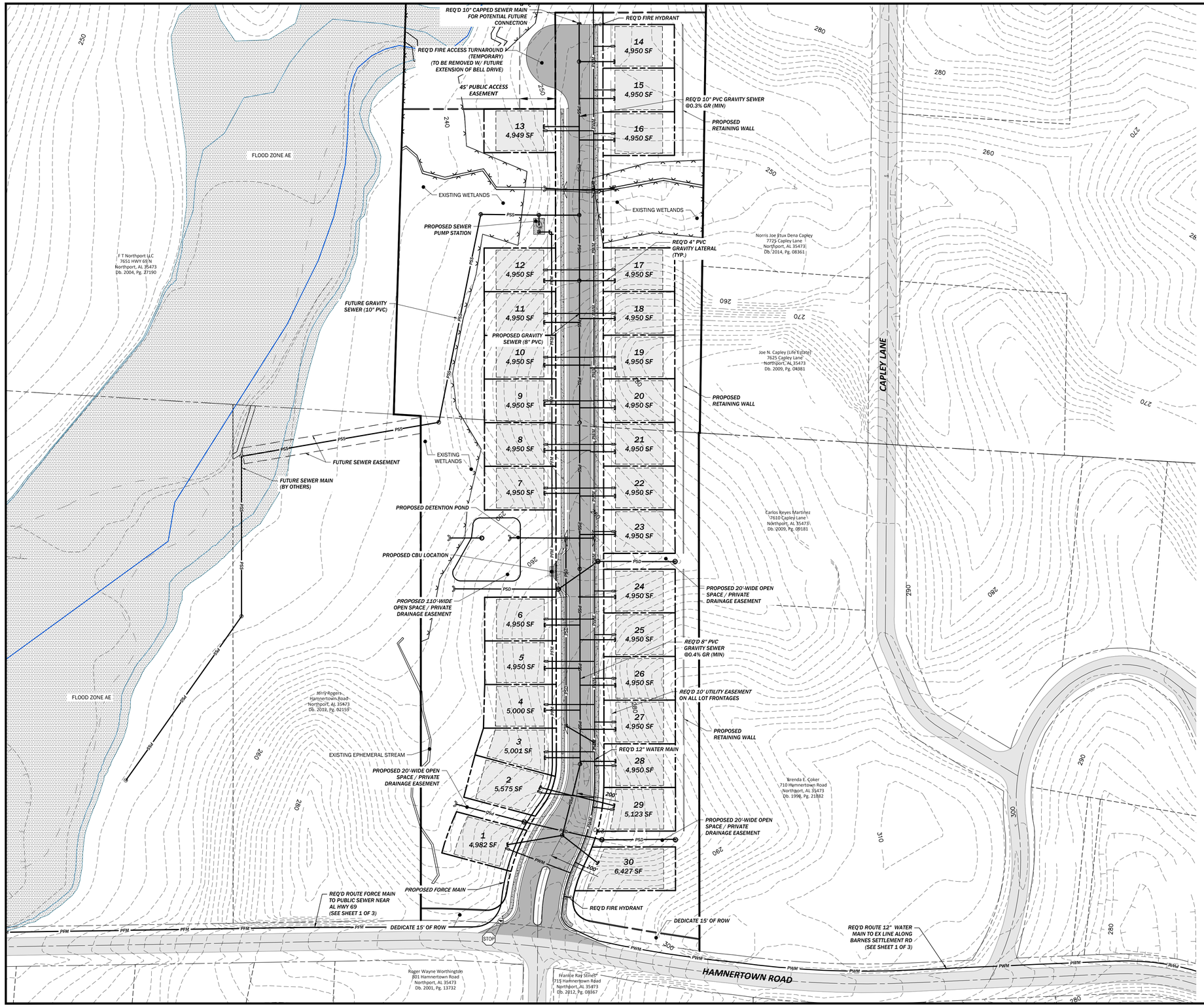
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: J N B
Date: 08-30-2023
File Name: 223087 Preliminary Plat.dwg
Checked By: J A M
Proj. No.: 22-01-03087.00

Sheet No.
2 OF 4



0 60 120 180

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- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

NOTES:
1. REQ'D UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.

TTL
2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT
(UTILITY PLANS)

No.	Date	Revision Description

Drawn By: J N B | Checked By: J A M
Date: 08-30-2023 | Proj. No.: 22-01-03087.00
File Name: 223087-Preliminary Plat.dwg

Sheet No.
3 OF 4

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Cornerstone, LLC, being owner of the property which is the subject of this application hereby authorize TR, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: _____ Date: 7/11/23

Property Owner Mailing Address: 1470 Northbrook Pky
Ste 168
Phone Number: Tcl, AL 35406

Authorized Agent Mailing Address: 3516 Greensboro Avenue
Tuscaloosa, AL 35401

Phone Number: 205-345-0816

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Courtney Dobbs, a Notary Public in and for said County and State, hereby certify that Tres Dobbs whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 11 day of July, 2023

Courtney A Dobbs
Notary Public

My Commission Expires: 2025

NOTARY PUBLIC
Courtney Ann Dobbs
ALABAMA STATE AT LARGE

NOTARY PUBLIC
Courtney Ann Dobbs
ALABAMA STATE AT LARGE

Rev 3/20

City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

Northport Planning & Zoning Commission

Master Plan & Preliminary Plat

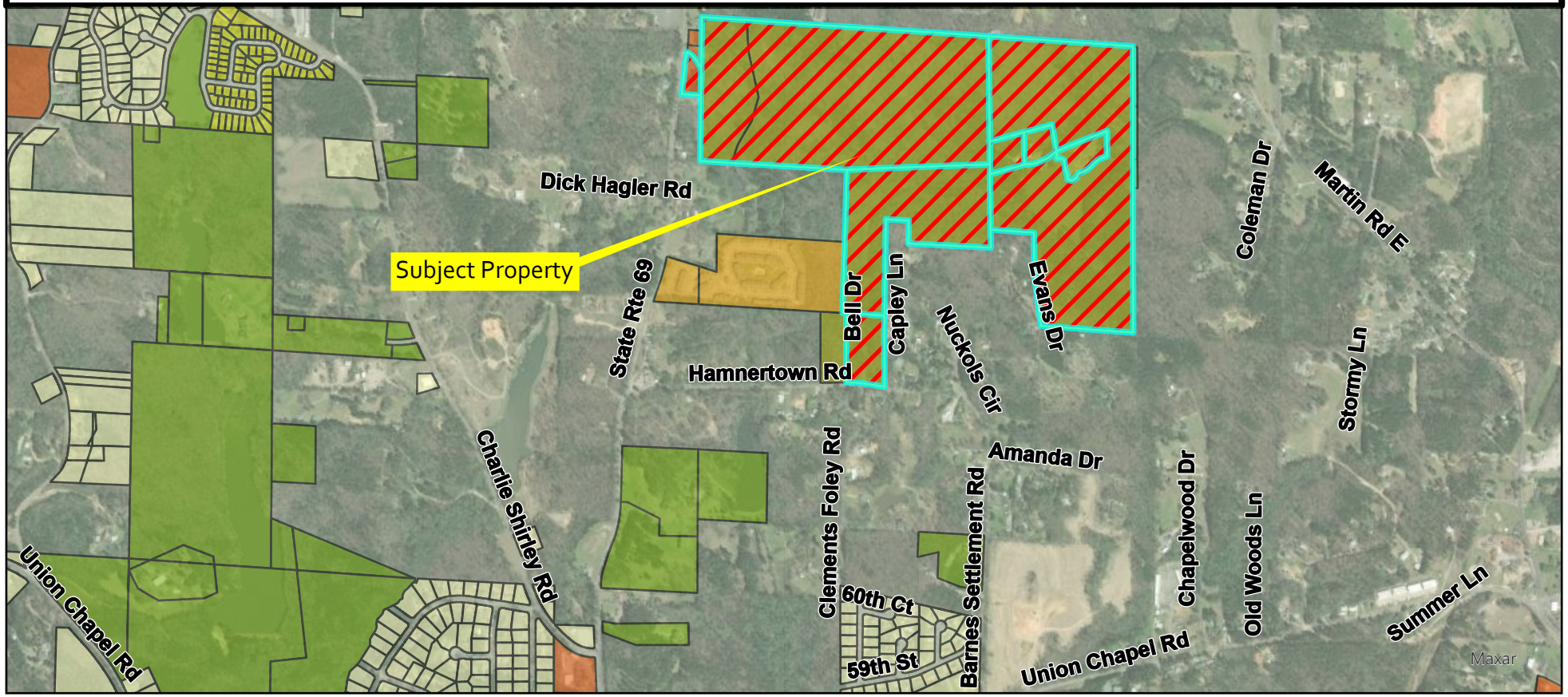
Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Residential Multi-Family
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 4
- Subject Property

N
W E
S

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 1,250 2,500 5,000 Feet



New Submission ☐
Re-Submission ☒
Date of first submission: 05 / 16 / 2023

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____ / ____ / _____
Deadline: ____ / ____ / _____
Application Submitted: ____ / ____ / _____

Name of Subdivision: Townes of North Lake
Name of Applicant: TTL, Inc. Phone: (205) 366-8788
Name of Owner: Courtstone LLC Phone: (205) 366-8788
Address: 3101 Main Avenue Northport, AL 35476
Engineer: TTL, Inc. (Adam Ingram) Phone: (205) 345-0816
Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com
Surveyor: TTL, Inc. Phone: (205) 345-0816
Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com

In City Limits? Yes ☒ No ☐ Current Zoning: C-3, SD Proposed Zoning: same Total Acreage: +/-183.03 Total Lots: 30
Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 04 / 27 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☒ No ☐ Name and date of most recent approved master plan: This Submittal
Is this design in substantial compliance with approved master plan? Yes ☐ No ☒

Describe the Location of Property to be Subdivided:
Part of the South 1/2 of Section 27 and Part of the Southwest 1/4 of Section 26, Township 20 South, Range 10 West, Tuscaloosa County, AL; East of Highway 69 North and North of Hamnertown Road.

Will any waivers be requested? Yes ☒ No ☐ If yes, list them here and attach documentation explaining reason for request.

Waivers:
1) Minimum Front Setback, 2) Half-Street Improvements, 3) Stub Streets

****All of the above information has been completed or marked "N/A." Initial** AI ******

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** 08 / 11 / 2023

Please contact the Planning Department at 205-339-7000 with any questions.

New Submission [X]
Re-Submission [ ]
Date of first submission:
05 / 16 / 2023

City of Northport

Preliminary Plat Application and Checklist

Name of Subdivision: Townes of North Lake

Name of Applicant: TTL, Inc. Phone: (205) 366-8788

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

X Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
X Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
X Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
X Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
X Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
X Rights-of-way, easements, alleys, location and proposed widths.
X Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
X Any pertinent topographic features existing on the site.
X Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
X Location and dimensions of existing storm and sanitary sewers, and water lines.
X A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
X A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
X Width of all proposed paving in the proposed project from back to back of curb.
X Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
X Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
X The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
X The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
X Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
X Location of proposed sidewalks.
X If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
X Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
X This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Additional Required Items for Submission:

X Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
X Electronic copy of plat (PDF; may be submitted via CD or emailed)
X Designation of Agent form (if applicable)
X Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
X Fees ($250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: _____ **Date:** 08 / 11 / 2023

3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

August 11, 2023

Ms. Julie Ramm
Planning Director
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Subdivision Submittal for Townes of North Lake
Waiver Request Letter
TTL Project No. 000210103187.00

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request the following three waivers from the subdivision regulations for the proposed Townes of North Lake - Phase 1, located on Hamnertown Road in Northport.

1. Minimum Front Setback: The Petitioner seeks a waiver to allow a 15' front setback. This waiver will provide for the unique and historic character of this comprehensively designed neighborhood where each homeowner enjoys a large front porch for gathering with family, friends and neighbors. This waiver also allows the space required for garages and garage doors to be located out of sight at the back of each home. The requested 15' setback still provides the space necessary for a 10' utility easement paralleling the front property line of each lot.

2. Half-Street Improvements and Sidewalks (Hamnertown Road): As noted in emails provided by the County Engineering Department, Tuscaloosa County does not require, or desire, half-street improvements or sidewalks on Hamnertown Road.

3. Stub Streets: The Petitioner requests the waiver of stub streets because the adjoining properties are privately owned, and the surrounding terrain is not compatible for such streets. (Please see attached Exhibit).

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

Adam Ingram, P.E.
Project Manager
cc: File

City of Northport
Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

I, Cornerstone, LLC, being owner of the property which is the subject of this application hereby authorize TR, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: _____ Date: 7/11/23

Property Owner Mailing Address: 1470 Northbrook Pky
Ste 168
Tcl, AL 35406

Phone Number:

Authorized Agent Mailing Address: 3516 Greensboro Avenue
Tuscaloosa, AL 35401

Phone Number: 205-345-0816

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Courtney Dobbs, a Notary Public in and for said County and State, hereby certify that Tres Dobbs whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 11 day of July, 2023

Courtney A Dobbs
Notary Public

My Commission Expires: 2025

NOTARY PUBLIC
Courtney Ann Dobbs
ALABAMA STATE AT LARGE

NOTARY PUBLIC
Courtney Ann Dobbs
ALABAMA STATE AT LARGE

Rev 3/20

City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

Adam Ingram

From: Katherine Parris <kparris@tuscco.com>
Sent: Thursday, June 8, 2023 8:38 AM
To: 'Brad Matthews'
Cc: Adam Ingram
Subject: [External] The Townes of North Lake

Tuscaloosa County does not require half street improvements nor sidewalks at this location.

Katherine Parris
Tuscaloosa County Public Works Department
2810 Investigator Dornell Cousette Street
Tuscaloosa, Alabama 35401
Phone: 205-345-6600 Ext. 5216

3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

June 8, 2023

Mr. Brad Matthews, P.E.
Assistant City Engineer
City of Northport
P.O. Box 569
Northport, Alabama 35476

RE: ***Preliminary Drainage Report for Proposed Townes at North Lake Phase 1***
Hamnertown Road
Northport, AL
TTL Project No. 000220103087.00

Dear Mr. Matthews,

We are writing to provide preliminary drainage calculations for your review of the above-referenced project. The project site is located immediately north of Hamnertown Road approximately 0.4 miles east of Highway 69. As reflected on the Preliminary Plat, the proposed project consists of the development of thirty (30) single-family residential lots and associated roadway improvements and open spaces on the approximately 9.5-acre site.

Existing Site Description
The site is currently undeveloped and generally slopes via overland flow towards Two-Mile Creek. The site is generally part of two predevelopment drainage basins totaling approximately forty-two (42) acres. These basins ultimately intersect into into Two-mile Creek west of the project site before Two-Mile Creek flows under Hamnertown Road. The attached Predevelopment Drainage Map generally reflects the overall area and characteristics of each drainage basin.

Proposed Site Description
The general drainage pattern will be maintained in the post-development condition. However, some onsite runoff will be collected in networks of enclosed storm drainage infrastructure and routed to a proposed dry detention pond. Runoff from upstream of the site will be intercepted and passed-through the site as much as possible.

Summary of Preliminary Detention Calculations
As reflected on the attached drainage summaries, total predevelopment runoff will be maintained in the postdevelopment condition. Final drainage calculations will be provided with construction plans for final Land Development Permit approval.

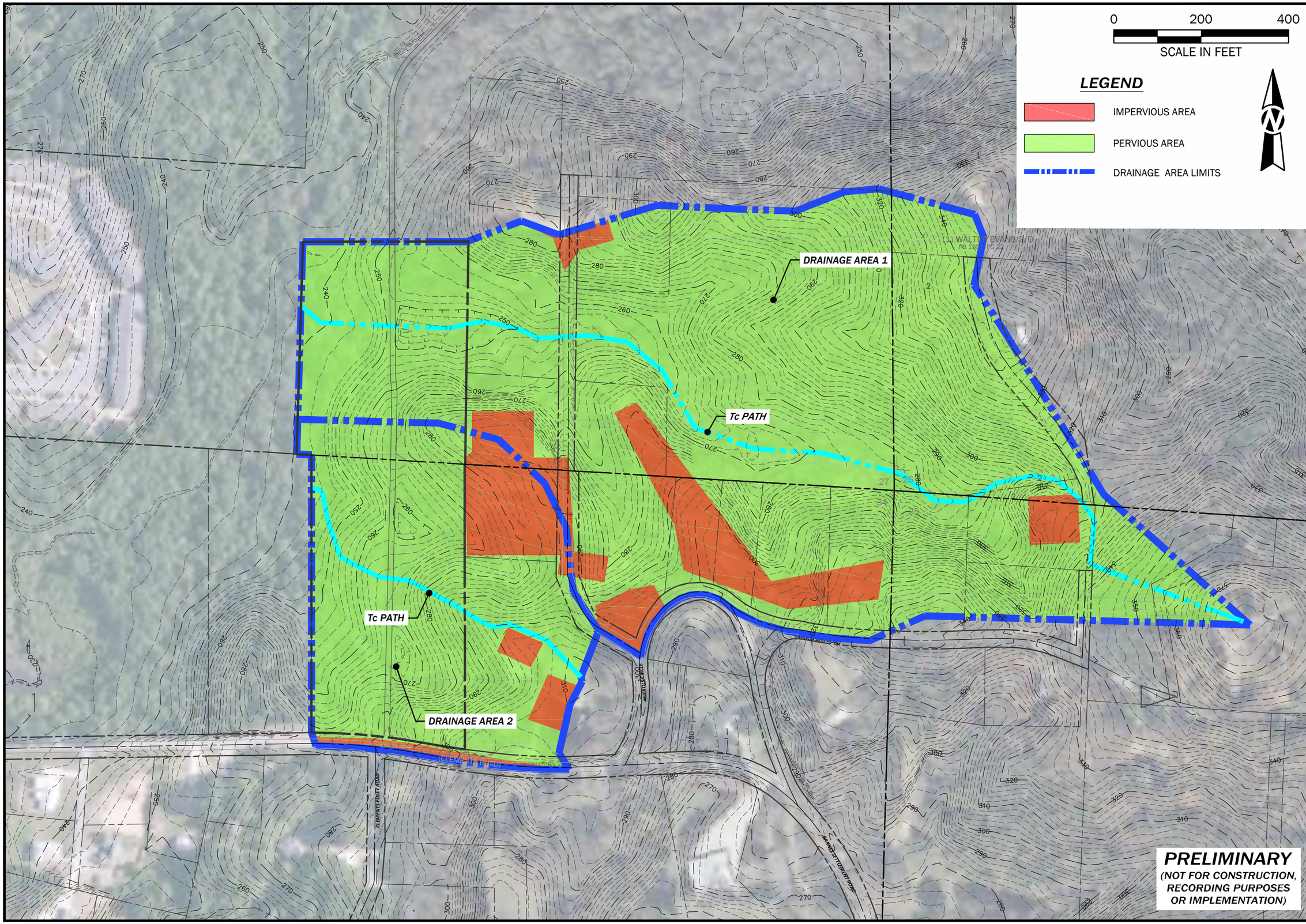
Sincerely,

TTL, Inc.

Adam Ingram, PE

Attachments: *Pre- and Post-Development Drainage Maps, Drainage Area C-Factor Calculations, Hydraflow Hydrographs Modeling Results*

X:\2022\01\22-01-03087.00 Courtstone, LLC - Dobbs-Townes of North Lake - Tuscaloosa, AL\Civil\Design\Drainage\Preliminary Plat Submittal\223087.PRELIMINARY Drainage Narrative_2023-06-08.docx



TTL
www.ttlusa.com

TOWNES OF NORTH LAKE

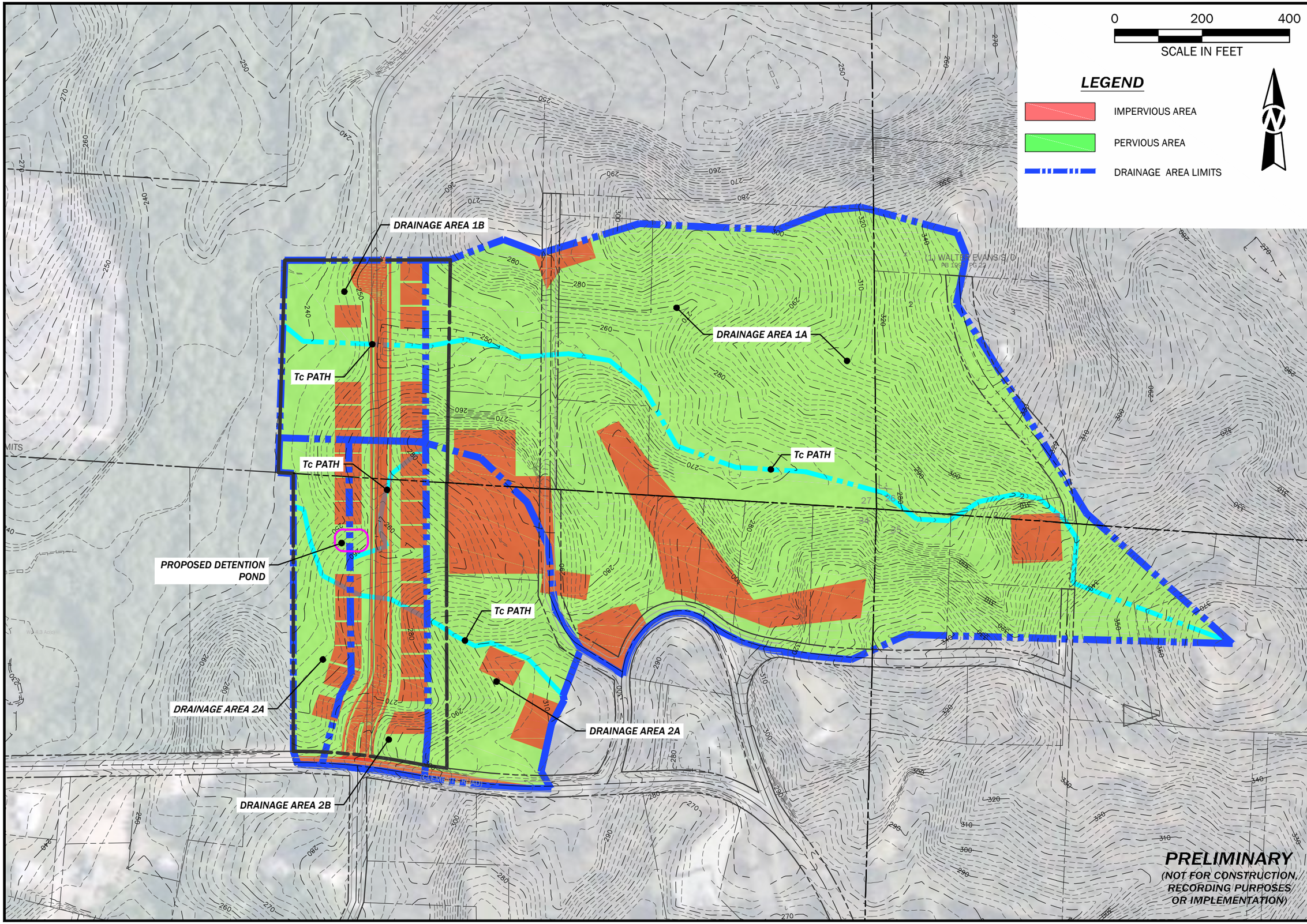
HAMMERTOWN ROAD
NORTHPORT, ALABAMA

Sheet Title
PRE DEVELOPMENT DRAINAGE MAP

No.	Date	Revision Description

Drawn By: JNB
Checked By: JAM
Date: 05/15/2023
Proj. No.: 22-01-03087.00
File Name: 22-03087.Pre Development Drainage Map.dwg

Sheet No.
PRE



TTL
www.ttlusa.com

TOWNES OF NORTH LAKE

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

Sheet Title
POST DEVELOPMENT DRAINAGE MAP

No.	Date	Revision Description

Drawn By: JNB
Checked By: JAM
Date: 05/19/2023
Proj. No.: 22-01-030/87.00
File Name: 22-03087.Post Development Drainage Map.dwg

Sheet No.
POST

COMPOSITE 'C' FACTOR CALCULATIONS

Project Name: Dobbs Preliminary Plat Submittal
TTL Project Number: 22-01-03087.00
Date: 6/8/2023

				Rational Method	
PRE DEV Drainage Area 1	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	128,650	2.95	9.37%	0.95	0.09
Pervious Surface (i.e. Woods/Grass)	1,243,898	28.56	90.63%	0.30	0.27
Total Area	***1,372,548***	***31.51***	***100%***		***0.36***

PRE DEV Drainage Area 2	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	73,651	1.69	16.69%	0.95	0.16
Pervious Surface (i.e. Woods/Grass)	367,724	8.44	83.31%	0.30	0.25
Total Area	***441,375***	***10.13***	***100%***		***0.41***

POST DEV Drainage Area 1A	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	128,650	2.95	10.39%	0.95	0.10
Pervious Surface (i.e. Woods/Grass)	1,108,989	25.46	89.61%	0.30	0.27
Total Area	***1,237,639***	***28.41***	***100%***		***0.37***

POST DEV Drainage Area 1B	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	44,956	1.03	33.32%	0.95	0.32
Pervious Surface (i.e. Woods/Grass)	89,955	2.07	66.68%	0.30	0.20
Total Area	***134,911***	***3.10***	***100%***		***0.52***

POST DEV Drainage Area 2A	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	85,328	1.96	28.40%	0.95	0.27
Pervious Surface (i.e. Woods/Grass)	215,147	4.94	71.60%	0.30	0.21
Total Area	***300,475***	***6.90***	***100%***		***0.48***

POST DEV Drainage Area 2B	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	82,638	1.90	58.65%	0.95	0.56
Pervious Surface (i.e. Woods/Grass)	58,262	1.34	41.35%	0.30	0.12
Total Area	***140,900***	***3.23***	***100%***		***0.68***

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Dekalb	------	-------	36.74	-------	-------	51.45	60.03	66.22	72.04	Predevelopment Area 1
2	Dekalb	------	-------	21.70	-------	-------	30.33	35.36	39.08	42.67	Predevelopment Area 2
3	Combine	1, 2	-------	36.74	-------	-------	51.45	60.03	66.22	72.04	Total Predevelopment
5	Dekalb	------	-------	37.04	-------	-------	51.85	60.49	66.72	72.57	Postdevelopment Area 1A
6	Reach	5	-------	35.00	-------	-------	49.24	57.56	63.57	69.22	Postdevelopment 1A to PL
7	Dekalb	------	-------	8.901	-------	-------	12.44	14.50	16.04	17.54	Postdevelopment Area 1B (bypass)
8	Combine	6, 7	-------	35.00	-------	-------	49.24	57.56	63.57	69.22	Total Postdevelopment Area 1
9	Dekalb	------	-------	17.30	-------	-------	24.19	28.20	31.16	34.02	Postdevelopment Area 2A (bypass)
10	Dekalb	------	-------	12.88	-------	-------	18.01	20.99	23.24	25.45	Postdevelopment 2B (Detention Pond
11	Reservoir	10	-------	5.657	-------	-------	12.35	16.84	20.36	22.91	Detention Pond
12	Reach	11	-------	5.618	-------	-------	11.77	16.22	19.09	21.87	Pond to PL
13	Combine	9, 12	-------	22.77	-------	-------	30.59	35.28	38.80	42.27	Total Postdevelopment Area 2
14	Combine	8, 13	-------	35.05	-------	-------	49.32	57.64	63.66	69.31	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	36.74	1	100	131,807	------	------	------	Predevelopment Area 1
2	Dekalb	21.70	1	35	27,245	------	------	------	Predevelopment Area 2
3	Combine	36.74	1	100	159,052	1, 2	------	------	Total Predevelopment
5	Dekalb	37.04	1	85	112,953	------	------	------	Postdevelopment Area 1A
6	Reach	35.00	1	87	113,013	5	------	------	Postdevelopment 1A to PL
7	Dekalb	8.901	1	30	9,581	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	35.00	1	87	122,594	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	17.30	1	35	21,726	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	12.88	1	25	11,556	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	5.657	1	29	11,551	10	257.74	4,191	Detention Pond
12	Reach	5.618	1	31	11,511	11	------	------	Pond to PL
13	Combine	22.77	1	35	33,237	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	35.05	1	87	155,831	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	51.45	1	100	184,594	------	------	------	Predevelopment Area 1
2	Dekalb	30.33	1	35	38,094	------	------	------	Predevelopment Area 2
3	Combine	51.45	1	100	222,689	1, 2	------	------	Total Predevelopment
5	Dekalb	51.85	1	85	158,144	------	------	------	Postdevelopment Area 1A
6	Reach	49.24	1	87	158,224	5	------	------	Postdevelopment 1A to PL
7	Dekalb	12.44	1	30	13,394	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	49.24	1	87	171,617	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	24.19	1	35	30,378	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	18.01	1	25	16,151	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	12.35	1	27	16,147	10	258.28	5,480	Detention Pond
12	Reach	11.77	1	29	16,107	11	------	------	Pond to PL
13	Combine	30.59	1	35	46,485	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	49.32	1	87	218,102	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	60.03	1	100	215,396	------	------	------	Predevelopment Area 1
2	Dekalb	35.36	1	35	44,403	------	------	------	Predevelopment Area 2
3	Combine	60.03	1	100	259,799	1, 2	------	------	Total Predevelopment
5	Dekalb	60.49	1	85	184,474	------	------	------	Postdevelopment Area 1A
6	Reach	57.56	1	87	184,564	5	------	------	Postdevelopment 1A to PL
7	Dekalb	14.50	1	30	15,612	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	57.56	1	87	200,177	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	28.20	1	35	35,409	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	20.99	1	25	18,828	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	16.84	1	26	18,823	10	258.40	5,787	Detention Pond
12	Reach	16.22	1	28	18,784	11	------	------	Pond to PL
13	Combine	35.28	1	35	54,193	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	57.64	1	87	254,369	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

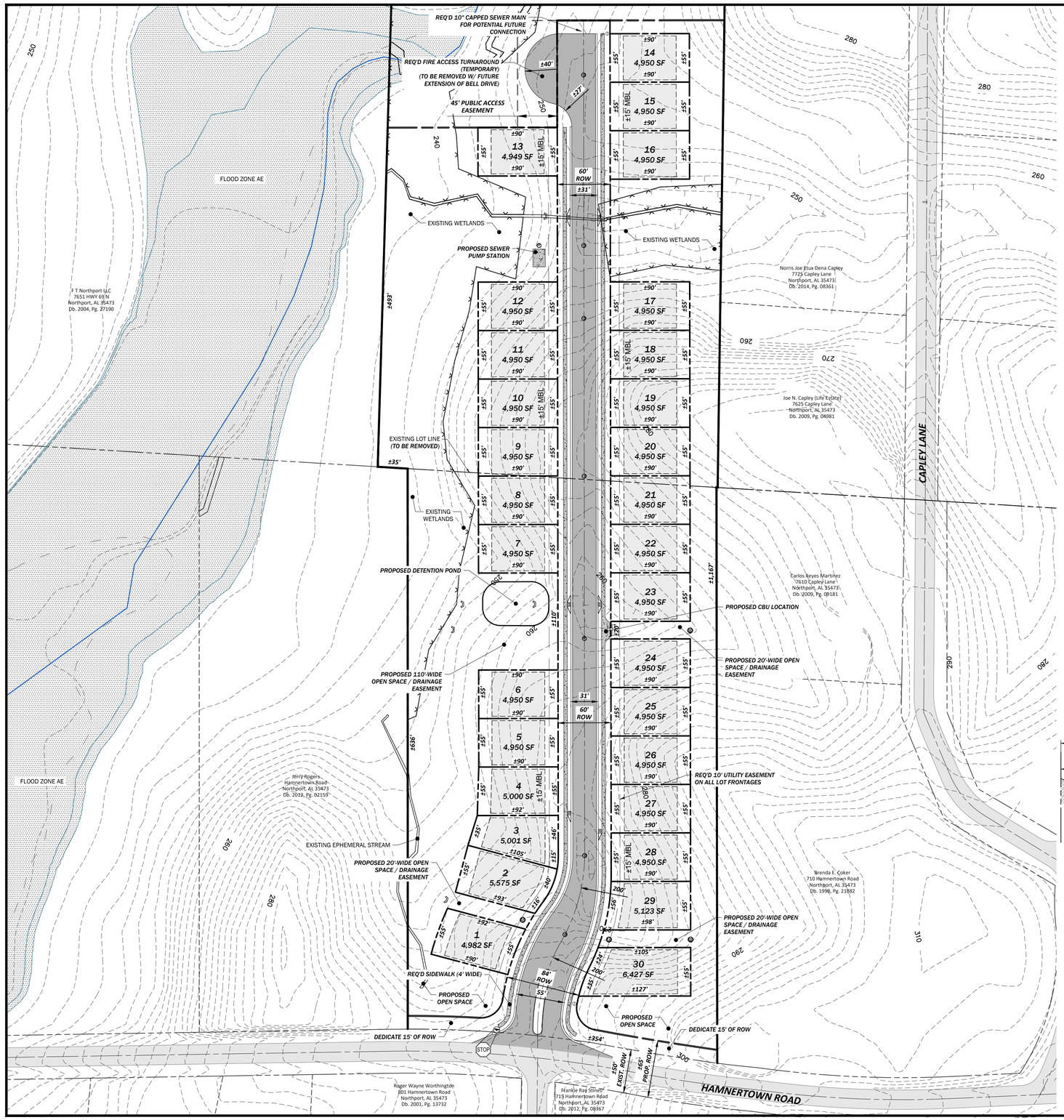
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	66.22	1	100	237,595	------	------	------	Predevelopment Area 1
2	Dekalb	39.08	1	35	49,078	------	------	------	Predevelopment Area 2
3	Combine	66.22	1	100	286,673	1, 2	------	------	Total Predevelopment
5	Dekalb	66.72	1	85	203,480	------	------	------	Postdevelopment Area 1A
6	Reach	63.57	1	87	203,578	5	------	------	Postdevelopment 1A to PL
7	Dekalb	16.04	1	30	17,267	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	63.57	1	87	220,845	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	31.16	1	35	39,137	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	23.24	1	25	20,842	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	20.36	1	26	20,837	10	258.48	5,997	Detention Pond
12	Reach	19.09	1	28	20,798	11	------	------	Pond to PL
13	Combine	38.80	1	35	59,934	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	63.66	1	87	280,779	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	72.04	1	100	258,485	------	------	------	Predevelopment Area 1
2	Dekalb	42.67	1	35	53,580	------	------	------	Predevelopment Area 2
3	Combine	72.04	1	100	312,065	1, 2	------	------	Total Predevelopment
5	Dekalb	72.57	1	85	221,326	------	------	------	Postdevelopment Area 1A
6	Reach	69.22	1	87	221,430	5	------	------	Postdevelopment 1A to PL
7	Dekalb	17.54	1	30	18,877	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	69.22	1	87	240,306	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	34.02	1	35	42,727	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	25.45	1	25	22,825	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	22.91	1	26	22,821	10	258.53	6,150	Detention Pond
12	Reach	21.87	1	27	22,781	11	------	------	Pond to PL
13	Combine	42.27	1	35	65,508	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	69.31	1	87	305,814	8, 13	------	------	Total Postdevelopment

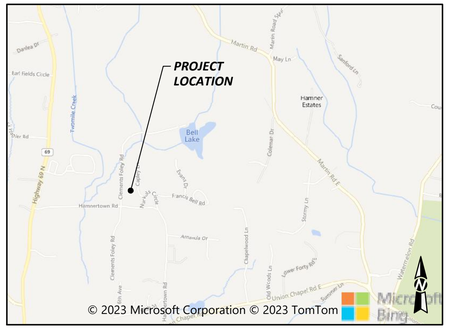


LEGEND

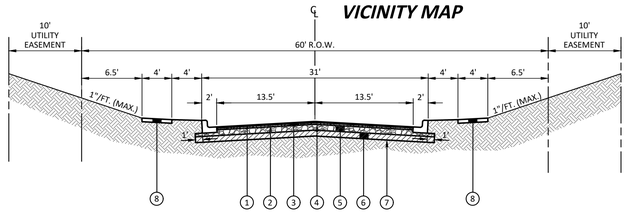
- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
- EWM — EXISTING WATER MAIN
- PSS — REQ'D SANITARY SEWER MAIN
- PSD — REQ'D STORM PIPE
- PWM — REQ'D WATER MAIN
- FSS — FUTURE SANITARY SEWER (BY OTHERS)
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM DOUBLE WING INLET
- EXISTING STORM SINGLE WING INLET
- EXISTING WATER VALVE
- REQ'D SANITARY MANHOLE
- REQ'D STORM JUNCTION BOX
- REQ'D STORM DOUBLE WING INLET
- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED: ±13 AC
   TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: 183.03 ACRES
2. CONTOUR INTERVAL: 2' (EXISTING CONTOURS). ELEVATIONS BASED ON AERIAL MAPPING.
3. OWNER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
   DEVELOPER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
4. CURRENT ZONING: C-3-SD
   PROPOSED ZONING: C-3-SD
5. PROPOSED SETBACKS:
   FRONT: 15'
   SIDE: 2' OR 3' (5 TOTAL)
   REAR: 15'
6. NUMBER OF LOTS: 30
7. ISR:
   MAXIMUM: 0.40
   PROVIDED: 0.37
8. TYPICAL LOT SIZE: ± 3000 SF
9. DENSITY: 3.07 LOTS/ACRE
10. OPEN SPACE: (SEE SHEET 4 OF 4)
    REQUIRED: (20%) 1.95 ACRES
    PROVIDED: (31%) 3.02 ACRES
11. ROADWAY RADII (HORIZONTAL):
    REQUIRED: 200'
12. REQUESTED WAIVERS:
    MAXIMUM CUL DE SAC LENGTH
    MASTER PLAN
    MINIMUM FRONT SETBACK
13. SOURCE OF TITLE: DB 2002, PG 13554
14. PART OF THIS PROPERTY LIES IN SPECIAL FLOOD HAZARD AREA ZONE AE, FROM INFORMATION TAKEN FROM FEMA FIRM PANEL NO. 01125C0339G (MAP EFFECTIVE DATE: 1/16/2014).
15. DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
16. APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.

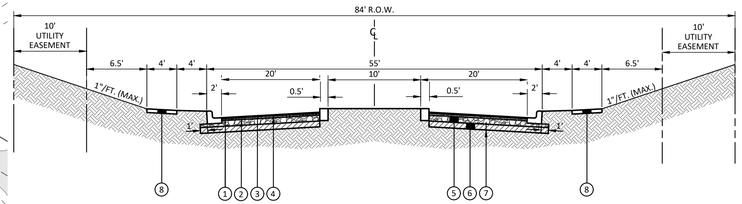


VICINITY MAP



TYPICAL ROADWAY SECTION

NO SCALE



TYPICAL ROADWAY SECTION (ENTRANCE BOULEVARD)

NO SCALE

1. REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ½" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
2. REQ'D: TACK COAT (TRACKLESS TACK) (ALDOT 405A)(0.10 GAL/SY)
3. REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424B)(2" COMPACTED THICKNESS)
4. REQ'D: PRIME COAT "A" (ALDOT SECTION 401D)
5. REQ'D: CRUSHED AGGREGATE STONE BASE COURSE (ALDOT 825B)(6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D 698)
6. REQ'D: SUBGRADE (ROADBED PROCESSED, COMPACTED TO 98% ASTM D 698) (6" MIN THICKNESS)(AS DIRECTED BY THE OWNER'S REPRESENTATIVE)
7. REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
8. REQ'D: 4' CONCRETE SIDEWALK

**NOTE:
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.

TTL
2890 Rice Mine Road NE | Tuscaloosa, AL 35406
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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

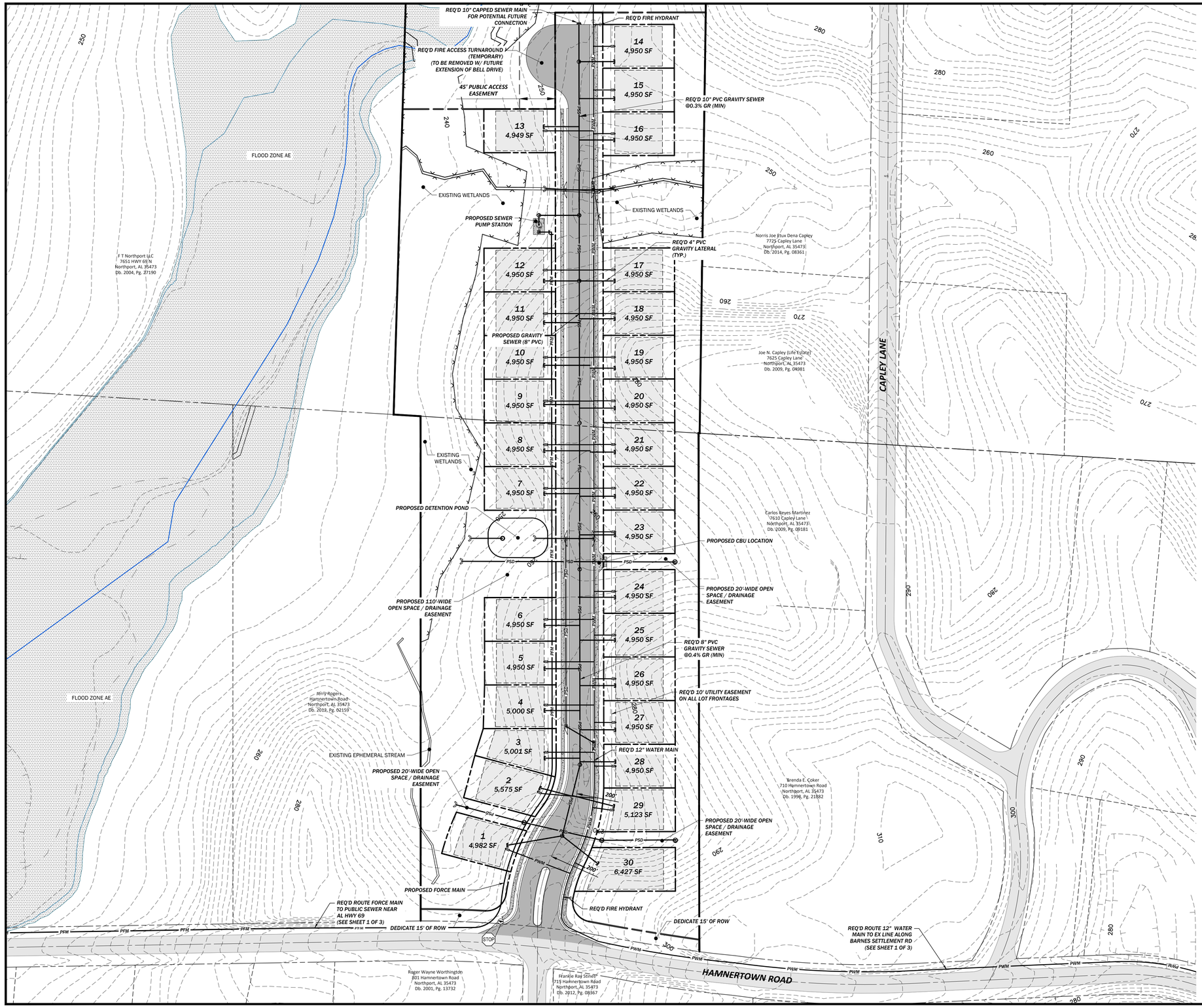
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: J N B
Checked By: J A M
Date: 08-11-2023
Proj. No.: 22-01-03087.00
File Name: 223087 Preliminary Plat.dwg

Sheet No.
2 OF 4



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LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
- EWM — EXISTING WATER MAIN
- PSS — REQ'D SANITARY SEWER MAIN
- PSD — REQ'D STORM PIPE
- PWM — REQ'D WATER MAIN
- FSS — FUTURE SANITARY SEWER (BY OTHERS)
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM DOUBLE WING INLET
- EXISTING STORM SINGLE WING INLET
- EXISTING WATER VALVE
- REQ'D SANITARY MANHOLE
- REQ'D STORM JUNCTION BOX
- REQ'D STORM DOUBLE WING INLET
- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

NOTES:
1. REQ'D UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.

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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

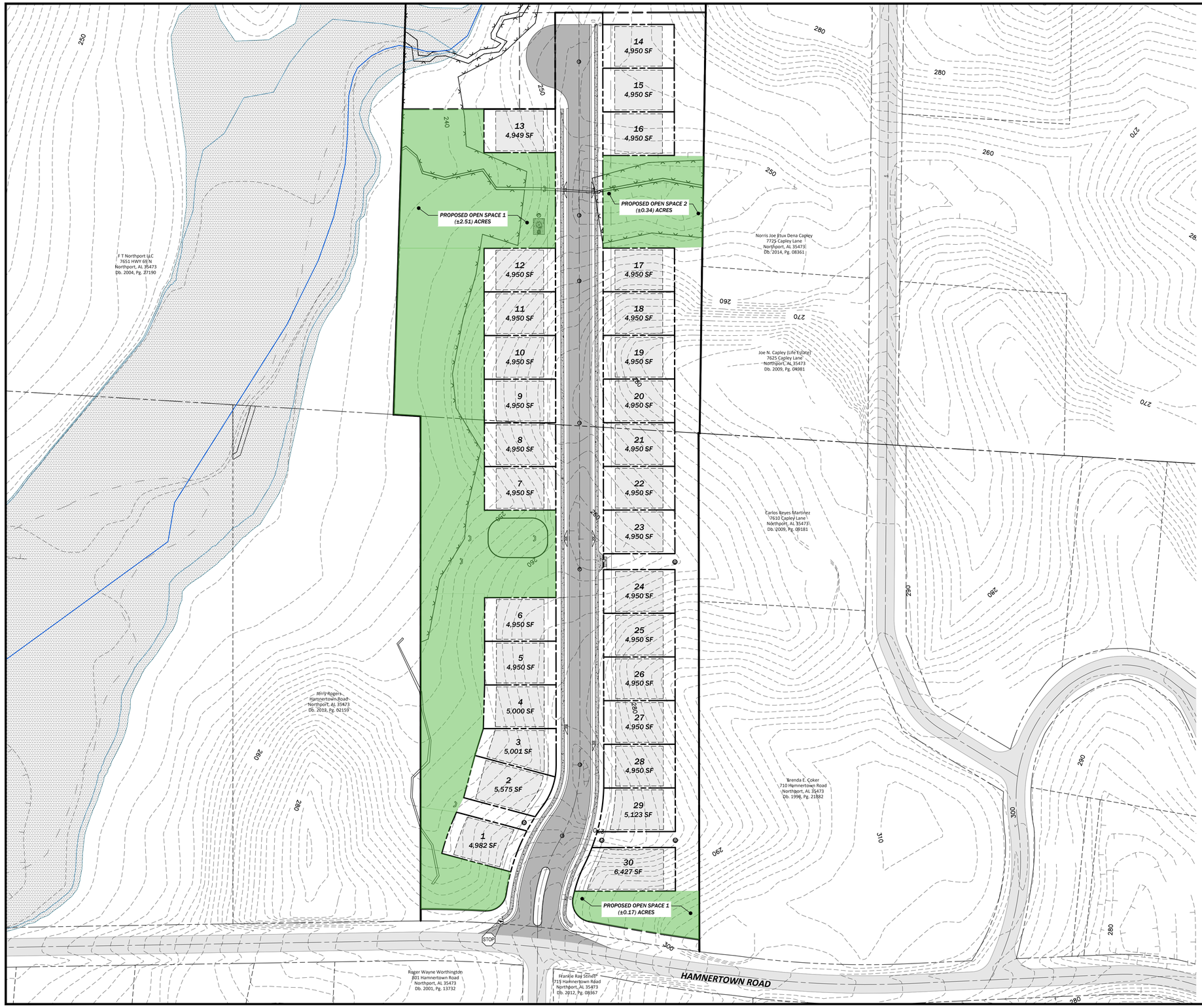
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT
(UTILITY PLANS)

No.	Date	Revision Description

Drawn By: J N B | Checked By: J A M
Date: 08-11-2023 | Proj. No.: 22-01-03087.00
File Name: 223087.Preliminary Plat.dwg

Sheet No.
3 OF 4



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LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
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- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE
- PROPOSED OPEN SPACE AREA

GENERAL NOTES:
1. TOTAL PROJECT AREA: 9.75 ACRES
2. OPEN SPACE REQ'D: (20%) 1.95 ACRES
3. OPEN SPACE PROVIDED: (31%) 3.02 ACRES

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HAMNERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
OPEN SPACE AREAS

No.	Date	Revision Description

Drawn By: J N B | Checked By: J A M
Date: 08-11-2023 | Proj. No.: 22-01-03087.00
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Sheet No.
4 OF 4

City of Northport

Planning and Zoning Commission – September 12, 2023

Staff Report

Case: AMD 03-23

Applicant: City of Northport

Request: Amendment to Article VIII

The City of Northport requests an amendment Article VIII of the zoning ordinance regarding sign regulations. The attachment outlines the proposed changes to the regulations.

Any action on this item will be a recommendation to the City Council.

ARTICLE VIII. SIGN REGULATIONS

Section 800. Purpose and Scope

The City of Northport recognizes that signs perform an important function in identifying properties, businesses, services, residences, events, and other matters of public interest.- Signs also have a direct impact on the health, safety, and welfare of the public. For example, crash data analysis at 18 study sites in Alabama and Florida revealed that the presence of digital billboards is correlated with an increase in crash rates[1]. Intentional and appropriate regulation is essential to balance these competing needs of the public.

It is the intent of this Article to:

A. Set standards and provide controls that permit reasonable use of signs and enhance the character of the City.

B. Support and promote the use of signs to aid the public in the identification of businesses and other activities, to assist the public in its orientation within the City, to express the history and character of the City, to promote the community's ability to attract sources of economic development and growth, and to serve other informational purposes.

C. Avoid excessive competition for large or multiple signs, so that permitted signs provide identification and direction while minimizing clutter, unsightliness, confusion, and hazardous distractions to motorists.

D. Protect the public from the danger of unsafe signs, and from the degradation of the aesthetic qualities of the City.

E. Encourage sign design that builds on the traditional town image and visual environment the City of Northport seeks to promote.

~~E.~~F. Limit billboards within the City of Northport.

~~This Article is not intended to~~This Article uses content-neutral time, place, and manner restrictions that are narrowly tailored to achieve these significant public goals. Nothing in this Article shall inhibit an individual's right to express non-commercial messages as protected by the First Amendment of the United States Constitution. This Article provides many alternative channels for communicating speakers' messages, regardless of content, and includes a substitution clause to ensure content neutrality.

These regulations shall apply to all signs erected, constructed, displayed, painted, maintained, altered, and/or installed in every zoning district in the City, which are designed or intended to be seen by or attract the attention of the public. No sign shall be erected or installed unless it is in

[1] Digital Advertising Billboards and Driver Distraction (2015), https://rosap.ntl.bts.gov/view/dot/36939

compliance with the regulations of this Article.

Section 801. Definitions

Words and phrases used in this Article shall have the meanings defined in this Section. Words and phrases not defined in this Article but defined elsewhere in the Zoning Ordinance shall be given the meaning set forth in the Definitions Section.

Banner: Any sign made of cloth, canvas, plastic sheeting or any other flexible material, which is not rigidly and permanently attached to a building or the ground through a permanent support structure.

Billboard: An off-premise, panel-type sign with a maximum allowable display area of 672 square feet that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located or that conveys an informational or other non-commercial message.

Building Frontage: See "Main or Entry Façade" definition.

Building Sign: A sign displayed upon or attached to any part of the exterior of a building, including walls, doors, parapets, and marquees. Canopy signs, awning signs, projecting signs, and signs suspended from buildings are considered types of building signs. ***(See Figure 18)***

Commercial Message: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Commercial Sign: ~~When describing the content of a sign, a~~A sign advertising, identifying, directing attention to, or otherwise relating to commerce and to property, goods or services for sale, lease, exchange or any other transaction where value is given or received by any party to the transaction.

Department: The City of Northport Planning Department.

Development Sign: Any sign, of a temporary nature, used at the entrance to a subdivision, office park, or similar development that indicates lots being sold, the name of the developer, financial institution or other development parties.

Director: The Planning Director of the City of Northport Planning Department or his/her designee.

Display Area: The area of a sign or advertising device that can be enclosed or measured by the smallest square, rectangle, triangle, circle or combination thereof, which will encompass the entire sign or advertising device; excluding trim, frame, apron, posts, uprights, braces or other structural members which support it, (See Section 006.04 - Calculation of Display Area).

Entry Façade: See "Main or Entry Façade" definition.

Erect: To construct, reconstruct, build, relocate, raise, assemble, place, affix, attach, create, paint, draw, or in any other way ~~bring into being or~~ establish, re-establish, or structurally alter a sign. It shall not include any of the foregoing activities when performed as an incident to change a message on a reader board, or maintain the sign.

Freestanding Sign: Any sign supported by structures or supports that are placed on, or anchored in the ground and that are independent from any building or other structure. The posts or other supporting structures shall be considered as part of the sign, except that they shall not be included in computing the sign display area. ***(See Figure 18)***

General Business Sign: Freestanding sign on any individual development site.

Grade Level: The finished elevation of the lot or development site upon which the sign is located.

Main or Entry Façade: Generally the façade or side of the building that faces the public street, road or highway. In cases where the building is oriented in a manner not parallel to the street, the primary entrance façade is used as the main façade.

Marquee: A permanent roof like structure extending from part of the wall of a building but not supported by the ground; designed to have changeable copy, either manually or electronically which may overhang the public way.

Menu Board: A permanent sign, which is not designed or located so as to be legible from any public right-of-way, depicting products that can be purchased on site, and is part of a drive-through service, (i.e. fast food restaurants).

Noncommercial Sign: A sign which is not an on-premise or off-premise ***commercial*** sign and which carries no message, statement, or expression related to the commercial interests of the sign owner, lessee, author or other person responsible for the sign message. Noncommercial signs include but are not limited to: signs expressing political views, religious views or signs of non-profit organizations related to their tax-exempt purposes.

Off-Premise Sign: A sign containing a message unrelated to a business, profession, or activity conducted, or to a commodity or service sold or offered, upon the premises where such sign is located.

On-Premise Sign: A sign containing a message related to a business, profession, or activity conducted, or to a commodity or service sold or offered, upon the premises where such sign is located.

Open Letter Sign: A sign consisting of a logo or symbol, individual letters or connected lettering mounted on a building in a raceway or similar mounting or on the surface of an integral architectural element, which is a part of the building. ~~Individual letters may be illuminated. The display area of an open letter sign shall not exceed the maximum permitted area for building signs on the property, (See Section 006.04 "Calculation of Display Area").~~

Parapet: That portion of a wall which extends above the roof line.

Painted Graphics: Any mosaic, mural, painting, graphic art technique, or combination thereof placed on a wall and containing no copy, advertising symbols, lettering, trademarks, or other references to the premises or products and/or services offered for sale on the premises.

Pole Sign: A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

Political Signs: Any temporary sign promoting the campaign of an individual for public office or an advertisement for an amendment or referendum on a public issue.

Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported. Portable signs include, but are not limited to, signs on wheels, A-frame or T-frame signs, signs attached to vehicles that are not part of the normal day-to-day operation of a business, and temporary metal/cardboard/plastic/wood signs inserted in the ground other than real estate signs.

Reader Board: Permanent sign containing messages in the form of removable letters or changeable copy. A reader board may be a building sign or an integral part of a freestanding sign.

Real Estate Sign: A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Sign: Any object, device, display, image, or structure, or part thereof, designed to inform or attract attention by any means, including, but not limited to, letters, numerals, figures, designs, symbols, logos, fixtures, colors, illumination, projected images, or parts of combinations thereof.

Subdivision Identification Marker: A sign marking an entrance to a residential subdivision, office park, or industrial park.

Temporary Sign: A sign designed and displayed for a seasonal or brief activity such as, but not limited to, sales, specials, promotions, holidays, auctions, business grand openings, and signs advertising the lease or vacancy of rental units in multiunit residential developments. Symbols, figures, balloons, and other similar items shall be considered temporary signs.

Vehicle Sign: Any sign affixed to a vehicle.

Wall Sign: See Building Sign ***(See Figure 18)***

Wind Sign: Any signs, pennants, flags (other than official flags), ribbons, spinners, streamers, captive balloons or inflatable figures, or other objects or materials fastened in such a manner as to move upon being subjected to pressure by wind and drawing attention to a message or a business, product, service or activity whether it contains ~~a message~~lettering or not.

Window Sign: Any sign, picture, symbol, or combination thereof designed to communicate a message including information about a business, commodity, event, sale, or service for the location on which it is located that is placed inside or upon a window and is visible from the exterior of the window.

Section 802. Exempt Signs

Exempt signs are allowed without a sign permit and are not to be included in determinations of the allowable numbers, type and area of signs that require a sign permit. (Nothing in this Section shall exempt an individual, who desires to erect a sign from the necessity of obtaining a building permit, should such be required by the adopted building code.) Signs exempted in this Section must conform to the standards enumerated herein and shall not be placed or constructed so as to create a hazard of any kind.

802.01. Address Numbers. Address numbers used for the purposes of identifying the E-911 address of a residential or non-residential property are exempt providing they are not part of a building or freestanding sign with other commercial or non-commercial messages or images. An address shown as part of a building or wall sign on a non-residential property shall be counted toward the maximum allowable display area. Incidental signs on residential property identifying the house number, street name and resident's name are also exempt.

802.02. Community Event Banners. Banners may be utilized for special community events open to the general public and sponsored for civic, charitable, community, or similar non-profit purposes provided:

A. At least five business days before signs are to be posted, the designated representative of the sponsoring group shall provide a sign installation and removal plan for review by the Planning Director, who shall grant written permission for signs to be posted if the following standards are met:

1. Signs or banners shall be located outside of the public right-of-way of any public street and outside of the sight distance triangle of any intersection.

2. Signs or banners may be posted up to fourteen (14) days before the event and must be removed within three (3) days following the event.

3. No more than one banner shall be permitted per lot or premises, and in no case shall any banner or sign be located closer than 200 feet from another such sign on the same side of the street.

B. Nothing in this provision shall be construed to authorize the posting of such signs or banners upon trees, utility poles, traffic control signs, lights or devices in any place or manner prohibited by the provisions herein, nor on private property without written consent of the owner.

802.03. Community Event Displays. Temporary ~~decorations,~~ and~~/or~~ non-commercial signs or decorations associated with events that are sponsored by a public entity such as a school or ~~school activities, school elections, celebrations or commemorations~~ that ~~have significance to the entire community~~are open to the public. All displays shall be removed within seven (7) days of the event's completion.

802.04. Construction Signs. Signs used to identify contractors, financial institutions or developers on a site under construction or undergoing modification. Signs are limited to two (2) signs per site and thirty-two square feet in size each. All construction signs shall be removed within 14 days after the Certificate of Occupancy has been issued. In the case of minor modifications not requiring a certificate of occupancy, i.e. tree removal, painting, landscaping, signs are limited to a display period of 30 days. Routine lawn/landscape maintenance is not considered construction activity.

802.05. Development Signs. Signs used at the entrance to subdivision, office park, or similar development that indicates lots for sale, the name of the developer, financial institution, or other development parties. Signs are limited to 32 square feet in size and no more than one sign per development entrance. Signs are to be removed when the original developer sells all lots in the development or phase.

802.06. Directional Signs. A sign that is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property for which its use is intended. No such sign shall display the name of a product, establishment, service, or any other advertising other than a logo. Signs identifying public telephones, trash receptacles, first aid facilities, and shopping cart corrals are considered directional signs. No directional sign shall exceed five (5) square feet.

802.07. Directory Signs. A wall-mounted sign, which is not designed or located so as to be legible from any street or adjoining property, listing the businesses, tenants, or activities conducted within a building or group of buildings. Directory signs are limited to one per building and shall not exceed 20 square feet in size.

802.08. Hazard/Prohibition/Warning Signs. Signs warning of construction, excavation, or similar hazards. Signs such as "No Trespassing" and "No Parking" as long as they do not contain logos or text advertising a commercial product or activity.

802.09. Help Wanted Signs. Signs advertising job vacancies for employment opportunities with the business or activity on the property on which the sign is located. Signs are limited to six (6) square feet in size and only one (1) sign shall be allowed per business.

802.10. Historic District Celebration Signs. Signs mounted to light poles or similar upright structures in historic Northport, depicting historic district events or activities and containing no commercial message. Said signs shall be mounted in such a manner that a minimum of eight (8) feet of vertical clearance is provided, and line of sight at intersections and/or driveways entering the roadway is provided.

802.11. Holiday Decorations. Temporary holiday decorations used to celebrate a single holiday or season and displayed for no more than thirty (30) days.

802.12. Internal Signs. Signs not intended to be viewed from public right-of-way and located not to be visible from public right-of-way or adjacent properties, such as signs interior to a shopping center, commercial buildings and structures, ball parks, stadiums, and similar uses of a recreational or entertainment nature.

802.13. Menu Boards. A permanent sign, which is not designed or located so as to be legible from any public right-of-way, depicting products that can be purchased on site (i.e., fast food restaurants) such as a drive-through menu service. (See Section 804.03~~005.02~~)

802.14. Nameplates. A non-electrical sign identifying only the name and occupation or profession of the occupant of a non-residential property on which the sign is located. A nameplate shall not exceed two (2) square feet in size.

802.15. Official Signs. Official federal, state or local government traffic, directional and informational signs and notices issued by any court, person, or officer in performance of a public duty. Also, any sign erected by a federal, state, or local government agency for identification purposes at any office, institutional, recreational, historical or other publicly owned or recognized site.

802.16. Official Flags. Official federal, state, or local government flags. Also, any flags or insignia of a nonprofit religious, charitable, fraternal, academic, corporate or civic organization shall be allowed as well. Official flags must be flown in a manner that meets U.S. Congressional protocol. Failure to display flags in this manner will be a violation of this Ordinance.

802.17. Political Signs. Political signs are subject to the following requirements:

A. Political must be removed within seven (7) days after the election. In the event of a run-off election, the signs of the run-off candidates may be maintained until the date of the run-off election and must be removed within seven (7) days after the official election date. However, signs belonging to successful primary candidates may remain in place for the general election and must be removed within seven (7) days after the official election date.

B. Political signs are limited in size to no more than thirty-two (32) square feet.

C. Such signs are confined wholly to placement on private property.

D. Pursuant to Section 23-1-6 of the Code of Alabama, it is unlawful to erect or display political signs on any property owned or controlled by the City of Northport or on

School Board property. This shall include public rights-of-way, trees, light poles, sidewalks, streets, benches, fire hydrants, public parks or playgrounds, libraries, fire stations, City Hall, and schools.

E. The regulations of this section do not prohibit the purchase of advertising space on permitted advertising signs in addition to the signs permitted by this section.

F. It is the candidates' responsibility to ensure that the volunteers and sign contractors who distribute and erect political signs during an election are doing so in compliance with this regulation. **Candidates will be held responsible for violations.**

802.18. Real Estate Signs.

A. For Sale Signs. Temporary signs indicating the property on which the sign is located is for sale, rent or lease. Only one (1) sign is permitted to face each street adjacent to the property.

Maximum allowable sign display area for real estate signs:	
Residential	6 Sq. Feet each, or a maximum of 12 Sq. feet
Non-Residential	32 Sq. Feet
NOTE: All real estate signs shall be located only on the property that is for sale, lease or rent.	

B. Model Homes/Open House. Temporary signs attracting attention to a model home, and open house viewing provided that the aggregate area of such signage is not to exceed 32 square feet.

C. Off-Premise Real Estate "For Sale", "For Rent", etc. or locator signs are allowed on consecutive days from the hours of 4:00 p.m. Friday thru 10:00 a.m. Monday. No such sign shall be located in any public right-of-way. Any such sign posted outside of the hours designated above shall be removed and immediately disposed of by the City of Northport.

802.19. Vehicle Sign. Any sign attached to a vehicle or trailer that is used in the normal day to day operation of the business depicted on the vehicle. The primary use of any vehicle or trailer, which contains a vehicle sign, must be to serve a useful function in the transportation or conveyance of persons or commodities from one place to another, including transportation to and from work. These vehicles shall not be parked in stalls immediately adjacent to the public right-of-way. A vehicle or trailer, the primary use of which is for advertising, is prohibited.

802.20. Window Sign. Any on-premise sign located on the inside or outside of a window and is visible from the street or adjoining properties. ~~Signs must contain a~~Any commercial message must be related to a business, profession, or activity conducted, or to a commodity or service sold or offered, upon the premises where such sign is located. ~~and shall not~~No message or combination thereof may occupy more than 25% of the glass area.

Section 803. Prohibited Signs.

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained, any sign not expressly authorized by, or exempted from, these regulations. The signs listed below are expressly prohibited in the City of Northport.

A. Signs that are in violation of the building code or electrical code adopted by the City of Northport.

B. Portable signs.

C. Beacons and searchlights.

D. Off-Premise signs, other than Billboards as described in Section 804.01(C) of this Ordinance.

E. Flags on commercial property other than official flags.

F. Wind signs consisting of one (1) or more flags, pennants, ribbons, spinners, streamers, captive balloons, inflatable figures or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind (whether the sign contains a commercial message or not). Wind signs exclude holiday or community decorations.

G. Inflatable signs and tethered balloons.

~~**H.** A sign that, in the opinion of the Planning Director, does or may constitute a safety hazard.~~

Commented [CC1]: I'm concerned about what courts call "unbridled discretion." It needs to be tied to a definite and objective standard.

I. Any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of words, symbols, or characters in such a manner to interfere with, mislead or confuse pedestrian or vehicular traffic.

J. Any signs, other than official traffic control devices, highway identification markers, warning signs, and other official signs, which are erected within the right-of-way of any street or alley. Any sign that is erected or maintained outside the right-of-way and obstructs the vision of pedestrians, cyclists, or motorists traveling on or entering a street, road, or highway. The national standards for sight-distance triangles utilized

by the City of Northport Engineering Department shall be utilized to determine if a sign is creating an obstruction.

K. Freestanding signs which project into the public right-of-way.

L. Signs consisting of any moving, rotating, flashing, or otherwise animated light or component, except for time and temperature displays and traditional barber poles.

M. Any sign or sign structure identifying a previous use or activity that has not occupied the site for a period greater than sixty (60) days~~,~~ or does not maintain a current business license ~~or pertains to a time, event or purpose which no longer applies,~~ shall be deemed abandoned. The removal of a frame of an abandoned sign shall not be required, if it conforms to all applicable terms contained in these regulations (including the sign face area for sign replacement yielded by such frame).

Any sign structure, which supported or supports an abandoned sign and which structure conforms to all applicable terms contained in these regulations shall be allowed to remain in place. However, in the event a sign structure which supported or supports an abandoned sign is inconsistent with any term contained in these regulations (including the sign face area for sign replacement yielded by the frame), then the sign structure and frame shall be either altered to comply with the terms contained herein or removed by the owner of such structure or property. (See Section 807.02)

Commented [CC2]: I cannot come up with an objective standard to determine whether something "no longer applies"

N. Strips or strings of lights outlining property lines, sales area, rooflines, doors, windows, wall edges or other architectural features of a building. This prohibition does not include ~~h~~Holiday ~~d~~Decorations and ~~c~~Community ~~d~~Decorations as defined in Section 802. This prohibition does not include neon lighting on buildings. If neon is used to depict wording or logos, it will be calculated as part of the overall allowable signage.

O. Signs on public land, other than those erected at the direction or with the permission of ~~a~~ the appropriate public authority.

P. Signs that emit audible sound, odor, visible matter such as smoke or steam, or involve the use of live animals.

Q. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipes, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of these regulations or any other regulation of the City of Northport.

R. Signs that are of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists, or pedestrians; or that illuminate adjacent residential development.

S. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals.

T. Signs placed upon light poles, benches, bus shelters, waste receptacles or shopping cart corrals except those which identify the use of the object on which they are placed, i.e. "Cart Return," "Bus Stop."

U. Signs erected on public utility poles, even if they are located on private property other than signs erected by a public authority for public purposes.

V. Signs, other than historical markers or those identifying a natural feature, painted on or attached to trees, rocks, or other natural features.

W. Signs visible from a public right-of-way that use the word "stop" or "danger" or otherwise present or imply the need or requirement of stopping, caution, the existence of danger, or which for any reason are likely to be confused with any sign displayed or authorized by a public authority.

X. Any sign mounted to the structural roof or applied to the roof including painted signs.

Y. Signs projecting above the building roof or parapet line.

Z. Signs that have become deteriorated or damaged to such an extent that the cost of the reconstruction or restoration of said signs is in excess of 50 percent of its replacement value exclusive of foundations.

~~**AA.** Signs lettered in a crude or amateurish fashion.~~

BB. Signs on any broadcasting or telecommunications tower or any antenna other than appropriate hazard/warning signs.

CC. Vehicles or trailers (operable or inoperable) which contain advertising and are not used in the daily conduct of business. (See Section 802.19)

Section 804. Permitted Signs.

804.01. Freestanding Signs. All freestanding signs shall consist of or be covered entirely in masonry, stone, wood, or other decorative surface treatment such that metallic structural elements, including poles, are not visible. For the purpose of this Section, paint of any kind including textured or rubberized paint shall not qualify as a cladding material.

The height of freestanding signs on property lying below the grade of the street shall be taken from the adjacent curb elevation or in the absence of a curb, the street centerline elevation. All other sign heights shall be measured from grade.

Any berming or filling solely for the purpose of locating the sign shall be computed as a part of the sign height.

All monument style signs must have a minimum base of one foot (1') in height, covered as described above.

A. General Business Signs. Freestanding General business signs may be of the monument or pole (elevated) style, and one hundred (100) square feet in area. Elevated signs may be up to twenty (20) feet in height, and monument style signs up to ten (10) feet in height, on any individual development site, unless specifically allowed or further limited by this Section.

Freestanding signs are limited to one (1) per parcel, unless otherwise allowed by this Section. Such signs shall have a minimum setback of ten (10) feet from any side lot line. (measured from the edge of the sign face)

Reader boards shall be integrated into the structure of the general business sign and count toward the maximum allowable display area.

Corner or double frontage lots shall be allowed two (2) signs, one on each street frontage. Such signs shall be a minimum distance of fifty (50) linear feet apart and located outside of any applicable site distance triangle. The combined area of the two signs shall not exceed one hundred-sixty (160) square feet. The area of the two signs may be distributed in any combination not to exceed one hundred (100) square feet on any individual sign.

A summary of the sign requirements for Freestanding General Business signs is shown below:

Permitted Sign Area (One Sign)	**Sign Area on Corner Lots (Two Signs)**	**Permitted Sign Height**	**Side Lot Line Setback**
Pole:			
100 sq. ft.	160 sq. ft.	20'	10'
Monument:			
100 sq. ft.	160 sq. ft.	10'	10'

B. Shopping Center Signs. For the purposes of this Section, the term "Shopping Center" shall be inclusive of "Shopping Centers" and "Neighborhood Shopping Centers". Additionally, for the purposes of this Section, a development site must consist of at least four (4) individual businesses and a minimum of 10,000 square feet of gross building area to be considered a shopping center.

Shopping Centers consisting of between 10,000 and 20,000 square feet of gross building area shall be allowed one (1) sign. The total area of said sign shall not exceed one-hundred (100) square feet. Said Shopping Centers lying on corner or double frontage lots

shall be allowed two (2) freestanding signs. The combined area of these signs shall not exceed 150 square feet.

Shopping Centers consisting of at least 20,000 square feet and less than 65,000 square feet of gross building area shall be allowed one (1) sign. The total area of said sign shall not exceed 150 square feet. Said Shopping Centers lying on corner or double frontage lots shall be allowed two (2) freestanding signs. The combined area of these signs shall not exceed 200 square feet.

Shopping Centers consisting of greater than 65,000 square feet of gross building area shall be allowed one (1) sign. The total area of said sign shall not exceed 250 square feet. Said Shopping Centers lying on corner or double frontage lots shall be allowed two (2) freestanding signs. The combined area of these signs shall not exceed 350 square feet.

The combined height of the base and sign shall not exceed 25 feet in height for Shopping Centers less than 65,000 square feet of gross building area and shall not exceed 35 feet in height for Shopping Centers greater than 65,000 square feet of gross building area. All Shopping Center signs shall be set back a minimum of ten (10) feet from any lot line.

All shopping center signs shall be supported by a structure constructed of brick, stone or other masonry material, unless otherwise approved by the Planning Commission.

A summary of the sign requirements for Shopping Centers is shown below:

Shopping Center Gross Building Area (sq. ft.)	Permitted Sign Area (One Sign)	Permitted Sign Area on Corner Lots (Two Signs)	Permitted Sign Height	Side lot line and ROW setback
10,000 – 20,000	100 sq. ft.	150 sq. ft.	25	10’
20,000 – 65,000	150 sq. ft.	200 sq. ft.	25’	10’
65,000 – over	250 sq. ft.	350 sq. ft.	35’	10’

C. Billboards. ~~Off-premise signs with a maximum display area of 672 square feet.~~ All Billboards erected after the adoption of this ordinance shall be of the digital style and have no more than seven (7) messages per minute. For each digital billboard erected at least four (4) non-conforming billboards must be removed within 6 months.

1. ***Area and Dimensional Requirements.*** The following area and dimensional regulations shall apply to all billboards:

   Minimum Lot Area: Determined by setback requirements

Minimum Setbacks: Determined by district setback requirements. All billboards must meet the setback requirements of the zone in which they are to be located. No part of the sign, including the sign face, shall extend over a building setback line. In no case shall any billboard sign be less than 10' from any property line measured from edge of sign face.

Movement: Except for the change of messages on a digital billboard there shall be no movement (i.e. video copy etc.) involved with the messages displayed.

Lighting: All lighting of Billboards shall be done in a manner that will not interfere with commuters' vision. The light intensity of Digital Billboards shall be adjusted for daylight and dark so as not to impair commuters' nighttime vision.

2. ***Height and Location Restrictions.*** In regard to the height and citing of all billboard signs, the following regulations shall be observed:

No billboard shall be located closer than 600 feet to any residence.
No billboard shall be located within a 2000 foot radius from another billboard

No billboard shall exceed 45 feet in height as measured from grade. *(see standards above)*

No billboards shall be located in the Downtown Historic District, or within a ½ mile radius of the declared center point of said district. *(See Figure 19)*

No billboard may be mounted or displayed as a roof sign or wall sign or on any structure not intended specifically to use as a billboard.

No billboard shall be located on or project over any public property, right-of-way, utility easement or drainage easement.

Exposed backs of signs, poles and other support structures must be painted black, dark green, or dark brown to blend with natural surroundings and present a more attractive appearance.

Billboards shall only be permitted in areas zoned C-6, M-1 or M-2, along the following Roadways:

Highway 43
Highway 69
McFarland Blvd.

D. Freestanding Signs in the Core City Zoning ~~Downtown Historic~~ Districts. Freestanding signs ~~are prohibited~~ in the ~~Downtown Historic~~Core City Zoning Districts ~~, with the exception of a changeable copy freestanding directory that may be provided for the use of all downtown businesses. Any such directory sign shall be designed to fit with~~shall match the architectural features of downtown historic businesses as defined in the design standards for the Core City

Zoning Districts ~~Historic Downtown Core District of this Zoning Ordinance~~ (Article VII~~, Section 703.03)~~ ~~and approved by the Planning Director~~.

Commented [CC3]: Is this the right standard to use? I want there to be an objective standard.

804.02. Reader Boards. A reader board is a permanent sign displaying changeable copy in the form of either removable letters or electronic (LED or Digital) format. A reader board may be a building sign or an integral part of a freestanding sign and will be counted toward the overall allowable sign area for either. In no case shall a reader board exceed 32 sq. ft. in size, and no more than one such sign shall be permitted per site.

Electronic Reader Boards shall meet the following additional criteria:

A. The sign must be "accessory" to the primary "freestanding" business sign.

B. The sign may not be more than 32 sq. ft. in size

C. The overall sign area (primary and reader board) must meet the size and height requirements of the Northport Sign Regulations.

D. No more than seven (7) messages per minute may be displayed on the sign.

E. Except for the changing of the message there shall be no movement (i.e. video, flashing backgrounds, etc.) involved with the message display.

F. All lighting shall be done in a manner that will not interfere with commuters' vision. The light intensity shall be programmed for daylight and dark so as not to impact commuters' nighttime vision.

804.03. Menu Boards. A permanent sign, which is not designed or located so as to be legible from any public right-of-way, depicting products that can be purchased on site (i.e. fast food restaurants) and is part of a drive-through service. Menu boards must be shown on the site plan and noted on the sign permit, but the size does not count against the allowable square footage of a freestanding sign.

804.04. Subdivision Identification Marker. A sign marking an entrance to a residential subdivision, office park, or industrial park. A subdivision marker shall contain no advertising other than the name of the residential subdivision, office park, or industrial park and/or the developer. Subdivision markers must be within the perimeter of the subdivision and shall not be located within the public right of way, except for those located in a landscaped traffic island. Subdivision Markers shall meet the following standards:

Maximum Number: 1 per street front (entrance); 2 sign faces may be used (on either side of entrance) with a wall, fence or other architectural entrance feature.
Maximum Area: 36 sq. ft. (sign face)
Maximum Height: 8 ft. (overall structure)
Permitted for all-residential, mixed use, and non-residential projects of 10 acres or more.

Limited to name and/or logo.

For subdivision markers located in traffic islands as mentioned above, the following criteria shall apply:

A. The sign must be placed in a designated curbed median.

B. The sign must be constructed of a durable material such as brick.

C. The developer must indicate the location of sign on a site plan and provide construction details for review and approval.

D. Any utilities involved with construction of the sign, shall be permitted through the Northport Building Inspections Office.

E. If the sign is ever damaged by natural or human causes the sign will not be repaired or replaced at the expense of the City, nor shall it be allowed to remain in a damaged condition.

G. The developer's engineer must certify that site distance around the sign meets minimum requirement established by the City.

Maintenance. All such signs shall be maintained perpetually by the developer, the owner of the sign, a pertinent homeowners association or some other person who is legally accountable. Such accountability is required before a permit shall be issued. If, following the issuance of a permit and subsequent erection of such signs, no accountable person accepts legal responsibility to maintain the signs and no other provision has been made for maintenance, the signs shall be removed by the developer or owner.

804.05. Building (Wall) Signs. Building signs on any single development site shall not exceed a total of two (2) square feet per linear foot of the main or entry façade except in the Downtown Historic District where building signs shall not exceed a total of one (1) square foot per linear foot of the main or entry façade.

Note: Individual businesses will be allowed a minimum of 32 square feet, except the Downtown Historic District where a minimum of 24 square feet will be allowed. No individual business shall be allowed more than 500 square feet of building signage, and no single sign shall exceed 300 square feet.

A. Projecting Signs - Projecting signs shall not project into the public right-of-way, except in the Downtown Historic District. Signs in the Downtown Historic District may project into a public pedestrian way no more than six feet. Signs projecting over pedestrian ways shall provide a minimum of eight (8) feet vertical clearance.

Signs in the Downtown Historic District may project into an alley no more than six (6) feet. Projections greater than one (1) foot and up to six (6) feet shall be reviewed

and approved by the City Engineer to ensure the sign does not cause sight distance issues. Signs projecting over public alleyways shall provide a minimum of sixteen (16) feet of vertical clearance. ***(See Figure 18)***

Projecting Sign

B. Shopping Center. – When determining the allowable exterior sign area for Shopping Centers and Neighborhood Shopping Centers, where it cannot be determined which facade is the main or entry facade, the longest single exterior elevation of the structure shall be used.

When determining the allowable exterior sign area for an individual business in a Shopping Center or Neighborhood Shopping Center, where it cannot be determined which façade portion of the individual business is the main or entry façade, the longest single exterior entry façade of the individual business shall be used.

When determining the allowable exterior sign area of individual mall shops or other businesses without exterior façades, the interior or entry façade width or the allowable minimum shall be used.

C. Open Letter Sign. An Open Letter Sign may be mounted on a building in a raceway or similar mounting or on the surface of an integral architectural element, which is a part of the building. Individual letters may be illuminated. The display area of an open letter sign shall not exceed the maximum permitted area for building signs on the property. Open Letter sign display area shall be measured by the number of square feet in the smallest rectangle, within which all letters, logos, symbols, or other elements of the sign can be enclosed, multiplied by a factor of 0.8.

D. Historic District. Permanent wall signs for those businesses having no frontage on primary streets may be mounted to the wall of another business in the historic district subject to the approval of the property/building owner of the host building. Said wall signs shall be calculated using the parent structures façade frontage as set out in above and count toward the overall allowable signage of the same. Said wall signs shall not count toward the host building's overall allowable wall signage. In no case shall the host building provide more than one hundred (100) square feet of signage for other businesses, or cover more than twenty-five (25) percent of the surface of a building's façade, which ~~every~~ is less.

804.06. Multi-Family Residential Signs. Permits are required for all signs located on multi-family residential properties. The following requirements apply to multi-family residential sites:

A. Wall Sign ~~-~~ 32 square feet maximum.

B. Freestanding Sign ~~-~~ 32 square feet maximum.

C. ~~Allow o~~One sign of either type is allowed at each entrance from a public street.

804.07. Home Occupation Signs. One non-illuminated sign shall be permitted for each approved home occupation provided that the display surface area of such sign does not exceed two square feet in area and that such sign is mounted flat against the wall of the building in which such home occupation is conducted or flat against the wall of the principal structure.

804.08. Commercial Banners. Banners may be utilized by commercial establishments provided:

At least five business days before signs are to be posted, the designated representative of the business or commercial establishment shall provide a sign installation and removal plan for review by the Planning Director, who shall issue a permit for signs to be posted if the following standards are met:

A. Signs or banners shall be located outside of the public right-of-way of any public street and outside of the sight distance triangle of any intersection.

B. Signs or banners may be posted up to thirty (30) days.

C. Each banner shall require a separate permit, and no more than four (4) permits per calendar year shall be issues for any one commercial establishment.

D. In no case shall any banner be located closer than 100 feet from another such banner on the same site.

E. ***Exemptions:***

a. Each new business shall be allowed one exempt "Grand Opening" or similar banner for up to 30 days from the date of opening, in the place of or in addition to their permanent business sign.

b. Banners ~~for special sales events,~~ posted from Friday through Sunday~~,~~ during University of Alabama home football game weekends shall be exempt.

Commented [CC4]: Should we remove this completely?

F. Nothing in this provision shall be construed to authorize the posting of such banners upon trees, utility poles, traffic control signs, lights or devices in any place or manner prohibited by the provisions herein, nor on private property without written consent of the owner.

Section 805. Design, Construction, and Maintenance of Signs

805.01. Compliance with Building and Electrical Code Requirements. All permanent signs and the illumination thereof, shall be designed, constructed and maintained in conformity with the applicable provisions of the adopted building code and electrical code of the City of Northport. Wherever there is inconsistency between this Ordinance and the building or electrical code, the more restrictive requirement shall apply.

805.02. Illumination Standards.

A. Sign lighting shall not be designed or located to cause confusion with traffic signals.
B. Devices that illuminate a sign or signs shall be placed and shielded so that direct light shall not be cast into the eyes of pedestrians, cyclists or motorists entering or using a street, road or highway.

805.03. Placement and Clearance Standards.

A. Signs shall be located such that there is at every intersection and driveway clear sight distance for pedestrians, cyclists, and motorists traveling on or entering any street, road, or highway. The national standards for sight-distance triangles utilized by the City of Northport Engineering Department shall be applied to determine if a sign is creating an obstruction.

B. No sign structure shall be erected that impedes use of any fire escape, emergency exit, or ventilation opening.

C. No freestanding sign shall project into a public right-of-way.

D. No building sign shall project into a public right-of-way except in the Downtown Historic District. Signs in the Downtown Historic District may project over a public pedestrian-way no more than six (6) feet. Signs projecting over pedestrian-ways shall provide a minimum of eight (8) feet of vertical clearance.

Signs in the Downtown Historic District may project into an alley no more than six (6) feet. Projections greater than one (1) foot and up to six (6) feet shall be reviewed and approved by the City Engineer to ensure the sign does not cause sight distance issues. Signs projecting over public alleyways shall provide a minimum of 16 feet of vertical clearance.

805.04. Calculation of Display Area. The display area of a sign or advertising device is measured by the smallest square, rectangle, triangle, circle, or combination thereof, which will encompass the entire sign or advertising device; excluding trim, frame, apron, posts, uprights, braces or other structural members which support it.

Where a sign is double facing and only one face can be viewed from a single location on a roadway, the display area shall be the area of one sign face. Where a sign has two (2) or more faces that can be viewed from a single location, the display area of all such faces shall be included in determining the total display area of the sign.

Open Letter sign display area shall be measured by the number of square feet in the smallest rectangle, within which all letters, logos, symbols, or other elements of the sign can be enclosed, multiplied by a factor of 0.8.

When a sign is in the form of a three-dimensional object, the area shall be determined by drawing a square, rectangle, triangle, circle, or combination thereof, which will encompass the projected image of the sign and multiplying that area by two (2). The "projected image" is that image created by tracing the largest possible two-dimensional outline of the sign.

805.05. Maintenance. All signs, including their supports, braces, guys and anchors, electrical parts, and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by the City of Northport. All signs and their components shall be maintained in good repair, free of rust, peeling, fading, broken, or cracked panels, and broken or missing letters. Vegetation must be properly maintained and no condition shall be allowed that would constitute a fire or health hazard. The general area in the vicinity of any sign shall be kept free and clear of any unnecessary or discarded sign materials.

No sign shall be allowed to deteriorate to a condition in which it is unsightly in appearance or to a condition in which it requires repairs or renovations in an amount which exceeds 50 percent of its current replacement cost. Signs which deteriorate to such a condition are deemed to be in violation of this ordinance, and as such must either be removed or improved (if permitted) by the person responsible for maintaining the sign.

Section 806. Permitting and Enforcement/Administration

806.01 Permits for Permanent Signs.

A. Applicability. No person shall erect, alter, relocate, repair, replace the face of, or change a sign without first obtaining a permit, except for the following actions which shall not require a permit:

1. Changing the copy, announcement or message on a reader board sign;

2. Cleaning, painting, or comparable maintenance of a sign that does not alter the size, images, or ~~message of~~lettering on the sign;

3. Erecting a sign for which a permit is not required in accordance with Section 003. "Exempt Signs" of this Ordinance.

B. Procedure. All sign permits shall be procured in accordance with the following procedure:

1. ~~**1.**~~ A written application shall be submitted to the Planning Department for review and processing. The Planning Department, only upon determination that all requisite documentation and fees accompany the application form, will accept the application. The application shall include supplementary information as may be specifically requested by the Planning Department to determine compliance with these regulations.

2. The Planning Department shall review the application, plans, and specifications to determine whether the proposed sign conforms to all applicable requirements of these regulations.

3. Following review and determination as to conformance with these regulations, the Planning Department shall either approve or deny the application for the sign permit within thirty (30) days. In case of denial, the Planning Department shall specify the section or sections of these regulations with which the proposed sign is not in conformance. Appeals may be made in accordance with the procedures provided in this Zoning Ordinance at Section 1109 (Appeal of an Administrative Interpretation or Action).

4. An application may be amended within thirty (30) days of the original application date to include additional signs up to the allowable maximum. The Planning Department shall either approve or deny the application for the amended sign permit within thirty (30) days of the date of the complete amendment. Additional fees shall be charged if the additional signs exceed the size limitations for fee category. After thirty (30) days, a new sign permit shall be required for any sign constructed and all fees shall be required.

C. Submission Requirements. No request for a sign permit shall be considered complete until all the following has been submitted to the Planning Department.

1. The application form shall be submitted with all required information completed by the applicant. The application form is available from the Planning Department.

2. Plans and specifications for the proposed sign shall be submitted, drawn to scale, and include the following:

a) Site plan of development site showing location of any freestanding sign(s) including any easements, public rights-of-way, property lines, buildings, sight distance triangles and other signs on the property;

b) Main or entrance façade including linear dimension;

c) Dimensions and elevations ~~(including message)~~ of all signs;

d) Dimensions of any supporting structures;

e) Maximum and minimum height of sign, as measured from finished grade;

f) For illuminated signs, indicate type and placement of illumination;

g) Inventory of number, type, location, and display area of all existing signs on the same property and/or building on which the sign is to be located.

3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the Northport City Council for the particular category of application. This fee is nonrefundable irrespective of the final disposition of the application.

4. A sign permit shall be valid for a period of 180 days after issuance. Failure to place the sign within the allotted time period shall void the permit and necessitate reapplication.

806.02 Appeals.

In accordance with Section 1109 (Appeal of an Administrative Interpretation or Action) of this Zoning Ordinance, appeals to the Zoning Board of Adjustment (ZBA) may be taken by any person aggrieved or affected by any provision of this Ordinance or by any decision, or any order to stop, cease, and desist, issued by the Planning Director, Chief Building Official, or their designated representative, in enforcing the provisions of this Ordinance. Full procedures are provided at the above-mentioned section.

Section 807. Nonconforming, Illegal and Abandoned Signs.

807.01. Nonconforming Signs.

A nonconforming sign is any sign within the jurisdiction of the Zoning Ordinance of the City of Northport on the effective date of this article or any sign existing within any area added to such jurisdiction after the effective date of this article, which is prohibited by, or does not conform to the requirements of, these regulations. *(See Also: Section 803. M. "Prohibited Signs)*

A nonconforming sign may be continued and shall be maintained in good condition as required by these regulations;~~,~~ however, it shall not be:

A. Structurally changed to another nonconforming sign, but its pictorial content may be changed. For the purposes of this section, converting a static sign to a digital sign is a structural change.

B. Structurally altered to prolong the life of the sign, except to meet safety requirements.

C. Expanded or altered in any manner that increases the degree of nonconformity.

D. Re-established after damage or destruction if the estimated cost of reconstruction exceeds fifty (50) percent of the appraised replacement cost as determined by the Director.

Commented [CC5]: I'm ok with this one. I assume our process would be to get an estimate from a sign repair company or from Engineering or something.

E. Continued in use when a conforming sign or sign structure shall be erected on the same parcel or unit.

F. Continued in use when the structure housing the occupancy is demolished or requires renovations the cost of which exceeds fifty (50) percent of the assessed value of the structure.

807.02. Abandoned Signs.

Except as otherwise provided in this article, any sign that is located on property which becomes vacant and unoccupied~~,~~ or pertains to a business which does not maintain a current business license, ~~or pertains to a time, event or purpose which no longer applies,~~ shall be deemed to have been abandoned. Any abandoned sign shall be prohibited and shall be removed by the owner of the sign or the owner of the property. The frame of an abandoned sign shall not be required to be removed if it conforms to all applicable terms contained in these regulations (including the sign face area for sign replacement yielded by such frame).

Sign faces (whether freestanding or building signs) deemed to be abandoned as a result of the closing, relocation or other form of removal of the business for which it was intended, shall be replaced with a blank sign face panel or with the approval of the ~~p~~Planning ~~d~~Director and/or their designee, otherwise neatly removed or covered. Exposed lighting or wiring shall not be allowed.

Any sign structure which supported an abandoned sign and which structure conforms to all applicable terms contained in these regulations shall be allowed to remain in place. However, in the event a sign structure which supported or supports an abandoned sign is inconsistent with any term contained in these regulations (including the sign face area for sign replacement yielded by the frame), then the sign structure and frame shall be either altered to comply with the terms contained herein or removed by the owner of such structure or property.

807.03. Illegal Signs.

The following signs shall be considered to be illegal and a violation of the terms of this article:

A. A sign erected or maintained after the effective date of this article inconsistent with the terms contained herein;

B. A nonconforming sign which was erected inconsistent with the terms governing location, height, surface area or other regulatory measure applicable at the time of its erection;

C. An abandoned sign.

Upon determination by the Director that a certain sign is illegal, the Director shall act to remedy the violation, which may include:

A. Causing the issuance of a notice of violation to the individual who owns, is responsible for, or benefits from the display of such sign prescribing the action necessary to make the sign legal and conforming to the terms contained herein or ordering the removal of the illegal sign and also prescribing the time which the individual is afforded to accomplish such action;

B. The removal of any illegal sign located on public property or on private property located upon public ~~property~~land (such as a private utility pole), including any such sign located within a street right-of-way, in which case the City shall have the right to recover from the individual erecting such a sign the full costs of removal and disposal.

Failure to bring any illegal sign into conformance with the terms contained in this article or any other violation of the terms contained in this article shall be considered a violation of the Zoning Ordinance of the City of Northport and shall be subject to the remedies and penalties provided by such ordinance and by state law.

Section 808. Variances and Waivers

It is the explicit intent that this section be enacted to accomplish the purposes as set forth in Section 800 and any variance granted by the ~~Board of~~ Zoning Board of Adjustment (~~B~~ZBA) ~~would~~ may be detrimental to these purposes. Accordingly, the ~~B~~ZBA shall only grant a variance in the case of an ~~extreme~~ unnecessary hardship that is related to the land itself, rather than any hardship related to any owner or user of the land. Acts of God, mere financial loss, personal hardship, and economic conditions shall not alone be considered unnecessary hardships under Alabama law ~~for purposes of this section~~. Under Alabama law, the ZBA generally cannot grant a variance to establish a use which is prohibited within a zoning district by this Zoning Ordinance.

~~In situations where a nonconforming freestanding sign is proposed to be reused within the allowable 60 days as spelled out above and prior to being removed as required by Section 807.02; the Planning Director is hereby granted the ability to allow an administrative waiver of up to five percent (5%) in area and five percent (5%) in height (5 sf. & 1' respectively) to such sign. This waiver does not apply to any sign type other than freestanding signs.~~

Commented [CC6]: The City Code calls it ZBA https://library.municode.com/al/northport/codes/code_of_ordinances?nodeId=PTIICOOR_CH62PLZOCOZOBOAD_ARTIIIZOBOAD

Commented [CC7]: It may be best to remove this provision completely. I'm afraid it could be used by a billboard company to move a billboard from one place to another within the city limits.

Section 809. Severability Clause

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this chapter is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this chapter.

Section 810. Substitution Clause

Signs containing non-commercial messages are permitted anywhere that advertising or other signs containing commercial messages are permitted, subject to the same regulations applicable to such signs.

Commented [CC8]: This catch-all is meant to keep us out of First Amendment trouble if all other attempts fail.