AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 10, 2023

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **APPROVAL OF MINUTES**
   A. September 12, 2023
   B. Special Call Meeting - September 21, 2023

5. **APPROVAL OF THE AGENDA**

6. **VERIFICATION OF PROPER NOTIFICATION**

7. **VERIFICATION OF NO CONFLICT OF INTEREST**

8. **OLD BUSINESS**
   A. **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.
   B. **S-15-23 Hightown Properties, LLC Phase I** - Paige Howard requests preliminary plat approval for approximately 2.28 acres located at 2400 36th Street.
   C. **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use approval to allow the placement of a mobile home residence to be located at 6951 Baptist Campground Road - **WITHDRAWN BY STAFF**

9. **NEW BUSINESS**
   A. **A-10-23 University Beach, LLC** - University Beach, LLC requests annexation of 54.78 acres located north of McFarland Boulevard and east of Harper Road with the original zoning designation of C-6 (General Commercial).
   B. **R-17-23 Northcreek Properties, LLC** - Northcreek Properties, LLC requests rezoning of approximately 1.91 acres from C-3 to RS-SD located east of Northcreek Boulevard and Union Chapel Road
   C. **R-18-23 Sullivan Properties, LLC** - Sullivan Properties, LLC requests rezoning of approximately 69.45 acres from RS-1 (Single - Family Residential) to RS-SD (Residential Special District) located east of Northcreek Boulevard and Union Chapel Road

D. **S-23-23 The Terrace at Northcreek Master Plan Revision** - Brasher Holdings, LLC requests revisions to the approved master plan for approximately 72.22 acres for Phases II-V located at the east dead end of Northcreek Boulevard

E. **A-11-23 Thompson Family Limited - REHEARING** Thompson Family Limited requests annexation of approximately 30.1 acres with the original zoning designation of RS-SD located north of Owen Parkway and east of Highway 43

F. **R-16-23 Thompson Family Limited - REHEARING** Thompson Family Limited requests rezoning of approximately 3.33 acres from C-3 (General Commercial) to RS-SD (Residential Special District) located north of Owen Parkway and east of Highway 43

G. **S-24-23 Magnolia Hills West Subdivision Master Plan** - Thompson Family Limited requests master plan approval for approximately 33.4 acres located north of Owen Parkway and east of Highway 43

H. **S-26-23 Gloryland Master Plan Revision** - Hill & Spann Land Company, LLC requests revisions to the approved master plan for 87.9 acres located east of Highway 43 and south of Owen Parkway

I. **S-25-23 Resurvey of Lots 1 & 2 Gloryland Subdivision** - Hill and Spann Land Company, LLC requests preliminary plat approval for approximately 17.5 acres located east of Highway 43 and south of Owen Parkway

10. DISCUSSION

A. Comprehensive Plan Presentation

11. CITIZEN COMMUNICATIONS

12. 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 – October 10, 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

A representative for Ms. Howard has requested to withdraw these petitions. Since notices have been mailed to the adjoining property owners, the petitioner will be present to formally withdraw the petitions. The Commission will need to vote to grant or deny the withdrawal.

City of Northport

Planning and Zoning Commission – October 10, 2023

Staff Report

Case: SP-07-23

Applicant: Mateo Felipe Baltazar

Location: 6951 Baptist Campground Road

Request: Placement of manufactured home as in-fill dwelling

Mateo Felipe Baltazar submitted a request to place a manufactured home as an in-fill dwelling at a parcel located at 6951 Baptist Campground Road. The property is zoned RS-1. The zoning ordinance requires the combined value of the manufactured home and property to be valued at 90% or greater than the average appraised value of all adjoining properties that have been improved for single family residential use. The appraised value does not meet this requirement. Therefore, this item has been removed from the agenda by staff. The applicant has been notified and has been advised they can seek a variance or comply with the ordinance.

No action is need on this agenda item.

City of Northport

Planning and Zoning Commission – October 10, 2023

Planning Staff Report

Case: A-10-23

Applicant: University Beach, LLC

Request: Annexation

University Beach, LLC requests annexation of approximately 54.78 acres located north of McFarland Boulevard and east of Harper Road. The petitioner requests an original zoning designation of C-6 Highway Commercial. The property meets the requirements for annexation and zoning designation.

Any action on this agenda 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	
University Beach, LLC	CITY ADDRESS ASSIGNMENT
	ORDINANCE #
ADDRESS	CASE #
2121 Midway Road, Suite 240, Carrollton, TX 75006	XREF. CASES:
DAYTIME TELEPHONE	
(214) 354-7881	REQUESTED ZONING (if other than RS-1):
EMAIL	
kent@ddgrouptx.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: 1
   [1] 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)? [0]
   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 : NA Ages: _____
   f. Proposed Use of Property (if any): Mixed Use Development

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

_____

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

APPLICANT'S SIGNATURE: Kent Donahue	DATE:
PRINT NAME: Kent Donahue, University Beach, LLC	9-11-2023

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

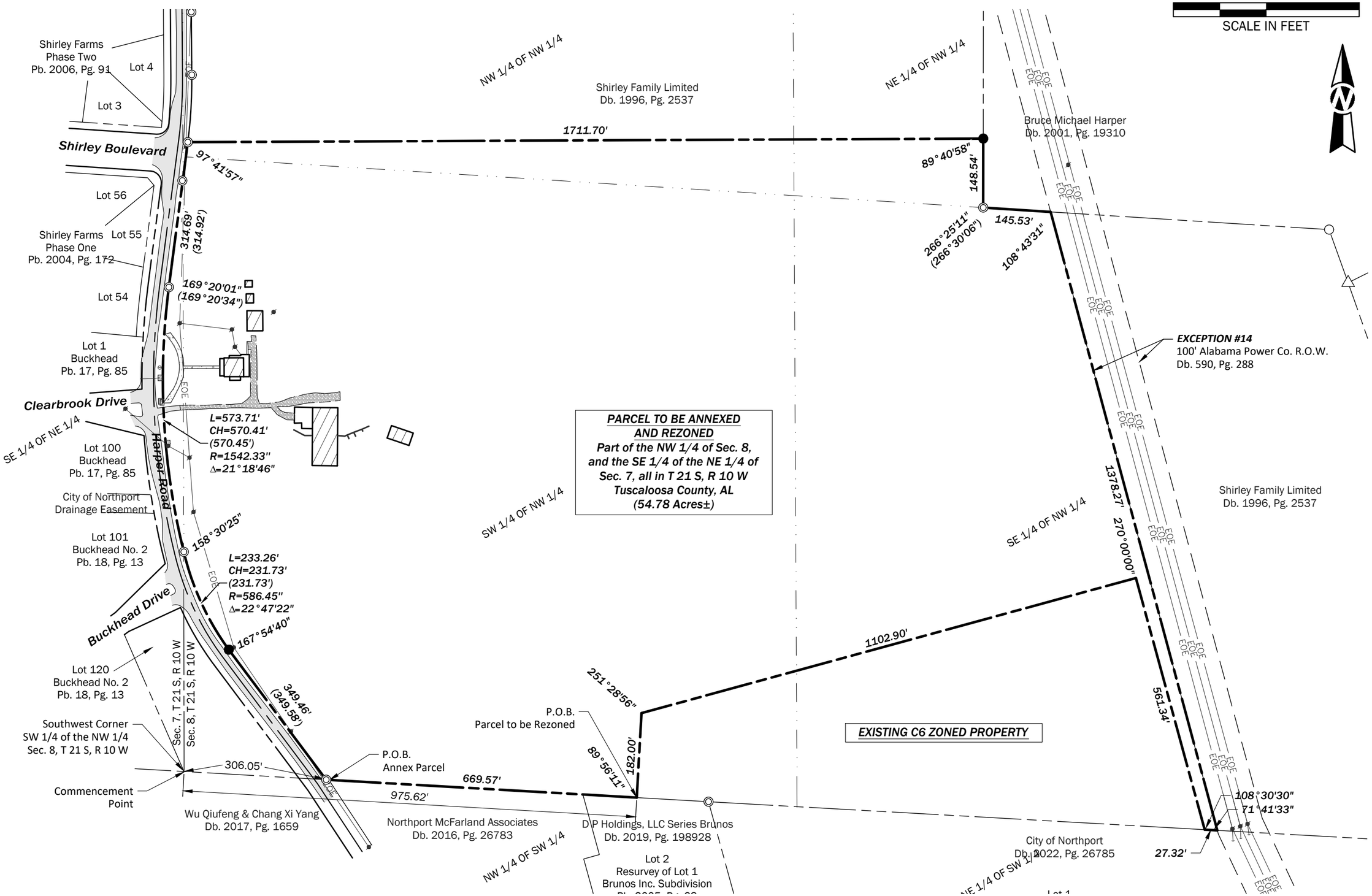
3516 Greensboro Ave
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

230101669.00 University Beach, LLC – Northport, AL

PARCEL TO BE ANNEXED

A parcel of land located in the Northwest Quarter of Section 8, and that part of the Southeast Quarter of the Northeast Quarter of Section 7 lying East of the East Right of Way of Harper Road, all being in Township 21 South, Range 10 West in Tuscaloosa County, Alabama containing 54.78 acres, more or less, and being more particularly described as follows:

As a POINT OF COMMENCEMENT, begin at the Southwest corner of the Northwest Quarter of said Section 8; thence run in an easterly direction and along the South boundary of the Southwest quarter of the Northwest quarter of said Section 8 for a distance of 306.05 feet to a rebar found on the East Right of Way of Harper Road (a 40' Right of Way) and the POINT OF BEGINNING of the parcel herein described; thence continue in an Easterly direction and along said course and the South boundary of the Southwest quarter of the Northwest quarter of said Section 8 for a distance of 669.57 feet to a point; thence with an interior angle right of 89°56’11”, run in a northerly direction for a distance of 182.00 feet to a point; thence with an interior angle right of 251°28’56”, run in an easterly direction for a distance of 1,102.90 feet to a point; thence with an interior angle right of 270°00’00”, run in a southerly direction for a distance of 561.34 feet to a point on the South boundary of the Southeast quarter of the Northwest quarter of said Section 8; thence with an interior angle right of 108°30’30”, run in an Easterly direction and along the South boundary of the Southeast quarter of the Northwest Quarter of said Section 8 for a distance of 27.32 feet to a rebar set on the West boundary of an Alabama Power Company right-of-way; thence with an interior angle of 71°41'33”, run in a northerly direction and along the West boundary of an Alabama Power Company right-of-way for a distance of 1,378.27 feet to a capped rebar set on the North boundary of the Southeast Quarter of the Northwest Quarter of said Section 8; thence with an interior angle of 108°43'31”, run in a Westerly direction along said boundary for a distance of 145.53 feet to a rebar found; thence with an interior angle of 266°25'11”, run in a Northerly direction for a distance of 148.54 feet to a point; thence with an interior angle of 89°40'58”, run in a Westerly direction for a distance of 1,711.70 feet to a point on the East Right of Way of said Harper Road; thence with an interior angle of 97°41'57”, run in a Southerly direction along said Right of Way for a distance of 314.69 feet to a rebar found on a curve having a delta of 21°18'46” and a radius of 1,542.33 feet; thence with an interior angle of 169°20'01” to the chord, run in a Southerly to Southeasterly direction along said curving Right of Way for a chord distance of 570.41 feet (arc distance of 573.71 feet) to a rebar found on a curve having a delta of 22°47'22” and a radius of 586.45 feet; thence with an interior angle of 185°30'25” from the chord and to the chord, continue is a Southeasterly direction along said curving Right of Way for a chord distance of 231.73 feet (arc distance of 233.26 feet) to the end of said curve; thence with an interior angle of 167°54'40” from the chord, continue in a Southeasterly direction along said Right of Way for a distance of 349.46 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior closure angle is 130°06'07”.



PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

University Beach, LLC Annexation and Rezoning

University Beach, LLC
Harper Road
City of Northport, Tuscaloosa County, Alabama

Sheet Title
Annexation & Rezoning Exhibit

No.	Date	Revision Description

Drawn By: E M H
Checked By: S G F
Date: 09/11/2023
Proj. No.: 23-01-01669.00
File Name: 23-1669 Rezoning-Annexation.dwg

Sheet No.
1 of 2

PARCEL TO BE ANNEXED AND ZONED C-6

A parcel of land located in the Northwest Quarter of Section 8, and that part of the Southeast Quarter of the Northeast Quarter of Section 7 lying East of the East Right of Way of Harper Road, all being in Township 21 South, Range 10 West in Tuscaloosa County, Alabama containing 54.78 acres, more or less, and being more particularly described as follows:

As a POINT OF COMMENCEMENT, begin at the Southwest corner of the Northwest Quarter of said Section 8; thence run in an easterly direction and along the South boundary of the Southwest quarter of the Northwest quarter of said Section 8 for a distance of 306.05 feet to a rebar found on the East Right of Way of Harper Road (a 40' Right of Way) and the POINT OF BEGINNING of the parcel herein described; thence continue in an Easterly direction and along said course and the South boundary of the Southwest quarter of the Northwest quarter of said Section 8 for a distance of 669.57 feet to a point; thence with an interior angle right of 89°56'11", run in a northerly direction for a distance of 182.00 feet to a point; thence with an interior angle right of 251°28'56", run in an easterly direction for a distance of 1,102.90 feet to a point; thence with an interior angle right of 270°00'00", run in a southerly direction for a distance of 561.34 feet to a point on the South boundary of the Southeast quarter of the Northwest quarter of said Section 8; thence with an interior angle right of 108°30'30", run in an Easterly direction and along the South boundary of the Southeast quarter of the Northwest Quarter of said Section 8 for a distance of 27.32 feet to a rebar set on the West boundary of an Alabama Power Company right-of-way; thence with an interior angle of 71°41'33", run in a northerly direction and along the West boundary of an Alabama Power Company right-of-way for a distance of 1,378.27 feet to a capped rebar set on the North boundary of the Southeast Quarter of the Northwest Quarter of said Section 8; thence with an interior angle of 108°43'31", run in a Westerly direction along said boundary for a distance of 145.53 feet to a rebar found; thence with an interior angle of 266°25'11", run in a Northerly direction for a distance of 148.54 feet to a point; thence with an interior angle of 89°40'58", run in a Westerly direction for a distance of 1,711.70 feet to a point on the East Right of Way of said Harper Road; thence with an interior angle of 97°41'57", run in a Southerly direction along said Right of Way for a distance of 314.69 feet to a rebar found on a curve having a delta of 21°18'46" and a radius of 1,542.33 feet; thence with an interior angle of 169°20'01" to the chord, run in a Southerly to Southeasterly direction along said curving Right of Way for a chord distance of 570.41 feet (arc distance of 573.71 feet) to a rebar found on a curve having a delta of 22°47'22" and a radius of 586.45 feet; thence with an interior angle of 185°30'25" from the chord and to the chord, continue is a Southeasterly direction along said curving Right of Way for a chord distance of 231.73 feet (arc distance of 233.26 feet) to the end of said curve; thence with an interior angle of 167°54'40" from the chord, continue in a Southeasterly direction along said Right of Way for a distance of 349.46 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior closure angle is 130°06'07".

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

University Beach, LLC
Annexation and Rezoning

University Beach, LLC

Harper Road
City of Northport, Tuscaloosa County, Alabama

Sheet Title
Annexation & Rezoning Exhibit

No.	Date	Revision Description

Drawn By: E M H	Checked By: S G F
Date: 09/11/2023	Proj. No.: 23-01-01669.00
File Name: 23-1669.Rezoning-Annexation.dwg	

Sheet No. 2 of 2

City of Northport Planning & Zoning Commission

Annexation Request

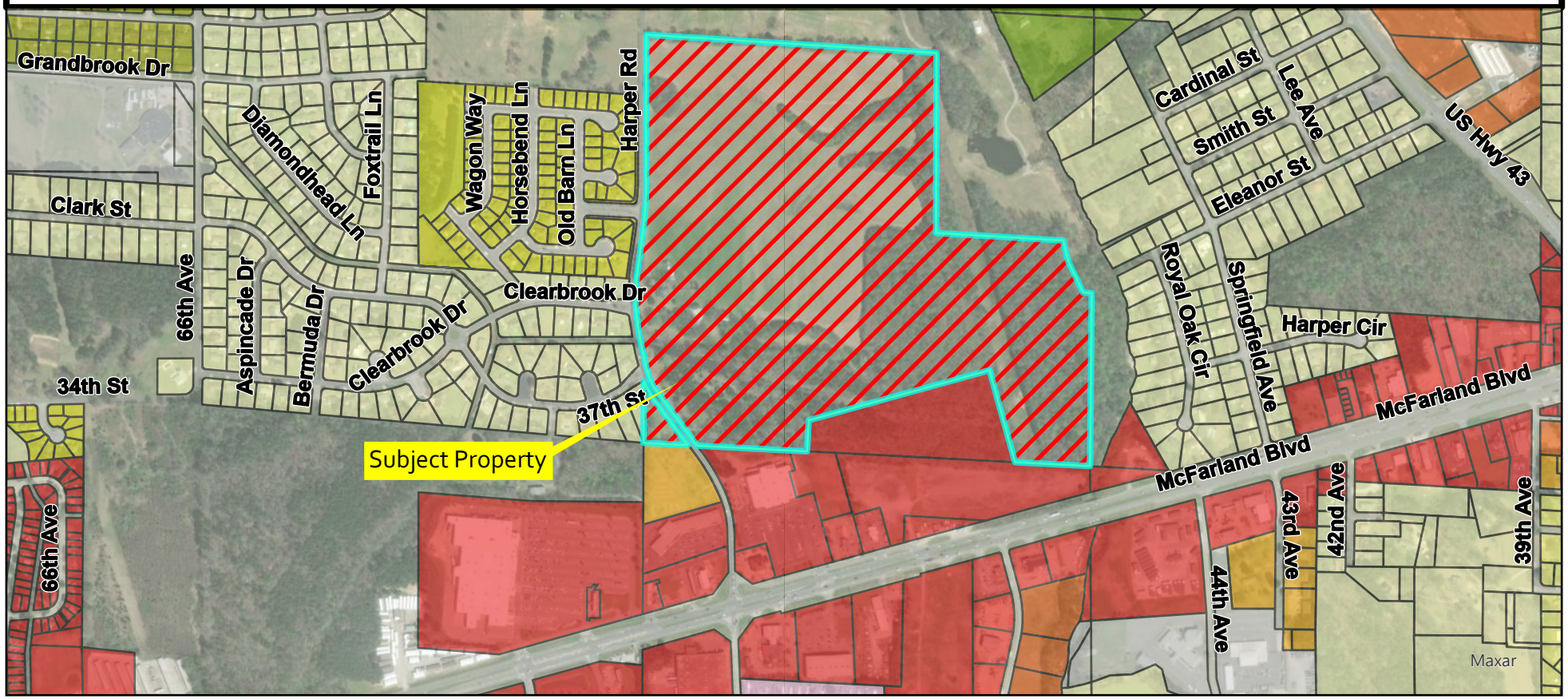
Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- 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 – October 10, 2023

Staff Report

Case: R-17-23, R-18-23, & S-23-23

Applicant: Northcreek Properties, LLC, Sullivan Properties, & Brasher Holdings

Location: The Terrace at Northcreek

Request: Rezoning & Master Plan

Northcreek Properties, LLC requests rezoning of approximately 1.91 acres from C-3 (General Commercial) to RS-SD (Residential Special District). Sullivan Properties requests rezoning of 69.45 acres from RS-1 (Single Family Residential) to RS-SD (Residential Special District). Brasher Holdings, LLC is requesting a revision to the Master Plan for The Terrace at Northcreek. The properties are located at the east end of Northcreek Boulevard and are associated with the master plan revision request. The properties meet the requirements for rezoning to RS-SD. The zoning ordinance requires a site development plan or master plan with any rezoning request to RS-SD.

The proposed master plan revision includes 163 lots in phases II-V. The proposed setbacks are 25' front, 25' rear, and 7' on each side. The following table shows the percentage of lots that meet the various lot standards for residential zones:

Zoning	Min. Lot Area	Min. Lot Width	% of lots in proposal
RS-1	15,000	95	1.84%
RS-2	12,000	85	6.75%
RS-3	9,000	75	28%
RS-4	6,000	60	31.97%
RS-SD	4,000	55	31.28%

Typically, waivers are addressed at the preliminary plat submittal. However, the layout of required stub streets does not meet the subdivision regulations. Approval of the proposed master plan would require approval of a waiver of stub streets at the preliminary plat level.

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.

Any action on the rezoning requests will be a recommendation to the City Council. Any action on the master plan would require six affirmative votes of the Commission.

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: _____

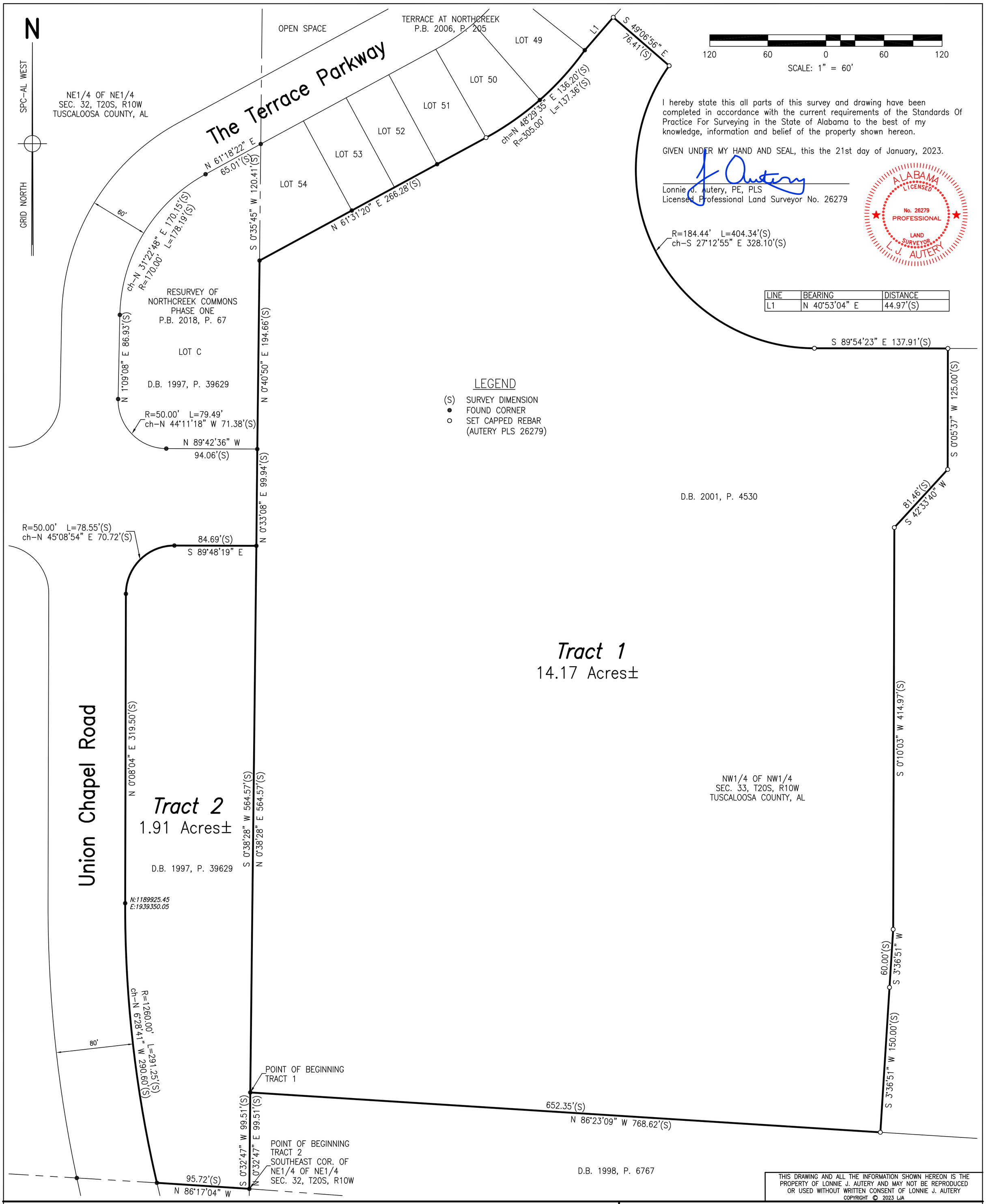
Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

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



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

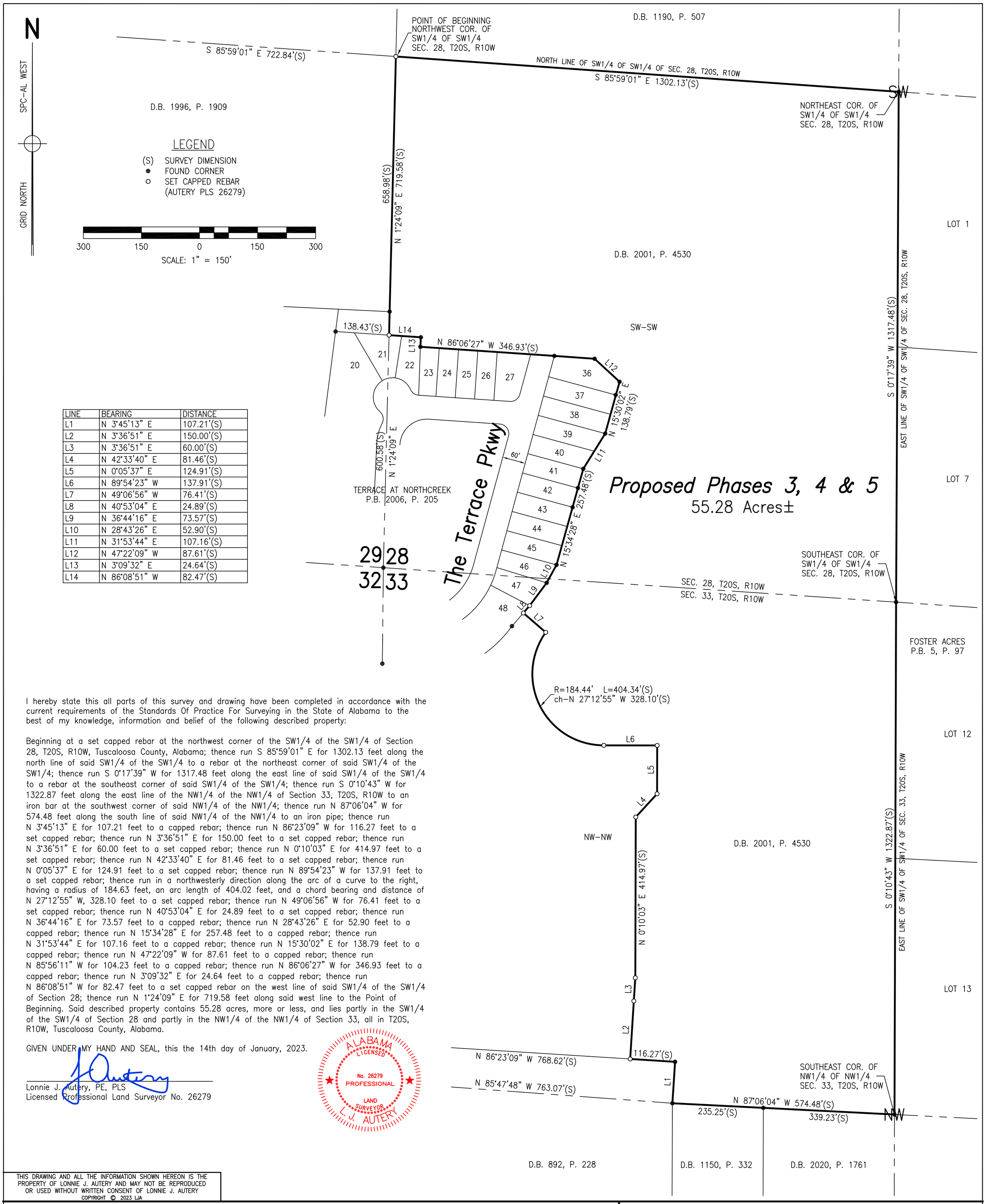
Beginning at an iron pipe the southeast corner of the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run N 86°17'04" W for 95.72 feet along the south line of said NE1/4 of the NE1/4 to a capped rebar on the east right-of-way of Union Chapel Road; thence run in a northerly 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.

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

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

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



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

THE TERRACE AT NORTHCREEK REVISED MASTER PLAN
PHASES 2, 3, 4 & 5

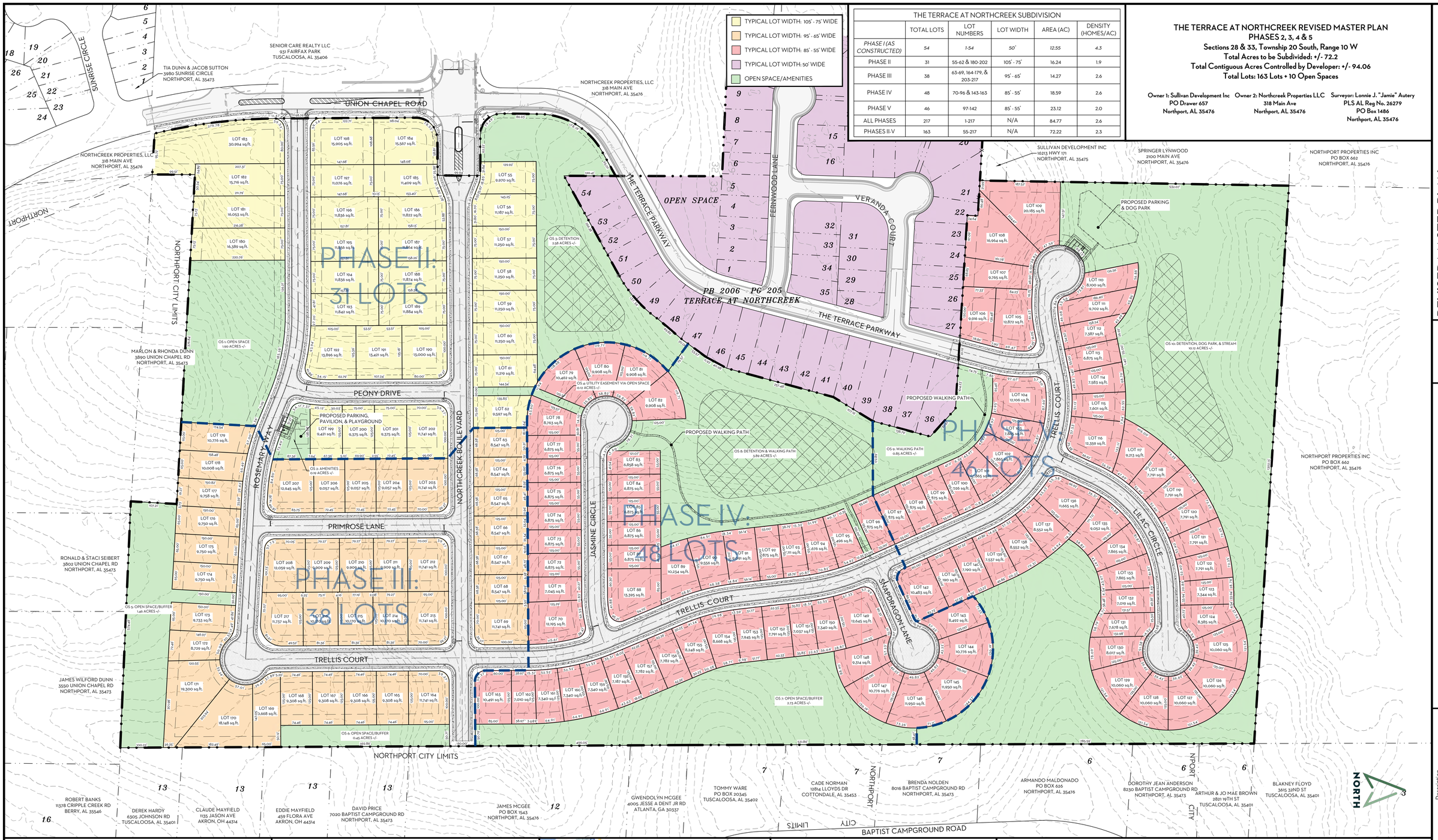
Sections 28 & 33, Township 20 South, Range 10 W
Total Acres to be Subdivided: +/- 72.2
Total Contiguous Acres Controlled by Developer: +/- 94.06
Total Lots: 163 Lots + 10 Open Spaces

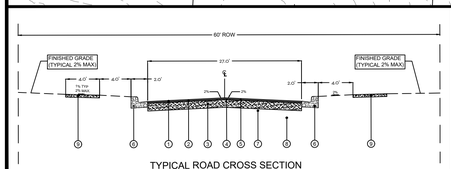
Owner 1: Sullivan Development Inc
PO Drawer 657
Northport, AL 35476

Owner 2: Northcreek Properties LLC
318 Main Ave
Northport, AL 35476

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
PO Box 1486
Northport, AL 35476

THE TERRACE AT NORTHCREEK SUBDIVISION					
	TOTAL LOTS	LOT NUMBERS	LOT WIDTH	AREA (AC)	DENSITY (HOMES/AC)
PHASE I (AS CONSTRUCTED)	*54*	*1-54*	*50'*	*12.55*	*4.3*
PHASE II	31	55-62 & 180-202	105' - 75'	16.24	1.9
PHASE III	38	63-69, 164-179, & 203-217	95' - 65'	14.27	2.6
PHASE IV	48	70-96 & 143-163	85' - 55'	18.59	2.6
PHASE V	46	97-142	85' - 55'	23.12	2.0
ALL PHASES	217	1-217	N/A	84.77	2.6
PHASES II-V	163	55-217	N/A	72.22	2.3

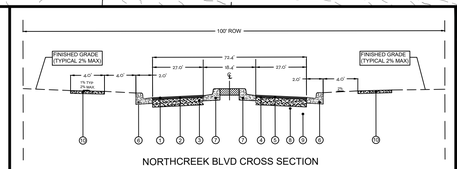




TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER. 1/2" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER. 1/2" MAXIMUM AGGREGATE SIZE (2")
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, 8" COMPACTED THICKNESS, 98% S.P.D.)
8. REQUIRED UNCLASSIFIED EXCAVATION
9. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

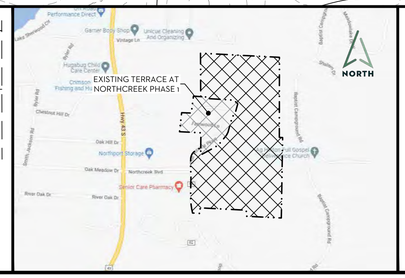
NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.



NORTHCREEK BLVD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER. 1/2" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER. 1/2" MAXIMUM AGGREGATE SIZE (2")
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 24" INVERTED CONCRETE CURB & GUTTER
8. REQUIRED ROADBED PROCESSING (CUT SECTIONS ONLY, 8" COMPACTED THICKNESS, 98% S.P.D.)
9. REQUIRED UNCLASSIFIED EXCAVATION
10. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.



LEGEND

- 180 — Existing 5' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- 8" PVC — Existing Water Main
- Existing Sanitary Sewer
- 8" DIP — Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- GAS — Existing Gas Main
- Easement
- 36" RCP — Existing Storm Sewer
- 36" RCP — Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole

NOTES

1. Each lot shall comply with maximum ISR of 0.45. Proposed typical house pads range from approximately 55'x75' to 40'x75'.
2. Existing zoning: RS-1. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
3. All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
4. No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
5. Contour lines shown are existing and at 5' intervals (based on NGVD 1929 vertical datum).
6. No portion of the site lies within a 100-year flood plan (FIRM Map 01125C0339G (1/16/2014) & 01125C0338G (1/16/2014).
7. Homebuilders shall be required to plant 1 tree or shrub per 3,000 sf of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
8. All proposed homes shall be constructed with full brick exterior.
9. Project Benchmark: NW Corner, NW 1/4 - NW 1/4 Sec. 33, T20S, R10W Tuscaloosa County, Alabama.
10. No lots shall have direct access to Union Chapel Road.
11. No cul-de-sac shall exceed 600 LF.
12. Sequence of construction for fire access:
    - 12.a. Phase II: Northcreek Boulevard entrance, Rosemary Way entrance, fire access turn around at stub streets if greater than 150'
    - 12.b. Phase III: Full width, paved fire access along Trellis Court to the The Terrace Parkway entrance
13. Total Open Space Area: 24.29 Acres - 33.6% of Total Site Area

RS-SD Setbacks:
Front: 25'
Rear: 25'
Side: 7' & 7'

Requested Variances: None

REVISED MASTER PLAN

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

PRELIMINARY

LONGLEAF ENGINEERING
432 15th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Rev	Date	Description
1	9/25/2023	Revisions per City of Northport Staff comments

Drawn By: RAD | Checked By: RTS | Date: 9/7/2023
File: 20-05-056 Northcreek August 2023 Revision.dwg

GRAPHIC SCALE
0 100
1" = 100'

SHEET
1 OF 1

City of Northport Planning & Zoning Commission

Rezoning Request

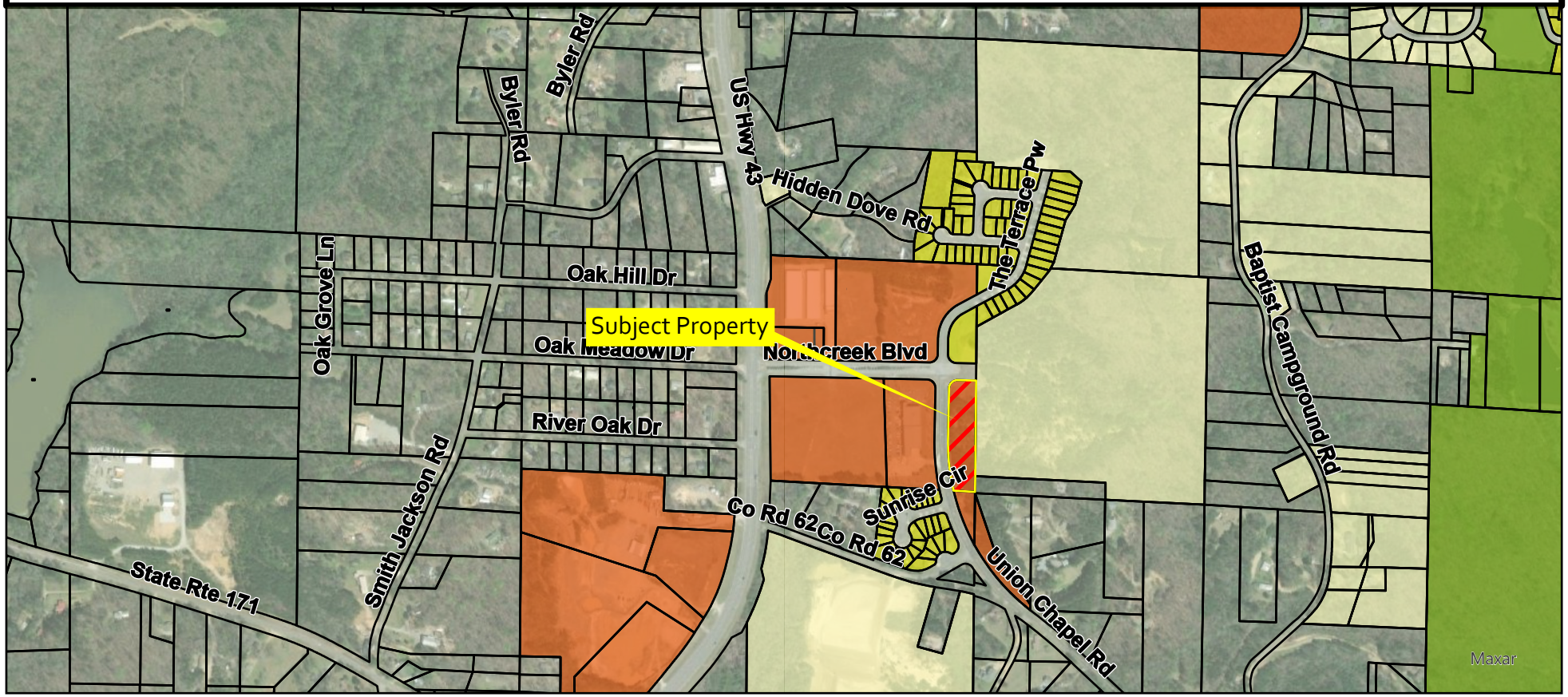
Zoning

- Agriculture
- 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 – October 10, 2023

Staff Report

Case: R-18-23

Applicant: Sullivan Development, Inc.

Location: The Terrace at Northcreek

Request: Rezoning

Sullivan Development, Inc. requests rezoning of approximately 69.45 acres located at the east end of Northcreek Boulevard. The property is currently zoned RS-1 (Single Family Residential). The petitioner is requesting 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

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 Development Inc

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: _____

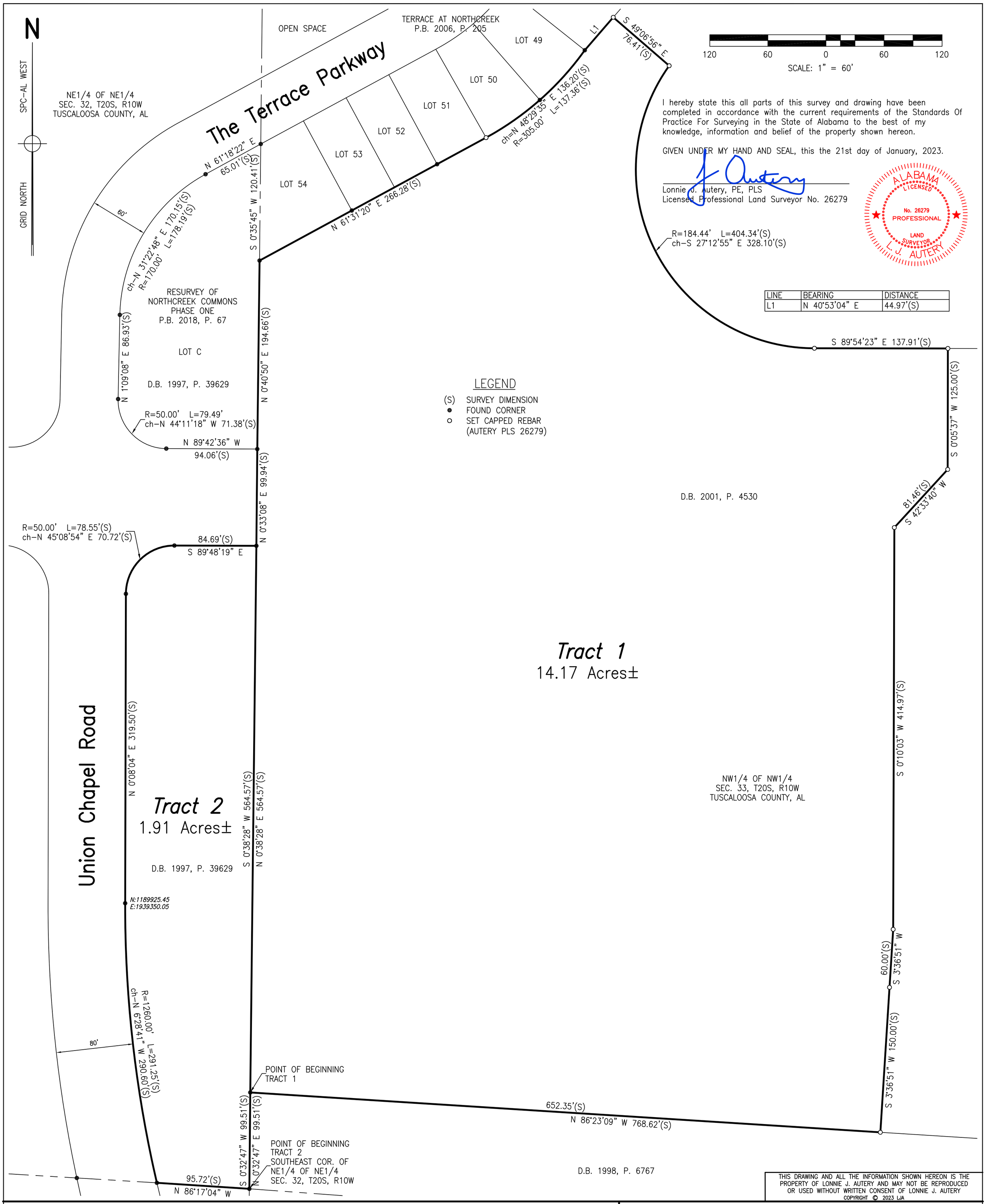
Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

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: 5-18-2022
PRINT NAME: Chip Brasher	

Received:_____ Date:_____

RZ
Revised 08/12



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

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

LEGEND

(S) SURVEY DIMENSION
● FOUND CORNER
○ SET CAPPED REBAR (AUTERY PLS 26279)

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

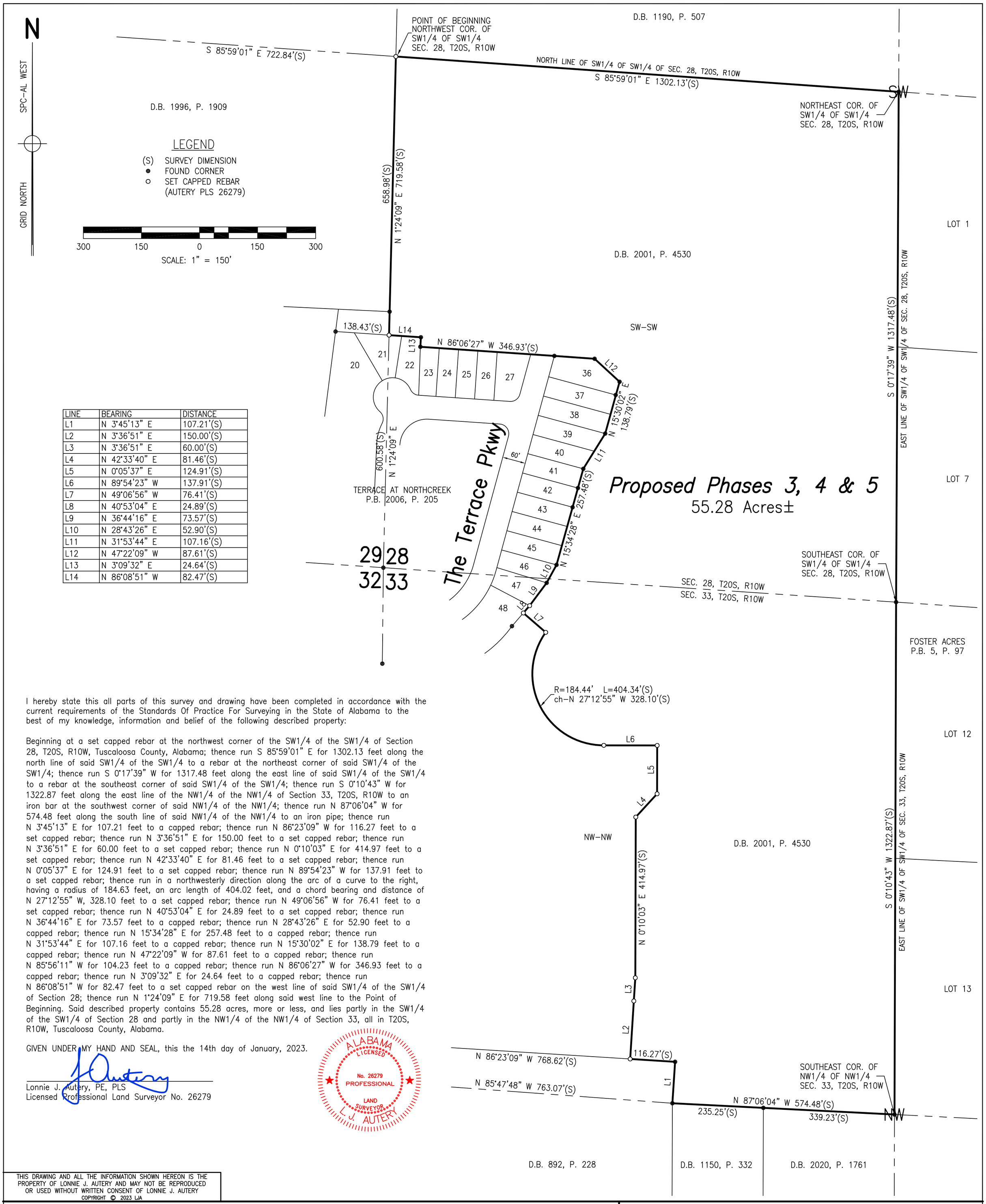
Beginning at an iron pipe the southeast corner of the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run N 86°17'04" W for 95.72 feet along the south line of said NE1/4 of the NE1/4 to a capped rebar on the east right-of-way of Union Chapel Road; thence run in a northerly 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
EMAIL: jautery@alsurvey.com
SCALE: 1"=60'
DATE SURVEYED: 08/07/2022
PAGE 2 OF 2
JOB NO.: TERRACE



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

THE TERRACE AT NORTHCREEK REVISED MASTER PLAN
PHASES 2, 3, 4 & 5

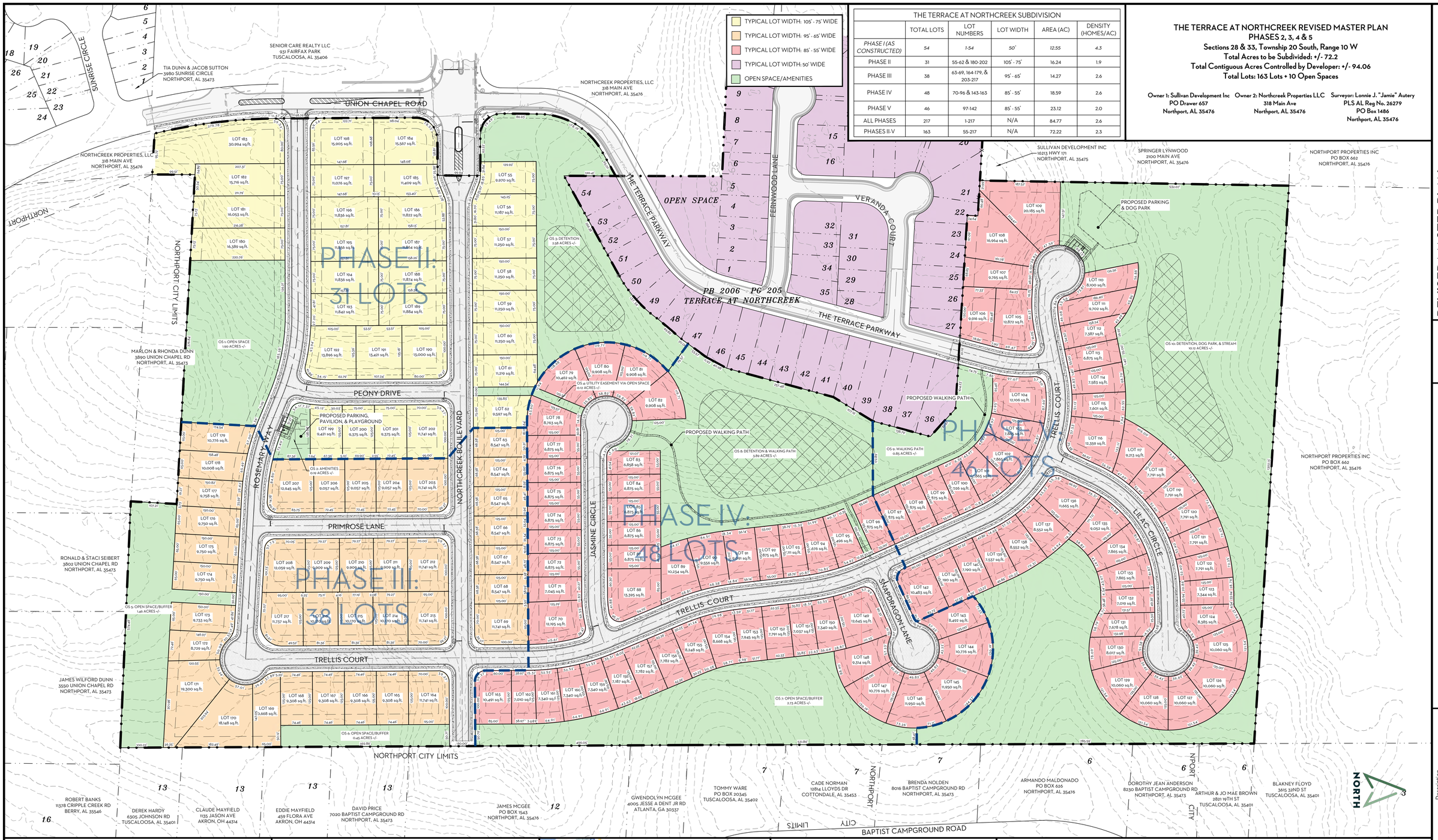
Sections 28 & 33, Township 20 South, Range 10 W
Total Acres to be Subdivided: +/- 72.2
Total Contiguous Acres Controlled by Developer: +/- 94.06
Total Lots: 163 Lots + 10 Open Spaces

Owner 1: Sullivan Development Inc
PO Drawer 657
Northport, AL 35476

Owner 2: Northcreek Properties LLC
318 Main Ave
Northport, AL 35476

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
PO Box 1486
Northport, AL 35476

THE TERRACE AT NORTHCREEK SUBDIVISION					
	TOTAL LOTS	LOT NUMBERS	LOT WIDTH	AREA (AC)	DENSITY (HOMES/AC)
PHASE I (AS CONSTRUCTED)	*54*	*1-54*	*50'*	*12.55*	*4.3*
PHASE II	31	55-62 & 180-202	105' - 75'	16.24	1.9
PHASE III	38	63-69, 164-179, & 203-217	95' - 65'	14.27	2.6
PHASE IV	48	70-96 & 143-163	85' - 55'	18.59	2.6
PHASE V	46	97-142	85' - 55'	23.12	2.0
ALL PHASES	217	1-217	N/A	84.77	2.6
PHASES II-V	163	55-217	N/A	72.22	2.3



LEGEND

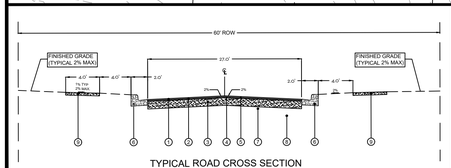
- Existing 5' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole

NOTES

1. Each lot shall comply with maximum ISR of 0.45. Proposed typical house pads range from approximately 55'x75' to 40'x75'.
2. Existing zoning: RS-1. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
3. All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
4. No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
5. Contour lines shown are existing and at 5' intervals (based on NGVD 1929 vertical datum).
6. No portion of the site lies within a 100-year flood plan (FIRM Map 01125C0339G (1/16/2014) & 01125C0338G (1/16/2014).
7. Homebuilders shall be required to plant 1 tree or shrub per 3,000 sf of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
8. All proposed homes shall be constructed with full brick exterior.
9. Project Benchmark: NW Corner, NW 1/4 - NW 1/4 Sec. 33, T20S, R10W Tuscaloosa County, Alabama.
10. No lots shall have direct access to Union Chapel Road.
11. No cul-de-sac shall exceed 600 LF.
12. Sequence of construction for fire access:
    - 12.a. Phase II: Northcreek Boulevard entrance, Rosemary Way entrance, fire access turn around at stub streets if greater than 150'
    - 12.b. Phase III: Full width, paved fire access along Trellis Court to the The Terrace Parkway entrance
13. Total Open Space Area: 24.29 Acres - 33.6% of Total Site Area

RS-SD Setbacks:
Front: 25'
Rear: 25'
Side: 7' & 7'

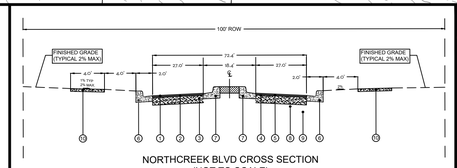
Requested Variances: None



TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER. 1/2" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER. 1/2" MAXIMUM AGGREGATE SIZE (2")
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, 8" COMPACTED THICKNESS, 98% S.P.D.)
8. REQUIRED UNCLASSIFIED EXCAVATION
9. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

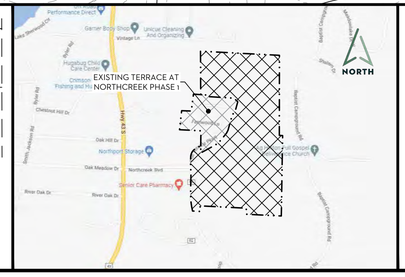
NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.



NORTHCREEK BLVD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER. 1/2" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER. 1/2" MAXIMUM AGGREGATE SIZE (2")
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 24" INVERTED CONCRETE CURB & GUTTER
8. REQUIRED ROADBED PROCESSING (CUT SECTIONS ONLY, 8" COMPACTED THICKNESS, 98% S.P.D.)
9. REQUIRED UNCLASSIFIED EXCAVATION
10. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.



REVISED MASTER PLAN

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

PRELIMINARY

LONGLEAF ENGINEERING
432 15th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Rev	Date	Description
1	9/25/2023	Revisions per City of Northport Staff comments

Drawn By: RAD | Checked By: RTS | Date: 9/7/2023
File: 20-05-056 Northcreek August 2023 Revision.dwg

GRAPHIC SCALE
0 100
1" = 100'

SHEET
1 OF 1

City of Northport Planning & Zoning Commission

Rezoning Request

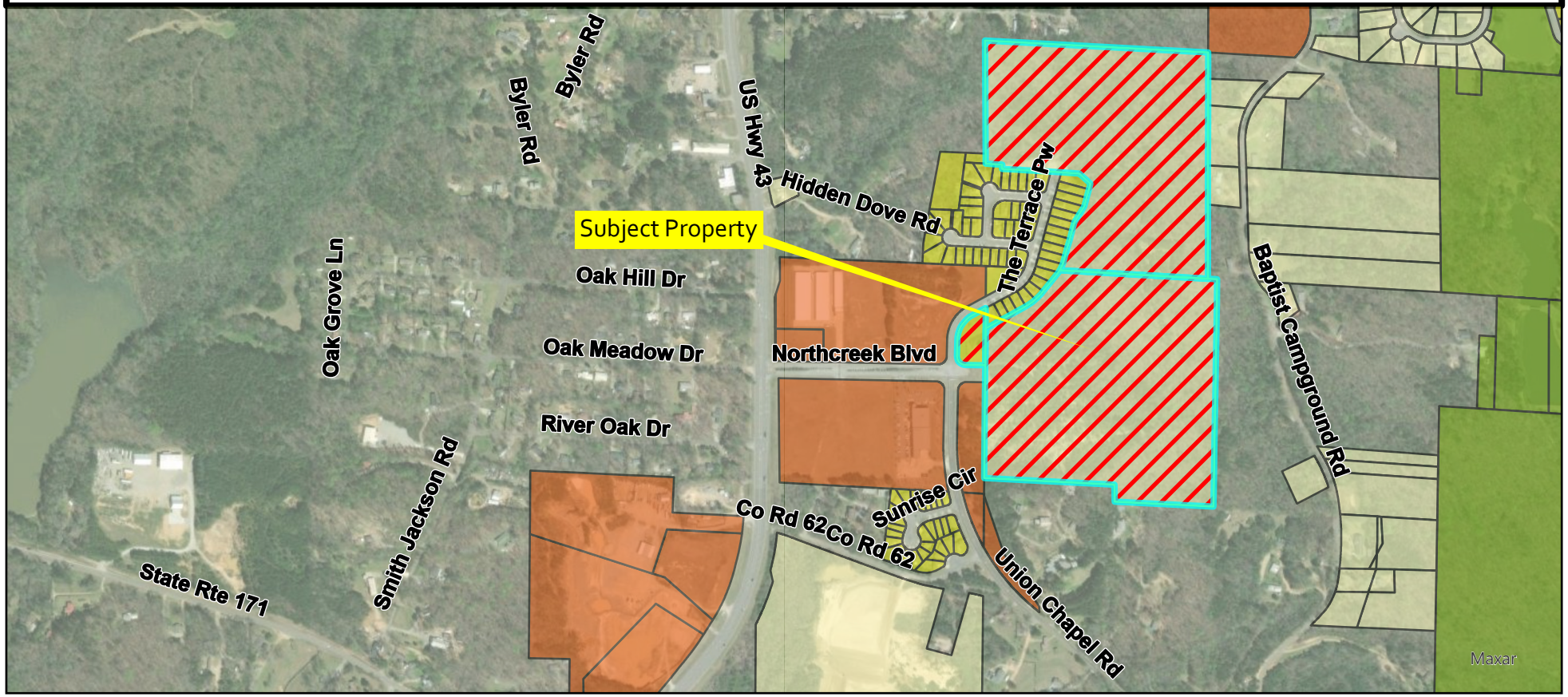
Zoning

- Agriculture
- 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



NOTES:

- TOTAL SITE AREA: 72.2 AC
- TOTAL SITE AREA OF STEEP SLOPES ON SITE: 1.28 AC (1.8% OF TOTAL SITE AREA)
- STEEP SLOPES WITHIN PROPOSED BUILDING AREA/ROW: 1.11 AC (EXCLUDES SS 1 & SS 3)
- PERCENTAGE OF STEEP SLOPES IMPACTED: 87%
- AVERAGE SLOPE OF STEEP SLOPE AREAS: 34.84%
- EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS
- ALL SLOPE CALCULATIONS ARE TAKEN AT 100 LF

EXISTING SLOPES GREATER THAN 33%

THE TERRACE AT NORTHCREEK

Date: 9/22/2023	Drawn By: RAD	Scale: 1" = 180'	Sheet #: 1 of 1

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

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 Terrace at Northcreek Master Plan Revision

Name of Applicant: Longleaf Engineering, LLC Phone: (205) 345-5646

Name of Owner: Sullivan Properties & Northcreek Properties Phone: (205) 339-1052

Address: PO Box 657, Northport, AL 35476

Engineer: Tom Sims, Longleaf Engineering, LLC Phone: (205) 345-5646

Address: 432 65th Street, Suite A, Tuscaloosa, AL 35405 Email: tsims@longleafengineering.com

Surveyor: Lonnie J. "Jamie" Autery Phone: (205) 886-4342

Address: PO Box 1486, Northport, AL 35476 Email: jautery@alsurvey.com

In City Limits? Yes ☒ No ☐ Current Zoning: R-1 Proposed Zoning: RS-SD Total Acreage: 72.2 Total Lots: 163

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 5 / 12 / 22 *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: Northcreek Commons Master Plan May 2005

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

Describe the Location of Property to be Subdivided:
Located at the east dead end of Northcreek Boulevard

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

Waivers:
No waivers requested for Master Plan

****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:** 9 / 18 / 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 Terrace at Northcreek Master Plan Revision

Name of Applicant: Longleaf Engineering, LLC Phone: (205) 354-5646

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.
N/A Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
N/A 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.
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:** 9 / 18 / 2023

City of Northport Planning & Zoning Commission

Master Plan Revision

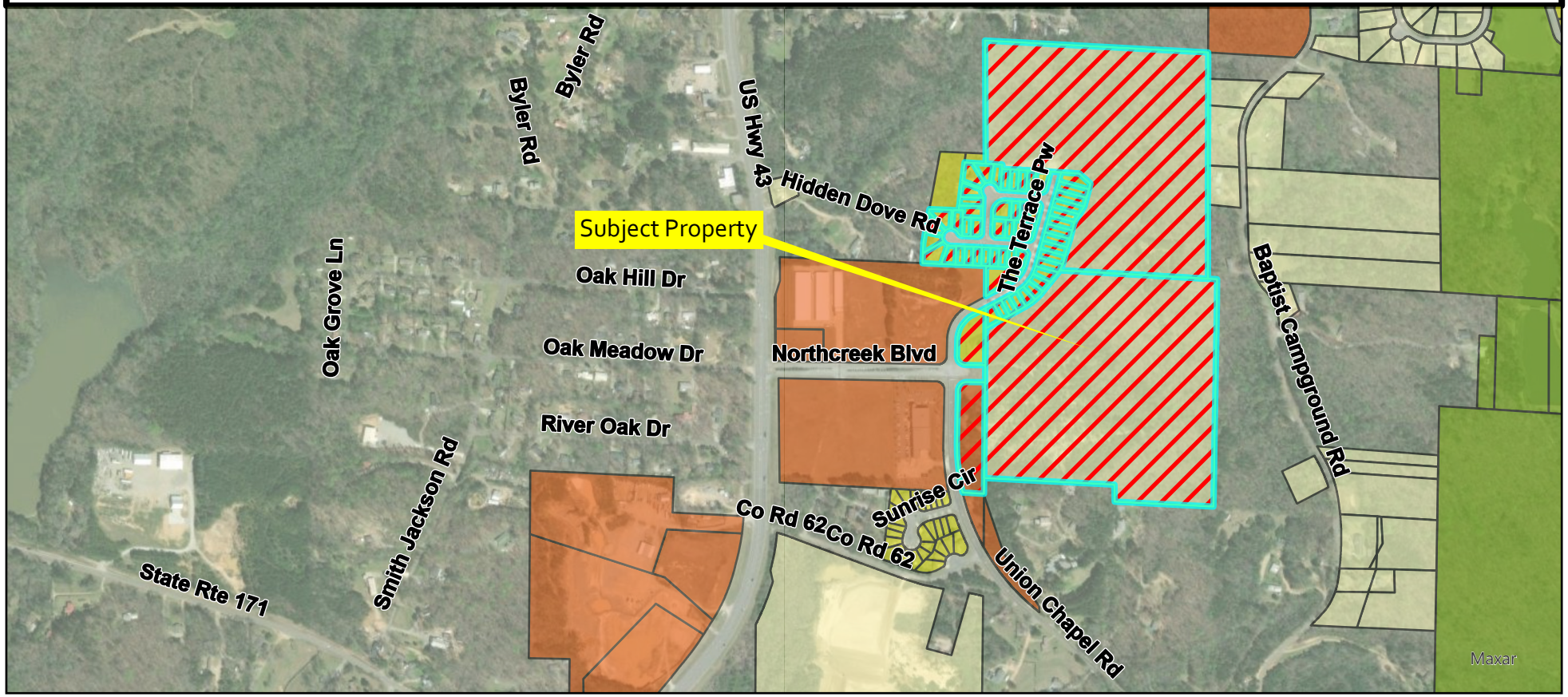
Zoning

- Agriculture
- 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 – October 10, 2023

Staff Report

Case: A-11-23, R-16-23, & S-24-23

Applicant: Thompson Family Limited

Location: The Terrace at Northcreek

Request: Rezoning & Master Plan

Thompson Family Limited requests a rehearing of the annexation request of 30.1 acres with a zoning designation of RS-SD. Thompson Family Limited is also requesting a rehearing of the rezoning request of 3.33 acres from C-3 to RS-SD. The properties are located north of Owen Parkway and east of Highway 43 and are associated with the Master Plan for Magnolia Hills West. The properties meet the requirements for annexation and rezoning to RS-SD. The zoning ordinance requires a site development plan or master plan with any rezoning request to RS-SD. The annexation and rezoning requests were heard at the July Commission meeting. The previous request was to zone the property RS-4. Both of those items failed to receive a favorable recommendation. 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.

The proposed master plan revision includes 94 lots in two phases. The proposed setbacks are 25' front, 25' rear, and 7' on each side. The following table shows the percentage of lots that meet the various lot standards for residential zones:

Zoning	Min. Lot Area	Min. Lot Width	% of lots in proposal
RS-1	15,000	95	3.00%
RS-2	12,000	85	1.00%
RS-3	9,000	75	15%
RS-4	6,000	60	0.00%
RS-SD	6,000	55	80.85%

Typically, waivers are addressed at the preliminary plat submittal. However, the layout of required stub streets does not appear to meet the subdivision regulations. Approval of the proposed master plan would likely require approval of a waiver of stub streets at the preliminary plat level.

Staff has concerns that the Designation of Agent form has not been signed by the registered agent of Thompson Family Limited. This has been discussed with the owner's engineer. Longleaf insists the form has been signed by the proper representative.

Any action on the rezoning requests will be a recommendation to the City Council. Any action on the master plan would require six affirmative votes of the Commission.

432 65th Street, Suite A
Tuscaloosa, AL 35405
(205) 345-5646

September 12, 2023

City of Northport
Planning & Inspections Department
3500 McFarland Boulevard
Northport, AL 35476

Re: *Request to Rehear Rezoning Application*
Magnolia Hills West Subdivision

Planning and Zoning Commission,

Please see attached a new application for rezoning and annexation for the Magnolia Hills West Subdivision. This application was originally submitted in June 2023 as an R-4 residential subdivision. Following feedback from City staff and the Planning Commission, this rezoning & annexation application and master plan were revised, and are being submitted as a new RS-SD subdivision. Due to the change in proposed zoning, we would like to request that this rezoning and annexation case be reheard by the Planning Commission in the following meeting, pending their approval.

The previous submission included approximately 96 R-4 lots with a minimum lot width of 60'. The attached master plan has been revised to incorporate a variety of lot sizes under the RS-SD zoning ranging from 55' to 150' wide with 94 total lots. The attached master plan includes 25' front, 25' rear, and 7' side setbacks. No variances are being requested from the minimum RS-SD lot standards. In addition to the revised lot width and proposed zoning, the master plan itself has been revised to highlight the variation in the proposed lot widths within the subdivision.

A 50' buffer has been added between the existing Northwood Estates Subdivision and the proposed new homes. This buffer space and the three large lots in the northeast corner of the site will ensure a smooth transition between these two neighborhoods. The request for RS-SD zoning also matches the existing and adjacent Magnolia Hills Subdivision and Northwood Gardens Subdivision.

Several home samples have been included in this submission for reference.

Please let me know if you have any questions or need any further information.

Sincerely,
Longleaf Engineering, LLC

Tom Sims, P.E.
Consulting Engineer

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: WDT _____

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: WDT _____

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: WDT _____

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: WDT _____

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 8 day of JUNE, 2023.

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

Signature: William David Thompson
Print Name: WILLIAM DAVID THOMPSON

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

ADRIANNA WILLIAMS NOTARY PUBLIC Exp. September 21, 2026 GREENWOOD, SC

Adrianna L Williams

Map or Survey Attached? X Legal Description Attached? X

Recorded Subdivision Plat Attached? X 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

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

Longleaf Engineering, LLC	**--OFFICIAL USE ONLY--**
APPLICANT'S NAME	
432 65th Street, Suite A	CITY ADDRESS ASSIGNMENT
Tuscaloosa, AL 35405	ORDINANCE #
ADDRESS	CASE #
205-345-5646	XREF. CASES:
DAYTIME TELEPHONE	
tsims@longleafengineering.com	REQUESTED ZONING (if other than RS-1):
EMAIL	
Magnolia Hills Drive & Oak Way	
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: [X] 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 [X] 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: 0

   f. Proposed Use of Property (if any): New Residential Subdivision

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.):
30.1 Acres, Northeast portion of Lot 2 of Northport Station (portion of Lot 2 not located within Northport City Limits)

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

APPLICANT'S SIGNATURE:	DATE: 6/8/2023
PRINT NAME: Tom Sims	

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)

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

Longleaf Engineering, LLC
APPLICANT NAME
432 65th Street, Suite A
Tuscaloosa, AL 35405
ADDRESS
205-345-5646
DAYTIME TELEPHONE
N/A
FAX NUMBER
tsims@longleafengineering.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: Thompson Family Limited

General Location or Address of Subject Property: West of Magnolia Hills Subdivision & South of Northwood Estates

Current Use: Undeveloped

Prior Action(s) on Subject Property: Resurveyed as Lot 2 of Northport Station

Describe briefly the proposed use and character of any proposed development: New 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: 6/8/2023
PRINT NAME: Tom Sims	

Received: _____ Date: _____

RZ
Revised 08/12

ENTIRE SUBDIVISION

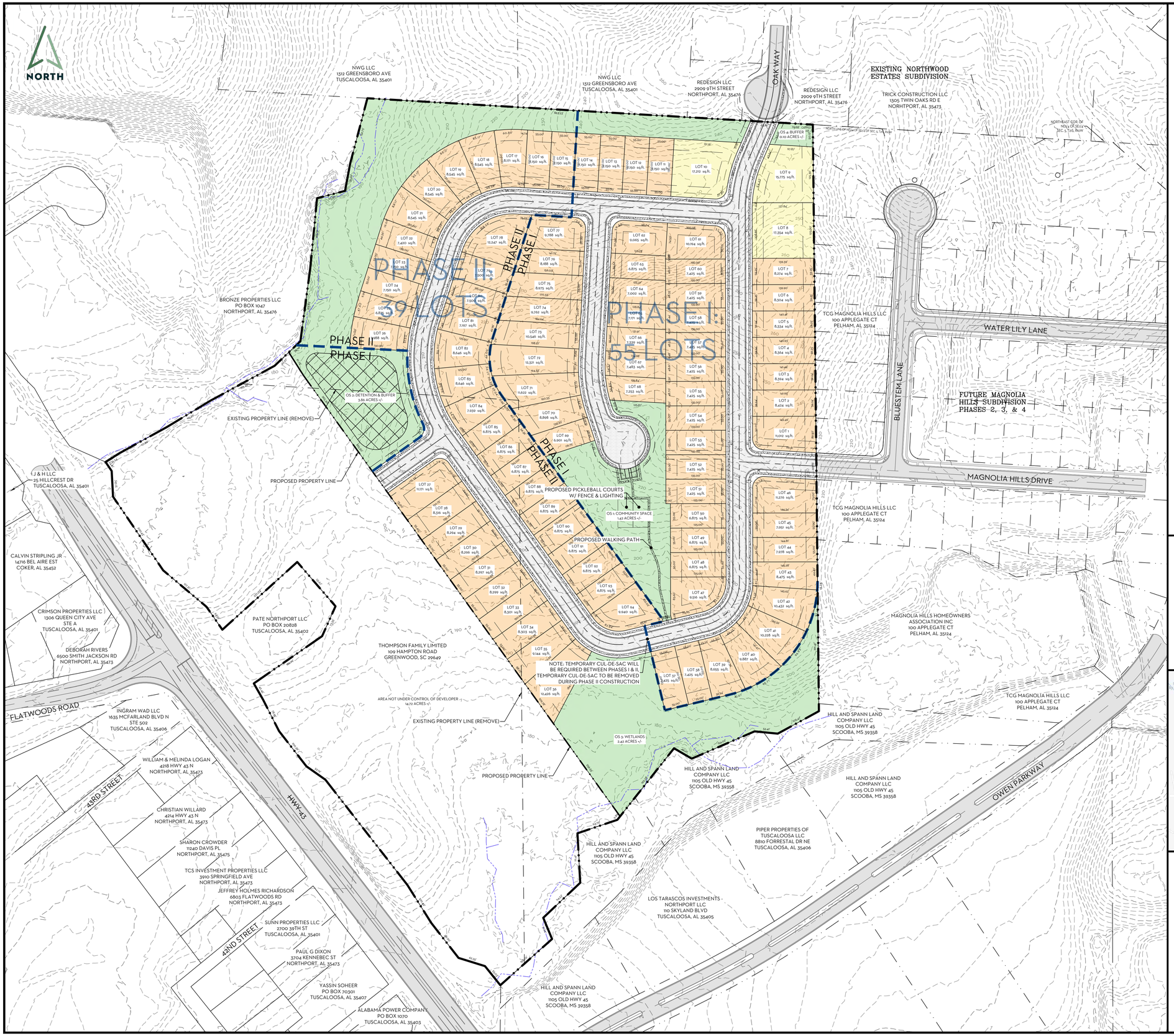
Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 1220.54 feet to a point in the center of an existing creek; thence run the following chord bearing and distances along the centerline meanderings of said creek; N 38°21'18" E, 194.63 feet; S 59°37'42" E, 46.21; N 66°31'18" E, 154.02; S 84°22'42" E, 52.41 feet; N 61°19'18" E, 105.47 feet to an iron pipe; thence run N 0°35'42" W for 1319.23 feet to the Point of Beginning. Said described property contains 31.76 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

SUBDIVISION PORTION IN THE COUNTY

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 34.99 feet; thence run S 86°36'40" E for 463.94 feet; thence run S 0°35'42" E for 626.01 feet; thence run S 35°42'24" E for 380.89 feet to a point in the center of an existing creek; thence run the following chord bearing and distances along the centerline meanderings of said creek; N 38°21'18" E, 194.63 feet; S 59°37'42" E, 46.21; N 66°31'18" E, 154.02; S 84°22'42" E, 52.41 feet; N 61°19'18" E, 105.47 feet to an iron pipe; thence run N 0°35'42" W for 1319.23 feet to the Point of Beginning. Said described property contains 28.43 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

SUBDIVISION PORTION IN NORTHPORT (TRIANGLE PIECE)

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 34.99 feet to the Point of Beginning; thence run S 86°36'40" E for 463.94 feet; thence run S 0°35'42" E for 626.01 feet; thence run N 35°42'24" W for 804.67 feet to the Point of Beginning. Said described property contains 3.33 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.



MAGNOLIA HILLS WEST SUBDIVISION
MASTER PLAN

Section 5, Township 21 South, Range 10 West
Total Acres to be Subdivided: +/- 31.77
Total Contiguous Acres Controlled by Developer: +/- 31.77
Total Contiguous Acres Controlled by Owner: +/- 46.49
Total Lots: 94 Lots + 4 Open Spaces

Owner: Thompson Family Limited
109 Hampton Road
Greenwood, SC 29649

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
PO Box 1486
Northport, AL 35476

NOTES

1. Each lot shall comply with maximum ISR of 0.45. Proposed typical house pads range from approximately 55'x75' to 40'x75'.
2. The site is currently located outside of the Northport city limits. Site will be annexed pending Northport City Council Approval.
3. Existing zoning: Unzoned. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
4. All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
5. No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
6. Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
7. No portion of the site lies within a 100-year flood plan (FIRM Map 01125C0338G (1/16/2014).
8. Homebuilders shall be required to plant 1 tree or shrub per 3,000 sf of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
9. Project Benchmark: NE Corner, NE 1/4 - SE 1/4 Sec. 5, T21S, R10W Tuscaloosa County, Alabama.
10. No cul-de-sac shall exceed 600 LF.
11. The proposed detention pond shall be installed in Phase 1.
12. Post-development runoff from site will not exceed pre-development runoff.
13. A temporary cul-de-sac will be required between Phases I & II. The temporary cul-de-sac will be removed during Phase II construction.
14. Total Open Space Area: 7.80 Acres - 24.6% of Total Site Area (OS 1 - 1.42 Ac., OS 2 - 3.86 Ac., OS 3 - 2.42, & OS 4 - 0.10 Ac.)

RS-SD Setbacks:
Front: 25'
Rear: 25'
Side: 7' & 7'

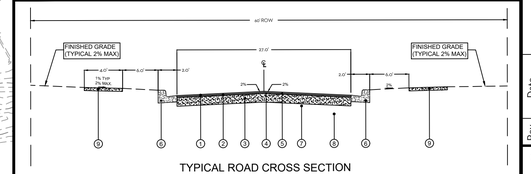
Requested Variances: None

- TYPICAL LOT WIDTH: 150' - 125' WIDE
- TYPICAL LOT WIDTH: 75' - 55' WIDE
- OPEN SPACE/AMENITIES

MAGNOLIA HILLS WEST SUBDIVISION					
	TOTAL LOTS	LOT NUMBERS	LOT WIDTH	AREA (AC)	DENSITY (HOMES/AC)
PHASE I	55	1-14 & 37-77	150' - 55'	16.4	3.4
PHASE II	39	15-36 & 78-94	75' - 55'	15.4	2.5
TOTAL SITE	94	1-94	N/A	31.8	3.0

LEGEND

- Existing 2' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole



TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER, 1/2" MAXIMUM AGGREGATE SIZE (2")
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, 8" COMPACTED THICKNESS, 98% S.P.D.)
8. REQUIRED UNCLASSIFIED EXCAVATION
9. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.

MASTER PLAN

MAGNOLIA HILLS WEST SUBDIVISION
MAGNOLIA HILLS DRIVE & OAK WAY
NORTHPORT, ALABAMA

PRELIMINARY

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

LONGLEAF ENGINEERING

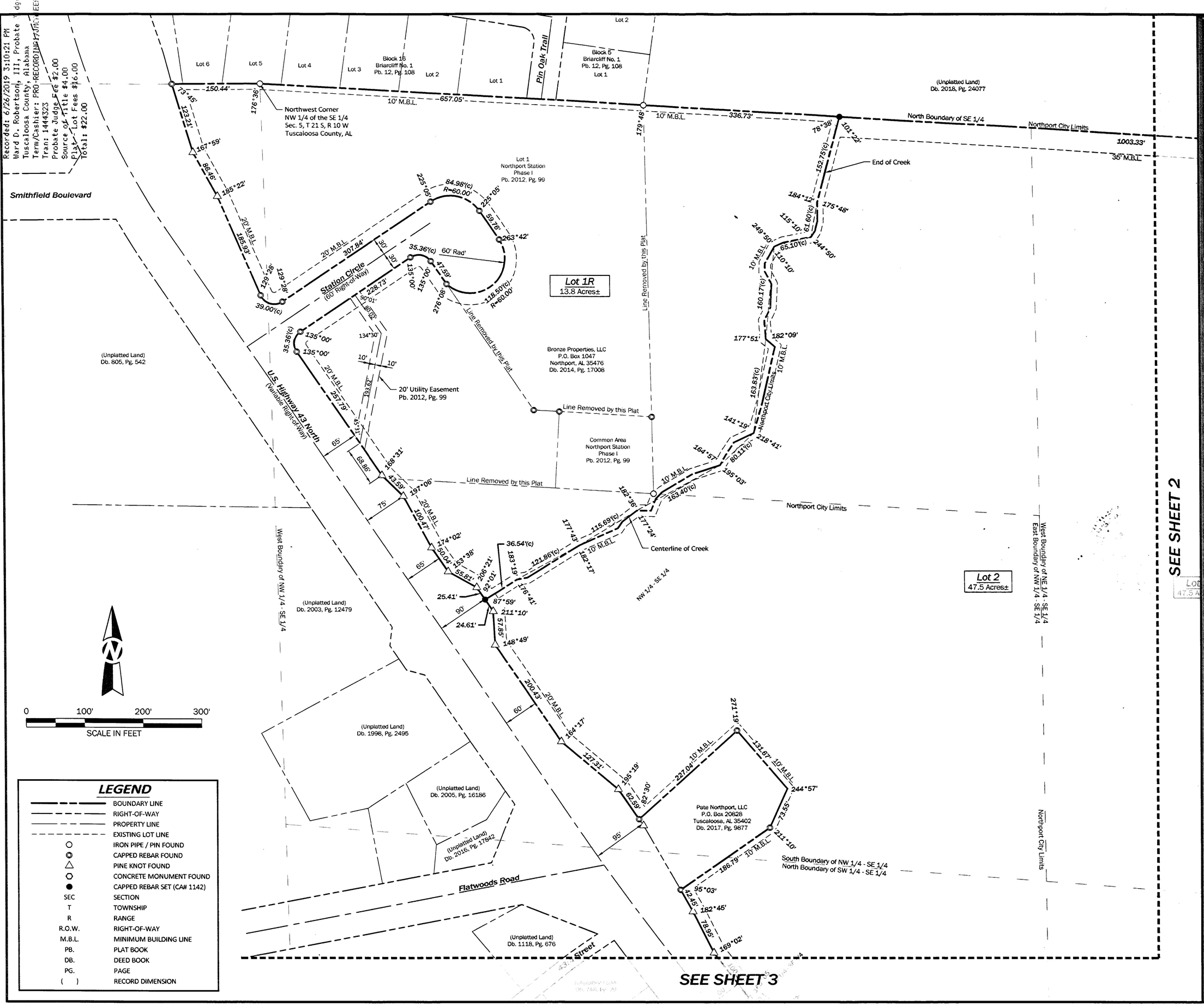
Rev	Date	Description	Date: 6/27/2023
1	9/22/2023	Revised per Northport City Staff comments	

Drawn By: RAD Checked By: RTS
File: 23-05-031 Magnolia Hills West.dwg

GRAPHIC SCALE
0 100
1" = 100'

SHEET
1 OF 1

PLAT Book 2019 Page 97
Recorded: 6/26/2019 3:10:21 PM
Ward D. Robertson, III, Probate
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING/JRL
Tran: 1444323
Probate Judge Fee $2.00
Source of Title $4.00
Plat - Lot Fees $16.00
Total: $22.00



0 100' 200' 300'
SCALE IN FEET

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING LOT LINE
○	IRON PIPE / PIN FOUND
◎	CAPPED REBAR FOUND
△	PINE KNOT FOUND
⬡	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET (CA# 1142)
SEC	SECTION
T	TOWNSHIP
R	RANGE
R.O.W.	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
PB.	PLAT BOOK
DB.	DEED BOOK
PG.	PAGE
( )	RECORD DIMENSION

TTL
2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

RESURVEY OF NORTHPORT STATION PHASE 1 & UNPLATTED LAND

Part of the Southeast 1/4 of Section 5, Township 21 S, Range 10 W
Tuscaloosa County, Alabama

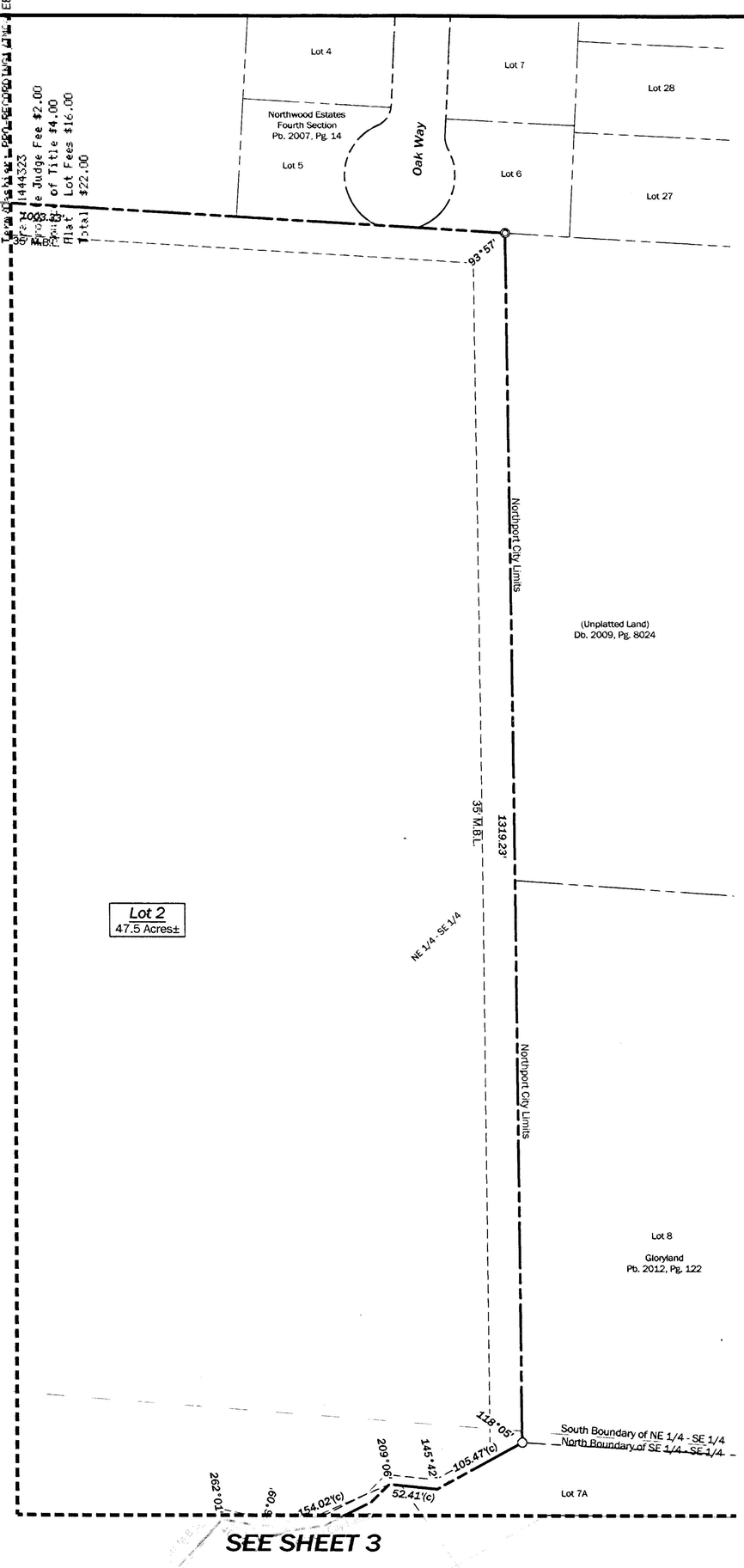
Sheet Title
Final Subdivision Plat

No.	Date	Revision Description
1	06/24/19	Rev per City Staff Comments

Drawn By: E M H
Checked By: S G F
Date Drawn: 06/16/19
Date Surveyed: 04/2019
Scale: 1" = 100'
Proj. No.: 190100685.00
File Name: 190100685.Final Plat.dwg

Sheet No.
1 of 3

PLAT Book 2019 Page 98
Recorded: 6/26/2019 3:10:21 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term Number: 1444323
Recording Fee $2.00
Judge Fee $2.00
Certificate of Title $4.00
Plat Fees $16.00
Total $22.00



STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Steven G. Faulkner, a Registered Professional Land Surveyor of the firm of TTL, Inc., Tuscaloosa, Alabama, hereby certify that we have surveyed the property as shown on this plat, and designated as RESURVEY OF NORTHPORT STATION PHASE I AND UNPLATTED LAND, being a resurvey of all of Northport Station Phase I, as recorded in the Probate Office of Tuscaloosa County, Alabama in plat book 2012, at page 99, and unplatted land, being located in the Southeast Quarter of Section 5, Township 21 South, Range 10 West, Tuscaloosa County, Alabama; that said plat is a true and correct plat of survey and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the 24th day of June, 2019.

ALABAMA REGISTERED No. 24329 PROFESSIONAL LAND SURVEYOR STEVEN G. FAULKNER

Steven G. Faulkner, P.L.S.
Alabama Reg. No. 24329

The undersigned, THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD and BRONZE PROPERTIES, LLC, owners of said property, hereby accept and adopt said survey and plat.

WITNESS our hands and seals of THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD, an organization, executing this certification by and through John S. Thompson, as General Partner, and William David Thompson, as General Partner; and BRONZE PROPERTEIS, LLC, an organization, executing this certification by and through Harry A. Hunt, Jr., as Managing Member, and Bridget S. Hunt, as Managing Member; who are duly authorized hereunto on

this the 24th day of June, 2019.

THOMPSON FAMILY LIMITED
PARTNERSHIP OF GREENWOOD
Owner, Lot 2

John S. Thompson, General Partner

William David Thompson, General Partner

BRONZE PROPERTIES, LLC
Owner, Lot 1

Harry A. Hunt, Jr., Managing Member

Bridget S. Hunt, Managing Member

STATE OF)
COUNTY OF)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that John S. Thompson, whose name as General Partner of THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June, 2019.

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that Harry A. Hunt, Jr., whose name as Managing Member of BRONZE PROPERTIES, LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF)
COUNTY OF)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that William David Thompson, whose name as General Partner of THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June, 2019.

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that Bridget S. Hunt, whose name as Managing Member of BRONZE PROPERTIES, LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June, 2019.

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

LEGEND

———	BOUNDARY LINE
———	RIGHT-OF-WAY
———	PROPERTY LINE
- - -	EXISTING LOT LINE
○	IRON PIPE / PIN FOUND
◉	CAPPED REBAR FOUND
△	PINE KNOT FOUND
○	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET (CA# 1142)
SEC	SECTION
T	TOWNSHIP
R	RANGE
R.O.W.	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
PB.	PLAT BOOK
DB.	DEED BOOK
PG.	PAGE
( )	RECORD DIMENSION

N

0 100' 200' 300'
SCALE IN FEET

TTL
2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

RESURVEY OF NORTHPORT STATION PHASE 1 & UNPLATTED LAND

Part of the Southeast 1/4 of Section 5, Township 21 S, Range 10 W
Tuscaloosa County, Alabama

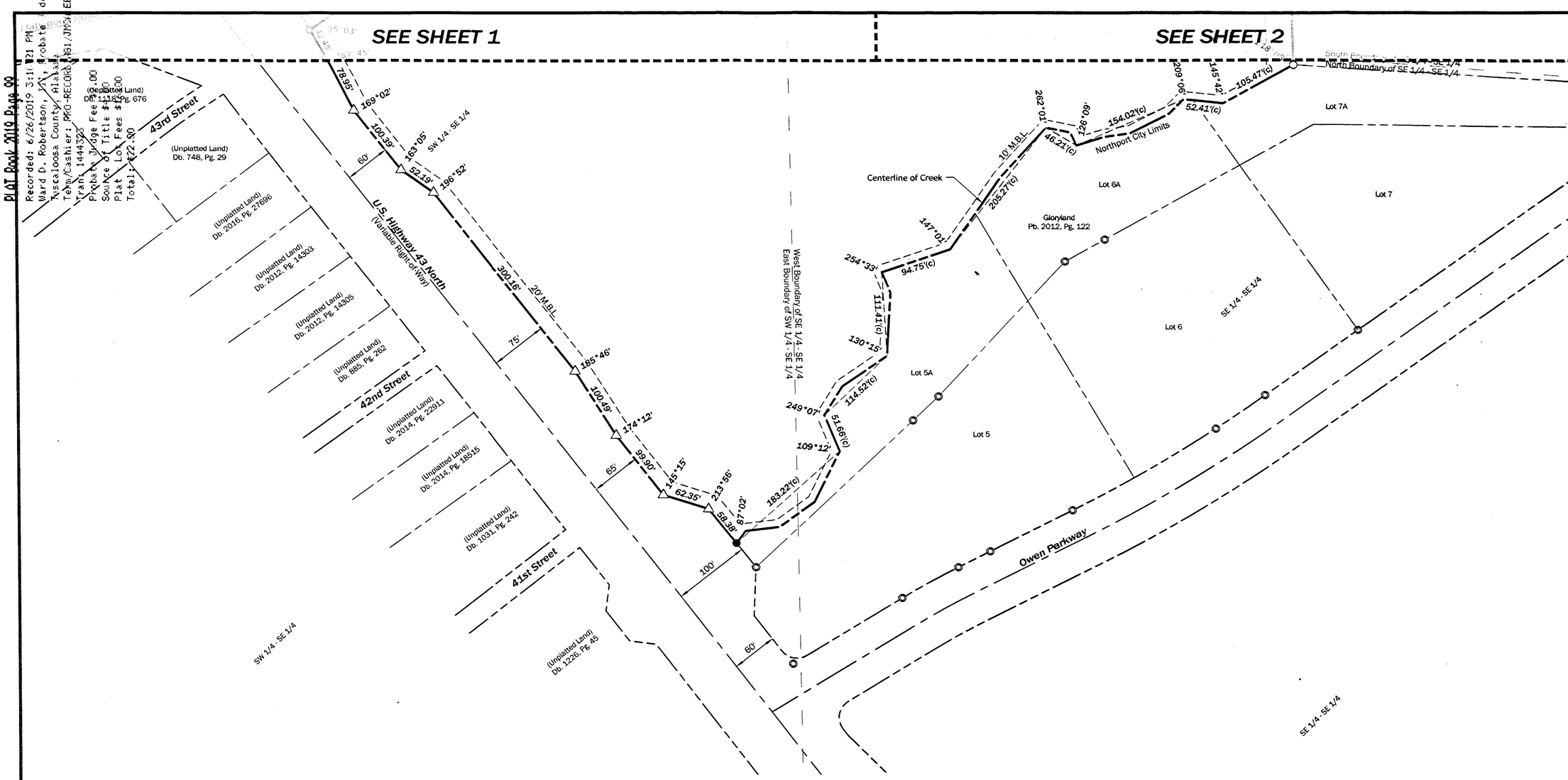
Sheet Title
Final Subdivision Plat

No.	Date	Revision Description
1	06/24/19	Rev per City Staff Comments

Drawn By: E M H
Checked By: S G F
Date Drawn: 06/16/19
Date Surveyed: 04/2019
Scale: 1" = 100'
Proj. No.: 190100685.00
File Name: 1900685.Final Plat.dwg

Sheet No.
2 of 3

PLAT Book 2019 Page 99
Recorded: 6/26/2019 3:11:21 PM
Ward D. Robertson, JR., Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORD/N1/JMS
Trans: 1444323
Probate Judge Fee $10.00
Source Of Title $10.00
Plat Lot Fees $10.00
Total: $22.00



This plat approved by the City of Northport Planning and Zoning Commission on this the 25th day of June, 2019.

BY: _____
Secretary of the Northport Planning Commission

This plat approved by the Tuscaloosa County Health Department on this the 26th day of June, 2019.

BY: _____
Environmental Supervisor

This plat approved by the Northport City Engineer on this the 25th day of June, 2019.

BY: _____
City Engineer

This plat approved by the Tuscaloosa County Engineering Department on this the 26th day of June, 2019.

BY: Scott Anderson
County Engineer

NOTES:

1. All distances for a curve are to their respective chords. All angles are measured to the chord of an arc. All bearings are to Grid North as established by global positioning.
2. All radii at intersections are 25' unless otherwise noted.
3. All known easements and right-of-ways have been reflected on this plat; however, this survey and drawing was completed without the benefit of a title search or opinion.
4. No improvements are shown on this plat.
5. Each lot in this development has a mathematical closure of not less than 1:5000.
6. Total acreage of platted lots is +/- 61.3 acres.
7. The West portion of Lot 1R and Southwest portion of Lot 2, as shown, is located within the corporate limits of the City of Northport, and is zoned C-3, General Commercial. The East portion of Lot 1R is located within the corporate limits of the City of Northport, and is zoned AG, Agricultural. Northeast portion of Lot 2 is not in the corporate limits of the City of Northport, but in the Northport Planning Jurisdiction. Allowable use of incorporated areas is restricted to those specific uses outlined for the current zoning in the Zoning Ordinance.
8. Setbacks are as follows: Front-20', Rear-35', Side-10'
9. All easements shown on this plat are for public utilities, sanitary sewers, storm sewers, and storm ditches and may be used for such purposes to serve property both within and without this subdivision. No permanent structure or other obstruction shall be located within the limits of a dedicated easement.
10. Each lot shall meet the landscaping requirements of Section 406 of the subdivision regulations of the City of Northport.
11. No part of this property lies in a special flood hazard area, from information taken from FEMA Insurance Rate Map, Panel No. 01125C0338 G, dated January 16, 2014.
12. The preliminary plat for this subdivision was approved by the Northport Planning and Zoning Commission on May 29, 2018.
13. Sources of Title: Db. 1997, Pg. 37586
    Db. 2014, Pg. 17008
    Db. 2017, Pg. 585
    Db. 2018, Pg. 21558

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING LOT LINE
○	IRON PIPE / PIN FOUND
◎	CAPPED REBAR FOUND
△	PINE KNOT FOUND
○	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET (CA# 1142)
SEC	SECTION
T	TOWNSHIP
R	RANGE
R.O.W.	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
PB.	PLAT BOOK
DB.	DEED BOOK
PG.	PAGE
( )	RECORD DIMENSION

TTL
2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

RESURVEY OF NORTHPORT STATION PHASE 1 & UNPLATTED LAND

Part of the Southeast 1/4 of Section 5, Township 21 S, Range 10 W
Tuscaloosa County, Alabama

Sheet Title
Final Subdivision Plat

No.	Date	Revision Description
1	06/24/19	Rev per City Staff Comments

Drawn By: E M H
Date Drawn: 06/16/19
Scale: 1" = 100'
File Name: 1900685.Final Plat.dwg
Checked By: S G F
Date Surveyed: 04/2019
Proj. No.: 190100685.00

Sheet No.
3 of 3

Designation of Agent Form

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

I, William David Thompson 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: William David Thompson Date: 6/8/23

Property Owner Mailing Address: 109 Hampton Rd
Greenwood, SC. 29649

Phone Number: 864-554-396

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405

Phone Number: (205) 345-5646

ADRIANN L. WILLIAMS
NOTARY PUBLIC
Exp. September 21, 2028
GREENWOOD, SC

Adrian L. Williams

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

Above is a sample product for the possible pickleball courts. These courts were constructed at a previous project by the same home builder. The homes in this picture are not indicative of the proposed homes in Magnolia Hills West. The homebuilder is planning to do a poll of the existing residents in Magnolia Hills East to determine the open space amenities included in the Magnolia Hills West Subdivision. Further information on the proposed amenities will be provided in future plats.

City of Northport Planning & Zoning Commission

Annexation / Rezoning

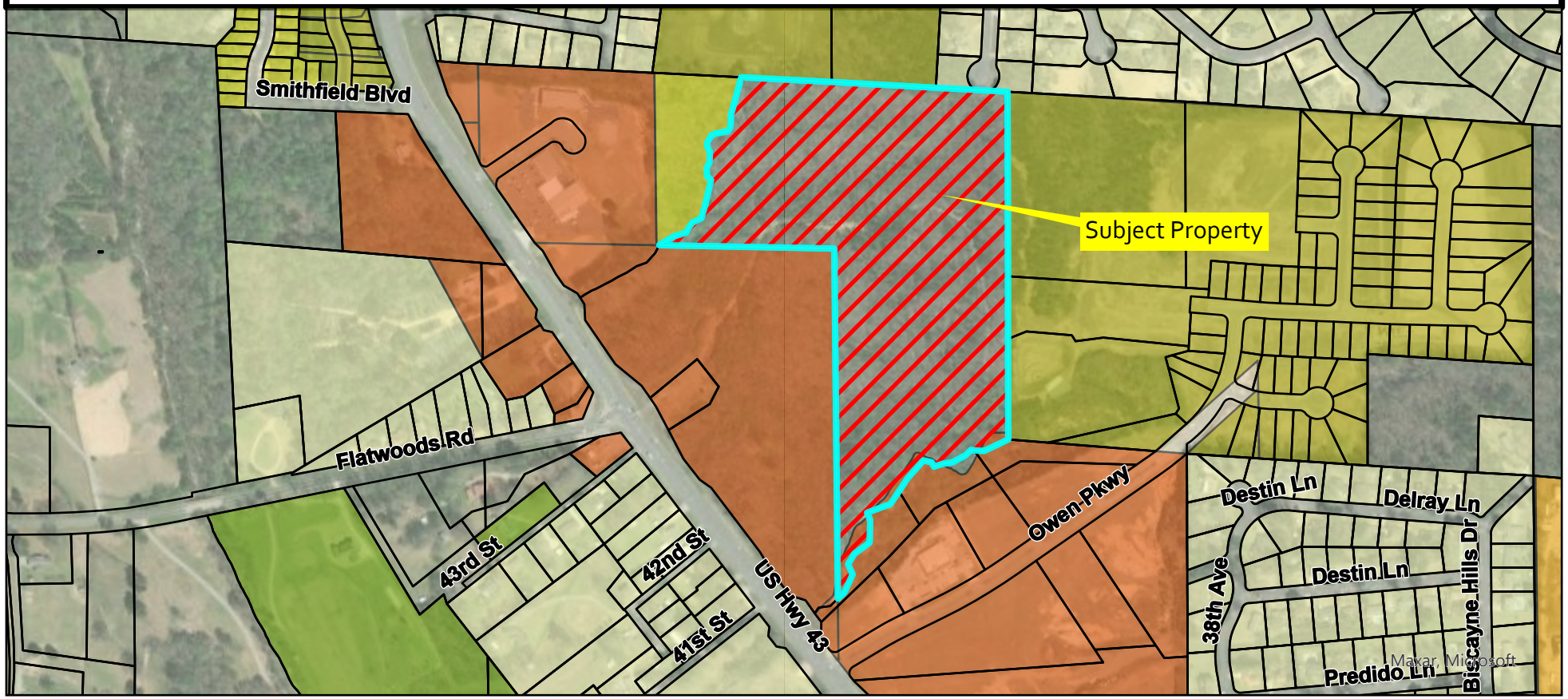
Zoning

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

N
W E
S

0 500 1,000 2,000 Feet

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 – October 10, 2023

Planning Staff Report

Case: S-26-23

Applicant: Hill & Spann Land Company

Request: Master Plan & Preliminary Plat

Hill & Spann Land Company, LLC requests a revision to the approved master plan for Gloryland Subdivision and a preliminary plat approval for the Resurvey of Lots 1 & 2 Gloryland Subdivision. The total acreage of the preliminary plat is 17.5 acres. The property is located east of Highway 43 and south of Owen Parkway. The following waivers are being requested on the preliminary plat:

Landscaping

The petitioner is asking the Commission to waive the landscaping requirements in the subdivision regulations. The landscaping requirements from the zoning ordinance will be enforced with the property is developed.

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: Revision to the Gloryland Master Plan

Name of Applicant: Longleaf Engineering, LLC Phone: (205) 345-5646

Name of Owner: Hill & Spann Land Company LLC Phone: N/A

Address: 1105 Old Hwy 45, Scooba, MS 39358

Engineer: Tom Sims, Longleaf Engineering, LLC Phone: (205) 345-5646

Address: 432 65th Street, Suite A, Tuscaloosa, AL 35405 Email: tsims@longleafengineering.com

Surveyor: Lonnie J. "Jamie" Autery Phone: (205) 886-4342

Address: PO Box 1486, Northport, AL 35476 Email: jautery@alsurvey.com

In City Limits? Yes ☒ No ☐ Current Zoning: C-3 Proposed Zoning: C-3 Total Acreage: 17.46 Total Lots: 6

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 9 / 13 / 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: Gloryland Amended Master Plan 9/4/2017

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

Describe the Location of Property to be Subdivided:
Located immediately east of the Owen Parkway and Hwy 43 intersection.

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

Waivers:
Waiver from landscaping requirements, see waiver request letter

****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:** 9 / 25 / 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: Revision to the Gloryland Master Plan

Name of Applicant: Longleaf Engineering, LLC Phone: (205) 354-5646

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.**

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

N/A 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.

N/A Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.

N/A 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.

N/A Width of all proposed paving in the proposed project from back to back of curb.

N/A 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.

N/A 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.

N/A 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.

N/A Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).

N/A 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)

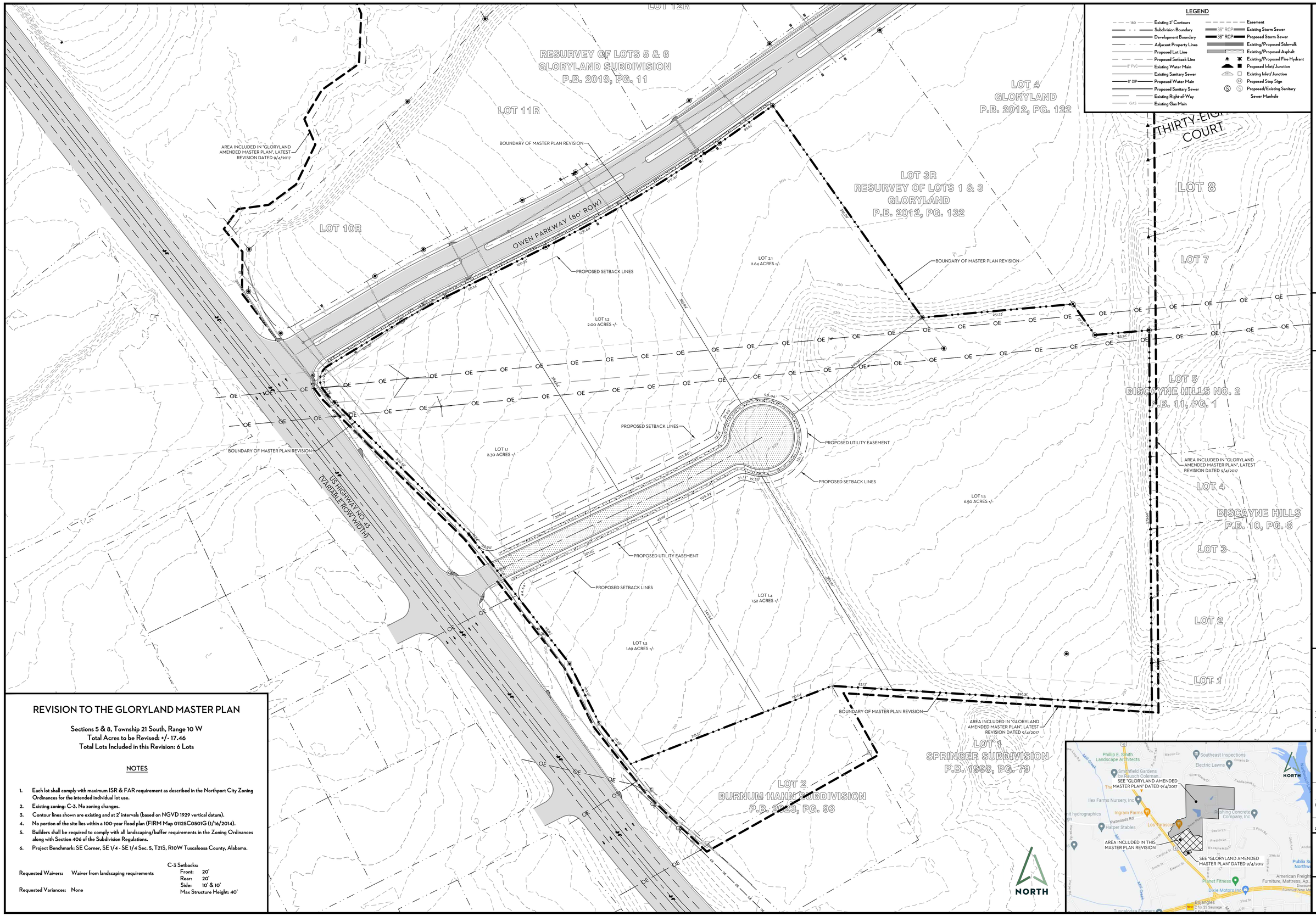
X Designation of Agent form (if applicable)

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:** 9 / 25 / 2023



REVISION TO THE GLORYLAND MASTER PLAN

Sections 5 & 8, Township 21 South, Range 10 W
Total Acres to be Revised: +/- 17.46
Total Lots Included in this Revision: 6 Lots

NOTES

1. Each lot shall comply with maximum ISR & FAR requirement as described in the Northport City Zoning Ordinances for the intended individual lot use.
2. Existing zoning: C-3. No zoning changes.
3. Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
4. No portion of the site lies within a 100-year flood plan (FIRM Map 01125C0501G (1/16/2014).
5. Builders shall be required to comply with all landscaping/buffer requirements in the Zoning Ordinances along with Section 406 of the Subdivision Regulations.
6. Project Benchmark: SE Corner, SE 1/4 - SE 1/4 Sec. 5, T21S, R10W Tuscaloosa County, Alabama.

Requested Waivers: Waiver from landscaping requirements

Requested Variances: None

C-3 Setbacks:
Front: 20'
Rear: 20'
Side: 10' & 10'
Max Structure Height: 40'

REVISION TO THE GLORYLAND MASTER PLAN

RESURVEY OF LOTS 1 & 2 OF GLORYLAND SUBDIVISION
OWEN PARKWAY
NORTHPORT, ALABAMA

PRELIMINARY

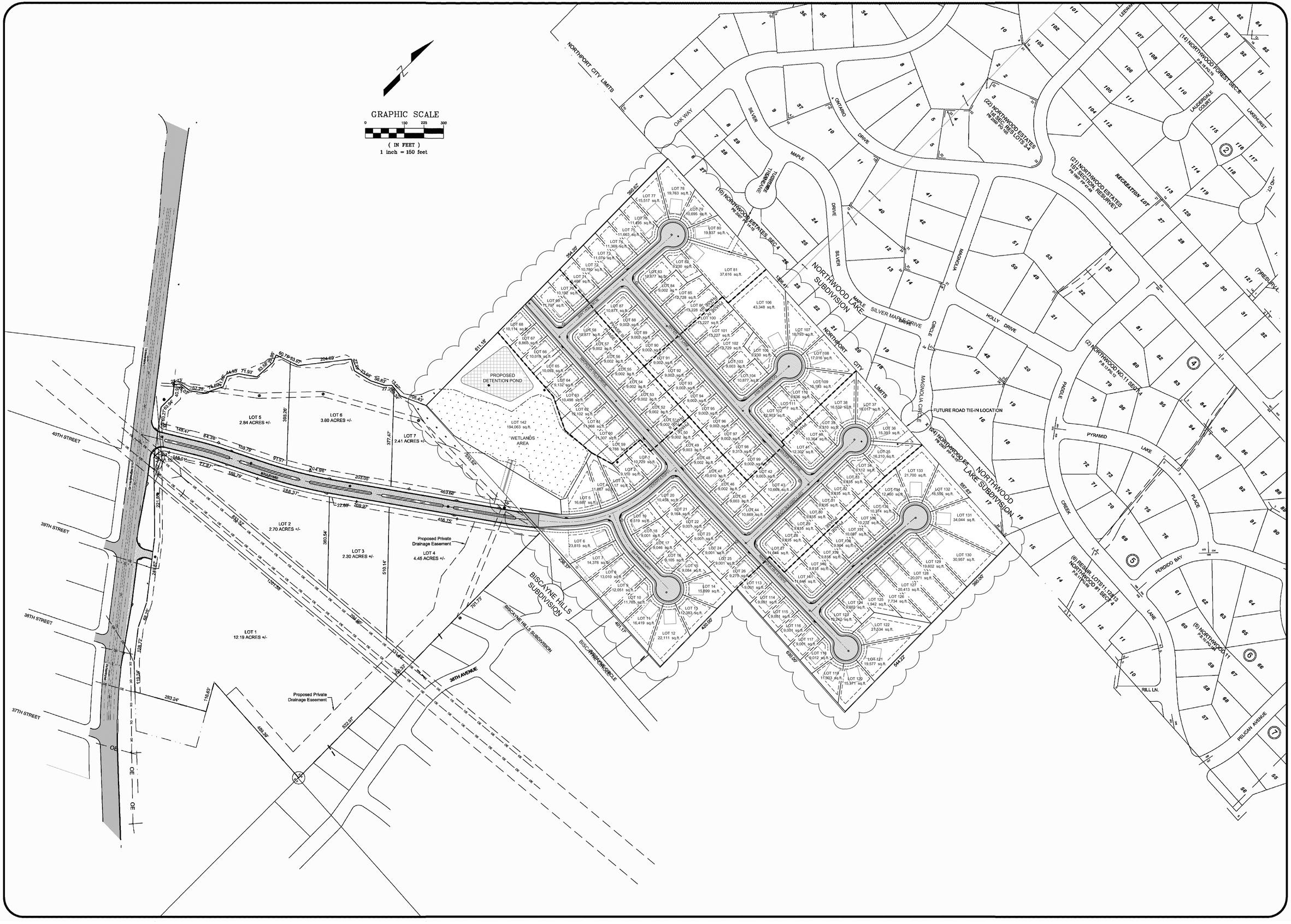
LONGLEAF ENGINEERING
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Rev	Date	Description

Drawn By: RAD
Checked By: RTS
Date: 9/29/2023
File: 23-05-040 Gloryland Resubdivision Master Plan.dwg

GRAPHIC SCALE
0 60
1" = 60'

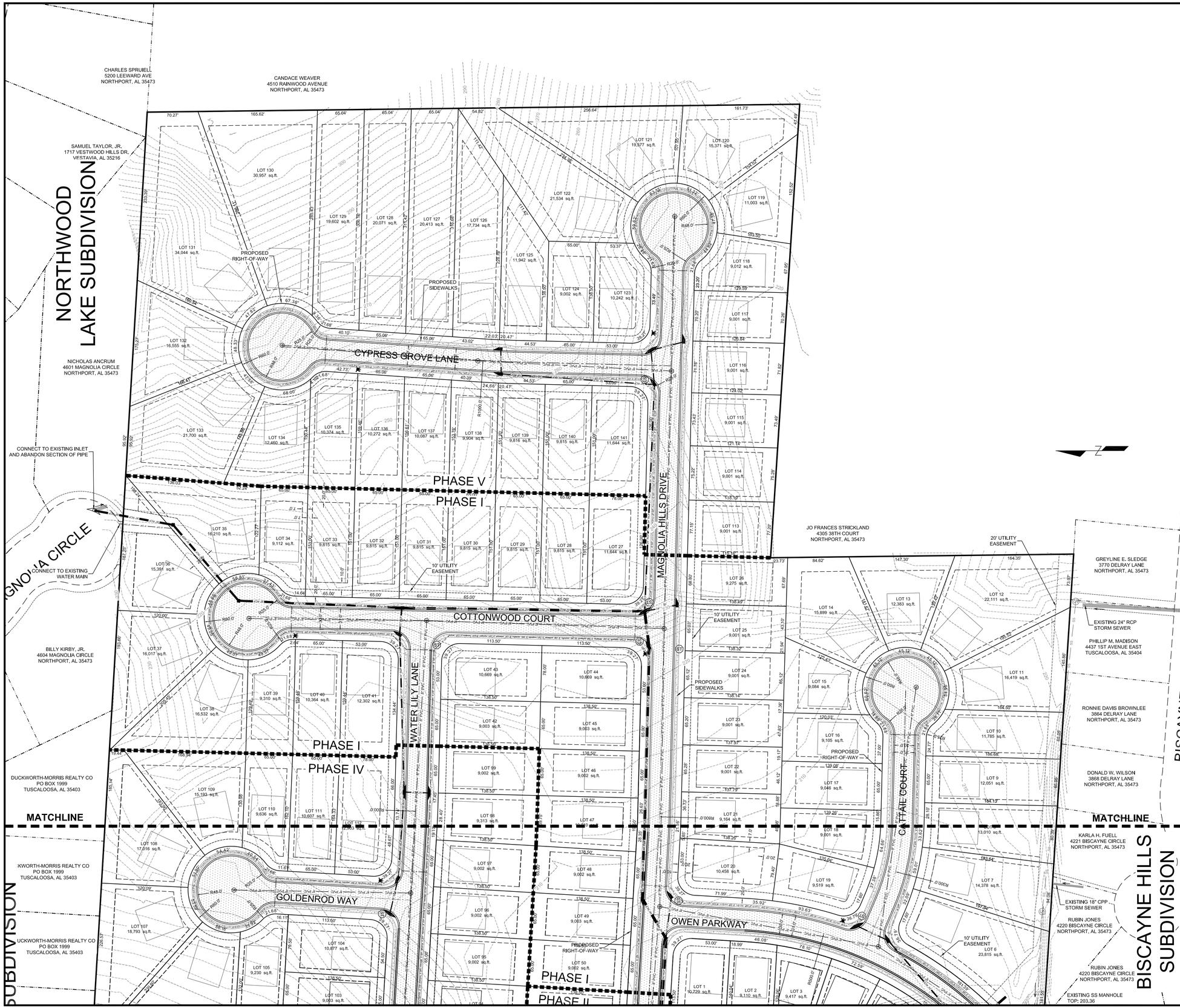
SHEET
1 OF 1



PRELIMINARY PLAT - MASTER PLAN
09-05-024 ROBERT OWEN HWY 43 PROJECT
NORTHPORT, ALABAMA

Longleaf Engineering, LLC
CIVIL • GEOTECHNICAL • ENVIRONMENTAL
PO Box 72159
Tuscaloosa, Alabama 35407
Phone (205) 345-5646
Fax (205) 345-5677

Designed By:	JLT
Checked By:	RTS
Date:	02/11/2010
Revised:	02/25/2010
	04/26/2011
	07/05/2017
	08/15/2017
	09/04/2017
Scale:	1" = 150'
Sheet #:	1 of 3



GLORYLAND AMENDED MASTER PLAN

Township 21 South, Range 10 W, Sections 4 & 5

Developer: Glory, LLC
c/o Robert Owen
14022 Ash Grove Lane
Northport, AL 35475

Surveyor: Black Warrior Surveying
Gary Cobb, PLS AL Reg No. 30339
949 Pin Brook Lane
Tuscaloosa, AL 35406

The proposed revisions to the Master Plan alter the northeast portion of the development to create residential lots to meet the demand of customers in the area.

Requested Waivers:

1. Request waiver of RS-9 minimum setbacks and allowance of 20' front and rear setbacks and 7' & 7' side setbacks.
2. Request waiver of requirement to install stub streets to adjacent properties and connect to existing stub street at Magnolia Circle on north side of site.

Minimum Setbacks (RS-9):		Requested Setbacks:	
Front:	25'	Front:	20'
Rear:	30'	Rear:	20'
Side:	25' (Combined, 12' Min.)	Side:	7' & 7'

REVISED MASTER PLAT NOTES

1. Total master plan acreage: 87.9 acres.
2. Detention pond and appurtenances will be maintained by the HOA and not the City of Northport.
3. Development to be served by 8" PVC sanitary sewer.
4. No portion of the site lies within a 100-year flood plan (FIRM Maps 01125C0501G (1/16/14), 01125C0502F (3/15/17), 01125C0338G (1/16/14), & 01125C0339G (1/16/17)).
5. Property zoned C-3 (or unannexed). Property zoned C-3 (or unannexed). Annexation of site and rezoning to RS-9 are pending Northport City Council Approval.
6. All street, storm sewer, and sanitary improvements will be constructed with erosion control measures as described in the Alabama Erosion Control Handbook.
7. Water service to be provided by the City of Northport.
8. A 10' utility easement will be reserved along front portion of each lot.
9. Developer will acquire NPDES permit prior to construction in accordance with City of Northport specifications.
10. Survey completed by Black Warrior Surveying
11. Total lots: 141 + 1 open space / detention.
12. House pad footprints shown represent a typical 2,300 SF building footprint.
13. Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).

Residential Section Lot Totals and Density

Phase	ALL	I	II	III	IV	V
Lots for Houses:	141	50	20	20	22	29
Area (ac):	53.0	21.0	5.8	7.2	7.7	11.3
Density (units/ac):	2.7	2.4	3.4	2.8	2.9	2.6

LEGEND

- 180 — Existing 2' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole

GRAPHIC SCALE
0 60
1" = 60'

GLORYLAND AMENDED MASTER PLAN (2 OF 3)
17-05-024 Magnolia Hills Subdivision
Owen Parkway
Northport, Alabama

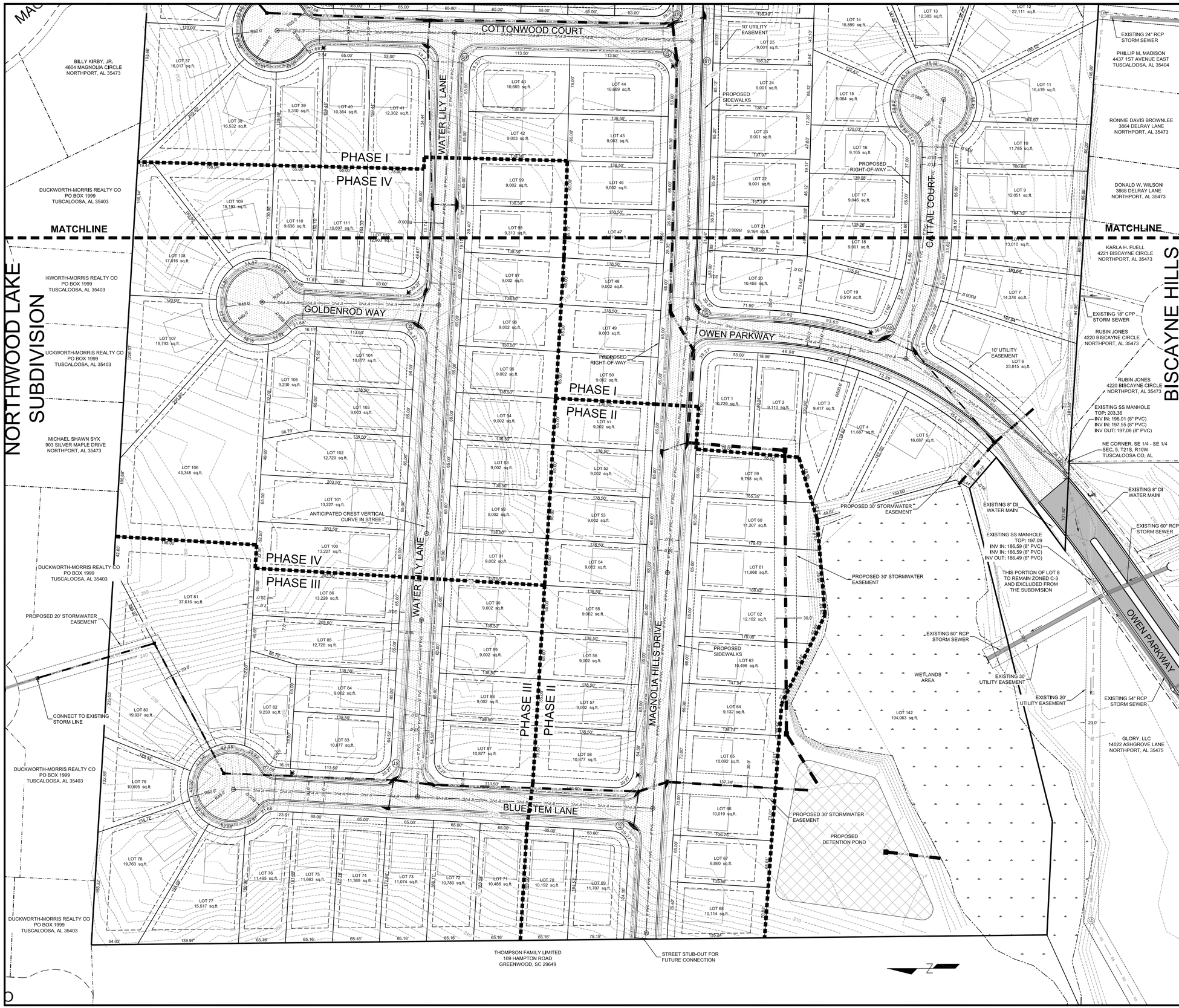
PRELIMINARY

Longleaf Engineering, LLC
CIVIL • GEOTECHNICAL • ENVIRONMENTAL
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646
Fax (205) 345-5677

Rev	Date	Description	Drawn By:	Checked By:	Date:
1	9/4/17	Revisions per Northport staff review	PJG	RTS	8/15/17

File:17-05-024 Magnolia Hills Subdivision Master 15Aug2017.dwg

Sheet:
2 of 3



GLORYLAND AMENDED MASTER PLAN

Township 21 South, Range 10 W, Sections 4 & 5

Developer: Glory, LLC
c/o Robert Owen
14022 Ash Grove Lane
Northport, AL 35475

Surveyor: Black Warrior Surveying
Gary Cobb, PLS AL Reg No. 30339
949 Pin Brook Lane
Tuscaloosa, AL 35406

The proposed revisions to the Master Plan alter the northeast portion of the development to create residential lots to meet the demand of customers in the area.

Requested Waivers:

1. Request waiver of RS-9 minimum setbacks and allowance of 20' front and rear setbacks and 7' & 7' side setbacks.
2. Request waiver of requirement to install stub streets to adjacent properties and connect to existing stub street at Magnolia Circle on north side of site.

Minimum Setbacks (RS-9):		Requested Setbacks:	
Front:	25'	Front:	20'
Rear:	30'	Rear:	20'
Side:	25' (Combined, 12' Min.)	Side:	7' & 7'

REVISED MASTER PLAT NOTES

1. Total master plan acreage: 87.9 acres.
2. Detention pond and appurtenances will be maintained by the HOA and not the City of Northport.
3. Development to be served by 8" PVC sanitary sewer.
4. No portion of the site lies within a 100-year flood plan (FIRM Maps 01125C0501G (1/16/14), 01125C0502F (3/15/17), 01125C0338G (1/16/14), & 01125C0339G (1/16/17)).
5. Property zoned C-3 (or unannexed). Property zoned C-3 (or unannexed). Annexation of site and rezoning to RS-9 are pending Northport City Council Approval.
6. All street, storm sewer, and sanitary improvements will be constructed with erosion control measures as described in the Alabama Erosion Control Handbook.
7. Water service to be provided by the City of Northport.
8. A 10' utility easement will be reserved along front portion of each lot.
9. Developer will acquire NPDES permit prior to construction in accordance with City of Northport specifications.
10. Survey completed by Black Warrior Surveying
11. Total lots: 141 + 1 open space / detention.
12. House pad footprints shown represent a typical 2,300 SF building footprint.
13. Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).

Residential Section Lot Totals and Density

Phase	ALL	I	II	III	IV	V
Lots for Houses:	141	50	20	20	22	29
Area (ac):	53.0	21.0	5.8	7.2	7.7	11.3
Density (units/ac):	2.7	2.4	3.4	2.8	2.9	2.6

LEGEND

- Existing 2' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole

GRAPHIC SCALE
0 60
1" = 60'

GLORYLAND AMENDED MASTER PLAN (3 OF 3)
17-05-024 Magnolia Hills Subdivision
Owen Parkway
Northport, Alabama

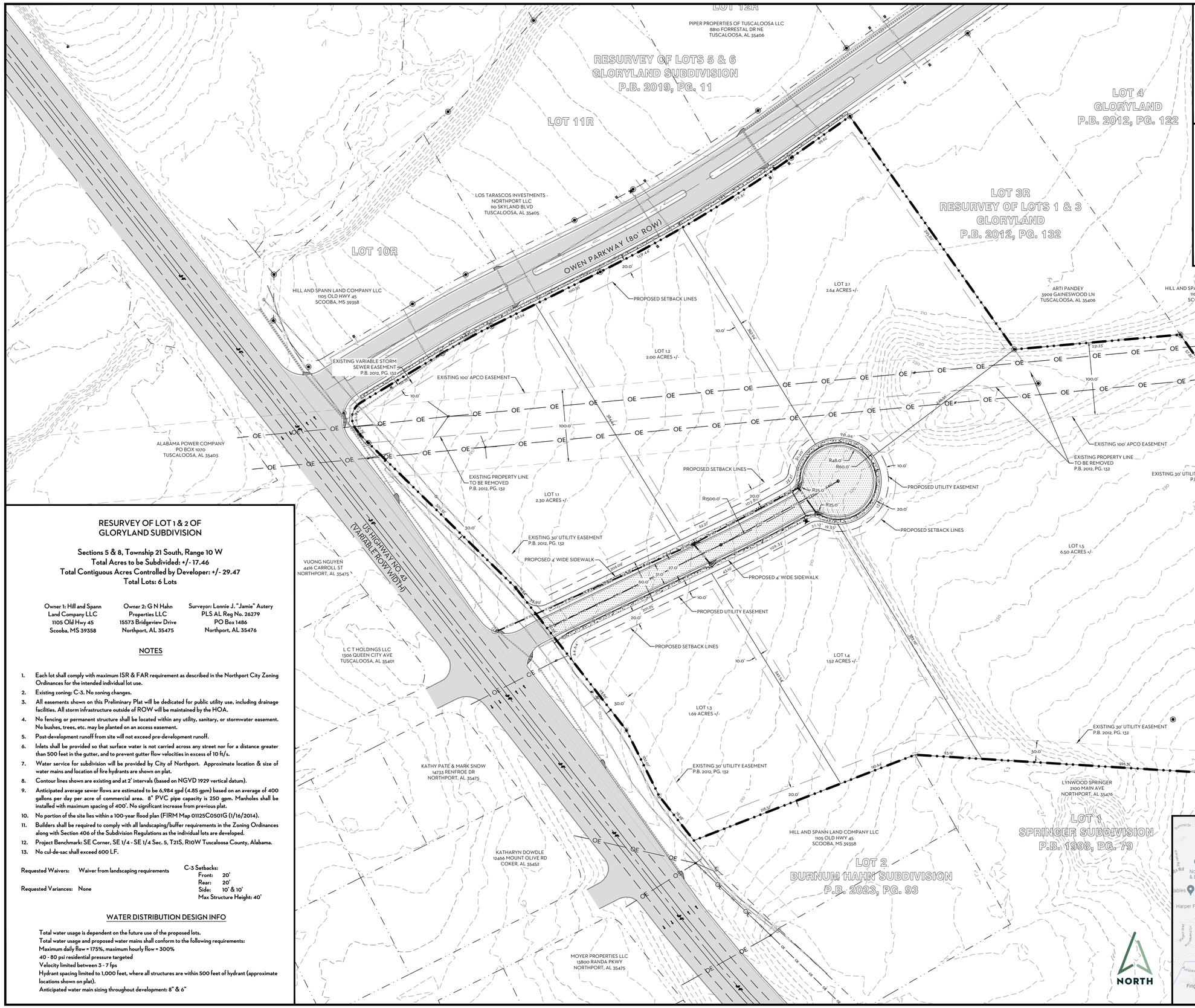
PRELIMINARY

Longleaf Engineering, LLC
CIVIL • GEOTECHNICAL • ENVIRONMENTAL
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646
Fax (205) 345-5677

Rev	Date	Description	Date
1	9/4/17	Revisions per Northport staff review	8/15/2017

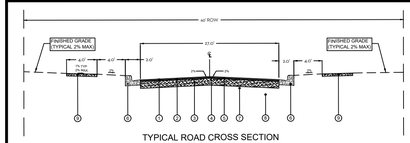
Drawn By: PJG Checked By: RTS
File:17-05-024 Magnolia Hills Subdivision Master 15Aug2017.dwg

Sheet:
3 of 3



LEGEND

- Existing 2' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- 8" PVC — Existing Water Main
- Existing Sanitary Sewer
- 8" DIP — Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- GAS — Existing Gas Main
- Easement
- 36" RCP — Existing Storm Sewer
- 36" RCP — Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole



TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER, 1/2" MAXIMUM AGGREGATE SIZE (2")
3. REQUIRED 825B CRUSHED AGGREGATE BASE (8" 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, 8" COMPACTED THICKNESS, 98% S.P.D.)
8. REQUIRED UNCLASSIFIED EXCAVATION
9. REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.

RESURVEY OF LOT 1 & 2 OF GLORYLAND SUBDIVISION

Sections 5 & 8, Township 21 South, Range 10 W
Total Acres to be Subdivided: +/- 17.46
Total Contiguous Acres Controlled by Developer: +/- 29.47
Total Lots: 6 Lots

Owner 1: Hill and Spann Land Company LLC, 1105 Old Hwy 45, Scooba, MS 39358

Owner 2: G N Hahn Properties LLC, 15573 Bridgeview Drive, Northport, AL 35475

Surveyor: Lonnie J. "Jamie" Autery, PLS AL Reg No. 26279, PO Box 1486, Northport, AL 35476

NOTES

1. Each lot shall comply with maximum ISR & FAR requirement as described in the Northport City Zoning Ordinances for the intended individual lot use.
2. Existing zoning: C-3. No zoning changes.
3. All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
4. No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
5. Post-development runoff from site will not exceed pre-development runoff.
6. Inlets shall be provided so that surface water is not carried across any street nor for a distance greater than 500 feet in the gutter, and to prevent gutter flow velocities in excess of 10 ft/s.
7. Water service for subdivision will be provided by City of Northport. Approximate location & size of water mains and location of fire hydrants are shown on plat.
8. Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
9. Anticipated average sewer flows are estimated to be 6,984 gpd (4.85 gpm) based on an average of 400 gallons per day per acre of commercial area. 8" PVC pipe capacity is 250 gpm. Manholes shall be installed with maximum spacing of 400'. No significant increase from previous plat.
10. No portion of the site lies within a 100-year flood plan (FIRM Map 01125C0501G (1/16/2014).
11. Builders shall be required to comply with all landscaping/buffer requirements in the Zoning Ordinances along with Section 406 of the Subdivision Regulations as the individual lots are developed.
12. Project Benchmark: SE Corner, SE 1/4 - SE 1/4 Sec. 5, T21S, R10W Tuscaloosa County, Alabama.
13. No cul-de-sac shall exceed 600 LF.

Requested Waivers: Waiver from landscaping requirements

Requested Variances: None

C-3 Setbacks:
Front: 20'
Rear: 20'
Side: 10' & 10'
Max Structure Height: 40'

WATER DISTRIBUTION DESIGN INFO

Total water usage is dependent on the future use of the proposed lots.
Total water usage and proposed water mains shall conform to the following requirements:
Maximum daily flow = 175%, maximum hourly flow = 300%
40 - 80 psi residential pressure targeted
Velocity limited between 3 - 7 fps
Hydrant spacing limited to 1,000 feet, where all structures are within 500 feet of hydrant (approximate locations shown on plat).
Anticipated water main sizing throughout development: 8" & 6"

PRELIMINARY PLAT

RESURVEY OF LOTS 1 & 2 OF GLORYLAND SUBDIVISION
OWEN PARKWAY
NORTHPORT, ALABAMA

PRELIMINARY

LONGLEAF ENGINEERING
432 6th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Rev	Date	Description
1	9/25/2023	Revisions per City of Northport Staff Comments

Drawn By: RAD | Checked By: RTS | Date: 9/7/2023
File: 23-05-040 Gloryland Resubdivision Preliminary Plat.dwg

GRAPHIC SCALE
0 60
1" = 60'

SHEET
1 OF 1