AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 13, 2024

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **APPROVAL OF MINUTES**
   A. January 9, 2024

5. **APPROVAL OF THE AGENDA**

6. **VERIFICATION OF PROPER NOTIFICATION**

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

8. **OLD BUSINESS**
   A. **S-29-23 The Terrace at Northcreek Master Plan Revision REHEARING** - Brasher Holdings, LLC is requesting a revision to the Master Plan for approximately 72.22 acres for Phases II-V located at the east dead end of Northcreek Boulevard.
   B. **S-30-23 Forest Glen Seventh Section** - Adam Springer is requesting preliminary plat approval for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road.
   C. **S-2-24 The Townes of North Lake Master Plan REHEARING** - Courtstone, LLC is requesting a rehearing for the master plan of approximately 183 acres located east of Highway 69 and north of Hamnertown Road.
   D. **S-3-24 The Townes of North Lake** - Courtstone, LLC is requesting preliminary plat approval for approximately 9.3 acres located east of Highway 69 and north of Hamnertown Road.

9. **NEW BUSINESS**
   A. **S-4-24 Forest Glen Master Plan Revision** - Adam Springer is requesting a revision to the master plan for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road.

10. **DISCUSSION**

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.

OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 9, 2024

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, January 9, 2024, in the Municipal Court Room at the Northport Public Safety Building.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mrs. Jennifer Hayes, Mrs. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Karl Wiggins, Mr. Jason Ward. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Ms. Meredith Mullins, Planner, Mrs. Morgan Williams, Administrative Assistant, and Mr. Brad Matthews, Assistant City Engineer.

Chairman Kevin Turner introduced the board members and staff members to the public.

Information on Back of Agenda – Chairman Kevin Turner explained the meeting procedures on the back of the agenda.

Approval of Agenda – Motion by Mr. Turner to approve the January 9, 2024, agenda. **Second by Mr. Martin.** Voiced roll call was given. **Motion Carried.**

Approval of the Minutes – Motion by Mr. Lewis to approve the minutes from the special called meeting on November 27, 2023. **Second by Mr. Wiggins.** Voiced roll call was given. **Motion Carried.**

Approval of the Minutes – Motion by Mr. Martin to approve the minutes from the regular minutes on December 12, 2023. **Second by Mr. Wiggins.** Voiced roll call was given. **Motion Carried.**

Verification of No Conflict of Interest & Disclosure of Ex Parte Communication - None

Verification of Proper Notification – Mrs. Ramm confirmed proper notification was given.

Old Business

A. **S-29-23 Rehearing The Terrace at Northcreek Master Plan Revision –** Brasher Holdings, LLC is requesting a revision to the Master Plan for approximately 72.22 acres for Phases II-V located at the east dead end of Northcreek Boulevard.

Mrs. Ramm stated that Longleaf Engineering has requested to continue this rehearing case till the February meeting.

Phillip Grammar with Longleaf Engineering, 432 65th Street, stated that they are requesting to continue this case till the February meeting.

Chairman Turner opened the floor for a public hearing.

With no one to appear, Chairman Turner closed the public hearing.

Motion by Mr. Turner to continue S-29-23 Rehearing Master Plan of The Terrace at Northcreek until the February meeting. **Seconded by Mr. Kemp.** Voice roll call was given. **Motion Carried.**

Mrs. Ramm stated that this would serve as public notice for this case.

B. **S-30-23 Forest Glen Seventh Section** – Adam Springer is requesting preliminary plat approval for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road. **CONTINUED UNTIL FEBRUARY (no action required).**

New Business

A. **S-1-24 RSVY of Lot 1, Mt. Galilee Baptist Church Subdivision** – Mt. Galilee Baptist Church is requesting preliminary plat approval of approximately 1.39 acres located at 2906 29th Street.

Mrs. Ramm stated that Mount Galilee Baptist Church requests preliminary plat approval for the Resurvey of Lot 1 Mt. Galilee Baptist Church Subdivision located at 2906 29th Street. The plat includes two lots on 1.39 acres. They have requested the following waivers: Sidewalk, Half Street Improvements, Dedication of Additional ROW, and Landscaping Requirements from the Subdivision Regulations. The petitioner has requested a waiver for the construction of sidewalks for the lot in the non-residential portion of the subdivision (lot 1A) and a fee-in-lieu of sidewalks waiver is requested for the proposed lot that is used for residential purpose (lot 1B). Approval of this agenda item will require six affirmative votes, including the waivers from the Commission.

Mr. Turner asked the Commission members if they had any questions.

Mr. Turner asked Mr. Matthews for engineering's point of view on the waivers requested. Mr. Matthews stated that the ROW is constant throughout the area and that dedication of the full 60 feet of ROW would cause this to be right in front of the existing structure. Mr. Matthews stated that sidewalks are not in this area and with the continuous parking lot, construction of the sidewalks would cause major issues for construction. Mr. Matthew stated that there are no curb and gutters along this street.

Mr. Turner asked Mrs. Ramm about the sidewalk waiver request being two parts, with the fee in lieu being required for sidewalks on the residential portion. Mrs. Ramm stated the residential portion of the subdivision there are two options, construction of sidewalk or fee in lieu, there is not an outright waiver for residential subdivisions. The non-residential portion can be waived outright, fee in lieu of or require the construction.

Bobby Herndon, 2722 Lurleen B Wallace Blvd, represented Mount Galilee Baptist Church and stated that they are wanting to separate the property into two separate lots. He stated there is a residential home that they no longer need and are wanting to remove it from the subdivision. He stated that the petitioner is requesting not to pay into the sidewalk bank for Lot 1B.

Chairman Turner opened the floor for a public hearing.

Scottie Mayfield, 2707 7th Street, asked is lot B, residential, is this the 2908 19th Street or the opposite end. Mr. Matthews stated that the residential lot they are trying to separate is 1811 29th Avenue based on Google maps. Mrs. Mayfield asked if this would affect her and her property. Mr. Turner stated no, they are just separating their property with a property line.

With no one to appear, Chairman Turner closed the public hearing.

Motion by Mr. Lewis to approve the sidewalk requirements as requested. **Seconded by Mr. Martin.** Roll called was as follows: Mr. Lewis – Yes; Mr. Martin – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Motion by Mr. Turner to approve the half street improvements as requested. **Seconded by Mr. Kemp.** Roll called was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Motion by Mr. Turner to approve the dedication of additional ROW as requested. **Seconded by Mr. Wiggins.** Roll called was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes; **Motion Carried.**

Motion by Mr. Turner to approve the landscaping requirements as requested. **Seconded by Mr. Wiggins.** Roll called was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes; **Motion Carried.**

Motion by Mr. Turner to approve the preliminary plat for approximately 1.39 acres located at 2906 19th Street. **Seconded by Mr. Lewis.** Roll called was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes; **Motion Carried.**

B. **S-2-24 The Townes of North Lake Master Plan REHEARING** – Courtstone LLC is requesting a rehearing for the master plan of approximately 183 acres located east of Highway 69 and north of Hamnertown Road. **CONTINUED UNTIL FEBRUARY (action required).**

C. **S-3-24 The Townes of North Lake** – Courtstone, LLC is requesting preliminary plat approval for approximately 9.3 acres located east of Highway 69 and north of Hamnertown Road. **CONTINUED UNTIL FEBRUARY (action required)**

Mrs. Ramm stated that the petitioner has requested to continue these cases.

Jason Walker with TTL, LLC, 3516 Greensboro Avenue represented Courtstone, LLC requested that their cases be continued until February.

Motion by Mr. Turner to continue S-2-24 Rehearing Master Plan of The Townes of North Lake Master Plan until the February meeting. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

Mrs. Ramm stated that this would serve as public notice for this case.

CITIZEN COMMUNICATIONS

DISCUSSION

a. By-laws

- Mr. Turner went over the changes that were made from the previous meetings discussion. Changes were made to Article 4(c), Article 5, and Article 6(d)

Motion by Mr. Turner to adopt the amended by-laws for the Planning and Zoning Commission for the 2024 year. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

- Mrs. Ramm stated that there will be a work session for the Comprehensive Plan held on January 25, 2024, at 5:30 pm.
- Mrs. Ramm stated that they are still reviewing the Zoning Ordinance and are looking to schedule a public meeting to review and discuss the zoning ordinance. She stated as of now the date is tentatively set for February 20, 2024.

ADJOURNMENT – Motion by Mr. Turner to adjourn the January 9, 2024, meeting**. Seconded by Mr. Martin.**

_____
Kevin Turner, Chairman

ATTEST:

_____
Julie Ramm, Secretary

City of Northport

Planning and Zoning Commission – February 13, 2024

Staff Report

Case: S-29-23

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

Location: The Terrace at Northcreek

Request: Master Plan Rehearing

Northcreek Properties, LLC, Sullivan Properties, and Brasher Holdings, LLC request a rehearing for the revision to the Master Plan for The Terrace at Northcreek. The total acreage for the master plan is 72.2 acres. The master plan includes 163 single-family residential lots plus 10 open space lots. The properties are located at the east end of Northcreek Boulevard. The Commission previously made a favorable recommendation to the City Council for RS-SD zoning. However, the associated master plan did not receive approval. A master plan is required prior to the development of any RS-SD zoned property. The proposed development is compatible with the adjacent phase of the Terrace at Northcreek.

The Planning Commission's by-laws state the following concerning rehearing of cases:

a. *No petition which has been denied by the Commission or City Council or not favorably recommended by the Commission to the City Council shall be placed on the agenda for consideration by the Commission within a period of six (6) months from the date of the prior decision, except under the following stipulations:*
    i. *Prior to the publication of the legal notice, a petitioner must notify the Secretary in writing to request that a reconsideration of a previously denied/unfavorably recommended case be placed on the agenda. The petitioner shall submit a new application and pay any/all associated fees. A written summary of the changes from the previous petition shall be provided to the Secretary at the time the reconsideration request is made.*
    ii. *The petitioner shall be responsible for producing any supplemental documentation to be included with their reconsideration request and shall be responsible for presenting their request to the Commission.*
    iii. *The Commission will hear the request and determine if there has been a substantial change in the facts (including new relevant or different information) of the case, evidence or circumstances of the case that early reconsideration is necessary to prevent undue hardship to the petitioner, and the early consideration will not result in an undue hardship on the Commission or other affected parties. An affirmative vote of five (5) members of the Commission is needed to grant the reconsideration request.*

iv. The petitioner may request no more than one (1) rehearing within a period of six (6) months from the date of the prior decision.

Because this request comes within six months of the original hearing, the applicant must demonstrate to the Commission there has been a substantial change in the master plan approval request and, by a vote of the Commission, five members must concur to rehear the rezoning requests.

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 October proposal	% of lots in February proposal	# of lots
RS-1	15,000	95	1.84%	0.61%	1
RS-2	12,000	85	6.75%	9.20%	15
RS-3	9,000	75	28%	18.4%	30
RS-4	6,000	60	31.97%	36.19%	59
RS-SD	4,000	55	31.28%	35.58%	58

The developer is proposing 23.7 acres to be designated as open space. Included in that acreage is 3.92 acres for detention ponds. The proposed amenities include a pavilion, grilling area, playground, walking path, dog park, and benches. The total acreage for the amenity areas is 1.5 acres. Those amenities will be provided in phases 2, 4, and 5.

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 require approval of a waiver of stub streets at the preliminary plat level.

At the October Commission meeting, there was some discussion concerning the requirements for block length and width in the subdivision regulations. The subdivision regulations require block lengths to be at least 400' and no more than 1200'. Block width should be wide enough to accommodate two tiers of lots at minimum lot depth. The revised master plan is consistent with the apparent intent of the block length and width regulations.

The steep slope impact for this proposal does appear to exceed 15 percent which is allowable per the zoning ordinance with approval of the Planning Commission. The applicant did not submit a grading plan or steep slope exhibit with the resubmittal. However, the previous grading plan is included in your packet which indicates the location of the steep slopes.

Any action on the master plan would require six affirmative votes of the Commission.

1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

January 15, 2024

City of Northport
Planning and Zoning Commission
3500 McFarland Boulevard
Northport, AL 35476

Re: Request to Rehear Master Plan
Terrace at Northcreek Subdivision

Planning and Zoning Commission,

Please see attached a new master plan revision for the Terrace at Northcreek Subdivision. This application was previously submitted in September 2023 and accompanied a rezoning request. The rezoning request to RS-SD received a favorable recommendation from the Planning Commission and will be forwarded to City Council soon. The master plan that accompanied the rezoning request was denied. Planning Commission stated concerns regarding open space amenities and the stub street and block length/width waivers that would be required on the future preliminary plats. Following this feedback, the proposed master plan was revised and is being resubmitted. Due to the changes to the street layout and amenities, we would like to request that this master plan revision be reheard by Planning Commission.

The proposed master plan includes over 23 acres of open space with a variety of uses. Four detention ponds are proposed. Two of the open spaces include utility easements – one for stormwater and one for sanitary sewer. This will avoid any future issues that may arise from utility easements along property lines. Open spaces 7 and 9 will serve as buffers between the residential areas to the east along with accommodation for proposed grading. Open space 1 was created to accommodate for the significant grading required between the proposed Rosemary Way entrance road and the existing utility tower (at a topographical high point) located immediately south of the property line. All of these open spaces serve either engineering or planning purposes while proving large areas of buffers and/or natural vegetation.

Amenities have been relocated to more centralized and accessible areas within the site. Proposed amenities are spread over approximately 1.5 acres throughout the site for residents in both the existing and new neighborhood. The proposed open space amenities include a pavilion, grilling area, playground, dog park, and benches throughout the subdivision. Walking paths are proposed in OS 2, 3, 6, and 8 to provide an internal route to the amenities for all residents in the new subdivision as well as Phase 1 residents.

During the October public hearing, the Planning Commission stated that they had concerns regarding the variances required in future phases. The two variances were not included on the master

plan, but would be required in the future preliminary plats. The first variance was from the stub street requirement. An additional stub street has been added to the master plan. With this addition, the proposed master plan includes stub streets to the east and south and connects to Union Chapel Road to the west and The Terrace Parkway to the northwest. The northern portion of the property includes significant topography and wetlands. The proposed layout minimizes impacting these areas and does not include a stub street to the north. The second variance was from the block length/width requirement. The proposed street layout has been revised. This new street layout has been provided preliminarily to City staff, and they agree that it meets the intent of the requirement.

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

Sincerely,
Longleaf Engineering, LLC

Tom Sims, P.E.
Consulting Engineer

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

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	28	55-61, 183-202, & 217	95' - 75'	16.02	1.7
PHASE III	41	62-68, 163-182, & 203-216	85' - 65'	14.68	2.8
PHASE IV	48	69-96 & 143-162	85' - 55'	18.4	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

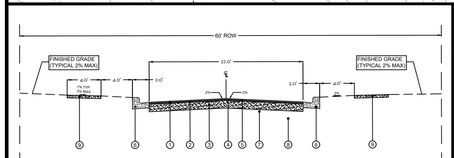
THE TERRACE AT NORTHCREEK REVISED MASTER PLAN

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

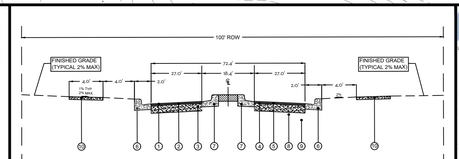
Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
PO Box 1486
Northport, AL 35476



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

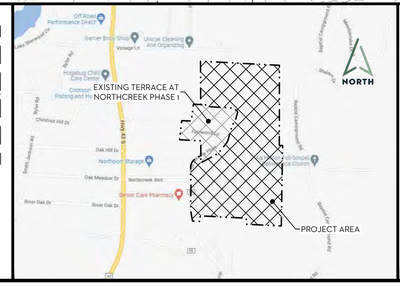
NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.



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

- 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 Lilac Lane to the The Terrace Parkway entrance
13. Total Open Space Area: 23.7 Acres - 32.8% of Total Site Area; Total Detention Pond Area: 3.92 Acres

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

Requested Variances: None

REVISED MASTER PLAN

PRELIMINARY

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

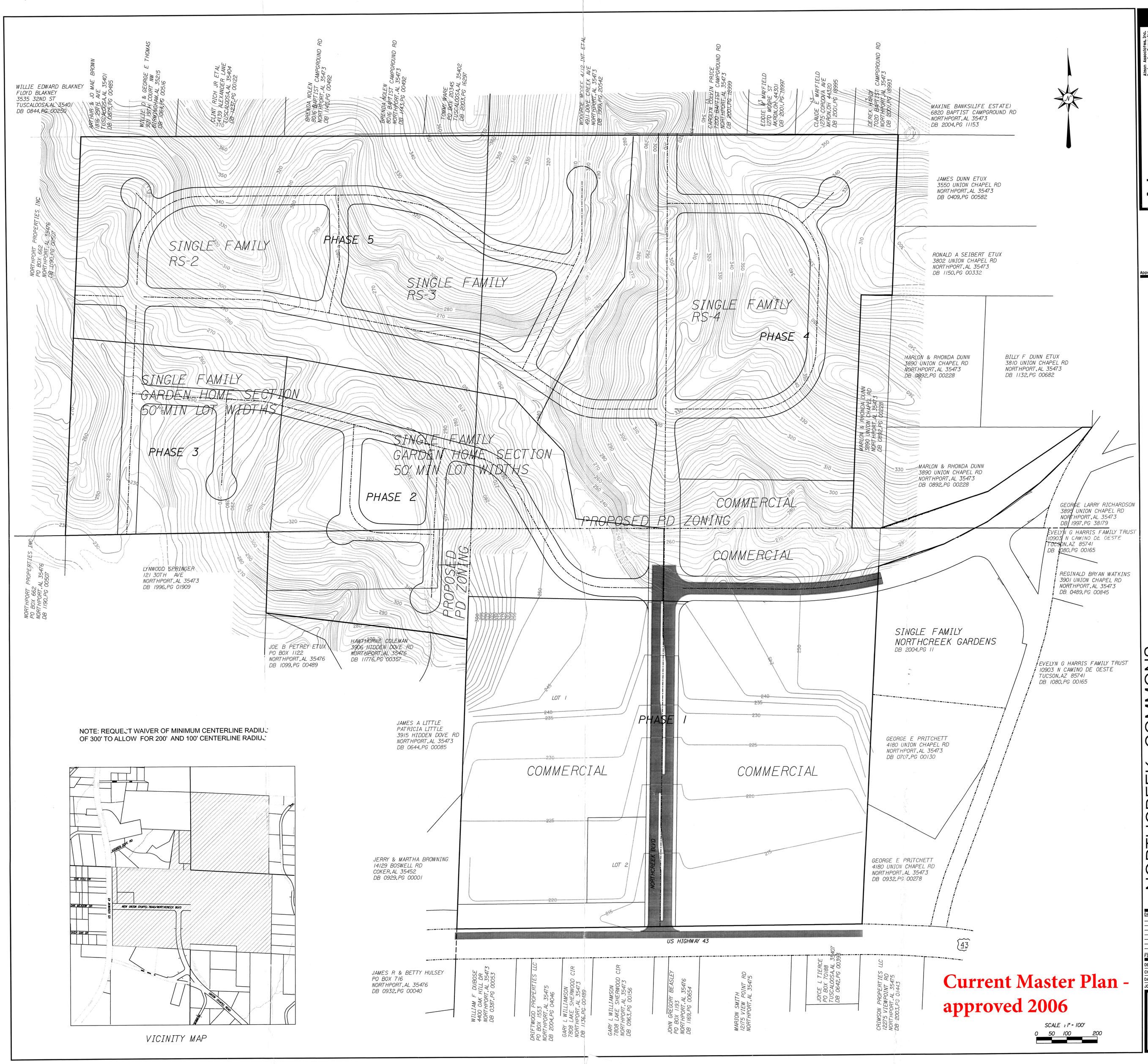
LONGLEAF ENGINEERING
1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

Rev	Date	Description
1	11/08/2023	Revision per City Staff Comments
2	12/14/2023	Revision per Developer
3	1/12/2024	Revision per Developer

Drawn By: RAD | Checked By: RTS | Date: 11/10/2023
File: 20-05-056 Northcreek November 2023 Revision.dwg

GRAPHIC SCALE
0 100
1" = 100'

SHEET
1 OF 1



Current Master Plan - approved 2006

Almon Associates

Almon Associates, Inc.
Civil Engineers & Surveyors
2008 12th Street, P.O. Box 2729
Tuscaloosa, Alabama 35403
(205) 349-2100 Voice, (205) 349-2101 Fax

Approved By

NORTHCREEK COMMONS MASTER PLAN

NORTHPORT, ALABAMA

DATE	REVISION

FIELD BOOK	AA-000
DESIGNED BY:	DCW
CHECKED BY:	DCW
DATE	MAY 13, 2005
JOB NO.	05-042.00

M-1

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

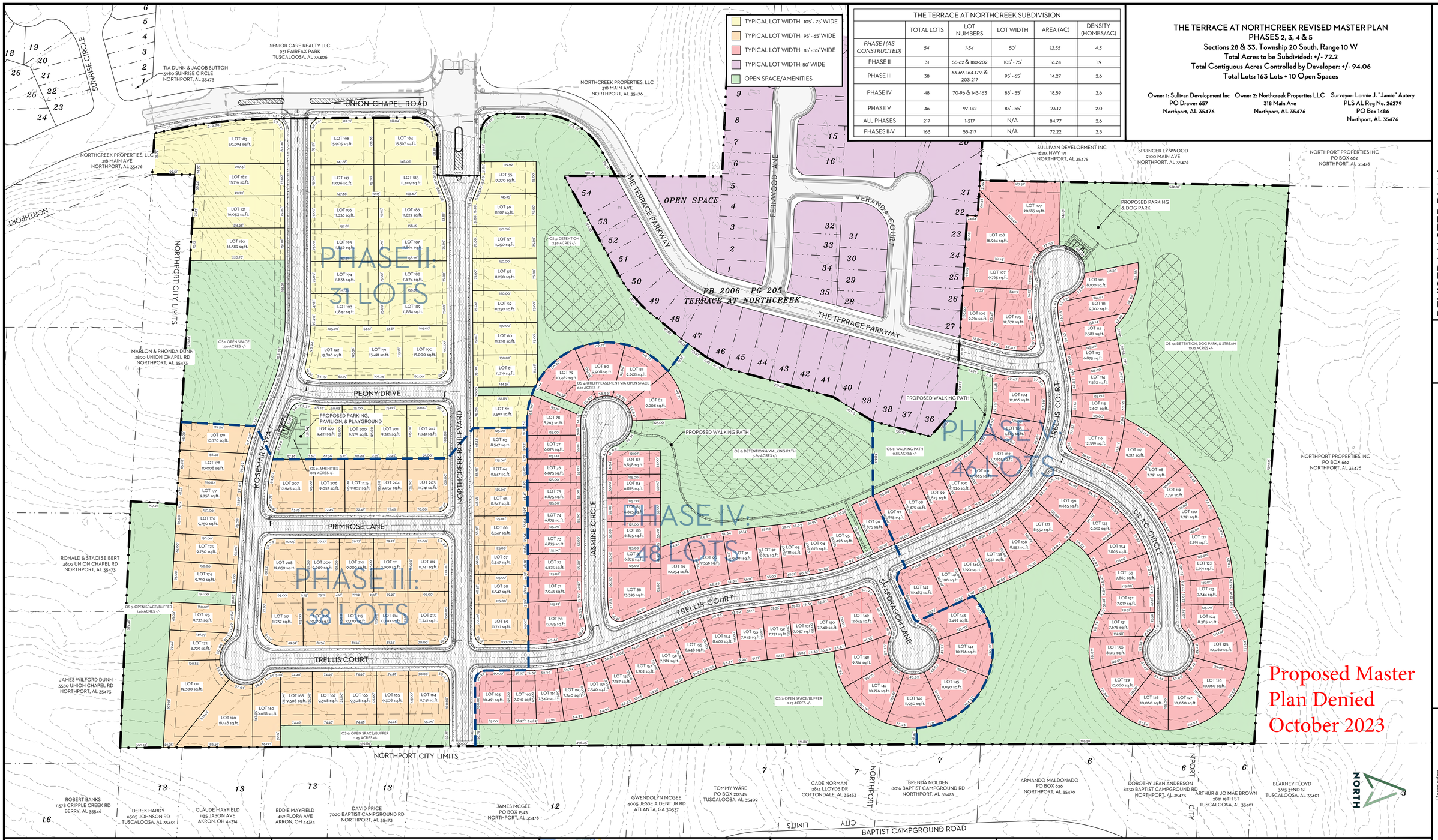
Owner 1: Sullivan Development Inc
PO Drawer 657
Northport, AL 35476

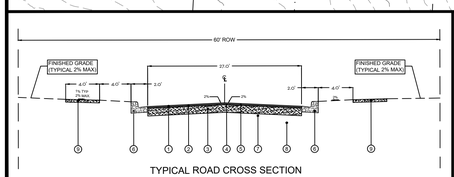
Owner 2: Northcreek Properties LLC
318 Main Ave
Northport, AL 35476

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

TYPICAL LOT WIDTH: 105' - 75' WIDE
TYPICAL LOT WIDTH: 95' - 65' WIDE
TYPICAL LOT WIDTH: 85' - 55' WIDE
TYPICAL LOT WIDTH: 50' WIDE
OPEN SPACE/AMENITIES

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

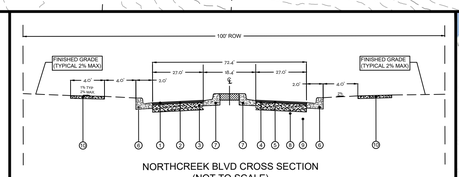




TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

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
- 251 — Existing Inlet/Junction
- 51 — Proposed Stop Sign
- S — 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.
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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

PRELIMINARY

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

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

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

City of Northport Planning & Zoning Commission

Master Plan Revision

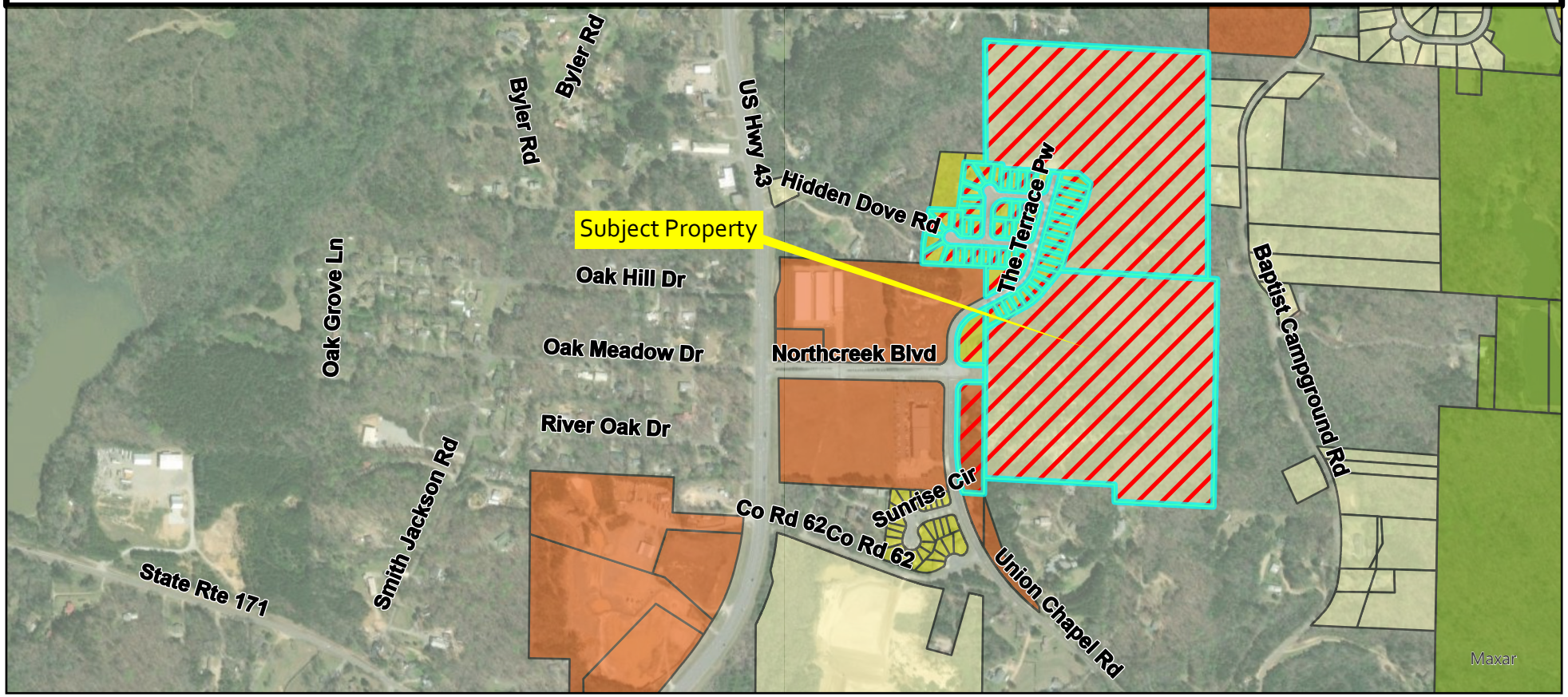
Zoning

- 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 – February 13, 2024

Staff Report

Case: S-30-23 & S-4-24

Applicant: Adam Springer

Location: Forest Glen 7th Section

Request: Preliminary Plat & Master Plan Revision

Adam Springer is requesting preliminary plat approval for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road. As this layout differs from the currently approved master plan for Forest Glen, a revision will be required before the plat could be approved. The plat and master plan cases can be heard together but will require separate votes.

The primary difference between what is proposed and what has already been approved is in the 7th section of the neighborhood. The current plan shows 4 large lots with a cul de sac on Burks Parkway. The proposed layout would remove the planned cul de sac and leave the central section as one large lot, along with adding to the rear yards of lots 279, 232, and 233. Lot 232 would also see an increase to their northern side yard.

The applicant has requested the following waiver with the plat:

- **Cul de sac construction**: The subdivision regulations require that a cul de sac be provided at the closed end of a public street. The applicant has requested that they not be required to construct this improvement due to the cost of construction exceeding the value of the land – see waiver request letter included in packet.

The applicant has also requested a waiver from the requirement to connect water lines, but this requirement is found in municipal code and not subdivision regulations and would thus be outside the scope of Planning Commission waivers.

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: FOREST GLEN SEVENTH SECTION

Name of Applicant: ADAM SPRINGER Phone: _____

Name of Owner: ADAM SPRINGER, ANTHONY AUSTIN, PATRICK HOWELL Phone: _____

Address: 14041 BRIAR MEADOW LANE NORTHPORT, AL. 35475

Engineer: _____ Phone: _____

Address: _____ Email: _____

Surveyor: SENTELL ENGINEERING Phone: 205-752-5564

Address: 639 BLACK BEARS WAY Email: dshelton@sentell.com

In City Limits? Yes ☒ No ☐ Current Zoning: rs-1 Proposed Zoning: _____ Total Acreage: 12.54 Total Lots: 4

Any rezoning requests must be accompanied by appropriate application

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

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

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

Describe the Location of Property to be Subdivided:

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

Waivers:

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

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

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

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

Applicant Signature: _____ **Date:** 11 / 14 / 23

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: FOREST GLEN SEVENTH SECTION

Name of Applicant: ADAM SPRINGER Phone: _____

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.**

Y Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
Y 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.
Y 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.
Y 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.
Y Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
Y Rights-of-way, easements, alleys, location and proposed widths.
Y Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
Y Any pertinent topographic features existing on the site.
N/A Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
Y Location and dimensions of existing storm and sanitary sewers, and water lines.
Y 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.
Y 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.
Y Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
N/A The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
Y 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.
N/A Location of proposed sidewalks.
Y 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).
Y 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:** 11 / 14 / 23

N

MASTER PLAN

0 200' 400'

PROPOSED BUILDING SETBACKS

LOT 1	35' FRONT 35' REAR 10' SIDE
LOT 232R	35' FRONT 35' REAR 10' SIDE
LOT 233R	35' FRONT 35' REAR 10' SIDE
LOT 279R	25' FRONT 35' REAR 9' SIDE

NOTE: SEVENTH SECTION ONLY

1. OWNER: *AUSTIN ANTHONY R & ASHLEY D*
13824 RANDA PKWY
NORTHPORT, AL 35475
OWNERS LOT 279

SPRINGER MELISSA & ADAM SPRINGER
14041 BRIAR MEADOW LN
NORTHPORT, AL 35475
OWNERS LOT 233

HOWELL PATRICK C & JENNIFER R
14043 BRIAR MEADOW LN
NORTHPORT, AL 35475
OWNERS LOT 232

2. DEVELOPER: *SPRINGER MELISSA & ADAM SPRINGER*
14041 BRIAR MEADOW LN
NORTHPORT, AL 35475
OWNERS LOT 233

3. *TOTAL ACREAGE OWNED 12.54 ACRES*
PROPERTY TO BE DEVELOPED 12.54 ACRES

4. *PROPERTY ZONED RS-1.*

5. *PROPERTY NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.*
PROPERTY LOCATED IN ZONE X COMMUNITY PANEL
010202-01125C0337 G EFFECTIVE 1/16/2014

6. *NO PROPOSED STREET CONSTRUCTION.*

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

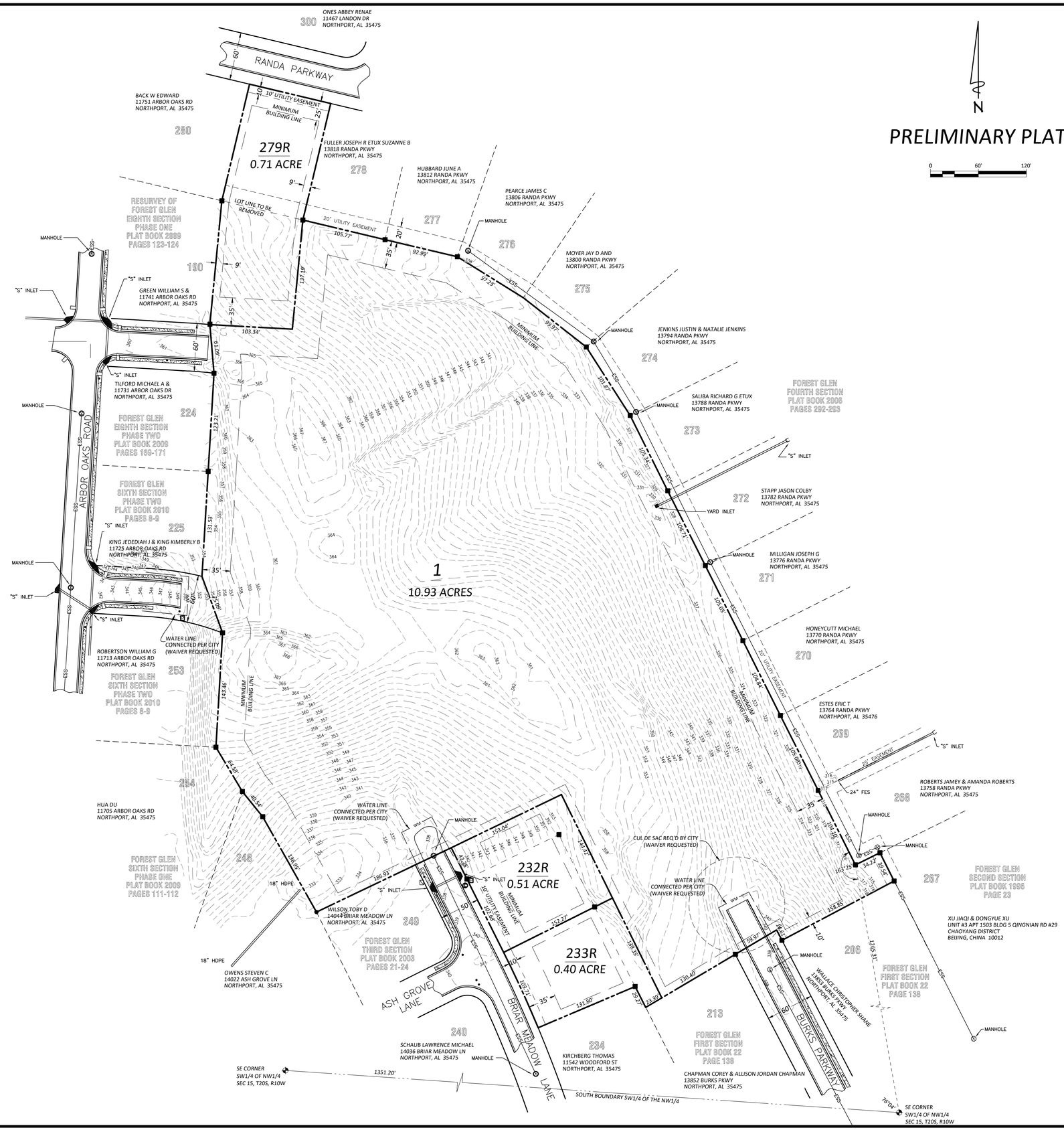
MASTER PLAN

FOREST GLEN SEVENTH SECTION
SECTION 15, T20S, R10W
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE:	DESCRIPTION:

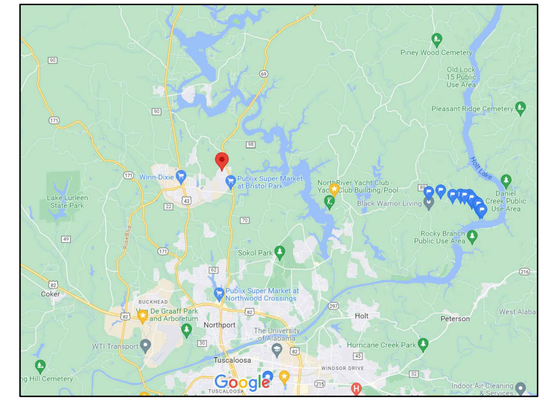
DRAWN :	TWE
CHECKED :	CGS
DATE :	01/11/2024
JOB NO :	23-250
SHEET :	1

N:\2023\23-250 Adam Springer Forest Glen SUBD\MASTER PLAT.dwg



PRELIMINARY PLAT

0 60' 120'



NOTE:

1. OWNER: AUSTIN ANTHONY R & ASHLEY D
13824 RANDA PKWY
NORTHPORT, AL 35475
OWNERS LOT 279

SPRINGER MELISSA & ADAM SPRINGER
14041 BRIAR MEADOW LN
NORTHPORT, AL 35475
OWNERS LOT 233

HOWELL PATRICK C & JENNIFER R
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NORTHPORT, AL 35475
OWNERS LOT 232

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14041 BRIAR MEADOW LN
NORTHPORT, AL 35475
OWNERS LOT 233

3. TOTAL ACREAGE OWNED 12.54 ACRES
PROPERTY TO BE DEVELOPED 12.54 ACRES

4. PROPERTY ZONED RS-1.

5. PROPERTY NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.
PROPERTY LOCATED IN ZONE X COMMUNITY PANEL 010202-01125C0337 G EFFECTIVE 1/16/2014

6. NO PROPOSED STREET CONSTRUCTION.

7. WAIVERS REQUESTED: CUL DE SAC AND WATER LINE EXTENSION

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

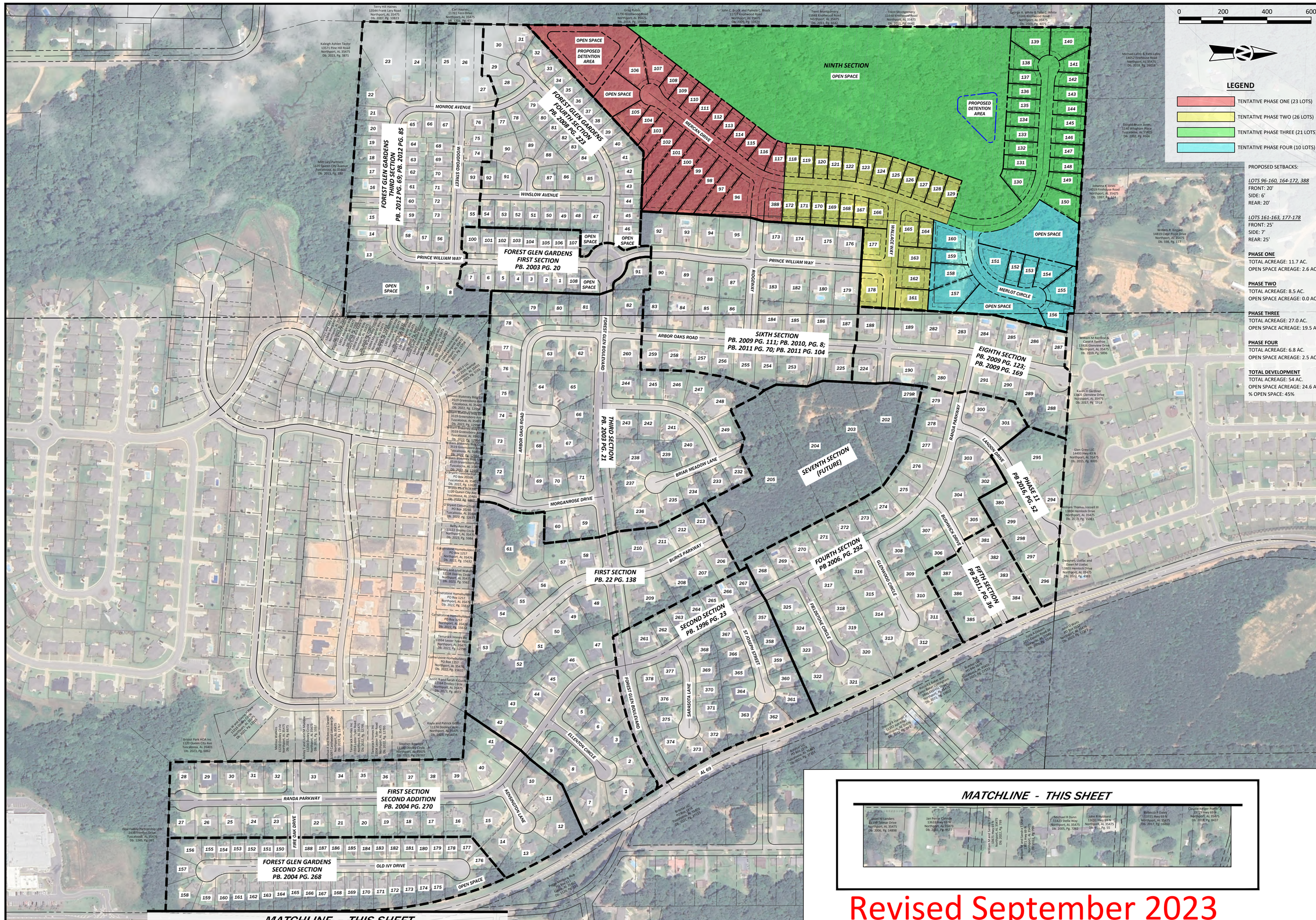
FOREST GLEN SEVENTH SECTION

SECTION 15, T20S, R10W
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE:	DESCRIPTION:

DRAWN :	TWE
CHECKED :	XCGSXX
DATE :	09/07/2023
JOB NO :	23-XXX
SHEET :	1

N:\2023\23-250 Adam Springer Forest Glen SUBD\23-250 PRELIMINARY PLAT.dwg



Revised September 2023

PROPOSED SETBACKS:

LOTS 96-160, 164-172, 388
FRONT: 20'
SIDE: 6'
REAR: 20'

LOTS 161-163, 177-178
FRONT: 25'
SIDE: 7'
REAR: 25'

PHASE ONE
TOTAL ACREAGE: 11.7 AC.
OPEN SPACE ACREAGE: 2.6 AC.

PHASE TWO
TOTAL ACREAGE: 8.5 AC.
OPEN SPACE ACREAGE: 0.0 AC.

PHASE THREE
TOTAL ACREAGE: 27.0 AC.
OPEN SPACE ACREAGE: 19.5 AC.

PHASE FOUR
TOTAL ACREAGE: 6.8 AC.
OPEN SPACE ACREAGE: 2.5 AC.

TOTAL DEVELOPMENT
TOTAL ACREAGE: 54 AC.
OPEN SPACE ACREAGE: 24.6 AC.
% OPEN SPACE: 45%

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

FOREST GLEN - NINTH SECTION
PART OF THE NE 1/4 OF SEC. 16, T20S, R10W AND THE NW 1/4 OF SEC. 15, T20S, R102
BUILDERS GROUP DEVELOPMENT, LLC
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
REVISED MASTER PLAN

No.	Date	Revision Description

Drawn By: T.C.C. | Checked By: C.D.C.
Date: 08/15/23 | Proj. No.: 000230102020.00
File Name: 232020.Master Plan.dwg

Sheet No.
2

SENTELL ENGINEERING
CIVIL.STRUCTURAL.ENVIRONMENTAL.SURVEYING

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

January 30, 2024

Director of Planning
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

Re: Variance Request for Adam Springer

Dear Sir/Madam:

We are requesting on behalf of Adam Springer the following variances:

- **Cul De Sac Construction:**
  The cost associated with the construction of a cul de sac would be approximately $180,000.00 far exceeding the cost of the 3 pieces of land that are being swapped.

- **Water Line Extension:**
  No new construction is taking place and therefore there should be no need to loop the water lines on 3 individual streets. This is only a land swap to increase the neighbor's rear yard for a swimming pool.

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

Sincerely,
SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President

City of Northport Planning Commission

Master Plan / Preliminary Plat

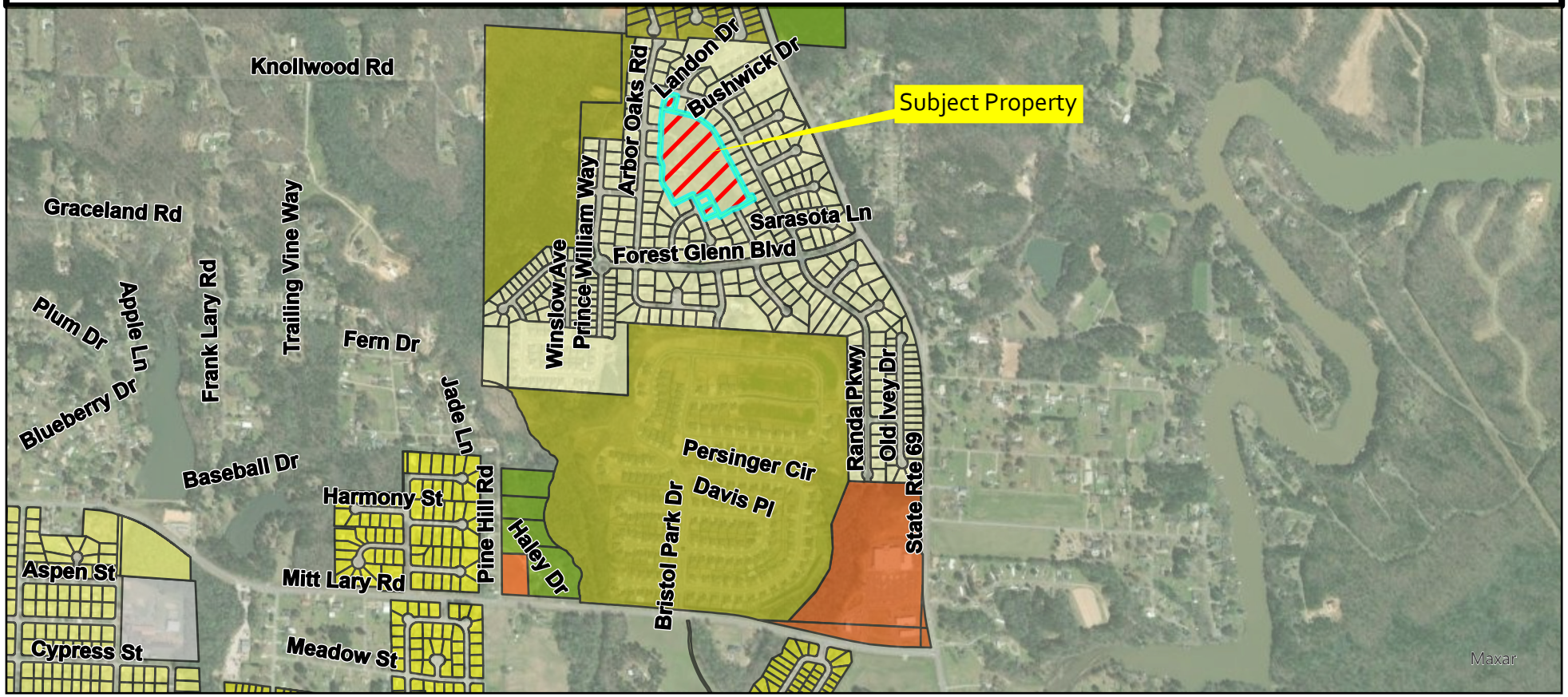
Zoning

- Agriculture
- General Commercial
- Neighborhood Commercial
- Office and Institutional
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Subject Property

N
W E
S

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

0 1,000 2,000 4,000 Feet



City of Northport

Planning and Zoning Commission – February 13, 2024

Planning Staff Report

Case: S-2-24 & S-3-24

Applicant: Courtstone, LLC

Request: Master Plan & Preliminary Plat Townes at North Lake

Courtstone, LLC is requesting a rehearing of the master plan and preliminary plat for the Townes at North Lake that came before the Commission on September 12, 2023. At that meeting, the motion to approve the master plan failed. Subsequently, the petitioner asked for the preliminary plat to be removed from the agenda. Because their resubmittal comes within six months of the denial, the Commission must determine if there has been a substantial change in the facts of the case. An affirmative vote of five members is needed to grant the reconsideration request.

Courtstone, LLC requests master plan and preliminary plat approval for the Townes at North Lake located east of Highway 69 and north of Hamnertown Road. The total acreage of the master plan is 183 acres. The preliminary plat consists of 30 lots on 9.3 acres.

The applicant has requested the following waivers with the preliminary plat:

- **Minimum front setback:** The zoning ordinance requires a minimum 25' front setback but does give the Commission the authority to waive this requirement, as well as establish other setback requirements. The applicant is proposing to reduce the front setback to 15'. The applicant is also requesting a rear setback of 15' and a side setback of 2' and 3' for a total of 5'.
- **Half-street improvements and sidewalks:** The petitioner has provided correspondence from the Tuscaloosa County Engineering Department that states they will not require half-street improvements or sidewalks along this road.
- **Stub Streets:** The subdivision regulations require stub streets to connect to unplatted land at intervals between 400 and 1200 feet. The petitioner is proposing stub streets along the east boundary of the subdivision. The City has received correspondence from the Tuscaloosa County Engineering Department stating they are in support of not requiring stub streets at Capley Lane and Evans Drive. The petitioner also indicates wetland and stream impacts would be increased if stub streets were required. A wetland exhibit is included in this packet.
- **Cul-de-sac length:** A 1,200 linear foot street ending with a temporary cul-de-sac is proposed for Phase 1. However, extending and connecting this street to the other streets within the neighborhood is shown on the master plan.

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 this packet.

The City has received an email from a concerned resident. That email is included in this packet.

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

3516 Greensboro Avenue, Building B
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

December 12, 2023

Ms. Julie Ramm
Planning Director
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Master Plan and Phase 1 Subdivision Submittal for Townes of North Lake
TTL Project No. 000210103187.00

Dear Ms. Ramm:

We are writing to you on behalf of the developer, Courtstone, LLC, to provide the Master Plan and Phase 1 Subdivision Submittal for the Townes of North Lake. This is a resubmittal of the project after the Master Plan was not approved and the preliminary plat was pulled from the agenda on September 11, 2023. The following are being submitted:

- Revised Master Plan
- Design Standards
- Preliminary Plat Application
- Preliminary Plat Checklist
- Waiver Request Letter
- Preliminary Drainage Study (Phase 1 Area)
- Preliminary Plat (Phase 1 Area)
- Authorization of Agent Form
- Address Labels
- Slope Exhibit
- Revised Traffic Study

We understand that whether to consider the revised Master Plan or not must be voted on by the PZC since it was not approved in September, and it has been less than 1 year. We believe there has been a substantial change to the Master Plan and request that it be heard. A summary of the changes are as follows:

- The layout of Phase 1 has been revised to show lots at least 100' deep, and the minimum lot size has been revised on the "Lot Standards" table shown.
- The commercial lots in phase 2 have been revised to show an overall commercial area since the mix of live/work and general commercial is not yet known.
- The layout of phase 2 has been revised to provide a buffer along the north side between the proposed lots and the adjoining property owners.
- The layout of phase 3 has been revised to provide lot and block dimensions more consistent with the subdivision regulations.
- The lots have been renumbered to progress along with the expected buildout of the project.
- Dimensions have been added showing the proposed block length.
- Stub street locations have been more clearly labeled to show which are proposed to be built and which are Right-of-Way dedication only.

3516 Greensboro Avenue, Building B
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

- Proposed half-street improvements have been shown along Hamnertown Road frontage.
- Design Standards Statement has been added as an exhibit included in this package. The Design Standards for the Townes of North Lake will be the same as those for the Townes of North River in Tuscaloosa, a copy of which is attached hereto as an Exhibit.

Thank you for your thoughtful review and considerationn. Please let us know if you have any questions or need any additional information.

TTL, Inc.

Adam Ingram, PE, PLS
Project Manager

New Submission ☐
Re-Submission ☒
Date of first submission: 05 / 16 / 2023

City of Northport
Preliminary Plat Application and Checklist

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

Name of Subdivision: Townes of North Lake
Name of Applicant: TTL, Inc. Phone: (205) 366-8788
Name of Owner: Courtstone LLC Phone: (205) 366-8788
Address: 3101 Main Avenue Northport, AL 35476
Engineer: TTL, Inc. (Adam Ingram) Phone: (205) 345-0816
Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com
Surveyor: TTL, Inc. Phone: (205) 345-0816
Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com

In City Limits? Yes ☒ No ☐ Current Zoning: C-3, SD Proposed Zoning: same Total Acreage: +/-183.03 Total Lots: 30
Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 04 / 27 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☒ No ☐ Name and date of most recent approved master plan: This Submittal
Is this design in substantial compliance with approved master plan? Yes ☐ No ☒

Describe the Location of Property to be Subdivided:
Part of the South 1/2 of Section 27 and Part of the Southwest 1/4 of Section 26, Township 20 South, Range 10 West, Tuscaloosa County, AL; East of Highway 69 North and North of Hamnertown Road.

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

Waivers:
1) Minimum Front Setback, 2) Half-Street Improvements, 3) Stub Streets 4) Cul-De-Sac

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

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

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

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

Applicant Signature: _____ **Date:** 11 / 14 / 2023

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

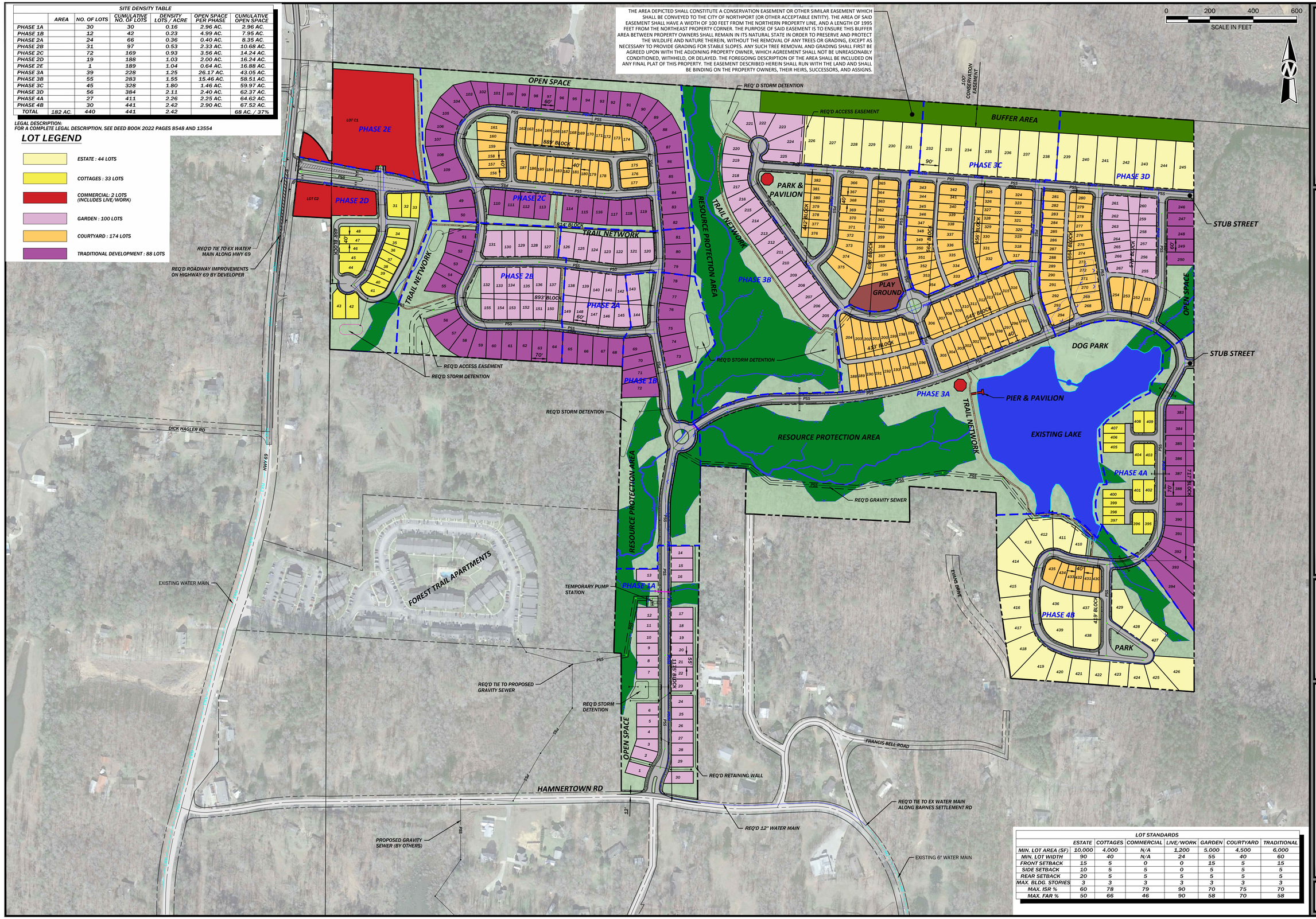
SITE DENSITY TABLE						
	AREA	NO. OF LOTS	CUMULATIVE NO. OF LOTS	DENSITY LOTS / ACRE	OPEN SPACE PER PHASE	CUMULATIVE OPEN SPACE
PHASE 1A		30	30	0.16	2.96 AC.	2.96 AC.
PHASE 1B		12	42	0.23	4.99 AC.	7.95 AC.
PHASE 2A		24	66	0.36	0.40 AC.	8.35 AC.
PHASE 2B		31	97	0.53	2.33 AC.	10.68 AC.
PHASE 2C		72	169	0.93	3.56 AC.	14.24 AC.
PHASE 2D		19	188	1.03	2.00 AC.	16.24 AC.
PHASE 2E		1	189	1.04	0.64 AC.	16.88 AC.
PHASE 3A		39	228	1.25	26.17 AC.	43.05 AC.
PHASE 3B		55	283	1.55	15.46 AC.	58.51 AC.
PHASE 3C		45	328	1.80	1.46 AC.	59.97 AC.
PHASE 3D		56	384	2.11	2.40 AC.	62.37 AC.
PHASE 4A		27	411	2.26	2.25 AC.	64.62 AC.
PHASE 4B		30	441	2.42	2.90 AC.	67.52 AC.
TOTAL	182 AC.	440	441	2.42		68 AC. / 37%

LEGAL DESCRIPTION:
FOR A COMPLETE LEGAL DESCRIPTION, SEE DEED BOOK 2022 PAGES 8548 AND 13554

LOT LEGEND

- ESTATE : 44 LOTS
- COTTAGES : 33 LOTS
- COMMERCIAL: 2 LOTS (INCLUDES LIVE/WORK)
- GARDEN : 100 LOTS
- COURTYARD : 174 LOTS
- TRADITIONAL DEVELOPMENT : 88 LOTS

THE AREA DEPICTED SHALL CONSTITUTE A CONSERVATION EASEMENT OR OTHER SIMILAR EASEMENT WHICH SHALL BE CONVEYED TO THE CITY OF NORTHPORT (OR OTHER ACCEPTABLE ENTITY). THE AREA OF SAID EASEMENT SHALL HAVE A WIDTH OF 100 FEET FROM THE NORTHERN PROPERTY LINE, AND A LENGTH OF 1995 FEET FROM THE NORTHEAST PROPERTY CORNER. THE PURPOSE OF SAID EASEMENT IS TO ENSURE THIS BUFFER AREA BETWEEN PROPERTY OWNERS SHALL REMAIN IN ITS NATURAL STATE IN ORDER TO PRESERVE AND PROTECT THE WILDLIFE AND NATURE THEREIN, WITHOUT THE REMOVAL OF ANY TREES OR GRADING, EXCEPT AS NECESSARY TO PROVIDE GRADING FOR STABLE SLOPES. ANY SUCH TREE REMOVAL AND GRADING SHALL FIRST BE AGREED UPON WITH THE ADJOINING PROPERTY OWNER, WHICH AGREEMENT SHALL NOT BE UNREASONABLY CONDITIONED, WITHHELD, OR DELAYED. THE FOREGOING DESCRIPTION OF THE AREA SHALL BE INCLUDED ON ANY FINAL PLAT OF THIS PROPERTY. THE EASEMENT DESCRIBED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.



LOT STANDARDS							
	ESTATE	COTTAGES	COMMERCIAL	LIVE/WORK	GARDEN	COURTYARD	TRADITIONAL
MIN. LOT AREA (SF)	10,000	4,000	N/A	1,200	5,000	4,500	6,000
MIN. LOT WIDTH	90	40	N/A	24	55	40	60
FRONT SETBACK	15	5	0	0	15	5	15
SIDE SETBACK	10	5	5	0	5	5	5
REAR SETBACK	20	5	5	5	5	5	5
MAX. BLDG. STORIES	3	3	3	3	3	3	3
MAX. ISR %	60	78	79	90	70	75	70
MAX. FAR %	50	66	46	90	58	70	58

TTL
9797 Timber Circle, Suite A | Daphne, AL 36527
251.332.3600 | www.ttlusa.com

TOWNES AT NORTH LAKE

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
MASTER PLAN

No.	Date	Revision Description

Drawn By: A R I | Checked By: J C W
Date: 2024-01-31 | Proj. No.: 22-01-03087.00
File Name: 223087.MasterPlan.dwg

Sheet No.
1 OF 4

SITE DATA TABLE:

1. TOTAL SITE AREA: 7,917,030 SF == 182 AC ±
2. OPEN SPACE: TOTAL AREA (7,917,788 SF) - PUBLIC ROW (1,413,234 SF) - LOT AREA (3,359,646 SF) = 3,144,908 SF (72 AC ±)

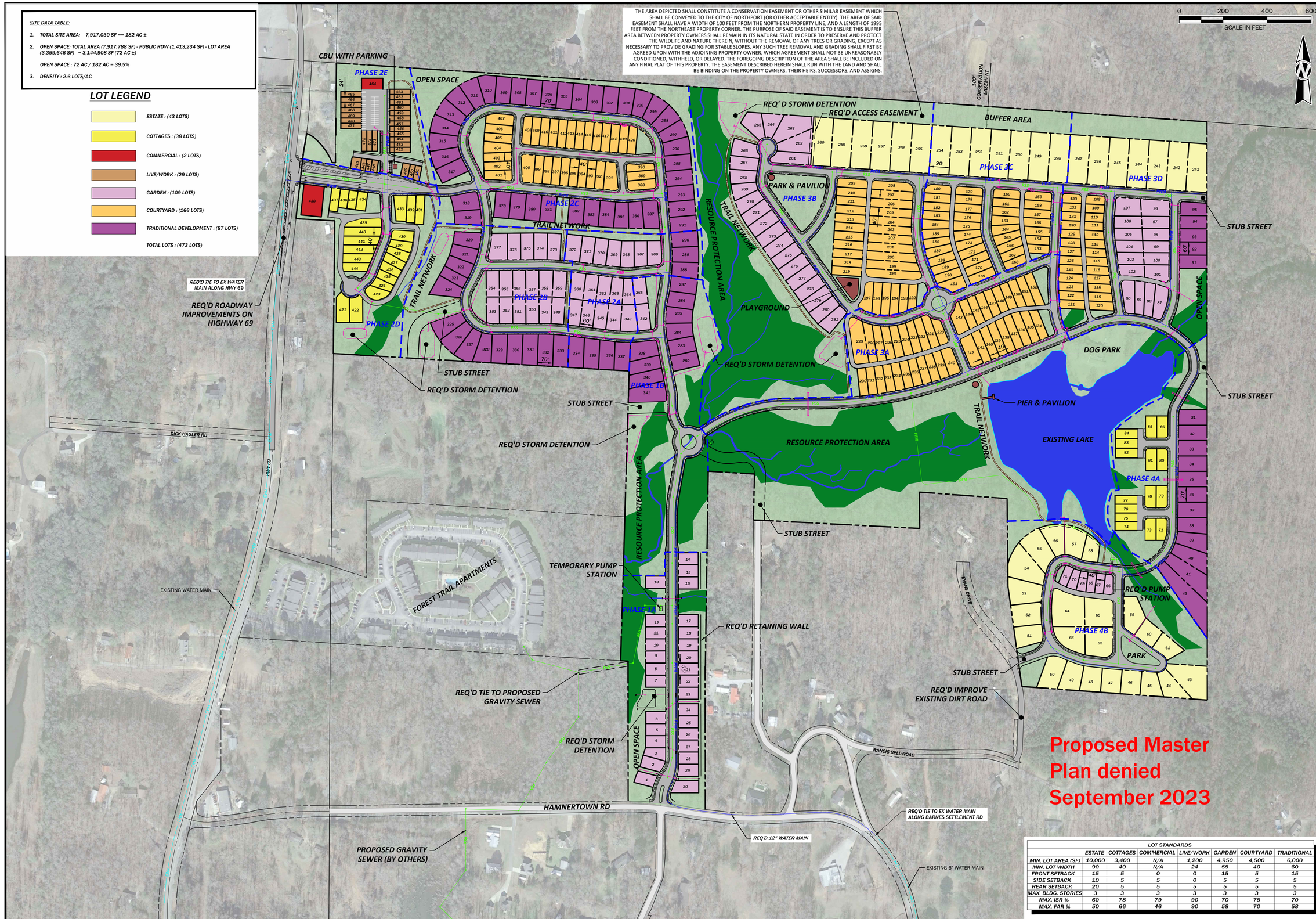
   OPEN SPACE : 72 AC / 182 AC = 39.5%
3. DENSITY : 2.6 LOTS/AC

LOT LEGEND

- ESTATE : (43 LOTS)
- COTTAGES : (38 LOTS)
- COMMERCIAL : (2 LOTS)
- LIVE/WORK : (29 LOTS)
- GARDEN : (109 LOTS)
- COURTYARD : (166 LOTS)
- TRADITIONAL DEVELOPMENT : (87 LOTS)

TOTAL LOTS : (473 LOTS)

THE AREA DEPICTED SHALL CONSTITUTE A CONSERVATION EASEMENT OR OTHER SIMILAR EASEMENT WHICH SHALL BE CONVEYED TO THE CITY OF NORTHPORT (OR OTHER ACCEPTABLE ENTITY). THE AREA OF SAID EASEMENT SHALL HAVE A WIDTH OF 100 FEET FROM THE NORTHERN PROPERTY LINE, AND A LENGTH OF 1995 FEET FROM THE NORTHEAST PROPERTY CORNER. THE PURPOSE OF SAID EASEMENT IS TO ENSURE THIS BUFFER AREA BETWEEN PROPERTY OWNERS SHALL REMAIN IN ITS NATURAL STATE IN ORDER TO PRESERVE AND PROTECT THE WILDLIFE AND NATURE THEREIN, WITHOUT THE REMOVAL OF ANY TREES OR GRADING, EXCEPT AS NECESSARY TO PROVIDE GRADING FOR STABLE SLOPES. ANY SUCH TREE REMOVAL AND GRADING SHALL FIRST BE AGREED UPON WITH THE ADJOINING PROPERTY OWNER, WHICH AGREEMENT SHALL NOT BE UNREASONABLY CONDITIONED, WITHHELD, OR DELAYED. THE FOREGOING DESCRIPTION OF THE AREA SHALL BE INCLUDED ON ANY FINAL PLAT OF THIS PROPERTY. THE EASEMENT DESCRIBED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.



LOT STANDARDS							
	ESTATE	COTTAGES	COMMERCIAL	LIVE/WORK	GARDEN	COURTYARD	TRADITIONAL
MIN. LOT AREA (SF)	10,000	3,400	N/A	1,200	4,950	4,500	6,000
MIN. LOT WIDTH	90	40	N/A	24	55	40	60
FRONT SETBACK	15	5	0	0	15	5	15
SIDE SETBACK	10	5	5	0	5	5	5
REAR SETBACK	20	5	5	5	5	5	5
MAX. BLDG. STORIES	3	3	3	3	3	3	3
MAX. ISR %	60	78	79	90	70	75	70
MAX. FAR %	50	66	46	90	58	70	58

TTL
9797 Timber Circle, Suite A | Daphne, AL 36527
251.332.3600 | www.ttlusa.com

TOWNES AT NORTH LAKE

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

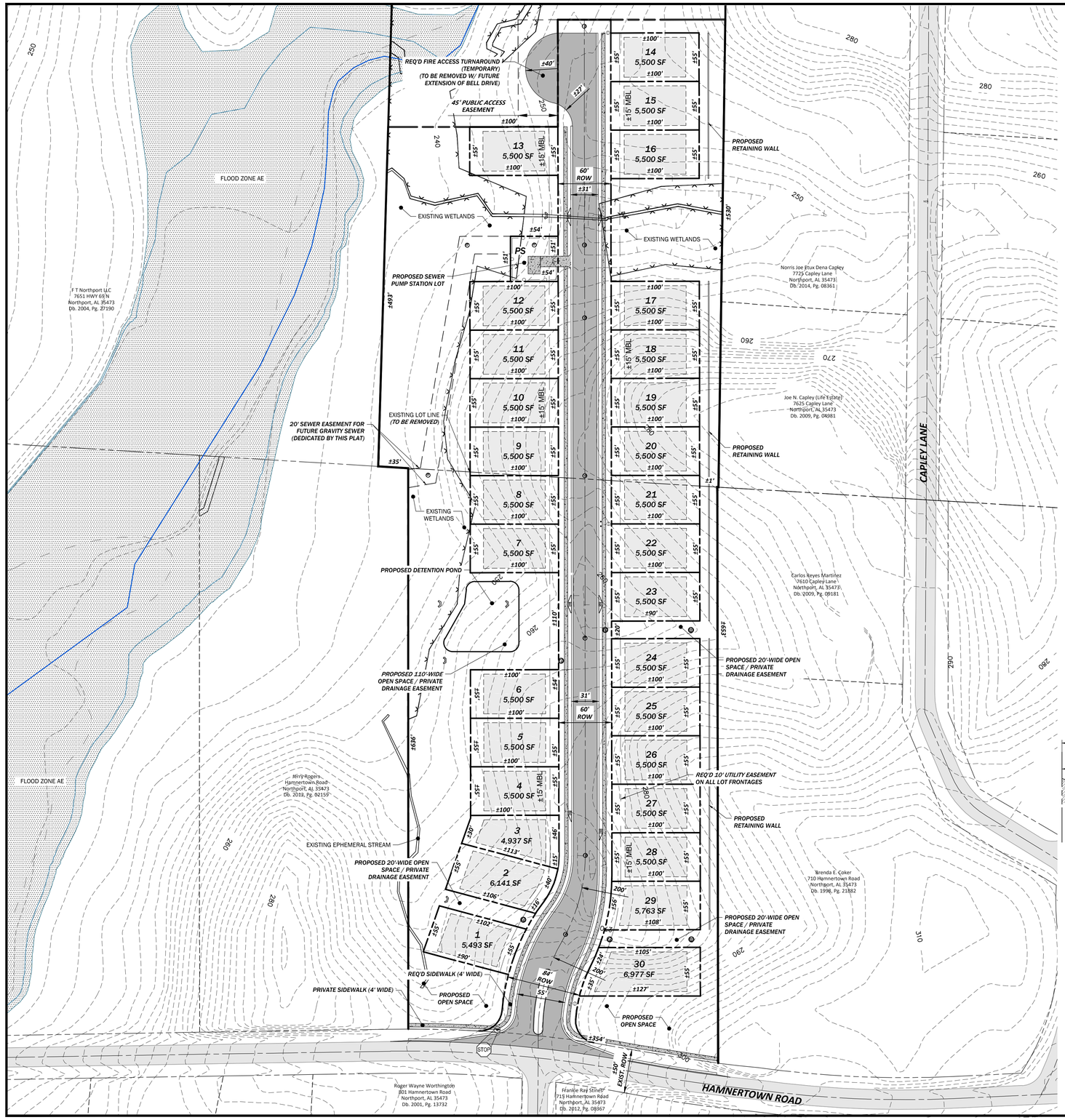
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
MASTER PLAN

No.	Date	Revision Description

Drawn By: J N B | Checked By: J A M
Date: 2023-08-30 | Proj. No.: 22-01-03087.00
File Name: 223087.MasterPlan.dwg

Sheet No.
1 OF 4



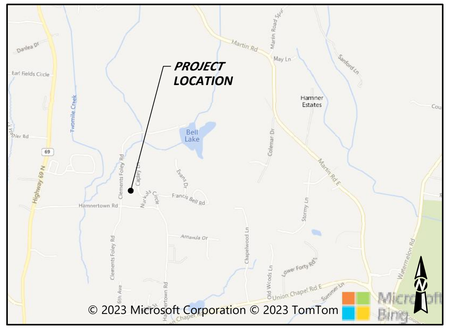
LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
- EWM — EXISTING WATER MAIN
- PSS — REQ'D SANITARY SEWER MAIN
- PSD — REQ'D STORM PIPE
- PWM — REQ'D WATER MAIN
- FSS — FUTURE SANITARY SEWER (BY OTHERS)
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM DOUBLE WING INLET
- EXISTING STORM SINGLE WING INLET
- EXISTING WATER VALVE
- REQ'D SANITARY MANHOLE
- REQ'D STORM JUNCTION BOX
- REQ'D STORM DOUBLE WING INLET
- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

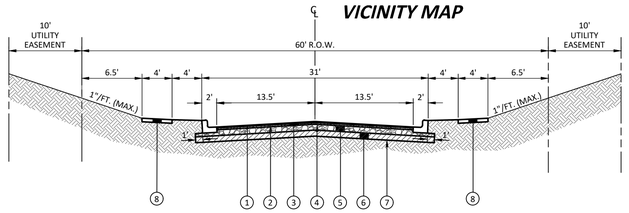
GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED: ±9.3 AC
   TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: 183.03 ACRES
2. CONTOUR INTERVAL: 2' (EXISTING CONTOURS). ELEVATIONS BASED ON AERIAL MAPPING.
3. OWNER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
   DEVELOPER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
4. CURRENT ZONING: RS-SD
   PROPOSED ZONING: RS-SD
5. PROPOSED SETBACKS:
   FRONT: 15'
   SIDE: 5'
   REAR: 15'
6. NUMBER OF RESIDENTIAL LOTS: 30
7. ISR:
   MAXIMUM: 0.70
8. TYPICAL LOT SIZE: ± 5000 SF
9. DENSITY: 3.07 LOTS/ACRE
10. OPEN SPACE: (SEE SHEET 4 OF 4)
    REQUIRED: (20%) 1.95 ACRES
    PROVIDED: (29%) 2.86 ACRES
11. ROADWAY RADII (HORIZONTAL):
    REQUIRED: 200'
12. REQUESTED WAIVERS:
    MINIMUM FRONT SETBACK
    STUB STREETS
    MAXIMUM CUL DE SAC LENGTH
13. SOURCE OF TITLE: DB 2002, PG 13554
14. PART OF THIS PROPERTY LIES IN SPECIAL FLOOD HAZARD AREA ZONE AE, FROM INFORMATION TAKEN FROM FEMA FIRM PANEL NO. 01125C0339G (MAP EFFECTIVE DATE: 1/16/2014).
15. DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
16. APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.

0 60 120 180

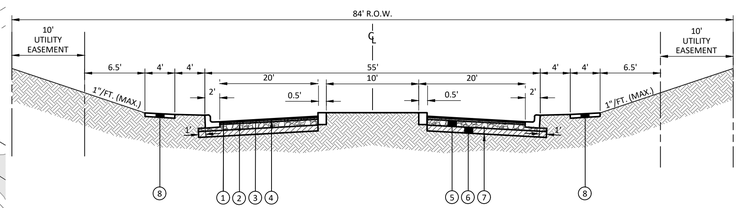


VICINITY MAP



TYPICAL ROADWAY SECTION

NO SCALE



TYPICAL ROADWAY SECTION (ENTRANCE BOULEVARD)

NO SCALE

1. REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ½" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
2. REQ'D: TACK COAT (TRACKLESS TACK) (ALDOT 405A)(0.10 GAL/SY)
3. REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424B)(2" COMPACTED THICKNESS)
4. REQ'D: PRIME COAT "A" (ALDOT SECTION 401D)
5. REQ'D: CRUSHED AGGREGATE STONE BASE COURSE (ALDOT 825B)(6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D 698)
6. REQ'D: SUBGRADE (ROADBED PROCESSED, COMPACTED TO 98% ASTM D 698) (6" MIN THICKNESS)(AS DIRECTED BY THE OWNER'S REPRESENTATIVE)
7. REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
8. REQ'D: 4' CONCRETE SIDEWALK

**NOTE:
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.

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

TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

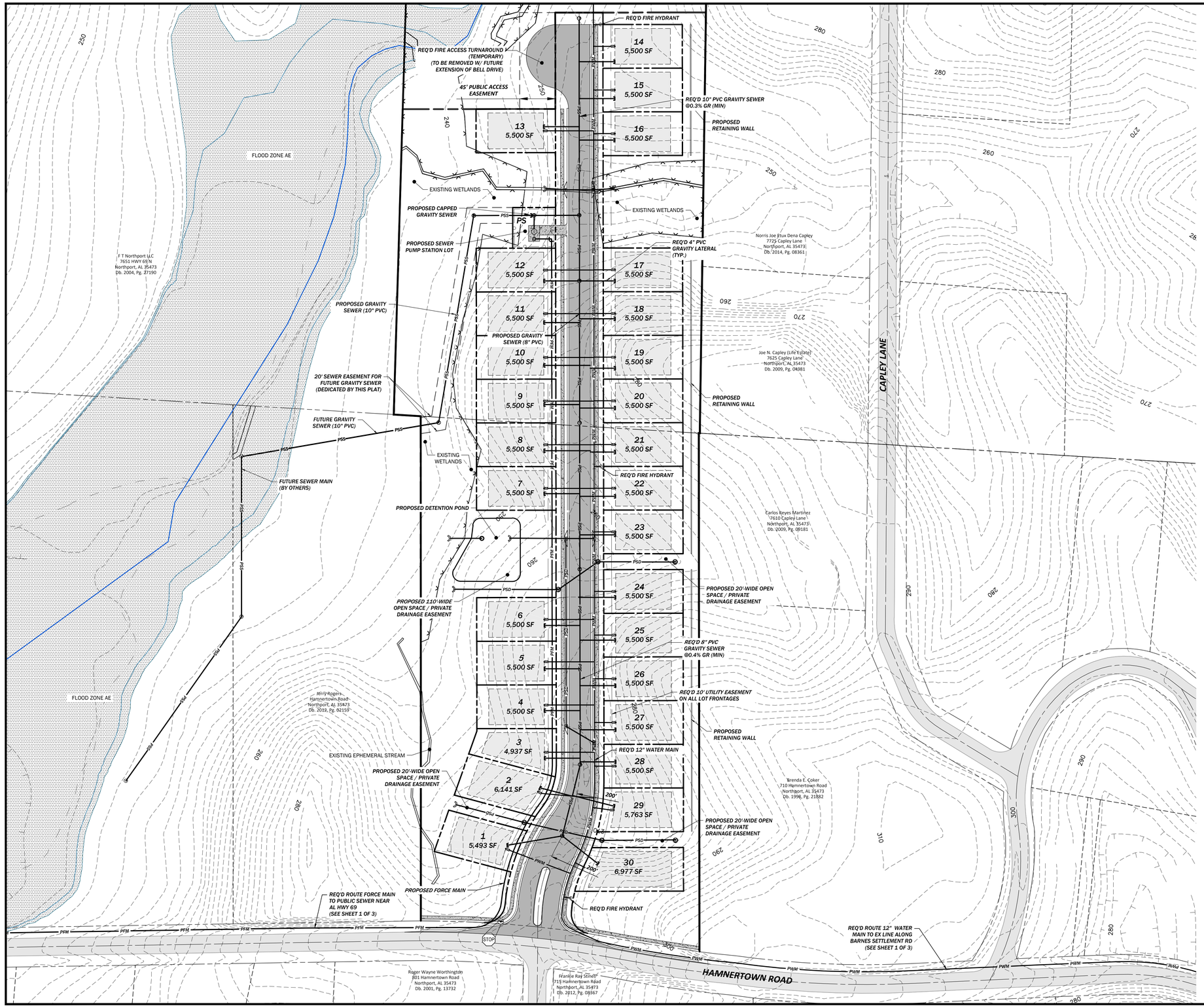
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: A R I
Checked By: J C W
Date: 1-31-2024
Proj. No.: 22-01-03087.00
File Name: 223087 Preliminary Plat.dwg

Sheet No.
2 OF 4



0 60 120 180

LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
- EWM — EXISTING WATER MAIN
- PSS — REQ'D SANITARY SEWER MAIN
- PSD — REQ'D STORM PIPE
- PWM — REQ'D WATER MAIN
- FSS — FUTURE SANITARY SEWER (BY OTHERS)
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM DOUBLE WING INLET
- EXISTING STORM SINGLE WING INLET
- EXISTING WATER VALVE
- REQ'D SANITARY MANHOLE
- REQ'D STORM JUNCTION BOX
- REQ'D STORM DOUBLE WING INLET
- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

NOTES:
1. REQ'D UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.

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

TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

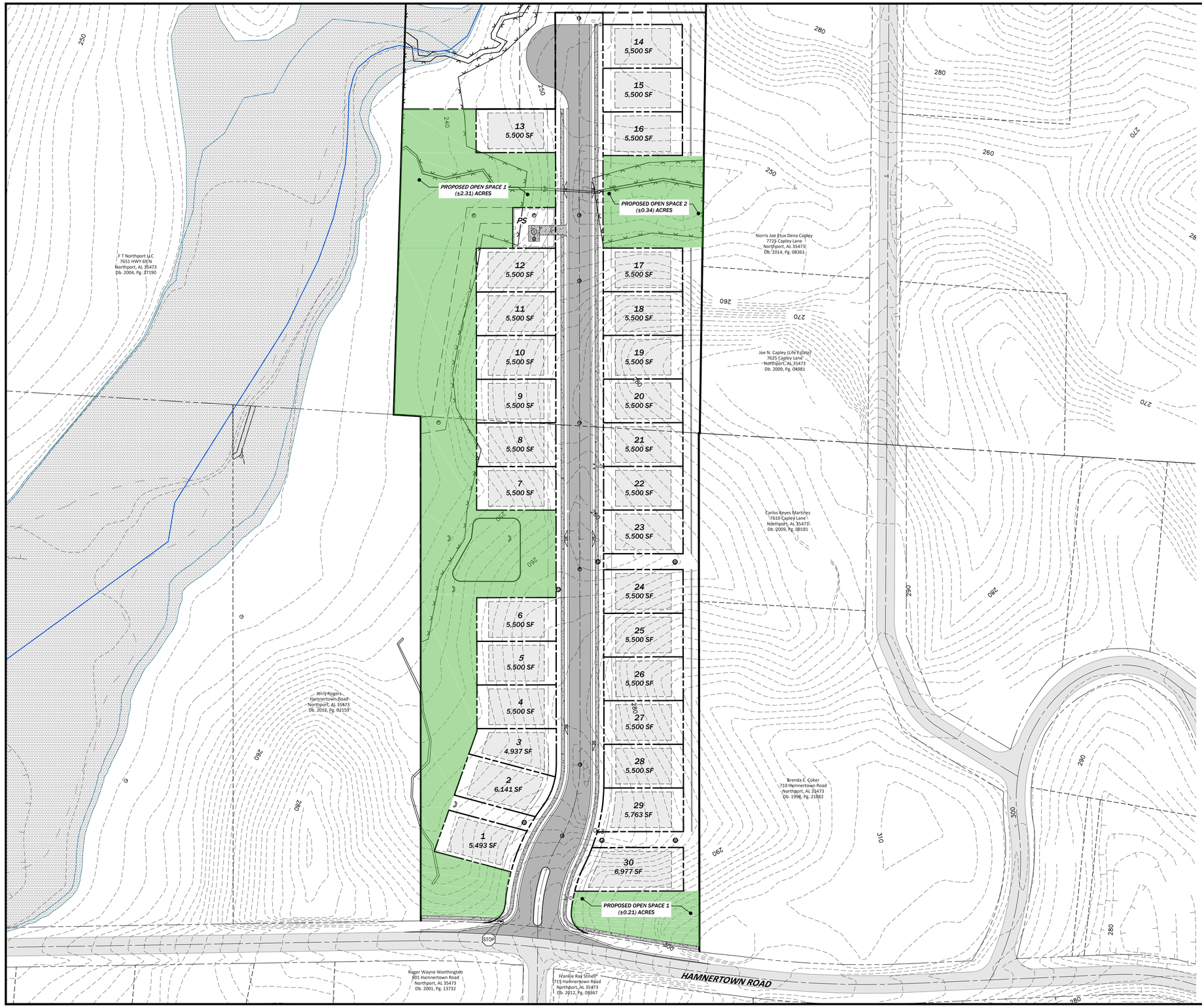
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT
(UTILITY PLANS)

No.	Date	Revision Description

Drawn By: A R I | Checked By: J C W
Date: 1-31-2024 | Proj. No.: 22-01-03087.00
File Name: 223087.Preliminary Plat.dwg

Sheet No.
3 OF 4



0 60 120 180

LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
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- ESS — EXISTING SANITARY SEWER MAIN
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- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE
- PROPOSED OPEN SPACE AREA

GENERAL NOTES:
1. TOTAL PROJECT AREA: 9.75 ACRES
2. OPEN SPACE REQ'D: (20%) 1.95 ACRES
3. OPEN SPACE PROVIDED: (29%) 2.86 ACRES

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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
OPEN SPACE AREAS

No.	Date	Revision Description

Drawn By: A R I
Checked By: J C W
Date: 1-31-2024
Proj. No.: 22-01-03087.00
File Name: 223087-Preliminary Plat.dwg

Sheet No.
4 OF 4

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

November 15, 2023

Ms. Julie Ramm
Planning Director
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Subdivision Submittal for Townes of North Lake
Waiver Request Letter
TTL Project No. 000210103187.00

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request the following waivers from the subdivision regulations for the proposed Townes of North Lake - Phase 1, located on Hamnertown Road in Northport.

1. Minimum Front Setback: The Petitioner seeks a waiver to allow a 15' front setback. This waiver will provide for the unique and historic character of this comprehensively designed neighborhood where each homeowner enjoys a large front porch for gathering with family, friends, and neighbors. This waiver also allows the space required for garages and garage doors to be located out of sight at the back of each home. The requested 15' setback still provides the space necessary for a 10' utility easement paralleling the front property line of each lot.

2. Stub Streets: The Petitioner requests a waiver to reduce the number of required stub streets. Based on the size of this property, more than 10 stub streets would be required. 3 entrances and 1 stub street are shown on the master plan. Right-of-Way for 3 additional stub streets are set aside if future streets need to be constructed. The waiver is requested because the adjoining properties are privately owned and occupied, and the surrounding terrain makes construction of additional stub streets not practical. Additionally, wetland and stream impacts would be greatly increased if these stub streets were constructed.

3. Cul-de-sac Length: An approximately 1,200 linear foot street ending with a temporary cul-de-sac is proposed for Phase 1 of this development. However, extending and connecting this street to the others within the neighborhood is shown on the master plan.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

Adam Ingram, P.E.
Project Manager
cc: File

From:	Gary Cobb
To:	Shaun Patten
Cc:	Scott Anders; Tracy Criss
Subject:	The Townes at North Lake
Date:	Thursday, January 11, 2024 2:17:27 PM

Shaun,
After speaking with County Commission Stan Acker and County Engineer Scott Anders, at this time we would be in support of not requiring stub streets to be constructed by the developer connecting the proposed development to Capley Lane/Drive and Evans Drive. At present we do not have the infrastructure in place nor the required right-of-way to accept the proposed traffic flow. If we can be of further assistance, please do not hesitate to call.
Thanks

Gary Cobb, PLS
Tuscaloosa County Public Works
Project Manager
Cell 205-393-4264
Office 205-345-660
gcobb@tuscco.com
2810 Inv. Dornell Cousette Street
Tuscaloosa, Al. 35401

TTL

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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

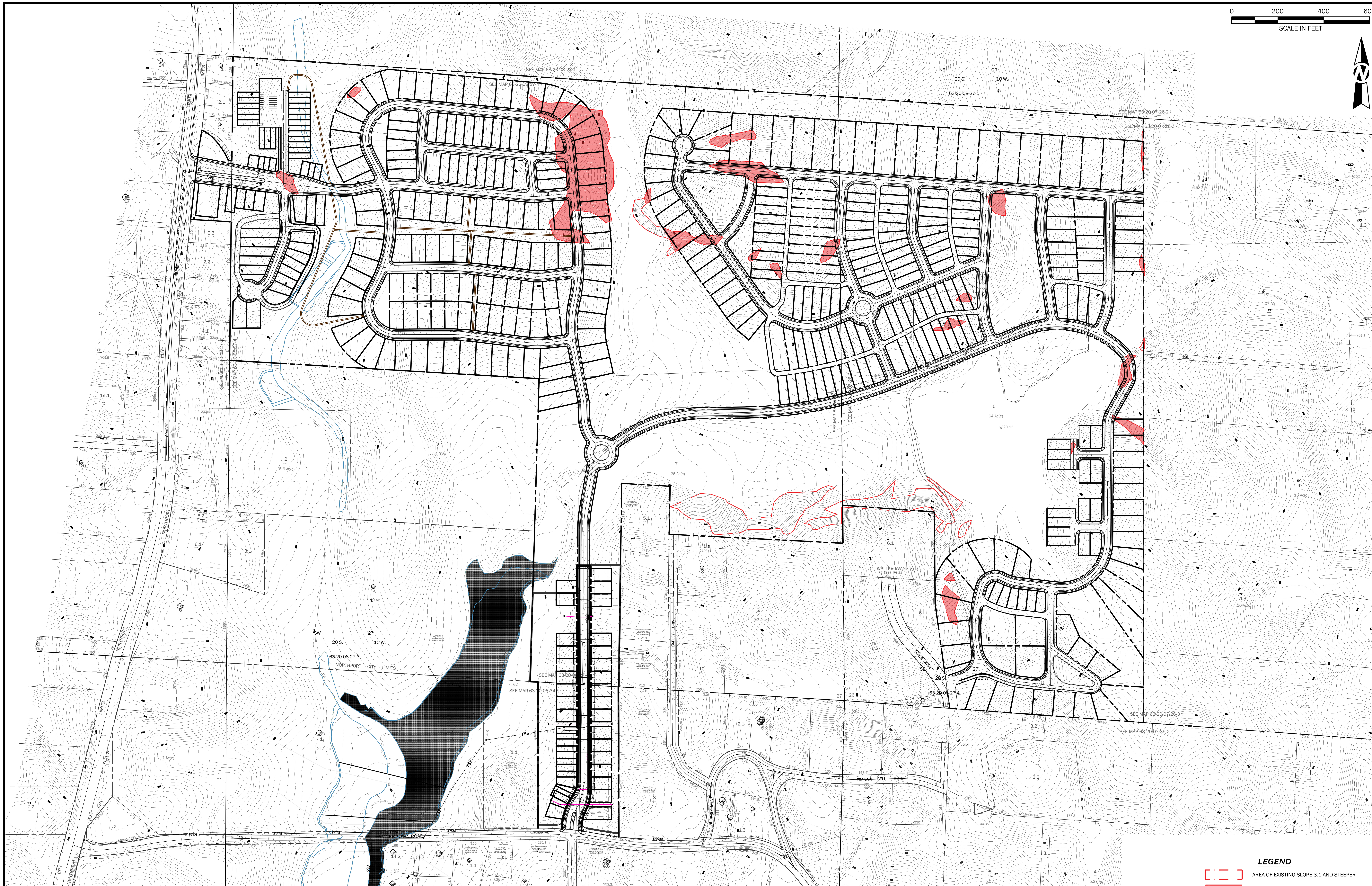
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
POTENTIAL STUB STREET LOCATIONS

No.	Date	Revision Description

Drawn By: J N B
Checked By: J A M
Date: 05-15-2023
Proj. No.: 22-01-03087.00
File Name: 223087 Stub Street Exhibit.dwg

Sheet No.
Exhibit



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TOWNES AT NORTH LAKE RESIDENTIAL DEVELOPMENT

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

LEGEND

AREA OF EXISTING SLOPE 3:1 AND STEEPER

APPROXIMATE IMPACT AREA

SITE AREA TABLE

TOTAL SITE AREA:	181 ACRES
STEEP SLOPE AREA:	+/-7.5 ACRES
ALLOWABLE STEEP SLOPE IMPACT AREA:	1.1 ACRES (15%)
ACTUAL STEEP SLOPE IMPACT AREA:	+/- 4.6 ACRES (APPROXIMATELY 61%)

Sheet Title

STEEP SLOPE EXHIBIT

No.	Date	Revision Description

Drawn By: J A M
Checked By: J A M
Date: 04/21/2023
Proj. No.: 00022010308700
File Name: 22-03087.Slope Exhibit.dwg

Sheet No.

EXHIBIT

From: Frank Stines
To: Planning
Subject: Case Number: S-2-24
Date: Tuesday, January 2, 2024 8:13:15 PM

My name is Frank Stines. I reside at 715 Hamnertown Road. I have grave concerns about the negative traffic issues that will be caused by this rather large urban-type development that has been proposed to be built off of this narrow county road. There are already blind spots when entering this road from my driveway and Bell Drive. Also, many motorists that travel this road daily are exceeding the speed limit on this road by at least 20 miles per hour. Some , I'm certain, are driving at more than double the 25 mph speed limit. It is already a dangerous affair to drive on this road. How much more dangerous will it be when the traffic is drastically increased due to this proposed development? This concern is an addition to my concern about the lack of proper infrastructural development of Highway 69 North that is greatly needed due to the population increase that has occurred in the last several years. Obviously, I am also concerned about the increased crime that will inevitably follow such a large population boom to this area. I would not be opposed to a small single family dwelling development off of Hamnertown Road along with infrastructure improvements to Highway 69 N and Hamnertown Road being done simultaneously. However , I am greatly opposed to this project as proposed. Thank you for your concern and consideration about this matter.

Sent from Yahoo Mail for iPhone

Northport Planning & Zoning Commission

Master Plan & Preliminary Plat

Zoning

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

N
W E
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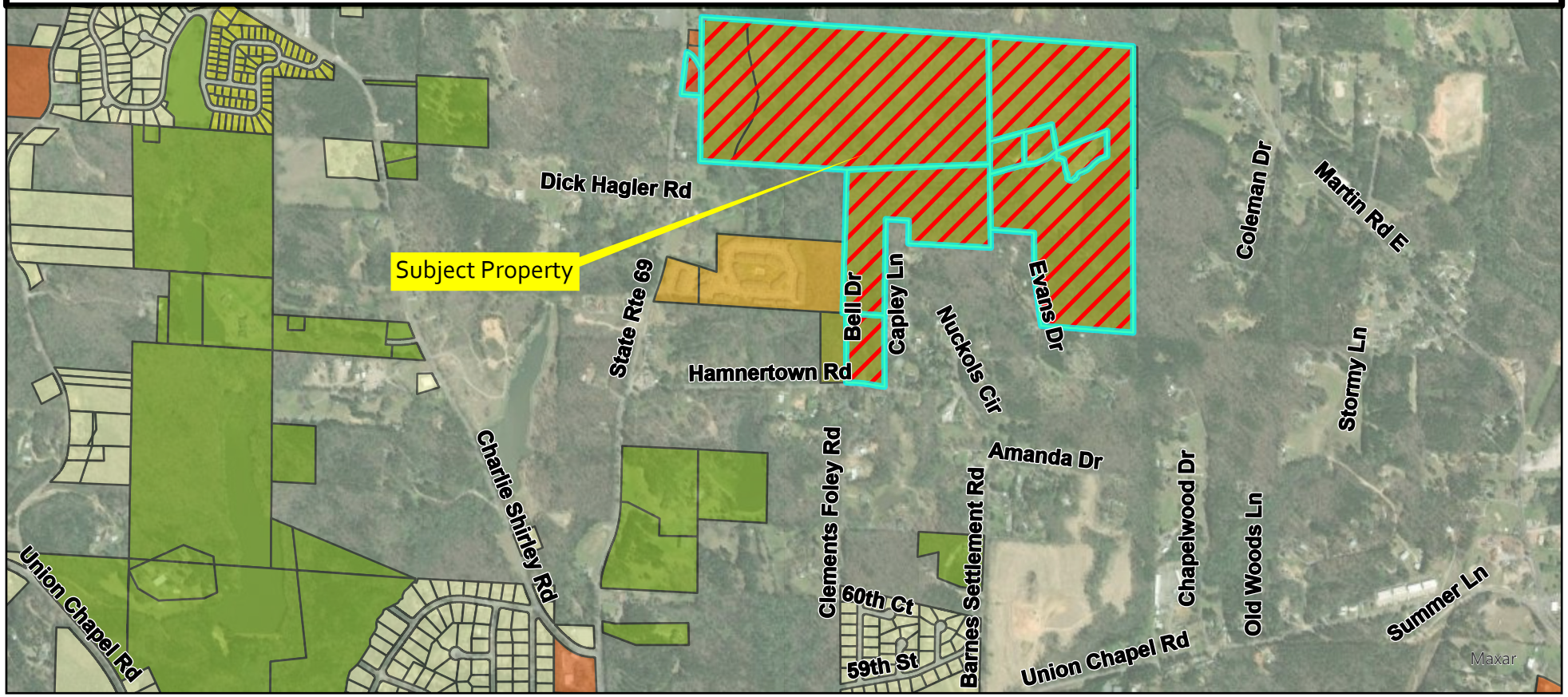
While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this 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.

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