

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 19, 2024**

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. APPROVAL OF MINUTES

A. February 13, 2024

5. APPROVAL OF THE AGENDA

6. VERIFICATION OF PROPER NOTIFICATION

7. VERIFICATION OF NO CONFLICT OF INTEREST

8. OLD BUSINESS

9. NEW BUSINESS

- A. **S-5-24 RSVY of Lots 50-53 The Quinns Town Subdivision** - AOH Church of God requests Preliminary Plat approval of approximately 1.67 acres located at 3514 14th Street
- B. **S-9-24 1871 Subdivision Master Plan Revision** - D P Holdings, LLC Series McFarland is requesting a master plan revision for approximately 11.41 acres located at the southeast corner of McFarland Boulevard and Airport Road.
- C. **S-6-24 - CFA Northport Subdivision** - D P Holdings LLC is requesting preliminary plat approval for approximately 4.84 acres located at the southeast corner of McFarland Boulevard and Airport Road
- D. **S-7-24 Yawn-Beans Property** - Charles Yawn and Hillyard Beans are requesting a preliminary plat approval for approximately 0.79 acres located at 1300 Lurleen Wallace Boulevard **CONTINUED UNTIL APRIL (no action needed)**
- E. **S-8-24 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 Phase II-V located at the east dead end of Northcreek Boulevard

10. DISCUSSION

- A. **City of Northport Comprehensive Plan** - Draft PUBLIC HEARING

B. **Executive Session** - Certified by the City Attorney

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, FEBRUARY 13, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, February 13, 2024, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mrs. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Karl Wiggins. Absent and failed to vote was Mrs. Jennifer Hayes and 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 the Minutes – Motion by Mr. Martin to approve the minutes of the regular meeting on January 9, 2024. **Second by Mr. Kemp.** Voiced roll call was given. **Motion Carried.**

Approval of Agenda – Motion by Mr. Turner to approve the February 13, 2024, agenda. **Second by Mr. Lewis.** Voiced roll call was given. **Motion Carried.**

Mr. Turner stated that we would reorder the hearing to hear Old Business item A first, hear Old Business item B and New Business item A together, and Old Business item C and D together.

Verification of No Conflict of Interest & Disclosure of Ex Parte Communication – To avoid the appearance of a conflict-of-interest Julie Ramm stated she would not be present during the hearing for Old Business item S-30-23 and New Business item S-4-24.

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.

Phillip Grammer with Longleaf Engineering, 432 65th Street, stated the petitioner wished to table this case.

Mrs. Ramm stated that this item has been continued twice and will need to be resubmitted as a new petition to move forward.

Motion by Mr. Turner to continue withdrawal S-29-23 Rehearing Master Plan of The Terrace at Northcreek from the agenda. **Seconded by Mr. Lewis.** Voice roll call was given. **Motion Carried.**

B. OLD BUSINESS:

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.

Mrs. Ramm stated that Courtstone, LLC has requested a rehearing of the master plan and preliminary plat approval for the Townes at North Lake that came before the Commission on September 12, 2023. She stated 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. She stated since the submittal comes within six months of the denial, the Commission must determine if there has been substantial change in the fact of the case.

Mrs. Ramm stated that Courtstone, LLC has requested 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 for the master plan is 183 acres and the preliminary plat would consist of 30 lots on 9.3 acres. The applicants are asking for the following waivers:

Minimum front setbacks, the zoning ordinance requires a minimum of 25' front setbacks and the applicant is proposing to reduce the front setback to 15' along with requesting 15' rear setbacks and side setbacks of 2', 3' for a total of 5'. Half-Street Improvements, the petitioner provided correspondence from the Tuscaloosa County Engineering Department that stated they will not require half-street improvements of sidewalks along this road. Stub Streets, the subdivision regulations require stub streets to connect to unplatted land at intervals between 400 -1200 feet. The petition is proposing stub streets along the east boundary of the subdivision. The city has received correspondence from the Tuscaloosa County Engineering Department that stated they are in support of not requiring stub streets at Capley Lane and Evans Drive. The petitioner indicated wetland and stream impacts would be increased if stub streets are required. Cul-De-Sac Length, a 1200 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.

Mrs. Ramm stated in the packet provided to the Commission are email correspondence from concerned citizens.

Mr. Turner asked Mr. Matthews for information on the traffic study. Mr. Matthews stated with the full master plan buildout and with the number of improvements to turn lanes and level of services provided will increase the delay time as this is developed.

Mr. Turner asked Mr. Walker about the traffic-related issues with this case and reasoning to rehear this case.

Jason Walker with TTL, LLC, 3516 Greensboro Avenue, stated that during the review process they went from pages of comments to be addressed down to two comments. The two comments received during the review process with staff have been addressed. He stated that with the construction improvements to Highway 69 and because of the growth on Highway 69, it will add growth to Northport. He stated that the entrance from Hamnertown Road is a borderline issue. Mr. Walker stated that technically this does meet the stop distance requirements. However, they may not be met if speeding is involved and there is not another place for entry on this side of the development.

Chairman Turner opened the floor for public comments.

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

Motion by Mr. Turner to rehear case S-2-24 The Townes at North Lake Master Plan Revision located east of Highway 69 and north of Hamnertown Road. **Seconded by Mr. Martin.** Roll Call was as follows: Mr. Turner – Yes; Mr. Martin – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Wiggins – Yes. Motion Carried.

Mr. Turner asked the Commission if they had any questions for the petitioner on the Master Plan.

Mr. Kemp stated that he is not opposed to the concept of the development, but he is worried about the traffic on Hamnertown Road and the sewer capacity. He stated that the stop distance is an issue and that the area available for sewer is only 42 lots and you are asking for 30 lots. Mr. Kemp asked what will happen to the sewer system then. Mr. Walker stated that if building out 30 lots is the issue then there are bigger issues to worry about with the sewer. He stated he does not believe this is a tipping point.

Mr. Kemp asked if they were able to move the entrance on Hamnertown Road to the east some to allow more availability to sight. Mr. Walker stated that if we fix this just because of the terrain and squeeze an “S” curve in, it could work but cause issue later down the road. He stated he and the developer would be willing to communicate with Tuscaloosa County to see about implementing something to help with speed for sight distance in this area.

Mr. Randolph asked Mr. Walker why they could not use the entrance from Highway 69 for the first phase of the building access. Mr. Walker stated that at this time the sewer is only accessible from Hamnertown Road side of the development.

Mr. Kemp asked Mr. Walker after the first phase what would be the next phase and will this require another traffic study. Mr. Walker stated a second entrance would be required in any future phases and additional traffic studies would be performed.

With no more discussion from the Commission on the Master Plan, Chairman Turner opened the floor for a public hearing.

Roger Worthington, 801 Hamnertown Road, stated that the entrance on Hamnertown Road will come out in his front yard. He asked where the development will be getting their water from, Carrols Creek or Northport and as well as sewer.

Brock Corder with the Builders Group, 2848 Meadowlark Lane, stated that as a builder he is excited about this development. He stated it means something that you have the need for this type and size development in our city. He stated this means people want to live here and that is growth for Northport.

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

Mr. Turner stated in response to the comment from Mr. Worthington, in order to have services from the city provided, you have to be annexed into the city. This property does meet that requirement.

Mr. Turner asked will it be provided by the developer. Mr. Walker stated that the territory of services is still being discussed with the City of Northport and Carrols Creek.

Motion by Mr. Martin to approve the master plan revision for approximately 183 acres located east of Highway 69 and north of Hamnertown Road. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Martin – Yes; Mr. Wiggins – Yes; Mrs. Kelly – Yes; Mr. Kemp – No; Mr. Lewis – Yes; Mr. Randolph – Yes and Mr. Turner – Yes. **Motion Carried.**

D. S-3-24 The Townes of North Lake – Courtstone, LLC is requesting preliminary plat approval of approximately 9.3 acres located east of Highway 69 and north of Hamnertown Road.

Mr. Turner asked about the waivers requested in more detail. Mr. Walker stated that they are asking for the cul-de-sac length part of the phasing for phase one. He stated that the stub streets are not wanted by the County, and they submitted a letter in support of it. Mr. Walker stated that the front setbacks are requested due to the type of development and building of the homes in this neighborhood. He stated that they will have a garage that is setback from the house and will allow for the extra space in the driveway.

Mr. Turner asked if this development would have covenants and be run by a homeowner's association. Mr. Walker stated that this development will have a set of covenants with descriptions and rules on building styles, color, etc. that will be established simultaneously with the recording of the final plat. He stated that the open space provided in this development will be maintained by the homeowner's association. He stated that they will also oversee the upkeep of the retaining wall that will be located in the rear of this phase development on the east side. He stated this is the reason for the rear setback request.

Mr. Lewis asked about the sidewalks. Mr. Walker stated that the county road will not have sidewalks.

Mr. Kemp asked if the homeowners' association would be in place from the beginning and when can the city expect this. Mr. Walker stated again that they would be filing the covenants from this development along with recording the final plat.

Mr. Randolph asked about the retaining wall. Mr. Walker stated that the highest point of the retaining wall may be 20 ft at the deepest of the terrain, but this is in one spot. He stated that it would be +/- 8 foot tall.

Chairman Turner opened the floor for public comment.

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

Motion by Mr. Turner to approve the preliminary plat for approximately 9.3 acres located east of Highway 69 and north of Hamnertown Road to include the waivers requested. **Seconded by Mr. Wiggins.** Roll Call was as follows: Mr. Turner – Yes; Mr. Wiggins; Yes; Mr. Kemp – Abstained; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Randolph – Yes. **Motion Carried.**

NEW BUSINESS:

- A. **S-4-24 Forest Glen Master 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.

Chairman Turner made it aware that Mrs. Julie Ramm has removed herself from the room.

Ms. Mullins stated Adam Springer has requested 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 current 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.

Ms. Mullins stated the primary difference between what is purposed 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. She stated that lot 232 would also see an increase to their northern side yard. She stated that the applicant has requested a cul de sac construction waiver with the plat. 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. She stated that applicant also has requested a waiver from the requirements 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.

Chris Sentell with Sentell Engineering, 639 Black Bears Way, stated that the applicant owns this property and the property that their house is set on. They are requesting a master plan revision to be able to give a couple of lots, including their additional yards in the rear of their lots. He stated they are not planning on developing this property but leaving it as is. He stated that the cul-de-sac area is too small, and it still does not meet the requirements as is.

Mr. Turner asked staff if the cul-de-sac construction would cause issues for garbage and trash pickup. Mr. Matthews stated that Public Works currently has to back all the way down the length of Burks Parkway, due to there being no cul-de-sac available for them to turn around.

Mr. Turner asked about the master plan being in the middle of the subdivision and the concern is do we keep going on this and record the plat.

Mr. Wiggins asked did they had any intent on building on the property. Mr. Sentell stated no.

Chairman Turner opened the floor up for a public hearing.

Adam and Melissa Springer, 14041 Briar Meadow Lane, stated that this is their property, and they have no plans on developing or building anything in the future. She stated that they have 3 boys, and they use this as their playground and would like to leave it as naturally as possible. She stated they spoke to the fire Marshall regarding the cul de sac and they stated they had no issues with it.

Patrick and Jennifer Howell, 14043 Briar Meadow Lane, stated that they live on lot 232 and would be one of the neighbors whose property would be extended if this is approved. She stated that they want to put a pool in and would like to be able to have a backyard still available too. They plan on extending their fence around the addition and are thinking of planting some trees for privacy.

Scott Kirchberg, 14035 Briar Meadow Lane, stated that they applicants have a fire pit that sits on the large portion of their property and approving this would allow for the fire pit to be within the property line of their residence which falls under the HOA. He stated that this is not allowed in their rules and regulations.

Mr. Turner stated that the City does not have any authority over the homeowner's association and that would be handled within the neighborhood.

Justin Jenkins, 13794 Randa Parkway, stated that they do not have any major issues with this except for the top northern lot that will be adding more yards to the side yard of the lot. He stated that they already have issues with water run off that runs from the top of the hill down towards their residence.

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

Motion by Mr. Martin to approve the master plan revision for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Martin – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Randolph – No; Mr. Turner – No; Mr. Wiggins – Yes. **Motion Failed.**

OLD BUSINESS

B. S-30-23 Forest Glen Seventh Section – Adam Springer is requesting preliminary plat approval for approximately 12.54 acre located south of Randa Parkway and east of Arbor Oaks Road.

Mr. Turner asked Mr. Sentell if they planned to continue with this case being heard since the master plan revision was denied.

Mr. Sentell requested that the case be withdrawn.

Motion by Mr. Turner to withdraw case S-30-23 Forest Glen Seventh Section from the agenda. **Seconded by Mr. Martin.** Voiced roll call was given. **Motion Carried.**

CITIZEN COMMUNICATIONS

DISCUSSION

a. Mrs. Ramm stated that they will be holding a Zoning Workshop on February 20, 2024. She stated she has informed the City Council of this, and we have been advertising to the public for the event. She stated we are hopeful for to have a good turn out for the public involvement for this work session. She stated that there will be 4-5 work sessions for the Zoning Workshop. She hopes to have a draft to review and has set a date to do so on March 7, 2024, at 5:30 pm

b. Mrs. Ramm stated that they are waiting to get back the final draft from the changes that were made after the work session that was held on January 25, 2024, for the Comprehensive Plan. The Commission agreed to review the final document at the March meeting with no public comment being held.

c. Mrs. Ramm stated that the next Planning Commission meeting is scheduled for March 12, 2024, and this is Spring Break. The Commission made the decision and voted to move the March meeting to March 19, 2024.

Motion by Mr. Turner to move the March 12, 2024, meeting to March 19, 2024. **Seconded by Mr. Randolph.** Voiced vote was given. **Motion carried.**

ADJOURNMENT – Meeting adjourned at 7:31 p.m.

Motion by Mr. Turner to adjourn the February 13, 2024, meeting. **Seconded by Mr. Martin.**

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – March 19, 2024
Staff Report

Case: S-5-24

Applicant: AOH Church of God

Location: 3514 14th Street

Request: Preliminary Plat

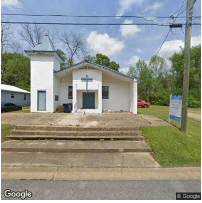
AOH Church of God requests preliminary plat approval for a resurvey of Lots 50-53 The Quinns Town Subdivision located at 3514 14th Street. The plat will combine 4 lots into one lot. The total acreage of the plat is 1.67 acres. The plat was previously approved by the Commission in December of 2022. The waivers were also approved by the Commission. However, the plat expired prior to the recording of the final plat. Therefore, to move forward with the resurvey, the plat must be approved by the Commission. The following waivers are requested:

Sidewalks - The closest sidewalks are located near the intersection of 30th Avenue and 5th Street. Because the site is not located along a priority pedestrian corridor, the Commission can approve the waiver, approve the waiver with payment into the sidewalk fund, or require construction of the sidewalks.

ROW dedication - The existing 40' ROW is consistent throughout the Quinns Town subdivision. There is no clear benefit to dedication of additional ROW in this small portion of the subdivision. Dedication of additional ROW would also cause the existing structure to be very close to the ROW.

The waiver letter submitted by the petitioner requests a waiver from half-street improvements. However, valley gutter and curb and gutter are already installed. Therefore, a waiver is not needed.

Any action on the preliminary plat would require six affirmative votes of the Commission.



 PERMIT PROJECT
FILE #: 24-000144
3514 14TH ST NORTHPORT AL
COMBINE LOTS 50-53 OF THE QUINNS TOWN SUBDIVISION INTO ONE LOT



PERMIT #: PPA24-000002

Permit Type
Preliminary Plat Application

Subtype
Preliminary Plat Application 

Work Description:
Combine Lots 50-53 of the Quinns Town Subdivision into One Lot 

Applicant
Thompson Engineering - Clay Randolph  

Status
Online Application Received 

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees
356.00

Permit Fees
9.79

Total Amount
365.79

Amount Paid
365.79

Balance Due
0.00

☐ Non-Billable



PERMIT DATES

Application Date
01/26/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

3105162002047001

Contact

I Am The
Surveyor



Property Owner

A O H CHURCH OF GOD



Engineer



Surveyor

Thompson Engineering - Kenny Herring



PROJECT INFORMATION

Number of Adjacent Property Owners

10

In City Limits?

Yes



Current Zoning

OI



Change in Zoning Requested

OI



Total Acreage

1.67

Total Lots

1

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

No



Date of Predesign/Pre-application Meeting

11/09/2022

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

Will any waivers be requested?

Yes



Waivers

Half Street Improvements, Sidewalks, Right-of-way dedication.

Submittal Requirements

Copy of Plat

Prelim Plat.pdf



Legal Description

AOH Church of God Deeds.pdf

Deed Lot 53.pdf



Notarized Designation to Authorize Agent Form (Click to Download)

2022-11-14 Designation of Agent Form.pdf



Waiver

Waivers.docx



Other Submittal Documents



Checklist

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

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

Yes



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

Yes



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

Yes



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

Yes	▼
Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names	
Yes	▼
Rights-of-way, easements, alleys, location and proposed widths	
Yes	▼
Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.	
Yes	▼
Any pertinent topographic features existing on the site	
Yes	▼
Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data	
N/A	▼
Location and dimensions of existing storm and sanitary sewers, and water lines	
Yes	▼
A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107	
Yes	▼
A vicinity sketch showing location of proposed site in relation to existing major streets, etc	
Yes	▼
Width of all proposed paving in the proposed project from back to back of curb	
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	
N/A	▼
Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road	
Yes	▼
The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property	
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	
Yes	▼
Street cross-section, showing proposed construction and statements concerning type of material to be used in construction	
N/A	▼
Location of proposed sidewalks	
N/A	▼
If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible	
Yes	▼
Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork)	
Yes	▼
This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations	
Yes	▼

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

Initial
KH

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

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.

**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

Signature

signature.png



Official Use Only

Planning Commission Meeting Date

Deadline Date

FEES

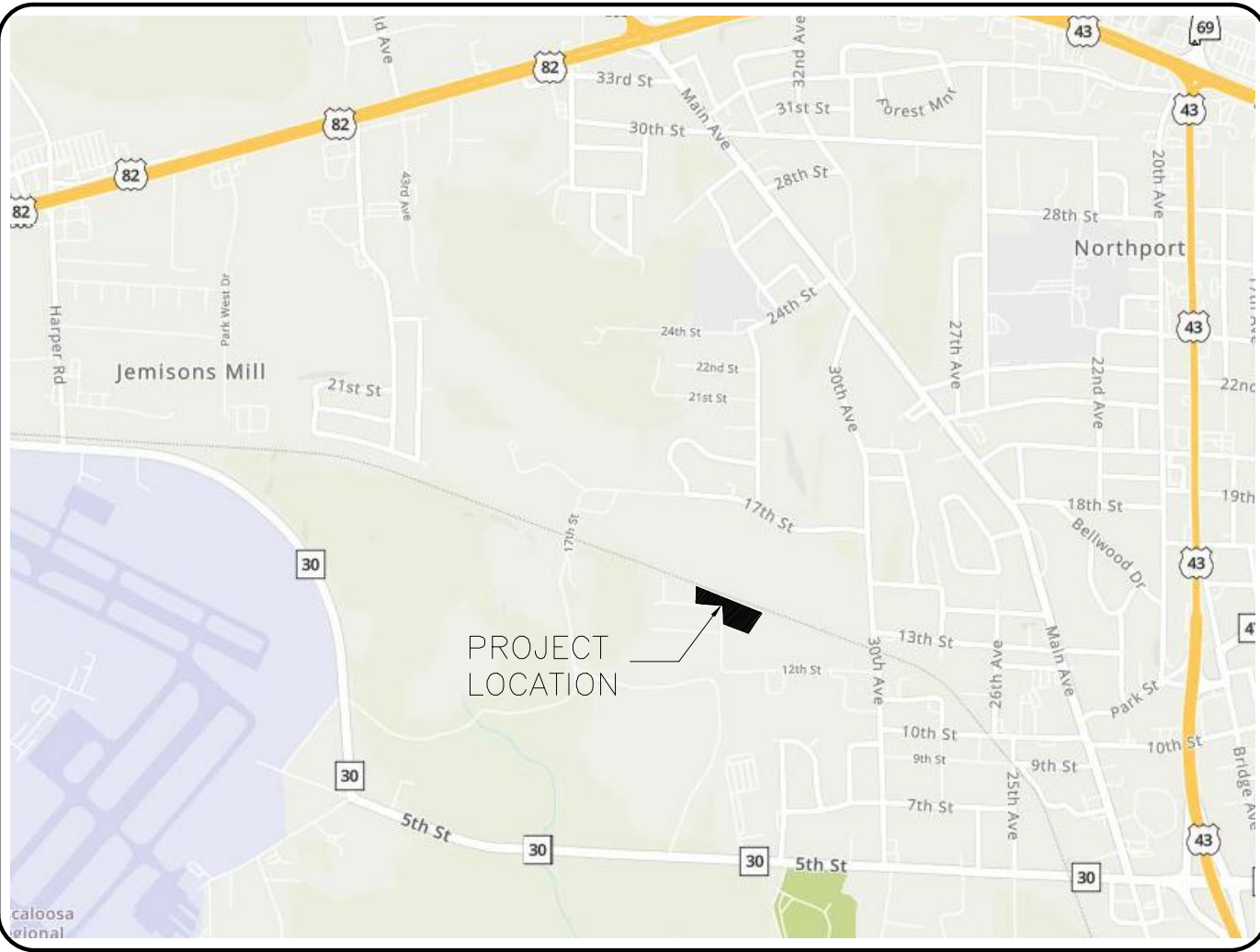


FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				81.00	
Convenience Fee		1.0	9.7900	9.79	
Plan Check Fees				356.00	
Permit Fees				9.79	
Total Fees				365.79	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
01/26/2024	Credi	AF1A5E882	PPA2	31671	Thompso	365.79	
Amount Paid						365.79	
Balance Due						0.00	





January 26, 2024

Northport Planning and Zoning Commission

RE: Preliminary Plat AOH Church of God

Northport Planning Commission ,

We respectfully request the following waivers:

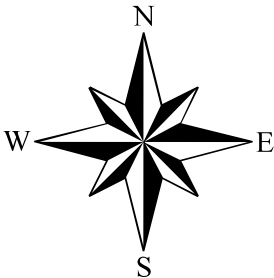
1. Waiver for all sidewalk requirements
2. Half Street Improvements
3. Right-of-way dedication

Sincerely,

Kenneth Herring, P.L.S.
Thompson Engineering

City of Northport Planning Commission

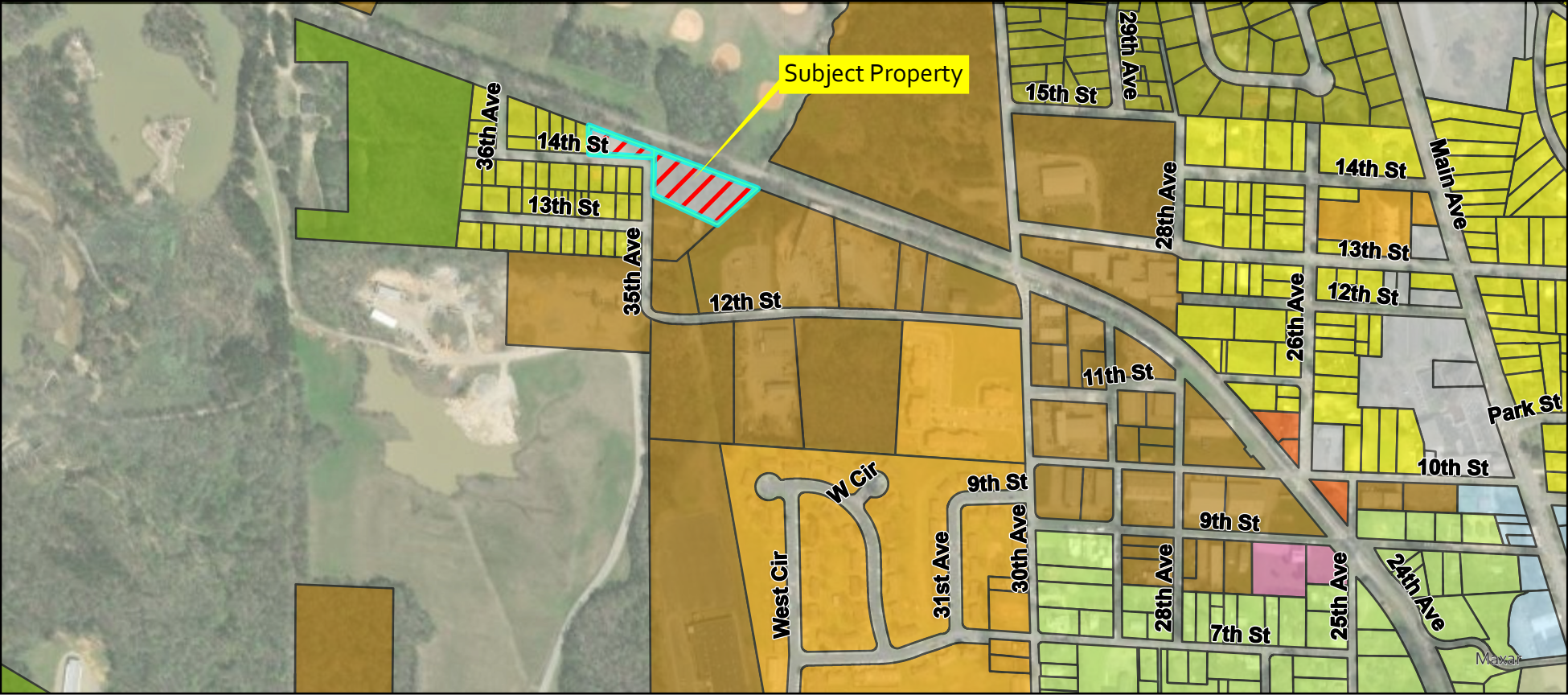
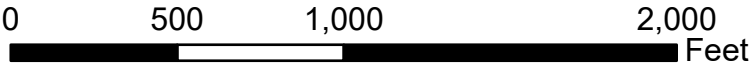
Preliminary Plat



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.

Zoning

- | | |
|-------------------------|--------------------------------------|
| Agriculture | Office and Institutional |
| Historic Neighborhood | Residential Multi-Family |
| Light Industrial | Residential Single-Family - 3 |
| Multi-Family Housing | Residential Single-Family - 4 |
| Neighborhood Center | Residential Single-Family - SD |
| Neighborhood Commercial | Residential/Commercial/Institutional |
| | Subject Property |



City of Northport
Planning and Zoning Commission – March 19, 2024
Staff Report

Case: S-9-24 & S-6-24

Applicant: DP Holdings, LLC

Location: Southeast Corner of McFarland Blvd & Airport Rd

Request: Master Plan Revision & Preliminary Plat

DP Holdings, LLC requests a revision to the Master Plan for 1871 Subdivision and Preliminary Plat approval for CFA Northport Subdivision. The property is located at the southeast corner of McFarland Boulevard and Airport Road (64th Avenue). The total acreage included in the master plan is 11.41 acres. The total acreage included in the plat is 4.84 acres. The only change from the previously 2021 approved master plan is the location of the lot line between lots 2 and 2R. The line has been shifted to the east to create a larger area for lot 2R. The preliminary plat for lot CFA Northport Subdivision requests the following waiver:

Sidewalks – The petitioner requests a waiver from the sidewalk requirement. The petitioner states their reasons for the request as absence of sidewalks adjacent to the development, lack of plans to install sidewalks in the future, and topography issues with existing stormwater swales. A portion of the development is adjacent to ALDOT right-of-way. Typically, if ALDOT agrees, a waiver from the sidewalks within their ROW would not be needed. However, the City has not received any correspondence from ALDOT stating they would be willing to waive the requirement of sidewalks within their ROW. Currently there are no sidewalks located along Airport Road (64th Avenue). In 2021, sidewalks were constructed when Phase IV was platted. Because Jemison Lane and Airport Road are not located along a priority pedestrian corridor, the Commission can approve the waiver, approve the waiver with payment into the sidewalk fund, or require construction of the sidewalks.

Any action on the preliminary plat would require six affirmative votes of the Commission.

New Submission ☒Re-Submission ☐

Date of first submission:

02 / 21 / 2023

City of Northport

Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____ / ____ / ____

Deadline: ____ / ____ / ____

Application Submitted: ____ / ____ / ____

Name of Subdivision: CFA McFarland Blvd

Name of Applicant: Molly Kilpatrick

Phone: 334-292-0260

Name of Owner: DP Holdings, LLC. Series McFarland

Phone: 205-641-6167

Address: 1203 Overlook Road Tuscaloosa, AL 35406

Engineer: Foresite Group, LLC - Micah Hatley

Phone: 205-397-0370

Address: 2101 Magnolia Ave S, Suite 100 Birmingham, AL 35222

Email: mhatley@fg-inc.net

Surveyor: Bailey Land Group, Inc.

Phone: 205-978-0080

Address: 4121 Smokey Road Alabaster, AL 35007

Email: jason@baileylandgroup.com

In City Limits? Yes ☒
No ☐

Current Zoning: C-6 Proposed Zoning: C-6 Total Acreage: 4.8 Total Lots: 2

*Any rezoning requests must be accompanied by appropriate application*Date of Predesign/Pre-application Meeting: 06 / 20 / 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: 1871 SubdivisionIs this design in substantial compliance with approved master plan? Yes ☒
No ☐ 07/12/2019

Describe the Location of Property to be Subdivided:

Southeast corner of the intersection of McFarland Blvd and Airport Rd.

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

Waivers:

A waiver for the requirement of installation of sidewalks along all public ROWs.

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

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:** 02 / 21 / 2024

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

New Submission ☒Re-Submission ☐

Date of first submission:

02 / 21 / 2024

City of Northport

Preliminary Plat Application and Checklist

Name of Subdivision: CFA McFarland Blvd

Name of Applicant: Molly Kilpatrick

Phone: 334-292-0260

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.

- ☒ Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
 - ☒ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
 - ☒ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
 - ☒ Contours shall be shown at an interval of 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.
 - ☒ Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
 - ☒ Rights-of-way, easements, alleys, location and proposed widths.
 - ☒ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
 - ☒ Any pertinent topographic features existing on the site.
 - ☒ Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
 - ☒ Location and dimensions of existing storm and sanitary sewers, and water lines.
 - ☒ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
 - ☒ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
 - ☒ Width of all proposed paving in the proposed project from back to back of curb.
 - ☒ Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
 - ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
 - ☒ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
 - ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
 - 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.
 - N/A If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
 - ☒ Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
 - ☒ This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations
- Additional Required Items for Submission:
- N/A Sixteen (16) folded copies of plat (folded to 8½" x 11" size) **WILL BE PROVIDED AT A LATER DATE**
 - ☒ Electronic copy of plat (PDF; may be submitted via CD or emailed)
 - ☒ Designation of Agent form (if applicable)
 - N/A Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
 - N/A Fees (\$250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

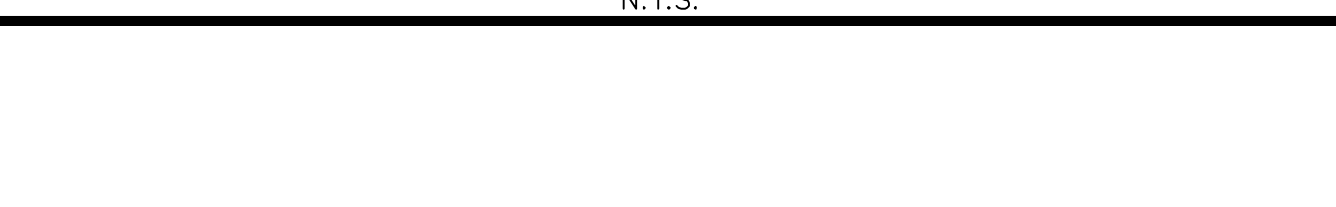
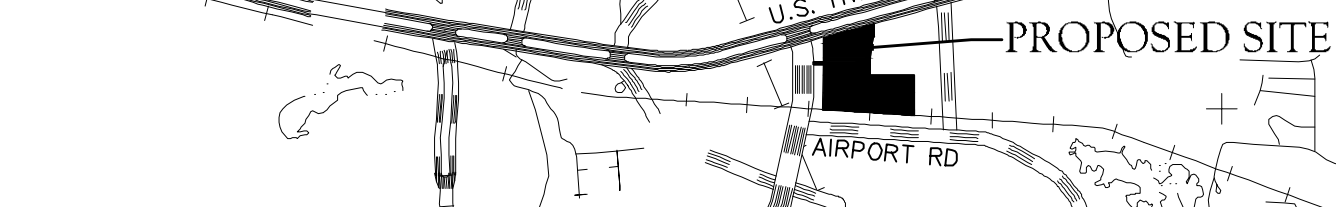
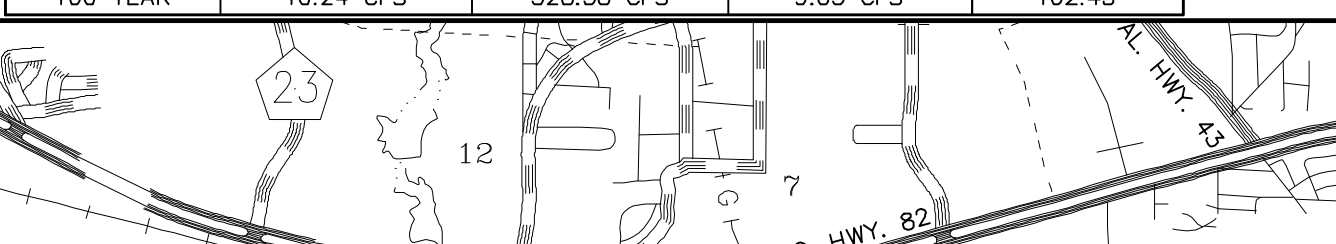
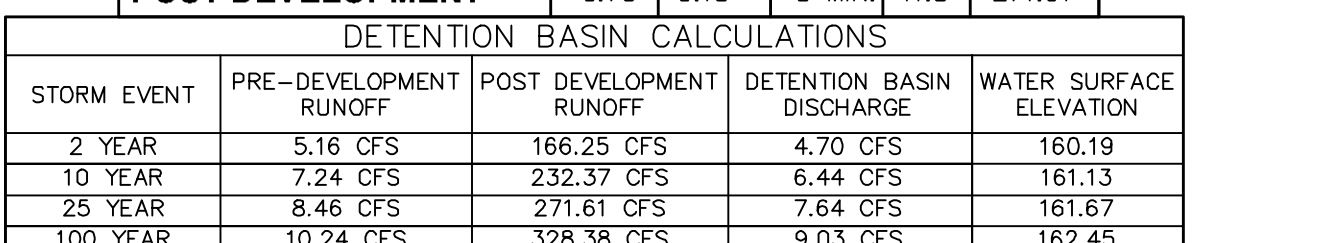
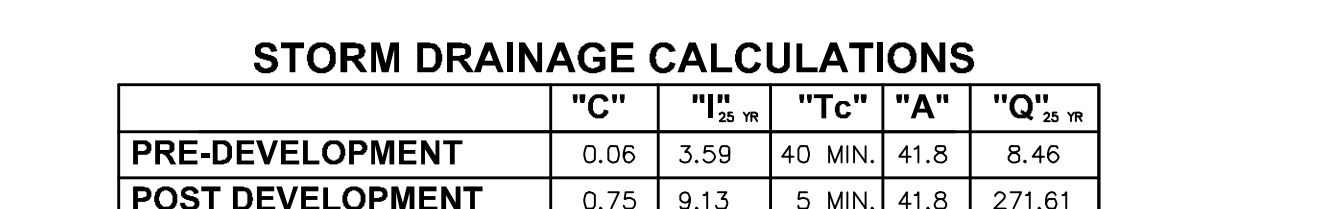
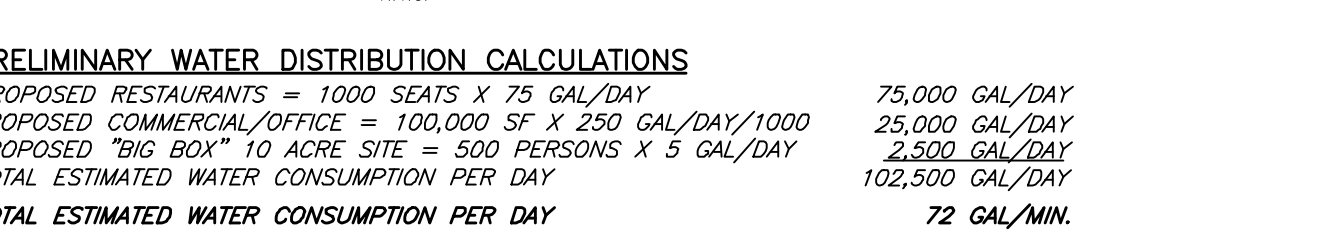
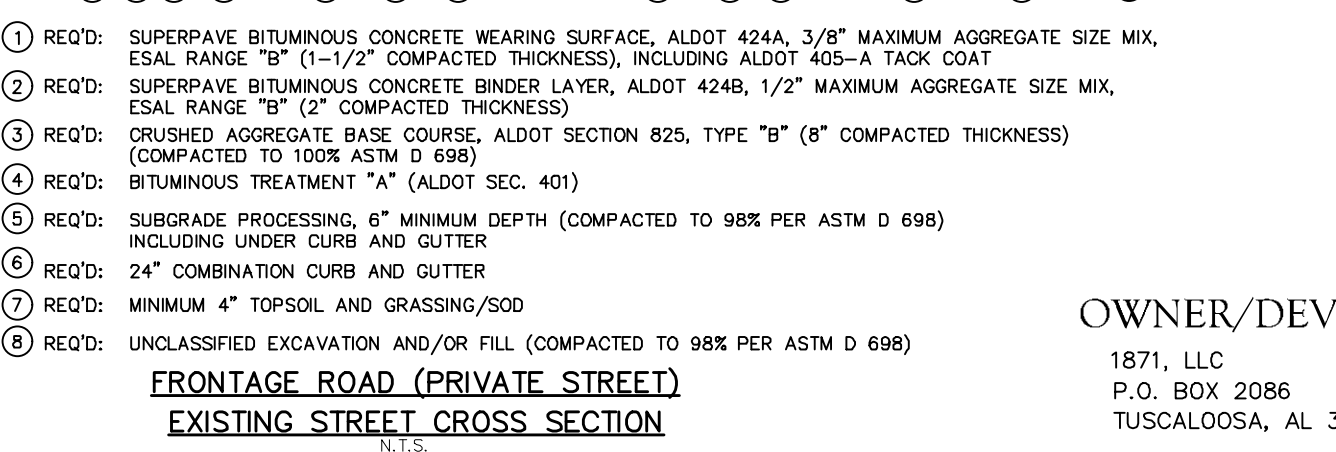
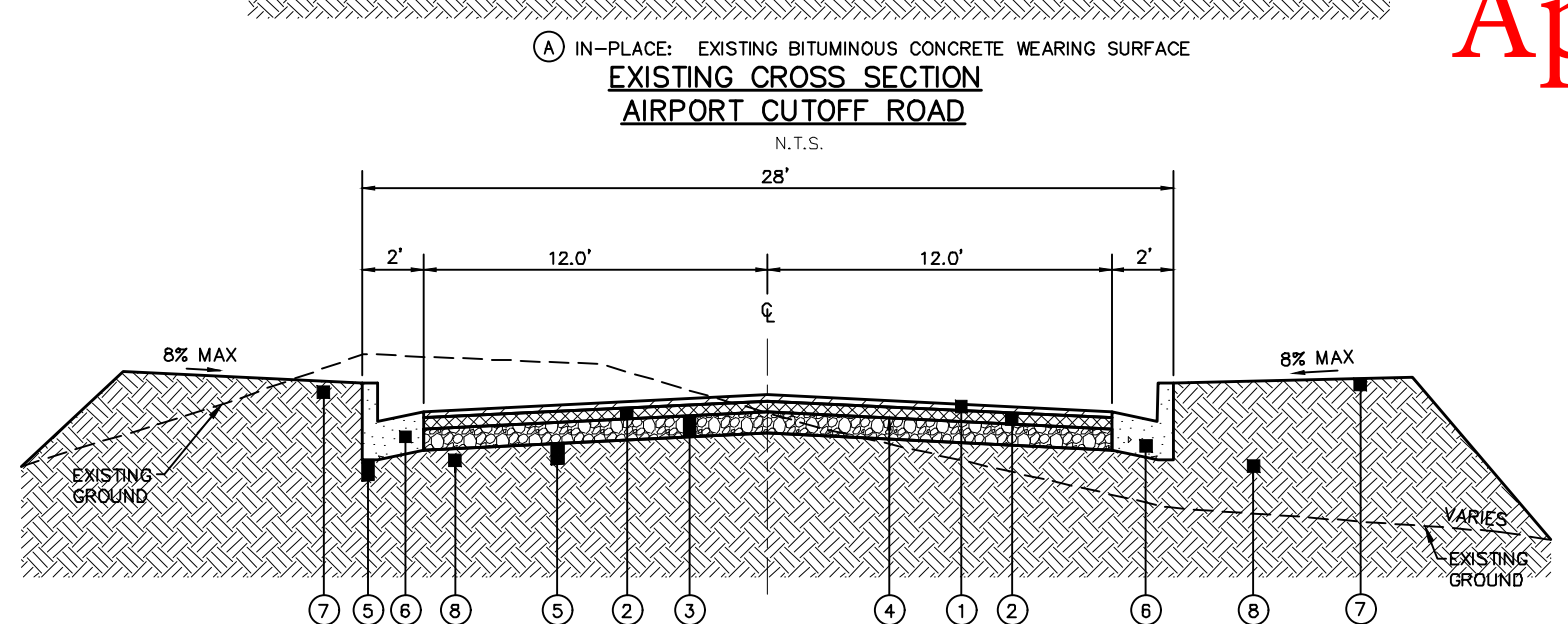
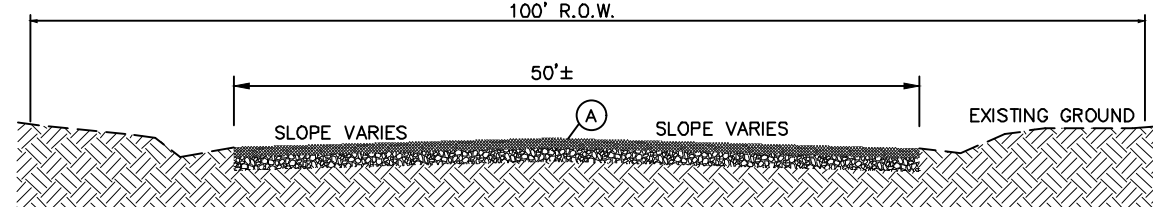
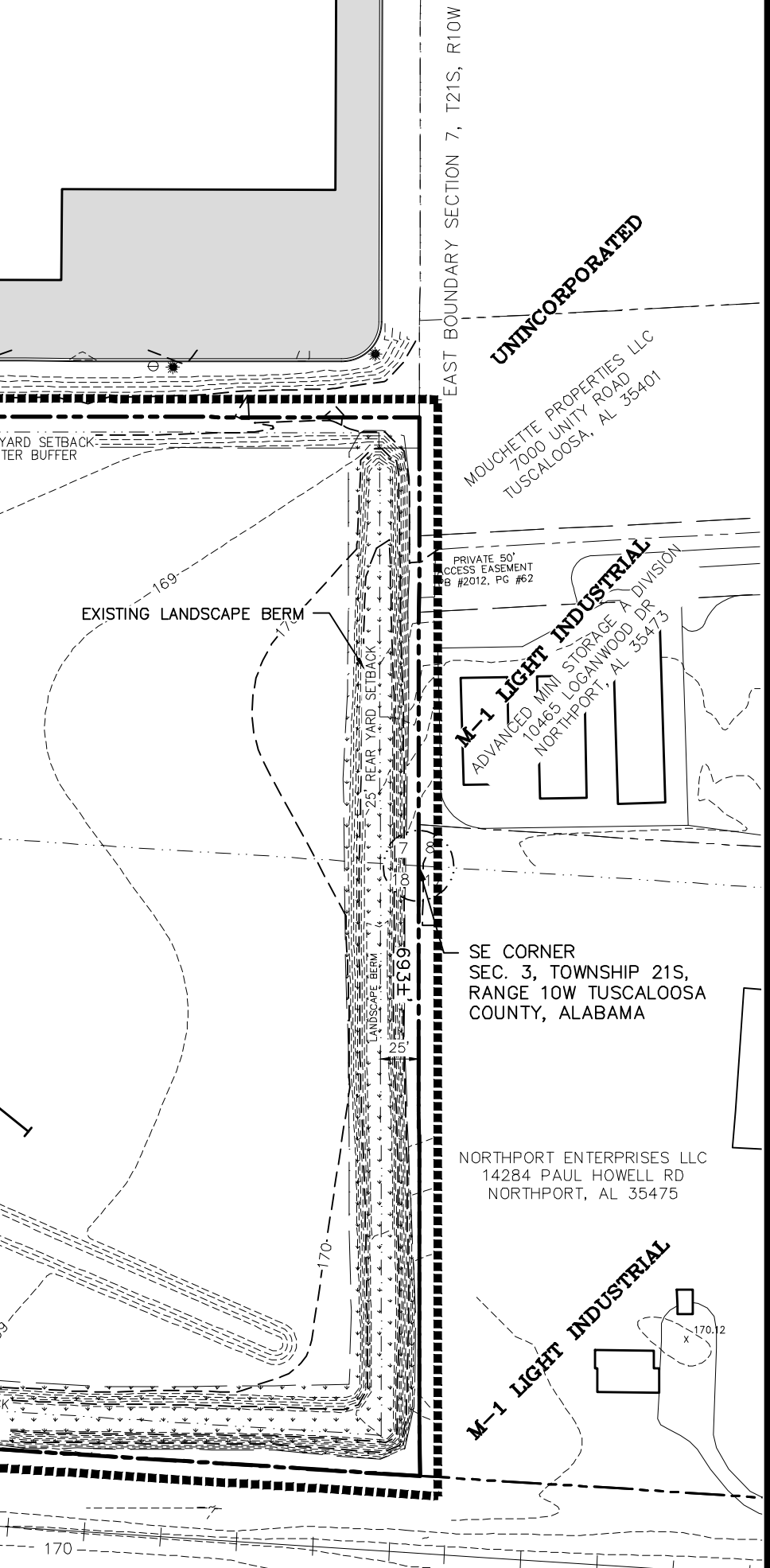
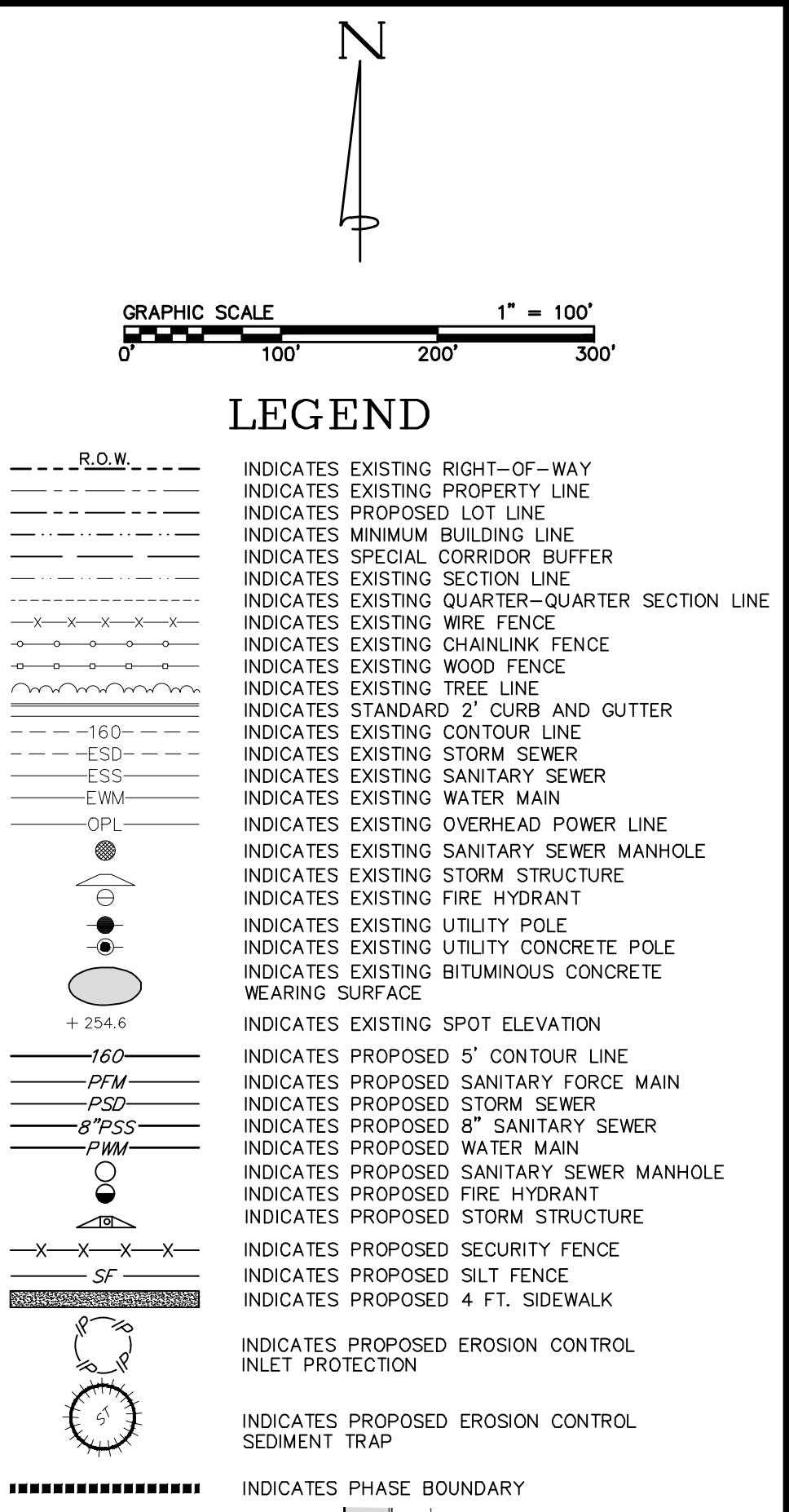
**WILL BE
PROVIDED
AT A
LATER
DATE**

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

Applicant Signature:  **Date:** 02 / 21 / 2024

SANITARY SEWER FROM THIS DEVELOPMENT WILL BE PUMPED TO THE EXISTING 12" FORCE MAIN ON THE SOUTH SIDE OF THE RAILROAD

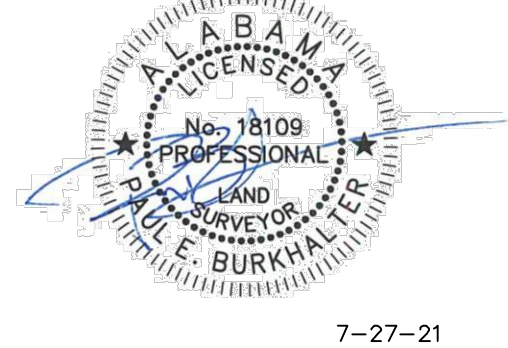
SANITARY SEWER FROM THIS DEVELOPMENT WILL BE PUMPED TO THE EXISTING 12" FORCE MAIN ON THE SOUTH SIDE OF THE RAILROAD



Current Master Plan Approved 2021

1. PROPERTY TO BE SUBDIVIDED = 11.4 AC.±
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 11.4 AC.±
2. PROPERTY IS LOCATED IN THE CITY LIMITS, ZONED "C-6".
3. PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER.
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 01125C0501G, REVISED DATE 1/16/14.
5. THIS PLAN IS BASED ON A COMBINATION AERIAL MAPPING DATA AND BOUNDARY INFORMATION PROVIDED BY THE APPLICANT.
6. THE SUBJECT PROPERTY IS LOCATED IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
7. SETBACK REQUIREMENTS:
"C-6" ZONING
FRONT: 40'
REAR: 25'
SIDES: 10'
8. ALL EASEMENTS FOR STORM SEWERS TO BE PRIVATE EASEMENTS. EASEMENTS FOR WATER DISTRIBUTION AND SANITARY SEWER EASEMENTS ARE TO BE PUBLIC EASEMENTS.
9. ONLY STORM SEWER STRUCTURES LOCATED ON PUBLIC RIGHT OF WAYS ARE TO BE MAINTAINED BY THE CITY OF NORTHPORT.

DEVELOPER/APPLICANT:



7-27-21

1871 SUBDIVISION

A Part of Sections 7 & 18,
Township 21 South, Range 10 West

NORTHPORT ALABAMA

MASTER PLAN

MASTER PLAN



McGiffert
and Associates, LLC
— SINCE 1949 —
CIVIL ENGINEERS

2814 STILLMAN BLVD. • P.O. BOX 20559

TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

REVISION

DATE	DESCRIPTION	BY
7/12/19	PHASE II, LOT CONFIGURATION	W T B
8/5/19	REVISED PHASE BOUNDRY	W T B
3/12/21	REVISED LOT 3 PHASE III	W T B
7/27/21	REVISED PHASE BOUNDARY FOR PHASE IV	W T B

THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF THE ENGINEER
AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

FILE NAME: Jemison-1871-Overall-R
DATE OF FIELD SURVEY: 9/5/18
SHEET No 1 of 1

DATE OF FIELD SURVEY: 2/3/18	SHEET NO. 1 OF 1	
FIELD BOOK: N/A PAGE: N/A		
DRAWN BY: T.H.	CHECKED BY:	DWG. No.

DRAWN BY: T M	CHECKED BY:	DWG. NO.
SCALE: 1"=100'	RAM	46-18B
JOB No. 18-2031		

VOD NO.: 10-2097			
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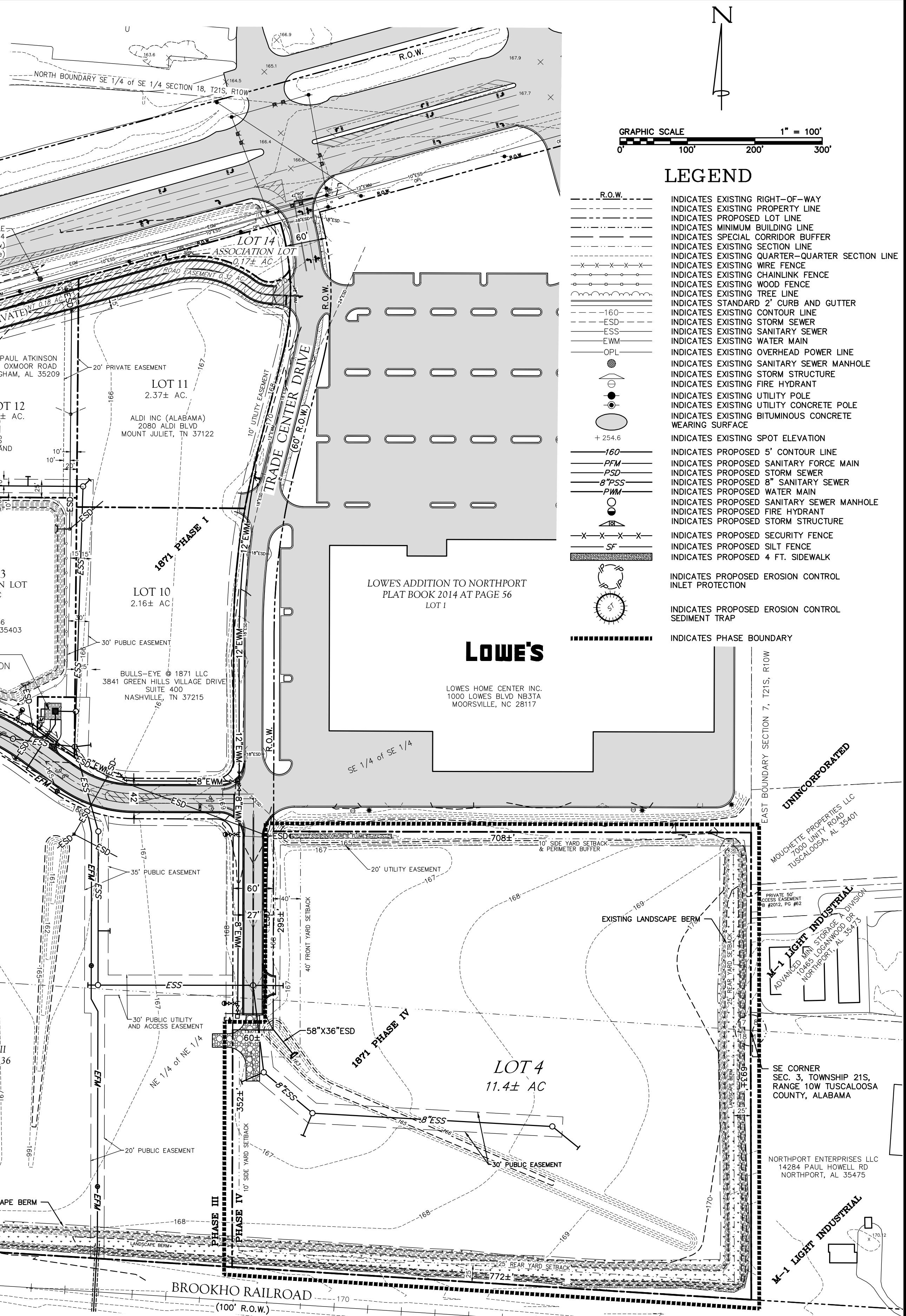
Page 24

DWG. No.
46-18

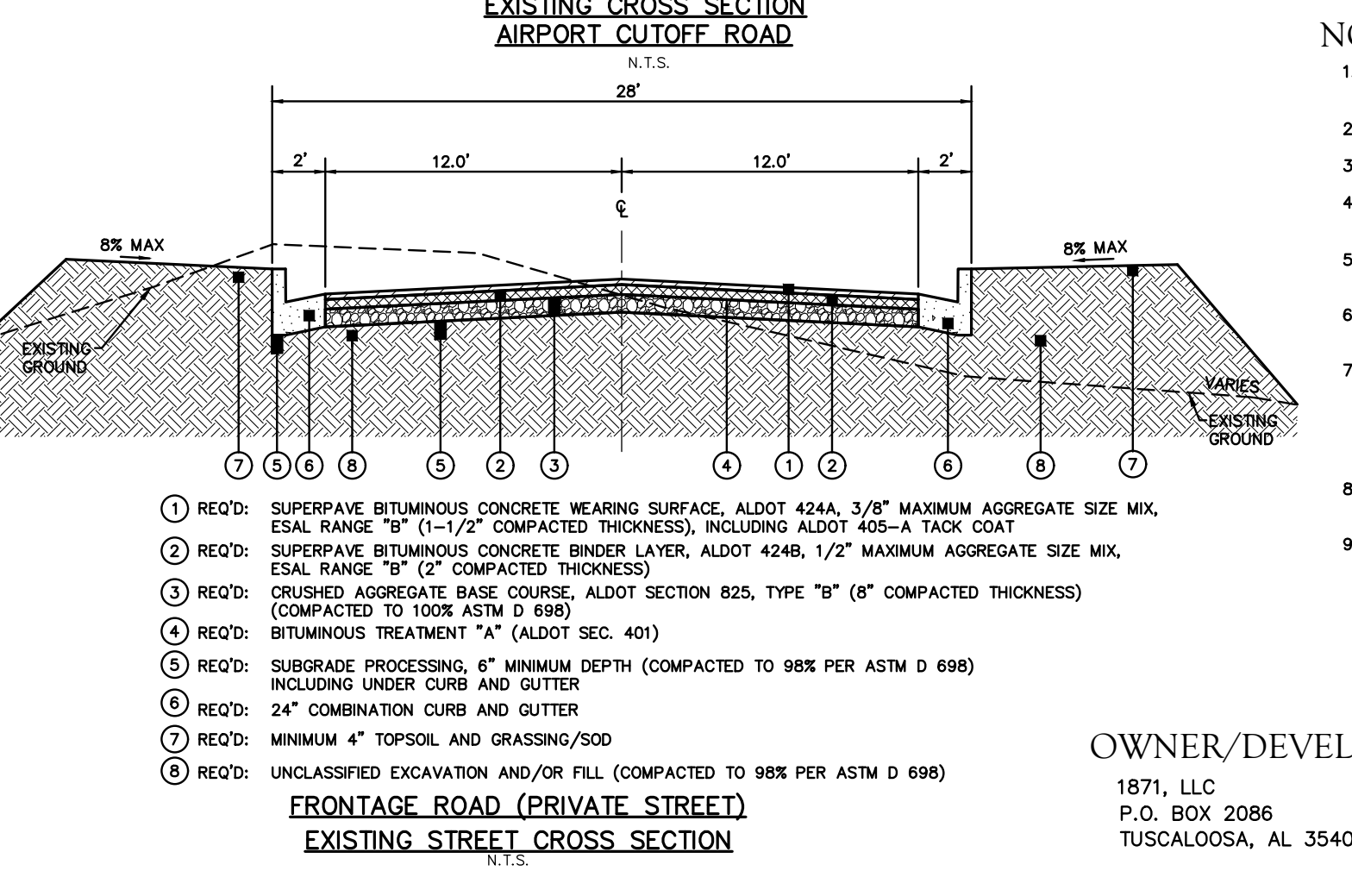
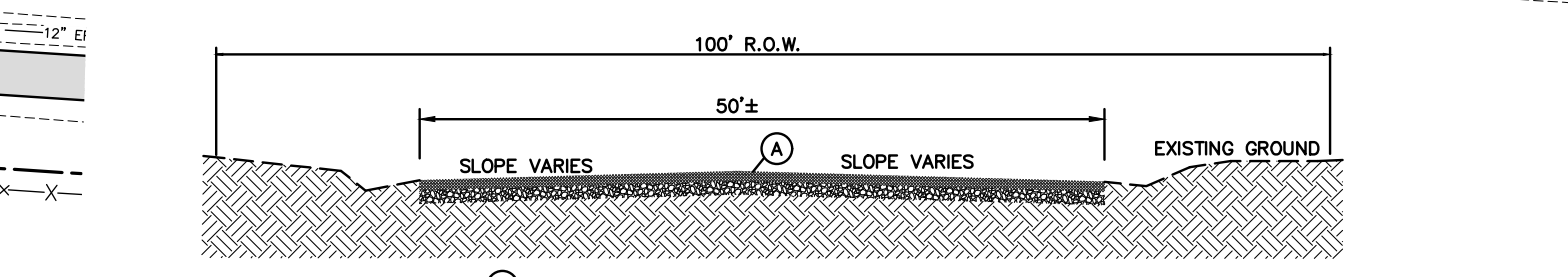
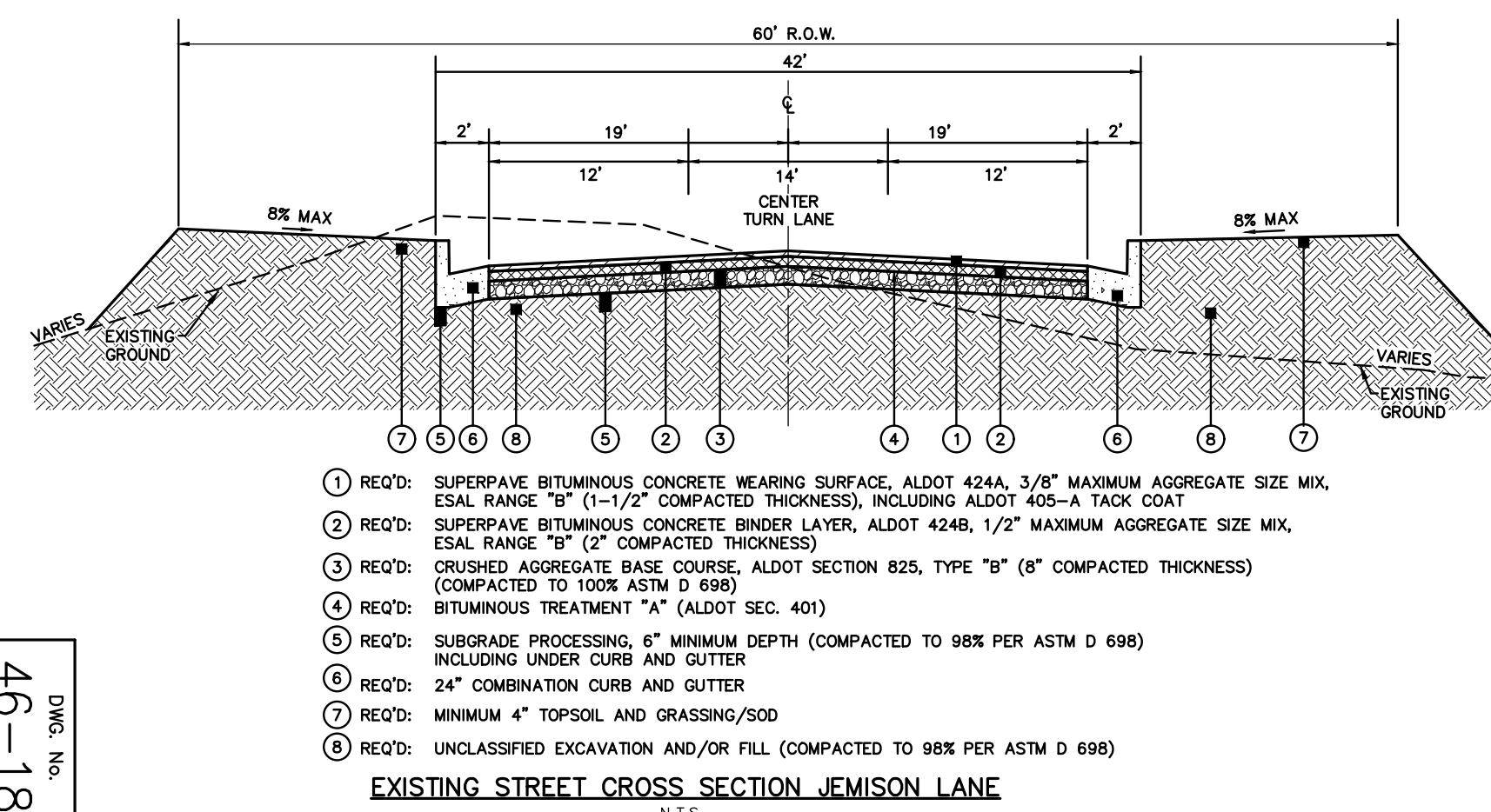
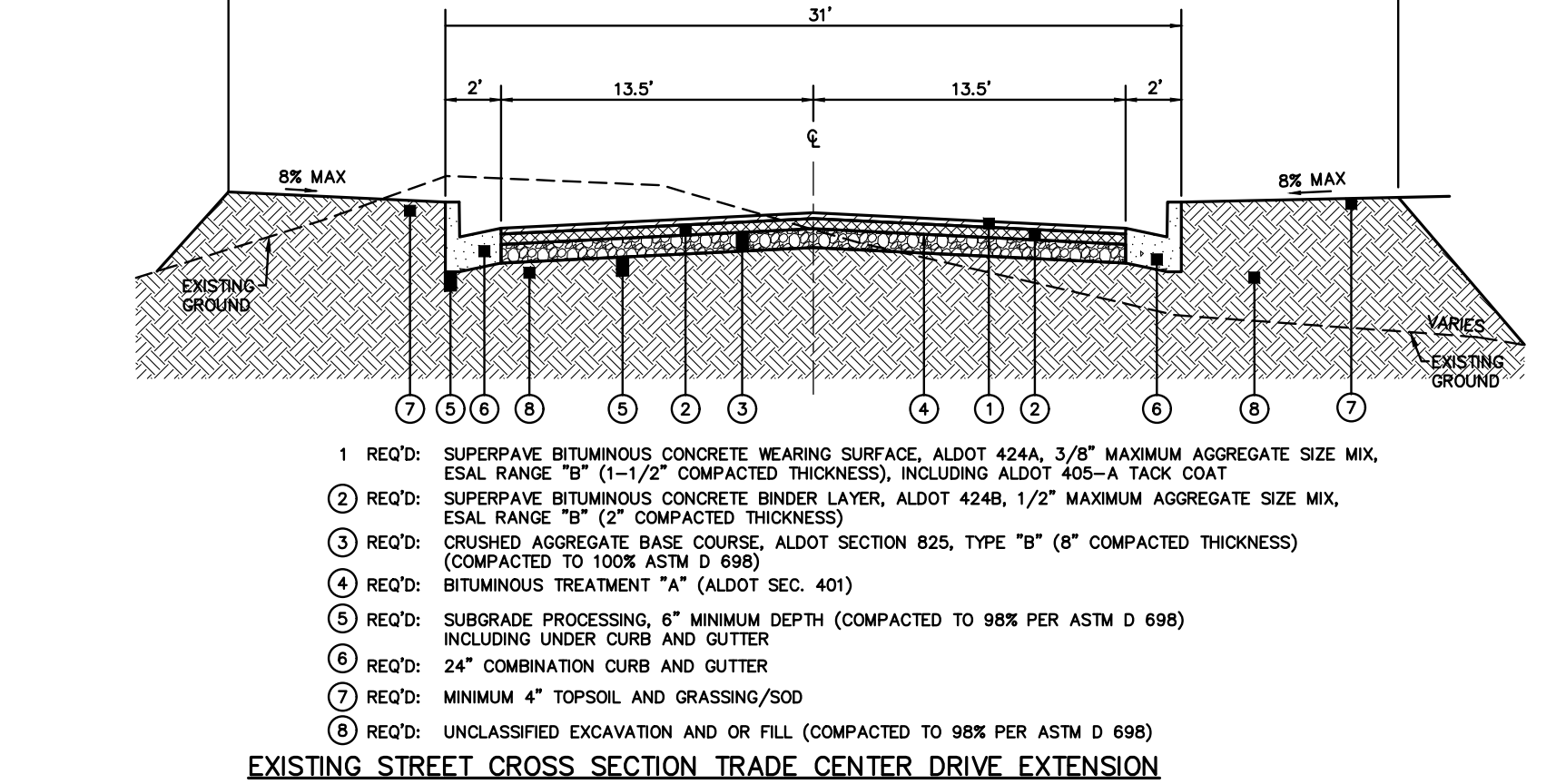
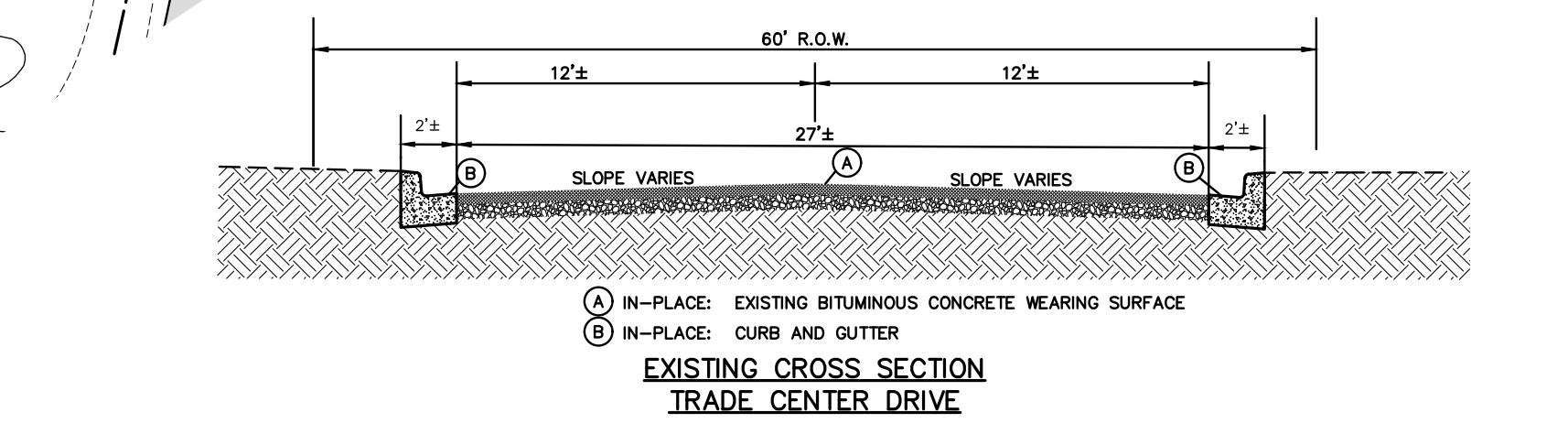
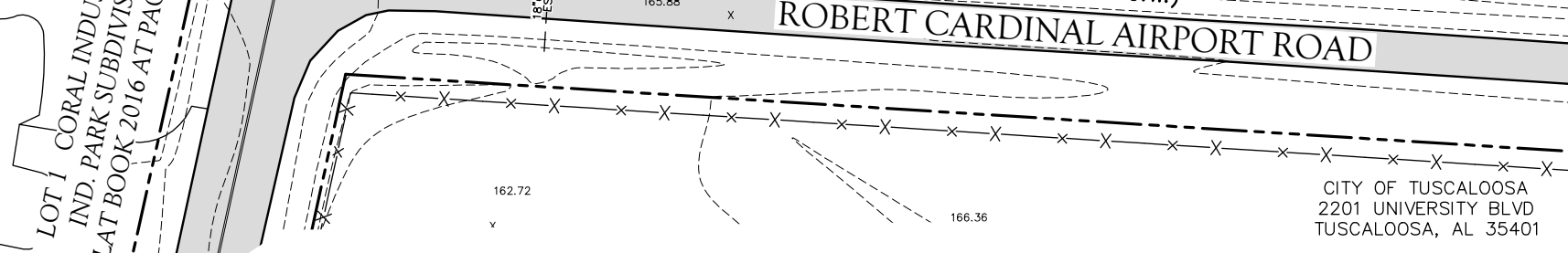
ESTIMATED FLOW FROM EXISTING CUSTOMERS		
LOWE'S-81,800 SF/1000 X 200 GAL/DAY	16,360 GAL/DAY	
Waffle House-50 SEATS X 50 GAL/DAY	2,500 GAL/DAY	
HARDEE'S-50 SEATS X 50 GAL/DAY	2,500 GAL/DAY	
CIRCLE K-5 GAL/DAY PER PERSON X 100	500 GAL/DAY	
HOME ACCENTS-35,100 SF/1000 X 200 GAL/DAY	7,020 GAL/DAY	
1 & L MARINE-10 GAL/DAY PER BOAT X 50	500 GAL/DAY	
CAPTAIN D'S-100 SEATS X 50 GAL/DAY	5,000 GAL/DAY	
9 ACRES UNDEVELOPED-1,200 GAL/DAY PER ACRE	10,800 GAL/DAY	
TRAILER STORE-6,750 SF/1000 X 200 GAL/DAY	1,350 GAL/DAY	
QUAIL RIDGE-68 HOMES X 3.5 PERSONS X 100 GAL/DAY	23,800 GAL/DAY	
TOTAL	23,800 GAL/DAY	
TOTAL X 2.5 PEAK FACTOR	175,825 GAL/DAY	
TOTAL FLOW	0.27 CFS	

ESTIMATED FLOW FROM PROPOSED DEVELOPMENT		
12 ACRES-1,200 GAL/DAY PER ACRE	14,400 GAL/DAY	
RESTAURANTS-1,000 SEATS X 50 GAL/DAY	25,000 GAL/DAY	
OFFICES-300 EMPLOYEES X 25 GAL/DAY	7,500 GAL/DAY	
STORES-100,000 SF/1000 X 200 GAL/DAY	20,000 GAL/DAY	
TOTAL	66,900 GAL/DAY	
TOTAL X 2.5 PEAK FACTOR	167,250 GAL/DAY	
TOTAL FLOW	0.26 CFS	

SANITARY SEWER FROM THIS DEVELOPMENT WILL BE PUMPED TO THE EXISTING 12" FORCE MAIN ON THE SOUTH SIDE OF THE RAILROAD



- LEGEND**
- INDICATES EXISTING RIGHT-OF-WAY
 - INDICATES EXISTING PROPERTY LINE
 - INDICATES PROPOSED LOT LINE
 - INDICATES MINIMUM BUILDING LINE
 - INDICATES SPECIAL CORRIDOR BUFFER
 - INDICATES EXISTING SECTION LINE
 - INDICATES EXISTING QUARTER-QUARTER SECTION LINE
 - INDICATES EXISTING WIRE FENCE
 - INDICATES EXISTING CHAINLINK FENCE
 - INDICATES EXISTING WOOD FENCE
 - INDICATES EXISTING TREE LINE
 - INDICATES STANDARD 2' CURB AND GUTTER
 - INDICATES EXISTING CONTOUR LINE
 - INDICATES EXISTING STORM SEWER
 - INDICATES EXISTING SANITARY SEWER
 - INDICATES EXISTING WATER MAIN
 - INDICATES EXISTING OVERHEAD POWER LINE
 - INDICATES EXISTING SANITARY SEWER MANHOLE
 - INDICATES EXISTING STORM STRUCTURE
 - INDICATES EXISTING FIRE HYDRANT
 - INDICATES EXISTING UTILITY POLE
 - INDICATES EXISTING UTILITY CONCRETE POLE
 - INDICATES EXISTING BITUMINOUS CONCRETE WEARING SURFACE
 - INDICATES EXISTING SPOT ELEVATION
 - INDICATES PROPOSED 5' CONTOUR LINE
 - INDICATES PROPOSED SANITARY FORCE MAIN
 - INDICATES PROPOSED STORM SEWER
 - INDICATES PROPOSED 8" SANITARY SEWER
 - INDICATES PROPOSED WATER MAIN
 - INDICATES PROPOSED SANITARY SEWER MANHOLE
 - INDICATES PROPOSED STORM STRUCTURE
 - INDICATES PROPOSED SECURITY FENCE
 - INDICATES PROPOSED 4 FT. SIDEWALK
 - INDICATES PROPOSED EROSION CONTROL INLET PROTECTION
 - INDICATES PROPOSED EROSION CONTROL SEDIMENT TRAP
 - INDICATES PHASE BOUNDARY



PRELIMINARY WATER DISTRIBUTION CALCULATIONS

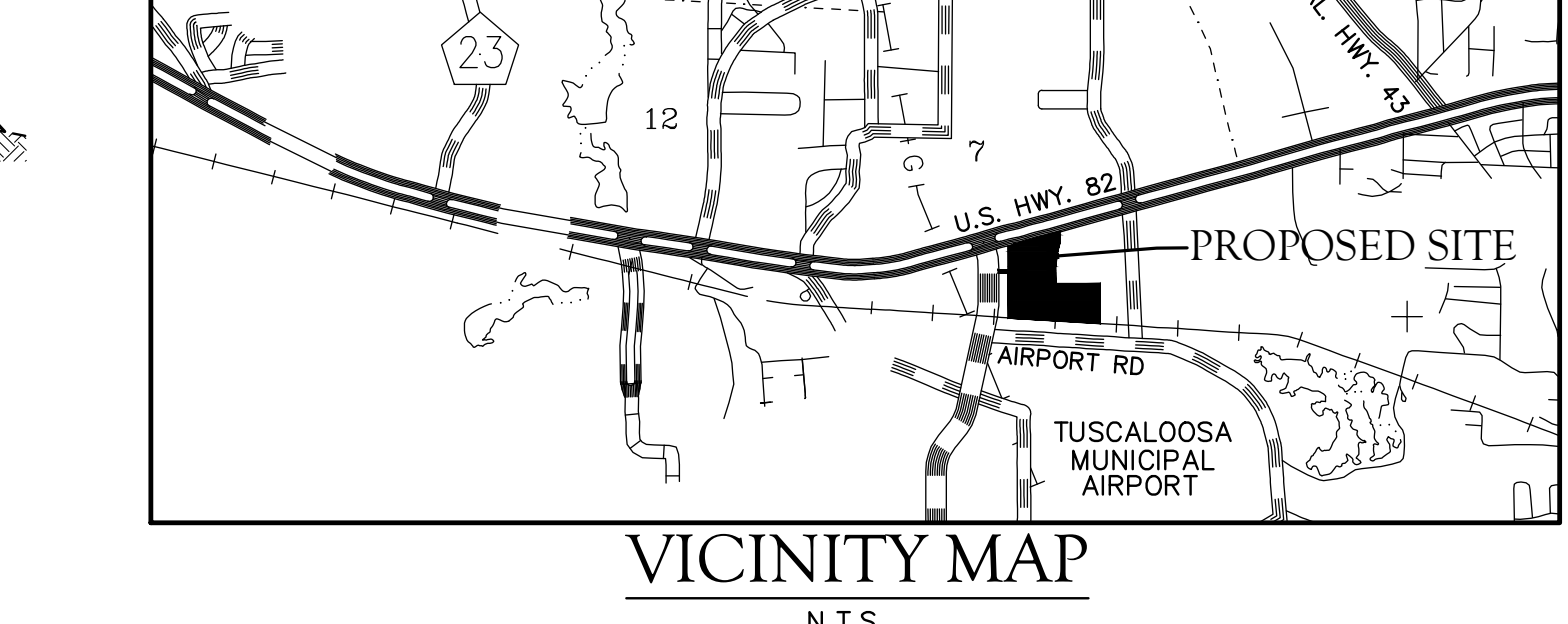
PROPOSED RESTAURANTS = 1000 SEATS X 75 GAL/DAY	75,000 GAL/DAY
PROPOSED COMMERCIAL/OFFICE = 100,000 SF X 250 GAL/DAY/1000	25,000 GAL/DAY
PROPOSED "BIG BOX" 10 ACRE SITE = 500 PERSONS X 5 GAL/DAY	2,500 GAL/DAY
TOTAL ESTIMATED WATER CONSUMPTION PER DAY	102,500 GAL/DAY
TOTAL ESTIMATED WATER CONSUMPTION PER DAY	72 GAL/MIN.

STORM DRAINAGE CALCULATIONS

	"C"	"I"	"Tc"	"A"	"Q"
PRE-DEVELOPMENT	0.06	3.59	40 MIN.	41.8	8.46
POST DEVELOPMENT	0.75	9.13	5 MIN.	41.8	271.61

DETENTION BASIN CALCULATIONS

STORM EVENT	PRE-DEVELOPMENT RUNOFF	POST DEVELOPMENT RUNOFF	DETENTION BASIN DISCHARGE	WATER SURFACE ELEVATION
2 YEAR	5.16 CFS	166.25 CFS	4.70 CFS	160.19
10 YEAR	7.24 CFS	232.37 CFS	6.44 CFS	161.13
25 YEAR	8.46 CFS	271.61 CFS	7.64 CFS	161.67
100 YEAR	10.24 CFS	328.38 CFS	9.03 CFS	162.45



- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 11.4 AC ±
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 11.4 AC ±
 - PROPERTY IS LOCATED IN THE CITY LIMITS, ZONED "C-6".
 - PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP NO. 01122C0501G, REVISED DATE 1/16/14.
 - THIS PLAN IS BASED ON A COMBINATION AERIAL MAPPING DATA AND BOUNDARY INFORMATION PROVIDED BY THE APPLICANT.
 - THE SUBJECT PROPERTY IS LOCATED IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
 - SETBACK REQUIREMENTS:
("C-6" ZONING)
FRONT: 40'
REAR: 25'
SIDES: 10'
 - ALL EASEMENTS FOR STORM SEWERS ARE TO BE PRIVATE EASEMENTS. EASEMENTS FOR WATER DISTRIBUTION AND SANITARY SEWER EASEMENTS ARE TO BE PUBLIC EASEMENTS.
 - ONLY STORM SEWER STRUCTURES LOCATED ON PUBLIC RIGHT-OF-WAYS ARE TO BE MAINTAINED BY THE CITY OF NORTHPORT.

OWNER/DEVELOPER/APPLICANT:

1871, LLC
P.O. BOX 2086
TUSCALOOSA, AL 35406

1871 SUBDIVISION
A Part of Sections 7 & 18,
Township 21 South, Range 10 West

NORTHPORT ALABAMA

McGiffert and Associates, LLC
CIVIL ENGINEERS

2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559

WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

REVISION

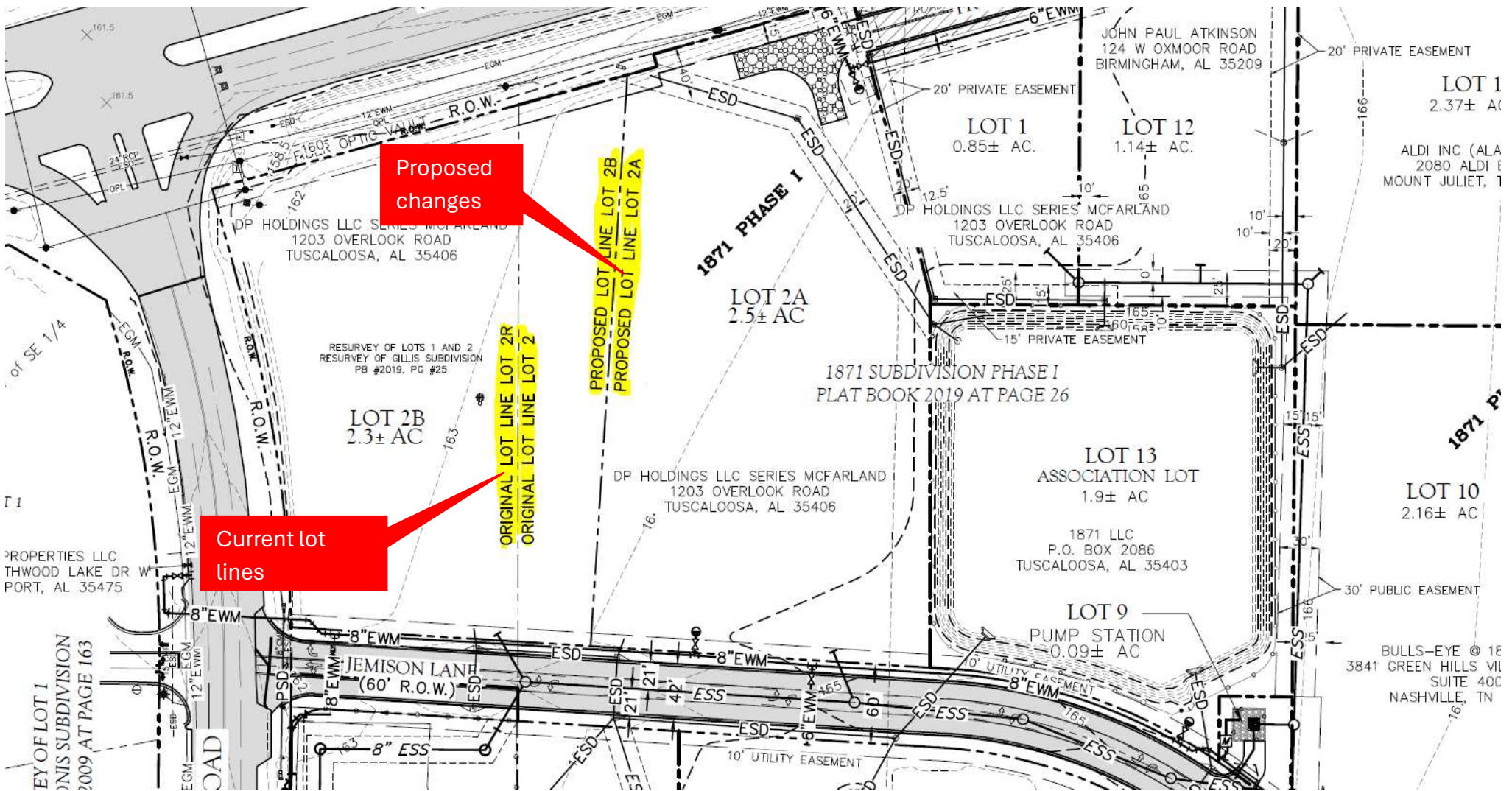
DATE	DESCRIPTION	BY
3/12/21	REVISED LOT 3 PHASE III	W T B
7/27/21	REVISED PHASE BOUNDARY FOR PHASE IV	W T B
10/5/21	REVISED PHASE II ACREAGE	W T B
2/19/24	REVISED LOT 2 & 2R BOUNDARY	T M

THIS DRAWING AND ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

FILE NAME: Jemison-1871-Overall
DATE OF FIELD SURVEY: 2/5/18
FIELD BOOK: N/A PAGE: N/A
DRAWN BY: T M
SCALE: 1"=100'
JOB NO. 18-2031

SHEET No. 1 of 1

CHECKED BY: RAM
DWG. No. 46-18B



CFA NORTHPORT SUBDIVISION

BEING A RESUBDIVISION OF LOT 2R OF THE RESUBDIVISION OF LOTS 1 AND 2 RESURVEY OF GILLIS SUBDIVISION PLAT BOOK 2019 PAGE 25 AND RESUBDIVISION OF LOT 2 OF THE RESUBDIVISION OF 1871 SUBDIVISION PHASE 1 PLAT BOOK 2019 PAGE 26.

A PART OF THE SOUTH HALF OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA.

SURVEYOR: JASON E. BAILEY
BAILEY LAND GROUP
4121 SMOKEY ROAD
ALABASTER, AL 35007

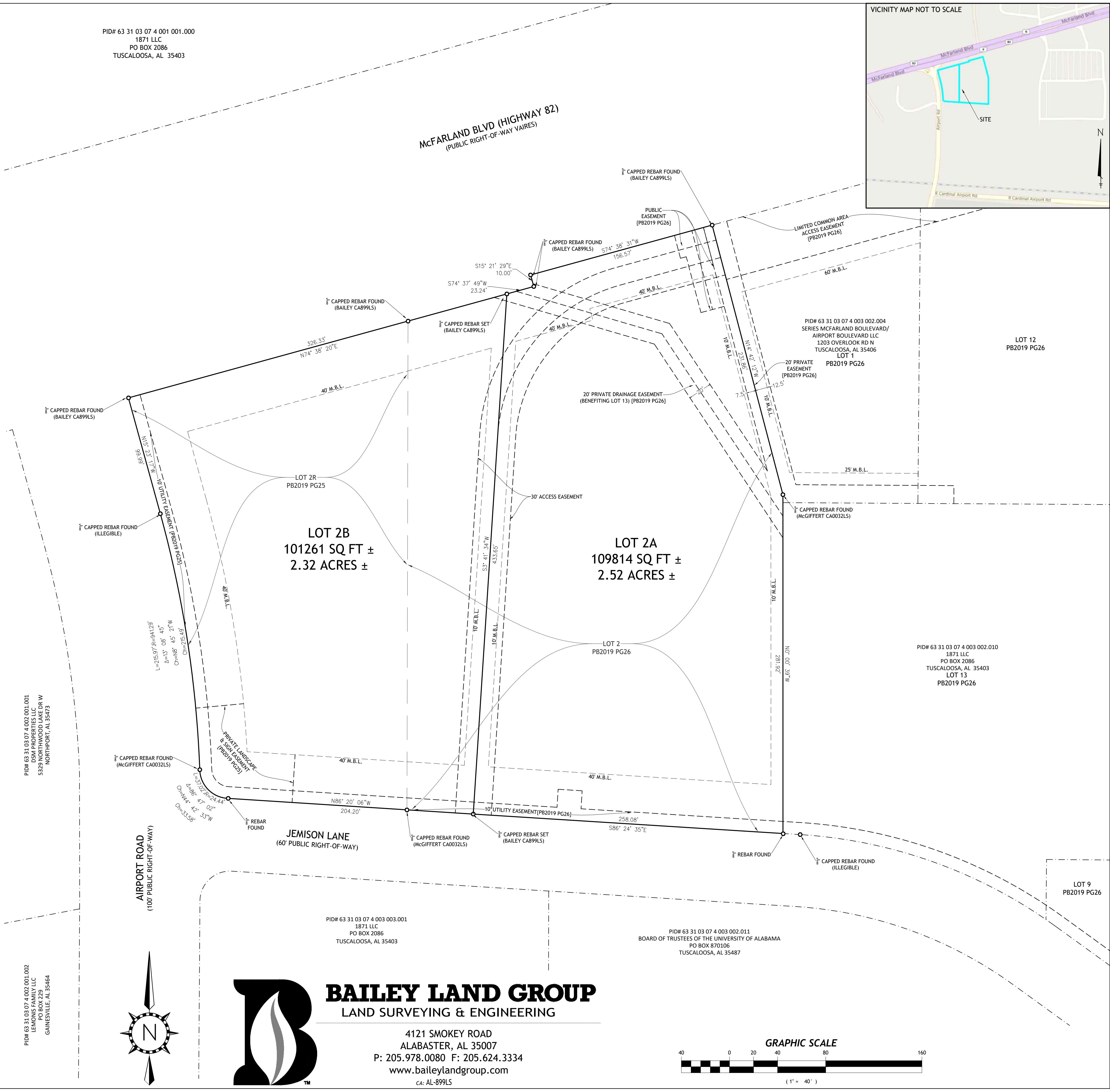
OWNER: DP HOLDINGS LLC SERIES MCFARLAND
1203 OVERLOOK RD N
TUSCALOOSA, AL 35406

PID# 63 31 03 07 4 001 001.000
1871 LLC
PO BOX 2086
TUSCALOOSA, AL 35403

PID# 63 31 03 07 4 003 001.001
DSM PROPERTIES LLC
5329 NORTHWOOD LAKE DR W
NORTHPORT, AL 35473

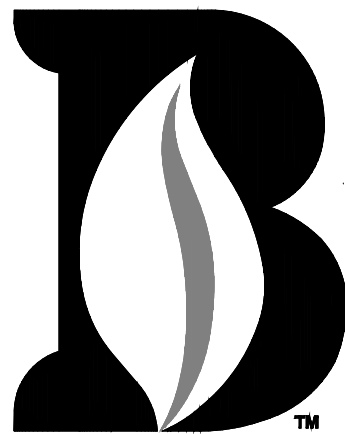
PID# 63 31 03 07 4 003 001.002
LEMONS FAMILY LLC
PO BOX 229
GAINESVILLE, AL 35464

MCFARLAND BLVD (HIGHWAY 82)
(PUBLIC RIGHT-OF-WAY VAIRES)



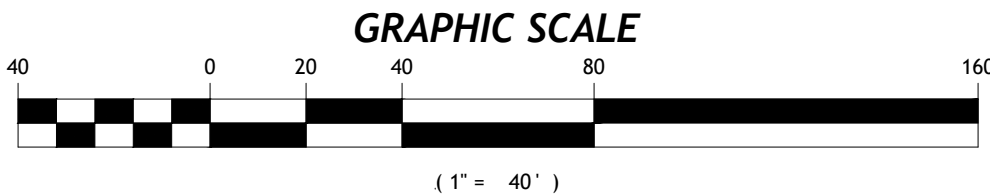
NOTES:

- THE LOTS SHOWN HEREON ARE ZONED C-6 HIGHWAY COMMERCIAL AND NOT FOR RESIDENTIAL PURPOSES.
- LOTS 13 IS AN ASSOCIATION LOT AND NOT FOR COMMERCIAL DEVELOPMENT. LOT 9 IS RESERVED FOR A PUBLIC UTILITY.
- PROPERTY TO BE SUBDIVIDED - 4.85 AC.±
- ALL EASEMENTS EXCEPT THOSE IDENTIFIED AS PRIVATE, ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY, INCLUDING PRIVATE SANITARY SEWER LINES, THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT, BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.
- ALL LOTS MATHEMATICALLY CLOSE TO A CLOSURE NOT LESS THAN 1 TO 5000.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZZARD ARE, AS SHOWN PER FEMA FLOOD MAP NO. 01125C0501G, DATED 1/16/2014.
- EACH LOT SHALL MEET THE LANDSCAPING REQUIREMENTS OF SECTION 406 OF THE SUBDIVISION REGULATIONS OF THE CITY OF NORTHPORT.
- MINIMUM BUILDING LINES SHOWN ARE IN ACCORDANCE WITH C-6 ZONING REGULATIONS.
- ALL EASEMENTS FOR STORM SEWERS ARE TO BE PRIVATE EASEMENTS. EASEMENTS FOR WATER DISTRIBUTION AND SANITARY SEWER ARE TO BE PUBLIC EASEMENTS.
- A WAIVER FOR THE REQUIREMENT OF INSTALLATION OF SIDEWALKS IN PUBLIC RIGHTS-OF-WAYS IS REQUESTED FOR THE SUBJECT PROPERTY.

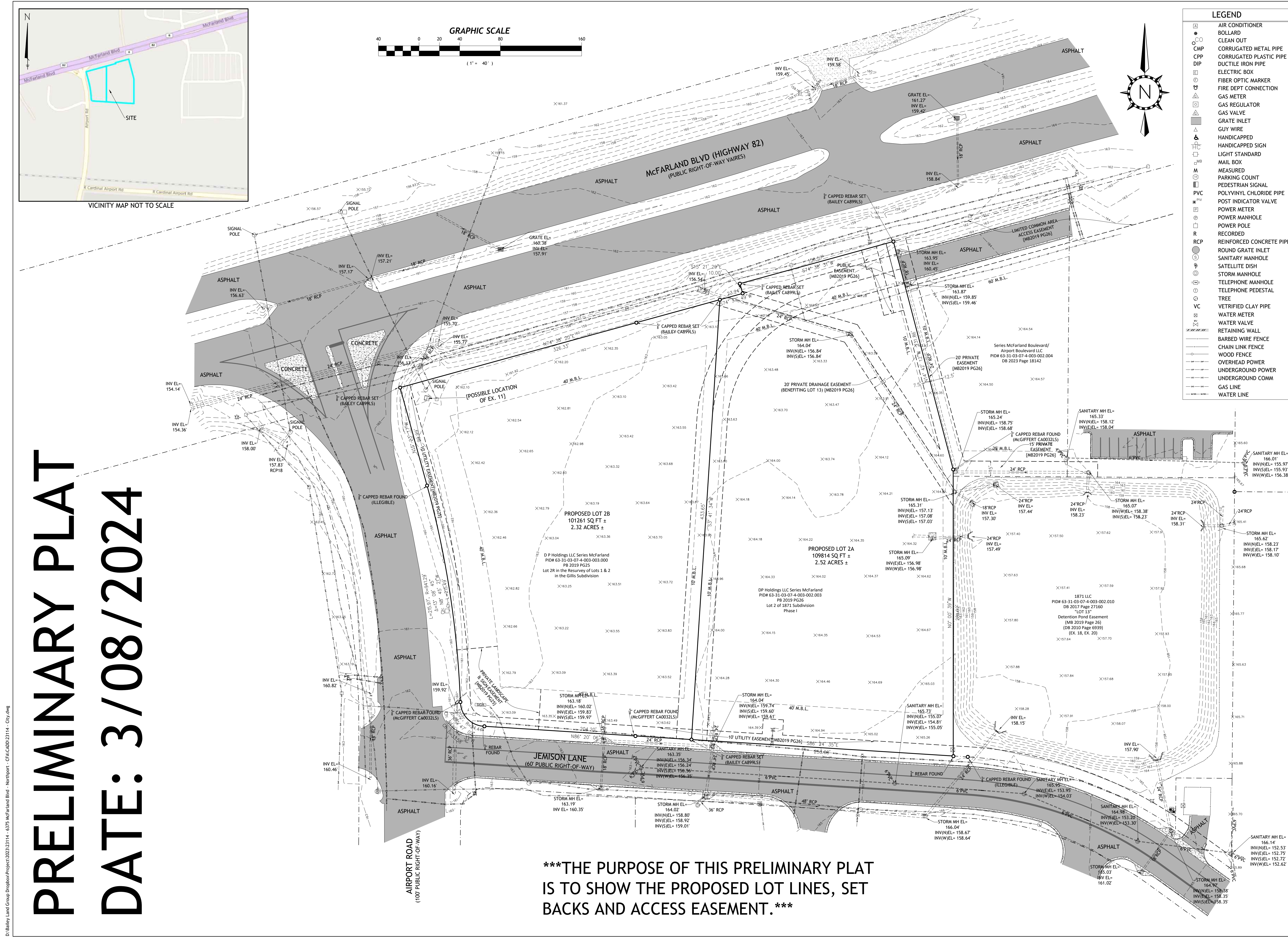


BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

4121 SMOKEY ROAD
ALABASTER, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com
CA: AL-899LS



PRELIMINARY PLAT
DATE: 3/08/2024



THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT LINES, SET BACKS AND ACCESS EASEMENT.

LEGEND	
	AIR CONDITIONER
	BOLLARD
	CLEAN OUT
	CORRUGATED METAL PIPE
	CORRUGATED PLASTIC PIPE
	DUCTILE IRON PIPE
	ELECTRIC BOX
	FIBER OPTIC MARKER
	FIRE DEPT CONNECTION
	GAS METER
	GAS REGULATOR
	GAS VALVE
	GRATE INLET
	GUY WIRE
	HANDICAPPED SIGN
	LIGHT STANDARD
	MAIL BOX
	MEASURED
	PARKING COUNT
	PEDESTRIAN SIGNAL
	POLYVINYL CHLORIDE PIPE
	POST INDICATOR VALVE
	POWER METER
	POWER MANHOLE
	POWER POLE
	RECORDED
	REINFORCED CONCRETE PIPE
	ROUND GRATE INLET
	SANITARY MANHOLE
	SATELLITE DISH
	STORM MANHOLE
	TELEPHONE PEDESTAL
	TREE
	VETRIFIED CLAY PIPE
	WATER METER
	WATER VALVE
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD POWER
	UNDERGROUND POWER
	UNDERGROUND COMM
	GAS LINE
	WATER LINE

PROJECT

6375 McFARLAND BLVD - CFA
NORTHPORT, AL 35476

CLIENT

FORESITE GROUP, LLC
2101 MAGNOLIA AVE, SUITE 100, BIRMINGHAM, AL 35205

TITLE

PRELIMINARY PLAT

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

4121 Smokey Road
Alabaster, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com
CA: AL-899LS

PLAN NOT VALID WITHOUT SEAL & SIGNATURE

BLG PROJECT NO.
23.114

SHEET NO.
1 of 1

CLIENT/ARCHITECT PROJECT NO.

DRAWN BY
CJP

CHECKED BY
JEB

SCALE
1" = 40'

DATE
09/27/2023

NO.

DATE

REVISION DESCRIPTION

February 9, 2024

Ms. Julie Ramm
City of Northport Planning and Inspections
3500 McFarland Blvd
Northport, AL 35476

Project Description

The proposed project site at 6375 McFarland Boulevard in Northport, AL consists of a proposed +/- 5,633 SF Chick-fil-A restaurant with a drive-thru and indoor and outdoor dining area. The existing site is in a master development and is pad graded with short grass. The project will include construction of the Chick-fil-A building, utilities, and associated site work infrastructure, and an access drive connecting from Jemison Lane to the parcel to the east of the of the subject site.

Per the Section 18 of the City of Northport Subdivision Regulations, sidewalks in all public rights-of-ways are required to be installed at the developer's expense. No sidewalk in the right-of-way is proposed for the Chick-fil-A development, therefore a sidewalk waiver will be required. The rationale behind seeking the waiver is the absence of existing sidewalks adjacent to the site and the lack of imminent plans for sidewalk installation in the City of Northport right-of-way. Sidewalks installed at the subject site would have no connection points and would not allow for pedestrian connectivity within the master development or to McFarland Blvd.

Furthermore, there are existing stormwater swales in the right-of-way adjacent to the northern and western property lines of the site. Due to the location and topography of the existing stormwater swales, a proposed sidewalk would fail to meet the design criteria established by the Americans with Disabilities Act.

Therefore, a waiver for the requirement of the installation of sidewalks in public rights-of-ways is requested for the development of the subject site.

Sincerely,



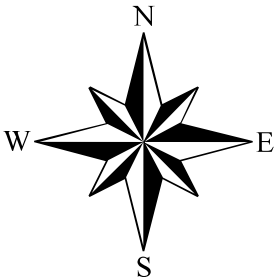
Micah Hatley, P.E.
Project Manager
Foresite Group, LLC

City of Northport Planning Commission

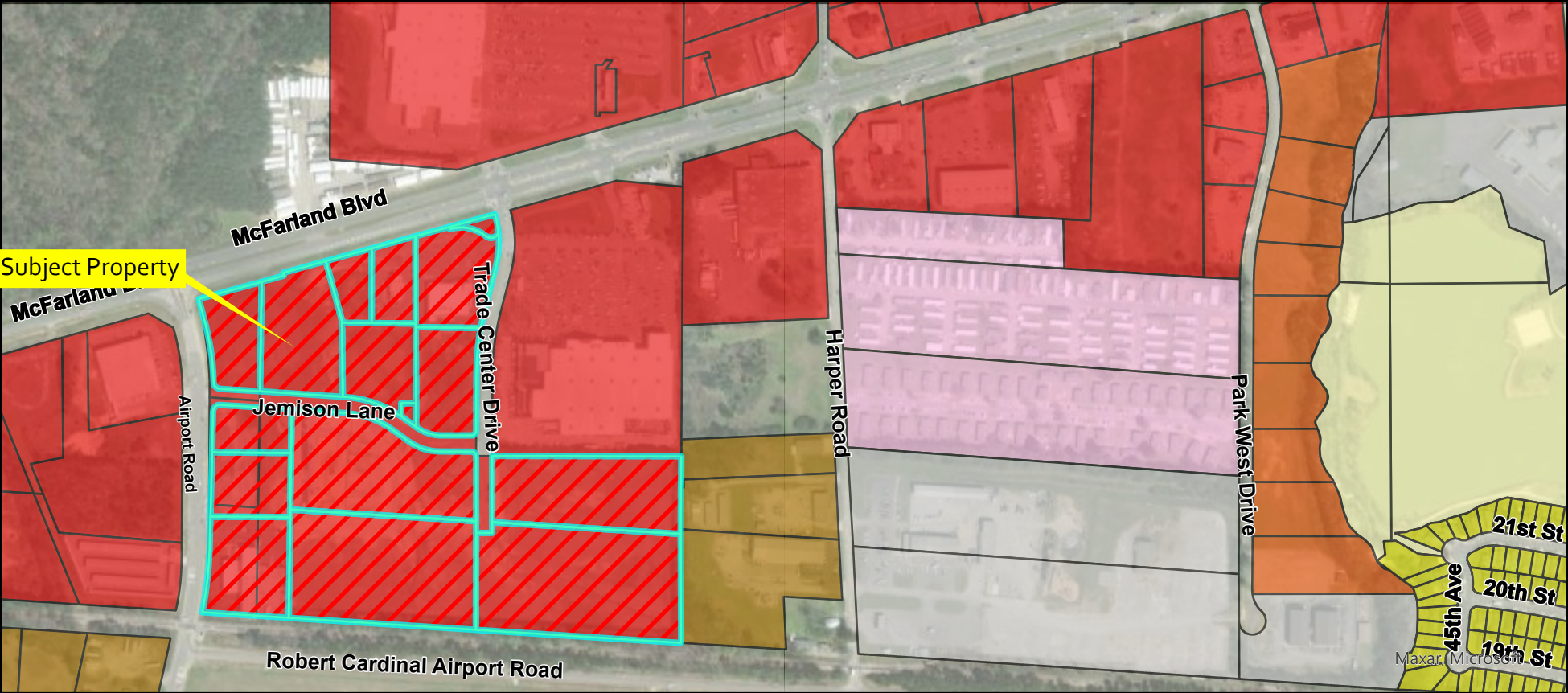
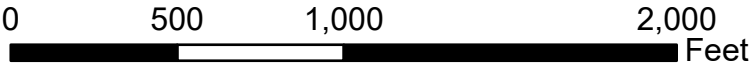
Master Plan / Preliminary Plat

Zoning

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



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.

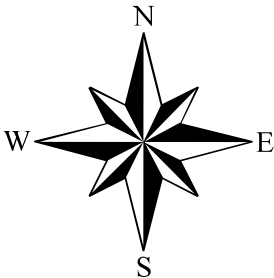


City of Northport Planning Commission

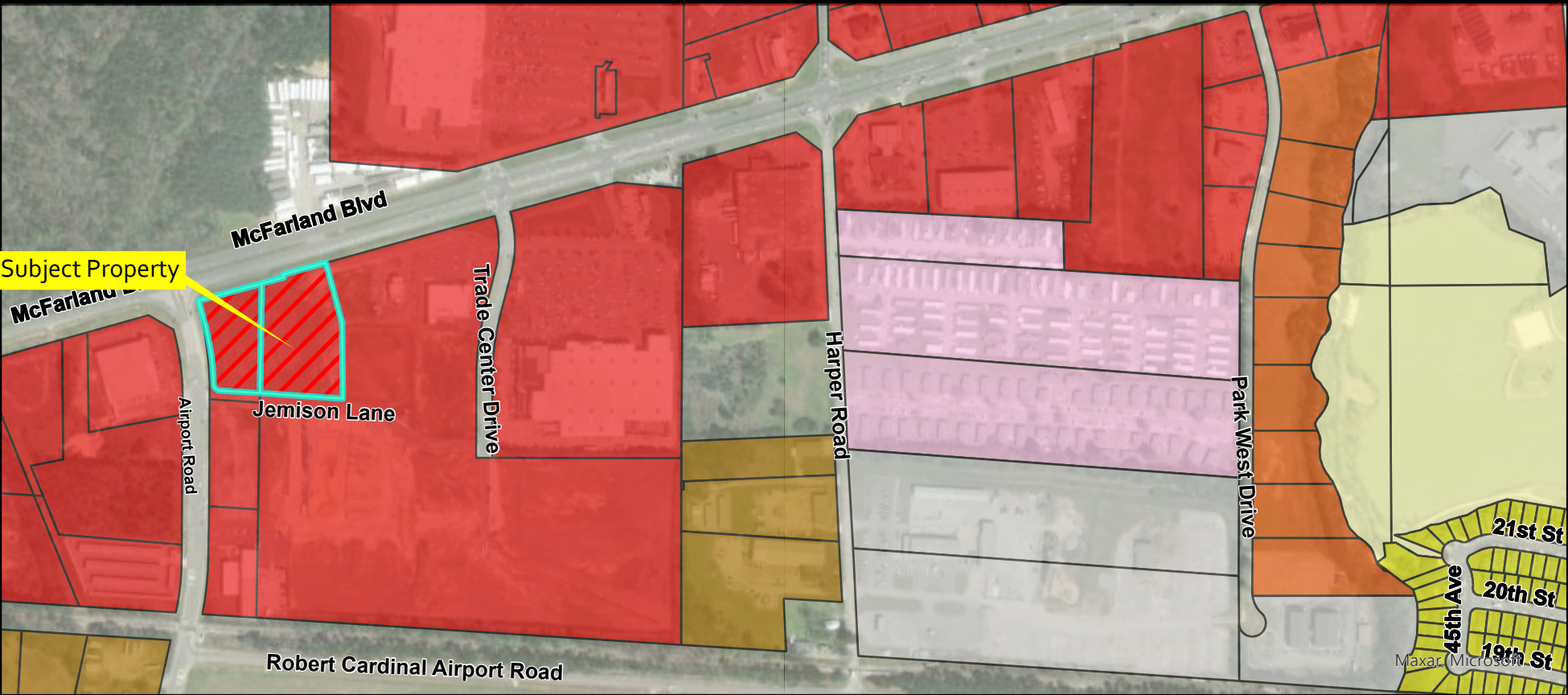
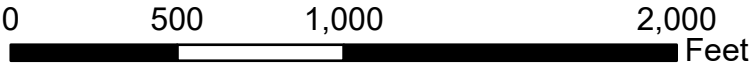
Preliminary Plat

Zoning

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



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City of Northport
Planning and Zoning Commission – March 19, 2024
Staff Report

Case: S-7-24

Applicant: Charles Yawn & Hillyard Beans

Location: 1300 Lurleen Wallace Boulevard

Request: Preliminary Plat

Charles Yawn & Hillyard Beans have requested a continuation of this item until the April Planning Commission meeting. The request was received prior to the mailing of the notice of the Commission meeting. Therefore, no action will be required of the Commission to continue this item.

City of Northport
Planning and Zoning Commission – March 19, 2024
Staff Report

Case: S-8-24

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.

New Submission ☒

Re-Submission ☐

Date of first submission: _____

City of Northport

Date of Plng Comm Mtg: ____ / ____ / ____

Preliminary Plat Application and Checklist

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

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

May 2005

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

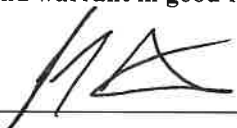
****All of the above information has been completed or marked "N/A." Initial JS ****

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 ☒Re-Submission ☐

Date of first submission:

City of Northport

Preliminary Plat Application and ChecklistName of Subdivision: The Terrace at Northcreek Master Plan RevisionName of Applicant: Longleaf Engineering, LLCPhone: (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.**

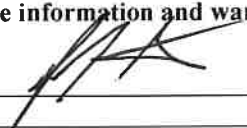
This checklist is provided as an aid in the process.

- 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



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 providing 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

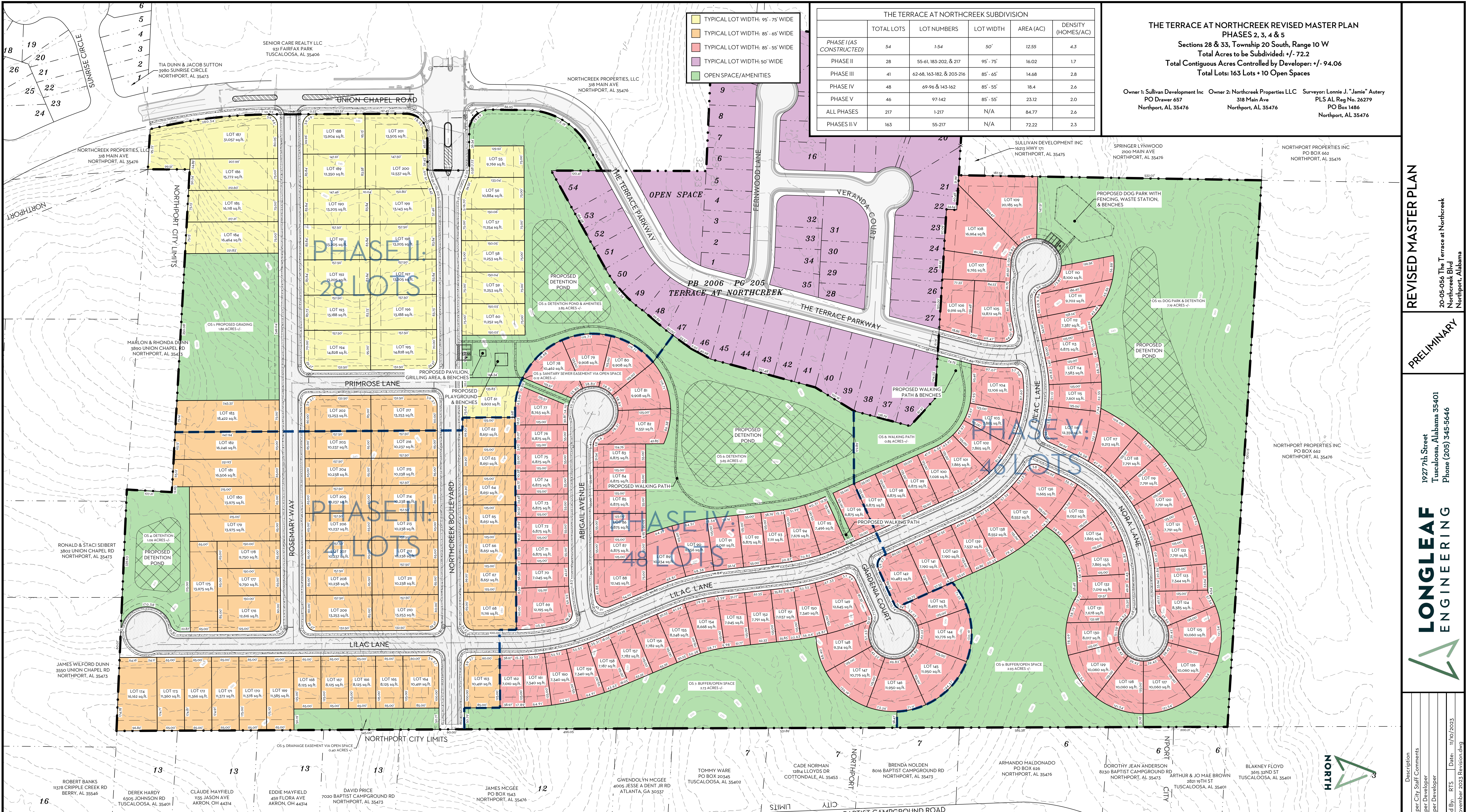
plan, but would be required in the future preliminary plats. The first variance was from the stub street requirement. An additional stub street has been added to the master plan. With this addition, the proposed master plan includes stub streets to the east and south and connects to Union Chapel Road 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

A handwritten signature in blue ink, appearing to read 'Tom Sims', is positioned above the printed name.

Tom Sims, P.E.
Consulting Engineer



TYPICAL ROAD CROSS SECTION (NOT TO SCALE)

1. REQUIRED 4" IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 12" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 6" IMPROVED BITUMINOUS CONCRETE BASE LAYER, 12" MAXIMUM AGGREGATE SIZE (1")
3. REQUIRED 6" CRUSHED AGGREGATE BASE (IF COMPACTED THICKNESS, 100% S.P.D.)
4. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
5. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
6. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
7. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
8. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
9. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
10. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH

NORTHCREEK BLVD CROSS SECTION (NOT TO SCALE)

1. REQUIRED 4" IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 12" MAXIMUM AGGREGATE SIZE (1")
2. REQUIRED 6" IMPROVED BITUMINOUS CONCRETE BASE LAYER, 12" MAXIMUM AGGREGATE SIZE (1")
3. REQUIRED 6" CRUSHED AGGREGATE BASE (IF COMPACTED THICKNESS, 100% S.P.D.)
4. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
5. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
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8. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
9. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH
10. REQUIRED 2" CONCRETE CURB (TYPICAL) 12" HIGH

LEGEND

- Existing 5' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Sublot Line
- Existing Water Main
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- 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 plain (FIRM Map 01125C0339G (1/16/2014) & 01125C0338G (1/16/2014)).
7. Homebuilders shall be required to plant 1 tree or shrub per 3,000 sq ft 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 Benchmarks: 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 Terrace Parkway entrance.
13. Total Open Space Area: 23.7 Acres - 32.8% of Total Site Area; Total Detention Pond Area: 3.92 Acres

REVISIONS

Rev	Date	Description
1	11/28/2023	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

REVISED MASTER PLAN

PRELIMINARY

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

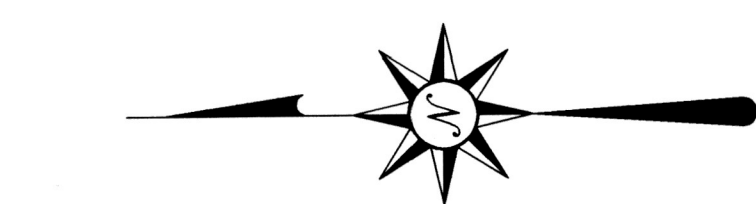
LONGLEAF
ENGINEERING

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

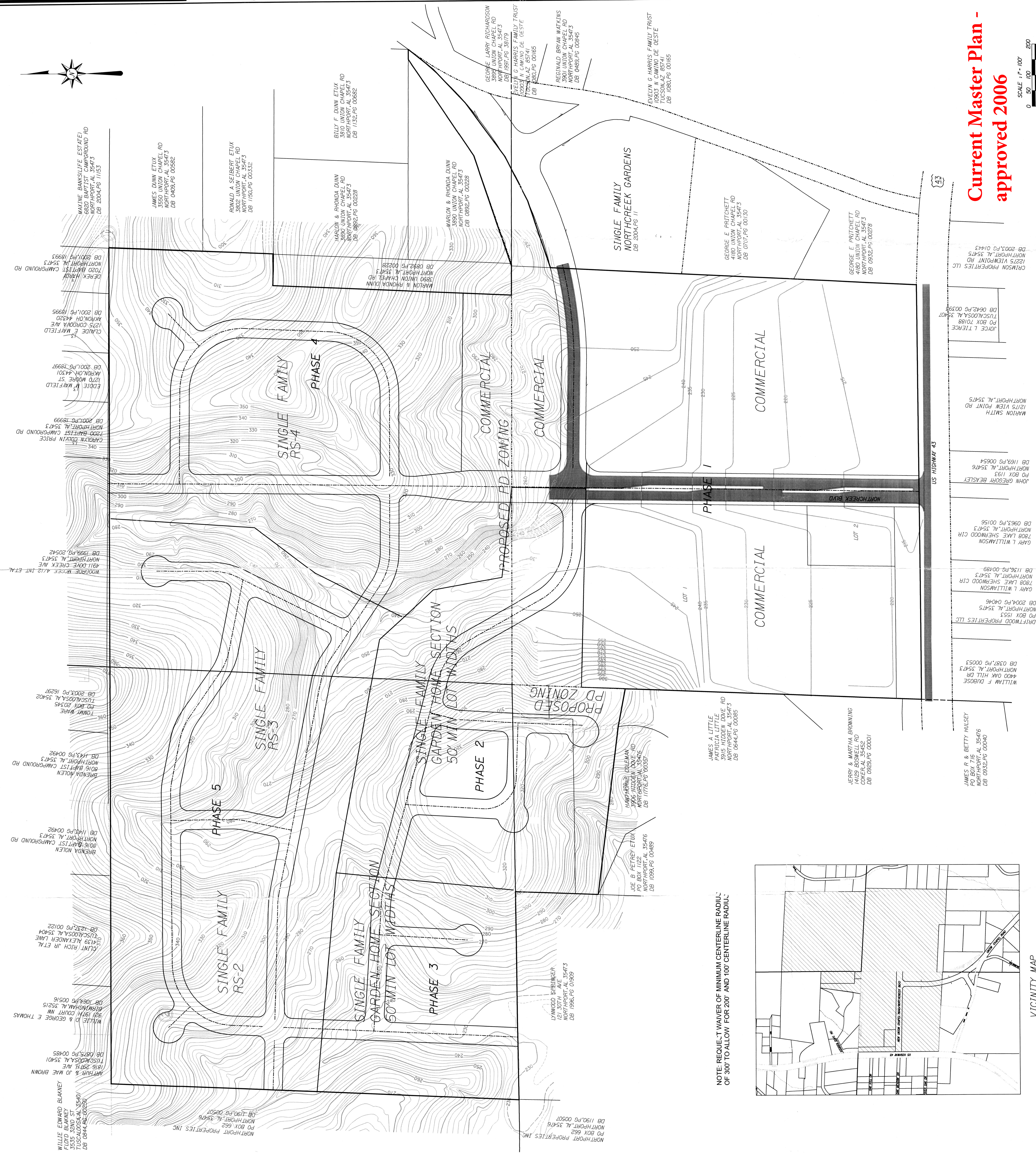
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NORTHPORT, ALABAMA

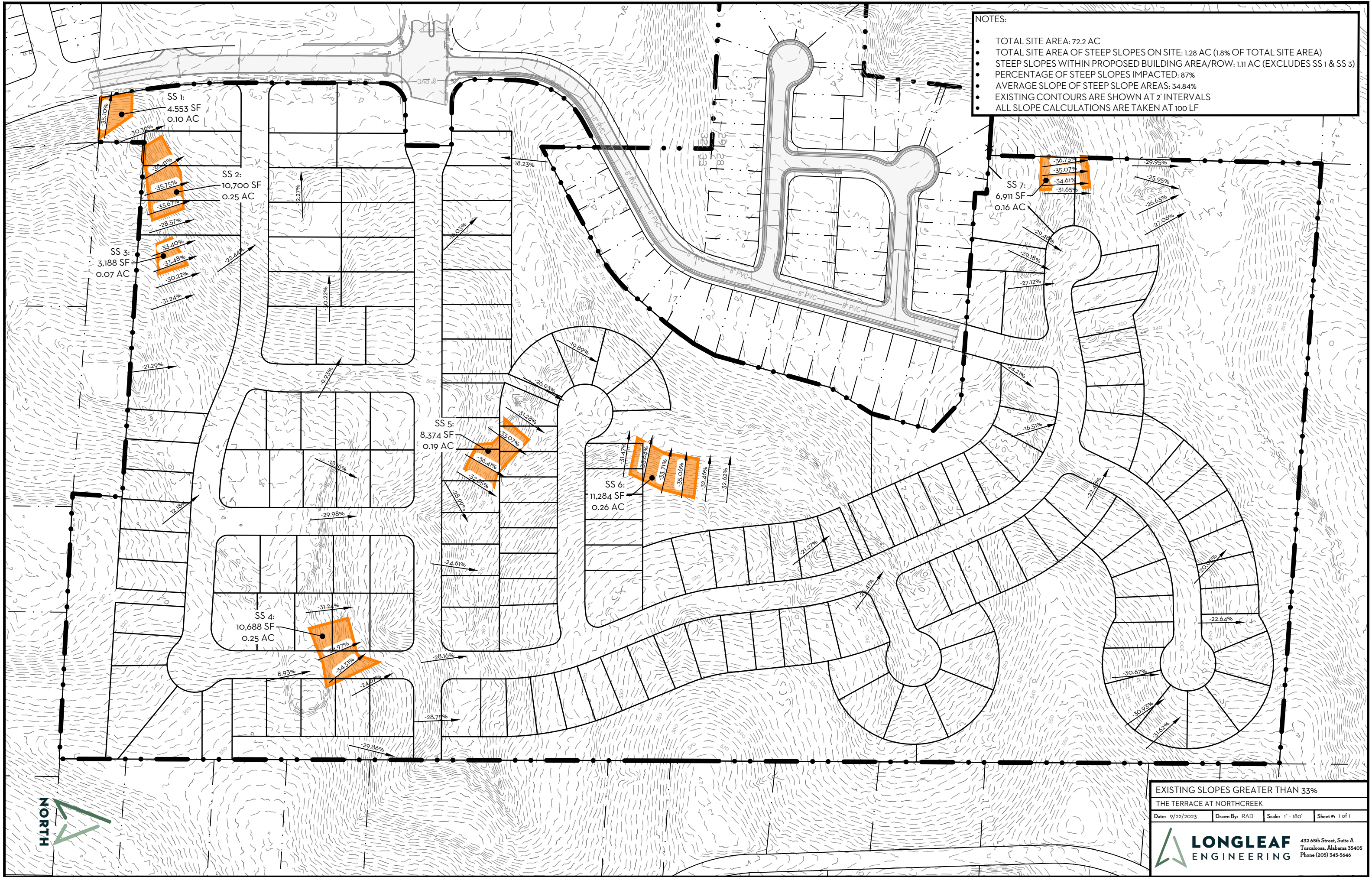
Current Master Plan - approved 2006



Almon Associates
Engineering, Surveying, Planning
2008 12th Street, P.O. Drawer
Tuscaloosa, Alabama 35401
(205) 349-2100 Voice, (205) 349-2101 Fax



VICINITY MAP



- 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

SS 1:
4,553 SF
0.10 AC

SS 2:
10,700 SF
0.25 AC

SS 3:
3,188 SF
0.07 AC

SS 7:
6,911 SF
0.16 AC

SS 5:
8,374 SF
0.19 AC

SS 6:
11,284 SF
0.26 AC

SS 4:
10,688 SF
0.25 AC



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 69th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

City of Northport Planning & Zoning Commission

Master Plan Revision

Zoning

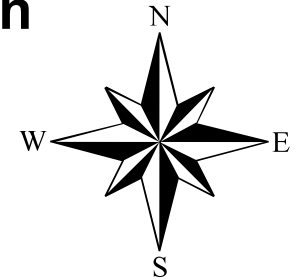
 Agriculture

 General Commercial

 Residential Single-Family - 1

 Residential Single-Family - 4

 Subject Property



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0 500 1,000 2,000
Feet

