

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MAY 14, 2024**

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 3. INTRODUCTIONS AND MEETING PROCEDURES**
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. April 9, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **SP-24-1 Prince Oil Company** - Prince Oil Company is requesting a conditional use for a service station for a location south of Owen Parkway and east of U.S. Highway 43.
 - B. **S-24-11 Warrior Tractor Subdivision** - Gene Ray Taylor is requesting preliminary plat approval for approximately 33.9 acres located at 6801 McFarland Boulevard.
 - C. **S-24-12 The Terrace at Northcreek, Phase II** - Sullivan Development, Inc. is requesting preliminary plat approval for approximately 16 acres for Phase II of The Terrace at Northcreek located at the dead end of Northcreek Boulevard.
 - D. **City of Northport Comprehensive Plan** - Adoption
- 10. COMMITTEE REPORTS**
- 11. OTHER AND MISCELLANEOUS BUSINESS**
- 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, APRIL 9, 2024**

The Planning and Zoning Commission met in a regular session at 6:01 p.m. on Tuesday, April 9, 2024, in the Council Chambers at Northport City Hall.

The meeting was called to order by Commission Member David Kemp. Upon roll call the following members were found to be present: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracy Kelly, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote were Mr. Clay Randolph, and Mr. Kevin Turner. Staff present were Mrs. Julie Ramm, Planning Director, Mrs. Tera Tubbs, City Engineer, 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.

Commission member David Kemp introduced the board members and staff members to the public.

Information on Back of Agenda – Commission member David Kemp explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) – **Motion by Mr. Lewis** to approve the minutes of the regular meeting on March 19, 2024. **Second by Mr. Martin.** Voiced roll call was given. **Motion Carried.**

Verification of No Conflict of Interest – None

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

Disclosure of Ex Parte Communication – None

Old Business

- A. **S-7-24 Yawns-Beans Property** – Charles Yawn and Hillyard Beans are requesting preliminary plat approval for approximately 0.79 acres located at 1300 Lurleen B. Wallace Boulevard. **WITHDRAWN.**

No Action Required.

New Business

- A. **S-10-24 Hendrix Addition No. 2** – Lynwood Hendrix is requesting a preliminary plat approval of approximately 2.56 acres located south of Rose Boulevard and west of U.S. Highway 43.

Mrs. Ramm stated that Lynwood Hendrix has requested preliminary plat approval for a resurvey of Lot 2 Hendrix Addition located at 12102 Hendrix Avenue. The plat will divide lot 2 into 2 separate lots. The total acreage of the plat is 2.56 acres. The petitioner has requested public street frontage and landscape requirements from the subdivision regulations.

Mr. Kevin Hinkle, 203 Hargrove E Road, represented Hendrix Family Investments.

There was no discussion from staff or the commission.

Commission member Kemp opened the floor for a public hearing.

With no one to appear before the commission, Commission member Kemp closed the floor for a public hearing.

Motion by Mr. Wiggins to approve the preliminary plat with the requested waiver for approximately 11.41 acres located south of Rose Boulevard and west of U.S. Highway 43. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

a. City of Northport Comprehensive Plan

Commission member David Kemp stated there would be no adoption tonight that they will adopt the Comprehensive Plan for adoption at the May 14, 2024, meeting.

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

Meeting adjourned at 6:11pm.

David Kemp, Commission Member

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – May 14, 2024
Staff Report

Case: SP-24-1

Applicant: Prince Oil Company

Location: South of Owen Parkway and East of HWY 43

Request: Conditional Use

Prince Oil Company is requesting conditional use approval for a gas station in a C-3 zone on the property south of Owen Parkway and east of Highway 43. The proposed development would feature a convenience store with gas pumps in the front and diesel pumps in the rear. The applicant has stated that there will be no overnight 18-wheeler parking.

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

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property.

The draft for the Northport Compass plan shows this area as “General Mixed Use”, which could support the proposed use. A detailed compliance review is pending as the applicant has not provided a site plan specific to this property. The applicant has provided a site layout for a similar project and wishes to explain to the commission in person how the proposed project would differ from this plan.

The site is surrounded by undeveloped land that is zoned General Commercial (C-3) to the south, east, and north. The property directly across Highway 43 to the west is an existing residential neighborhood zoned RS-1.

The subdivision street currently under construction does not appear to be designed for frequent truck traffic. It is recommended that any approval contain the condition that the roadway design be evaluated by a geotechnical engineer and modified as needed to support truck traffic.

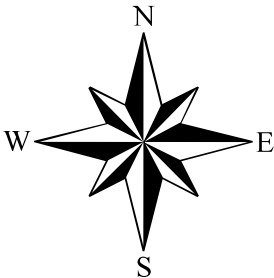
Any action on this item will be a recommendation to the City Council.

City of Northport Planning Commission

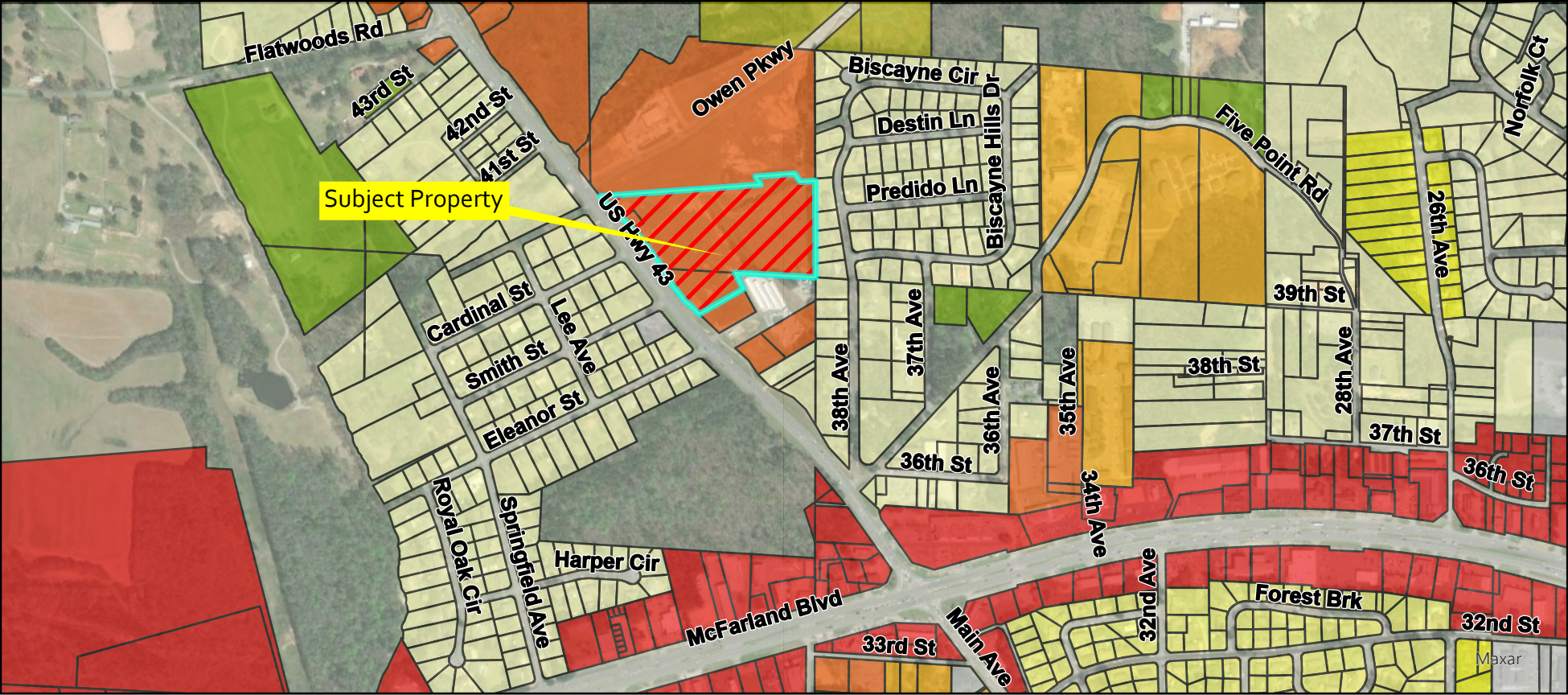
Conditional Use

Zoning

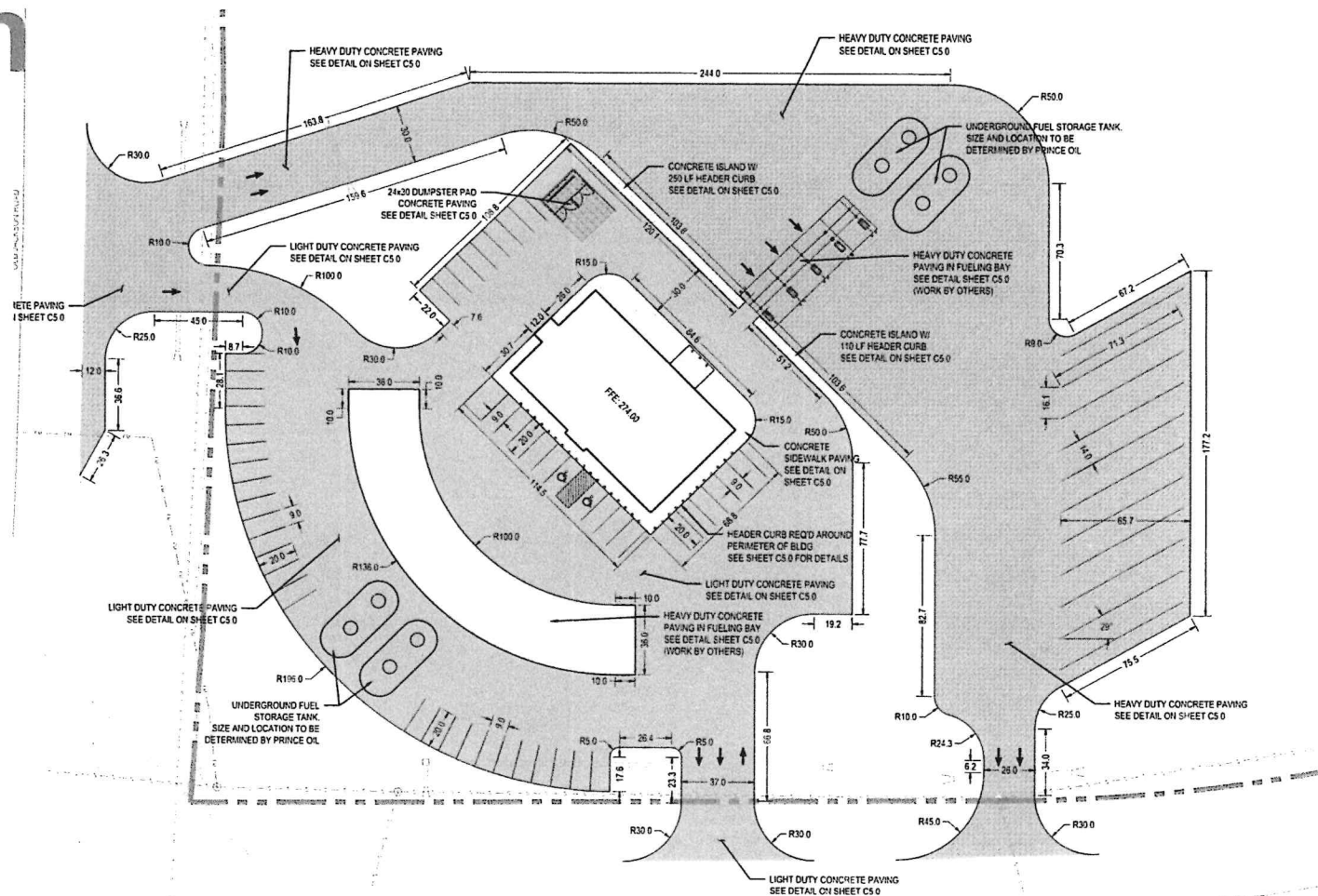
- Agriculture
- Commercial Highway
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - SD
- Subject Property



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.



Site plan submitted by applicant for a "similar" project - not for the property in question.



Search Google Maps



4101 Cardinal St

Northport, Alabama



Google Street View

Dec 2013

[See more dates](#)



Proposed development site as
seen from HWY 43 looking east

Google

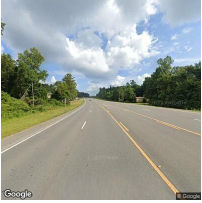
← 3899 US-43
Northport, Alabama
Google Street View
Jan 2024 See more dates

Existing residential
neighborhood across HWY 43



Google





 PERMIT PROJECT
FILE #: 24-000519
HWY 43 NORTHPORT AL 35475
CONVENIENCE STORE



PERMIT #: CUP24-000001

Permit Type

Conditional Use Application

Subtype

Conditional Use Permit



Work Description:

Convenience Store



Applicant

Prince Oil Company - Nick Sharp



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

100.00

Total Amount

100.00

Amount Paid

0.00

Balance Due

100.00

☐

Non-Billable



PERMIT DATES

Application Date

04/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner

GLORY LLC



Current Zoning District

C-3



Total Acreage

3

Current Use of Property

Open Feild

Number of Adjoining Properties

Additional Parcel #s

lot 1.3 lot 1.4



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

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

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

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

SUBMITTAL DOCUMENTS

Are you the current owner on record?

No



Notarized Designation to Authorize Agent Form (Click to Download)

[designation-of-agent signed.pdf](#)



A copy of the deed of the subject property

[Correction to deed 10.31.23.pdf](#)



Site Plan

Site Plan.pdf



Mailing labels for each adjoining property owner

Adjoining Property Owners.docx



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

Signature

signature.png



OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES



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

PAYMENTS



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



City of Northport Designation of Agent Form

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

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

Property Owner Signature: [Signature]

Date: 4-5-24

Property Owner Mailing Address:

1105 Old Hwy 45
Scoba, MS 39358

Phone Number:

601-479-2654

Authorized Agent Mailing Address:

PO Box 27
Philadelphia, MS 39350

Phone Number:

601-656-4343

~~STATE OF ALABAMA~~ Mississippi

~~COUNTY OF FUSCALOOSA~~ Lauderdale

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

Given my hand and seal of office this 5th day of April, 2024

Cassie Clearman
Notary Public

My Commission Expires: 1.19.27



Recorded: 10/31/2023 3:22:42 PM
 Ward D. Robertson, III, Probate Judge
 Tuscaloosa County, Alabama
 Term/Cashier: PRO-RECORDINGS/JMCATEER
 Tran: 73189
 Probate Judge Fee \$2.00
 Recording Fee - By Page Count \$12.00
 Source of Title \$1.25

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

**JOINTLY FOR LIFE
 WITH REMAINDER TO SURVIVOR**

File # 1893-23

Source of Title:
 Deed Book 2023, Page 13847

Deed Book: 2022, Page: 29508

CORRECTION WARRANTY DEED

PREPARED WITHOUT BENEFIT OF SURVEY
 OR TITLE EXAMINATION

This deed is to correct the legal description contained in the deed originally recorded in Deed Book 2023 at Page 13847 in the Probate Office of Tuscaloosa County, Alabama. The transfer fees were paid at the time this deed was recorded.

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, *an Alabama limited liability company,* Hill and Spann Land Co., LLC, (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto G N Hahn Properties, LLC (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Tuscaloosa County, Alabama, to-wit

A tract or parcel of land, being a part of Lot 2 of Burnum Hahn Subdivision, a plat of which is recorded in the Probate Office of Tuscaloosa County, Alabama, in plat book 2023, at page 93, being located in the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing zero and ninety-eight (0.98) hundredths acre, more or less, and being more particularly described as follows:

As a POINT OF COMMENCEMENT, start at a concrete monument found at the Northeast corner of Section 8, Township 21 South, Range 10 West; thence run in a westerly direction and along the North boundary of said Section 8 for a distance of 489.49 feet to a capped rebar found at the POINT OF BEGINNING of the herein described parcel; thence with a deflection angle left of 24° 44', run in a southwesterly direction for a distance of 329.14 feet to a capped rebar found on the East right-of-way of US Highway 43 North; thence with an interior angle right of 73° 13', run in a southeasterly direction and along the East right-of-way of US Highway 43 North for a distance of 50.63 feet to a concrete monument found; thence with an interior angle right of 171° 29', run in a southeasterly direction and along the East right-of-way of US Highway 43 North for a distance of 119.41 feet to a capped rebar found; thence leaving said right-of-way with an interior angle right of 107° 01', run in a northeasterly direction for a distance of 282.50 feet to an iron pin found; thence with an interior angle right of 90° 22', run in a northwesterly direction for a distance of 116.82 feet to the POINT OF BEGINNING of the herein described parcel, forming an interior closure angle of 97° 55'.

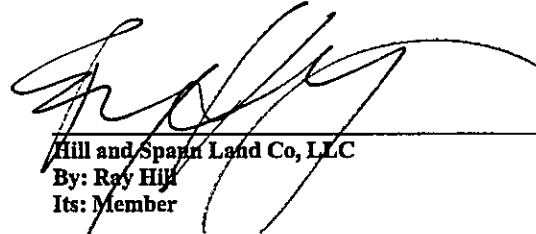
This conveyance is hereby made subject to all easements, restrictions, rights of way and other matters of record in the Probate Office of Tuscaloosa County, Alabama and the following:

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors shall warrant and defend the premises

to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 4 day of August, 2023.



Hill and Spann Land Co, LLC
By: Ray Hill
Its: Member

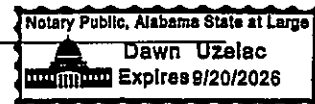
STATE OF Alabama
COUNTY OF Tuscaloosa

I, the undersigned notary public, in and for said county and state, hereby certify that Ray Hill, as Member of Hill and Spann Land Co, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of August, 2023.



Notary Public
My commission expires _____



Hill and Spann Land Co, LLC
By: William A. Spann
Its: Member

STATE OF _____
COUNTY OF _____

I, the undersigned notary public, in and for said county and state, hereby certify that William A. Spann, as Member of Hill and Spann Land Co, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2023.

Notary Public
My commission expires _____

to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this ____ day of _____, 2023.

Hill and Spann Land Co, LLC
By: Ray Hill
Its: Member

STATE OF _____
COUNTY OF _____

I, the undersigned notary public, in and for said county and state, hereby certify that **Ray Hill, as Member of Hill and Spann Land Co, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2023.

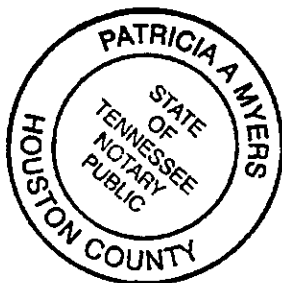
Notary Public
My commission expires _____

Hill and Spann Land Co, LLC
By: William A. Spann
Its: Member

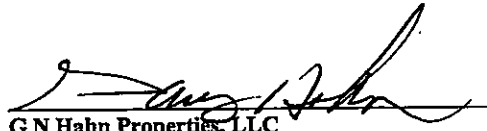
STATE OF Tennessee
COUNTY OF DeKalb

I, the undersigned notary public, in and for said county and state, hereby certify that **William A. Spann, as Member of Hill and Spann Land Co, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of Oct, 2023.



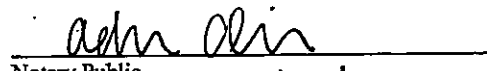
Notary Public
My commission expires 8-18-2026

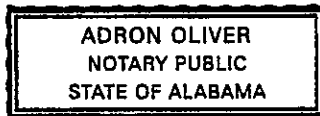

G N Hahn Properties, LLC
By: Gary Hahn
Its: Member

STATE OF Alabama
COUNTY OF TUSCALOOSA

I, the undersigned notary public, in and for said county and state, hereby certify that Gary Hahn, as Member of G N Hahn Properties, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16 day of OCTOBER, 2023.


Notary Public
My commission expires 2/24/27



THIS INSTRUMENT PREPARED BY:

Robert S. Platt
1490 Northbank Parkway, Suite 140
Tuscaloosa, AL 35406
Telephone: 205-345-5310

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Hill and Spann Land Co, LLC
 Mailing Address 1105 Old Hwy 45
Scooba, MS 39358

Grantee's Name G N Hahn Properties, LLC
 Mailing Address 15573 Bridgeview Drive
Northport, AL 35475

Property Address Highway 43 N
Northport, AL 35473

Date of Sale October 20, 2023
 Total Purchase Price \$160,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

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

_____ Bill of Sale
 _____ Sales Contract

_____ Appraisal
 _____ Other:

☒ Closing Statement

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

Instructions

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

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

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

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

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

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

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

Date 10/26/23

Print Adam Oliver

_____ Unattested

(verified by)

Sign

Adam Oliver
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

City of Northport
Planning and Zoning Commission – May 14, 2024
Staff Report

Case: S-24-11

Applicant: Gene Ray Taylor

Location: 6801 McFarland Blvd

Request: Preliminary Plat

Gene Ray Taylor is requesting preliminary plat approval for 33.9 acres located at 6801 McFarland Blvd. The site currently consists of a heavy equipment sales & service business spread across 15 separate parcels. Since a building expansion is proposed, the zoning ordinance requires that the development site be consolidated into one lot.

The following waivers are being requested with this plat:

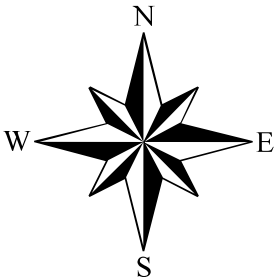
- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontage unless waived by the commission. While this regulation does not apply to state right-of-way, it would apply to the portion of the site with frontage on 5th Street. The petitioner has requested a waiver of sidewalks on 5th Street. These sidewalks, if constructed, would not connect to any adjacent sidewalks along 5th Street. The presence of the railroad and narrow bridge to the south make it unlikely sidewalks would be extended in a future City project. The commission would have the option to 1) approve the complete waiver, 2) require payment into the sidewalk bank, or 3) require that the sidewalks be built.
- **Half-Street Improvements** – The subdivision regulations would require half-street improvements along 5th Street unless waived by the commission. The applicant has mentioned that the paving width is constrained by the narrow bridge crossing the railroad, and that any half-street improvements would be bottlenecked at that point.
- **Landscaping** – The subdivision regulations require that all new developments have screening installed where they abut unlike land uses. This development does abut residential properties to the west across 5th Street, however, the only proposed new construction would be in the middle of the site and away from any unlike land uses.

The petitioner is currently pursuing a FEMA Letter of Map Revision that would change the limits of the flood zone and floodway. If the limits of the floodway are changed prior to the signing of the final plat, the drainage easement will be modified to match the revised floodway boundary.

Approval of this agenda item and associated waiver requests will require 6 affirmative votes.

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.

Parcels

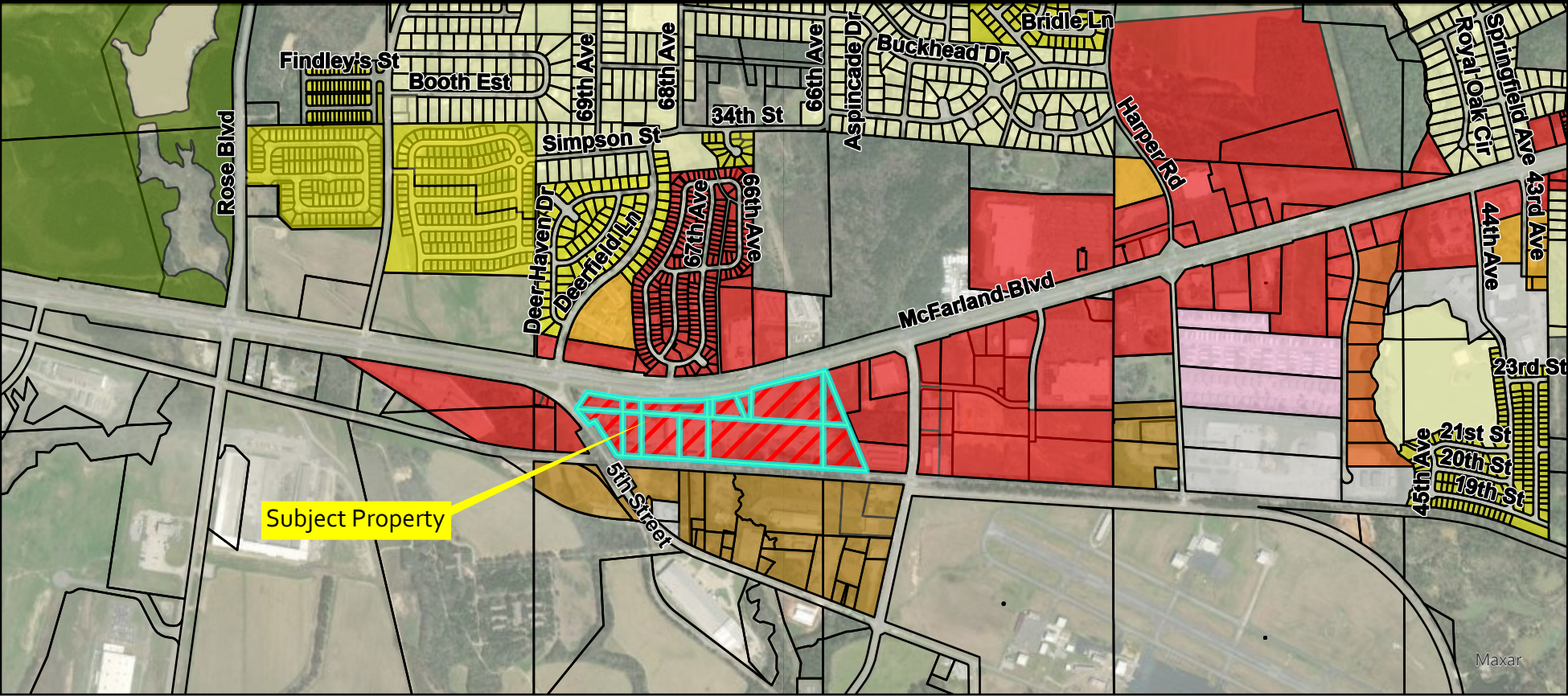
□ Parcels

Zoning

- Commercial Highway
- General Commercial
- Heavy Industrial
- Light Industrial

- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Parcels selection

0 1,000 2,000 4,000 Feet



6800 McFarland Blvd

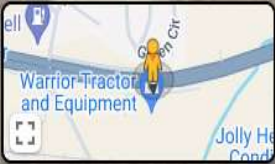
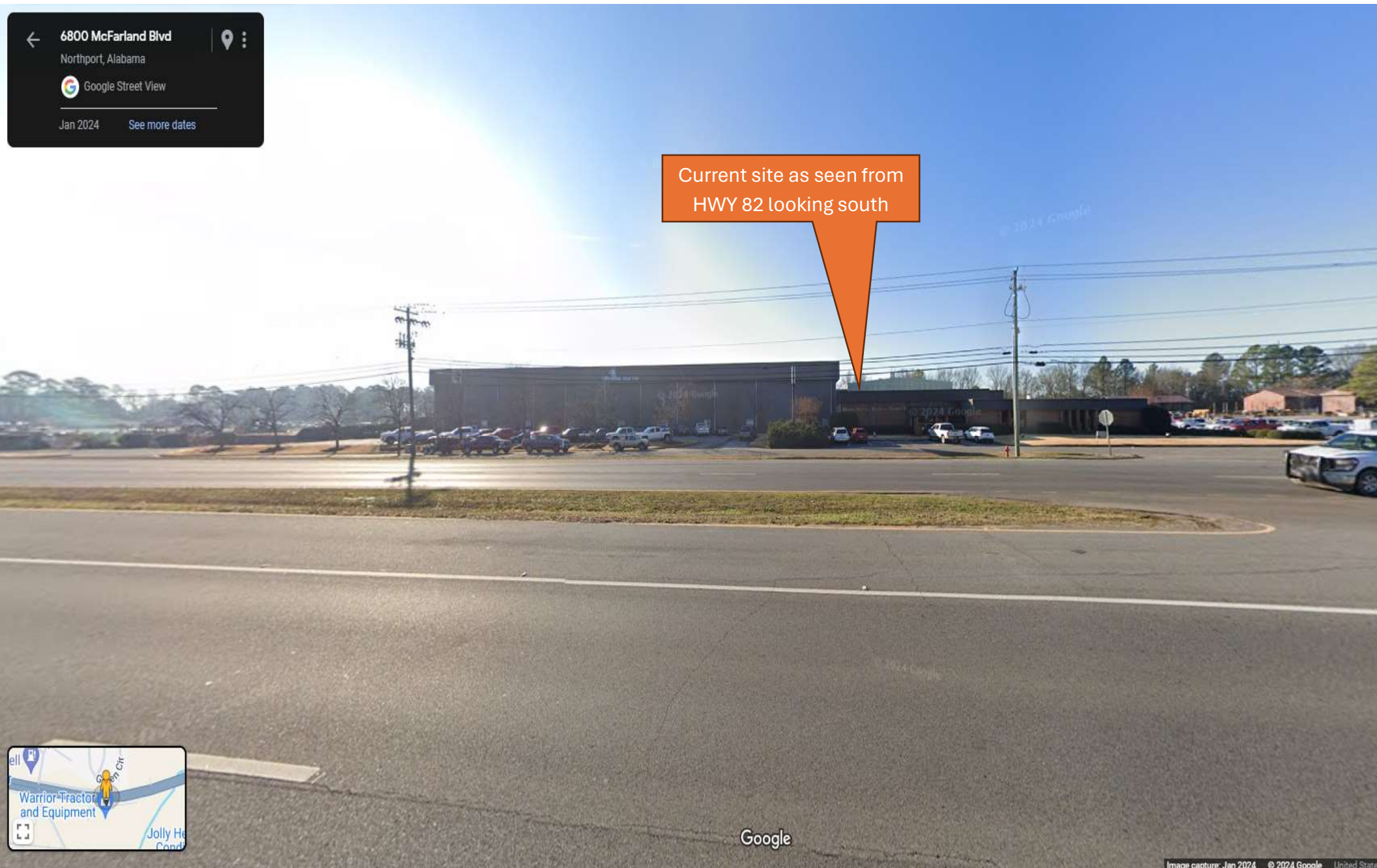
Northport, Alabama

Google Street View

Jan 2024

See more dates

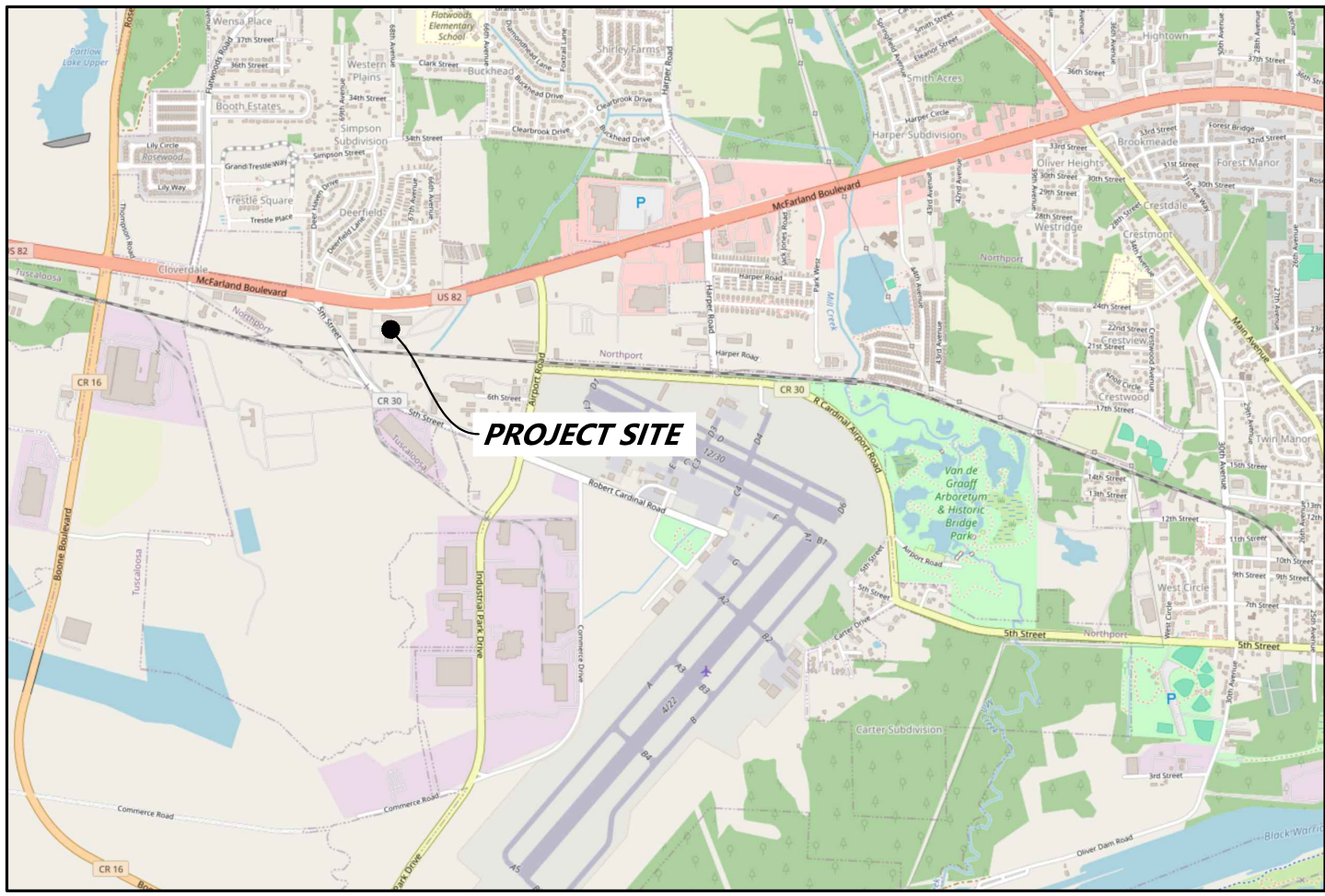
Current site as seen from
HWY 82 looking south



Google



Current site as seen from Fifth Street looking northeast.



VICINITY MAP
NOT TO SCALE

SURVEYOR:

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

ENGINEER:

ROBERT W. MARTIN, PE (AL PE LICENSE NO. 39307)
DUNCAN COKER ASSOCIATES, P.C.
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406

OWNER/DEVELOPER/APPLICANT:

WARRIOR TRACTOR AND EQUIPMENT
PO BOX 14
NORTHPORT, AL 35476

GENE RAY TAYLOR
17 RIDGELAND
TUSCALOOSA, AL 35406

NOTES:

- PROPERTY TO BE SUBDIVIDED = 33.9 AC.±
TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 33.9 AC.±
- THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NORTHPORT, AND IS ZONED C-6, COMMERCIAL HIGHWAY. USAGE OF THE LOT IS AND WILL BE IN CONFORMANCE WITH THAT ALLOWED IN C-6 AS OUTLINED IN THE CITY OF NORTHPORT ZONING ORDINANCE, CURRENT EDITION.
- PROPERTY IS SERVED BY CITY OF NORTHPORT WATER AND SEWER.
- THIS SUBJECT PROPERTY LIES WITHIN A MAPPED SPECIAL FLOOD HAZARD, AS PER FEMA FLOOD MAP No. 01125C0501G, REVISED DATE 1/16/2014. A LETTER OF MAP REVISION (LOMR) IS CURRENTLY IN PROCESS FOR THIS DEVELOPMENT AND SURROUNDING PROPERTIES. FLOODWAY BOUNDARIES SHOWN HERE ARE BASED ON THE CURRENT FLOODWAY BOUNDARY AND SHALL BE MODIFIED ONCE SAID LOMR IS APPROVED.
- NO FILLING OR CONSTRUCTION SHALL BE ALLOWED IN THE PORTION OF THIS SUBDIVISION DESIGNATED AS "FLOODWAY" WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF NORTHPORT.
- THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
- THE SUBJECT PROPERTY IS LOCATED IN SECTION 07 AND SECTION 18, TOWNSHIP 21 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.
- C-6 SETBACKS:**
FRONT: 40'
REAR: 25'
SIDE: 10'
- A VARIANCE WAS GRANTED BY THE CITY OF NORTHPORT ZONING BOARD OF ADJUSTMENT AT THE MARCH 2024 MEETING FOR EXPANSION OF AN EXISTING NON CONFORMITY AT THIS PROPERTY.
- EXISTING UTILITY LOCATIONS TAKEN FROM CITY OF NORTHPORT GIS SYSTEM/VISUAL OBSERVATIONS AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
- THIS SUBDIVISION IS A RESURVEY OF TWELVE UNPLATTED PARCELS.

WAIVER REQUESTS:

1. Sidewalk Construction

The petitioner requests a waiver of sidewalk construction along roadway frontages of McFarland Boulevard (Highway 82) and 5th Street. No sidewalk infrastructure exists along McFarland Boulevard, and the existing topography does not allow adequate space for sidewalk construction adjacent to the travel lane. ALDOT has indicated a shared-use path will be constructed in this area as a part of a future ALDOT project. The "Tuscaloosa Area Bicycle and Pedestrian Plan 2020" shows the aforementioned shared-use path is currently already funded along the subject property frontage. Additionally, the pedestrian plan does not recommend sidewalks along 5th Street as this section of roadway is confined by a narrow bridge to the South with inadequate width to accommodate a sidewalk connection. The roadway also leads to industrial zoned property that is not suitable for pedestrian access. Therefore, a complete waiver of sidewalks is requested with no "fee-in-lieu".

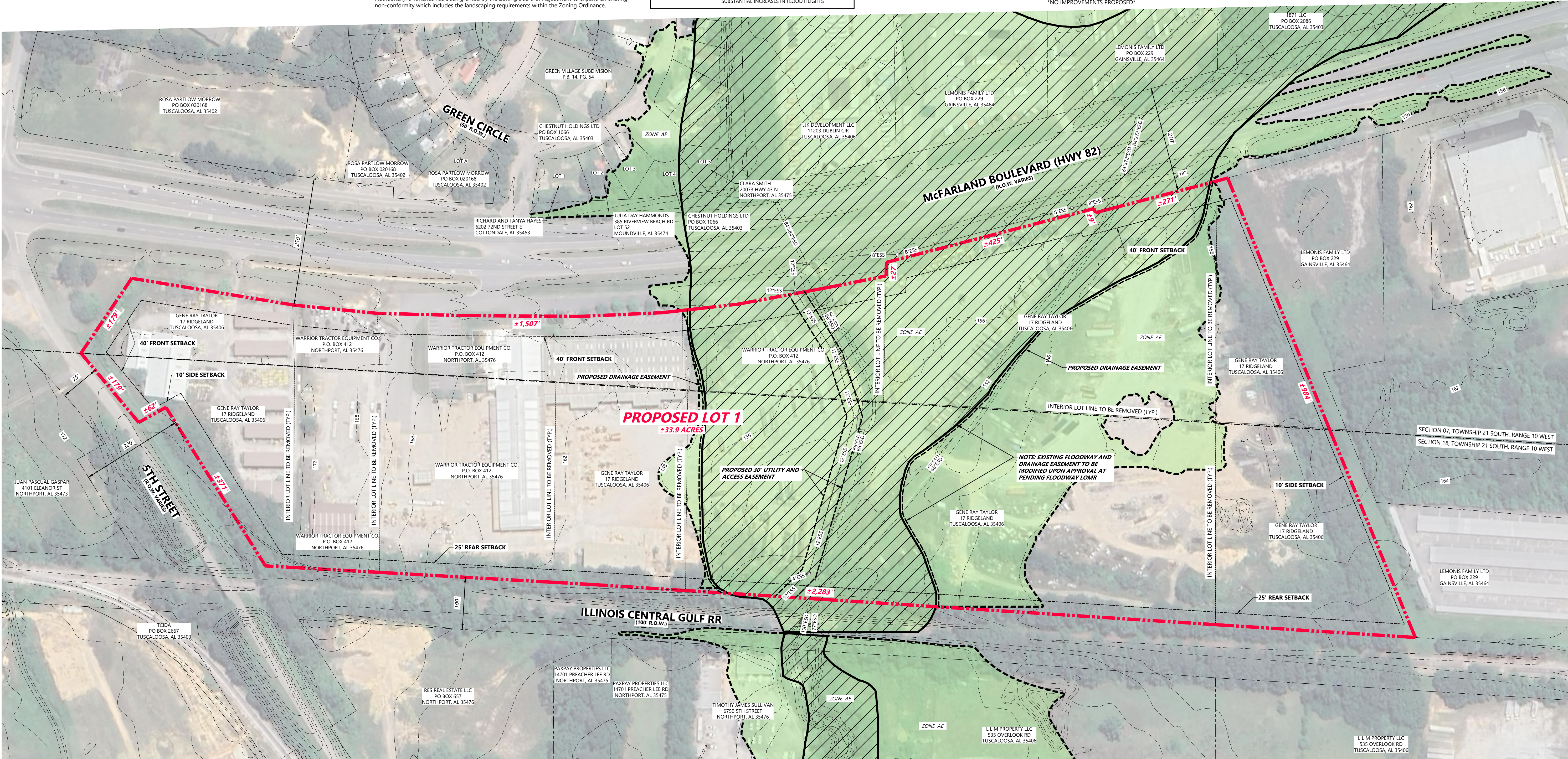
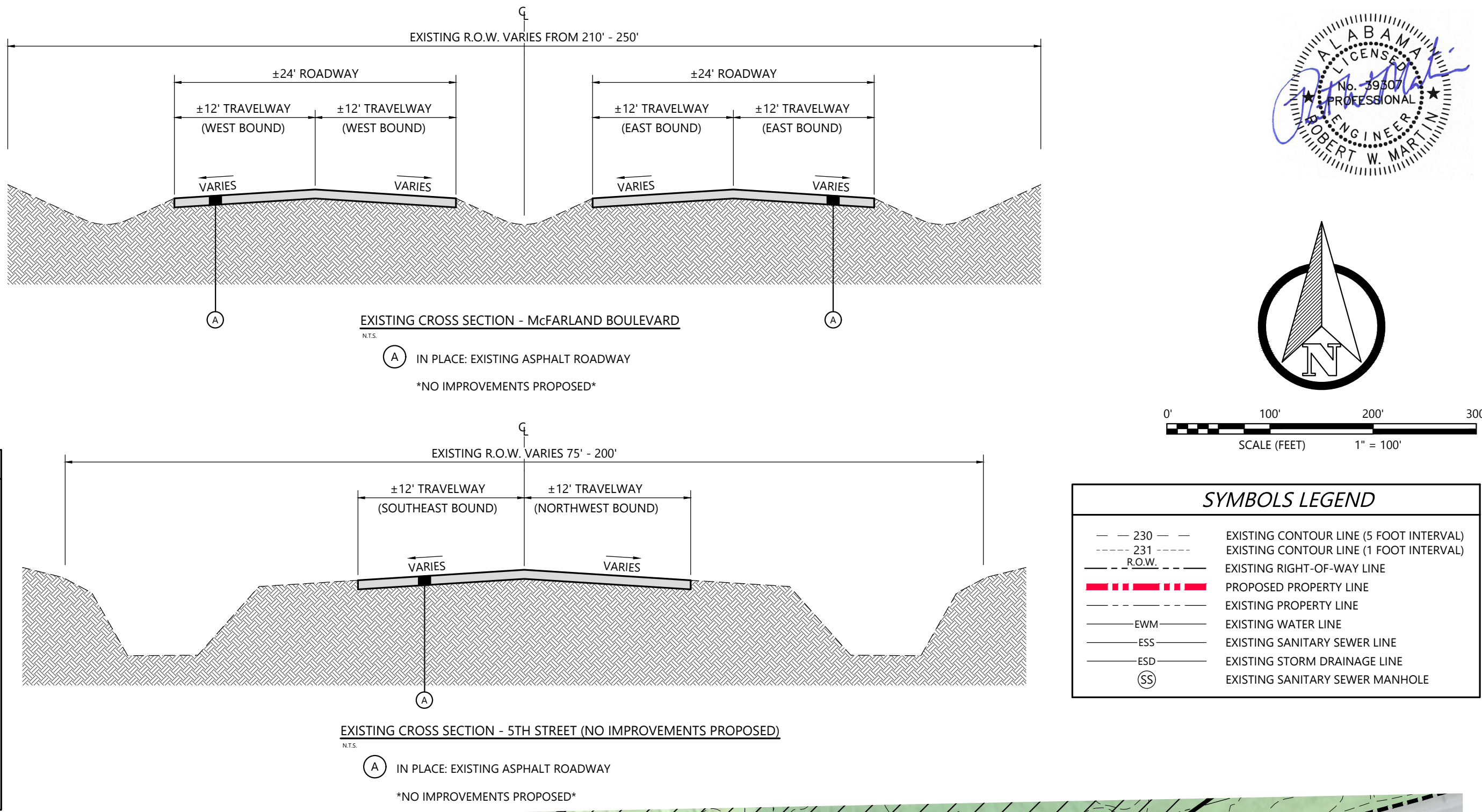
2. Half-Street Improvements

The petitioner requests a waiver of half street improvements along 5th Street. The pavement width of 5th Street is confined by the narrow bridge South of the property frontage. Until the bridge is replaced, there is no opportunity for future widening of 5th Street beyond the property frontage. To avoid having an inconsistent pavement width and a "bottleneck" scenario at the bridge, a waiver of half street improvements is requested.

3. Landscaping

The petitioner requests a waiver from the landscaping requirements within the subdivision regulations. Due to the use of this property and the subdivision not being part of a re-development or creating additional lots, it is not practical to re-landscape the currently developed 30-acre site. Additionally, a variance has been granted by the Zoning Board of Adjustment to expand an existing non-conformity which includes the landscaping requirements within the Zoning Ordinance.

FLOOD MAP LEGEND	
	FLOODPLAIN BOUNDARY 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY 0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
	SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. ZONE A - NO BASE ELEVATIONS DETERMINED ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
	FLOODWAY AREAS IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS



ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No. 23657
JAMES L. DUNCAN, JR.

ALABAMA
LICENSED
PROFESSIONAL
SURVEYOR
No. 39307
ROBERT W. MARTIN

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
No

SUBDIVISION WAIVER REQUESTS

Project: Warrior Tractor Subdivision

Date: April 26, 2024

Sidewalk Construction

The petitioner requests a waiver of sidewalk construction along roadway frontages of McFarland Boulevard (Highway 82) and 5th Street. No sidewalk infrastructure exists along McFarland Boulevard, and the existing topography does not allow adequate space for sidewalk construction adjacent to the travel lane. ALDOT has indicated a shared-use path will be constructed in this area as a part of a future ALDOT project. The "Tuscaloosa Area Bicycle and Pedestrian Plan 2020" shows the aforementioned shared-use path is currently already funded along the subject property frontage. Additionally, the pedestrian plan does not recommend sidewalks along 5th Street as this section of roadway is confined by a narrow bridge to the South with inadequate width to accommodate a sidewalk connection. The roadway also leads to industrial zoned property that is not suitable for pedestrian access. Therefore, a complete waiver of sidewalks is requested with no "fee-in-lieu".

Half-Street Improvements

The petitioner requests a waiver of half street improvements along 5th Street. The pavement width of 5th Street is confined by the narrow bridge South of the property frontage. Until the bridge is replaced, there is no opportunity for future widening of 5th Street beyond the property frontage. To avoid having an inconsistent pavement width and a "bottleneck" scenario at the bridge, a waiver of half street improvements is requested.

Landscaping

The petitioner requests a waiver from the landscaping requirements within the subdivision regulations. Due to the use of this property and the subdivision not being part of a re-development or creating additional lots, it is not practical to re-landscape the currently developed 30-acre site. Additionally, a variance has been granted by the Zoning Board of Adjustment to expand an existing non-conformity which includes the landscaping requirements within the Zoning Ordinance.

No image found for
this file, click here to
upload an image.

 PERMIT PROJECT
FILE #: 24-000557
6801 MCFARLAND BLVD. NORTHPORT AL 35473
WARRIOR TRACTOR - LOT CONSOLIDATION



PERMIT #: PPA24-000008

Permit Type

Preliminary Plat Application

Subtype

Preliminary Plat Application



Work Description:

Warrior Tractor Subdivision



Applicant

Robert Martin



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

372.20

Permit Fees

0.00

Total Amount

372.20

Amount Paid

0.00

Balance Due

372.20



Non-Billable



PERMIT DATES

Application Date

04/15/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

31.03.07.3.008.007.000, 31.04.18.2.001.001.000, 31.03.07.3.008.006.000, 31.04.18.2.001.002.000,
31.03.07.3.008.005.000, 31.04.18.2.001.003.000, 31.04.18.2.001.004.001, 31.03.07.3.008.004.000,
31.03.07.3.008.003.000, 31.03.07.3.008.002.000, 31.03.07.3.008.001.000, 31.04.18.2.001.004.000

Contact

I Am The
Engineer



Property Owner
Warrior Tractor - Gene Taylor



Engineer
- Robert Martin



Surveyor
Duncan Coker - Jimmy Duncan



PROJECT INFORMATION

Number of Adjacent Property Owners
12

In City Limits?
Yes



Current Zoning
C-6



Change in Zoning Requested
C-6



Total Acreage
33.9

Total Lots
1

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



Name of master plan
None

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



Date of Predesign/Pre-application Meeting

01/03/2024

Name and date of most recent approved master plan

None

Describe the Location of Property to be Subdivided

Warrior Tractor and Equipment facility - 6801 McFarland Blvd.

Will any waivers be requested?

Yes

Waivers

The property owner requests a waiver from sidewalk construction along Highway 82 (McFarland Blvd.)

Submittal Requirements

Copy of Plat

Warrior Tractor PP.pdf



Legal Description

DB 585 Pg 644.pdf

DB 606 Pg 210.pdf

DB 695 Pg 331.pdf

DB 901 Pg 134.pdf

DB 904 Pg 561.pdf

DB 904 Pg 635.pdf

DB 909 Pg 108.pdf

DB 1240 Pg 283.pdf



Notarized Designation to Authorize Agent Form (Click to Download)

DCA Agent.pdf



Waiver

Warrior Tractor Waiver.pdf



Other Submittal Documents

Check.pdf



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

RWM

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	DE	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				97.20	
Plan Check Fees				372.20	
Permit Fees				0.00	
Total Fees				372.20	

 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
					Amount Paid	0.00	
					Balance Due	372.20	

CLAIMS LIST
Deed BK
BK 908 PG 3/6
NE of NW 18-21-10
also 30ft. access eas.
SE of SW 7-21-10

STATE OF ALABAMA
TUSCALOOSA COUNTY

QUIT CLAIM DEED

BOOK 585 PAGE 644

KNOW ALL MEN BY THESE PRESENTS, That

NADELIA OSWALT, WIFE OF W. E. OSWALT,

(herein referred to as Grantor) for and in consideration of

TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration,

in hand paid by the Grantee, GENE RAY TAYLOR,

(herein referred to as Grantee), the receipt whereof is hereby acknowledged, does hereby remise, release and forever quit claim unto the said Grantee, all her right, title and interest in and to the following described real estate, situated in Tuscaloosa County, Alabama, viz:

PARCEL I -

For the point of beginning, begin at the northeast corner of the Northwest One-Quarter of the Northwest One-Quarter of Section 18, Township 21 South, Range 10 West; thence run South for a distance of 401 feet to a point on the north boundary line of the right of way of the Gulf, Mobile and Ohio Railroad; thence with a deflection angle of 93 degrees 13 minutes right, run 136.85 feet to a point on said right of way of the Gulf, Mobile and Ohio Railroad; thence with a deflection angle of 86 degrees 38 minutes right, run 519 feet to a point on the south boundary line of U. S. Highway Number 82; thence with a deflection angle of 87 degrees 01 minutes right, run 396.70 feet to a point on the south boundary of the U. S. Highway Number 82, said boundary of U. S. Highway Number 82 being on a 1 degree 30 minute curve; thence with a deflection angle of 93 degrees, 06 minutes right, run 106.2 feet to a point on the North boundary of Section 18; thence with a deflection angle of 93 degrees 15 minutes right, run 259 feet to the point of beginning. The property lines of this parcel make an interior angle of 273 degrees 13 minutes at the point of beginning. This parcel of property being a part of the SW 1/4 of SE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 10 West, and a part of the NW 1/4 of the NW 1/4, Section 18, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing 2-1/2 acres, more or less.

This conveyance is made subject to those certain easements to Alabama Power Company as recorded in the Probate Office of Tuscaloosa County, Alabama.

This being the same property conveyed to the parties hereto by Foy W. Young and Pauline E. Young, by deed dated November 6, 1967, and recorded in Deed Book 545 at Page 747 in the Probate Office of Tuscaloosa County, Alabama.

PARCEL II -

Start at the NE corner of the NW 1/4 of the NW 1/4 of Section 18, Township 21 South, Range 10 West, and proceed South along the East boundary line of said NW 1/4 of NW 1/4 of Section 18 for a distance of 401.00 feet to a point, thence, with a right deflection of 93° 13', run in a westerly direction 136.85 feet to the point of beginning, from said point of beginning continue in a westerly direction along the same straight line for a distance of 41.97 feet to a point, thence with a right deflection of 87 degrees 01 minutes, proceed in a northerly direction 519.00 feet to a point, thence with a right deflection of 87° 15' proceed in an easterly direction 45.29 feet to a point, said point being the NW corner of that piece of property sold by Foy Young to W. E. Oswald and Gene Ray Taylor, thence with a right deflection of 92° 22', proceed in a southerly direction 519.00 feet to said point of beginning. All of the above described property being in the NW 1/4 of the NW 1/4 of Section 18, Township 21 South, Range 10 West of the Huntsville Meridian, in Tuscaloosa County, Alabama, and containing 0.5 acres, more or less.

BOOK 585 PAGE 645

This conveyance is made subject to those certain easements to Alabama Power Company as recorded in the Probate Office of Tuscaloosa County, Alabama.

This being the same property conveyed to the parties hereto by Foy W. Young and his wife, Pauline E. Young, by deed dated July 31, 1968 and recorded in Deed Book 561 at Page 243 in the Probate Office of Tuscaloosa County, Alabama.

PARCEL III -

Starting at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 18, Township 21 South, Range 10 West; thence South along the Quarter Section line a distance of 401.0 feet to a point on the North right of way line of the GM&O Railroad, thence turn a deflection angle to the right of 93 degrees 13 minutes and proceed along the right of way line a distance of 178.82 feet to the point of beginning; thence West along this same right of way line a distance of 84.91 feet to a point; thence turn a deflection angle of 87 degrees 00 minutes to the right and proceed North a distance of 516.00 feet to a point on the South right of way line of U. S. Highway 82; thence turn a deflection angle of 90 degrees 50 minutes to the right and proceed a distance of 84.91 feet to a point on the South right of way of Highway 82; thence turn a deflection angle of 89 degrees 11 minutes to the right and proceed a distance of 519.00 feet to the point of beginning, containing a total of 1.00 acres more or less.

This being the same property conveyed to the parties hereto by Foy W. Young and his wife, Pauline E. Young, by deed dated May 27, 1969 and recorded in Deed Book 567 at Page 541 in the Probate Office of Tuscaloosa County, Alabama.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has set her hand and seal on this the 28th day of Sept., 1970

Madeline Dewalt (L.S.)

**STATE OF ALABAMA
COUNTY OF FAYETTE**

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

Given under my hand and official seal this 28th day of Sept., 1970.

Charles W. Moler
NOTARY PUBLIC, STATE OF ALABAMA

BOOK 585 PAGE 646

7349

Nadella Oswalt

To

Gene Ray Taylor

THE STATE OF ALABAMA
Tuscaloosa, County

I, JOHN M. PURYEAR, Judge of
Probate, hereby certify that the fore-
going conveyance was filed in my off-
ice for registration on the

day of Sept. 19 70

at 3:30 o'clock P. m., and duly

recorded in Deed Record

No. 585 Page 644

Privilege Tax Paid

John M. Puryear Judge of Probate

41.20 per.

.50 D.S.

.25 Cent.

\$1.95

mail:

Ted Northington

THE STATE OF ALABAMA }
TUSCALOOSA COUNTY }

BOOK 606 PAGE 210

2695

THIS INDENTURE, Made and entered into on this the 16th day of March, 19 71, by and between Foy W. Young and wife, Pauline E. Young, who are joint owners of the property described below,
of Tuscaloosa County, Alabama, as the part ies of the first part, and

Gene Ray Taylor

of Tuscaloosa County, Alabama, as the part y of the second part:

W-I-T-N-E-S-S-E-T-H:

That the part ies of the first part, for and in consideration of Five Thousand and No/100 (\$ 5,000.00) Dollars, lawful money of the United States of America, to them in hand paid by the part y of the second part, at or before the encasing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, release, convey, and confirm unto the said part y of the second part his heirs or assigns forever, all of the following described real property located in Tuscaloosa County, Alabama, to-wit:

Start at the NE corner of the NW 1/4 of the NW 1/4 of Section 18, Township 21 South, Range 10 West, and proceed South along the East boundary line of said NW 1/4 of NW 1/4 of Section 18 for a distance of 401.00 feet to a point, thence with a right deflection angle of 93 degrees 13 minutes, run in a westerly direction along the R.O.W. line of the GM&O railroad a distance of 263.73 feet to the point of beginning. Thence west along this same R.O.W. line a distance of 84.91 feet to a point. Then turn a deflection angle of 87 degrees 00 minutes to the right and proceed North a distance of 516.6 feet to a point on the South R.O.W. line of U. S. Highway 82. Then turn a deflection angle of 93 degrees 00 minutes to the right and proceed a distance of 84.91 feet to another point on the South R.O.W. of Highway 82. Then turn a deflection angle of 87 degrees 00 minutes to the right and proceed a distance of 516.00 feet to the point of beginning. A total of 1.00 acre.

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

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said part y of the second part, his heirs or assigns forever. And the part ies of the first part covenant and agree with the said part y of the second part that they are seized of an indefeasible estate in fee simple in and to said property; that they have the lawful right to sell and convey the same in fee simple; that the said property is free from all mortgages, liens, and encumbrances; that they are entitled to the immediate possession thereof; and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, their heirs or assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part hereunto set their hand s and seal s on this the 16th day of March, 19 71

WITNESSES:

Foy W. Young (L. S.)

Pauline E. Young (L. S.)

Pauline E. Young (L. S.)

(L. S.)

(L. S.)

THE STATE OF ALABAMA, TUSCALOOSA COUNTY

BOOK 606 PAGE 211

I, Melba Faulkner, a Notary Public in and for said County and State, do hereby certify that Foy W. Young and Pauline E. Young

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

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 10th day of March, 1971

Melba Faulkner
Notary Public in and for Tuscaloosa County, Alabama

THE STATE OF _____
COUNTY OF _____

I, _____, a Notary Public in and for said County and State, do hereby certify that _____

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

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the _____ day of _____, 196

Notary Public in and for _____ County

WARRANTY DEED

Foy W. and Pauline E. Young

TO

Gene Ray Taylor

P.O. Box 412

THE STATE OF ALABAMA }
Tuscaloosa County

OFFICE OF JUDGE OF PROBATE

I, DAVID M. COCHRANE, Judge of Probate in and for said County and State, do hereby certify that the foregoing conveyance was filed

in my office for registration on the 31 day of Jan, 1972, at 2:58 M., and duly recorded in Deed Book No 606 Page 210.
Given under my hand this 2 day of Feb, 1972

DAVID M. COCHRANE
Judge of Probate

THIS INSTRUMENT RECORDED
INDEXED
FILED ON
JAN 31 2 58 PM '72
JAN 31 2 58 PM '72

2695
THE STATE OF ALABAMA }
Tuscaloosa County

I, DAVID M. COCHRANE, Judge of Probate for said County, hereby certify that the following privilege tax has been paid on the within instrument as required by Acts 1902 and 1903, viz:

\$ _____ Cents

DAVID M. COCHRANE,
Judge of Probate

AMOUNT OF FEES

For Recording	01.20 A M
	\$ 05.00 A M
	00.25 A M
For Taxes	555466 - 431 - \$ 06.45 A M
	555466 - 431 - \$ 06.45 A M

Total - - - \$

DAVID M. COCHRANE,
Judge of Probate

This instrument was prepared by:

NAME Henley & Beatty (sch)
ADDRESS 2101 Bridge Avenue, Northport, Al. 35475

SOURCE OF TITLE Deed - Young
BOOK 593, 593 PAGE 205, 207

BOOK _____ PAGE _____

Subdivision		Lot	Plat Bk	Page
QQ	Q	S	T	R
NW1/4	NW1/4	18	21 S	10W
NW1/4	NW1/4	18	21 S	10W

0695 0331

RECORDED IN ABOVE
DEED BOOK & PAGE 1A
FILED ON

'76 JAN 20 PM 4 35

JOHN L. PURYEAR
JUDGE OF PROBATE
TUSCO. CO., ALA.

STATE OF ALABAMA
Tuscaloosa COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100 and other good, valuable and sufficient consideration

(\$ 10,000.00) Dollars,

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I (we)

George E. Pritchett and wife, Gayle L. Pritchett
herein referred to as GRANTOR(S), do (does) grant, bargain, sell and convey unto

Warrior Tractor and Equipment Company, Inc.

herein referred to as GRANTEE(S), the following described real estate situated in Tuscaloosa County,
Alabama to-wit:

Parcel 1:

Start at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 21 South, Range 10 West, and proceed South along the East boundary line of said NW1/4 of NW1/4 of Section 18 for a distance of 401.0 feet to a point, thence with a right deflection angle of 93 degrees 13 minutes, run in a Westerly direction along the R.O.W. line of the GM&O Railroad a distance of 432.64 feet to the point of beginning of the property herein described:

Thence West along this same R.O.W. line a distance of 84.0 feet to a point.

Then turn a deflection angle of 87 degrees 00 minutes to the right and proceed North a distance of 522.2 feet to a point on the South R. O. W. line of U. S. Highway 82.

Then turn a deflection angle of 95 degrees 58 minutes to the right and proceed a distance of 84.0 feet to another point on the South R. O. W. line of Highway 82.

Then turn a deflection angle of 84 degrees and 02 minutes and proceed South a distance of 518.9 feet to the point of beginning. A total of 1.00 acres.

Parcel 2:

Start at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 21 South, Range 10 West, and proceed South along the East boundary line of said NW1/4 of NW1/4 of Section 18 for a distance of 401.00 feet to a point, thence with a right deflection angle of 93 degrees 13 minutes, run in a westerly direction along the R.O.W. line of the GM&O railroad a distance of 348.64 feet to the point of beginning of the property herein described.

Thence West along this same R. O. W. line a distance of 84.0 feet to a point.

WARRANTY DEED

CLAIMS
LIST

7th BK 129P 133
NW 1/4 NW
18-21-10

CLAIMS LIST

Deed BK
BK 834 PG 225

O.H. & M. Lease
8, 17, 18-21-10

Then turn a deflection angle of 87 degrees 00 minutes to the right and proceed North a distance of 518.9 feet to a point on the South R. O. W. line of U. S. Highway 82.

Then turn a deflection angle of 94 degrees 30 minutes to the right and proceed a distance of 84.0 feet to another point on the South R. O. W. line of Highway 82.

Then turn a deflection angle of 85 degrees 30 minutes to the right and proceed South a distance of 516.6 feet to the point of beginning. A total of 1.00 acres.

10.00 A - 1

03.50 A - 1

01.00 A - 1

555489 520

14.50 A : IL

555489 520

14.50 A : IL

0695 0332
RECORDED IN BOOK 695
DEED BOOK & PAGE
FILED ON
76 JUN 20 PM 4 35
JOHN H. QUINCY
JUDGE OF PROBATE
TUSCO. CO., ALA.

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

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE(S) its successors heirs or assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am (we are) entitled to the immediate possession thereof; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), its successors heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of December, 19 75.

George E. Pritchett (Seal)
George E. Pritchett

Gayle L. Pritchett (Seal)
Gayle L. Pritchett

(Seal)

(Seal)

STATE OF ALABAMA
Tuscaloosa COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George E. Pritchett and Gayle L. Pritchett

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

Given under my hand and official seal this 12th day of December, A. D., 19 75.

My commission expires:

Stella P. Wrenly
Notary Public in and for State of Alabama
at Large

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that

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

Given under my hand and official seal this day of A. D., 19

My commission expires:

Notary Public in and for

0901

0134

LIMITED WARRANTY DEED

SOT: 171-361, 594-762
882-473, 882-475

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration paid to The First National Bank of Colorado Springs, as Testamentary Trustee U/W William T. Van de Graaff, Deceased, (hereinafter called Grantor), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Gene R. Taylor (hereinafter called Grantee), all of Grantor's undivided one-third right, title, interest and claim in and to the following described real estate lying and being situated in Tuscaloosa County, Alabama, to-wit:

A parcel of land located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 18, all in Township 21 South, Range 10 West in Tuscaloosa County, Alabama, being more particularly described as follows: As a point of beginning start at the Northwest corner of said Northeast Quarter of the Northwest Quarter of Section 18; thence Eastwardly and along the North Boundary of said Section 18 for a distance of 660.45 feet to a point; thence with an interior angle of 270 degrees 03 minutes run in a Northerly direction for a distance of 280.39 feet to a point on the South boundary of U.S. Highway No. 82, said point being 100 feet from the centerline thereof; thence with an interior angle of 108 degrees 36 minutes run in an Easterly direction and along the South boundary of said U.S. Highway No. 82 for a distance of 412.50 feet to a point; thence with an interior angle of 90 degree 35 minutes run in a Southerly direction and along the boundary of said U.S. Highway No. 82 for a distance of 9.96 feet to a point on the South boundary of said U.S. Highway No. 82, said point being 110 feet from the center line thereof; thence with an interior angle of 269 degrees 43 minutes run in an Easterly direction and along the Southern boundary of said U.S. Highway No. 82 for a distance of 273.74 feet to a point, said point being the Northwest corner of Lemonis Property, as recorded in Deed Book 519, Pages 481 and 482, in the Probate Office of Tuscaloosa County, Alabama; thence with an interior angle of 96 degrees 40 minutes run in a Southeasterly direction and along the Western boundary of said Lemonis Property, said line also being the Eastern boundary of a 70 foot right-of-way of Southern Natural Gas Company, for a distance of 989.54 feet to a point on the Northern boundary of Illinois Central Gulf Railroad, said point being 50 feet from the center line thereof; thence with an interior angle of 64 degrees 23 minutes run in a West-erly direction and along the Northern boundary of said Illinois Central Gulf Railroad right-of-way for a distance of 1,718.06 feet to a point on the Western boundary of said Northeast Quarter of the Northwest Quarter of Section 18; thence with an interior angle of 93 degrees 17 minutes run in a Northerly direction

and along the Western boundary of said Northeast Quarter of the Northwest Quarter for a distance of 401.14 feet to the point of beginning, at which point the interior angle is 86 degrees 43 minutes.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. Ad Valorem taxes due in the year 1985 and payable October 1, 1985, and taxes for subsequent years, which the Grantee herein agrees to assume and pay;

2. All rights of way, covenants, conditions, restrictions, reservations and easements of record;

3. Zoning and building restrictions not of record, if any; and existing rights of way, encroachments, party walls, unrecorded easements, including unrecorded sewer easement in favor of the City of Northport contained in unrecorded deed dated December 30, 1975, rights of way, deficiency in quantity of land, overlaps, overhangs, and discrepancies or conflicts in boundary lines, or any other matters not of record, if any, which would be disclosed by an accurate survey and/or inspection of the subject property.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, either express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the Grantor and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity designated in this Deed.

IN WITNESS WHEREOF, The First National Bank of Colorado Springs, as Trustee under the Will of William T. Van de Graaff, Deceased, has caused these presents to be executed in its name and on its behalf and in its capacity as Trustee, on this the 19th day of July, 1985.

THE FIRST NATIONAL BANK OF COLORADO SPRINGS, as Trustee under the Will of William T. Van de Graaff, Deceased

ATTEST:

By: William Gernand
Vice President & Trust Officer
STATE OF COLORADO)
COUNTY OF EL PASO) ss.

By: Robert M. Starks
Senior Vice President

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William Gernand and Robert M. Starks as Vice Pres. & Trust Officer and Senior Vice President of The First National Bank of Colorado Springs, as Trustee under the Will of William T. Van de Graaff, Deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said National Banking Association, acting in its capacity as Testamentary Trustee as aforesaid.

Given under my hand and official seal this 19th day of July, 1985.

Witness my hand and official seal.

My commission expires: 8-20-88

Terri L. Robertson
Notary Public
Address: Terri L. P.O. Box 1699
Colo Spgs, CO 80942

0901 0136

RECORDED IN ABOVE
DEED BOOK & PAGE NO.
FILED ON

JUL 26 AM 9 13

W. HARRY H. COLLUM
JUDGE OF PROBATE
TUSCOGUA, ALA.

JUL26-85 09:18AM

DEED *****40.50
REC. *****8.50
ACT656 *****2.00
TOTL *****51.00

CASH *****51.00

A5042 C1 #77

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael J. Cartee, Attorney SOURCE: 901/448

(Address) Suite 322, Alabama Federal Building, Tuscaloosa, AL 35401

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Tuscaloosa COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of For and in consideration of the conveyance of property of equal value by deed executed this date

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kenneth W. Sealy, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Warrior Tractor & Equipment Co., Inc., a corporation

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

Tuscaloosa

Start at the Southwest corner of Section 7, Township 21 South, Range 10 West and run East 1631.5 feet along Section line to point of beginning; thence turn left 93 degrees 15 minutes and run North 169 feet to the right of way of U.S. 82; thence Eastward along the South margin of the U.S. 82 Highway 213 feet to the center of a ditch; thence down said ditch in a Southeasterly direction 240 feet to the Section line; thence West 301 feet to point of beginning, containing 1.1 acres, more or less, all being in Tuscaloosa County, Alabama.

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

By acceptance of this deed, the grantee hereby assumes any and all outstanding city assessments against subject property.

The undersigned grantor hereby agrees to pay in full the 1985 property taxes when same fall due.

The real property described herein does not constitute the homestead of the undersigned grantor or of the spouse of the undersigned grantor.

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

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 17 day of September, 1985.

(Seal)

Kenneth W. Sealy (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Tuscaloosa COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Sealy, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of September, 1985.

BOOK 304 PAGE 301

Notary Public

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael J. Cartee, Attorney SOURCE: 616/9; 628/262

(Address) Suite 322, Alabama Federal Building, Tuscaloosa, al 35401

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Tuscaloosa COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Evelyn E. Rogers, a married woman; Julia Dean Morton, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Warrior Tractor and Equipment Company, Incorporated, a corporation
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Tuscaloosa County, Alabama, to-wit:

Start at the Southwest corner of Section Seven (7), Township Twenty-one (21) South, Range Ten (10) West, and run East along the Section line 1,580 feet to the point of beginning; thence turn left 93 degrees 14 minutes and run North 160.2 feet along the East line of the Foy W. Young's land, as described in Deed Book 495 at Page 427; thence run Eastward along U.S. Highway 82 By-Pass for a distance of fifty-one (51) feet to a point; thence South 169 feet along Rufus Richey's West line to the South line of Section Seven (7); thence run West fifty-one feet to the point of beginning. Being a part of the SE 1/4 of SW 1/4 of Section 7, Township 21 South, Range 10 West, in Tuscaloosa County, Alabama.

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

The real property described herein does not constitute the homestead of the undersigned grantors or of the spouses of the undersigned grantors.

By acceptance of this deed, the grantee herein hereby assumes and agrees to pay any possible outstanding or pending city assessments against subject property.

SEP 18 - 85 04:13PM

400000904

400000005

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

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s), this 18 day of September, 1985.

06
0904
RECORDED IN ABORIGINAL CHARGE
JUL 11 1985
JAMES M. COLLINS
JAMES M. COLLINS
TUSCALOOSA CO. ALA.

Evelyn E. Rogers (Seal)
Evelyn E. Rogers
Julia Dean Morton (Seal)
Julia Dean Morton
(Seal)

STATE OF ALABAMA

Tuscaloosa COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Evelyn E. Rogers and Julia Dean Morton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of September, 1985.

BOOK 504 PAGE 4

Notary Public
42 of 62

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael J. Cartee, Attorney SOURCE: 906/68

(Address) Suite 322, Alabama Federal Building, Tuscaloosa, AL 35401

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Tuscaloosa COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnnie Fred Richey, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Warrior Tractor & Equipment Company, Incorporated, a corporation
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Tuscaloosa County, Alabama, to-wit:

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 7, Township 21 South, Range 10 West in Tuscaloosa County, Alabama, and being more particularly described as follows: As a starting point, start at the Southwest Corner of said Southeast Quarter of the Southwest Quarter of said Section 7; thence, Eastwardly and along the South boundary of said Section 7 for a distance of 611.45 feet to a point in the center line of a drainage ditch or ravine; said point being the point of beginning of the property herein described; thence, continue Eastwardly and along the South boundary of said Section 7 for a distance of 49 feet to a point on the East boundary of Bettis Property; thence, with a deflection angle of 90 degrees and 03 minutes to the left run in a Northerly direction and along the East boundary of said Bettis Property for a distance of 253.86 feet to a point on the Southern boundary of U.S. Highway #82 and said point being 125 feet from the center line thereof; thence with an interior angle of 74 degrees and 29 minutes to the chord run in a Westwardly direction and along the curving South boundary of said U.S. Highway #82 for a chord distance of 154.63 feet to a point in the center line of a drainage ditch or ravine said point being 125 feet from the center line of said U.S. Highway #82; thence, with an interior angle of 77 degrees and 33 minutes to the

By acceptance of this deed, the grantee hereby assumes and agrees to pay the 1986 property taxes in full as the same fall due.

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

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

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

IN WITNESS WHEREOF, I, _____ have hereunto set my hands(s) and seal(s), this 22 day of November, 1985

(Seal)

Johnnie Fred Richey (Seal)
Johnnie Fred Richey (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Tuscaloosa COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that _____ Johnnie Fred Richey, a single man _____ whose name is _____ signed to the foregoing conveyance, and who is _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ he _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 1985

BOOK 909 PAGE 108

Page 43 of 62
Notary Public.

chord run in a Southerly direction and along the center line of said drainage ditch or ravine for a distance of 124.49 feet to a point; thence, with an interior angle of 176 degrees and 53 minutes continue in a Southerly direction and along the center line of said drainage ditch or ravine for a distance of 91.23 feet to a point; thence, with an interior angle of 223 degrees and 44 minutes continue in a Southerly direction and along the center line of said ravine for a distance of 25 feet to the point of beginning, at which point the interior angle being 77 degrees and 24 minutes.

JLR

0909 0109

RECORDED IN ABOVE
DEED BOOK & PAGE NO.
FILED ON

85 NOV 22 PM 4 10

W. HARDY MCOLLUM
JUDGE OF PROBATE
TUSC. CO., ALA.

NOV22-85 04:06PM
#00000909
#00000108
MORTGE44.00
REC.3.50
ACT6561.00
TOTL48.50
CASH48.50
E6180 C1 #77

NOV22-85 04:07PM
REC.2.50
TOTL2.50
CASH2.50
E6181 C1 #77

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

BOOK

909

PAGE

109

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION

Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

THIS INSTRUMENT WAS PREPARED BY:

Blake A. Madison
TANNER & GUIN, P.C.
Attorneys at Law
Capitol Park Center
2711 University Boulevard (35401)
P. O. Box 3206
Tuscaloosa, Alabama 35403-3206
Telephone: (205) 349-4300

SOURCE OF TITLE:
Deed Book 908 Page 316

QQ	Q	Section	Township	Range
NE¼	NW¼	18	21S	10W
SE¼	SW¼	7	21S	10W

STATE OF ALABAMA §
§ ss.
TUSCALOOSA COUNTY §

1240 283
Recorded in Above
DEED Book & Page
06/11/96 03:29:34 PM
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Gene Ray Taylor ("Grantee"), to the undersigned Northport-Tuscaloosa County Port Authority, a public corporation organized and existing under the laws of the State of Alabama ("Grantor"), the receipt and sufficiency whereof is acknowledged, Grantor does by these presents grant, bargain, sell, and convey unto Grantee certain real property interests, situated in Tuscaloosa County, Alabama, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Real Property").

Together with all buildings, structures and improvements situated on the Real Property, all permits, easements, licenses, rights-of-way, contracts, leases, privileges, immunities and hereditaments pertaining or applicable to the Real Property and all fixtures now owned by Grantor and installed on the Real Property or in any of such buildings, structures and improvements located on the Real Property, it being the intention hereof that all property, rights and privileges as acquired for use as a part of or in connection with or as an improvement to the Real Property shall be as fully covered hereby as if such property, rights and privileges were specifically described herein.

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

TO HAVE AND TO HOLD all and singular, the above-mentioned and described premises, together with the appurtenances, unto Grantee, its successors or assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand dated as of this the 20th day of May, 1996.

NORTHPORT-TUSCALOOSA COUNTY
PORT AUTHORITY

By: Hayse McGahey

Hayse McGahey
Its President

STATE OF ALABAMA

§

§ ss.

TUSCALOOSA COUNTY

§

I, the undersigned, a notary public, hereby certify that Hayse McGahey, whose name is signed to the foregoing instrument, as President of the Northport-Tuscaloosa County Port Authority, a public corporation organized and existing under the laws of the State of Alabama, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand on this the 22 day of May, 1996.

Jennifer Hydreich
Notary Public

My Commission Expires: _____

My Commission Expires January 18, 1998

1240 284

Recorded in Above

DEED Book & Page

06/11/96 03:29:55 PM

W. Hardy McCollum - Probate Judge

Tuscaloosa County, Alabama

EXHIBIT "A"

A part of the NE 1/4 of the NW 1/4 of Section 18, Township 21 South, Range 10 West, in Tuscaloosa County, Alabama, said parcel being more particularly described as follows: As a POINT OF BEGINNING, start at the Northwest corner of the NE 1/4 of the NW 1/4, 18-21-10; thence run in a Southerly direction and along the West boundary of the NE 1/4 of the NW 1/4, 18-21-10, for a distance of 401.14 ft. to a point on the North boundary of the I.C.G. Railroad, a 100 ft. right-of-way; thence with a deflection angle of 86 degrees--43' to the left, run in an Easterly direction and along the North boundary of the I.C.G. Railroad for a distance of 261.5 ft. to a point; thence with a deflection angle of 93 degrees--17' to the left run in a Northerly direction for a distance of 401.14 ft. to a point on the North boundary of the NE 1/4 of the NW 1/4, 18-21-10; thence with a deflection angle of 86 degrees--43' to the left, run in a Westerly direction and along the North boundary of the NE 1/4 of the NW 1/4, 18-21-10, for a distance of 261.5 ft. to the point of beginning; said parcel containing 2.404 acres.

A 30 ft. Access Easement over a part of the SE1/4 of the SW 1/4 of Section 7, Township 21, South, Range 10 West, Tuscaloosa County, Alabama, said easement being more particularly described as follows: As a POINT OF BEGINNING, start at the Southwest corner of the SE 1/4 of the SW 1/4; thence run in a Northerly direction and along the West boundary of the SE 1/4 of SW 1/4 for a distance of 110 ft. more or less to its point of intersection with the South boundary of the U.S.82 By-Pass; thence run in a Northeasterly direction and along the curving South Boundary of the U.S. 82 By-Pass for a chord distance of 30.1 ft. to a point; thence run in a Southerly direction and parallel to the West boundary of the SE 1/4 of the SW 1/4 for a distance of 113 ft. more or less to a point lying on the South boundary of the SE 1/4 of the SW 1/4; thence run in a Westerly direction and along the South boundary of the SE 1/4 of the SW 1/4 for a distance of 30.05 ft. to the point of beginning.

1240 285
Recorded in Above
DEED Book & Page
06/11/96 03:30:02 PM
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

No Fees



City of Northport Designation of Agent Form

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

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

Property Owner Signature: _____

Date: _____

Property Owner Mailing Address: 6801 McFarland Blvd.
Northport, AL 35476
Phone Number: 205-339-0300

Authorized Agent Mailing Address: 302 Merchants Walk, Ste. 250
Tuscaloosa, AL 35406
Phone Number: 205-561-0808

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

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

Given my hand and seal of office this ____ day of _____, _____

Notary Public

My Commission Expires: _____

City of Northport
Planning and Zoning Commission – May 14, 2024
Staff Report

Case: S-24-12

Applicant: Sullivan Development, Inc.

Location: East dead end of Northcreek Blvd.

Request: Preliminary Plat

Sullivan Development, Inc. is requesting preliminary plat approval of approximately 16 acres for Phase II of The Terrace at Northcreek located at the east dead end of Northcreek Boulevard. The plat consists of 28 residential lots with 2 open space lots. The lot configuration and amenities are generally consistent with the master plan that the Commission approved in March, with the following exception: The walking path cross section shows crushed aggregate surfacing. The aggregate path is not consistent with the approved master plan, which shows the path with the same hatch pattern as the concrete sidewalks. The applicant has since agreed to pave this walking path with either asphalt or concrete and has requested that the Commission make this a condition of any plat approval (see included letter dated 5-3-24).

The following waivers are being requested with this plat:

- **Stub Streets** - The subdivision regulations require that stub streets be installed between 400 and 1200 feet. The petitioner has requested a waiver from stub streets on the south boundary. This request is consistent with the approved master plan, and a stub street is proposed along the southern boundary in the next phase.

Approval of this agenda item and associated waiver request will require 6 affirmative votes.

City of Northport Planning Commission

Preliminary Plat

Zoning

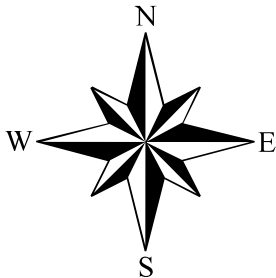
Agriculture

General Commercial

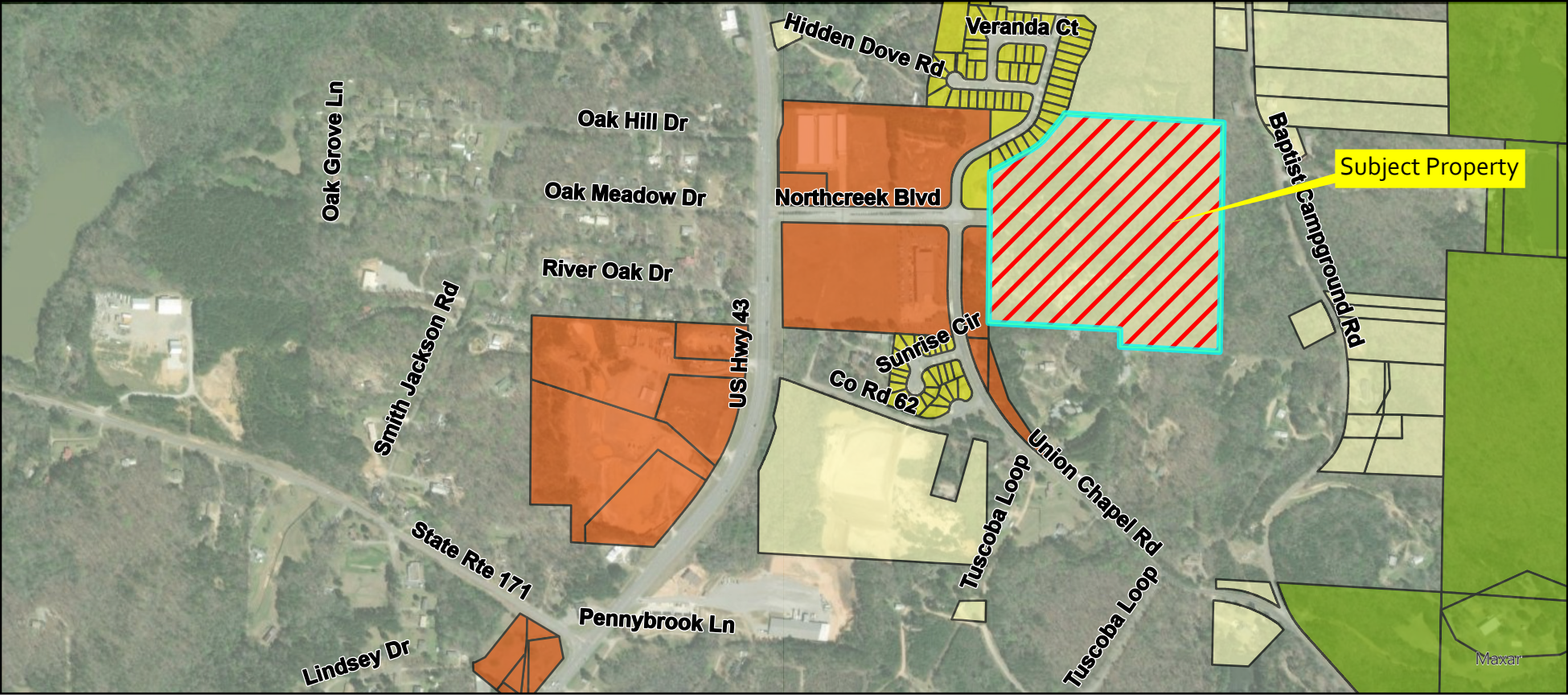
Residential Single-Family - 1

Residential Single-Family - 4

Subject Property

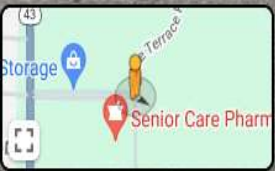


While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this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





Current site as seen from
Northcreek Blvd looking
southeast.



Google

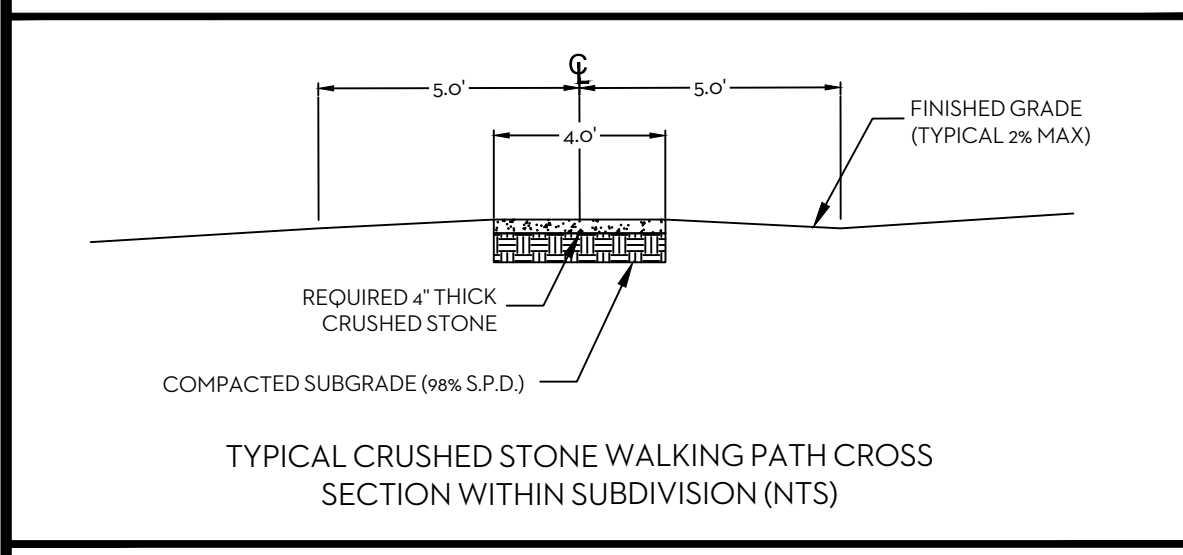
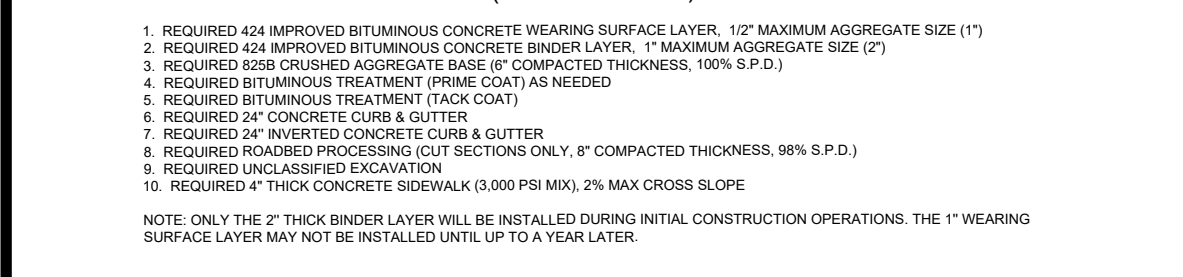
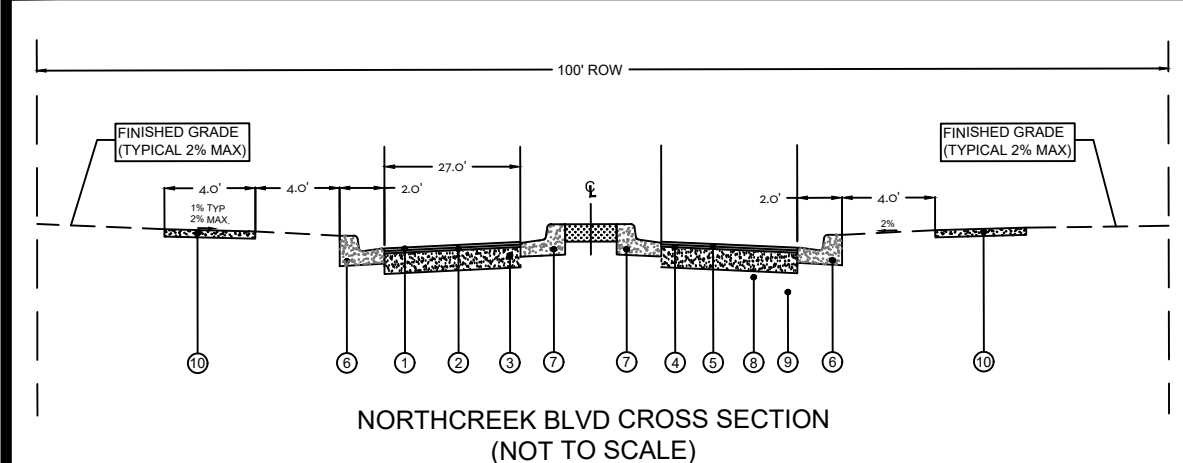
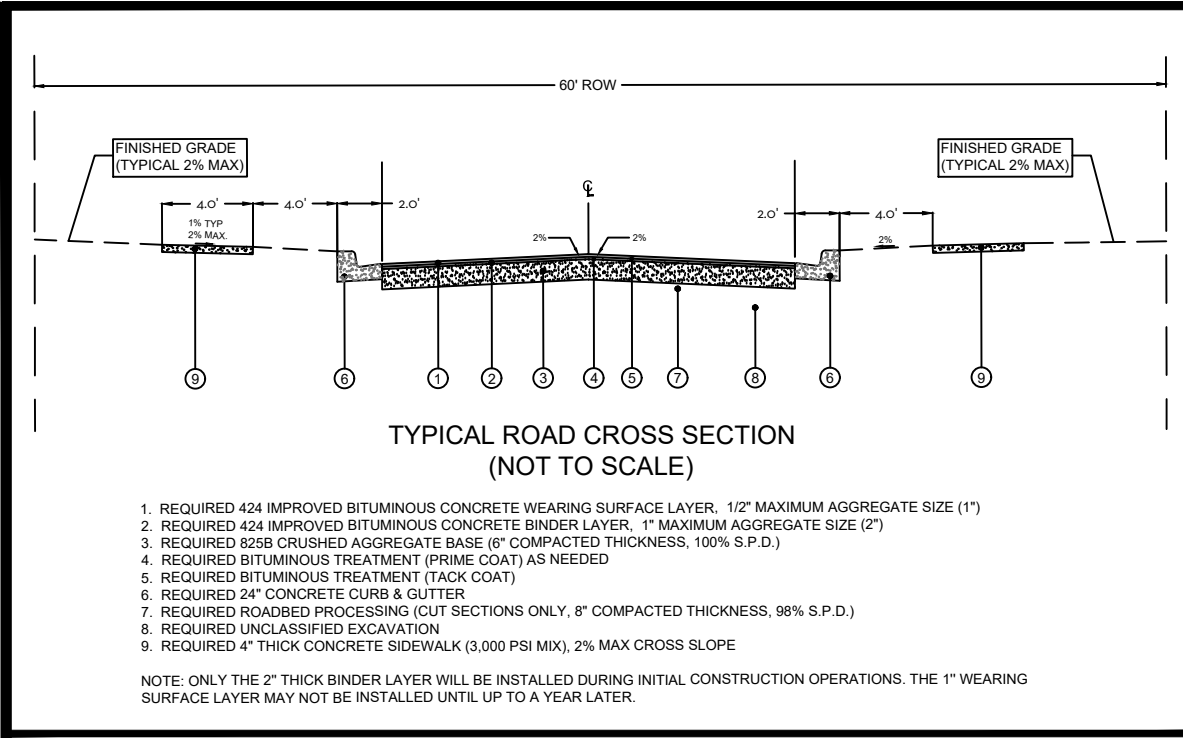


Current site as seen from
Northcreek Blvd looking
northeast.

Google

A photograph of a road intersection. In the foreground, a two-lane road with double yellow lines runs horizontally. A white arrow on the road points left. To the left, a red triangular yield sign is on a small island with a utility pole. In the background, a dirt road branches off to the left, where a white truck is visible. Further back, a large, flat, brownish field stretches across the middle ground. In the distance, a long, low building with a grey roof is visible behind a line of trees. The sky is overcast with grey clouds. An orange callout box with a pointer directed at the distant site contains the text "Current site as seen from HWY 43 looking east."

Current site as seen from HWY
43 looking east.



THE TERRACE AT NORTHCREEK PHASE 1 ADJACENT PROPERTY OWNERS:

LOT 46: DEMETRIE THOMAS, 7701 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 47: ERIN GENERY LAWSON, 7625 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 48: GANT EDITH, 7619 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 49: HALL JAMES O, 7613 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 50: BOLES ANDREA E, 7607 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 51: SCHLUTER ROBERT AND, 7521 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 52: LACLAIR THOMAS P & MAI LACLAIR, 7515 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 53: TURNER VERLISHA Q, 7509 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 54: ELLIS VINCENT J ETAL, 7503 THE TERRACE PKW, NORTHPORT, AL 35473

OTHER TERRACE AT NORTHCREEK PHASE 1 PROPERTY OWNERS:

LOT 1: SEWELL CHARLES E AND, 3805 FERNWOOD LN, NORTHPORT, AL 35473

LOT 2: REID EVA N, 3809 FERNWOOD LN, NORTHPORT, AL 35473

LOT 3: KNIGHT TELISA P, 3813 FERNWOOD LN, NORTHPORT, AL 35473

LOT 4: CARLISLE MIRANDA, PO BOX 7162, TUSCALOOSA, AL 35407

LOT 5: MEERS THOMAS S, 3903 FERNWOOD LN, NORTHPORT, AL 35473

LOT 6: MERCURY FUNDING LLC, PO BOX 77283, MEMPHIS, TN 38177

LOT 7: APPELEY ANDREW & MELISSA APPELEY, 3911 FERNWOOD LN, NORTHPORT, AL 35473

LOT 8: MCKEE TYLER S &, 3915 FERNWOOD LN, NORTHPORT, AL 35473

LOT 9: HULSEY MARK BAINES & LAUREN PEREZ HULSEY, 3919 FERNWOOD LN, NORTHPORT, AL 35473

LOT 10: MELENDEZ MICHAEL & HEATHER MELENDEZ, 3923 FERNWOOD LN, NORTHPORT, AL 35473

LOT 11: SULLIVAN DEVELOPMENT INC, 16213 HWY 171, NORTHPORT, AL 35475

LOT 12: SHIRLEY RYAN EDWARD, PO BOX 657, NORTHPORT, AL 35476

LOT 13: MEERS MEGHAN S & DESTIN T MEERS, 3922 FERNWOOD LN, NORTHPORT, AL 35473

LOT 14: PUGH CRYSTAL N, 3918 FERNWOOD LN, NORTHPORT, AL 35473

LOT 15: MCCANNALLY DEVIN & BRITTANY MCCANNALLY, 3914 FERNWOOD LN, NORTHPORT, AL 35473

LOT 16: SMITH MACY J & MCCHAE A SMITH, 3910 FERNWOOD LN, NORTHPORT, AL 35473

LOT 17: MEYERS JESSE DONALD, 3918 VERANDA CT, NORTHPORT, AL 35473

LOT 18: SKELTON TRAVIS & ASHLEY SKELTON, 3914 VERANDA CT, NORTHPORT, AL 35473

LOT 19: HERNANDEZ CRISTIAN D &, 3910 VERANDA CT, NORTHPORT, AL 35473

LOT 20: KNIGHTON WILLIE D &, 3906 VERANDA CT, NORTHPORT, AL 35473

LOT 21: JACOBS STEVEN GRANT, 118 PINE CLIFF CIR, BIRMINGHAM, AL 35226

LOT 22: DAVIS DAVID MATTHEW SR &, 3824 VERANDA CT, NORTHPORT, AL 35473

LOT 23: PARR JOHNNY & ASHLEY PARR, 3820 VERANDA CT, NORTHPORT, AL 35473

LOT 24: KAMPLAIN MATTHEW JAMES, 3816 VERANDA CT, NORTHPORT, AL 35473

LOT 25: ORR KEVIN DEVON, 3812 VERANDA CT, NORTHPORT, AL 35473

LOT 26: BROWN JEFFREY M, 3808 VERANDA CT, NORTHPORT, AL 35473

LOT 27: BECHTEL JOSHUA D & LAURA N BECHTEL, 3804 VERANDA CT, NORTHPORT, AL 35475

LOT 28: VAUGHAN GLENDA, 3803 VERANDA CT, NORTHPORT, AL 35473

LOT 29: SEWELL NIKITA LESHAY, 3807 VERANDA CT, NORTHPORT, AL 35473

LOT 30: FYE HEATHER JOYCE & ERIC ROBERT BALTRINIC, 3811 VERANDA CT, NORTHPORT, AL 35473

LOT 31: MINOR PAUL A & WANDA J MINOR, 3815 VERAND CT, NORTHPORT, AL 35473

LOT 32: BECK THOMAS H & LISA L TAYLOR, 3814 FERNWOOD LN, NORTHPORT, AL 35473

LOT 33: NICHOLS RHONDA, 3806 FERNWOOD LN, NORTHPORT, AL 35473

LOT 34: DEASON CONSTRUCTION CO LLC, 3511 HARPER RD, NORTHPORT, AL 35473

LOT 35: SMITH JULIUS MICHAEL & CAVITA MIMS SMITH, 3802 FERNWOOD LN, NORTHPORT, AL 35473

LOT 36: SULLIVAN DEVELOPMENT INC ETAL, 16213 HWY 171, NORTHPORT, AL 35475

LOT 37: LEMASTER JONATHAN, 7915 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 38: HARRIS SHIRLENE Y, 7909 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 39: MAXWELL ANNETTE A, 7823 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 40: BISHOP JESSIE &, 7817 THE TERRACE PKWY, NORTHPORT, AL 35473

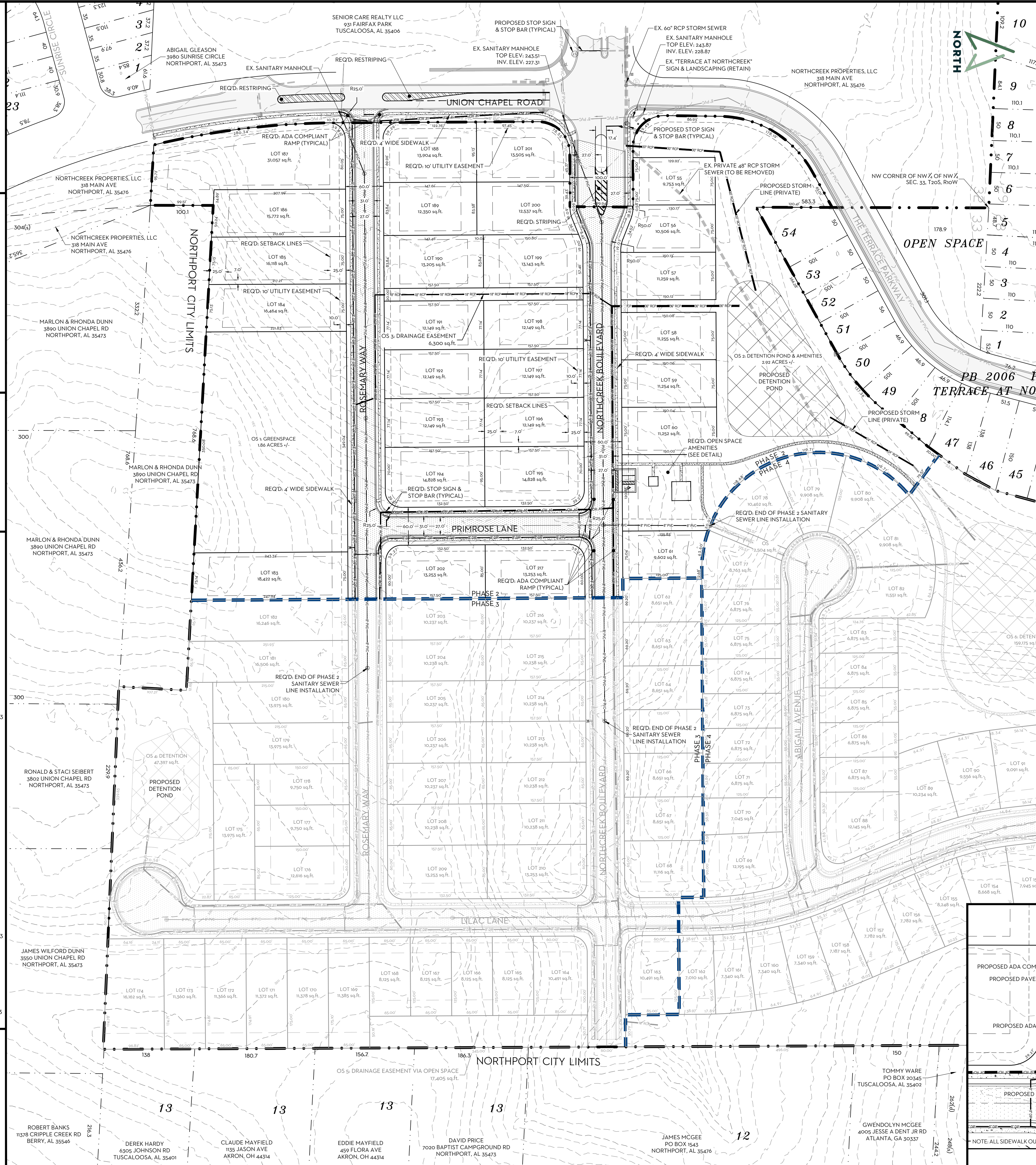
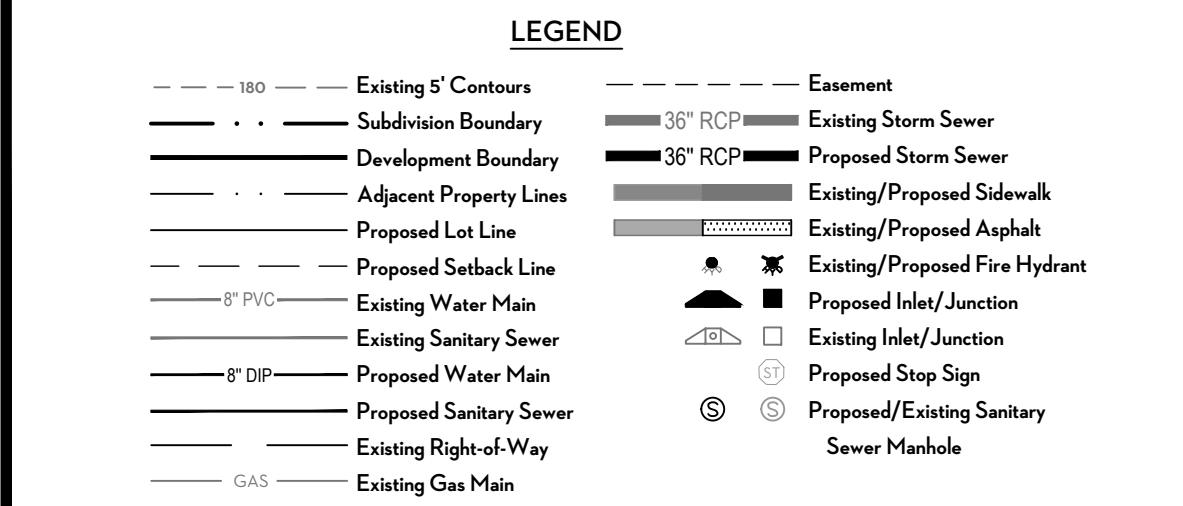
LOT 41: BURROUGHS SINCE, 7811 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 42: BUFORD ARCHIE L JR, 7805 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 43: HANSEN SAMANTHA, 7719 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 44: KREWSON COREY & MICHELLE KREWSON, 7713 THE TERRACE PKWY, NORTHPORT, AL 35473

LOT 45: CRUMPTON KELLY & FREDERICK, 7707 THE TERRACE PKWY, NORTHPORT, AL 35473



THE TERRACE AT NORTHCREEK
PHASE 2
Sections 28 & 33, Township 20 South, Range 10 W
Total Acres to be Subdivided: +/- 16.0
Total Contiguous Acres Controlled by Developer: +/- 94.06
Phase 2 Lots: 28 Lots + 4 Open Spaces

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

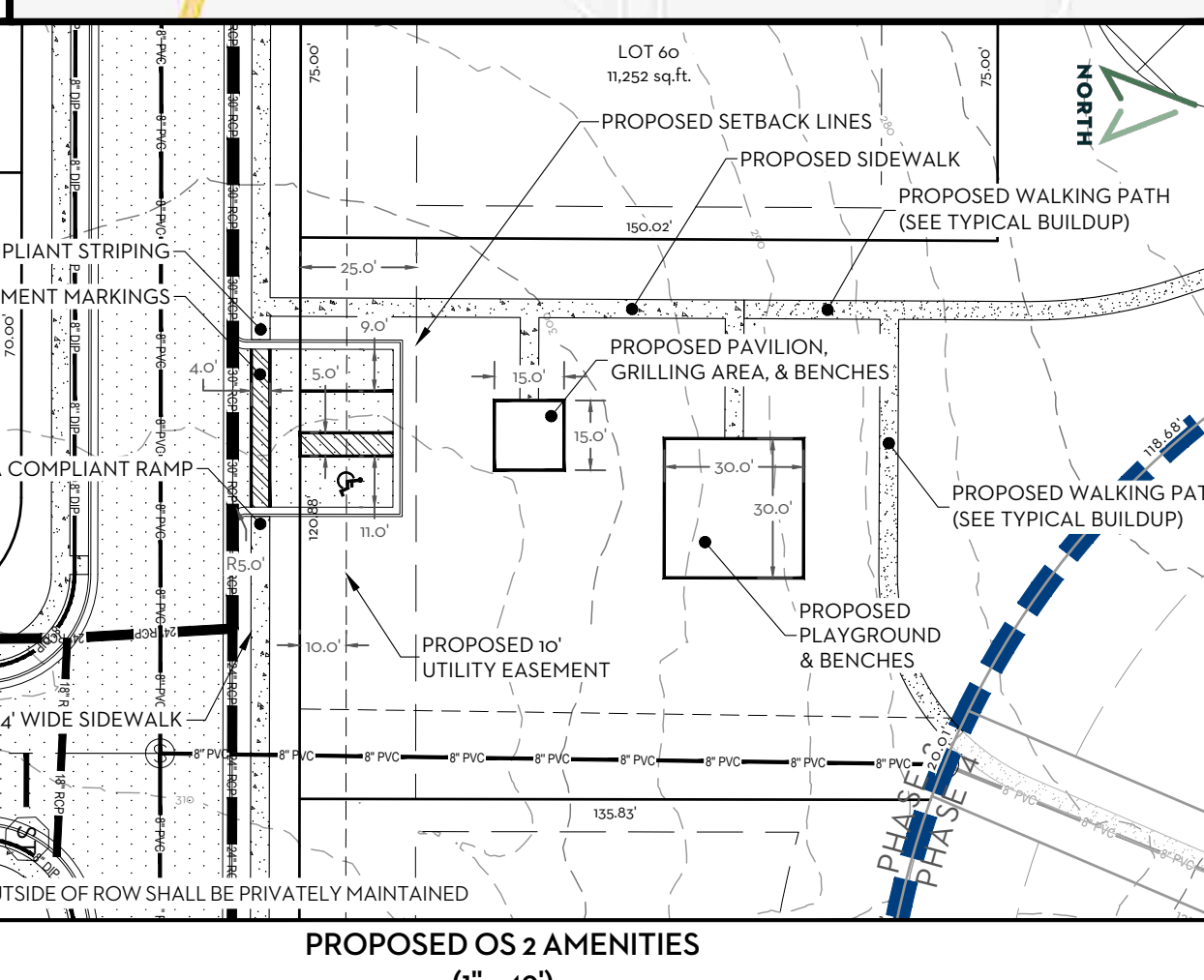
Owner 2: Northcreek Properties LLC
318 Main Ave
Northport, AL 35476

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

- NOTES
- Each lot shall comply with maximum ISR of 0.45.
 - Existing zoning: RS-1 & General Commercial. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
 - 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.
 - 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.
 - Estimated traffic flow at build-out: 267 daily trips, 28 total peak trips (9th edition ITE Trip Generation Report)
 - Post-development runoff from site will not exceed pre-development runoff.
 - Inlets shall be provided so that surface water is not carried across any street nor for a distance greater than 500 feet in the gutter, and to prevent gutter flow velocities in excess of 10 ft/s.
 - Water service for neighborhood will be provided by City of Northport. Approximate location & size of water mains and location of fire hydrants are shown on plat.
 - Contour lines shown are existing and at 5' intervals (based on NGVD 1929 vertical datum).
 - Anticipated average sewer flows are estimated to be 9,800 gpd (6.8 gpm) based on an average of 3.5 persons/household and 100 gpd/person. 8" PVC pipe capacity is 250 gpm. Manholes shall be installed with maximum spacing of 400'.
 - 4' sidewalks will be constructed on both sides of the street. ADA compliant handicap ramps and crosswalks will be installed at all intersections and sidewalk dead ends.
 - Site plan will require detailed grading for each lot to prevent excessive flows in yards and between houses.
 - No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0339G (1/16/2014)).
 - 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.
 - All proposed homes shall be constructed with full brick exterior.
 - Project Benchmarks: NW Corner, NW 1/4 - NW 1/4 Sec. 33, T20S, R10W Tuscaloosa County, Alabama.
 - No lots shall have direct access to Union Chapel Road.
- Requested Waivers: Stub Streets
- Requested Variances: None
- RS-SD Setbacks:
- | | |
|--------|---------|
| Front: | 25' |
| Rear: | 25' |
| Side: | 7' & 7' |

WATER DISTRIBUTION DESIGN INFO

Assumed 3.5 persons/lot @ 110 gpd = 10,780 gpd total water usage
Maximum daily flow = 175%, maximum hourly flow = 300%
40 - 80 psi residential pressure targeted
Velocity limited between 3 - 7 fps
Hydrant spacing limited to 1,000 feet, where all structures are within 500 feet of hydrant (approximate locations shown on plat).
Anticipated water main sizing throughout development: 8" & 6"



PHASE 2 PRELIMINARY PLAT

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

PRELIMINARY

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

LONGLEAF
ENGINEERING

Rev	Date	Description
1	4/30/2024	Revisions per City of Northport Staff Comments

Drawn By: RAD
Checked By: PJG
Date: 4/15/2024
File: 20-05-056 Northcreek November 2023 Revision.dwg

GRAPHIC SCALE
0 40 80
1" = 80'

SHEET
1 OF 1



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

April 30, 2024

Meredith Mullins
City of Northport
PO Box 569
Northport, Alabama 35476

Re: *Terrace at Northcreek Phase 2 Preliminary Plat Revision*
Northport, Alabama

Meredith,

The Terrace at Northcreek Phase 2 Preliminary Plat has been revised per your email, received by our office on April 24, 2024. Please see below for a summary of the comments addressed.

COMMENTS ADDRESSED

Planning

1. Show names and addresses of all adjoining property owners.
 - a. The names and addresses of all adjoining property owners around Phase 2 are included on the plat. The list of all Terrace at Northcreek Phase 1 property owners, on the left side of the sheet, has been revised for clarity. A revised set of labels is included in this submission.
2. Show side setbacks.
 - a. Side setbacks have been added to the plat.
3. Add waiver request to plat and provide waiver request letter for no stub streets, since none are proposed in this phase.
 - a. A waiver request for stub streets has been added to the plat, and a waiver request letter is included in this resubmission.
4. Clarify “proposed grading” label on lot OS-1.
 - a. Based on the existing topography of OS 1 and the adjacent Dunn property, we anticipate that this open space will be used for proposed grading and will not be suitable for house pads. The “proposed grading” label was noting the anticipated use of this space. The label has been revised to “greenspace” to avoid any confusion.

Engineering and Utilities

1. It is greater than 1200' from Union Chapel Road to the stub street in Phase III. A waiver needs to be requested for stub street spacing along the southern boundary.
 - a. A waiver request for stub streets has been added to the plat, and a waiver request letter is included in this resubmission.

2. Label the 24" and 30" storm drains on OS2 as "private".
 - a. Labels have been added to note the proposed 24" and 30" storm lines as private.
3. Note 18 does not appear to be applicable.
 - a. Note 18 has been removed from the plat.
4. On the typical walking path cross section, call out the required top surface that goes above the required 4" crushed stone base.
 - a. The proposed walking path detail has been revised for clarity. The walking path is proposed to be constructed of crushed stone only. The proposed sidewalk in OS 2 extends to the proposed pavilion and playground before transitioning to a crushed stone walking path. A label was added to the OS 2 amenities detail.
5. On the roadway cross sections, change the maximum aggregate size to 1" for the binder layer.
 - a. The binder layer for both roadway cross sections has been revised to require a maximum aggregate size of 1".

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

Sincerely,

Longleaf Engineering, LLC



Ruth Ann Dover, E.I.
Project Engineer



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

April 30, 2024

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

Re: *Waiver Request Letter*
Terrace at Northcreek Subdivision - Phase 2

Planning and Zoning Commission,

This letter is to accompany the preliminary plat for Phase 2 of the Terrace at Northcreek Subdivision. The Developer is requesting a waiver from the stub street requirement (Subdivision Regulations Section 606). Due to the topography of the southern part of the subject site, a significant portion of the area adjacent to the southern boundary of Phase 2 will need to be sloped. The topography of the adjacent property also contains significant slopes. Consequently, a stub street in this area is not feasible. The future third phase of this development includes stub streets to both the south and east.

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

Sincerely,

Longleaf Engineering, LLC

Ruth Ann Dover, E.I.
Consulting Engineer



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

May 3, 2024

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

Re: *Walking Path*
Terrace at Northcreek Subdivision - Phase 2

Planning and Zoning Commission,

The preliminary plat for the Terrace at Northcreek Phase 2 shows a crushed stone walking path amenity in the open space. However, after submitting this plat, it was brought to our attention that this path is shown as being paved in the Master Plan for the development. The developer is prepared to construct the path out of asphalt or concrete to match what is shown in the Master Plan. Accordingly, we request that the Phase 2 plat be approved contingent on construction of a paved walking path. Please let me know if you have any questions or need any further information.

Sincerely,

Longleaf Engineering, LLC

Ruth Ann Dover, E.I.
Consulting Engineer

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: Terrace at Northcreek Subdivision - Phase 2Name of Applicant: Longleaf Engineering, LLCPhone: 205-345-5646Name of Owner: Sullivan Development IncPhone: 205-339-1052Address: PO Box 657, Northport, AL 35405Engineer: Longleaf Engineering, LLCPhone: 205-345-5646Address: 1927 7th Street, Tuscaloosa, AL 35401Email: tsims@longleafengineering.comSurveyor: Lonnie J. "Jamie" AuteryPhone: 205-886-4342Address: PO Box 1486, Northport, AL 35476Email: jautery@alsurvey.comIn City Limits? Yes ☒
No ☐Current Zoning: RS-1 Proposed Zoning: RS-SD Total Acreage: 16.0 Total Lots: 28*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: Revised Master Plan Phases 2, 3, 4, & 5Is this design in substantial compliance with approved master plan? Yes ☒
No ☐ 1/12/24 *Currently on City Council Agenda

Describe the Location of Property to be Subdivided:

Immediately east of Northcreek Boulevard dead endWill any waivers be requested? Yes ☐
No ☒

If yes, list them here and attach documentation explaining reason for request.

Waivers:

None****All of the above information has been completed or marked "N/A." Initial PTK ****

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: 4 / 15 / 2024

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: Terrace at Northcreek Subdivision - Phase 2Name of Applicant: Longleaf Engineering, LLCPhone: 205-345-5646

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.**

- ☒ 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.
 - ☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
 - ☒ Location of proposed sidewalks.
 - ☒ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
 - ☐ N/A 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:
- ☒ Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
 - ☒ Electronic copy of plat (PDF; may be submitted via CD or emailed)
 - ☒ Designation of Agent form (if applicable)
 - ☒ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
 - ☒ 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: 4 / 15 / 2024



City of Northport Designation of Agent Form

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

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

Property Owner Signature: Scott Sullivan

Date: 5/17/22

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

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

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

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

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

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024



City of Northport

Designation of Agent Form

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

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

Property Owner Signature: ✓ Scott Sullivan

Date: 7-25-22

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

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

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

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

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

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024