



Board of Zoning Adjustment

BOARD OF ZONING ADJUSTMENT

September 24th, 2024

Pre-meeting – 3:30 p.m. (7th Floor)

Meeting – 4:00 p.m. (Council Chambers)

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MINUTES AUGUST 2024

MEMBERS PRESENT: Chair Delayne Dean, Mr. Chester Ayers, Mr. Jeremy Goforth, Mr. Mark McCurry, Mr. Tom Polk, Mrs. Flor Gonzalez, and Mrs. Erika Huber

SUPERNUMERARIES:

OTHERS PRESENT: Mrs. Ruth Priest, Assistant City Attorney
Mr. Tommie Williams, Planner
Mr. Josiah Harris, Planning Administrative Assistant II
Mr. Bob Sims, Building Inspector
Mr. John Waggoner, Inspector Manager and Recorder

Chair Delayne Dean called the meeting to order at 4:00 p.m. in the Council Chambers on the first floor at City Hall.

Chair asked that role be called. Present as noted above.

Chair asked if the July minutes required any corrections. There were no corrections made. Mr. Jeremy Goforth motioned to approve the minutes Mr. Tom Polk seconded the motion. On a voice vote, all yes, the motion carried. The minutes from the July 2024 meeting were approved.

CASE NO. 1

Application and appeal of Winston Fite for relief from an administrative decision to deny a building permit and a variance from Section 25-18 to install temporary office trailers located at 3326 Highway 31 South. Property is located in an M-1, Light Industry District.

Chair Dean stated that Tom Polk must recuse himself from the case due to a conflict of interest and supernumerary Flor Gonzalez will be the voting member.

Winston Fite presented this case to the Board. Mr. Fite stated his name and address for the property is 3326 Highway 31 South, Decatur. Mr. Fite stated they are requesting a variance to install an office trailer for the owner to occupy while their building is under construction. Mr. Fite stated the construction will take approximately 8 months, and they would like to install a Nadler office trailer with engineered sealed foundations.

Chair asked for questions from the Board. None. Chair asked for comments from the public. None. Chair asked for comments from the Building Department. None. Chair asked for comments from the Planning Department. None. Chair closed call for public testimony. Chair asked the Board for its ruling. Mark McCurry made a motion to approve the case with condition that the temporary offices be removed before the certificate of completion shall be issued. Chester Ayers made a second. Chair called for role. All Yes, the motion was approved.

CASE NO. 2

Application and appeal of Bruce Causey for a:

- (1) 28.66 square feet sign area variance from Section 25-78 (d)
- (2) 2.83 feet sign height variance from Section 25-78 (d)

to install a sign located at 402 Moulton Street E. Property is located in a B-2, General Business District.

Bruce Causey was absent from the meeting. Chair asked if there was a way to contact Mr. Causey. Mr. Causey was contacted by phone and stated he would like to withdraw his case. Jeremy Goforth made a motion to dismiss. Chester Ayers made a second. Chair called for role. All Yes, the motion carried.

Chair asked for any new business. None

Meeting adjourned at 4:15 p.m.

Delayne Dean, Chair

AGENDA

CASE NO. 1

Application and appeal of Temple Inc. from an administrative decision to deny a permit and requesting a variance from Section 25-11 to facilitate light assembly of electrical panels in a portion of the building located at 310 Bank St. NE. property is located in a B-5, Central Business District.

CASE NO. 2

Application and appeal of J&M Signs for a 188 square feet sign area variance from Section 25-77 (e) (1) to install a sign located at 2504 Highway 31 S. Property is located in a B-2, General Business District.

CASE NO. 3

Application and appeal of Buck and Charlotte Dozier for a use permitted on appeal from Section 25-12 to install a manufactured home located at 137 Russell Road SW. Property is located in an AG-1, Agricultural District.

CASE NO. 4

Application and appeal of MMDC Contractors for a 4 feet side yard set-back variance from Section 25-10.10 (2) (e) to construct a new single family dwelling 2 feet from the side property line located at 811 Vine St. NW. Property is located in an R-3, Single Family Residential District.

CASE NO. 5

Application and appeal of Peyton Morris for a 7 feet height variance from Section 25-10.3 (2) (g) to construct a 42 feet tall new single family dwelling located at 2510 Legacy Cove SE. Property is located in an R-5, Single Family Residential District.

CASE NO. 6

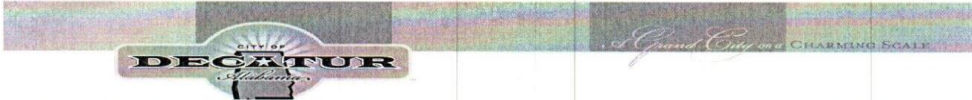
Application and appeal of Peyton Morris for 1 foot rear yard set-back variance from Section 25-10.10 (2) (d) to construct a new single family dwelling 39 feet from the property line located at 3025 Cane Crossing SE. Property is located in an R-3, Single Family Residential District.

CASE NO.7

Application and appeal of Davidson Homes for a:

- (1) 4.6 set –back variance from Section 25-76 (1) (2)
- (2) 1.3 feet sign height variance from Section 25-76 (1) 2
- (3) corner visibility variance from Section 25-20

to construct 2 subdivision entrance signs located at the intersections of Lea Lane and Deere Road and Springside Lane and Deere Road. Property is located in an R-5, Single Family Residential District.



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Temple, Inc. (Forrest Temple)
 MAILING ADDR: 305 Bank St
 CITY, STATE, ZIP: Decatur, AL 35601
 PHONE: 800-633-3221

PROPERTY OWNER: William H. Temple Family Trust
 OWNER ADDR: PO Box 2066
 CITY, STATE, ZIP: Decatur AL 35602 PHONE: 800-633-3221

ADDRESS FOR APPEAL: 310 Bank St NE Decatur AL 35601

NATURE OF APPEAL:

- HOME OCCUPATION
- SETBACK VARIANCE
- SIGN VARIANCE
- USE PERMITTED ON APPEAL
- APPEAL OF ADMINISTRATIVE DECISION
- OTHER
- SURVEY FOR VARIANCES ATTACHED
- DRAWINGS FOR VARIANCES ATTACHED

*****Applicants or Duly Appointed Representative MUST be present in order

For the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)

310 Bank St is zoned as B-5. Request that "Light Assembly" be allowed in this facility instead of Rezoning to M-1. This building will serve as offices in the front and Assembly for electrical panels elsewhere. The uncooled/unheated area in the back will serve as inventory storage.

Applicant Name (print) Forrest Temple
 Signature [Signature]
 Representative Name (print) _____
 Signature _____
 Date _____

If applicant is using a representative for the request both signatures are required

Office Use Received By: _____
 Zone B-5
 Hearing Date 9/24/24
 Approved/Disapproved _____

CASE NO. 1 310 BANK STREET NE

Brackin, Samuel

From: Forrest Temple <forrest.temple@temple-inc.com>
Sent: Tuesday, August 20, 2024 1:48 PM
To: Brackin, Samuel; Day, Katrina
Subject: RE: 310 Bank Street Production Facility Layout

Thank you Sam. I will get this submitted by the 10th so we can go before BOZA at the end of Sept.

Forrest Temple
Temple, Inc.
256.353.3820
256.221.7016 (Mobile)

From: Brackin, Samuel [mailto:sbrackin@decatur-al.gov]
Sent: Monday, August 19, 2024 8:57 AM
To: Forrest Temple <forrest.temple@temple-inc.com>; Day, Katrina <kday@decatur-al.gov>
Subject: RE: 310 Bank Street Production Facility Layout

Good Morning Forrest, Thank you for your plan submittal. Looking at the plans I see that this is intended for an F-1 Occupancy for most of the building. I am sorry that I must inform you that this property is located in a B-5 zone and the only manufacturing allowed in a B-5 zone is that incidental to retail. I am aware that manufacturing is performed in other buildings that you occupy however your two main buildings across street are in M-1 (use allowed) and your other buildings in B-5 appear to predate the B-5 designation so these would be considered "existing non-conforming". In order for a permit to be issued for this project you will need to obtain approval from the Board of Zoning adjustment as an appeal of an administrative decision or you will need to try to get the property rezoned to a different use zone that would allow this type of occupancy. I have attached the BOZA application and instruction page to this email. If you have any questions please give me a call or an email and I will do my best to help.

Thank you,

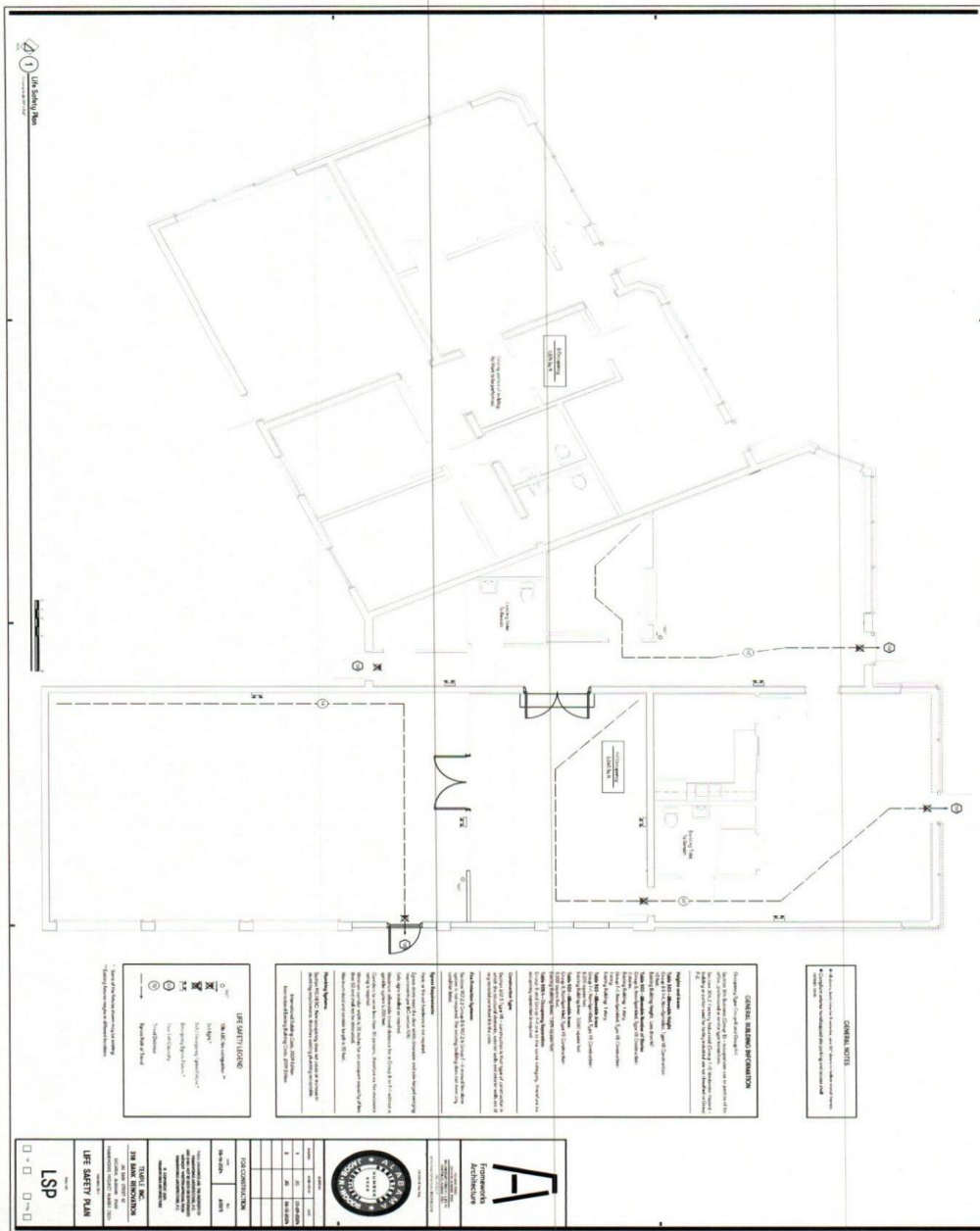
Sam Brackin
Plans Examiner
City of Decatur
P: 256.341.4581
C: 256.214.1507

From: Forrest Temple <forrest.temple@temple-inc.com>
Sent: Friday, August 16, 2024 4:47 PM
To: Day, Katrina <kday@decatur-al.gov>
Cc: Brackin, Samuel <sbrackin@decatur-al.gov>
Subject: RE: 310 Bank Street Production Facility Layout

Good afternoon Katrina,

Please see attached sealed drawings. I'll submit the application on Monday since I need a permit for this.

Have a nice weekend.



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All work shall be in accordance with the latest editions of the International Building Code and the International Fire Code.
3. All materials shall be of the highest quality and shall be approved by the local building department.
4. All work shall be completed within the specified time frame.

GENERAL BUILDING INFORMATION

Project Name: [Redacted]
 Project Address: [Redacted]
 Project Owner: [Redacted]
 Project Manager: [Redacted]
 Architect: [Redacted]
 Date: [Redacted]

GENERAL NOTES

1. All dimensions are in feet and inches.

2. All work shall be in accordance with the latest editions of the International Building Code and the International Fire Code.

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1. All dimensions are in feet and inches.

2. All work shall be in accordance with the latest editions of the International Building Code and the International Fire Code.

3. All materials shall be of the highest quality and shall be approved by the local building department.

4. All work shall be completed within the specified time frame.

A
Architect
 [Redacted]
 [Redacted]

LSP
LIFE SAFETY PLAN



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: J&M Signs

MAILING ADDR: PO Box 275 Decatur, Al

CITY, STATE, ZIP: Decatur, Al 35602

PHONE: 256.353.8801

PROPERTY OWNER: Mayas LLC

OWNER ADDR: P.O. BOX 23644

CITY, STATE, ZIP: Chattanooga, TN 37422 PHONE: 256-353-6727

ADDRESS FOR APPEAL: X 2504 US Hwy 31S 35603

NATURE OF APPEAL:

- HOME OCCUPATION
- SETBACK VARIANCE
- SIGN VARIANCE
- USE PERMITTED ON APPEAL
- APPEAL OF ADMINISTRATIVE DECISION
- OTHER
- SURVEY FOR VARIANCES ATTACHED
- DRAWINGS FOR VARIANCES ATTACHED

*****Applicants or Duly Appointed Representative MUST be present in order
For the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)
Add 8x30' mural to back side of restaurant that faces Target. Owners would like to beautify that area of the building. Precedent has been set recently with similar murals downtown.

Applicant Name (print) J&M Signs

Signature _____

Representative Name (print) Carlton McMasters

Signature [Signature]

Date 7/6/24

If applicant is using a representative for the request both signatures are required

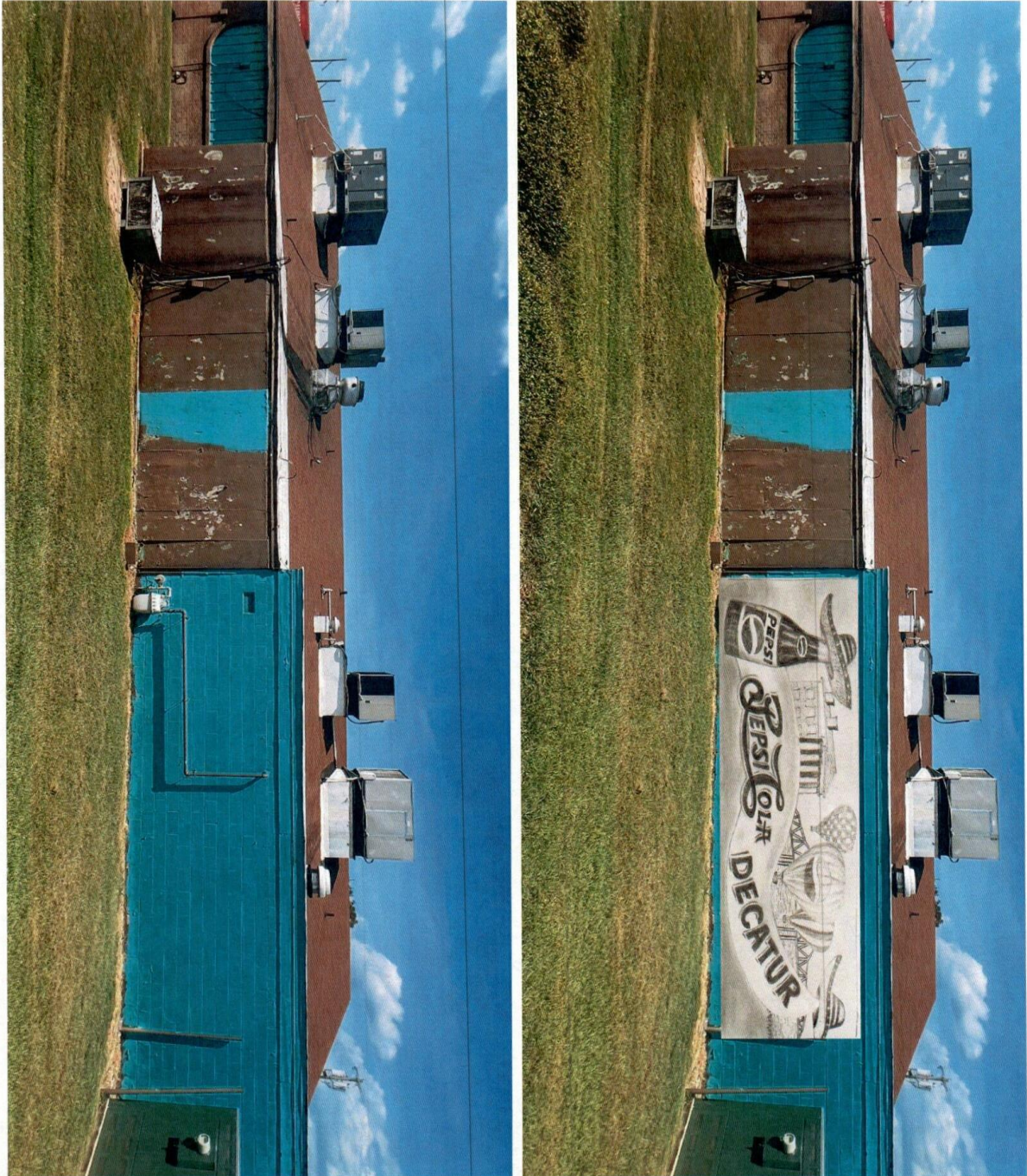
Office Use Received By: _____

Zone B-2

Hearing Date 9/24/24

Approved/Disapproved _____

CASE NO. 2 2504 US HIGHWAY 31 SOUTH



Picture



A Grand City on a CHARMING SCALE

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Buck + Charlotte Dozier

MAILING ADDR: PO BOX 351

CITY, STATE, ZIP: Decatur, AL 35602

PHONE: 256-227-9471

PROPERTY OWNER: Buck + Charlotte Dozier

Property OWNER ADDR: 135/ 137 Russell Rd SW

CITY, STATE, ZIP: Decatur, AL 35603 PHONE: 256-227-9471

ADDRESS FOR APPEAL: ~~135~~ 137 Russell Rd SW, Decatur, AL 35603

NATURE OF APPEAL:

- HOME OCCUPATION
- USE PERMITTED ON APPEAL
- OTHER
- SETBACK VARIANCE
- APPEAL OF ADMINISTRATIVE DECISION
- SURVEY FOR VARIANCES ATTACHED
- SIGN VARIANCE
- DRAWINGS FOR VARIANCES ATTACHED

***** Applicants or Duly Appointed Representative MUST be present in order

For the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)

Requests to place mobile home on property

Applicant Name (print) Charlotte Dozier

Signature Charlotte Dozier

Representative Name (print) _____

Signature _____

Date _____

If applicant is using a representative for the request both signatures are required

Office Use Received By: _____

Zone AG-1

Hearing Date 9/24/24

Approved/Disapproved _____

CASE NO. 3 137 RUSSELL ROAD SW



A Grand City with a Charming Scale

402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: MMDC Contractors, LLC c/o Ron Black
 MAILING ADDR: P.O. Box 31
 CITY, STATE, ZIP: Belle Mina, AL 35015
 PHONE: 256-929-8074

PROPERTY OWNER: Ethel Bates
 OWNER ADDR: 811 Vine Street
 CITY, STATE, ZIP: Decatur, AL 35601 PHONE: 281-923-0299

ADDRESS FOR APPEAL: P.O. Box 31, Belle Mina, AL 35015

NATURE OF APPEAL:

- HOME OCCUPATION
- SETBACK VARIANCE
- SIGN VARIANCE
- USE PERMITTED ON APPEAL
- APPEAL OF ADMINISTRATIVE DECISION
- OTHER
- SURVEY FOR VARIANCES ATTACHED
- DRAWINGS FOR VARIANCES ATTACHED

*****Applicants or Duly Appointed Representative MUST be present in order

For the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)

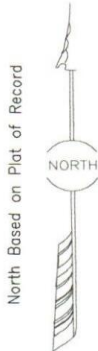
4' side yard set-back variance

Applicant Name (print) Ron Black
 Signature [Signature]
 Representative Name (print)
 Signature

If applicant is using a representative for the request both signatures are required

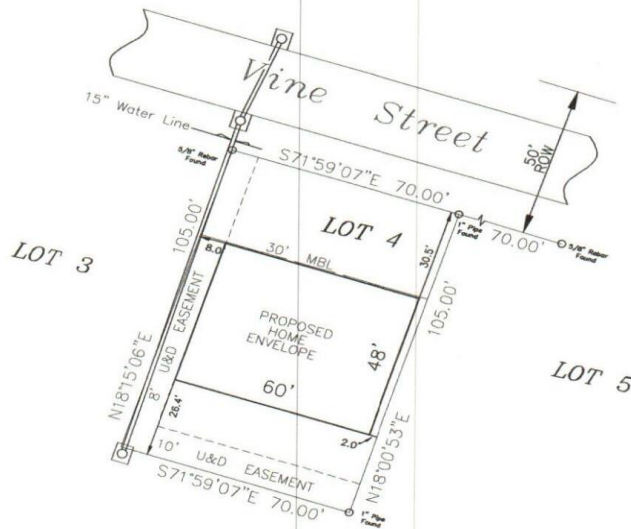
Office Use Received By: [Signature]
 Zone R-3
 Hearing Date 9/24/24
 Approved/Disapproved

CASE NO. 4 811 VINE STREET NW



NOTES:

- 1) NO FIELD LOCATION WAS ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES.
- 2) ONLY SURFACE UTILITY STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DEDICATED EASEMENTS ARE SHOWN.
- 3) NO INSTRUMENTS OR RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED SURVEYOR EXCEPT AS SHOWN.
- 4) HOUSE PLANS HAVE BEEN MODIFIED FROM THE ORIGINAL PLANS PER THE REQUEST OF THE BUILDER.
- 5) THIS PLAT IS A PROPOSED LAYOUT TO BE VERIFIED BY THE CITY OF DECATUR.
- 6) This document along with the information, ideas, and designs conveyed herein, shall be considered instruments of professional service and are the property of Huntsville Land Company, Inc. Any use, reproduction, or distribution of this document, along with the information, ideas, and designs contained herein is prohibited unless authorized in writing by Huntsville Land Company, Inc., or explicitly allowed in the governing professional services agreement for this work.



State of Alabama
County of Morgan

I, James A. Holman, A Registered Land Surveyor with the firm of Huntsville Land Company, Inc., hereby state that to the best of my knowledge, information and belief, the foregoing is a true and correct map or plat of Lot 4, According to the Plat or Survey of 4th Increment - Vine Street Phase I Redevelopment Project

recorded as Plat book 6, Page 108 in the office of the Judge of Probate, Morgan County, Alabama; that the survey represented hereon meets the minimum technical standard requirements for land surveying in the State of Alabama as adopted by the Alabama Society of Professional Land Surveyors; that the address based on reliable information and sources available to the undersigned is 811 Vine Street, Decatur, AL 35601 according to this survey this the 26th day of August, 2024.

Type of Survey: WATER LINE LOCATION		Work Order: M820241810	Drawn by: T.C.B.
Field Work Completed: 9/5/2024	Office Work Completed: 9/6/2024	Revised: J.A.H.	Scale: 1" = 20'
HUNTSVILLE LAND COMPANY, INC. COPYRIGHT 2024		James A. Holman P.L.S. Al. Reg. No. 17833	
P.O. BOX 14448 HUNTSVILLE AL 35815			



402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Peyton Morris, Morris General Contractors, LLC

MAILING ADDR: 3002 Old River Road SE

CITY, STATE, ZIP: Decatur, AL 35603

PHONE: 256-227-7489

PROPERTY OWNER: Jeff Parker, Land Services LLC

OWNER ADDR: P. O. BOX 671

CITY, STATE, ZIP: DECATUR, AL35602 PHONE: 256-227-7935

ADDRESS FOR APPEAL: 2510 Legacy Cove SE, Decatur, AL 35601

NATURE OF APPEAL:

- HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE
 USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION
 OTHER SURVEY FOR VARIANCES ATTACHED DRAWINGS FOR VARIANCES ATTACHED

*****Applicants or Duly Appointed Representative MUST be present in order

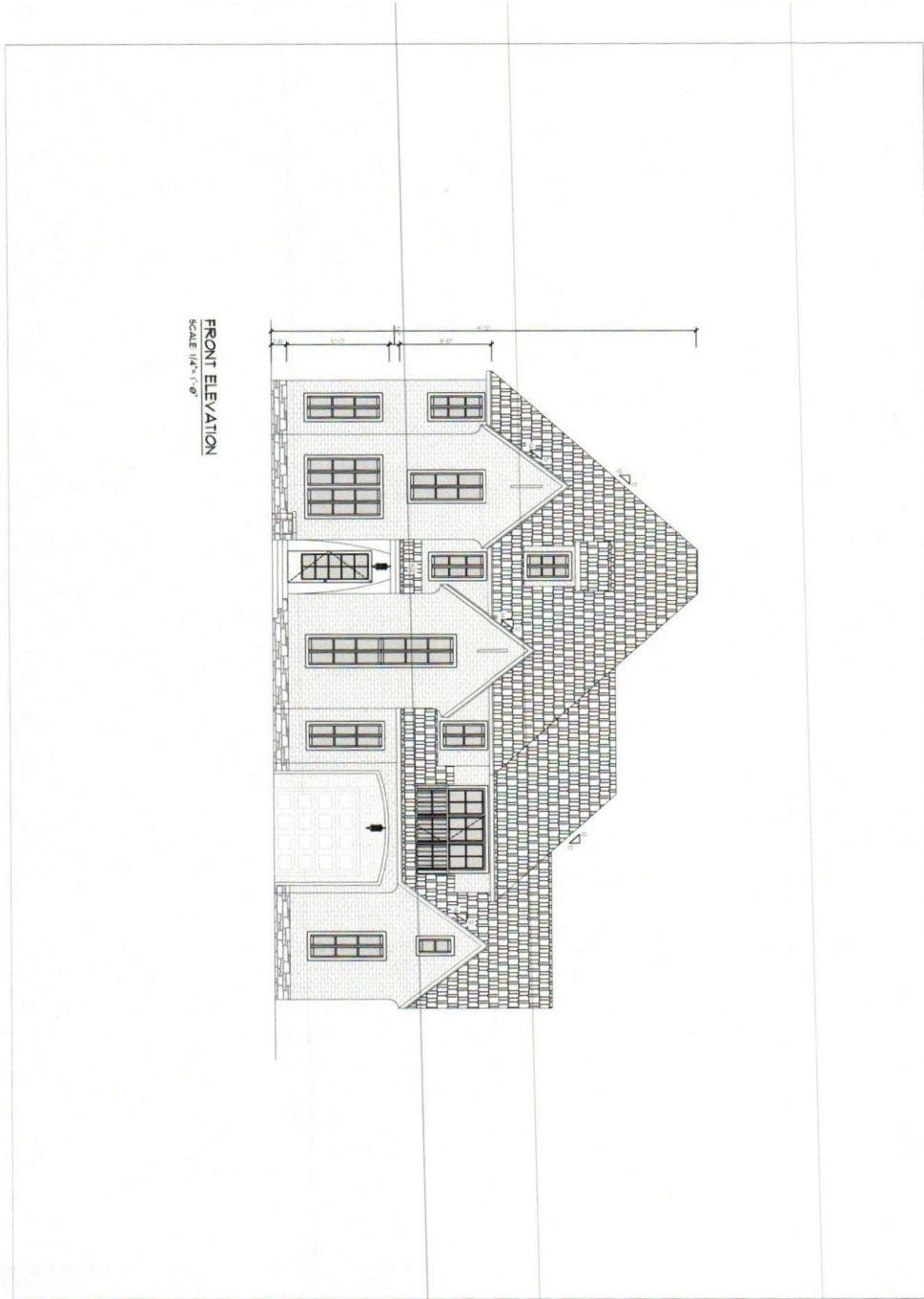
For the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)

In order to construct a residence with the square footage desired and conform with the architectural plan for the subdivision, the roof needs to extend 7 feet above the 35' maximum.

Applicant Name (print) <u>Peyton Morris</u>	If applicant is using a representative for the request both signatures are required	Office Use Received By: <u><i>JW</i></u>
Signature <u><i>Peyton Morris</i></u>		Zone <u>R-5</u>
Representative Name (print) <u>Peyton Morris</u>		Hearing Date <u>9/24/24</u>
Signature <u><i>Peyton Morris</i></u>		Approved <input type="checkbox"/> Disapproved <input type="checkbox"/>
Date <u>9-10-2024</u>		

CASE NO. 5 2510 LEGACY COVE SE





402 Lee St NE 1st Floor Council Chamber

Board of Zoning Adjustment

APPLICANT: Peyton Morris, Morris General Contractors, LLC

MAILING ADDR: 3002 Old River Road SE

CITY, STATE, ZIP: Decatur, AL 35603

PHONE: 256-227-7489

PROPERTY OWNER: DH Morris Development, LLC

OWNER ADDR: 3002 Old River Road SE, Decatur, AL 35603

CITY, STATE, ZIP: DECATUR, AL35602 PHONE: 256-227-7935

ADDRESS FOR APPEAL: 3025 Cane Crossing SE, Decatur, AL 35603

NATURE OF APPEAL:

- HOME OCCUPATION
 SETBACK VARIANCE
 SIGN VARIANCE
 USE PERMITTED ON APPEAL
 APPEAL OF ADMINISTRATIVE DECISION
 OTHER
 SURVEY FOR VARIANCES ATTACHED
 DRAWINGS FOR VARIANCES ATTACHED

*****Applicants or Duly Appointed Representative MUST be present in order

For the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES; # FOR PARKING; HARDSHIP; TYPE OF BUSINESS)

The property requires a 1' rear yard setback variance to accommodate brick on the rear of the home. The plan originally called for siding, but the homeowner would like to change to brick in order to conform with the neighborhood.

Applicant Name (print) Peyton Morris

Signature *Peyton Morris*

Representative Name (print) Peyton Morris

Signature *Peyton Morris*

Date 9-10-2024

If applicant is using a representative for the request both signatures are required

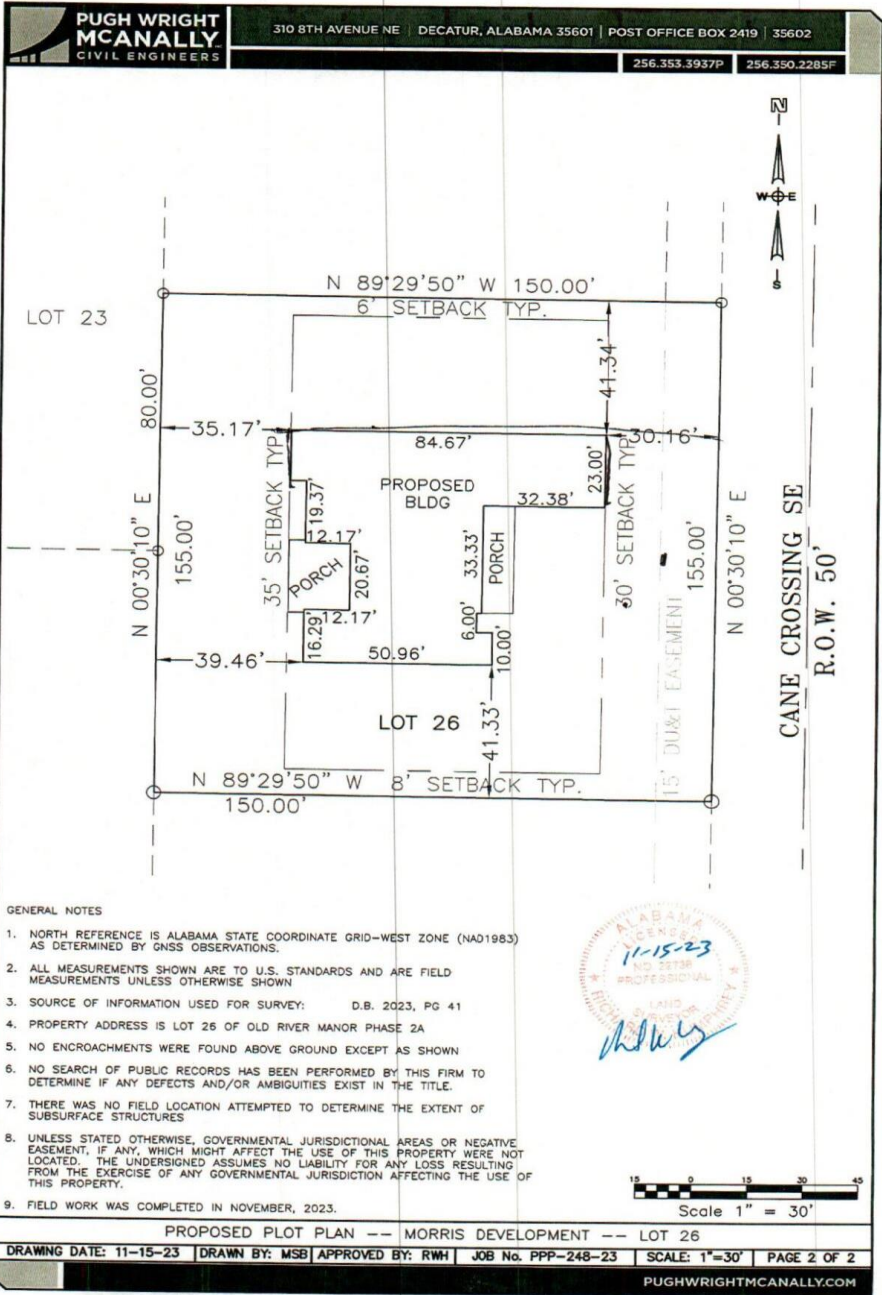
Office Use Received By: 9/24/2024

Zone R-3

Hearing Date *JW*

Approved Disapproved

CASE NO. 6 3025 CANE CROSSING SE



Survey



on a CHARMING SCALE

Board of Zoning Adjustment

APPLICANT: Davidson Homes
 MAILING ADDR: 330 James Record Rd. SW
 CITY STATE ZIP: Huntsville, AL 35824
 PHONE: 256 350 1322

PROPERTY OWNER: Davidson Homes
 OWNER ADDR: 330 James Record Rd SW
 CITY STATE ZIP: Huntsville AL 35824
 OWNER PHONE: 256 350 1322

ADDRESS FOR APPEAL: 3201 Chestnut Ct SE Decatur, AL 35603

NATURE OF APPEAL:
 HOME OCCUPATION SETBACK VARIANCE SIGN VARIANCE
 USE PERMITTED ON APPEAL APPEAL OF ADMINISTRATIVE DECISION
 OTHER SURVEY FOR VARIANCES ATTACHED DRAWINGS FOR VARIANCES ATTACHED

***** Applicants or Duly Appointed Representative MUST be present in order for the case to be heard*****

DESCRIBE APPEAL IN DETAIL: (INCLUDE DIMENSIONS, # FT FOR VARIANCES, # FOR PARKING, HARDSHIP, TYPE OF BUSINESS.)
Davidson Homes would like to request a variance for our Hollow Meadow community entrance sign. To ensure the sign is visible, from a distance, we would like it to be 5' 3 3/8" which exceeds the current requirement of no more than 3 1/2 ft. This will allow drivers to see the entrance in time to safely turn. This will need a variance of 1' 10 3/8". See plans attached.

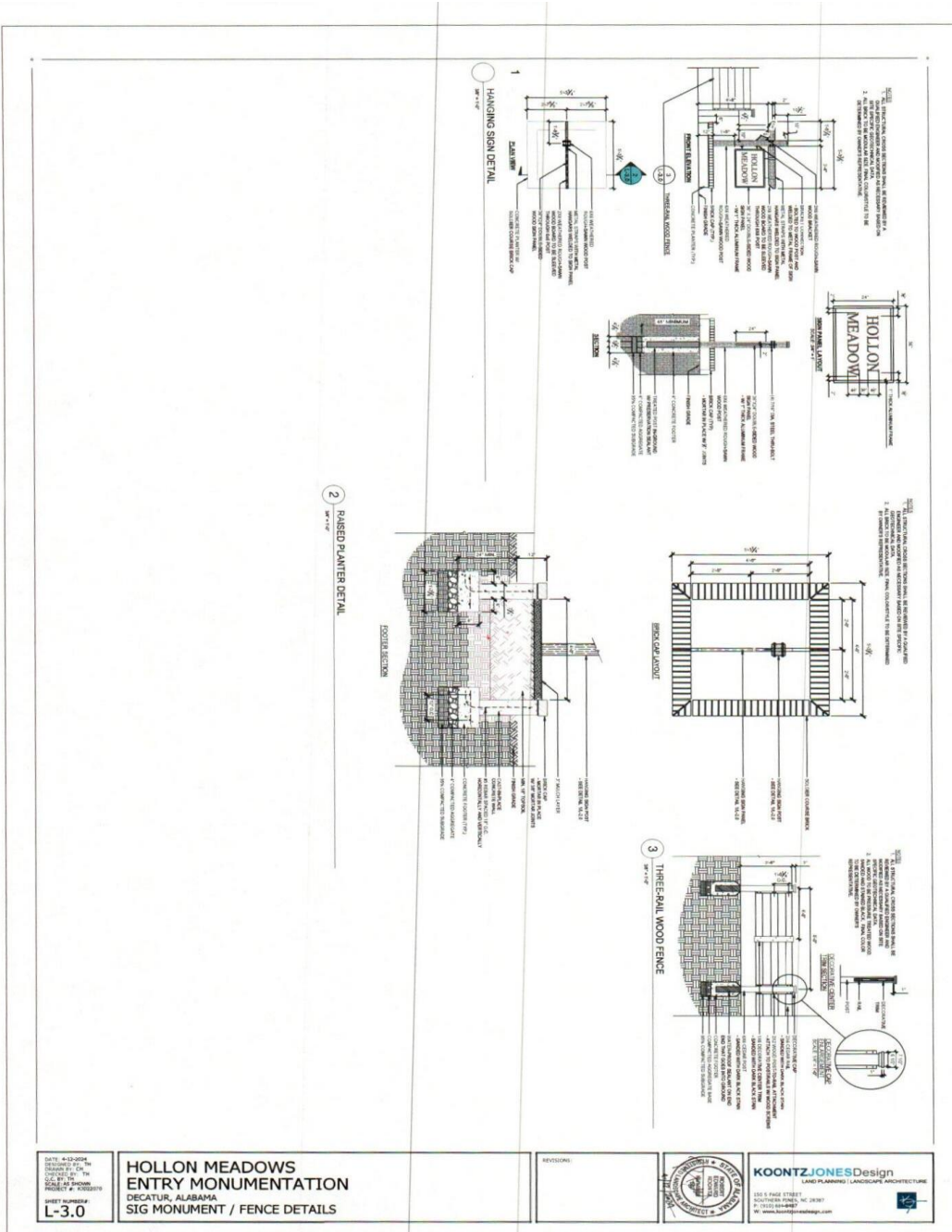
Applicant Name(print) Caroline Deese
 Signature Caroline Deese
 Representative Name(print) Tim Holland
 Signature [Signature]
 Date 8/26/2024

If applicant is using a representative for the request both signatures are required.

Office Use
 Received By [Signature]
 Zone R-5
 Hearing Date 9/24/24
 Approved/Disapproved

The Board of Zoning Adjustment meets the last Tuesday of each month at 4:00 PM in the Council Chambers on first floor of City Hall. Applications must be filed by the 10th of the month to be heard the last Tuesday of the month.

CASE NO. 7 INTERSECTIONS OF LEA LN/SPRINGSIDE LN AND DEERE ROAD



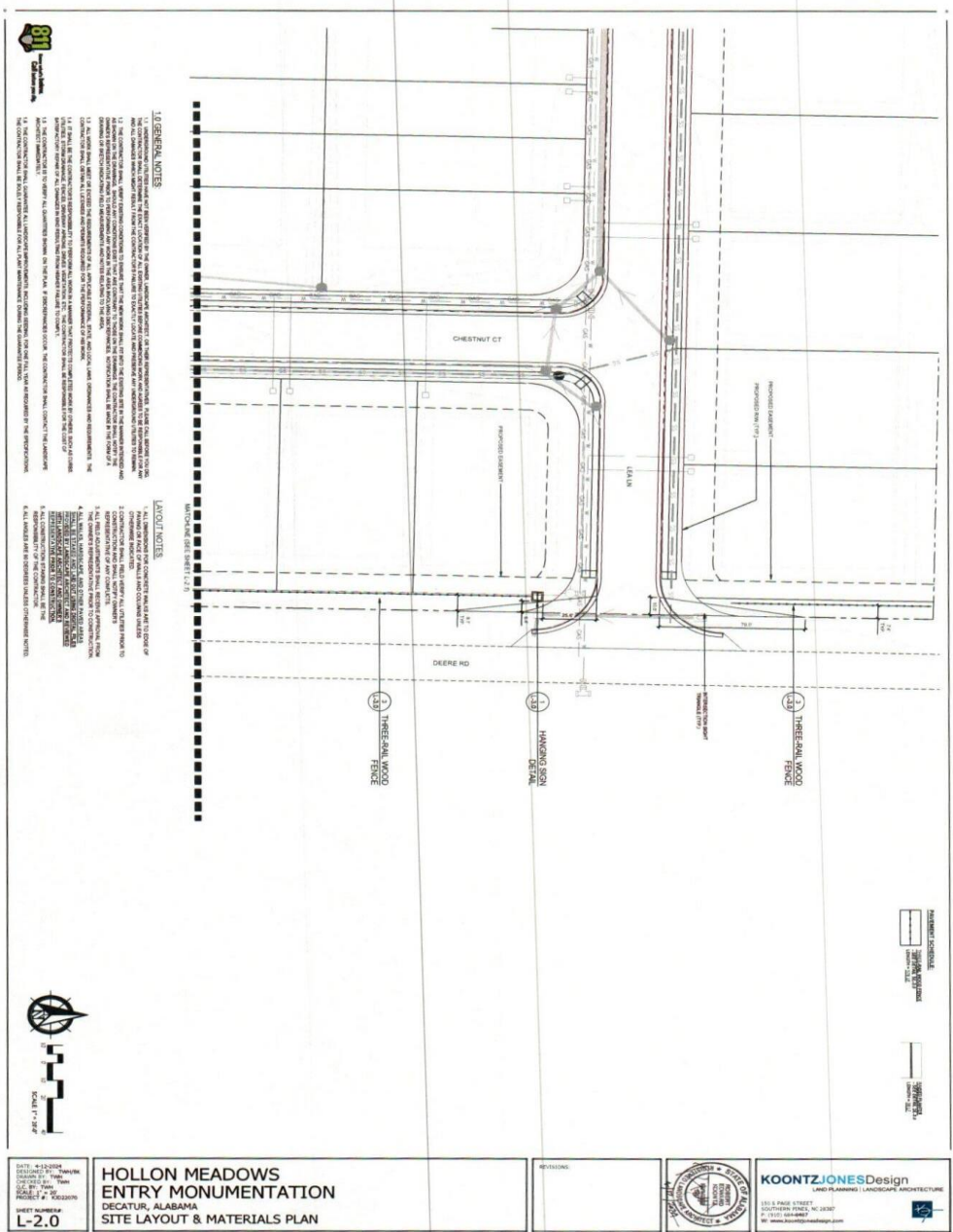
DATE: 11-20-2014
 DESIGNED BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT # 1000019
L-3.0

**HOLLON MEADOWS
 ENTRY MONUMENT
 DECATUR, ALABAMA
 SIG MONUMENT / FENCE DETAILS**

REVISIONS:



KOONTZ JONES Design
 LAND PLANNING / LANDSCAPE ARCHITECTURE
 100 S. MAIN STREET
 DECATUR, ALABAMA 35601
 P: 205.358.4447
 www.koontzjonesdesign.com



- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.

- LANDSCAPE NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA CONSTRUCTION CODE, THE ALABAMA LANDSCAPE ARCHITECTURE ACT, AND THE ALABAMA SIGNAGE ACT.
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DATE: 04-15-2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: [Number]
L-2.0

**HOLLON MEADOWS
 ENTRY MONUMENTATION**
 DECATUR, ALABAMA
 SITE LAYOUT & MATERIALS PLAN

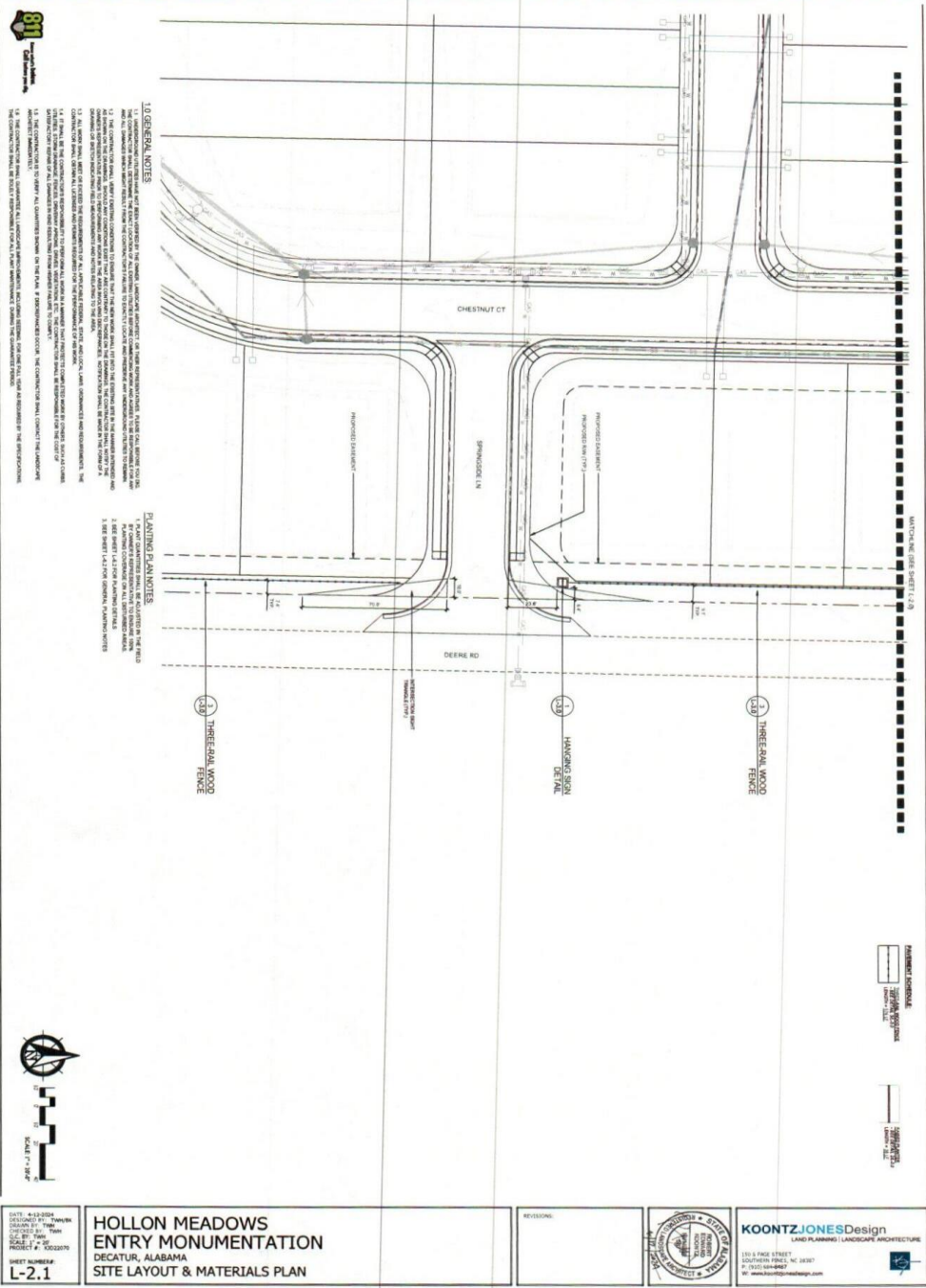
REVISIONS:



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 351 S. MAIN STREET
 COLUMBIA, MISSISSIPPI 39201
 P: (601) 684-9887
 www.koontzonesdesign.com



Sign #1 Plot Plan



1.0 GENERAL NOTES

- 1.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- 1.2 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 1.3 THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 1.4 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY APPROACH.
- 1.5 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY APPROACH AND DRIVEWAY.
- 1.6 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY APPROACH AND DRIVEWAY.
- 1.7 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY APPROACH AND DRIVEWAY.
- 1.8 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY APPROACH AND DRIVEWAY.
- 1.9 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY APPROACH AND DRIVEWAY.
- 1.10 THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY APPROACH AND DRIVEWAY.

2.0 MATERIALS

- 2.1 ALL DRIVEWAY MATERIALS SHALL BE AS SHOWN ON THE PLAN.
- 2.2 ALL DRIVEWAY MATERIALS SHALL BE AS SHOWN ON THE PLAN.
- 2.3 ALL DRIVEWAY MATERIALS SHALL BE AS SHOWN ON THE PLAN.
- 2.4 ALL DRIVEWAY MATERIALS SHALL BE AS SHOWN ON THE PLAN.
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- 2.9 ALL DRIVEWAY MATERIALS SHALL BE AS SHOWN ON THE PLAN.
- 2.10 ALL DRIVEWAY MATERIALS SHALL BE AS SHOWN ON THE PLAN.

3.0 SIGNAGE

- 3.1 ALL SIGNAGE SHALL BE AS SHOWN ON THE PLAN.
- 3.2 ALL SIGNAGE SHALL BE AS SHOWN ON THE PLAN.
- 3.3 ALL SIGNAGE SHALL BE AS SHOWN ON THE PLAN.
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- 3.9 ALL SIGNAGE SHALL BE AS SHOWN ON THE PLAN.
- 3.10 ALL SIGNAGE SHALL BE AS SHOWN ON THE PLAN.



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L-2.1

**HOLLON MEADOWS
ENTRY MONUMENTATION**
DECATUR, ALABAMA
SITE LAYOUT & MATERIALS PLAN

REVISIONS:



KOONTZ JONES Design
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Sign #2 Plot Plan



Picture #1



Picture #2