

A G E N D A

Saraland Planning Commission

October 10, 2017

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Public Hearing: Preliminary/Final Plat Review for Celeste Court Subdivision filed by Jim D. Moore
5. Election of Officers

The Saraland Planning Commission convened in regular session on September 12, 2017, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Johnny Holley.

Roll call was as follows:

Present: Chairman Johnny Holley
Secretary Coy Butts
Wayne Biggs
Veronica Hudson
Ronnie Outlaw
Randolph Young
Barry Andrews

Absent: Vice-Chairman Robert Lutz
Johnny Whigham

Others present: Mike Black, Director of Inspection Services; Matthew Lambert, City Planner; Andy Rutens, City Attorney

Minutes of the August 8, 2017, meeting were approved by signing.

PRELIMINARY/FINAL PLAT REVIEW FOR HUFF SUBDIVISION, 913 SARALAND BOULEVARD SOUTH, FILED BY MATTHEW AND KIMBERLY HUFF

Chairman Johnny Holley recused himself.

Secretary Coy Butts chaired the meeting. Prior to the meeting, the plat was reviewed by City Planner, Matthew Lambert, and he gave a favorable recommendation to approve the plat. The proper notices were sent advertising the subdivision application, and Secretary Coy Butts opened the public hearing. Adjacent property owner, Carolyn Day, spoke and was neither for nor against the subdivision. Her inquiry was to ask what was going on the new lot being created, and since it is unknown, she was told the property is zoned commercial. The public hearing was closed.

Motion was made by Randolph Young, seconded by Barry Andrews, to approve the Preliminary/Final Plat of Huff Subdivision filed by Matthew and Kimberly Huff. Motion carried.

Johnny Holley returned to chair the meeting.

PETITION FOR ANNEXATION:

Wayne Biggs recused himself.

Motion was made by Barry Andrews, seconded by Ronnie Outlaw, for a favorable recommendation to the Saraland City Council to annex into the City of Saraland 3700 Hickory Drive, Parcel R021801120000010, petitioned by property owner Sharon McClure. Motion carried.

Wayne Biggs returned to the meeting.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:10 p.m.

ACCEPTED AND APPROVED:

_____	_____
_____	_____
_____	_____
_____	_____

**CITY OF SARALAND
APPLICATION FOR PRELIMINARY/FINAL
SUBDIVISION PLAT REVIEW**

Application Number: DUA-09192017-31559 Date Plat Submitted: 9-15-17

Name of Subdivision: Celeste Court Subdivision

Name of Owner: Jim D. Moore

Owner Address: Post Office Box 446

(Street or P.O. Box)
Saraland Alabama 36571 Telephone # 251-454-9836
(City) (State) (Zip)

Name of Authorized Agent, if other than owner: _____

Agent Address: _____

(Street or P.O. Box)

(City) (State) (Zip) Telephone # _____

Name of Land Surveyor: Johnny E. Holley Telephone # 251-459-2642

Alabama Registration Number: AL-23660

Design Engineer's Name: N/A Registration #: _____
(If new streets or other improvements are required)

Engineer Address: _____

(Street or P.O. Box)

(City) (State) (Zip) Telephone # _____

Subdivision Location: 3500 Celeste Court

Total Acreage: 51.17 acres # of Lots (Units): 3 Average Lot Size: 17 acres

Water Source: Saraland Sewer Source: Septic

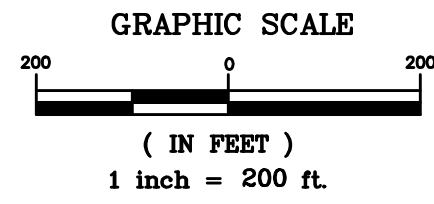
Description of proposed subdivision in **SEC 31, TSHP 1S, RANGE 1W, MAP BOOK 125, PAGE 79, DATED 4/22/11** or **SLIDE NO. _____**. Is staged development proposed? NO **IF YES**, a master plan is required, sufficient in scope and detail to substantially reflect the **FINAL** and complete development. Is the subject property within the corporate limits? Yes **IF NO**, is it contiguous? _____ **IF YES**, is annexation proposed? _____ Is the subject property within the three mile planning jurisdiction of the City of Saraland? _____ Will improvements be installed prior to **FINAL** plat approval? _____ **IF NO**, attach an Engineer's certified detailed cost estimate, letter, and financial guaranty to **FINAL APPLICATION**.

Jim Moore
SIGNATURE OF OWNER or AUTHORIZED REPRESENTATIVE

The applicant or the agent (if an agent is authorized) must be present at the hearing.

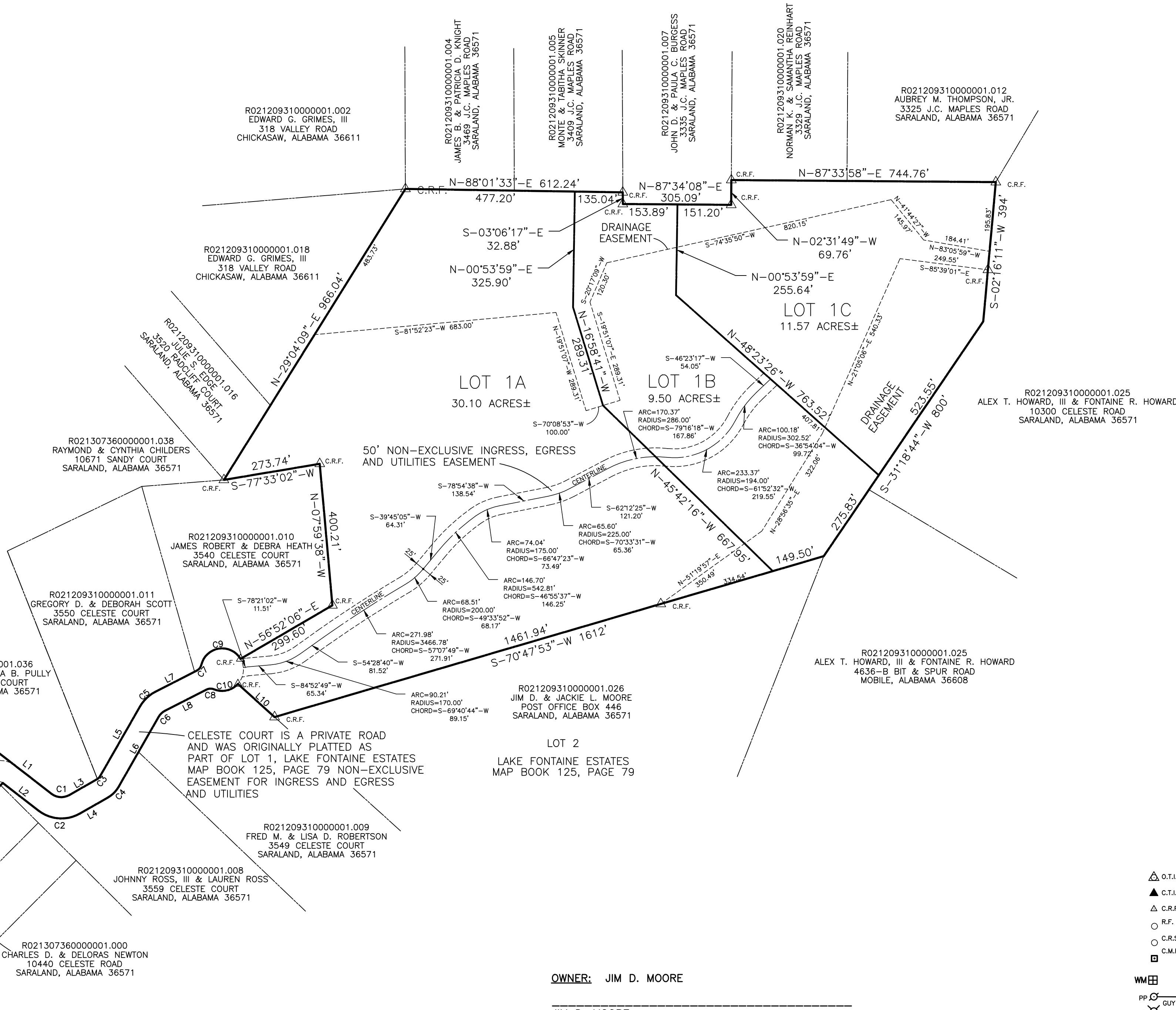
CELESTE COURT SUBDIVISION

STATE OF ALABAMA
COUNTY OF MOBILE



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.07'	45.00'	67°34'00"	S-86°02'37"-E	50.04'
C2	123.82'	105.00'	67°34'00"	N-86°02'37"-W	116.77'
C3	10.63'	20.00'	30°26'38"	N-44°57'04"-E	10.50'
C4	42.51'	80.00'	30°26'38"	S-44°57'04"-W	42.00'
C5	60.89'	105.00'	33°13'34"	N-46°20'32"-E	60.04'
C6	26.10'	45.00'	33°13'34"	S-46°20'32"-W	25.73'
C7	21.68'	25.00'	49°40'47"	N-38°06'55"-E	21.00'
C8	21.68'	25.00'	49°40'47"	S-87°47'42"-W	21.00'
C9	142.91'	60.00'	136°28'00"	N-81°30'31"-E	111.44'
C10	73.85'	60.00'	70°31'26"	S-77°22'23"-W	69.28'

Line	Description	Length
L1	S-55°08'03"-E	200.41'
L2	N-55°08'03"-W	127.29'
L3	N-57°17'57"-E	91.21'
L4	S-57°17'57"-W	91.21'
L5	N-26°51'19"-E	226.57'
L6	S-26°51'19"-W	226.57'
L7	N-60°04'53"-E	130.88'
L8	S-60°04'53"-W	130.88'
L9	N-45°07'51"-W	80.00'
L10	N-50°45'46"-W	139.07'



OWNERS:

JIM D. MOORE
POST OFFICE BOX 446
SARALAND, ALABAMA 36571

SITE DATA:

TAX PARCEL NUMBER
R021209310000001.024

LARGEST LOT
LOT 1A = 1,311,030.39 SQ. FT. = 30.10 ACRES

SMALLEST LOT
LOT 1B = 413,708.26 SQ. FT. = 9.50 ACRES

TOTAL ACREAGE ON SITE = 51.17± ACRES

ZONE:

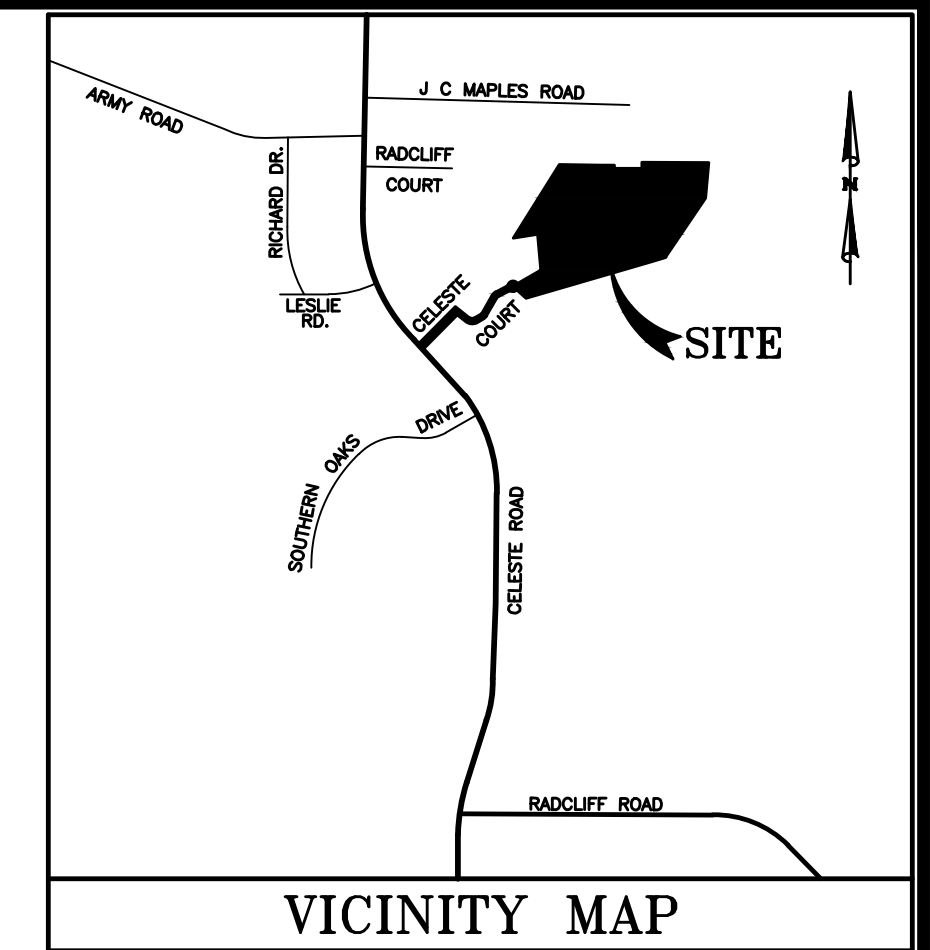
R-1 SINGLE FAMILY RESIDENTIAL

SETBACKS:

FRONT: 35'
REAR: 35'

SURVEYOR:

JOHNNY E. HOLLEY, P.L.S.
ALABAMA LICENSE NUMBER 23660



SURVEYOR'S NOTES:

- ALL BEARINGS ARE BASED AND REFERENCED TO ALABAMA WEST STATE PLANE COORDINATES ESTABLISHED BY RTK GPS DIAL UP TO CONTINUOUS OPERATING REFERENCE STATION AT THE TUNNEL. THE BEARINGS AND DISTANCES AND ANGLES SHOWN AS ACTUAL WERE MEASURED IN THE FIELD.
- I HAVE CONSULTED THE FEMA FIRM MAP COMMUNITY PANEL NO. 01097C 0315 K, DATED MARCH 17, 2010 AND FOUND THAT THE MAP SHOWS THE SURVEYED PROPERTY TO BE IN ZONE "X"(UNSHADED). THIS WAS DETERMINED BY SCALING LOCATION OF THE SURVEYED PROPERTY ON FIRM. NO DETERMINATION WAS MADE BY THE SURVEYOR AS TO THE PROBABILITY OF FLOODING.
- ADDRESS: 3500 CELESTE COURT SARALAND, ALABAMA
- FIELD WORK FOR THIS SURVEY WAS PERFORMED SEPTEMBER, 2017.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND IMPROVEMENTS OR ENVIRONMENTAL SENSITIVE CONDITIONS. THE UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY OTHERS.
- THIS PROPERTY MAY BE SUBJECT TO THE CITY REGULATIONS IN REGARDS TO SUBDIVISION, SETBACKS, EASEMENTS AND BUILDING CODES.
- NO TITLE RESEARCH WAS DONE BY THIS SURVEYOR AND NO ADDITIONAL INFORMATION WAS USED OTHER THAN THE ABOVE MENTIONED OR PROVIDED BY CLIENT.

DESCRIPTION OF SURVEY:

LOT 1, LAKE FONTAINE ESTATES AS RECORDED IN MAP BOOK 125, PAGE 79 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA.

I STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Johnny E. Holley
JOHNNY E. HOLLEY, PLS
ALABAMA LICENSE NUMBER 23660

SEPTEMBER 15, 2017
DATE

LEGEND

- △ O.T.I.F. OPEN TOP IRON FOUND
- ▲ C.T.I.F. CRIMP TOP IRON FOUND
- △ C.R.F. CAPPED REBAR FOUND
- R.F. REBAR FOUND
- C.R.S. CAPPED REBAR SET
- C.M.F. CONCRETE MONUMENT FOUND
- WM WATER METER
- PP GUY POWER POLE WITH GUY WIRE
- LP LIGHT POLE
- TP TELEPHONE PEDESTAL
- WV WATER VALVE
- FH FIRE HYDRANT
- GM GAS METER
- R.O.W. RIGHT-OF-WAY
- X- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- SS- SANITARY SEWER LINE
- O-EAT- OVERHEAD POWERLINE
- USE- UNDERGROUND POWERLINE
- T- OVERHEAD TELEPHONE LINE
- UT- UNDERGROUND TELEPHONE LINE
- UGFO- UNDERGROUND FIBER OPTIC
- BOUNDARY LINE
- (REC.) RECORD
- (ACT.) ACTUAL
- (CAL) CALCULATED
- BUMPER POST
- CLEAN OUT
- F.O.C.M. FIBER OPTIC CABLE MARKER
- TELEPHONE MANHOLE
- ELECTRICAL POWER BOX (METER)

OWNER: JIM D. MOORE

JIM D. MOORE

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS _____, IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF THE FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC, MOBILE COUNTY, ALABAMA MY COMMISSION EXPIRES _____

STATE OF ALABAMA
COUNTY OF MOBILE

CERTIFICATE OF APPROVAL BY THE SARALAND PLANNING COMMISSION:

THE WITHIN PLAT OF CELESTE COURT SUBDIVISION IN MOBILE COUNTY, ALABAMA IS HEREBY APPROVED BY THE CITY OF SARALAND, THIS _____ DAY OF _____ 2017.

SECRETARY, PLANNING COMMISSION

REVISED:	JOHNNY E. HOLLEY - SURVEYOR	
DATE OF SURVEY:	115 AUTUMNWOOD DRIVE SARALAND, ALABAMA 36571 PHONE: 251-459-2642	
PRELIMINARY/FINAL PLAT CELESTE COURT SUBDIVISION		
SCALE: 1"=200'	APPROVED BY: JEH	DRAWN BY: JEH
DATE: SEPT. 2017	SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA	
TYPE: BOUNDARY SURVEY	DRAWING NUMBER:	

