

City of Boaz
Miscellaneous Receipt

Misc. Receipt No: 13366
POS Receipt No: 12974
Receipt Date: 05/11/2023

Received By: Jill Smith
Received On: 05/11/2023 3:21 PM

Customer ID: 495
Name: BRADCO HOME BUILDERS
Description: PRELIMINARY SUBDIVISION PLAT FEE

Miscellaneous Receipt Total
\$60.00

GL Account Number	GL Account Description	Debit	Credit
01-4-10-4079-000	Sub-Div/Zoning Var. Appl. Fee	\$0.00	\$60.00
Miscellaneous Receipt Totals:		\$0.00	\$60.00

Thank You!

CITY OF BOAZ

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICATION/CASE NO. _____

A Preliminary Plat is required if the proposed subdivision contains six or more lots, or if any street or other public improvements are to be dedicated to the city.

The applicant shall submit a complete application, including three copies of the Preliminary Plat and Construction Plans as required in Section 3.10.02 of the Subdivision Regulations, along with a filing fee of \$25.00 plus \$5.00 per lot; at least 15 days prior to a regularly scheduled meeting of the Planning Commission. As per the Subdivision Regulations adopted by the City of Boaz, if the City requires a consulting engineer review of the development, all fees incurred by the City for consulting engineer review will be paid in full by the Developer prior to issuance of Final Plat. The City will notify all the adjacent property owners by mail at least five days prior to the public hearing.

OWNER/APPLICANT INFORMATION

Property owner: Bradco Home Builders, LLC

Address: PO Box 853 Boaz, AL 35957

Telephone Numbers: Work: 256-572-3722 Home: _____

Person Making Application: Randall Pankey

SUBJECT PROPERTY INFORMATION

1. Name of Proposed subdivision: Dogwood Farms II
2. Location: Along Bruce Rd. starting at intersection of McVilleville Road
3. Present Zoning: R-7
4. Number of proposed lots: 7
5. Does the proposed subdivision require the extension of public streets or other public improvements? Yes X No _____.
6. Is the Preliminary Plat submitted pursuant to a sketch Plat? No If so, the applicant must provide a copy of the approved Sketch Plat.
7. Is the Preliminary Plat a resurvey or extension of an existing subdivision? Yes _____ No X. If so, the applicant must provide a copy of the approved Subdivision Plat.

§3.10.02 Preliminary Plat Requirements. The Preliminary Plat must indicate the proposed future development, including the proposed street and drainage pattern. The Preliminary Plat must clearly note what improvements the Subdivider proposes to make off-premises necessary to the development of the subdivision, including drainage, utilities and other improvements. It must also note all off-premises improvements the Subdivider proposes to request the City Council to make, if any, necessary to the development of the subdivision, including drainage, improvements necessary to carry stormwater runoff to a major drainage channel, extension of water mains, sewers and other improvements.

The Preliminary Plat must be clearly and legibly drawn, may not be smaller than 11 inches by 17 inches, nor at a scale smaller than 1" = 100'.

The Preliminary Plat must contain the following information:

1. General

- A. Date, north point scale, and 1" = 800' vicinity sketch map
- B. Name of Owner, Subdivider, and Subdivision Engineer
- C. Width, location, and purpose of all easements
- D. Public land-location and dimension of land to be dedicated or reserved for parks, open space, or other public use
- E. Lot number and block number clearly identifying each parcel
- F. Dimensions of all lots and location of all existing structures
- G. Building setback line along each street
- H. Any portion of land in or adjacent to the subdivision subject to periodic flooding by storm drainage, overflow, or ponding
- I. Zoning classification
- J. Proposed use of the lots and a copy of the document used in establishing restrictions
- K. The names of adjacent subdivisions and the names and addresses of the record owners of adjoining properties as they appear on current tax records
- L. Topography at five foot or smaller intervals as required by the Subdivision Official

2. Street Plan

- A. Location of all existing and proposed public ways, drives, and easements in or adjacent to the proposed subdivision. In addition, the names of existing or proposed public ways must be identified.
- B. Widths of existing and proposed rights-of-ways
- C. Clear identification of location and width of rights-of-ways of any street adopted as part of the Major Street Plan.
- D. Street names which are subject to approval by the Commission and City Council
- E. Topography at five foot contour intervals unless a closer contour interval is required by the Commission
- F. Plan and profile of all streets
- G. Location of all sidewalks and crosswalks
- H. Typical cross sections of proposed streets or as recommended by the City Engineer

- I. Curve data for the centerline of each street: delta, tangent, and radius

3. Storm Drainage and Erosion Control Plan

- A. Location of proposed drainage ways, streams, and ponds in the subdivision
- B. Location, size, and invert elevations of proposed drainage structures including profiles of the storm drainage system, culverts, bridges, pipes, drop inlets, and top elevations of headwalls and any other data as may be required by the Commission
- C. Area of land contributing runoff to each drainage structure
- D. Location of easements and rights-of-way for drainage ways and maintenance as recommended by the City Engineer
- E. Typical cross sections of each drainage way
- F. Direction of water flow throughout the subdivision
- G. Stormwater drainage calculations, including all assumptions made along with pre- and post-development delineation maps
- H. Erosion and Sediment Control Plan showing all Best Management Practices (BMPs) for controlling pollutants leaving the site through stormwater runoff.
- I. Letter of certification of engineering sufficiency signed by the subdivision engineerj. Letter of certification signed by the subdivision engineer ensuring installation in accordance with the approved plat

4. Sanitary Sewer Plan, when applicable

- A. Location and size of all existing and proposed sewers in the subdivision, the points of the subdivision and location of sewer laterals
- B. Direction of flow of each sewer line
- C. Location of each manhole and other sewage system appurtenances including lift stations, oxidation ponds, treatment plants
- D. Profiles of sewage system
- E. Letter of certification of engineering sufficiency signed by the Subdivision Engineer

5. Septic System Plan, if applicable, must be submitted to the Health Department or other authority having jurisdiction

- A. Location and capacity of all septic tanks proposed within the subdivision
- B. Soil type according to County soil survey
- C. Depth of soil, if less than six feet
- D. Location of percolation test holes and results of percolation tests
- E. Location of tile fields and minimum lengths of tile runs
- F. Letter of certification of engineering sufficiency signed by the subdivision engineer

6. Water Distribution Plan

- A. Location and size of the water distribution system including pipes, valves, fittings, high pressure pumping equipment, and other data as may be required by the Commission
- B. Location of all fire hydrants
- C. Letter of certification signed by the Subdivision Engineer that the distribution system meets the requirements of the municipal water system

- D. Water systems not to be served by the Boaz Water System must have a notation of the same on the certificate of the Subdivision Engineer and will be subject to approval by the Water Department and §5.03.02 Water Facilities

7. Electrical Distribution Plan

- A. Location of all poles or subsurface facilities serving each lot or parcel within the subdivision and, where necessary, to abutting property
- B. All required easements, including anchor easements for guy wires
- C. Letter of certification signed by subdivision engineer that the plan meets electrical requirements, and whether the system will be installed by the electric utility provider

Application/Case No. _____

Preliminary Subdivision Plat

If the applicant is not the owner of the subject property, the owner shall stipulate in a letter to the commission, that the undersigned applicant is authorized to request this subdivision. By signing this document I am affirming I understand the rules and regulations for the City of Boaz for development and will pay all fees associated with development.



Signature of Owner/ Applicant

5-11-23

Date

OFFICIAL USE ONLY

Date Filed: _____ Date of Notice: _____ Date of Hearing: _____

Fee Paid \$ _____ Receipt No: _____ Date Paid: _____

Decision of Planning commission: Approved: _____ Denied: _____

List Condition for Approval or Reasons for Denial:

NOTE:

This application must be accompanied by:

1. Five (5) Copies of Preliminary Plat and Construction Plans.
2. Legal description of property as it appears at the Probate Office.
3. List of surrounding property owners.
4. Filling fee of \$25.00 Plus \$5.00 per lot.

Please See Pages 3, 4 and 5 for Preliminary Plat Requirements