



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 6/12/2025

**File ID:** TMP-5590

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the amendment of a plat restriction to remove a portion of the natural landscape buffer established on Boundary/Minor Plat of "Sawan", as recorded as Plat 2020-00016767 of the Probate Records of Madison County, Alabama; and the introduction of an Ordinance pertaining to the same. (Set July 24, 2021 Regular Council Meeting)

Resolution No.

Ordinance No.

**Does this item need to be published?** Yes

If yes, please list preferred date(s) of publication: Resolution: June 25 & July 2, 2025; Ordinance: July 30, 2025

**Finance Information:**

**Account Number:** n/a

**City Cost Amount:** \$ 0

**Total Cost:** \$ 0

**Special Circumstances:**

**Grant Funded:** \$ 0

**Grant Title - CFDA or granting Agency:** n/a

**Resolution #:** n/a

**Location:**

**Address:** 3300 Holmes Ave NW, Huntsville, AL 35805

**District:** District 1 ☒ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

**Additional Comments:** Recommended by Planning Commission

## RESOLUTION NO. 25-

**WHEREAS**, on May 27, 2025 the Planning Commission of the City of Huntsville, Alabama, adopted Resolution No. 01-25 approving and recommending to the City Council of the City of Huntsville, Alabama, the amendment of certain plat restrictions established pursuant to Code of Ala. 1975 § 11-52-32(c), and the City Council of the City of Huntsville, Alabama, will give its consideration to the adoption of an ordinance amending said restrictions, a synopsis of which is as follows:

- (1) Amend the Plat Restrictions established on the **Boundary/Minor Plat of “Sawan”, as Recorded as Plat 2020-00016767 of the Probate Records of Madison County, Alabama** (“Plat”) pursuant to Code of Ala. 1975 §11-52-32(c), including, the removal of a portion of the established natural landscape buffer area along the eastern boundary of Lot 1 and leave unaffected and in full force and effect the remainder of the 100 Foot Natural Landscape Buffer, the current zoning classification of the property, that is, Residence 2-B District and all other plat restrictions.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the *Speakin’ Out News* on the 25<sup>th</sup> day of June, 2025, and the second publication shall be one week thereafter on the 2<sup>nd</sup> day of July, 2025, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

**WHEREAS**, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an ordinance amending the Restrictions established on the **Boundary/Minor Plat of “Sawan”, as Recorded as Plat 2020-00016767 of the Probate Records of Madison County, Alabama** (“Plat”) pursuant to Code of Ala. 1975 §11-52-32(c).

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 5:30 p.m. on the 24<sup>th</sup> day of July, 2025, in the Council Chambers of the City of Huntsville Administration Building at 305 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said Ordinance No. 25-\_\_\_\_, which is introduced by the City Council of the City of Huntsville on the 12<sup>th</sup> day of June, 2025, amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed ordinance amending the Restrictions is substantially in words and figures as follows:

STATE OF ALABAMA     )  
                                     :  
LIMESTONE COUNTY    )

**ORDINANCE NO. 25-**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, ALABAMA,  
TO AMEND RESTRICTIONS SET FORTH ON THE FOLLOWING PLAT:

**Boundary/Minor Plat of “Sawan”, as Recorded as Plat 2020-00016767 of the Probate  
Records of Madison County, Alabama.**

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**Section 1.** That, in accordance with Resolution No. 01-25 of the Planning Commission of the City of Huntsville, Alabama, adopted on May 27, 2025, and after a public hearing thereon, the following restrictions, which were established on the *Boundary/Minor Plat of “Sawan”, as recorded as Plat 2020-00016767 of the Probate Records of Madison County, Alabama* (“Plat”) pursuant to Code of Ala. 1975 §11-52-32(c) (“Restrictions”), **are hereby amended:**

**RESTRICTIONS FOR THIS SUBDIVISION**

Pursuant to the Code of Alabama of 1975, Section 11-52-32(c) by approval of this plat the Planning Commission for the City of Huntsville hereby agrees with the application upon certain use, height, area or bulk requirements or restrictions governing buildings and premises within this zoning plat, providing such requirements or restrictions shall be state in the recorded plat, and premises shall not be used in violation thereof as follows:

- 100 Foot Natural Landscape Buffer is required along a portion of the Northern Boundary and the entirety of the eastern boundary of Lot 1 as shown Heron.
- Hotel and Motels are not permitted.

In accordance with Section 11-52-32(c) the above requirement governing buildings and premises within the Zoning Plat shall have the same force of law and be enforced in the same manner with the same sanctions and penalties and subject to the same power of amendment or repeal as thought sat out as a part of the Zoning Ordinance or Zoning Map of the City of Huntsville.

**Section 2.** That the amendment to the above Restrictions shall modify the boundary of the established 100 Foot Natural Landscape Buffer required along a portion of the Northern Boundary and the entirety of the eastern boundary of Lot 1. Particularly, the amendment shall hereby remove a portion of the established natural landscape buffer area along the eastern boundary described as follows:

A parcel of land situated in the Southeast Quarter of Section 34, Township 3 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama {Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)} and being a portion of a 100-foot wide "Natural Landscape Buffer" lying within Lot 1 of the Zoning Plat of "Sawan", plat Document No. 2020-00016767 in the Office of the Judge of Probate, Madison County, Alabama, and being more particularly described as follows:

Beginning at the southeast corner of said Lot 1, said point being further described as lying on the north right-of-way of Holmes Avenue (right-of-way width varies) and having Alabama State Plane Coordinates of North: 1539275.96, East: 421080.42; thence run South 78 degrees 24 minutes 22 seconds West, 100.74 feet along the north right-of-way of said Holmes Avenue to a point; thence, leaving the north right-of-way of said Holmes Avenue, run North 04 degrees 39 minutes 41 seconds West, 89.54 feet to a point; thence run North 04 degrees 52 minutes 55 seconds West, 150.10 feet to a point; thence run North 85 degrees 07 minutes 05 seconds East, 100.00 feet to a point lying on the east boundary of said Lot 1; thence run South 04 degrees 52 minutes 55 seconds East, 150.29 feet along the east boundary of said Lot 1 to a point; thence, continuing along the east boundary of said Lot 1, run South 04 degrees 39 minutes 41 seconds East, 77.57 feet back to the Point of Beginning;

Said parcel contains 0.537 acres (23,375 square feet) more or less.

But reserving in favor of the City of Huntsville, the existing 10-foot wide Public Utility and Drainage Easements, established by the said Zoning Plat of Sawan, along the east and south sides of the above-described property.

**Section 3.** That the result of the amendment of the Restrictions hereby removes a portion of the established natural landscape buffer area along the eastern boundary of Lot 1 as described and leave unaffected and in full force and effect the remainder of the 100 Foot Natural Landscape Buffer, the current zoning classification of the property, that is, Residence 2-B District and all other plat restrictions, as such may be amended from time to time, until such time, if ever, as said property is rezoned or until such time, if ever, as such property is subjected to different or additional restrictions pursuant to Code of Ala. 1975 § 11-52-32(c).

**Section 4.** That the remainder of the matters contained on the Plat, including, but not necessarily limited to, the dedications of public right-of-way and/or public easement(s) thereon, shall otherwise remain in full force and effect.

**Section 5.** That the Planning Department of the City of Huntsville, Alabama, is hereby authorized and directed to record this Ordinance, along with the Resolution No. 01-25 of the Planning Commission of the City of Huntsville, Alabama, in the Probate Records of Madison County, Alabama, at the cost of the owners of the lands embraced by the Plat.

**Section 6.** This ordinance shall take effect from and after the date of its publication.



**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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President of the City Council of  
the City of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

Mayor of the City of Huntsville, Alabama

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2025.

---

President of the City Council of  
the City of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor of the City of Huntsville, Alabama

**PLANNING COMMISSION OF THE CITY OF HUNTSVILLE, ALABAMA**

**RESOLUTION NO.: 01-25**

**RE: PETITION TO AMEND CERTAIN PLAT RESTRICTIONS ESTABLISHED ON THE FOLLOWING PLAT:**

**BOUNDARY/MINOR PLAT OF “SAWAN”, AS RECORDED AS PLAT 2020-00016767 OF THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA.**

**PETITIONERS:**

**Gurmej Sandhu**

**WHEREAS**, on or about February 25, 2020, the Planning Commission of the City of Huntsville, Alabama, (“Planning Commission”), approved the following plat:

**Boundary/Minor Plat of “Sawan”, as recorded as Plat 2020-00016767 of the Probate Records of Madison County, Alabama.**

(the “Plat”); and

**WHEREAS**, the lands embraced by the Plat are subject to certain RESTRICTIONS FOR THIS SUBDIVISION (“Restrictions”) established on the Plat pursuant to Code of Ala. 1975 § 11-52-32(c), as follows:

**RESTRICTIONS FOR THIS SUBDIVISION**

Pursuant to the Code of Alabama of 1975, Section 11-52-32(c) by approval of this plat the Planning Commission for the City of Huntsville hereby agrees with the application upon certain use, height, area or bulk requirements or restrictions governing buildings and premises within this zoning plat, providing such requirements or restrictions shall be state in the recorded plat, and premises shall not be used in violation thereof as follows:

- 100 Foot Natural Landscape Buffer is required along a portion of the Northern Boundary and the entirety of the eastern boundary of Lot 1 as shown Heron.
- Hotel and Motels are not permitted.

In accordance with Section 11-52-32(c) the above requirement governing buildings and premises within the Zoning Plat shall have the same force of law and be enforced in the same manner with the same sanctions and penalties and subject to the same power of amendment or repeal as thought sat out as a part of the Zoning Ordinance or Zoning Map of the City of Huntsville.

**WHEREAS**, all of the only and sole owners of the lands embraced by the Plat have petitioned the Planning Commission to approve the amendment of the Restrictions, which "Petition" is attached hereto and incorporated herein by reference; and

**WHEREAS**, the "Petition" is to amend the boundary of the established 100 Foot Natural Landscape Buffer required along a portion of the Northern Boundary and the entirety of the eastern boundary of Lot 1. Particularly, the requested amendment would remove a portion of the established natural landscape buffer area along the eastern boundary described as follows:

A parcel of land situated in the Southeast Quarter of Section 34, Township 3 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama {Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)} and being a portion of a 100-foot wide "Natural Landscape Buffer" lying within Lot 1 of the Zoning Plat of "Sawan", plat Document No. 2020-00016767 in the Office of the Judge of Probate, Madison County, Alabama, and being more particularly described as follows:

Beginning at the southeast corner of said Lot 1, said point being further described as lying on the north right-of-way of Holmes Avenue (right-of-way width varies) and having Alabama State Plane Coordinates of North: 1539275.96, East: 421080.42; thence run South 78 degrees 24 minutes 22 seconds West, 100.74 feet along the north right-of-way of said Holmes Avenue to a point; thence, leaving the north right-of-way of said Holmes Avenue, run North 04 degrees 39 minutes 41 seconds West, 89.54 feet to a point; thence run North 04 degrees 52 minutes 55 seconds West, 150.10 feet to a point; thence run North 85 degrees 07 minutes 05 seconds East, 100.00 feet to a point lying on the east boundary of said Lot 1; thence run South 04 degrees 52 minutes 55 seconds East, 150.29 feet along the east boundary of said Lot 1 to a point; thence, continuing along the east boundary of said Lot 1, run South 04 degrees 39 minutes 41 seconds East, 77.57 feet back to the Point of Beginning;

Said parcel contains 0.537 acres (23,375 square feet) more or less.

But reserving in favor of the City of Huntsville, the existing 10-foot wide Public Utility and Drainage Easements, established by the said Zoning Plat of Sawan, along the east and south sides of the above described property.

**WHEREAS**, the result of the amendment of the Restrictions would be to remove a portion of the established natural landscape buffer area along the eastern boundary of Lot 1 as described and leave unaffected and in full force and effect the remainder of the 100 Foot Natural Landscape Buffer, the current zoning classification of the property, that is, Residence 2-B District and all other plat restrictions, as such may be amended from time to time, until such time, if ever, as said property is rezoned or until such time, if ever, as such property is subjected to different or additional restrictions pursuant to Code of Ala. 1975 § 11-52-32(c); and

**WHEREAS**, a public hearing has been held on the matter and it is the desire of the Planning Commission, as evidenced by the adoption of this resolution, to approve the repeal of the Restrictions heretofore placed on the lands embraced by the Plat, and to recommend to the City Council of the City of Huntsville, Alabama, a repeal of said Restrictions in accordance with Code of Ala.1975 § 11-52-32(c).

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Huntsville, Alabama ("Planning Commission") as follows:

1. That the Planning Commission hereby approves the amendment of the Restrictions heretofore placed on the lands embraced by the above-referenced Plat, particularly, said amendment being the removal of a portion of the established natural landscape buffer area along the eastern boundary of Lot 1 described as follows:

A parcel of land situated in the Southeast Quarter of Section 34, Township 3 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama {Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)} and being a portion of a 100-foot wide "Natural Landscape Buffer" lying within Lot 1 of the Zoning Plat of "Sawan", plat Document No. 2020-00016767 in the Office of the Judge of Probate, Madison County, Alabama, and being more particularly described as follows:

Beginning at the southeast corner of said Lot 1, said point being further described as lying on the north right-of-way of Holmes Avenue (right-of-way width varies) and having Alabama State Plane Coordinates of North: 1539275.96, East: 421080.42; thence run South 78 degrees 24 minutes 22 seconds West, 100.74 feet along the north right-of-way of said Holmes Avenue to a point; thence, leaving the north right-of-way of said Holmes Avenue, run North 04 degrees 39 minutes 41 seconds West, 89.54 feet to a point; thence run North 04 degrees 52 minutes 55 seconds West, 150.10 feet to a point; thence run North 85 degrees 07 minutes 05 seconds East, 100.00 feet to a point lying on the east boundary of said Lot 1; thence run South 04 degrees 52 minutes 55 seconds East, 150.29 feet along the east boundary of said Lot 1 to a point; thence, continuing along the east boundary of said Lot 1, run South 04 degrees 39 minutes 41 seconds East, 77.57 feet back to the Point of Beginning;

Said parcel contains 0.537 acres (23,375 square feet) more or less.

But reserving in favor of the City of Huntsville, the existing 10-foot wide Public Utility and Drainage Easements, established by the said Zoning Plat of Sawan, along the east and south sides of the above described property.

2. That the Planning Commission hereby recommends the amendment of the Restrictions to the City Council of the City of Huntsville, Alabama;

3. That the current zoning classification of the property, that is, Residence 2-B District, the remainder of the 100 Foot Natural Landscape Buffer, and established plat restrictions, as such may be amended from time to time, remains in full force and effect until such time, if ever, as said property is rezoned or until such time, if ever, as such property is subjected to different or additional restrictions pursuant to Code of Ala. 1975 § 11-52-32(c);
4. That the remainder of the matters contained on the Plat, including, but not necessarily limited to, the dedications of public right-of-way and/or public easement(s) thereon, shall otherwise remain in full force and effect; and
5. That the Chairman of the Planning Commission is hereby authorized to execute this Resolution on behalf of the Planning Commission.

THE PLANNING COMMISSION OF THE  
CITY OF HUNTSVILLE, ALABAMA



Gary Whitley, Acting Chairman

ATTEST:



Peggy S. Richard, Secretary

STATE OF ALABAMA )

:

COUNTY OF ADISON )

### PETITION TO REMOVE PLAT RESTRICTION

Come now the undersigned, as the owners of the lands described below, and petition the Planning Commission for the City of Huntsville, Alabama, as follows:

1. The following zoning plat (the "Plat") was previously approved by the Planning Commission of the City of Huntsville, Alabama, on February 25, 2020: Sawan, the lands described and as recorded in the Office of the Judge of Probate, Madison County, Alabama, in Document No. 2020-00016767.
2. Sawan Technologies, LLC, an Alabama limited liability company as to Lot 1 of the Subdivision hereby certify that they are, as of the date of execution of this Petition to Remove Plat Restriction (the "Petition"), the only and sole owners of the lands which are embraced by the Subdivision Plat. There is no mortgage or other encumbrance on the property.
3. The Zoning Plat shows an area marked 100 feet Natural Landscape Buffer located along the east boundary of Lot 1 (the "Restriction"). The Restriction was a requirement for the Zoning Plat approval by the City of Huntsville Planning Commission and served to provide a landscape buffer along the adjacent residential properties lying on the east side of the Sawan property.
4. We the undersigned hereby petition the Planning Commission of the City of Huntsville, Alabama, to remove a portion of the "buffer zone" next to the adjacent residential as indicated on the exhibit drawing provided (attached as "Exhibit A") for the construction of a caretaker/guard house of a similar scale on the adjacent residential lot.

We the undersigned hereby join in this Petition and in witness whereof we have caused this Petition to be duly executed and hereunto set our hands and affix our seals as of the 19<sup>th</sup> day of May, 2025.

**Sawan Technologies, LLC,**  
**An Alabama limited liability company**

  
By: Gurmej S. Sandhu As its: Manager

STATE OF ALABAMA \_\_)

:

COUNTY OF MADISON \_)

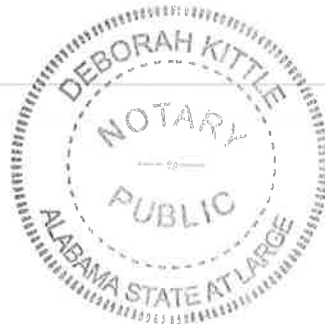
I, the undersigned, a notary public in and for said county in said state, hereby certify that Gurmej S. Sandhu, whose name as Manager of Sawan Technologies, LLC, an Alabama limited liability company, is signed to the foregoing petition, and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing petition, he, as such Manager and with full authority, executed the same voluntarily and for and as the act of the said Sawan Technologies, LLC, an Alabama limited liability company, as of the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of May, 2025.

Deborah Kittle

Notary Public

My Commission Expires: Aug. 1, 2027





## Exhibit A

**Lot 1**  
 "SAWAN" (Plat Doc.  
 No. 2020-16767)  
 (14.07 Ac.±)

**Property Address:**  
 3300 Holmes Ave. NW  
 Huntsville, AL

**Owner of Record:**  
 Sawan Technologies LLC  
 3 Carnoustie Ln. SE  
 Huntsville, AL 35802-4905  
 DB 2023, Pg 48067

**ABBREVIATIONS**

EX.	Existing
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.U.D.E.	Public U & D Easement
R.O.W.	Right-of-way
SQ. FT.	Square Feet
U&D	Utility & Drainage

**General Notes:**

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

**Exhibit Drawing - Amendment of Landscape Buffer**

3300 Holmes Ave. NW, Huntsville, AL  
 Lot 1, SAWAN, Plat Doc. NO. 2020-00016767  
 Section 34, Township 3 South, Range 1 West  
 City of Huntsville, Madison County, Alabama

Project No.: 19160

Scale: As shown hereon

Sheet No.

**1 of 1**

Drawn By:  
 H. Galloway  
 Field Date:  
 09.17.2019  
 Office Date:  
 03.03.2025  
 Checked By:  
 A. Miller

Revisions:

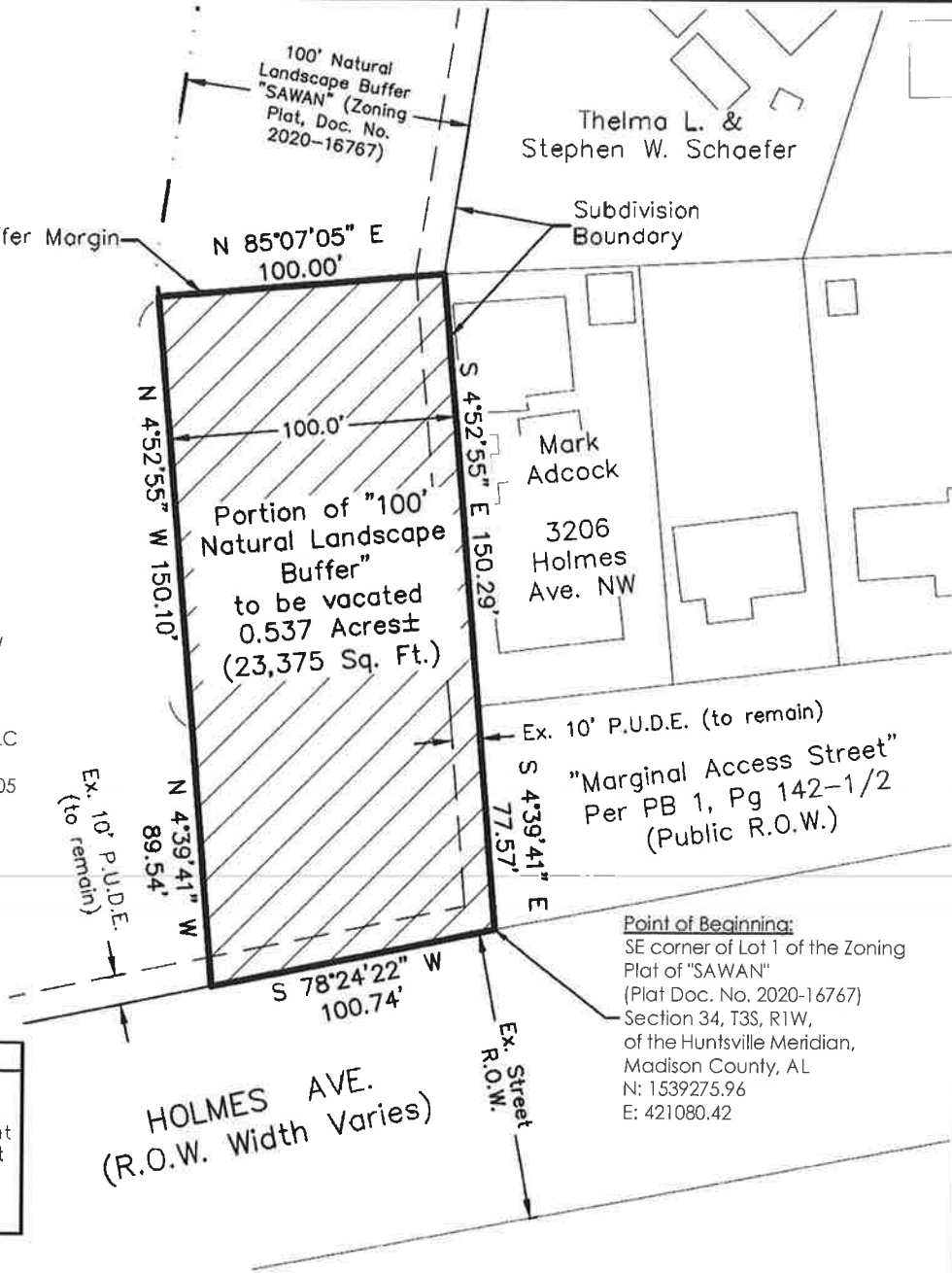

Civil Engineering | Land Surveying | Landscape Architecture  
 Environmental | Water Resources | Laser Scanning | Mobile Tech

**SCHÖPHEL**

1001 22nd Street South  
 Birmingham, Alabama 35206  
 205.378.6666

101 Washington St.  
 Huntsville, Alabama 35896  
 256.339.3321

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## Exhibit B

STATE OF ALABAMA

COUNTY OF MADISON

A parcel of land situated in the Southeast Quarter of Section 34, Township 3 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama {Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)} and being a portion of a 100-foot wide "Natural Landscape Buffer" lying within Lot 1 of the Zoning Plat of "Sawan", plat Document No. 2020-00016767 in the Office of the Judge of Probate, Madison County, Alabama, and being more particularly described as follows:

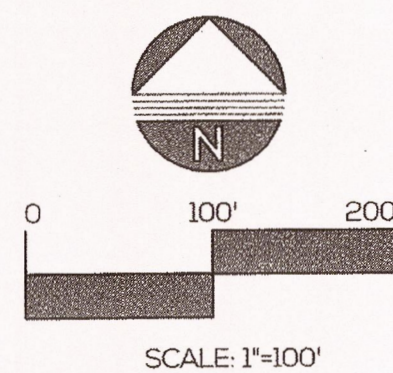
Beginning at the southeast corner of said Lot 1, said point being further described as lying on the north right-of-way of Holmes Avenue (right-of-way width varies) and having Alabama State Plane Coordinates of North: 1539275.96, East: 421080.42; thence run South 78 degrees 24 minutes 22 seconds West, 100.74 feet along the north right-of-way of said Holmes Avenue to a point; thence, leaving the north right-of-way of said Holmes Avenue, run North 04 degrees 39 minutes 41 seconds West, 89.54 feet to a point; thence run North 04 degrees 52 minutes 55 seconds West, 150.10 feet to a point; thence run North 85 degrees 07 minutes 05 seconds East, 100.00 feet to a point lying on the east boundary of said Lot 1; thence run South 04 degrees 52 minutes 55 seconds East, 150.29 feet along the east boundary of said Lot 1 to a point; thence, continuing along the east boundary of said Lot 1, run South 04 degrees 39 minutes 41 seconds East, 77.57 feet back to the Point of Beginning;

Said parcel contains 0.537 acres (23,375 square feet) more or less.

But reserving in favor of the City of Huntsville, the existing 10-foot wide Public Utility and Drainage Easements, established by the said Zoning Plat of Sawan, along the east and south sides of the above described property,



Doc ID: 02267944002 Type: PLAT  
Filed/Cert: 03/06/2020 11:13:00 AM  
Fee Amt: \$43.25 Page 1 of 2  
Madison County, AL  
FRANK BARBER Probate Judge  
File# 2020-00016767

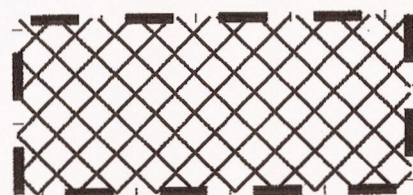


#### LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (SCHOEL CA#003)
- SUBJECT PROPERTY LINE (SCHOEL CA#003)
- - - ADJOINER PROPERTY LINE
- - - MINIMUM BUILDING LINE (MBL)

#### ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- CIPS CAPPED IRON PIN SET
- CTP CRIMP TOP PIPE FOUND
- EX EXISTING
- (M) MEASURED
- MNF MAG NAIL FOUND
- OTP OPEN TOP PIPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RECORDED
- R.O.W. RIGHT OF WAY
- SSMH SANITARY SEWER MANHOLE



LOWER SLOPE  
DEVELOPMENT  
DISTRICT (SDD)

#### NOTE:

APPROVAL OF THIS ZONING PLAT INCLUDES RECOGNITION BY THE CITY THAT LOTS 1 AND 2 ARE 'LOTS OF RECORD', THEREFORE THEY ARE NOT SUBJECT TO SLOPE DEVELOPMENT DISTRICT REGULATIONS, PER CITY OF HUNTSVILLE ZONING ORDINANCE, ARTICLE 65.6.1. THE 'LOTS OF RECORD' STATUS APPLIES TO THIS PARTICULAR PLAT.

#### GENERAL NOTES:

- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83.
- ALL MEASUREMENTS SHOWN ARE IN U.S. SURVEY FEET.
- THERE ARE NO BUILDING ON THE SUBJECT PROPERTY.
- THERE IS  $1\frac{1}{2}$  LOT IN THIS SUBDIVISION CONTAINING 23.69 ACRES ±.
- THIS PLAT IS A RESUBDIVISION OF OF THE LANDS DESCRIBED IN DEED DOCUMENT NUMBERED 2018-00075675 AND 2018-00076675 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.
- STREET RIGHTS-OF-WAY ARE AS SHOWN. (THERE ARE NO PROPOSED STREETS NOR CHANGES IN RIGHT OF WAY FOR THIS SUBDIVISION.)
- ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. WATER AND GAS LINES AS SHOWN HEREON ARE BASE ON DATA PROVIDED BY HUNTSVILLE UTILITIES AND WERE NOT FIELD VERIFIED.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- THERE IS A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE PERIMETER OF THE SUBDIVISION.
- SOURCES OF INFORMATION: DOC NO. 2018-00075675 PLAT 1 PAGE 142-1/2 DOC NO. 2018-00076675
- OWNER OF RECORD: GURMEJ SANDHU CARNOUSTIE LANE HUNTSVILLE, AL 35816 DOC NO. 2018-00076675; DOC NO. 2018-00075675

OWNER OF RECORD:  
LANDWORKS LLC  
4000 HIGH MOUNTAIN RD  
HUNTSVILLE, AL 35811  
INSTRUMENT# 2015-0126070

OWNER OF RECORD:  
CITY OF HUNTSVILLE  
ATTN CAROLYN LOVE  
P.O. BOX 308  
HUNTSVILLE, AL 35805  
INSTRUMENT# N/A

OWNER OF RECORD:  
CITY OF HUNTSVILLE  
ATTN CAROLYN LOVE  
P.O. BOX 308  
HUNTSVILLE, AL 35805  
INSTRUMENT# N/A

OWNER OF RECORD:  
RUSSELL HILL PROPERTIES LLC  
P.O. BOX 18428  
HUNTSVILLE, AL 35804  
INST# 2012-0705080

OWNER OF RECORD:  
ROCK FAMILY WORSHIP CENTER  
3401 HOLMES AVE  
HUNTSVILLE, AL 35816  
INSTRUMENT# 2017-0142600

#### SURVEYOR'S CERTIFICATION & FLOOD HAZARD CERTIFICATION

I, JACOB M. BONDS, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF SCHOEL ENGINEERING COMPANY, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON LIES WITHIN "X" (OUT-UNSHADED), AS SHOWN ON THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 01089C0326E, DATED OCTOBER 2, 2014.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

3RD DAY OF FEBRUARY 2020.

Jacob M. Bonds  
JACOB M. BONDS PLS #33942

#### PLAT RESTRICTIONS

PURSUANT TO THE CODE OF ALABAMA (1975) SECTION 11-52-32(C) BY APPROVAL OF THIS PLAT THE PLANNING COMMISSION FOR THE CITY OF HUNTSVILLE HEREBY AGREES WITH THE APPLICATION UPON CERTAIN USE, HEIGHT, AREA, OR BULK REQUIREMENTS OR RESTRICTIONS GOVERNING BUILDINGS AND PREMISES WITHIN THIS ZONING PLAT, PROVIDING SUCH REQUIREMENTS OR RESTRICTIONS SHALL BE STATED IN THE RECORDED PLAT, AND THE PREMISES SHALL NOT BE USED IN VIOLATION THEREOF AS FOLLOWS:

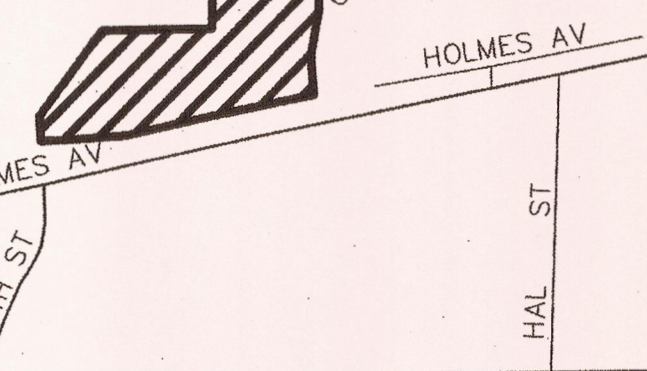
- 100 FOOT NATURAL LANDSCAPE BUFFER IS REQUIRED ALONG A PORTION OF THE NORTHERN BOUNDARY AND THE ENTIRETY OF THE EASTERN BOUNDARY OF LOT 1 AS SHOWN HEREON.
- HOTELS AND MOTELS ARE NOT PERMITTED.

IN ACCORDANCE WITH SECTION 11-52-32(C) THE ABOVE REQUIREMENTS GOVERNING BUILDINGS AND PREMISES WITHIN THE ZONING PLAT SHALL HAVE THE SAME FORCE OF LAW AND BE ENFORCED IN THE SAME MANNER WITH THE SAME SANCTIONS AND PENALTIES AND SUBJECT TO THE SAME POWER OF AMENDMENT OR REPEAL AS THOUGH SET OUT AS A PART OF THE ZONING ORDINANCE OR ZONING MAP OF THE CITY OF HUNTSVILLE.

CANDLE WOOD FOURTH ADDITION  
PLAT 14 PAGE 97

FK NOOJINS  
HILLDALE ADDITION  
PLAT 11 PAGE 142-1/2

SITE



VICINITY MAP  
(NOT TO SCALE)

LINE TABLE (MEASURED)			RECORD	
NUMBER	DIRECTION	LENGTH	DIRECTION	LENGTH
L1	N 0°52'25" E	129.21'	N 0°42'01" W	129.16'
L2	S 88°58'29" E	508.24'	N 89°27'03" E	508.52'
L3	S 13°38'59" E	28.27'	S 15°15'25" E	28.29'
L4	S 10°45'49" E	64.55'	S 12°00'58" E	64.55'
L5	S 7°38'59" E	64.20'	S 9°30'02" E	64.20'
L6	S 4°01'22" E	70.02'	S 5°36'09" E	70.06'
L7	S 2°21'24" E	65.08'	S 3°54'19" E	65.03'
L8	S 2°52'06" E	65.18'	S 4°26'40" E	65.26'
L9	S 2°31'28" E	96.19'	S 04°26'32" E	96.13'
L10	S 2°34'24" E	10.05'	S 3°58'42" E	10.05'
L11	S 3°00'52" E	108.38'	S 4°33'21" E	108.39'
L12	S 11°52'28" W	24.99'	S 9°34'47" W	25.01'
L13	S 8°55'48" W	134.18'	S 7°22'03" W	134.20'
L14	S 8°51'57" W	111.80'	S 7°20'30" W	111.80'
L15	S 4°52'55" E	150.29'	S 6°31'38" E	150.29'
L16	S 4°39'41" E	77.57'	S 6°13'31" E	77.50'
L17	S 78°24'22" W	576.05'	S 77°05'04" W	575.71'
L18	S 78°47'14" W	182.56'	S 77°24'17" W	182.49'
L19	N 88°48'52" W	164.49'	S 89°45'44" W	164.52'
L20	S 88°54'33" W	234.65'	S 85°29'50" W	234.79'
L21	N 3°00'17" E	140.67'	N 01°26'29" E	140.35'
L22	N 39°42'38" E	579.22'	N 38°17'31" E	579.90'
L23	S 88°23'03" E	550.55'	S 89°46'34" E	550.60'

#### CURVE TABLE (MEASURED)

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	331.55'	4870.39'	3°54'01"	331.73'	S 80°46'47" W

#### CURVE TABLE (RECORDED)

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	331.57'	4870.39'	3°54'02"	331.51'	S 79°21'15" W

#### ADJOINING PROPERTY OWNERS INFORMATION

LABEL	OWNER INFORMATION	ADDRESS	LEGAL INFORMATION
1	VALLEY FELLOWSHIP CHURCH	3616 HOLMES AVE HUNTSVILLE, AL 35816	INST# 2016-0727950
2	MARK ADCOCK	338 JOE QUICK RD HAZEL GREEN, AL 35750	PLAT BOOK 1 PAGE 142-1/2
3	STEPHEN W. & THELMA L. SCHAEFER	821 CRESTLINE CIR NW P.O. BOX 18592 LOS ANGELES, CA 90043	DEED BOOK 1014 PAGE 761
4	JERRY E. ROBINSON	3438 58TH STREET LOS ANGELES, CA 90043	INST# 2008-0590830
5	ZPROPERTY LLC	200 WEST SIDE SQUARE STE # 601 HUNTSVILLE, AL 35801	INST# 2018-0037968
6	ROSANNA CHANG	8811 LOUIS DR HUNTSVILLE, AL 35802	PLAT BOOK 1 PAGE 142-1/2
7	WARREN K. CUTLER	905 CRESTLINE RD NW P.O. BOX 1731 HUNTSVILLE, AL 35805	QUIT CLAIM DEED 2012-0418830
8	JESSIE ANDREWS & JAMES W. BENNETT	907 CRESTLINE RD NW HUNTSVILLE, AL 35816	INST# 2018-0002870
9	MARY E. & RONALD POLLARD	909 CRESTLINE RD NW HUNTSVILLE, AL 35816	PLAT BOOK 1 PAGE 142-1/2
10	BEVERLY A. & LAWRENCE A. MITCHELL	10221 GIBLARTAR DR. SE HUNTSVILLE, AL 35803	INST# 1067-0001085
11	REDCLAY PROPERTIES LLC	3100 B LEE MAN FERRY RD HUNTSVILLE, AL 35801	INST# 2016-0307810
12	HELEN & EDD MILLER	6528 PULASKI PIKE HUNTSVILLE, AL 35810	INST# 2004-006685
13	REDCLAY PROPERTIES LLC	3100 B LEE MAN FERRY RD HUNTSVILLE, AL 35801	WARRANTY DEED 2006-0315650
14	LANDWORKS LLC	3318 BOB WALLACE AVE HUNTSVILLE, AL	INST# 1056-0000550
15	FRIENDS LLC	4000 HIGH MOUNTAIN ROAD NW HUNTSVILLE, AL 35811	WARRANTY DEED 2013-0063910

SAWAN  
HUNTSVILLE, AL

SECTION 34 - TOWNSHIP 3 SOUTH - RANGE 1 WEST

#### REVISIONS:

#### ZONING PLAT

DATE: 02/03/2020  
DRAWN BY: ANUNLEY  
CHECKED BY: J. BONDS  
FIELD DATE: 09/17/2019  
FIELD CREW: B. WILLIAMS  
PROJECT NO.: 19160.H0



STATE OF ALABAMA)  
COUNTY OF MADISON)

I, JACOB M. BONDS, OF SCHOEL ENGINEERING COMPANY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND LICENSED IN HUNTSVILLE, ALABAMA, AND THAT I HAVE SURVEYED THE LANDS EMBRACED IN THE WITHIN PLAT OR MAP DESIGNATED AS "SAWAN", ALL LYING WITHIN MADISON COUNTY, ALABAMA. IT IS FURTHER CERTIFIED THAT SAID PLAT OR MAP IS A TRUE MAP OR PLAT OF LANDS EMBRACED THEREIN, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH BLOCK AND LOT AND BLOCK NUMBER, SHOWING THE DIVISION THEREOF INTO LOTS, STREETS, ALLEYS, EASEMENTS, AND PUBLIC GROUNDS, GIVING THE LENGTHS, WIDTH, AND BEARINGS OF EACH STREET, SHOWING THE RELATION OF SAID LANDS TO THE GOVERNMENT SURVEY, AND THAT MONUMENTS SHOWN HEREON SHALL BE INSTALLED AT ALL CORNERS AND CURVE POINTS PRIOR TO FINAL INSPECTION BY THE CITY ENGINEER OF HUNTSVILLE, ALABAMA.

WE, THE UNDERSIGNED, GURMEJ SANDHU, OWNER, OF THE LANDS EMBRACED IN SAID PLAT, HEREBY JOIN IN THIS CERTIFICATE AS REQUIRED BY LAW FOR THE PURPOSE OF GIVING FULL FORCE AND EFFECT TO THE PLATTING OF SAID LANDS EMBRACED IN SAID PLAT AS CONTEMPLATED AND REQUIRED BY LAW.

IN WITNESS THEREOF, SAID JACOB M. BONDS, SURVEYOR, AND GURMEJ SANDHU, OWNER, HAVE CAUSED THESE PRESENTS TO BE DULY EXECUTED AND HEREUNTO SET OUR HANDS AND AFFIX OUR SEALS.

ON THE 12<sup>TH</sup> DAY OF FEBRUARY, 2020.

OWNER:

*Gurmej Sandhu*  
GURMEJ SANDHU

SURVEYOR:

*Jacob M. Bonds*  
BY: JACOB M. BONDS, PLS #33942

#### NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF MADISON )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY AND STATE, HEREBY CERTIFY THAT GURMEJ SANDHU, WHOSE NAME 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 THE SAME BEARS DATE.

GIVEN UNDER MY HAND

THIS 12<sup>TH</sup> DAY OF FEBRUARY, 2020.

*William Heath Gallows*  
NOTARY PUBLIC

STATE OF ALABAMA )

COUNTY OF MADISON ) [SEAL]

MY COMMISSION EXPIRES: 5-26-20



#### NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF MADISON )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY STATE, HEREBY CERTIFY THAT JACOB M. BONDS, WHOSE NAME 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 SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND

THIS THE 12<sup>TH</sup> DAY OF FEBRUARY, 2020.

*William Heath Gallows*  
NOTARY PUBLIC

STATE OF ALABAMA )

COUNTY OF MADISON ) [SEAL]

MY COMMISSION EXPIRES: 5-26-20



#### HUNTSVILLE UTILITIES

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF HUNTSVILLE UTILITIES OF THE CITY OF HUNTSVILLE, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA

THIS 18<sup>TH</sup> DAY OF February, 2020.

*Heery Bolton*  
HUNTSVILLE UTILITIES REPRESENTATIVE

Huntsville Utilities can provide Water, Gas and Electric Service according to its standard Service Rules and Regulations, Main Extension Policies, and Aide to Construction Policies. The cost to relocate any Huntsville Utilities facilities required due to this project must be paid by the Developer or Property Owner. Huntsville Utilities Water Department additional requirements: High-level fees required: Frontage fees required: Regulators required: Impact fees required: SDC Fees Apply Additional Fire Protection Required: Maximum Elevation: Served at 752 Maximum Hydrant Elevation: 717 Individual Boosters: Required at elevation 727

#### PLANNING COMMISSION CERTIFICATE OF APPROVAL

THE WITHIN PLAT OF "SAWAN", IN MADISON COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF HUNTSVILLE, ALABAMA FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA

THIS 25 DAY OF February, 2020.

THE RECORDING MUST BE ACCOMPANIED BY THE 25 DAY OF July, 2020.

IF THE PLAT IS NOT RECORDED BY THIS DATE, THE APPROVAL OF THE PLAT BY THE PLANNING COMMISSION SHALL BE DEEMED TO HAVE EXPIRED.

PLANNING COMMISSION FOR THE CITY OF HUNTSVILLE, ALABAMA

BY: *William Heath Gallows*  
TITLE: Chairman

#### CERTIFICATE FOR RECORDING

STATE OF ALABAMA  
COUNTY OF MADISON

I, Frank Rogers, JUDGE OF PROBATE OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THIS OFFICE ON

THIS THE 5<sup>TH</sup> DAY OF March, 2020  
AT 11:13 O'CLOCK AND DULY RECORDED AS

DOCUMENT NO. 2020-00016767

*Frank Rogers*  
JUDGE OF PROBATE

#### CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF HUNTSVILLE, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA

THIS THE 14<sup>TH</sup> DAY OF February, 2020

*Michael A. Malin*  
CITY ENGINEER  
CITY OF HUNTSVILLE, AL

#### TRAFFIC ENGINEER

THE WITHIN SUBDIVISION PLAT HAS BEEN REVIEWED BY THE TRAFFIC ENGINEER FOR THE CITY OF HUNTSVILLE, ALABAMA

14<sup>TH</sup> FEBRUARY 2020  
DATE

*Michael A. Malin*  
TRAFFIC ENGINEER  
CITY OF HUNTSVILLE, ALABAMA

Filed/Cert: 03/05/2020 11:13:00 AM  
Fee Amt: \$45.00 Page 2 of 2  
Madison County, AL  
FRANK BARBER Probate Judge  
File 2020-00016767

Civil Engineering | Land Surveying | Landscape Architecture  
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**SCHOEL**

7500 Memorial Pkwy SW, Ste 209  
Birmingham, Alabama 35205  
256.539.1221  
205.323.6166  
www.schoel-engineers.com



**SAWAN**  
HUNTSVILLE, AL

SECTION 34 - TOWNSHIP 3 SOUTH - RANGE 1 WEST

REVISIONS:

ZONING PLAT

DATE: 02/03/2020  
DRAWN BY: ANUNLEY  
CHECKED BY: J. BONDS  
FIELD DATE: 09/17/2019  
FIELD CREW: B. WILLIAMS  
PROJECT NO.: 19160.HO

2 OF 2