



JULY 28, 2025

**NOTICE OF PUBLIC HEARING AND CONSIDERATION FOR
APPROVAL OF THE PRELIMINARY PLAT OF
HUNTINGTON PARK, PHASE 2**

THERE WILL BE A PUBLIC HEARING BEFORE THE PRICEVILLE PLANNING AND ZONING COMMISSION ON MONDAY, AUGUST 18, 2025 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS OF THE PRICEVILLE MUNICIPAL BUILDING FOR THE PURPOSE OF HEARING ANY AND ALL PERSONS WISHING TO SPEAK IN FAVOR OF OR OPPOSED TO THE FOLLOWING PRELIMINARY PLAT:

Preliminary Plat for Huntington Park, Phase 2

This is the second phase of a R-2, Low Density Residential development (single-family detached), and is located on the north side of Cave Spring Rd and the east side of Bethel Rd.

IT IS ALSO THE PURPOSE OF THIS NOTICE TO INFORM THE PUBLIC THAT THE PRICEVILLE PLANNING AND ZONING COMMISSION WILL HAVE A RESOLUTION TO CONSIDER ADOPTING, DISAPPROVING OR MODIFYING SAID PRELIMINARY PLAT AT ITS MEETING TO BE HELD ON MONDAY, AUGUST 18, 2025 IMMEDIATELY FOLLOWING SAID PUBLIC HEARING OR AT SUCH TIME AS MAY BE DETERMINED BY SAID PLANNING COMMISSION.

Notice posted at the following five locations
within the City of Priceville:

Priceville Municipal Building
Priceville Public Library
Priceville Foodland Grocery Store
Marathon Station

www.cityofpriceville.com/news

Matt Spicer
Planning Commission Secretary

HUNTINGTON PARK

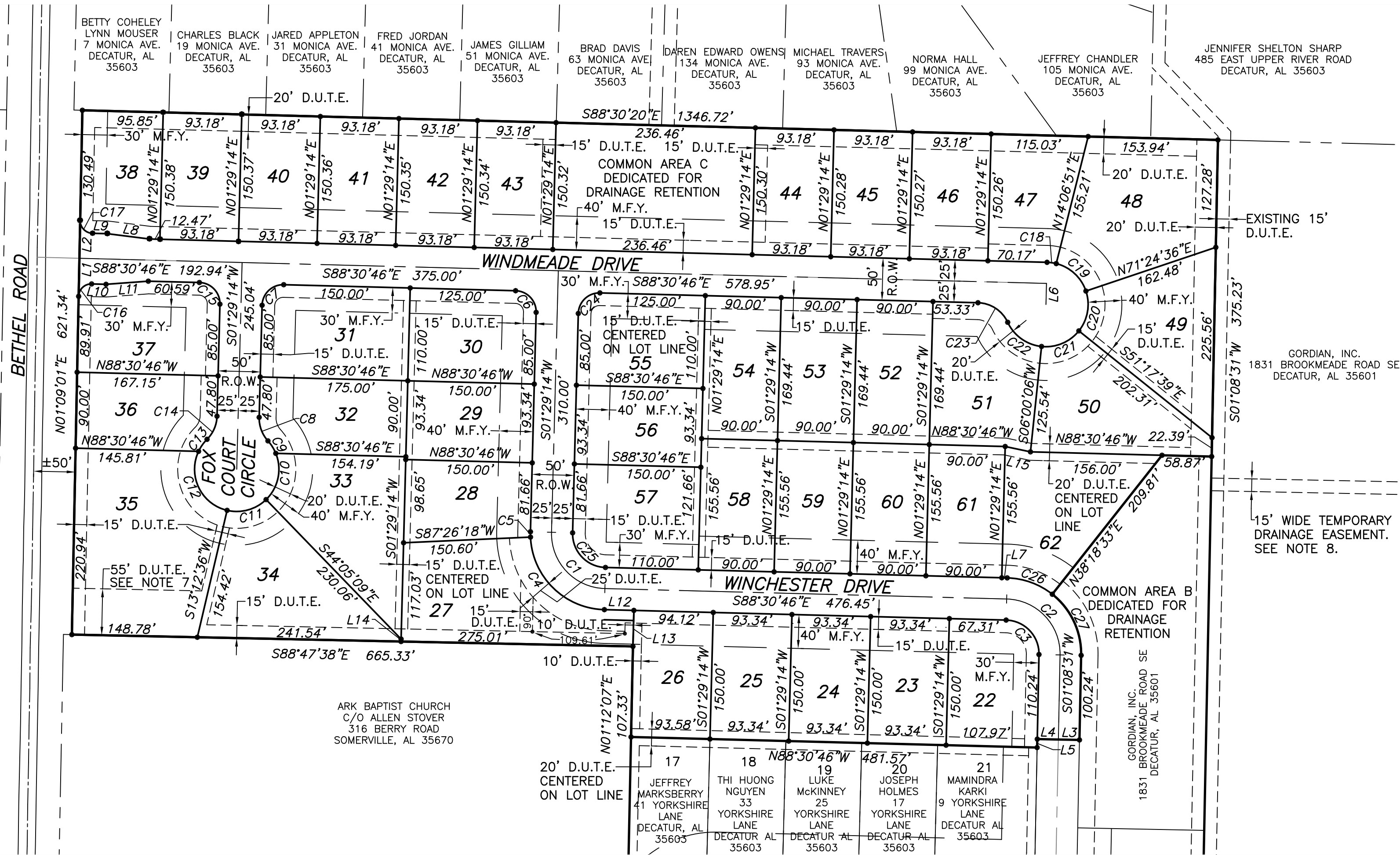
PHASE 2

CITY OF PRICEVILLE, ALABAMA

LOT	AREA
22	15,790
23	14,001
24	14,001
25	14,001
26	14,089
27	25,405
28	14,001
29	14,001
30	16,366
31	19,116
32	15,413
33	21,669
34	23,191
35	35,267
36	14,682
37	17,953
38	14,013
39	14,012
40	14,011
41	14,010
42	14,009
43	14,008
44	14,004
45	14,003
46	14,002
47	14,759
48	26,891
49	21,306
50	19,790
51	19,635
52	15,250
53	15,250
54	15,250
55	16,366
56	14,001
57	17,906
58	14,000
59	14,000
60	14,000
61	14,000
62	20,009

SKYLAR RENFROE
233 OLDE DOGWOOD TRAIL
DECATUR, AL 35603

BILLY VAN CLARK
2278 N. BETHEL ROAD
DECATUR, AL 35603



CORNER MONUMENT LEGEND

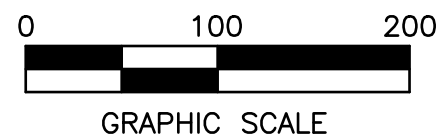
- IRON PIN FOUND
- IRON PIN SET
- MAGNETIC (MAG) NAIL SET IN CONCRETE

NOTES:

- SUBDIVISION IS LOCATED IN CITY OF PRICEVILLE ZONE R-2. BUILDING SETBACKS SUBJECT TO CITY OF PRICEVILLE ZONING ORDINANCE.
- THERE IS A 7 FEET WIDE DRAINAGE, UTILITY, AND TELECOMMUNICATIONS EASEMENT (D.U.T.E.) ON EACH SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- NO FENCES OR STRUCTURES, WHETHER PERMANENT, TEMPORARY, OR PORTABLE, MAY BE PLACED WITHIN OR EXTEND INTO A DRAINAGE OR UTILITY EASEMENT IN ACCORDANCE WITH CITY OF PRICEVILLE SUBDIVISION REGULATIONS. PRIVACY FENCES, STORAGE BUILDINGS, DOG ENCLOSURES, TREES, HEDGES, OR ANY OTHER STRUCTURE OR LANDSCAPING CONSTRUCTED OR MAINTAINED WITHIN ANY DRAINAGE OR UTILITY EASEMENT MAY BE SUBJECT TO REMOVAL AT THE OWNER'S EXPENSE IF IT IMPEDES LEGAL USE OF THE EASEMENT. THE CITY OF PRICEVILLE IS NOT RESPONSIBLE FOR THE REPLACEMENT OF THE STRUCTURE, TREE, OR OTHER LANDSCAPING LOCATED IN THE EASEMENT.
- MAINTENANCE OF EASEMENTS OUTSIDE OF THE CITY RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, DEVELOPER/SUBDIVIDER, OR HOMEOWNER'S ASSOCIATION.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ANY STREETS BY THE CITY, WHICH MAY ONLY BE SECURED BY A VOTE OF THE CITY COUNCIL.
- ALL TRACTS AND/OR AREAS SHOWN AS "COMMON AREAS" SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR HOMEOWNER'S ASSOCIATION.
- THE SOUTH 55 FEET OF LOT 35 IS DEDICATED FOR STORM WATER DETENTION. THE GRADES WITHIN THIS AREA SHALL NOT BE ALTERED NOR SHALL ANY MAN-MADE STRUCTURE OR VEGETATION BE ADDED THAT WILL INHIBIT THE FUNCTION OF THE AREA AS STORM WATER DETENTION. THE OWNER OF LOT 35 SHALL BE RESPONSIBLE FOR MAINTAINING THE GRASS IN THE DETENTION AREA IN A MANNER EQUIVALENT TO THE GRASS FOR THE REMAINING LOT AREA.
- TEMPORARY DRAINAGE EASEMENT ACROSS ADJACENT PROPERTY IS REQUIRED.

PRELIMINARY PLAT

SCALE: 1" = 100'



DATE: JULY, 2025

ABBREVIATIONS:

M.F.Y. = MINIMUM FRONT YARD
M.R.Y. = MINIMUM REAR YARD
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
(1/2" MARKED "VICE 16747")
CMF = CONCRETE MONUMENT FOUND
CMS = CONCRETE MONUMENT SET
P.O.B. = POINT OF BEGINNING
T.P.O.B. = TRUE POINT OF BEGINNING
AC. = ACRE

D.U.T.E. = DRAINAGE, UTILITIES, AND TELECOMMUNICATIONS EASEMENT
CN. = CORNER
N = NORTH
S = SOUTH
E = EAST
W = WEST
DB = DEED BOOK
MB = MISCELLANEOUS BOOK
PG = PAGE
S/D = SUBDIVISION
CERT. = CERTIFICATE
CONC. = CONCRETE

CURVE DATA					
CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	65.00'	90°00'00"	102.10'	S43°30'46"E	91.92'
C2	65.00'	89°39'17"	101.71'	S43°41'08"E	91.65'
C3	40.00'	89°39'16"	62.59'	S43°41'08"E	56.40'
C4	90.00'	85°57'04"	135.01'	S43°32'14"E	122.70'
C5	90.00'	04°02'56"	6.36'	S00°30'14"E	6.36'
C6	25.00'	90°00'00"	39.27'	S43°30'46"E	35.36'
C7	25.00'	90°00'00"	39.27'	S46°29'14"W	35.36'
C8	40.00'	43°45'42"	30.55'	S20°23'37"E	29.81'
C9	50.00'	20°07'39"	17.56'	S32°12'39"E	17.47'
C10	50.00'	68°03'40"	59.39'	S11°53'01"W	55.96'
C11	50.00'	57°17'45"	50.00'	S74°33'43"W	47.94'
C12	50.00'	101°54'42"	88.93'	N25°50'03"W	77.67'
C13	50.00'	20°07'39"	17.56'	N35°11'07"E	17.47'
C14	40.00'	43°45'42"	30.55'	N23°22'05"E	29.81'
C15	25.00'	90°00'00"	39.27'	N43°30'46"W	35.36'
C16	15.00'	90°20'14"	23.65'	S46°19'07"W	21.28'
C17	15.00'	89°39'47"	23.47'	S43°40'53"E	21.15'
C18	50.00'	12°37'37"	11.02'	N82°11'57"W	11.00'
C19	50.00'	47°17'45"	50.00'	N47°14'16"W	47.94'
C20	50.00'	57°17'45"	50.00'	N10°03'28"E	47.94'
C21	50.00'	57°17'45"	50.00'	N67°21'13"E	47.94'
C22	50.00'	59°05'52"	51.57'	N54°26'58"W	49.32'
C23	40.00'	63°36'44"	44.41'	N56°42'24"W	42.16'
C24	25.00'	90°00'00"	39.27'	S46°29'14"W	35.36'
C25	40.00'	90°00'00"	62.83'	S43°30'46"E	56.57'
C26	90.00'	36°49'19"	57.84'	N70°06'06"W	56.85'
C27	90.00'	52°49'57"	82.99'	N25°16'28"W	80.08'

LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 01° 09' 01" E	45.09'
L2	N 01° 09' 01" E	44.91'
L3	N 88° 51' 29" W	25.00'
L4	N 88° 51' 29" W	25.00'
L5	S 01° 08' 31" W	10.00'
L6	S 01° 29' 14" W	25.00'
L7	N 88° 30' 46" W	6.45'
L8	N 82° 48' 08" W	50.25'
L9	N 88° 30' 46" W	17.81'
L10	N 88° 30' 46" E	17.08'
L11	N 85° 46' 36" E	50.25'
L12	S 88° 30' 46" E	35.01'
L13	S 01° 29' 14" W	42.67'
L14	S 01° 29' 14" W	2.93'
L15	N 78° 03' 31" W	30.64'

REV. NO.	DATE	REVISION
PHASE 2 PRELIMINARY PLAT		
HUNTINGTON PARK SUBDIVISION		
PRICEVILLE, ALABAMA		
DEVELOPED BY: GORDIAN, INC.		
PREPARED BY: HARRY C. VICE, JR. VICE ENGINEERING & SURVEYING 1506 MARKS DRIVE HARTSELLE, ALABAMA PH: 256-612-1501		
DATE: 7-7-25	SCALE: 1" = 100'	SHEET NO. C2