

# Planning Commission Agenda

January 28, 2021

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Frank Cook, *Chairman*

Ann Clemons, *Vice-Chairman*

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Reg Mantooth

Crews Reaves

James Reid

Kippy Tate

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**Land Use Division  
25 Washington Ave., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

- I. Chairman's Message
- II. Approval of Minutes from the December 10, 2020 meeting

**January 28, 2021**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	RZ-2020-020	Hester Davis	Williams Drive	Rezoning	1
2.	9092	Goodwyn, Mills & Cawood	Highway 80 East	Plat	2
3.	9095	The Broadway Group	Mobile Highway	Plat	3
4.	9090	ECE Survey & Design	Northern Boulevard	Plat	4
5.	9089	Jeffcoat Engineers	Fifth Street (GWP)	Plat	5
6.	9091	Jeffcoat Engineers	Butler Mill Road	Plat	6
7.	8995	Pilgreen Engineering	Overture Drive	Plat	7
8.	RZ-2021-001	“ “	Highway 80 East	Rezoning	8
9.	9013	Flowers & White Engineering	South Perry Street	Plat	9
10.	9093	“ “	Mercer Street	Plat	10
11.	9094	“ “	Seibles Road	Plat	11
12.	MP-2019-001	“ “	EastChase Lane	Revised Master Plan	12
13.	9096	“ “	EastChase Lane	Plat	13

- IV. Election of Officers

***The next Planning Commission meeting is on  
February 25, 2021***

1. RZ-2020-020 **PRESENTED BY:** Hester Davis

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel of land containing 10.86 acres located on the south side of Williams Drive, across from Hales Lane, from R-50 (Single-Family Residential), B-2 (Commercial) and M-3 (General Industrial) Zoning Districts to an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** The intended use for this property is for a mobile home. If the rezoning is approved, the petitioner will then apply to the Board of Adjustment for the mobile home. The Land Use staff suggested this zoning instead of an R-99-s (Mobile Home Subdivision) to prevent multiple mobile homes being placed on the property. At this time the mobile home will be for a family member. If any additional mobile homes are requested they will have to apply to the Board of Adjustment for each one. The adjacent property has R-50 (Single-Family Residential) zoning to the north, R-50 (Single-Family Residential) and R-99-s (Mobile Home Subdivision) zoning the east, and R-50 (Single-Family Residential) and AGR-1 (Residential Agriculture) to the south and west. The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge/Conservation Residential.

**Department of Planning Comment(s):** No objection. This rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



1A

# RURAL EDGE / CONSERVATION (RE)

Land at the edge of the City or in unincorporated areas that is primarily undeveloped or in agricultural use. These areas may include rural edge development that is mostly single-family residential with some small commercial or civic uses. Sites may also contain natural features such as wooded areas or floodplain that are suitable for preservation. Buildings are generally set far back from the roadway on large lots (over five acres) and not served by city utilities like water, storm and sanitary sewer, etc.

### INTENT

- Encourage preservation of natural features as open space amenities for the community and visitors to the region.
- Promote trail connection for conservation areas and open spaces to create an established, connected greenway system.
- Support low intensity development in designated areas that integrate into the natural landscape.

### PRIMARY USES

- Single-family Residential (Large-lot)
- Agriculture

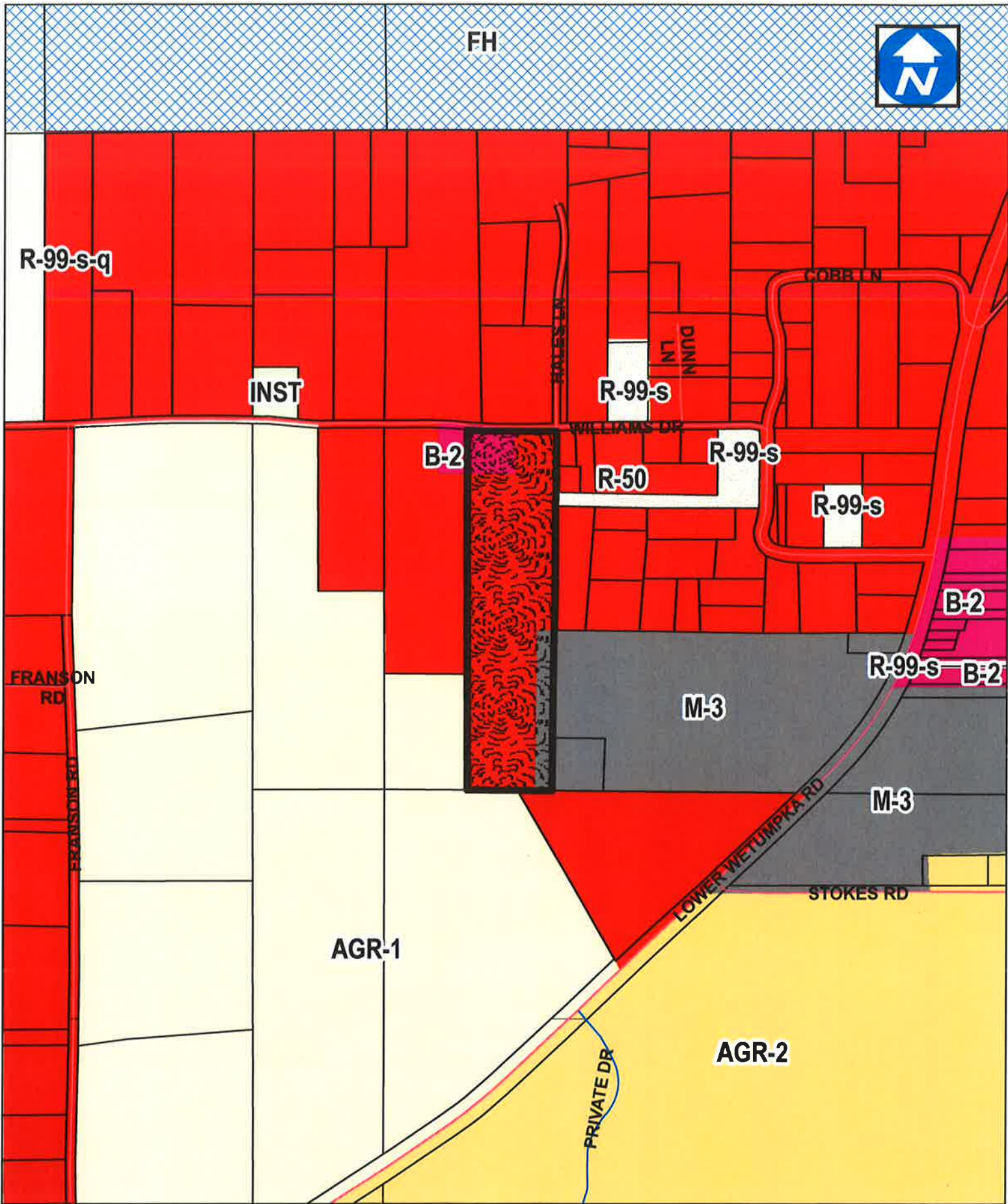
### SECONDARY USES

- Parks and Open Space
- Renewable generation (solar)



### BUILDING BLOCKS

Height Range	1 - 2 stories	Transportation	Automobile, potential for biking
Building Form	Individual residential structures and accessory buildings	Parking	Private off-street (driveways and garages)
Building Setback	Varies	Open Spaces	Regional natural parks and private open spaces
Streets	Rural roadways with minimal connectivity		



Site 

1 inch = 500 feet

Item 1B



**REZONING REQUEST**    **SUBJECT PROPERTY**



ITEM NO.   10  

1 inch = 400 feet

2. 9092 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Industrial Partners, LLC

**SUBJECT:** Request final approval of Antioch Plains Plat No. 2 located on the southwest corner of Highway 80 East and Smothers Road in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for industrial use. Lot 1-A (15.706 acres) has 636.53 ft. of frontage along US Highway 80 East and 1058.88 ft. of frontage along Smothers Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

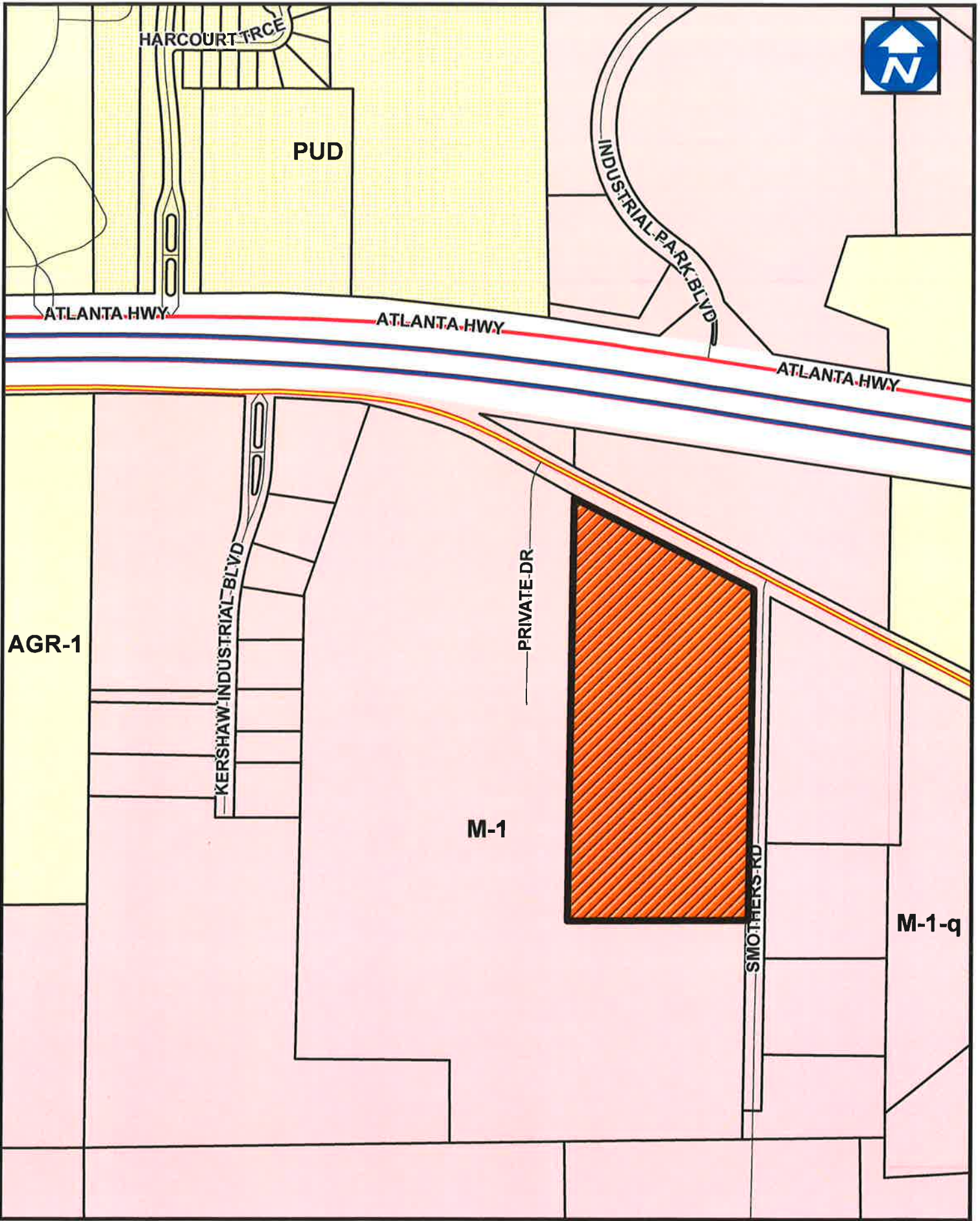
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



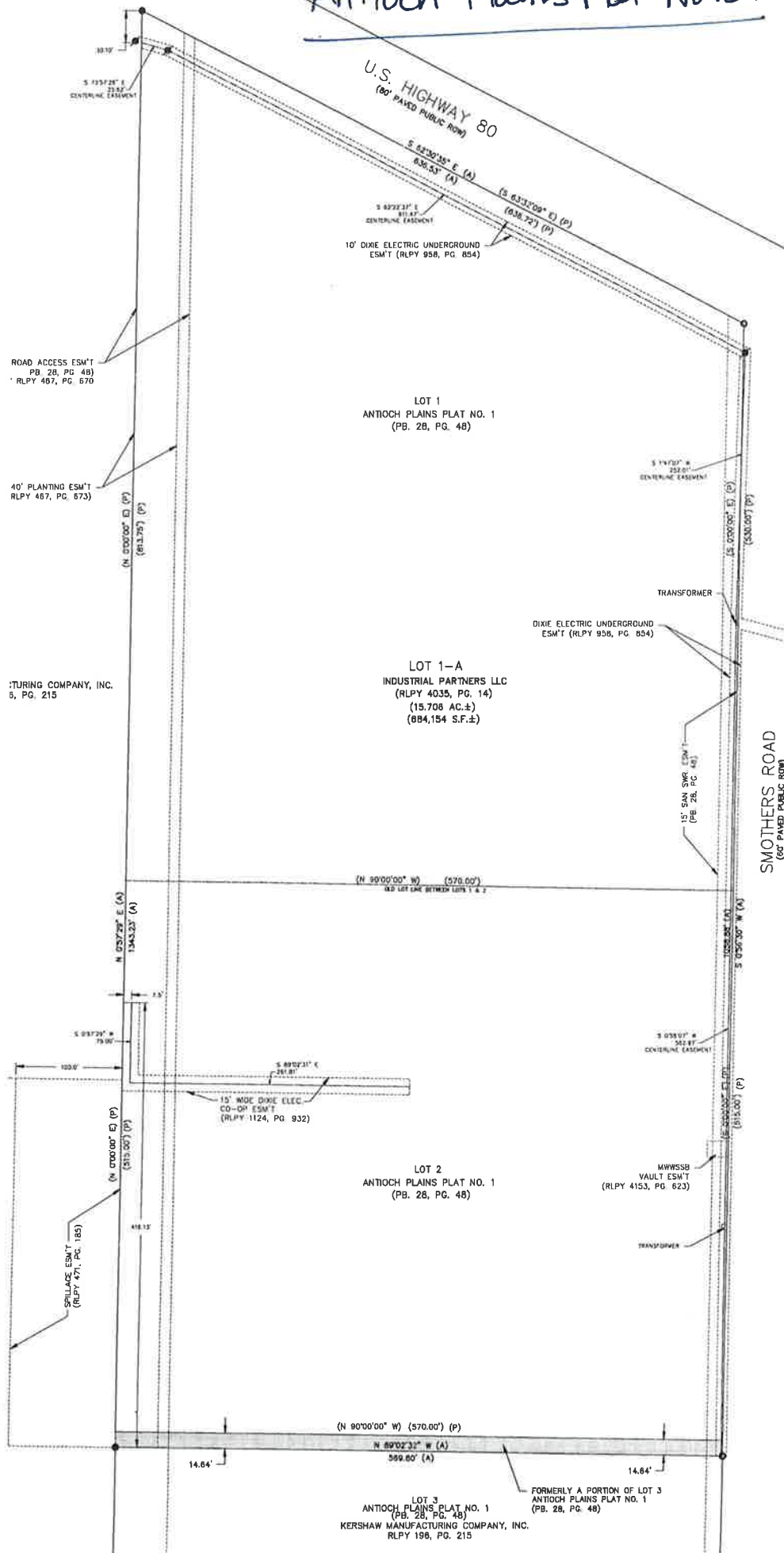
ITEM NO.

2A



# Antioch Plains Plat No. 2

A  
N



2B



HARCOURT TRCE



ATLANTA HWY

ATLANTA HWY

INDUSTRIAL PARK BLVD

ATLANTA HWY

KERSHAW INDUSTRIAL BLVD

PRIVATE DR



SMOTHERS RD

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 9095 **PRESENTED BY:** The Broadway Group

**REPRESENTING:** Broadway Group, LLC

**SUBJECT:** Request final approval of T B G Mobile Hwy Plat No. 1 located on the west side of Mobile Highway, approximately 830 ft. north of Hyundai Boulevard, in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat creates one lot for industrial use. Lot 1 (3.414 acres) has 363.37 ft. of frontage along Mobile Highway and a depth of 402.67 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

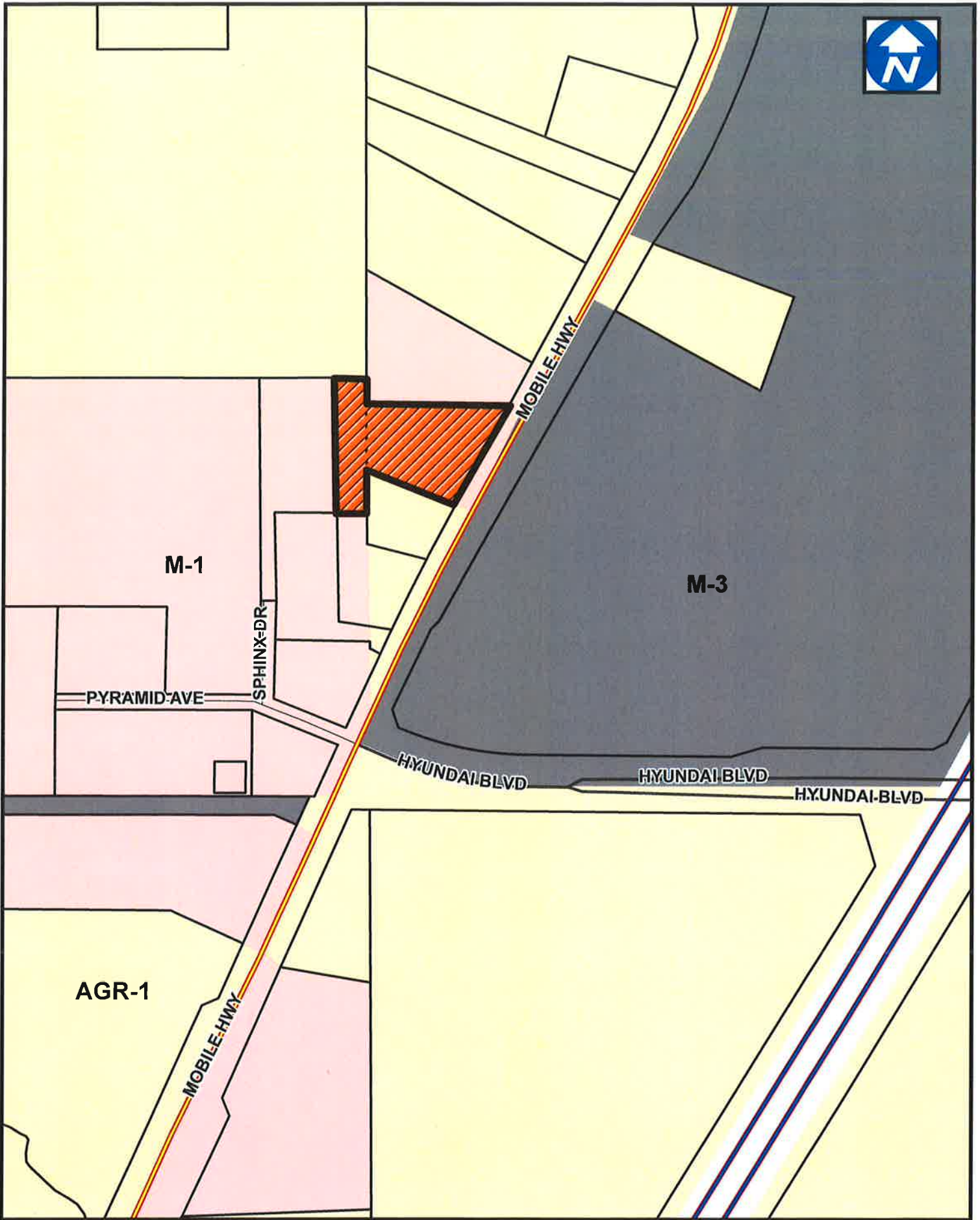
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

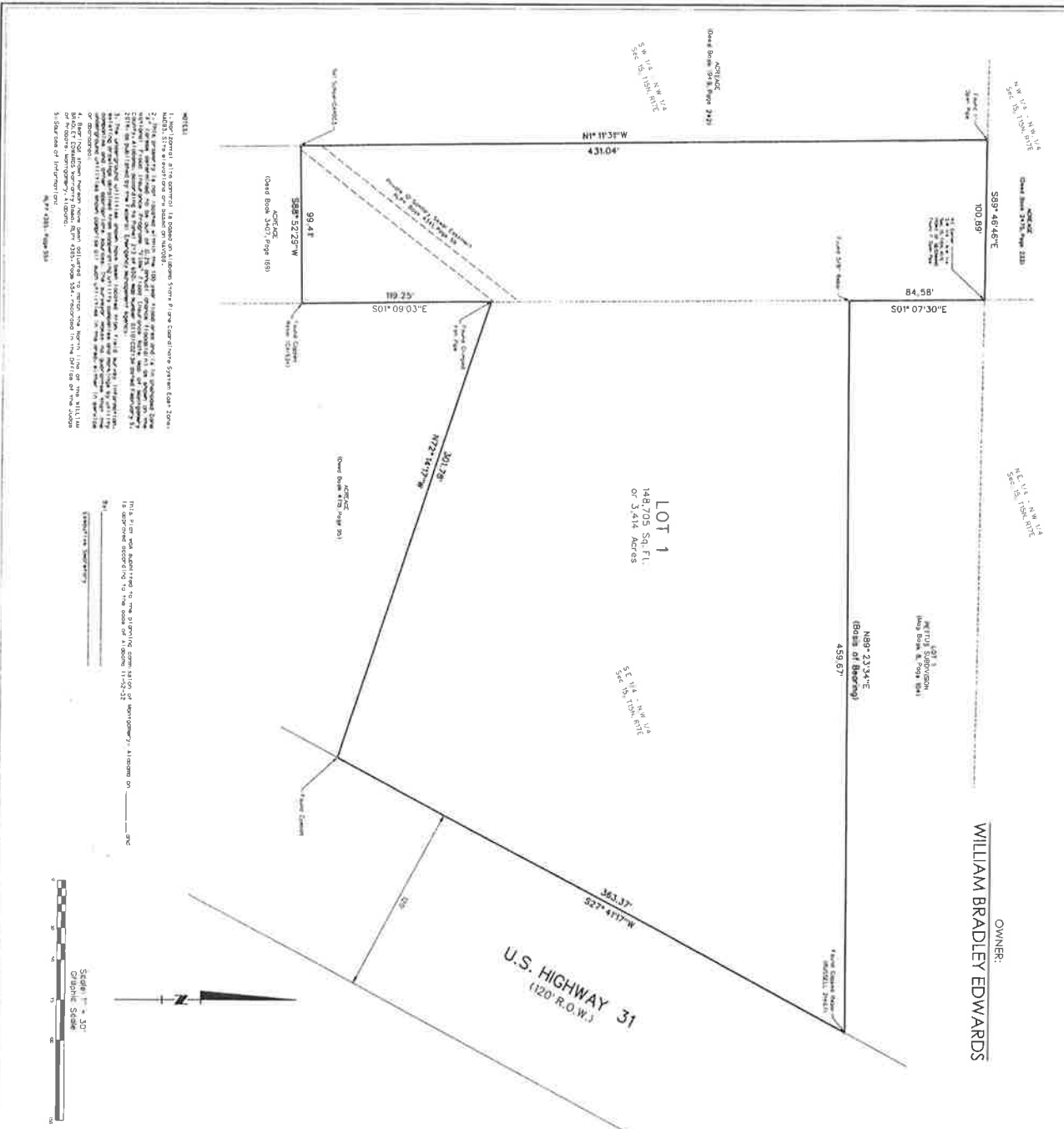
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

3A



OWNER:  
**WILLIAM BRADLEY EDWARDS**



STATE OF ALABAMA  
SHERIFF OF ALABAMA  
NOTARY PUBLIC

STATE OF ALABAMA  
SHERIFF OF ALABAMA  
NOTARY PUBLIC

STATE OF ALABAMA  
SHERIFF OF ALABAMA  
NOTARY PUBLIC

TBG U.S. HWY 31 PLAT NO. 1  
PREPARED FOR THE BROADWAY GROUP, LLC  
SITUATED IN THE SOUTH 1/2 OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 17 EAST  
MONTGOMERY COUNTY, ALABAMA

SCHÖEL  
1011 2nd Street, Suite 1000, Montgomery, AL 36103  
404.261.1000  
www.schoel.com

3B



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

3C

4. 9090 **PRESENTED BY:** ECE Survey & Design

**REPRESENTING:** Thomas Crews

**SUBJECT:** Request final approval of Northchase Plat No. 6 located on the southwest corner of Northern Boulevard and Contractors Drive in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats one (1) lot and previously unplatted property into two (2) lots for industrial use. Lot A (8.27 acres) has 948.40 ft. of frontage along Northern Boulevard and 368.53 ft. of frontage along Contractors Drive. Lot B (10.00 acres) has 50 ft. of frontage along Northern Boulevard and 452.47 ft. of frontage along Contractors Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 2**

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

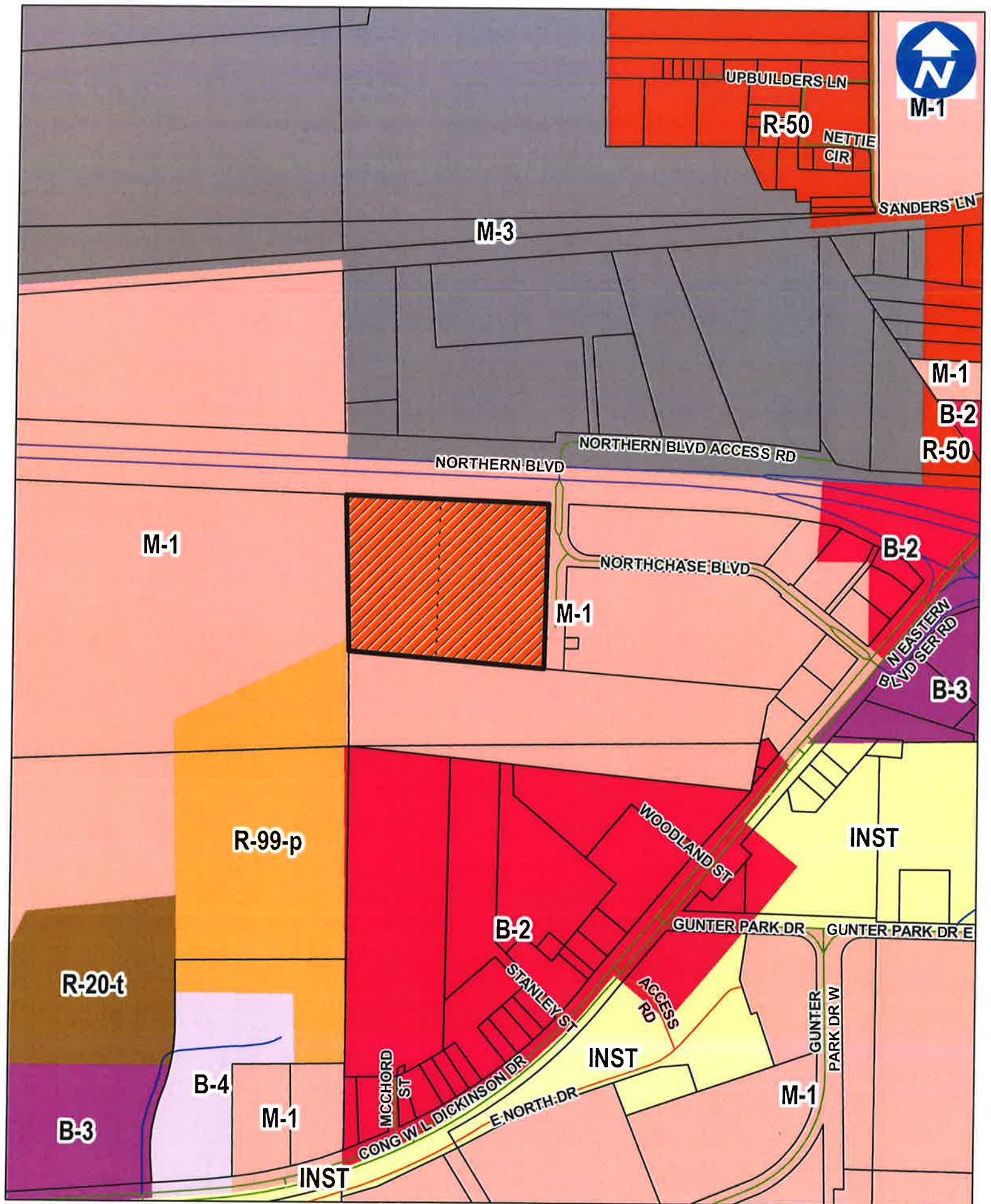
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 4A



# NORTHCHASE PLAT NO. 6

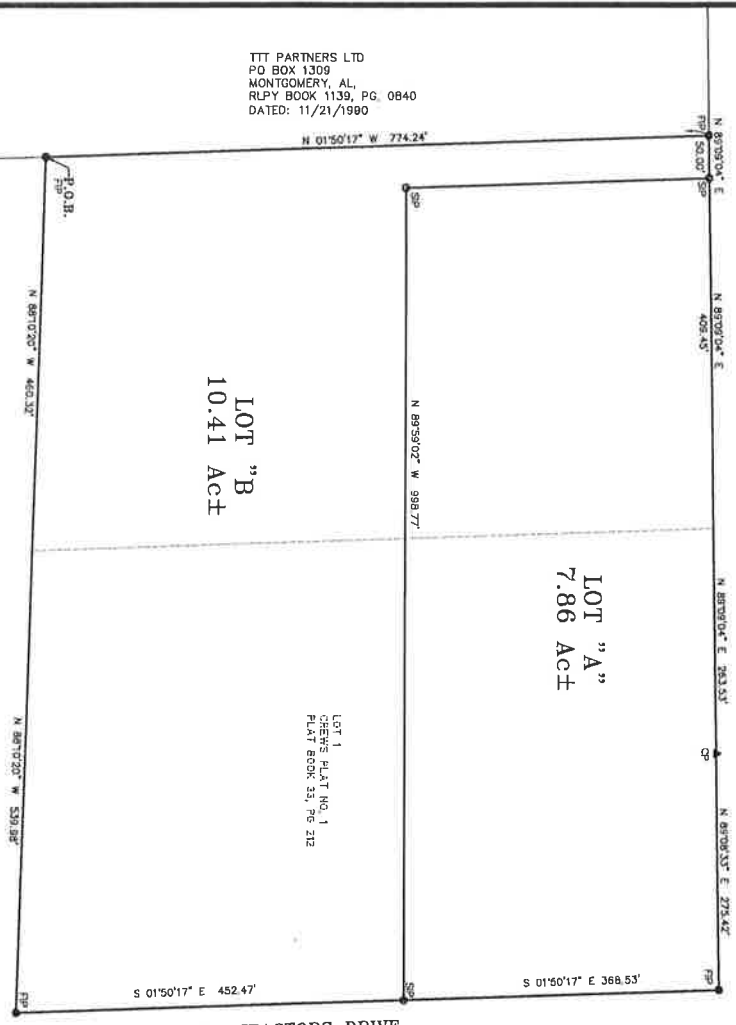
BEING A REPLAT OF LOT 1, CREWS PLAT NO. 2 AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 33, AT PAGE 212 AND ADDITIONAL PROPERTY LOCATED IN THE SW 1/4 OF SECTION 26, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



**ECE Surveying & Design, LLC**  
 540 South Perry Street, Suite #5,  
 Montgomery, Alabama 36104  
 PH (334) 271-4092 & (334) 263-0450  
 EMAIL: wch5775@att.net

**NORTH BLVD.**  
 300' R.O.W.  
 PUBLIC PAVED ROAD

TTT PARTNERS LTD  
 PO BOX 1309  
 MONTGOMERY, AL,  
 RLPY BOOK 1139, PG. 0840  
 DATED: 11/21/1990



**CONTRACTORS DRIVE**  
 100' R.O.W.  
 PUBLIC PAVED ROAD

STATE OF ALABAMA  
 COUNTY OF MONTGOMERY

"I, TOM CREWS, AS A REPRESENTATIVE OF COMMERCIAL PROPERTIES, INC., OWNER SHOWN ON THIS PLAT, DO HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT THIS PLAT AS TRUE AND CORRECT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.



TOM CREWS, REPRESENTATIVE

THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA HEREBY CERTIFY THAT TOM CREWS, A REPRESENTATIVE OF COMMERCIAL PROPERTIES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE AND PLAT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE AND PLAT HE, AS SUCH CO-OWNERS AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

NOTARY PUBLIC  
 MY COMMISSION  
 EXPIRES: \_\_\_\_\_

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER  
 THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA  
 \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY STATE OF ALABAMA  
 MONTGOMERY COUNTY

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY COUNTY, ALABAMA, ON AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.  
 BY: \_\_\_\_\_

THOMAS M. TYSON, JR., EXECUTIVE SECRETARY

### FLOOD INSURANCE RATE MAP

FOR RECORDING THE FLOOD INSURANCE RATE MAP HAS BEEN OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND IS BEING REFERRED TO AS THE "FLOOD INSURANCE RATE MAP". THE FLOOD INSURANCE RATE MAP IS AVAILABLE FOR REVIEW AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE.

### VICINITY MAP

N.T.S.



CREWERS, INC.  
 PO BOX 210899  
 MONTGOMERY, AL,  
 RLPY BOOK 1309, PG. 0219  
 DATED: 12/18/1992

B.O.C. PARCEL 1 & 2  
 SW CORNER OF SECTION 26  
 T-17-N, R-18-E, MONTGOMERY  
 COUNTY, ALABAMA

SCALE: 1" = 100'

- - FOUND BENCH MARK
- - SET IRON PIN
- △ - CALCULATED POINT
- - CONCRETE MONUMENT
- - METAL MONUMENT
- ⊕ - METAL MONUMENT
- ⊗ - POWER POLE
- ⊙ - POINT OF COMMENCEMENT
- ⊖ - ELEVATION
- - SANITARY SEWER
- - UTILITY
- - BOUNDARY LINE
- - CENTERLINE PROPERTY LINE

GRAPHIC SCALE: 1" = 100'

SCALE: 1" = 50'  
 DATED: 12-11-2020  
 DRAWN BY: BCW  
 CHECKED BY: WDH  
 REV: 01/08/2021  
 C:\ECS-2020\4350-NORTH-BLVD\4350-NORTH-BLVD-01-08-2021.DWG  
 RESERVED FOR COURTHOUSE RECORDING

RESERVED FOR COURTHOUSE RECORDING

4B



**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY 

ITEM NO. 4C

5. 9089 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Calvin Baker

**SUBJECT:** Request final approval of Greater Washington Park Plat No. 1A located on the south side of Fifth Street, approximately 275 ft. west of Tulane Avenue, in an R-60-d (Residential Duplex) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lots for residential use. Lot 12A has 50 ft. of frontage along Fifth Street and a depth of 112.50 ft. **This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the lot width not meeting the 60 ft. wide requirement; however this is all the property he owns.**

**CITY COUNCIL DISTRICT:** 4

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

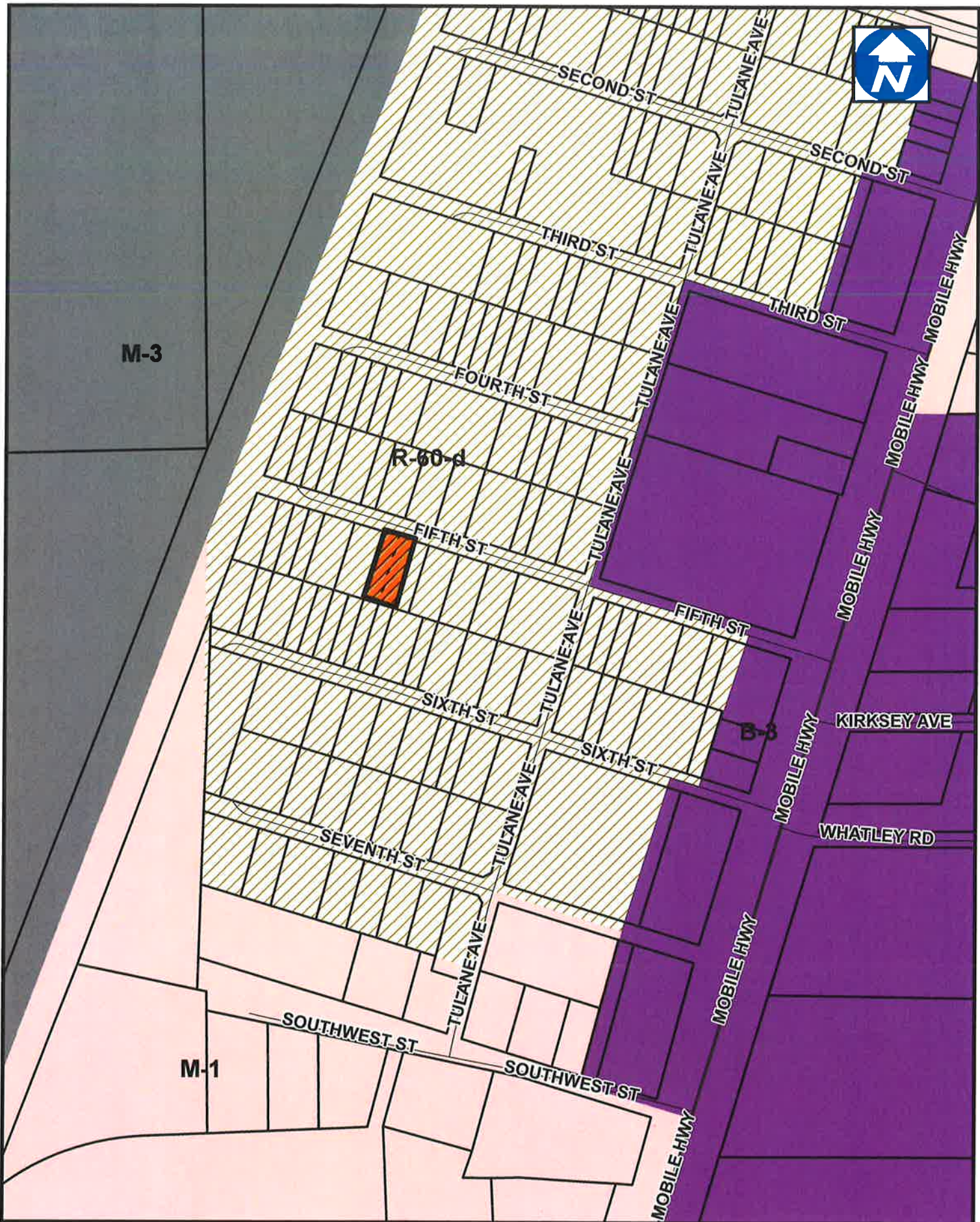
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



M-3

R-60-d

M-1

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

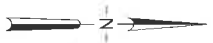
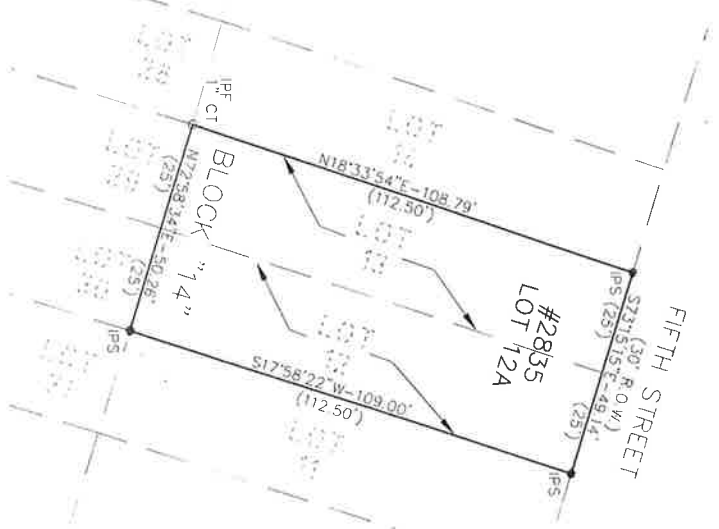
5A

# GREATER WASHINGTON PARK PLAT 1A

BEING A REPLAT OF LOTS 12 AND 13, BLOCK 14 OF THE GREATER WASHINGTON PARK SUBDIVISION PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN FB. 5, PAGE 48

LOCATED IN THE WEST 1/2 OF THE SW 1/4 OF SECTION 26, T-16, R-17 AND EAST 1/2 OF THE SE 1/4 OF SECTION 27, T-16, R-17 MONTGOMERY COUNTY, ALABAMA.

- LEGEND:
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587)
  - JPF - IRON PIN FOUND
  - FENCE LINE
  - CALCULATED POINT
  - △ P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - R.O.W. - RIGHT OF WAY
  - CH - CHORD
  - ( ) - PLAT OR DEED CALL
  - CT - GRAMP TOP PIPE
  - OPEN TOP PIPE



SCALE: 1" = 20'



VICINITY MAP  
SCALE: NIS

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 3RD day of DECEMBER, 2020.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.  
AL. REG. 9587

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY  
State of Alabama  
Montgomery County

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on and is approved according to the CODE of ALABAMA 11-52-32

BY:  
Thomas W. Tyson, Jr., Executive Secretary

State of Alabama  
Montgomery County

I, KALVIN BAKER, as owner, shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

KALVIN BAKER, owner

State of Alabama  
County of Montgomery

the undersigned authority, a Notary Public in and for the said State of Alabama, hereby certify that KALVIN BAKER, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledges before me on this day that being informed of the contents of said Certificate and Plat he, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

PREPARED BY:  
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.  
926 S. HILL ST.  
MONTGOMERY, AL 36104  
PHONE: 255-8177  
FAX: 255-1288  
CLAYTON  
PHONE: 755-3877  
FLOTT  
PHONE: 566-0030

PROJECT NO: 20-495  
PROJECT: BAKER  
DRAWN BY: JL  
REVIEWED BY: GJ  
FIELD SURVEY: 12/20 (JLB)  
APPROVED BY: GJ  
SCALE: 1"=10'  
DATE: 12/20/20  
DRAWING NAME: 20-495BAKER

- SPECIAL NOTES:
1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
  2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
  3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "SHADED X" ACCORDING TO THE FEMA FLOOD MAP 01101C02020J, DATED 1/7/15.
  4. ALL RESTRICTIONS AND COVENANTS OF THE ORIGINAL GREATER WASHINGTON PARK PLAT SHALL REMAIN IN FULL FORCE FOR THIS PLAT.

58



**PLATS**  
1 inch = 50 feet

SUBJECT PROPERTY  ITEM NO. 5C

6. 9091 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Greg Cross

**SUBJECT:** Request final approval of Greg Cross Plat No. 1 located on the east side of Butler Mill Road, approximately 1,200 ft. south of Norman Bridge Road, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat replats a portion of one (1) lot into one (1) lot. Lot A (5.61 acres) has 408.38 ft. of frontage along Butler Mill Road and a depth of 634.41 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

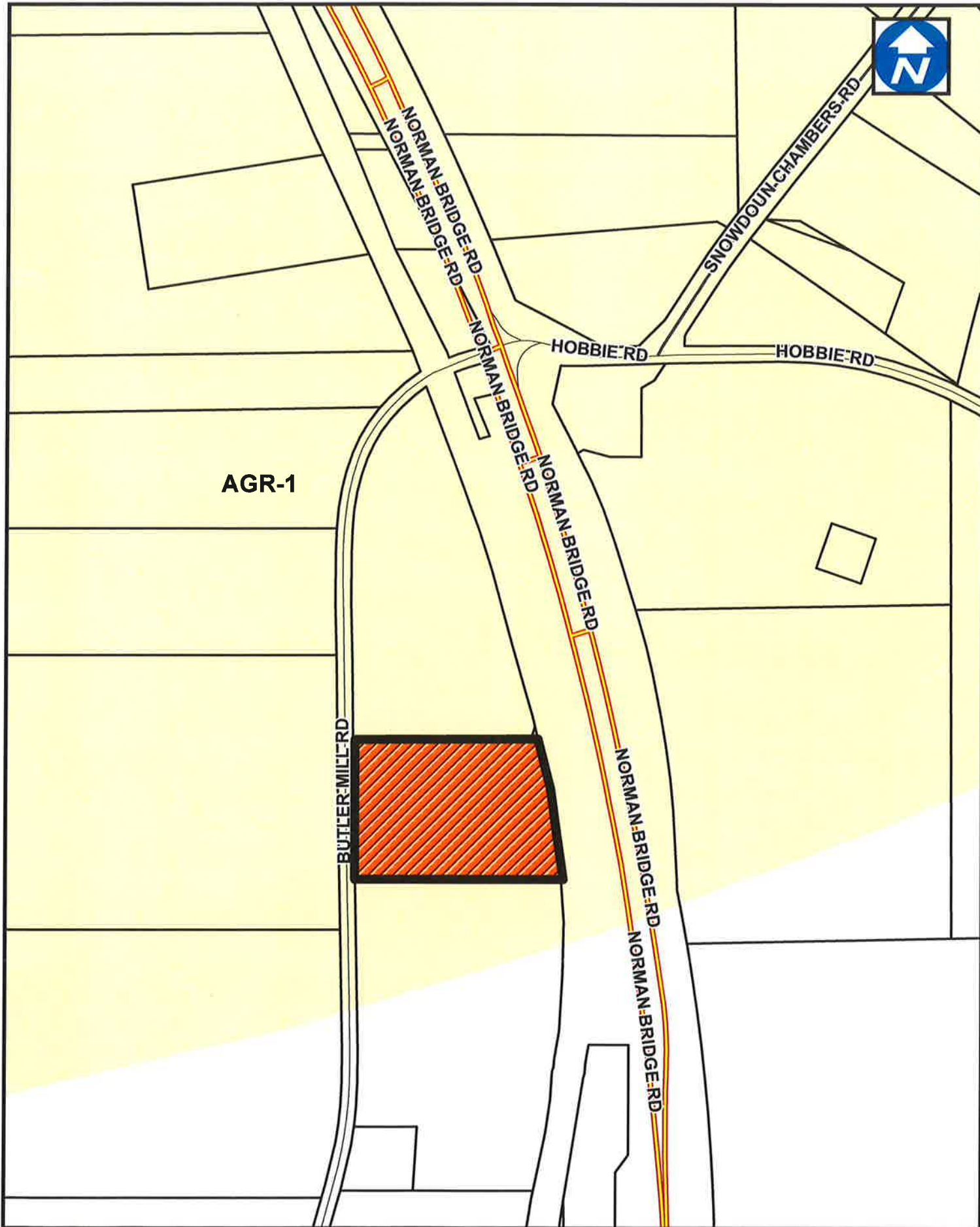
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A



# CROSS CROSS PLAT NO. 1

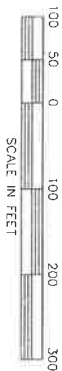
BEING A REPLAT OF THE SOUTHERN 408.38 FEET OF LOT 9 OF THE CALLOWAY LAND PLAT (PB. 6, PAGES 39 & 40) LYING IN THE N 1/2 OF SECTION 31, T-15-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

### LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING JEFFCOAT 9587)
- IPF - IRON PIN FOUND
- △ - CALCULATED POINT
- POB - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH<sub>1</sub> - CHORD
- ( ) - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.I. - OPEN TOP PIPE

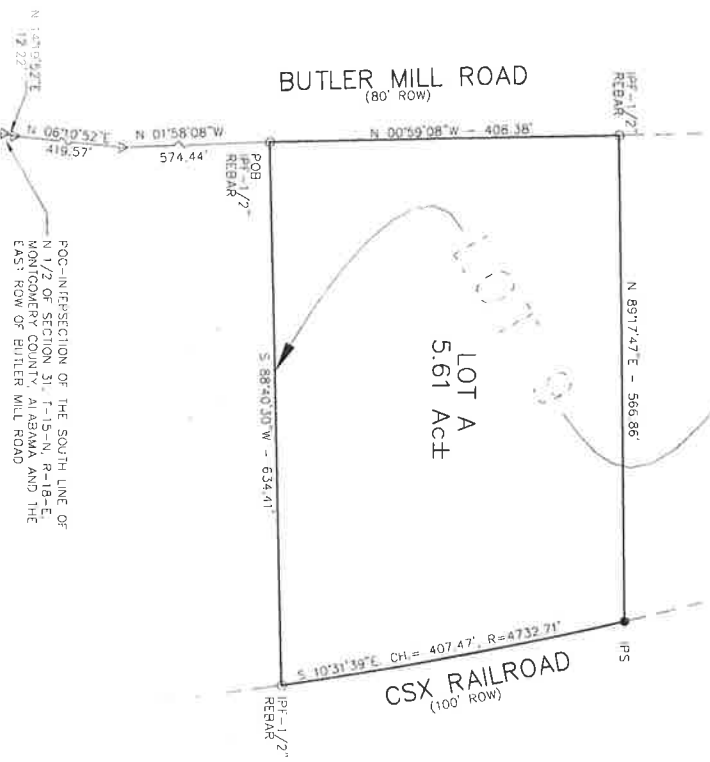
### SPECIAL NOTES:

1. PARCEL LIES WITHIN FLOOD ZONE X ACCORDING TO FEMA FIRM PANEL 010700C0176J DATED 1/7/75.
2. TIE TAKEN FROM PREVIOUS SURVEY BY JON J BUSH (ALL REG. 25293) DATED 9/10/18.



BASES OF BEARING AND SIZES HAVE BEEN OBTAINED FROM THE STATE ENGINEERING SYSTEM (ALABAMA EAST REGION) (PB. 6, PAGE 38 & 40)

SOURCE OF INFORMATION  
 - REP. 5166, PAGE 891  
 - PREVIOUS SURVEY BY JON J BUSH (ALL REG. 25293) DATED 9/10/18  
 - (PB. 6, PAGE 38 & 40)



POB - INTERSECTION OF THE SOUTH LINE OF N 1/2 OF SECTION 31, T-15-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND THE EAST ROW OF BUTLER MILL ROAD



I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.  
 This the 7TH day of OCTOBER, 2020.

O. CLYBURN JEFFCOAT, JR., P. E. & L. S.  
 AL. REG. 9587



### CERTIFICATE OF APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT

The lot on this plat is subject to approval or deferral by the Montgomery County (MCH) No representation is made that the lot on this plat will accommodate or utilize Sewage System (OSS). The appropriateness of a lot or wastewater (sewage) treatment and disposal shall be determined when on the lot. The applicant shall be responsible for obtaining all necessary permits and approvals from the MCH and the Alabama Department of Health. The applicant shall be responsible for all maintenance and reporting requirements, and these are on the said health department, and are made a part of this plat as it set out here on.

HEALTH OFFICER  
 Montgomery County, Alabama

DATE

### APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

State of Alabama  
 Montgomery County  
 This plat has been submitted to and approved by the Montgomery County Engineer, as returning in the Office of the Judge of Probate of Montgomery County, Alabama.

George C. Speave  
 MONTGOMERY COUNTY ENGINEER

RESERVED FOR COURTHOUSE RECORDING  
 PREPARED BY:  
**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**  
 928 S. HULL ST.  
 MONTGOMERY, AL 36104  
 PHONE: 255-1266  
 FAX: 255-1788  
 CLANTON: 755-3877  
 MOBILE: 566-0050

FIELD SURVEY: 10/58/20 (14)  
 PROJECT NAME: CROSS  
 PROJECT NO.: 20-393  
 DWG NAME: 20392 PLAT 12 28 20 DWG  
 CADD NAME: 20392.CSV  
 DRAWN BY: SH  
 DWG. CHECKED BY: CJ

State of Alabama  
 Montgomery County  
 I, Gregory D. Cross, as owner, shown on this plat, do hereby join in and sign this the 7th day of October, 2020.

Gregory D. Cross, owner

State of Alabama  
 Montgomery County  
 I, \_\_\_\_\_, the undersigned authority, a Notary Public in and for the said State of Alabama, do hereby certify that Gregory D. Cross, whose name is signed to the foregoing Surveyor's Certificate and Plat, and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat he, as owner and with full authority, executed the same voluntarily.  
 Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2020.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

State of Alabama  
 Montgomery County

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on and is approved according to the CODE of ALABAMA, 11-52-32 BY:  
 Thomas M. Tyson, Jr., Executive Secretary

99



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 8995 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Stoneybrooke, LLC

**SUBJECT:** Request final approval of Stoneybrooke Plat No. 10 located on the north end of Overture Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 17 lots for residential use. These lots will be 50 ft. wide lots. The setbacks will be: 20 ft. front and rear yards, and 0 ft. side yards with 10 ft. between dwellings. The typical lot size is 50 ft. wide with a depth of 122 ft. Overture Drive will be extended to the north approximately 350 ft. and end in a cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 1

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

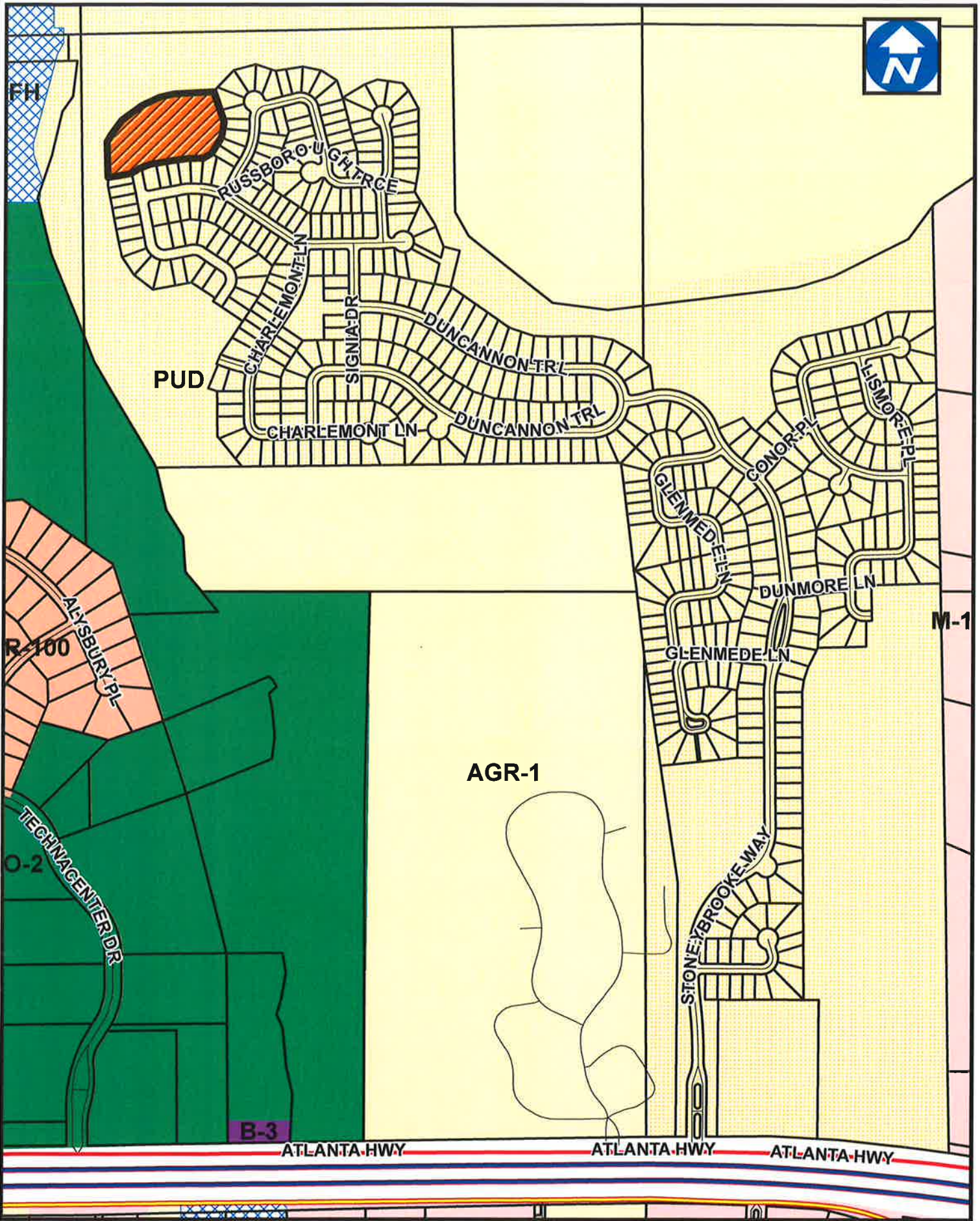
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**  
1 inch = 600 feet

SUBJECT PROPERTY 

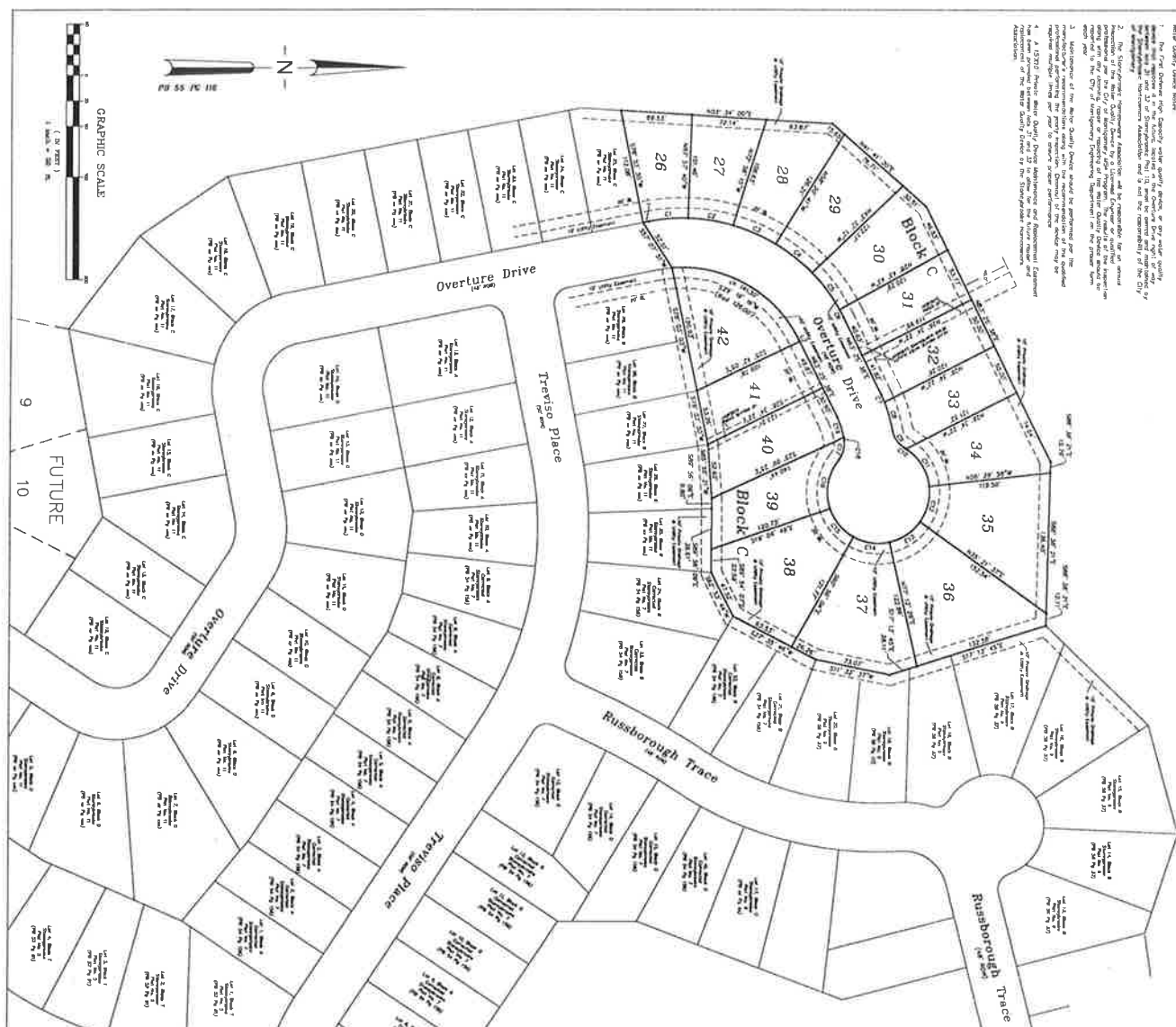
ITEM NO. 7A

1. The City of Montgomery, Alabama, hereby certifies that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

2. The City of Montgomery, Alabama, hereby certifies that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

3. The City of Montgomery, Alabama, hereby certifies that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

4. A 15% filing fee shall be paid to the City of Montgomery, Alabama, at the time of filing this plat with the City of Montgomery, Alabama, and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).



Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
26	10,000	10,000	10,000
27	10,000	10,000	10,000
28	10,000	10,000	10,000
29	10,000	10,000	10,000
30	10,000	10,000	10,000
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000

Force Line Label	Lot #	Area (sq. ft.)
1	26	10,000
2	27	10,000
3	28	10,000
4	29	10,000
5	30	10,000
6	31	10,000
7	32	10,000
8	33	10,000
9	34	10,000
10	35	10,000
11	36	10,000
12	37	10,000
13	38	10,000
14	39	10,000
15	40	10,000
16	41	10,000
17	42	10,000

1. I, Surveyor, do hereby certify that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

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4. I, Surveyor, do hereby certify that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

# Stoneybrooke Plat No. 10

Pilgren Engineering, Inc.

State of Alabama	Montgomery County
1	1
2	2
3	3
4	4
5	5
6	6
7	7
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30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42

I, William T. Taylor, Surveyor, do hereby certify that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

Witness my hand and the seal of the Surveyor's Office at Montgomery, Alabama, this 15th day of November, 2019.



I, William T. Taylor, Surveyor, do hereby certify that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

Witness my hand and the seal of the Surveyor's Office at Montgomery, Alabama, this 15th day of November, 2019.

I, William T. Taylor, Surveyor, do hereby certify that the plat of the subdivision of the land shown on this plat is in accordance with the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975), and the provisions of the Subdivision Map Act, Chapter 36-6, Code of Alabama (1975).

Witness my hand and the seal of the Surveyor's Office at Montgomery, Alabama, this 15th day of November, 2019.

96



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. RZ-2021-001 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Buckmaster, LTD

**SUBJECT:** Request to rezone one (1) lot located at 10350 Highway 80 East from a FH (Flood Hazard) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The intended use for this property is to continue the existing office use and for possible future marketing purposes. The adjacent property has M-1 (Light Industrial) zoning to the east and south, and FH (Flood Hazard) zoning to the west. I-85 is to the north. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Employment.

**Department of Planning Comment(s):** No objection. The M-1 light industrial is consistent with the future land use in the Envision Montgomery 2040 Comprehensive Plan for Flex Employment based on the intent and primary uses listed. Further, all other land surrounding this property is currently zoned M-1.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



8A

## FLEX EMPLOYMENT (FE)

Includes a collection of low-impact industrial uses that include assembly and processing, warehousing and distribution and flex space suitable for high-tech or research and development activities. Growth of these areas should be focused in existing industrial areas and around assets such as Hyundai Manufacturing, Montgomery Regional Airport, Maxwell AFB, and Gunter Annex. Appropriate buffering and separation from incompatible uses may be necessary in certain Flex Employment areas to protect the surrounding context from industrial operations. These areas may include commercial and residential uses but generally at a smaller scale than other commercial or mixed use areas.

### INTENT

- ★ Promote continued expansion of industrial areas using regional influence from existing business presence such as Hyundai Manufacturing.
- ★ Support operation of military campuses through complementary flex space for light industrial or research and development requirements.
- ★ Encourage consolidation of low-impact industrial uses to strategic opportunity areas with access to railway, highway, or waterway (if applicable).

### PRIMARY USES

- ★ Light Industrial
- ★ Office
- ★ Commercial

### SECONDARY USES

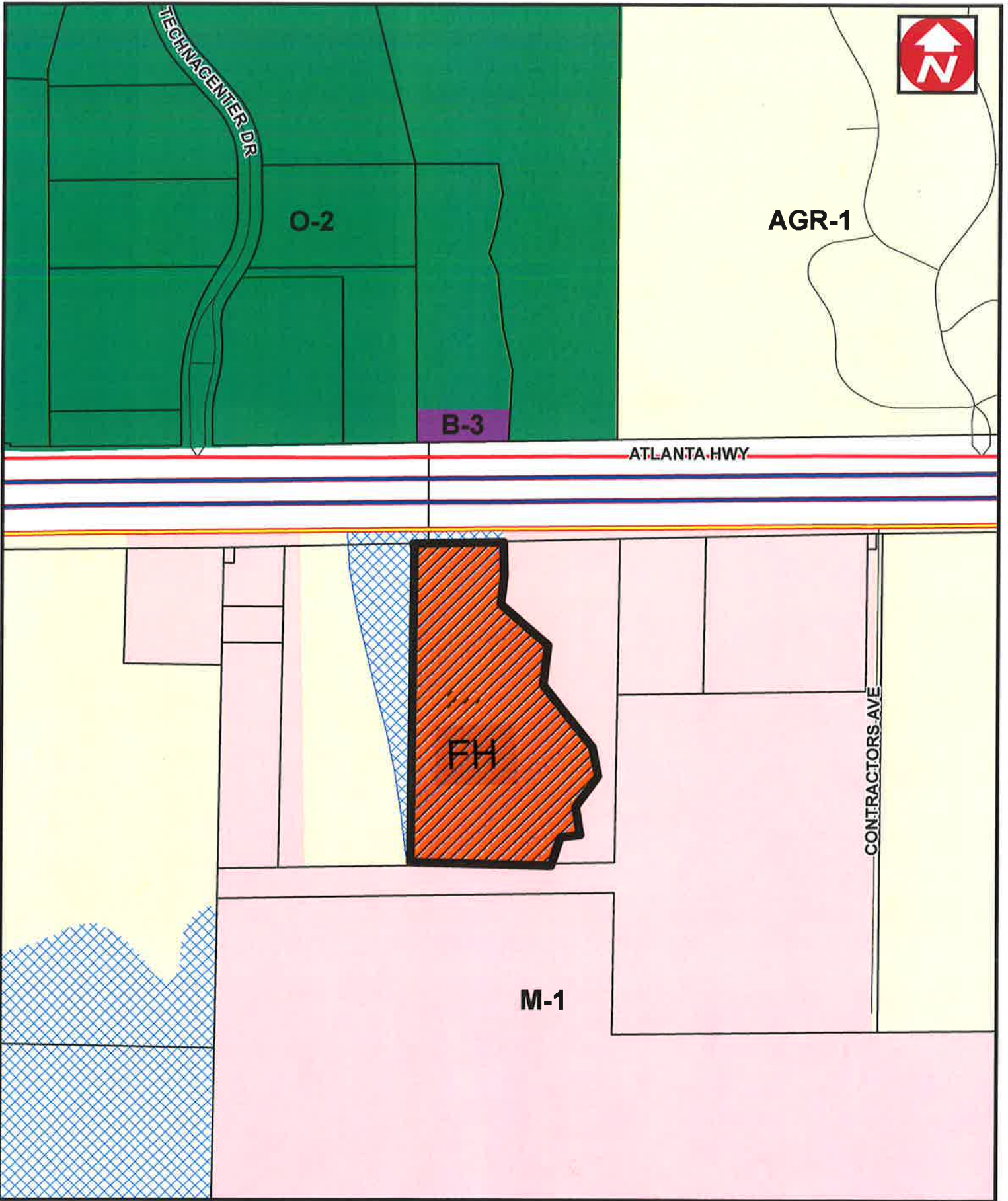
- ★ Mixed-Use
- ★ Multi-family Residential
- ★ Civic / Institutional



### BUILDING BLOCKS

<b>Height Range</b>	1 - 3 stories	<b>Transportation</b>	Automobile, transit, potential for walking and biking
<b>Building Form</b>	Large to very large footprint structures, flexible space to accommodate various users	<b>Parking</b>	Private off-street parking lots
<b>Building Setback</b>	30 - 50 feet (varies from lot to lot)	<b>Open Spaces</b>	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design
<b>Streets</b>	Varies but should accommodate truck and automobile traffic, easy access to major corridors		





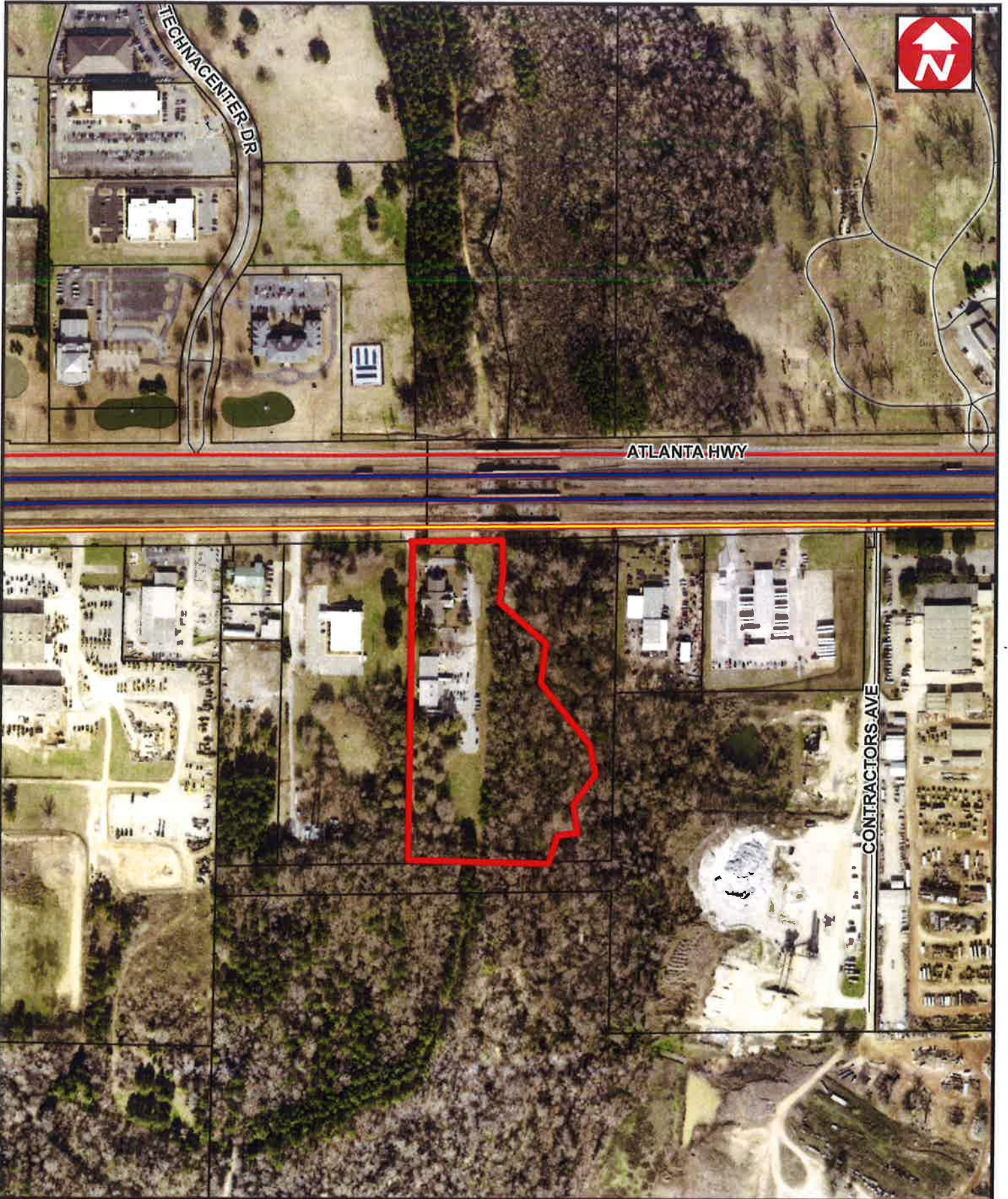
**REZONING REQUEST**

**SUBJECT PROPERTY**



**ITEM NO.** 8B

1 inch = 400 feet



**REZONING REQUEST**

**SUBJECT PROPERTY**



**ITEM NO.**

8C

1 inch = 400 feet

9. 9013 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** First Baptist Church

**SUBJECT:** Request final approval of First Baptist Church Plat No. 4 located on the west side of South Perry Street between Adams Avenue and Scott Street in T4-O (General Urban Zone-Open) and T5 (Urban Center Zone) Zoning Districts.

**REMARKS:** This plat replats two (2) lots and previously unplatted land into two (2) lots for church use. Lot 1 (2.41 acres) has 308.57 ft. of frontage along South Perry Street, 428.27 ft. of frontage along Scott Street, and 140.45 ft. of frontage along South Court Street. Lot 2 (1.01 acres) has 263.14 ft. of frontage along Adams Avenue and 161.20 ft. along South Perry Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 3**

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

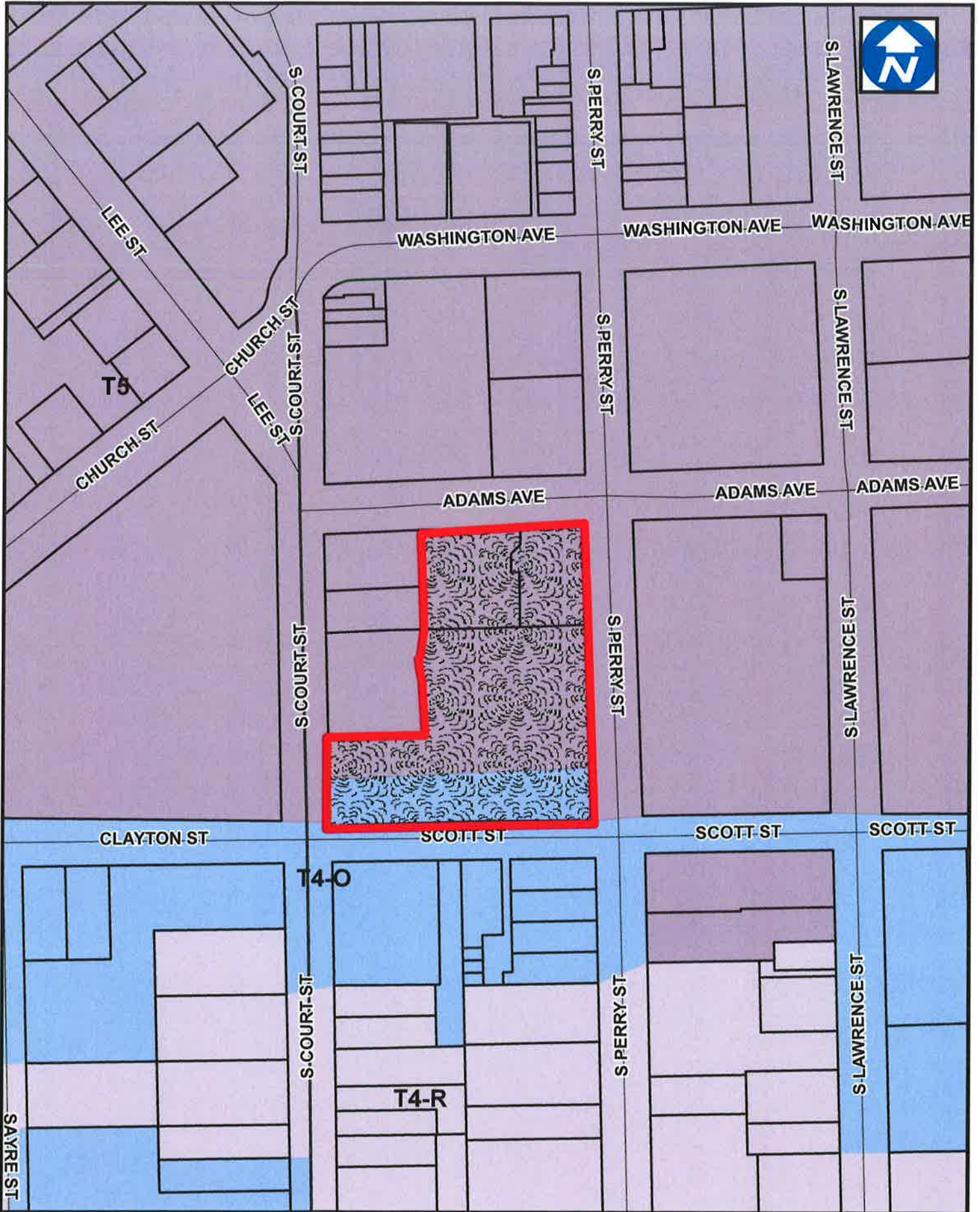
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A

# First Baptist Church Plat No. 4

4  
N

ADAMS AVENUE  
80' RIGHT-OF-WAY  
(PUBLIC)

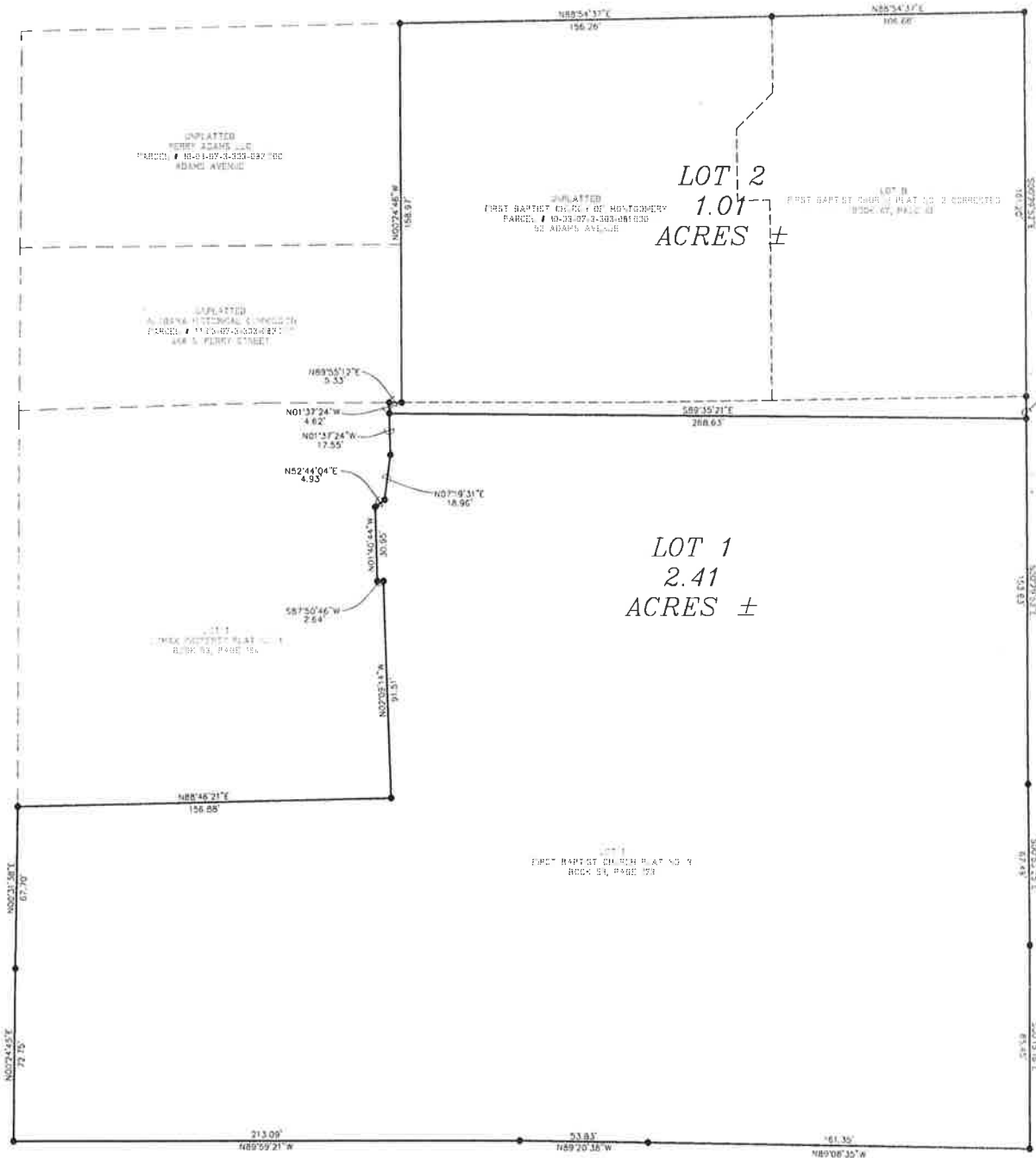
LOT 2  
1.01  
ACRES ±

LOT 1  
2.41  
ACRES ±

S. COURT STREET  
80' RIGHT-OF-WAY  
(PUBLIC)

S. PERRY STREET  
80' RIGHT-OF-WAY  
(PUBLIC)

SCOTT STREET  
RIGHT-OF-WAY VARIES  
(PUBLIC)



ND

ARINC / DISTANCE  
IN PIN FOUND (AS NOTED)  
PROPERTY LINE  
ADJACENT PROPERTY LINE

SEE PLAT  
NO. 1  
MONTGOMERY CO. DEED  
BOOK 11, PAGE 41

SEE PLAT  
NO. 2  
MONTGOMERY CO. DEED  
BOOK 11, PAGE 42

SEE PLAT  
NO. 3  
MONTGOMERY CO. DEED  
BOOK 11, PAGE 43

SEE PLAT  
NO. 4  
MONTGOMERY CO. DEED  
BOOK 11, PAGE 44

SEE PLAT  
NO. 5  
MONTGOMERY CO. DEED  
BOOK 11, PAGE 45

9B



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY  ITEM NO. 9C

10. 9093 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 1C located on the north side of Mercer Street, approximately 120 ft. east of Wigmore Street, in T4-O (General Urban Zone-Open) and T5 (Urban Center Zone) Zoning Districts.

**REMARKS:** This plat replats two (2) lot into (eight) 8 lots and a parcel for residential use. Lots 12A -12F are typically 34.00 ft. wide and have a depth ranging from 28.22 ft. to 40.73 ft. Lot 12G (0.01 acres) has a width of 25.92 ft. and a depth of 23.00 ft. Lot 24A (1.88 acres) has four (4) 24.00 ft. stubouts to Great Newport Street, Wigmore Street and Mercer Street. Parcel A (0.10 acres) is going to be used as an access easement, water and sewer easements and pedestrian access. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations; however the CRC approved a warrant for the lot width on Parcel A to be 12.56 ft. in width.

**CITY COUNCIL DISTRICT: 8**

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.**

### DEPARTMENT COMMENTS

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

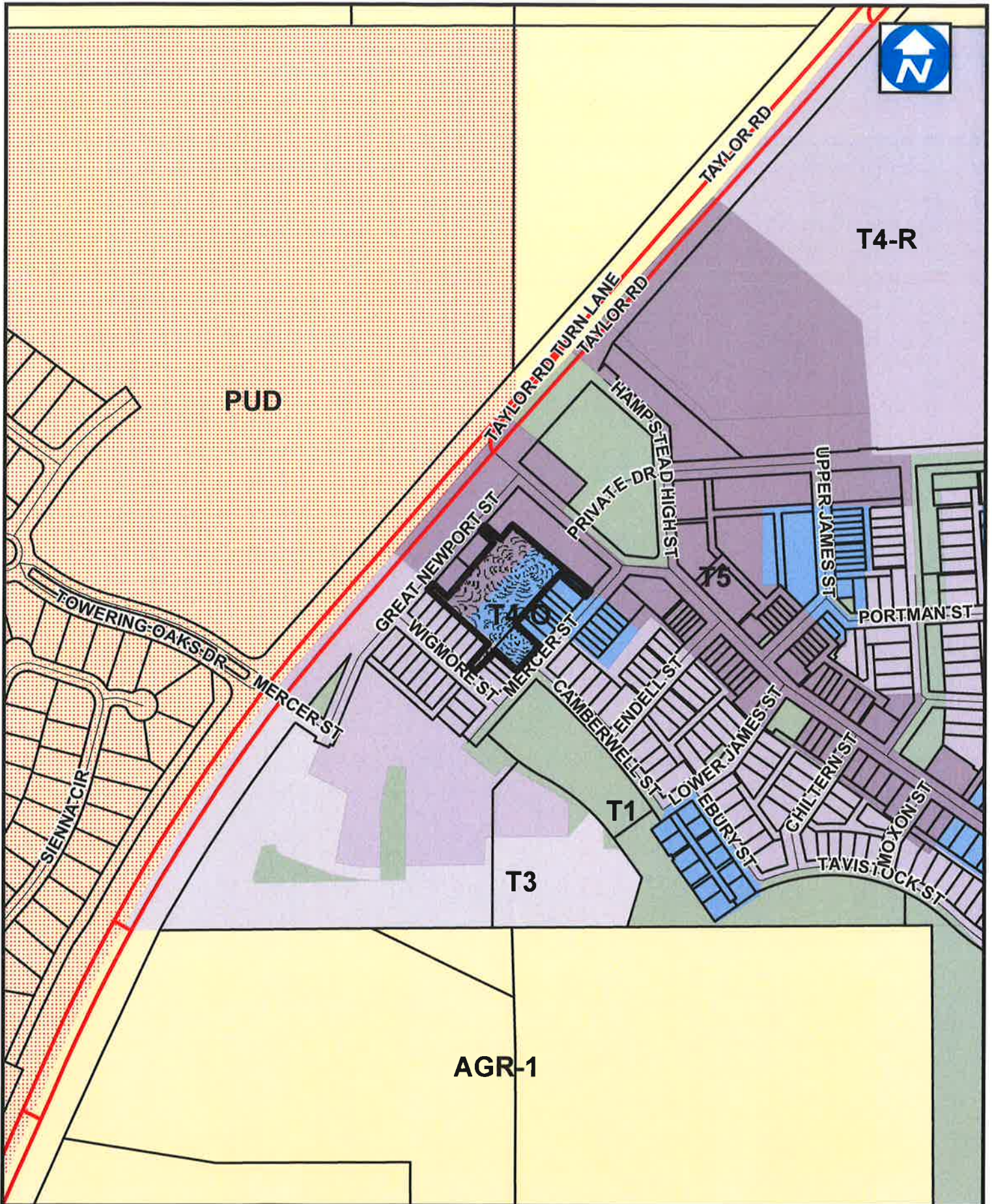
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLAT**

1 inch = 400 feet

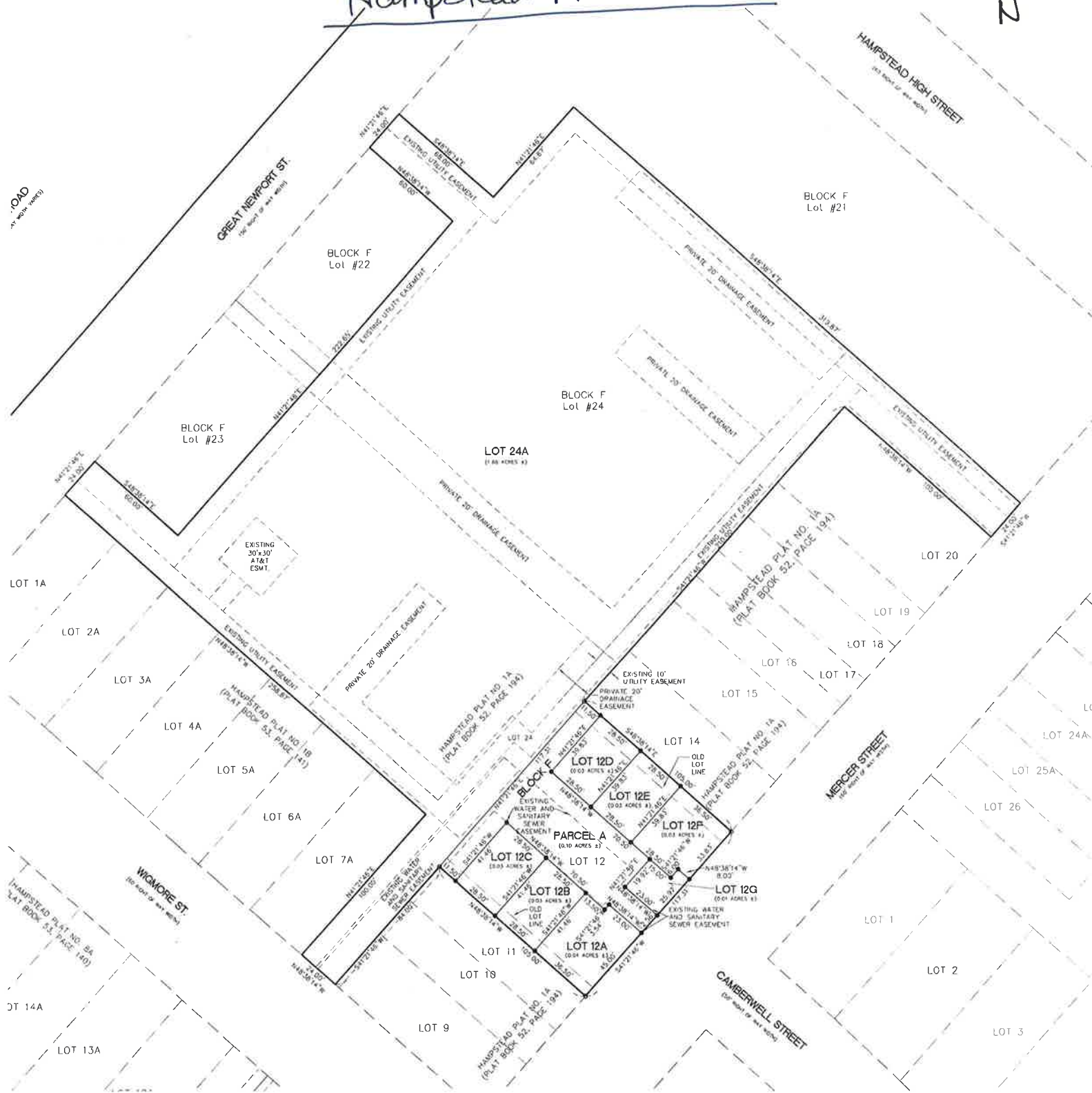
**SUBJECT PROPERTY**



**ITEM NO.** 10A



# Hampstead Plat No. 1C



10B

Hampstead Plat No. 12



HAMPSTEAD PLAT NO. 1A  
(PLAT BOOK 52, PAGE 194)

EXISTING 10'  
UTILITY EASEMENT

PRIVATE 20'  
DRAINAGE  
EASEMENT

LOT 15

LOT 24

LOT 14

**LOT 12D**  
(0.03 ACRES ±)

OLD  
LOT  
LINE

**LOT 12E**  
(0.03 ACRES ±)

HAMPSTEAD PLAT NO. 7  
(PLAT BOOK 52, PAGE 7)

EXISTING  
WATER AND  
SANITARY  
SEWER  
EASEMENT

**LOT 12F**  
(0.03 ACRES ±)

**PARCEL A**  
(0.10 ACRES ±)

**LOT 12C**  
(0.03 ACRES ±)

LOT 12

**LOT 12B**  
(0.03 ACRES ±)

**LOT 12G**  
(0.01 ACRES ±)

EXISTING WATER  
AND SANITARY  
SEWER EASEMENT

**LOT 12A**  
(0.04 ACRES ±)

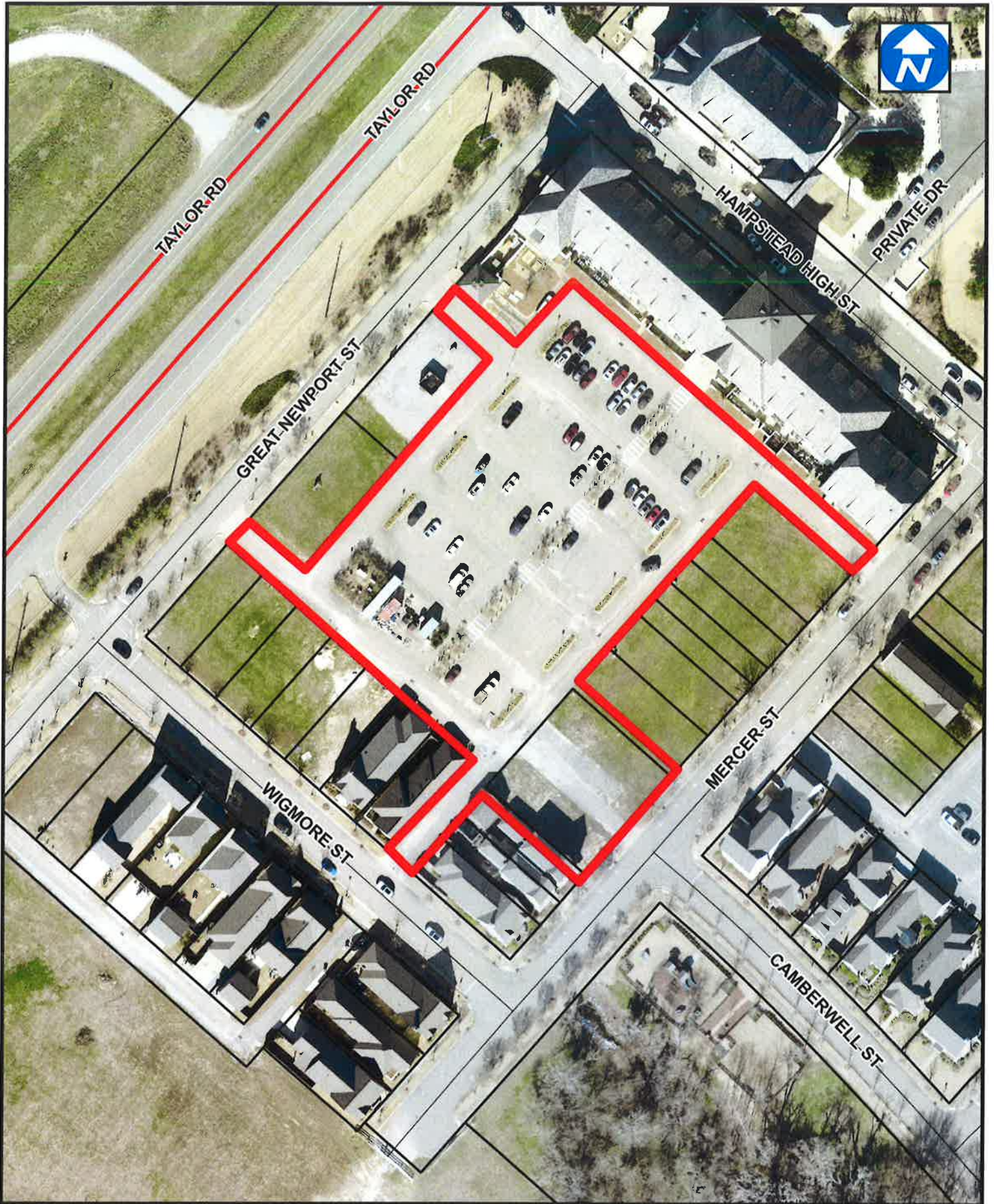
LOT 11

LOT 10

Warrant approved on  
Parcel A for lot width

**CAMBERWEL**  
(50' RIGHT OF WAY W.)

HAMPSTEAD PLAT NO. 1A  
(PLAT BOOK 52, PAGE 194)



PLAT

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 10P

11. 9094 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Chris Urquhart

**SUBJECT:** Request final approval of Urquhart Plat No. 1 located on the southeast corner of Seibles Road and Caddell Street in R-65-s (Single-Family Residential) and FH (Flood Hazard) Zoning Districts.

**REMARKS:** This plat creates two (2) lots for residential use. Lot 1 (3.10 acres) has 793.74 ft. of frontage along Seibles Road and 390.57 ft. of frontage along Caddell Street. Lot 2 (3.09 acres) has 161.43 ft. of frontage along Caddell Street and a depth of 976.60 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 5

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

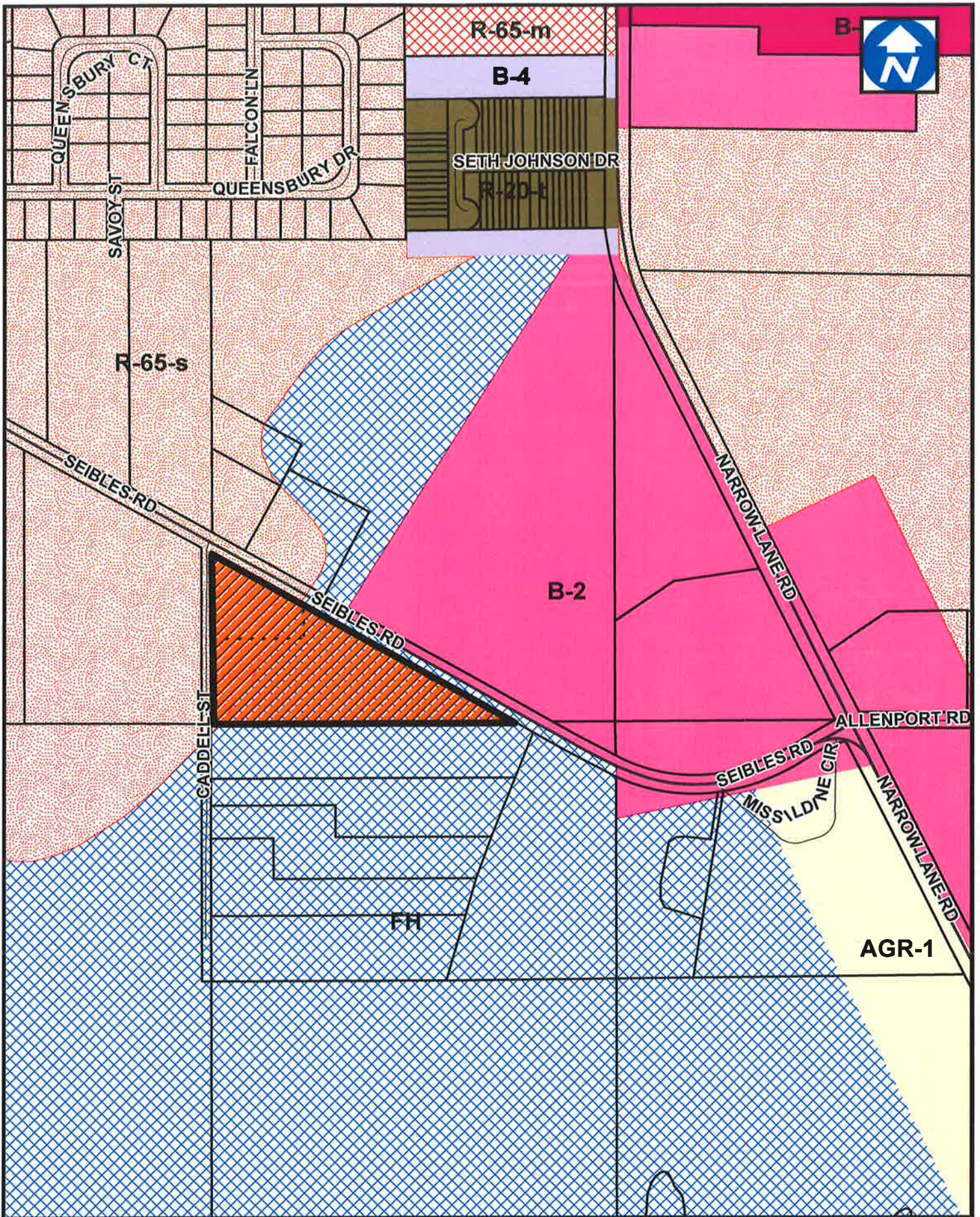
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11A

# LEGEND

- IRON PIN SET (GAPPED CAS966)
- IRON PIN FOUND (GAPPED WITH STRAP RLS# 28260)
- NEW LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- EASEMENT LINE
- FUTURE DEVELOPMENT
- LAKE EDGE
- FLOOD HAZARD LINE

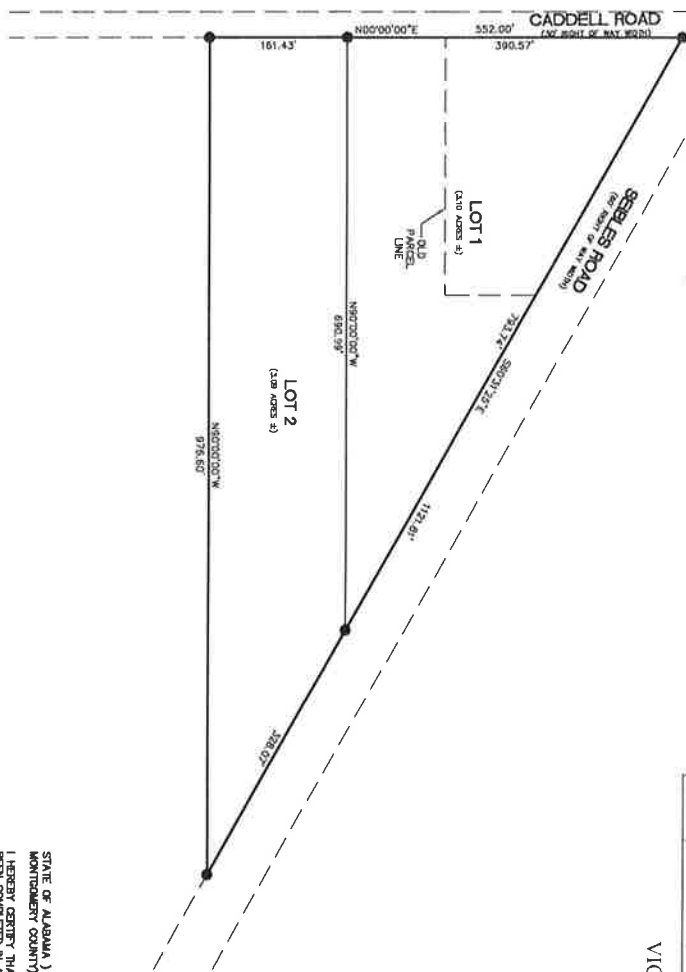


## URQUHART PLAT NO. 1

LING IN THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 5, T-15-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP



- NOTES:
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
  - ALL EASEMENTS, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA. THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SUCH EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
  - EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, SHALL BE DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, ITS SUCCESSIONS OR ASSIGNS FOR THE MAINTENANCE AND REPAIR OF SUCH EASEMENTS. NO PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS.
  - DIMENSIONS ON CHAINES ARE CHAIN MEASUREMENTS UNLESS OTHERWISE NOTED.

STATE OF ALABAMA)  
 MONTGOMERY COUNTY)  
 THE UNDERSIGNED, \_\_\_\_\_ OWNER OF THE PROPERTY SHOWN  
 HEREON, HERBERT JOHNS IN AND SONS THE FOREGOING SURVEYOR'S CERTIFICATE  
 AND REPORTS AND APPROVES SAID PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

STATE OF ALABAMA)  
 MONTGOMERY COUNTY)  
 THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 CERTIFY THAT I AM THE FOREGOING SURVEYOR'S OWNER OF THE PROPERTY SHOWN  
 HEREON AND THAT I AM A QUALIFIED SURVEYOR AS SET FORTH IN THE MAP,  
 AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING  
 INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH  
 SUBMITTED TO ME, I HAVE SIGNED THIS CERTIFICATE AND PLAT IN THE  
 SAME BEARS DATE  
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

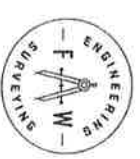
APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION  
 THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF  
 MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED  
 ACCORDING TO THE CODE OF ALABAMA 11-52-32.

BY: THOMAS A. TISON, JR., EXECUTIVE SECRETARY



STATE OF ALABAMA )  
 MONTGOMERY COUNTY )  
 HERBERT CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE  
 BEEN PREPARED AND DRAWN IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF  
 ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.  
 ACCORDING TO MY SURVEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BRADLEY W. FLOWERS, PLS  
 ALABAMA REG. NO. 31832



**FLOWERS & WHITE**  
 ENGINEERING, L.L.C.  
 PO BOX 231786 MONTGOMERY, AL 36123  
 PH 334.356.7600 - FAX 334.356.1231



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY 

ITEM NO. 11c

12. MP-2019-001 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Providence Partners, LLC

**SUBJECT:** Request approval of a revised master plan for property located on the south side of EastChase Lane, approximately 400 ft. east Berryhill Road, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The request is to change the front and rear yards from 15 ft. to 10 ft. and the side yards (at unattached ends) from 10 ft. to 5 ft. Also to increase the number of single-family lots from 69 to 70.

<u>Single-Family Residential (70 lots)</u>	<u>Townhouses (37 lots)</u>
50 ft. wide lots	20 ft. wide lots
Front yard – 10 ft.	Front yard – 10 ft.
Rear yard – 10 ft.	Rear yard – 10 ft.
Side yards – 0 ft. & 5 ft. (5 ft. between structures)	Side yards (at unattached ends) – 5 ft. (10 ft. between structures)
Street Side yards – 10 ft.	

**CITY COUNCIL DISTRICT: 9**

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

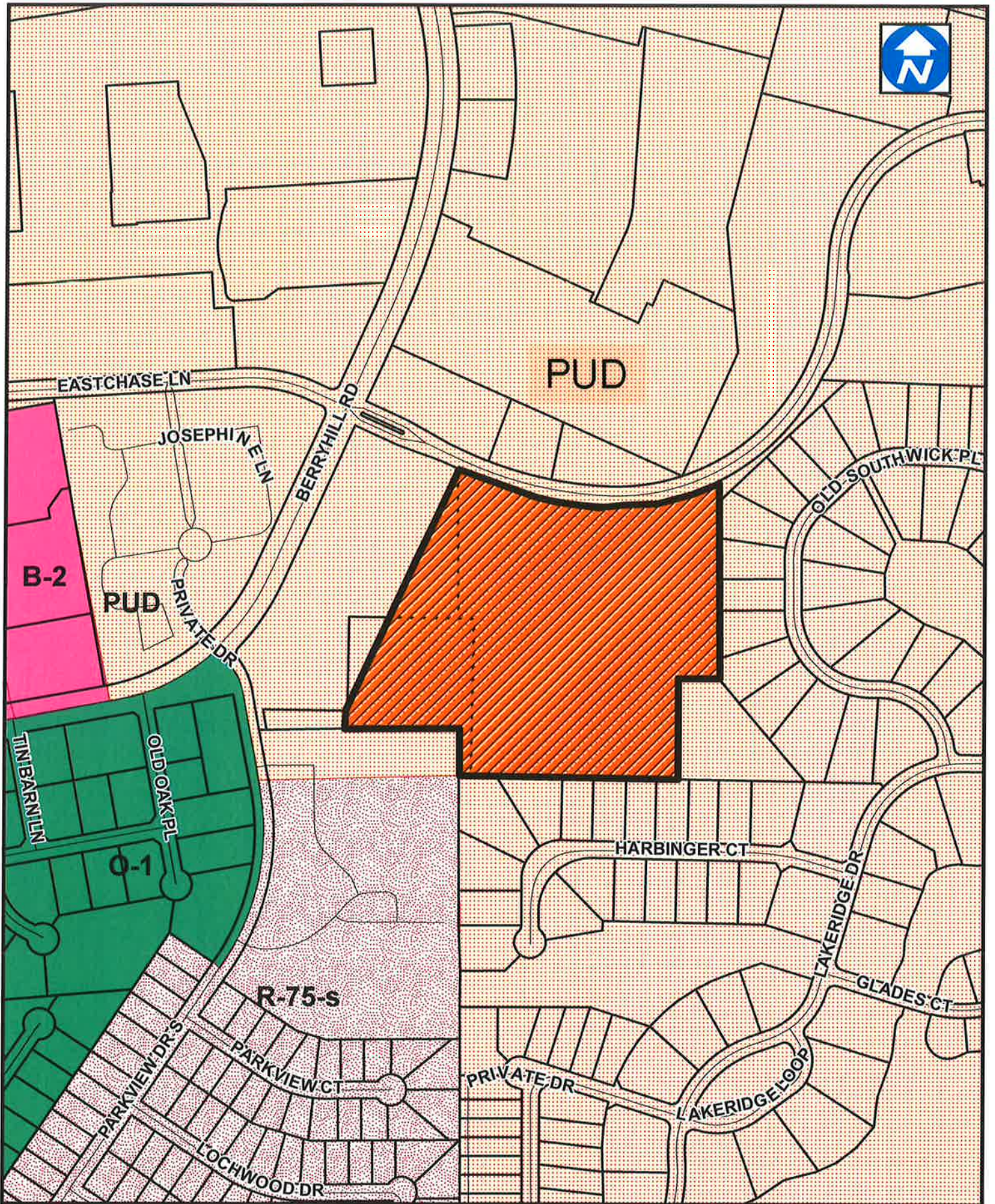
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





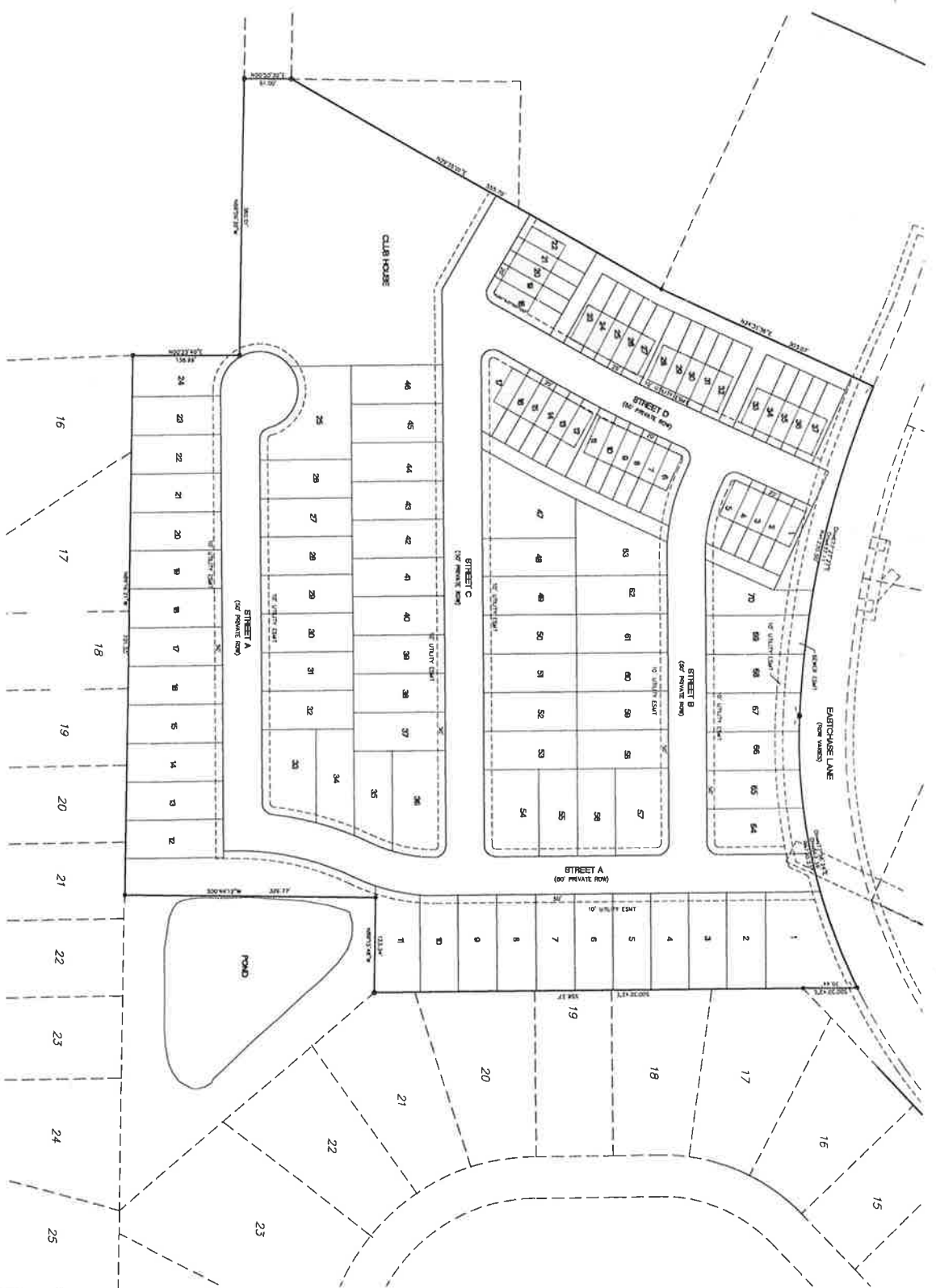
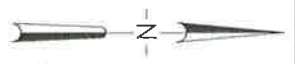
REVISED MASTER PLAN SUBJECT PROPERTY

1 inch = 400 feet

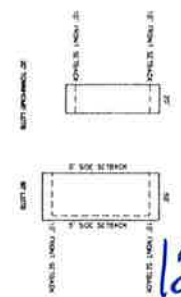


ITEM NO. 12A

# GRANTHAM OVERALL



**FLOWERS & WHITE**  
 ENGINEERING, LLC  
 1500 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100



12B



REVISED MASTER PLAN SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 12C

13. 9096 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Providence Partners, LLC

**SUBJECT:** Request preliminary approval of Grantham Overall located on the south side of EastChase Lane, approximately 400 ft. east of Berryhill Road, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This preliminary plat creates a residential neighborhood with townhouses, single family lots, a pond, a parcel and a clubhouse. The residential developments are as follows:

<u>Lot Width in feet</u>	<u>No. of Lots</u>
50	70
20	37

The 50 ft. wide lots will be developed with 10 ft. front and rear setbacks and 0 ft. and 5 ft. side yards maintaining 5 ft. between structures. The 20 ft. wide lots will be developed with 10 ft. front and rear setbacks with no sides. There is a 5 ft. side yard setback on the unattached end of the townhouse buildings maintaining 10 ft. between structures. There are four (4) new private streets (50 ft. private ROW) proposed with this development. Street A (50 ft. private ROW) will run south off EastChase Lane, turn west and end in a cul-de-sac. Street B (50 ft. private ROW) and Street C (50 ft. private ROW) will run west off Street A and dead-end at Street D (50 ft. private ROW). This preliminary plat is in compliance with the revised master plan that is also being presented at this meeting. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 9**

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

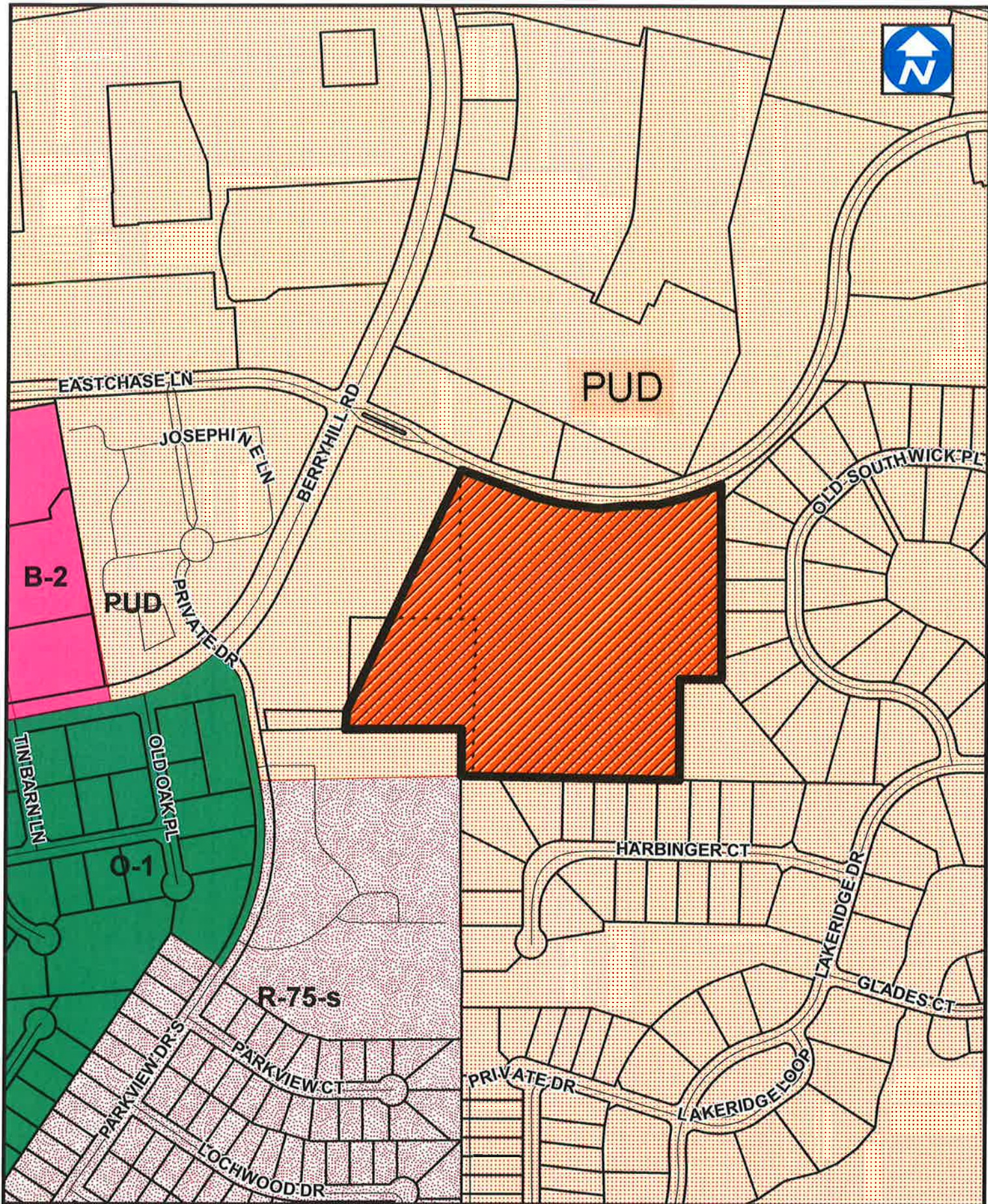
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



PLAT

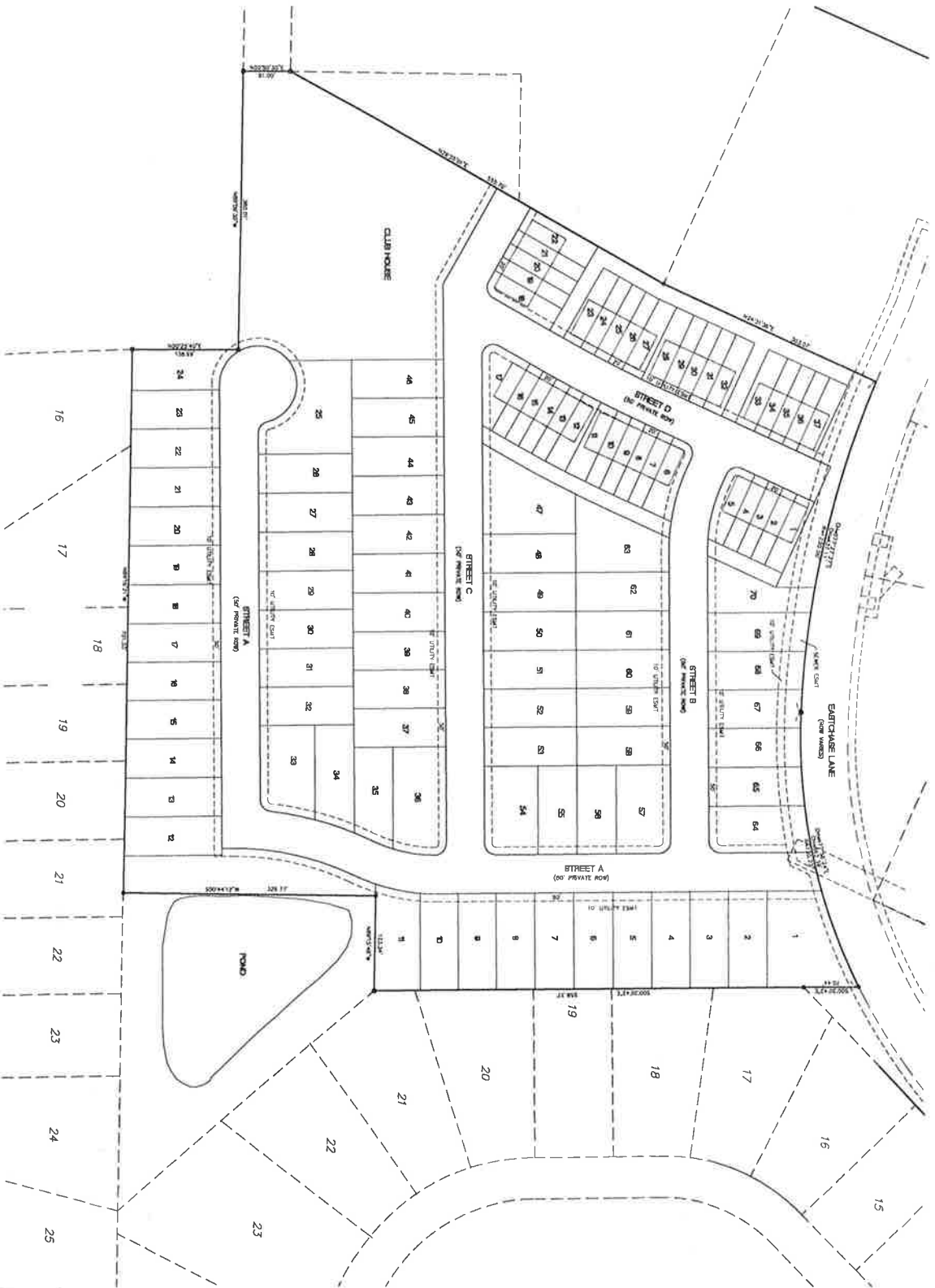
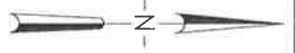
1 inch = 400 feet

SUBJECT PROPERTY

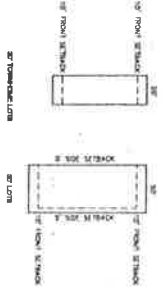
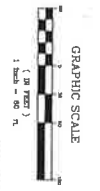


ITEM NO. 13A

# GRANTHAM PRELIMINARY PLAT



**FLOWERS & WHITE**  
ENGINEERING, L.L.C.  
100 N.W. 17TH AVENUE, SUITE 100  
MIAMI, FL 33135  
TEL: 305.555.1234



13B



**PLAT**  
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 13C