

# Planning Commission Agenda

April 28, 2022

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Reginald Hawkins

Crews Reaves

Garrett Smith

Leslie Stone

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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 March 24, 2022 meeting

**April 28, 2022**

<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.	9160	Larry E. Speaks & Associates	Bell Road	Plat	1
2.	9161	Pilgreen Engineering	Lismore Circle	Plat	2
3.	9162	PLS Group, Inc.	Selma Highway	Plat	3
4.	9158	Goodwyn, Mills & Cawood	Eastchase Parkway	Plat	4
5.	9159	“ “	Malcolm Drive	Plat	5
6.	9155	Jeffcoat Engineering & Surveyors	McGowan Street	Plat	6
7.	9156	“ “	Martin Street	Plat	7
8.	9157	“ “	Maryland Street	Plat	8
9.	RZ-2022-009	Lasile Hall	Hyundai Boulevard	Rezoning	9
10.	RZ-1981-028	Flowers & White Engineering	Valley Brook Lane	Rezoning	10

***The next Planning Commission meeting is on  
May 26, 2022***

1. 9160 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Montgomery County Board of Education

**SUBJECT:** Request final approval of Booker T. Washington Magnet Arts High School Plat No. 1 located on the west side of Bell Road at the intersection of Chaparral Drive in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat replats two (2) lots and previously unplatted property into one (1) lot. Lot A2 (23.59 acres) has 2,058.94 ft. of frontage along Bell Road and a depth of 959.78 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

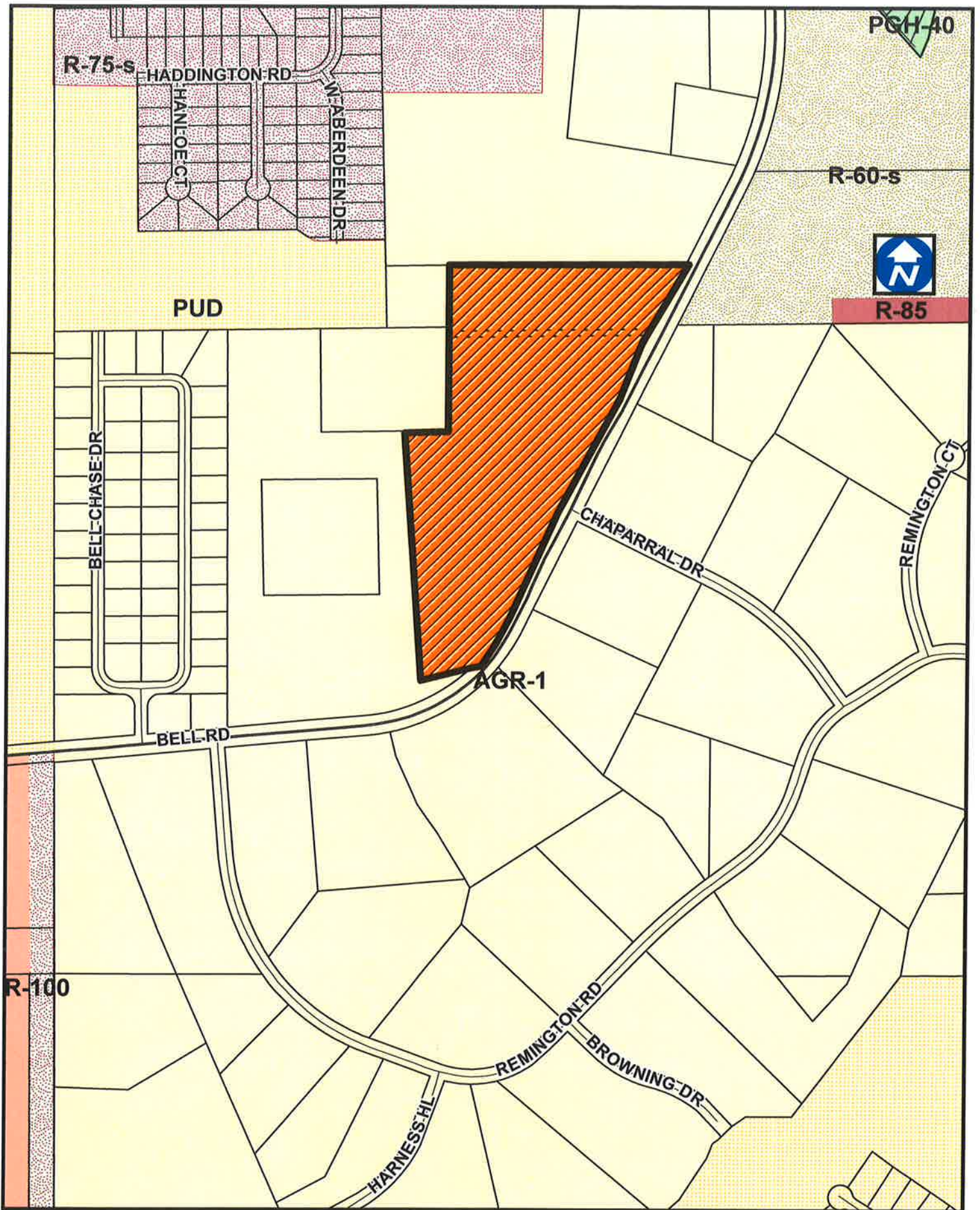
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 1A

118

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, Steven E. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and plat, and the map and plat is true and correct, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief, that the corners have been marked with iron pipe markers, and they actually were in existence.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Steven E. Speaks  
Alabama Registration No. 22097

DEDICATION  
STATE OF ALABAMA  
MONTGOMERY COUNTY

I, Ann Ray Moore, as Superintendent of the Montgomery County Board of Education, as member of Division 7, Washington Magnet Arts High School Plat No. 1, shown on this map and plat, hereby join in and sign the foregoing Surveyor's Certificate and adopt this map and plat as true and correct.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Montgomery County Board of Education

By: Ann Ray Moore  
Its Superintendent

ACKNOWLEDGMENT

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, \_\_\_\_\_, a duly qualified Notary Public in and for said County, in said State, hereby certify that Ann Ray Moore, as Superintendent of the Montgomery County Board of Education, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the content of the instrument, she, as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public  
My commission expires \_\_\_\_\_

CERTIFICATE OF APPROVAL BY  
THE MONTGOMERY CITY PLANNING COMMISSION

This plan was submitted to the City Planning Commission of Montgomery, Alabama on \_\_\_\_\_ and is approved according to the Code of Alabama 11-22-32.

By: Thomas M. Tyson, Jr., Executive Secretary

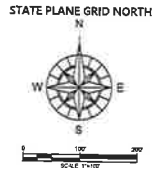
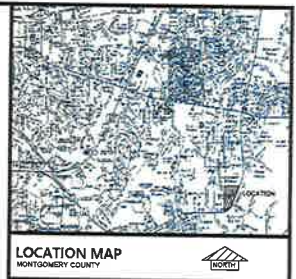
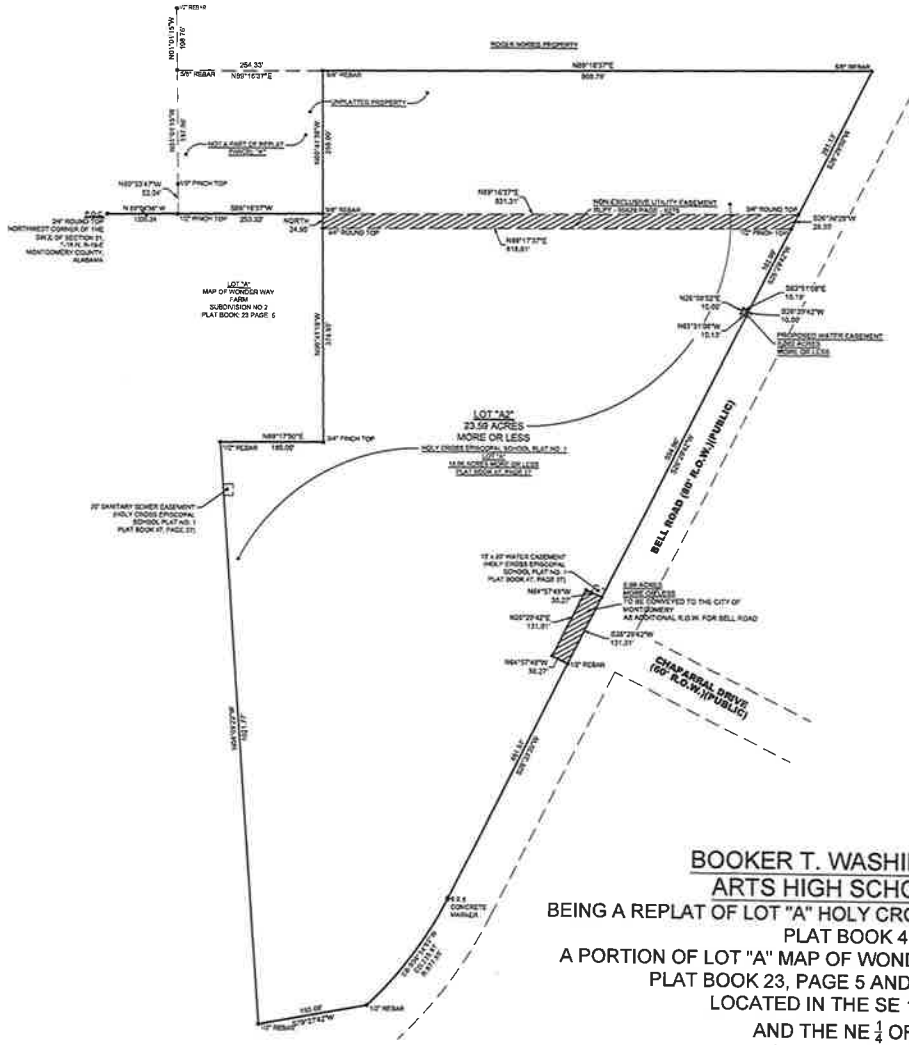
APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

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.

By: George C. Spense  
Montgomery County Engineer

GENERAL NOTES:

- ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
- EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR RESIGNEE, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR IMPROVEMENTS. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
- A TEN FOOT EASEMENT FOR UTILITIES IS HEREWITH RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.



- LEGEND:
- FOUNTAIN PPM
  - SET IRON PPM (5" PIP REBAR CAPPED)
  - △ WEA-CORNER/LS
  - △ CALCULATED POINT
  - ⊙ SET NAIL
  - ⊙ FOUND NAIL
- NOTE: ALL IMPROVEMENTS NOT SHOWN.

**BOOKER T. WASHINGTON MAGNET  
ARTS HIGH SCHOOL PLAT NO. 1**  
BEING A REPLAT OF LOT "A" HOLY CROSS EPISCOPAL SCHOOL PLAT NO. 1  
PLAT BOOK 47, PAGE 27  
A PORTION OF LOT "A" MAP OF WONDER WAY FARM SUBDIVISION NO. 2  
PLAT BOOK 23, PAGE 5 AND UNPLATTED PROPERTY  
LOCATED IN THE SE 1/4 OF THE NW 1/4,  
AND THE NE 1/4 OF THE SW 1/4 OF  
SECTION 31, T-16-N, R-19-E  
MONTGOMERY COUNTY, ALABAMA

DRAWING DATE: 03-16-22

LARRY E. SPEAKS & ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
1000 W. WASHINGTON STREET  
MONTGOMERY, AL 36103



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9161 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Stoneybrooke, LLC

**SUBJECT:** Request final approval of Stoneybrooke Plat No. 16 located on the south end of Lismore Place, approximately 107.5 ft. south of Lismore Circle, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 64 lots for residential use. The lots have an average width of 60 ft. and a depth of 125 ft. The lots will be developed with 20 ft. front and rear yards, and 0 ft. side yards with 10 ft. between structures. Lismore Place will be extended to the south and end in a cul-de-sac. There are two proposed new streets. Blackwater Court (48 ft. ROW) will run east off Lismore Place, one block south of Lismore Circle, and will end in a cul-de-sac. Lansbury Court will run east off Lismore Place (48 ft. ROW), two blocks south of Lismore Circle, and will 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.

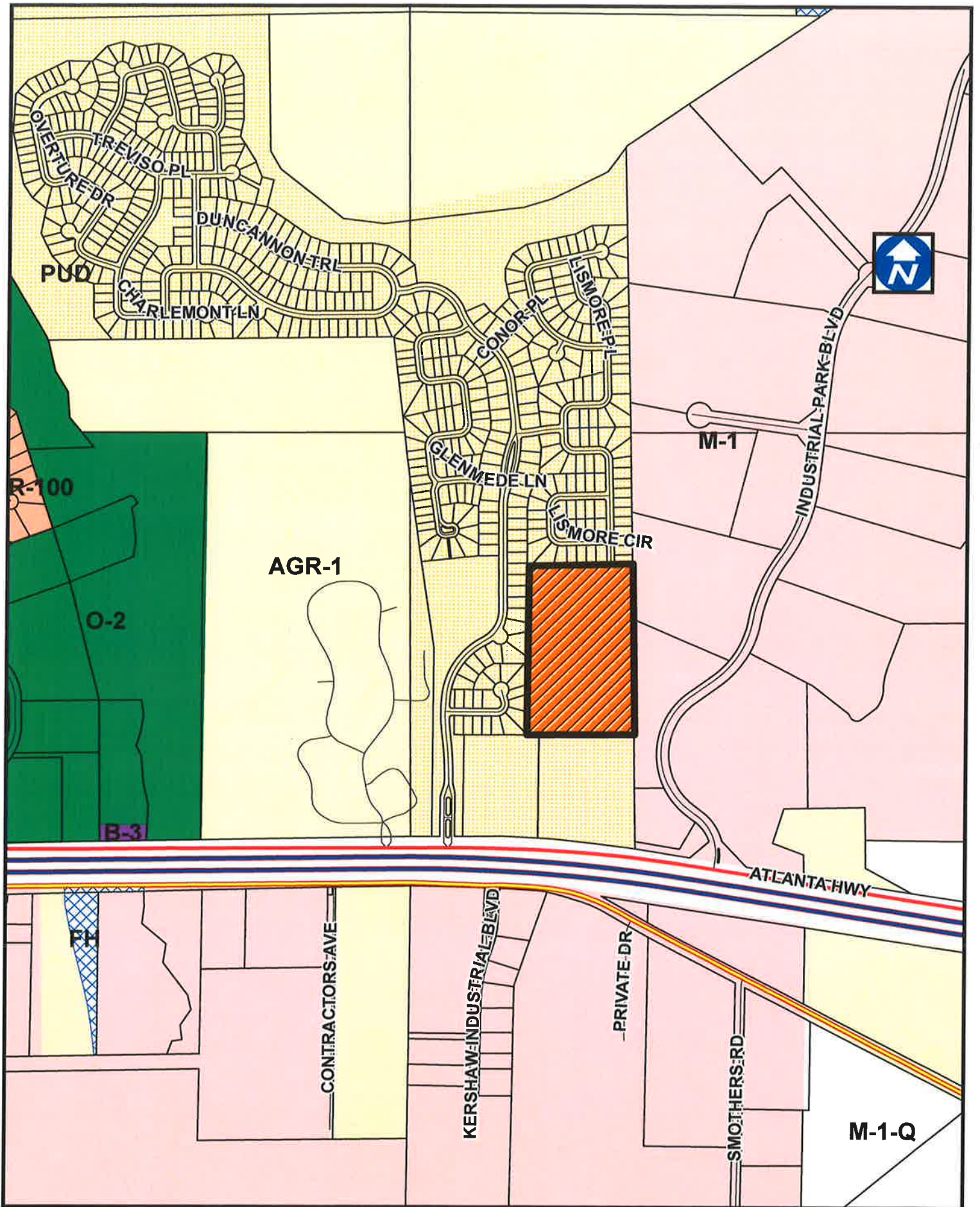
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

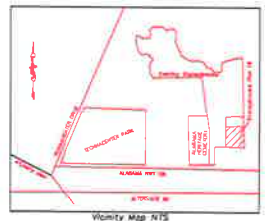
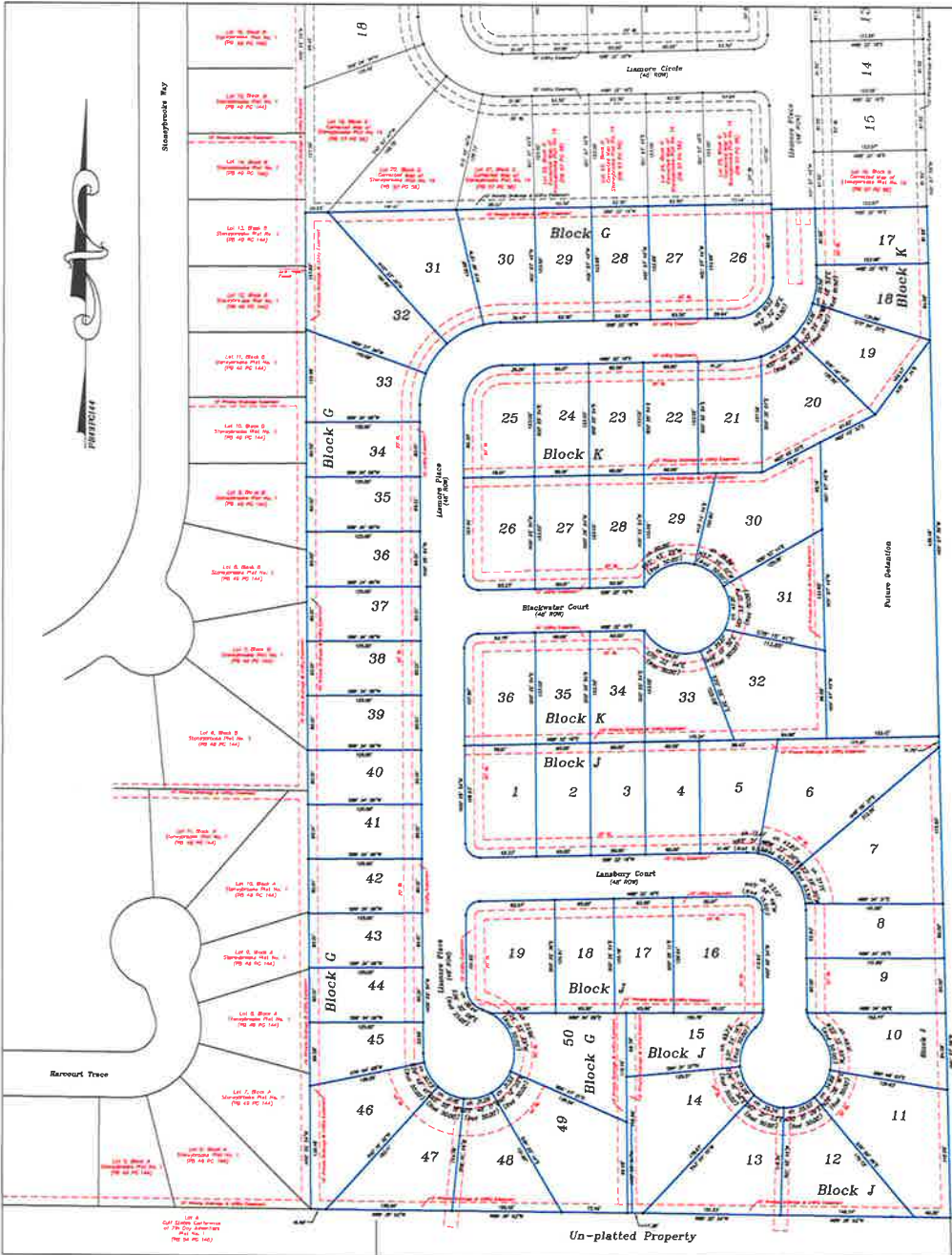
1 inch = 800 feet

SUBJECT PROPERTY



ITEM NO. 2A



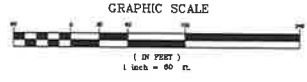


# Stoneybroke Plat No. 16

LOCATED IN  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 11  
TOWNSHIP 16 NORTH, RANGE 20 EAST  
MONTGOMERY COUNTY, ALABAMA  
CONTAINING 17.61 ACES

**Pilgreen Engineering, Inc.**

MONTGOMERY		ALABAMA	
March 2022		1" = 60'	
Drawn By	Office	Field	Book
MTS	MTS	MLA	MLA
		Check	No.
			21-503



State of Alabama )  
Montgomery County )  
I, Martin T. Bethen, a registered land surveyor of Montgomery, Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or stainless monuments and that they comply with all laws, ordinances and regulations for surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Martin T. Bethen  
Alabama Reg. No. 14728

**SPILLAGE AND HOLD HARMLESS AGREEMENT**

STONEBROOK, LLC HEREBY AGREES TO HOLD HARMLESS THE CITY OF MONTGOMERY, ALABAMA, THEIR SUCCESSORS AND/OR ASSIGNS FROM ANY DAMAGES, CONDEMNATION OR COMPENSATION, ON THE PART OF ANYONE, OCCURRING AS A RESULT OF PUBLIC SURFACE WATER DISCHARGING, SPILLING, OVERTOPPING, OR LEAKING ONTO AND ACROSS THE LANDS OF THE OWNERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA TO WTS.

**(LEGAL DESCRIPTION)**

THE UNDERSIGNED FURTHER AGREES TO PROTECT THE SAG CITY OF MONTGOMERY, ALABAMA, THEIR SUCCESSORS AND/OR ASSIGNS FROM ANY DAMAGES, CONDEMNATION OR COMPENSATION, ON THE PART OF ANYONE, OCCURRING AS A RESULT OF PUBLIC SURFACE WATER DISCHARGING, SPILLING, OVERTOPPING, OR LEAKING ONTO AND ACROSS THE LANDS OF THE UNDERSIGNED PROPERTY, AND TO REMEDIATE OR MAKE GOOD ANY LOSS, DAMAGE OR COST THAT SAID CITY OR TOWN MAY HAVE INCURRED IF ANY SITUATION AROSE FROM SAID RELEASE. THE UNDERSIGNED HEREBY AGREES AND WARRANTS THAT THE AGREEMENT HEREIN IS AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON IT, ITS SUCCESSORS AND/OR ASSIGNS.

Stoneybroke, LLC  
an Alabama Limited Liability Company

By: \_\_\_\_\_  
James W. Rutland IV  
Its Manager

State of Alabama )  
Montgomery County )  
The undersigned, Stoneybroke, LLC, an Alabama limited liability company, owner of the property shown above, hereby joins in, executes and signs the Approving Surveyor's Certificate, Plat, Map and Declaration of Protective Covenants, Conditions and Restrictions and accepts and approves this said instrument on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Stoneybroke, LLC  
an Alabama Limited Liability Company

By: \_\_\_\_\_  
James W. Rutland IV  
Its Manager

State of Alabama )  
Montgomery County )  
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James W. Rutland IV, whose name as Manager of Stoneybroke, LLC, in the limited liability company's capacity as a Manager of Stoneybroke, LLC, is signed to the foregoing instrument, and who is known to me, personally before me on this day, this being informed of the contents of the instrument, in, on behalf of said company and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

State of Alabama )  
Montgomery County )  
The undersigned, Colson Bank, N.A., a mortgagee of the property shown herein, hereby accepts the within plat for the recording of the same in the Probate Office of Montgomery County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Colson Bank, N.A.

By: \_\_\_\_\_  
Todd M. Romkowski  
Vice President

State of Alabama )  
Montgomery County )  
I, a Notary Public in and for said County in said State, hereby certify that Todd M. Romkowski, whose name as Vice President of Colson Bank, N.A., is signed to the foregoing instrument, and who is known to me, personally before me on this day, this being informed of the contents of the instrument, in, on behalf of said company, executed the same voluntarily for and as the act of said mortgagee.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**Water Quality Device Notes:**

- The First Defense High Capacity water quality device, or any other water quality device that replaces it in the future, located on the Barcroft Trace right of way between Lots 6 and 7, Block 4 and between Lots 9 and 10, Block 4 of Stoneybroke Plat 16, shall be owned and maintained by the Stoneybroke Homeowners Association and is not the responsibility of the City of Montgomery.
- The Stoneybroke Homeowners Association will be responsible for an annual inspection of the Water Quality Device by a Licensed Engineer or certified professional per the City of Montgomery WQA Program. The results of the inspection along with any corrective repairs or replacements of the Water Quality Device shall be reported to the City of Montgomery Engineering Department on the regular form each year.
- Workshops of the Water Quality Device should be performed per the manufacturer's recommendations along with the recommendation of the qualified professional performing the yearly inspection. Cleanup of the device must be performed multiple times per year to ensure proper performance.
- A WQA (Water Quality Device Maintenance and Replacement) Element has been provided between Lots 6 and 7, Block 4 and between Lots 9 and 10, Block 4 to allow for the future repair and replacement of the Water Quality Device by the Stoneybroke Homeowners Association.

This plat was submitted to the city planning commission of Montgomery, Alabama, on \_\_\_\_\_ and is approved according to the Code of Alabama 11-22-32.

By: \_\_\_\_\_  
Thomas M. Tyson, Jr.  
Executive Secretary



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9162 **PRESENTED BY:** PLS Group, Inc.

**REPRESENTING:** KOAM, LLC

**SUBJECT:** Request final approval of KOAM Plat No. 1 located on the north side of Selma Highway, approximately 1,100 ft. west of Brewer Road, in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats a portion of six (6) lots and previously unplatted property into two (2) lots for industrial use. Lot 1 (19.38 acres) has 585.61 ft. of frontage along Selma Highway and a depth of 1264.27 ft. Lot 2 (10.68 acres) has 859.73 ft. of frontage along Rich Road and a depth of 864.40 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

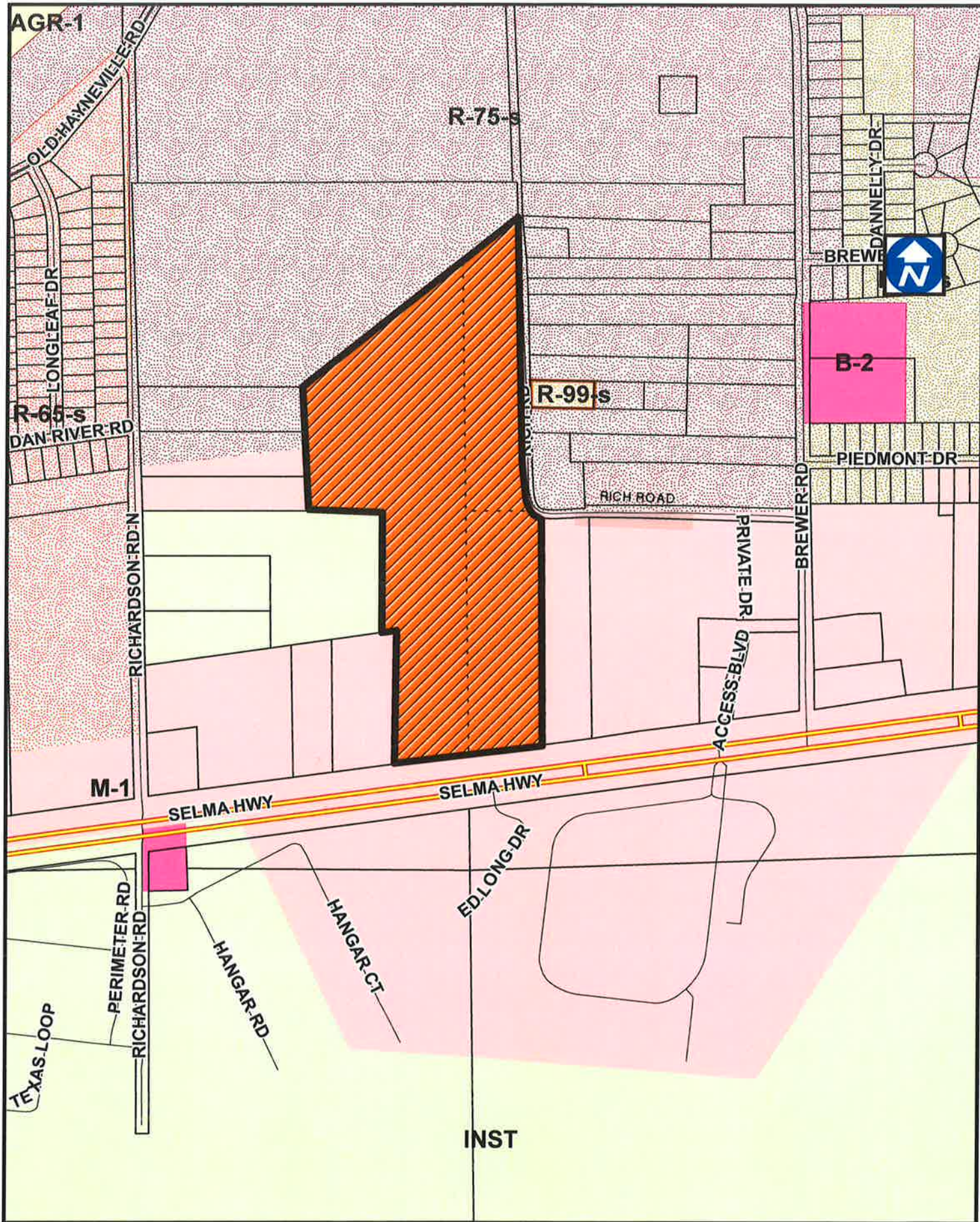
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 3A

# KOAM PLAT NO. 1

BEING A PLAT OF UNPLATTED LAND AND A RE-PLAT OF LOT 20, LOT 21, AND PORTIONS OF LOTS: 18, 19, 22, 24 OF RICH SUBDIVISION OF THE BREWER LANDS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 6, AT PAGE 52 LOCATED IN SECTIONS 5 & 6, TOWNSHIP 15 NORTH, RANGE 17 EAST MONTGOMERY, MONTGOMERY COUNTY, ALABAMA  
 APRIL 6, 2022



GRAPHIC SCALE



### SURVEYOR'S CERTIFICATE

STATE OF ALABAMA  
 COUNTY OF MONTGOMERY

I, ZACHARY J. BRADLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT CORNERS ARE MARKED WITH IRON PINS AND THAT THEY ACTUALLY EXIST.

ACCORDING TO MY SURVEY THIS THE 31ST DAY OF MARCH, 2022.

ZACHARY J. BRADLEY, P.L.S., LICENSE #54163

### OWNER CERTIFICATE:

STATE OF ALABAMA  
 LEE COUNTY

THE UNDERSIGNED KOAM LLC, OWNER OF THE PROPERTY SHOWN SHOWN ON THIS PLAT, HEREBY JOINS IN EXECUTES AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT MAP AND DECLARATIONS, AND ADOPTS AND APPROVES THIS SAID INSTRUMENT ON THIS THE \_\_\_ DAY OF \_\_\_\_\_ 2022.

KOAM LLC

BY: IN BAE YIM

AS ITS MANAGING MEMBER

STATE OF ALABAMA  
 MONTGOMERY COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS

THE \_\_\_ DAY OF \_\_\_\_\_ 2022.

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

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA ON \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODED OF ALABAMA 11-62-32.

BY: THOMAS M. TYSON, JR.

EXCLUSIVE SECRETARY

### DESCRIPTION (AS PER PLAT BOOK CROSS PAGE 524, SOURCE OF TITLE)

Commence at the Southeast corner of Section 22 Township 15 North Range 17 East Montgomery County, Alabama. Thence South 55 degrees 05 minutes 24 seconds East for a distance of 316.66 feet to a 5/8" capped iron set marking the point of beginning of the labeled described property. Thence South 02 degrees 48 minutes 18 seconds East for a distance of 198.24 feet to a 3/4" capped iron set. Thence double line curve to the left with a radius of 125.00 feet and an arc length of 124.88 feet, being subtended by a chord of South 29 degrees 00 minutes 20 seconds East for a distance of 178.55 feet to a 3/4" cap and pin. Thence South 01 degrees 12 minutes East for a distance of 315.51 feet to a 3/4" cap and pin on the North Right of Way of Highway 80. Thence South 52 degrees 22 minutes 30 seconds West for a distance of 205.57 feet along with Right of Way to a 5/8" capped iron set. Thence North 21 degrees 24 minutes 22 seconds West for a distance of 527.88 feet to a capped iron pin found (2020 08 08). Thence South 52 degrees 22 minutes 30 seconds West for a distance of 512.28 feet to an iron pin found. Thence North 20 degrees 18 minutes 28 seconds West for a distance of 482.24 feet to a capped iron pin found (Left-of-Way). Thence North 08 degrees 16 minutes 14 seconds West for a distance of 283.63 feet to a capped iron pin found (Left-of-Way). Thence North 02 degrees 00 minutes 00 seconds West for a distance of 652.78 feet to a capped iron pin found (Left-of-Way). Thence North 58 degrees 00 minutes 00 seconds East for a distance of 1225.13 feet back to the point of beginning. Together with and subject to easements, encumbrances, and restrictions of record. Said property to be a part of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 5 and the East 1/2 of the East 1/2 of Section 6 all in Township 15 North, Range 17 East Montgomery County, Alabama.

- NOTES:
- 1.) NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.
  - 2.) THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCES MADE TO PLY BOOK 02206, PAGE 0024.
  - 3.) BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES EAST ZONE AS DERIVED FROM A GEODETIC SOLUTION USING NTR GPS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
  - 4.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
  - 5.) THIS DRAWING ARE NOT VALID UNLESS SIGNED WITH A EMBOSSED RAGGED SEAL AND LIVE SIGNATURE OF AN ALABAMA LICENSED SURVEYOR. ANY MODIFICATIONS TO ORIGINAL DOCUMENTS, OTHER THAN BY THE SIGNING SURVEYOR, SHALL INVALIDATE THIS DOCUMENT.
  - 6.) THIS DRAWING IS INTENDED TO BE PRINTED ON 34X22. IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.

**WATER WORKS AND SANITARY SEWER BOARD EASEMENT NOTE**

EASEMENTS FOR PUBLIC SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR AGENTS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS NO TREES IN EASEMENTS.

### LEGEND OF ABBREVIATIONS

- O.T. - OPEN TOP PIPE
- C.T. - CHIMPED TOP PIPE
- C.M. - CRAMP TOP
- R/W - RIGHT OF WAY
- N/W - NOW OR FORMERLY
- PL - PROPERTY LINE
- PB - PLAT BOOK
- PC - PAGE
- SD - STORM DRAIN
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- CP - CONTROL POINT
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- RAD - RADIUS
- ARC - ARC LENGTH
- TAN - TANGENT
- CB - CHORD BEARING
- CD - CHORD DISTANCE

### LEGEND

- SET PROPERTY CORNER
- 1/2" REBAR WITH CAP STAMPED PLS CAR1067-15
- POUND IRON PIN TYPE AND SIZE AS SHOWN
- OPEN TOP PIPE (SIZE AS SHOWN)
- CHIMPED TOP PIPE (SIZE AS SHOWN)
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE AND GUY (TYPICAL)
- TELEPHONE PEDIESTAL
- FEET / MINUTES
- INCHES / SECONDS
- AS MEASURED THIS SURVEY
- RECORD INFORMATION, DEED OR OTHER
- CENTERLINE
- APPROXIMATE ADJOINING PROPERTY LINES
- CHAIN LINK FENCE
- NETWIRE FENCE
- OVERHEAD POWER LINE
- APPROXIMATE FORTY LINE
- EASEMENT
- PROPERTY LINE (THIS SURVEY)

**PLS** CONSULTING, INC.

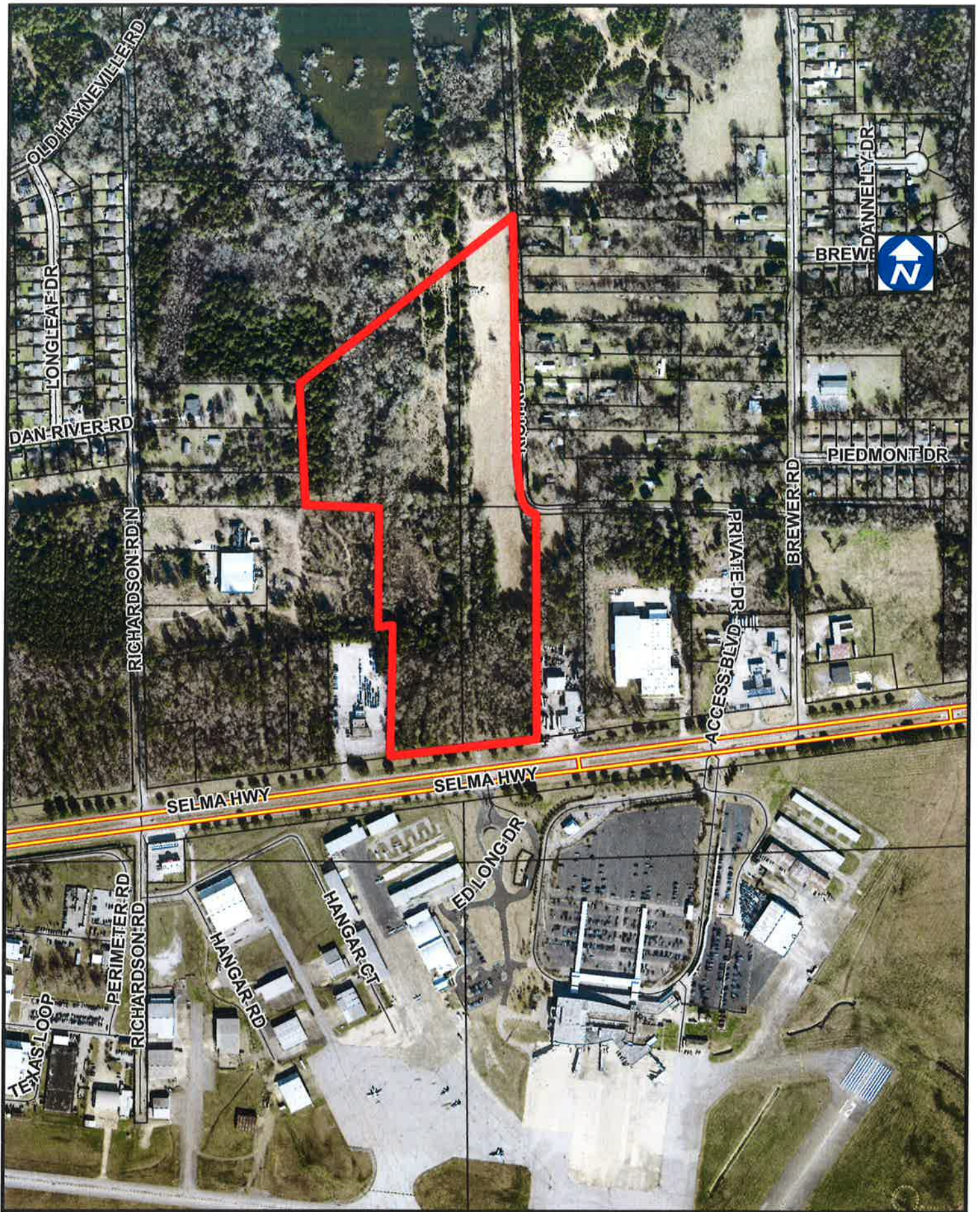
1401 RAYBURN BLVD. SUITE 100  
 MONTGOMERY, AL 36104  
 (205) 261-1111

17700 PARKWAY 6TH FLOOR SUITE 600  
 BIRMINGHAM, AL 35242  
 (205) 988-1111

1401 RAYBURN BLVD. SUITE 100  
 MONTGOMERY, AL 36104  
 (205) 261-1111

PLS GROUP INC. (CORPORATE) ALL RIGHTS RESERVED

PLAT BOOK PAGE



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9158 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Boyd Investments, LLC

**SUBJECT:** Request final approval of Boyd-Cooper Commercial Plat No. 7-A located on the north side of EastChase Parkway, approximately 400 ft. east of Boyd-Cooper Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats three (3) lots into two (2) lots for commercial use. Lot 1-A (0.691 acres) has 113.50 ft. of frontage along EastChase Parkway and a depth of 268.54 ft. Lot 2-A (2.870 acres) has 214.24 ft. of frontage along EastChase Parkway and a depth of 300 ft. 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.

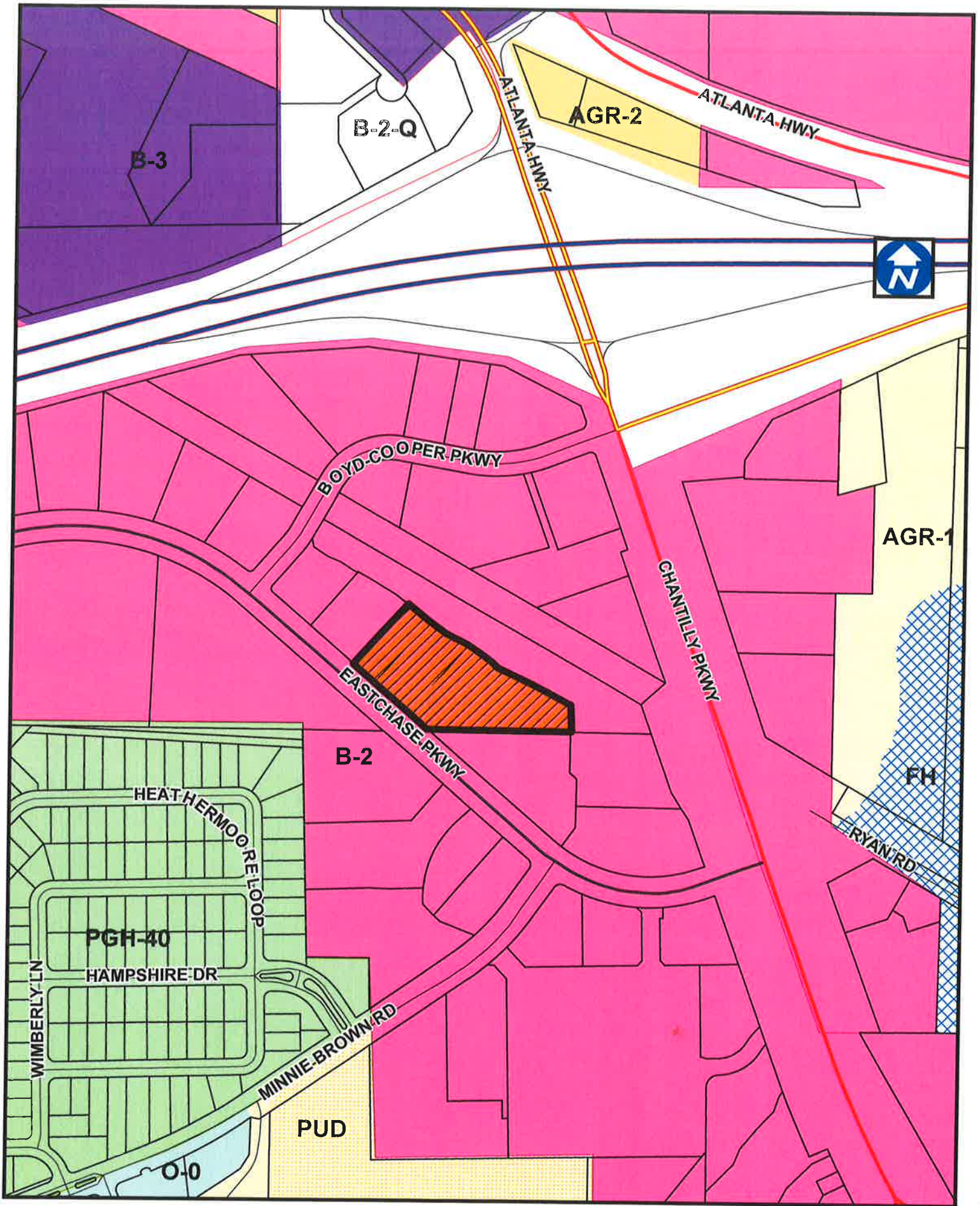
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

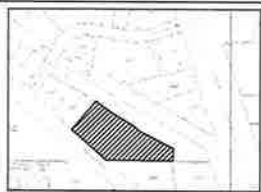
1 inch = 400 feet

SUBJECT PROPERTY

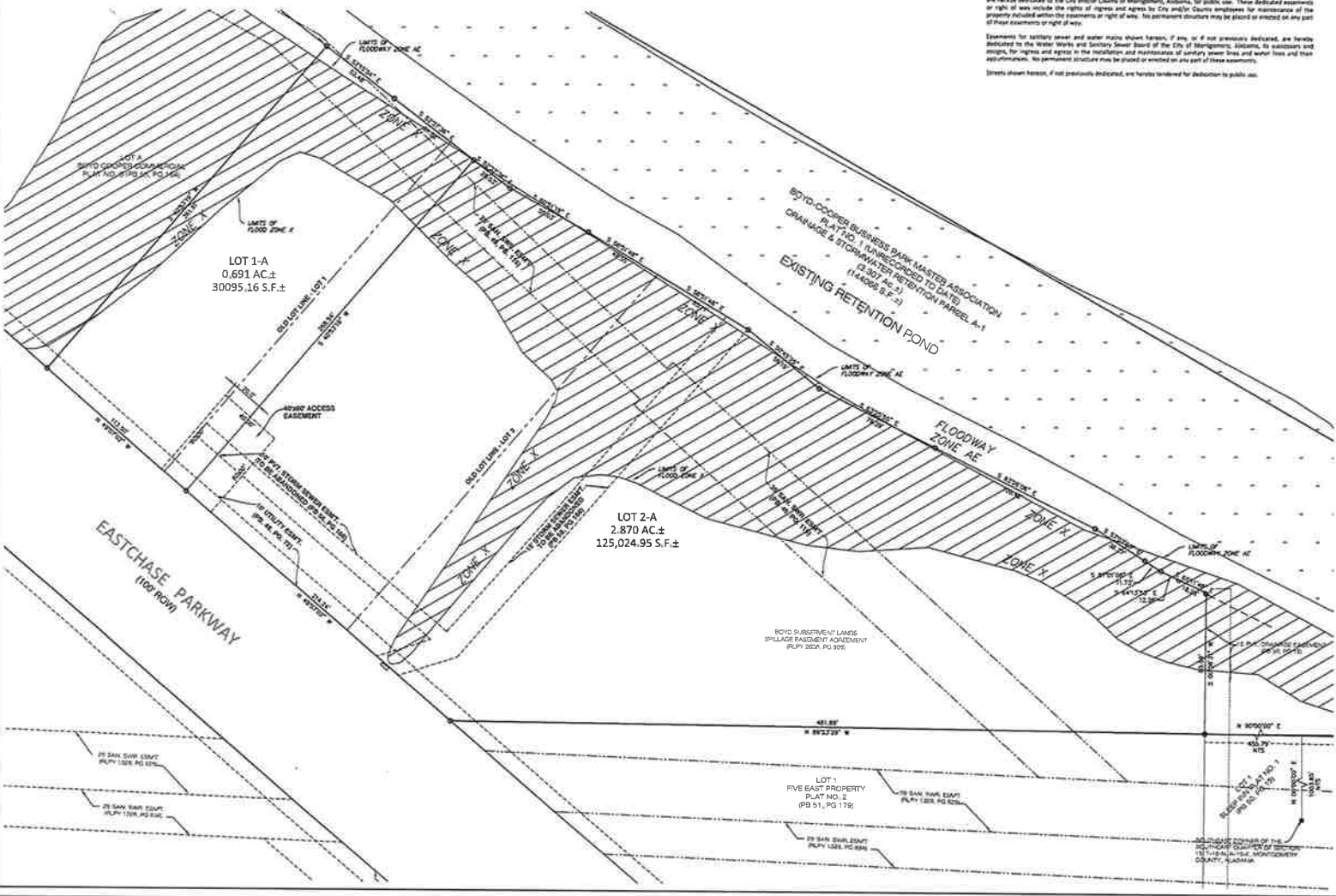


ITEM NO. 4A





VICINITY MAP  
Not to Scale



**SPILLAGE AND HOLD-HARVEST AGREEMENT**  
THE PROPERTY ENCOURAGED WATER FROM A SURFACE WATER DRAINAGE SYSTEM AND STREET SEWER MAINS BELONGS TO THE CITY OF MONTGOMERY, ALABAMA, AND THE OWNERS OF SAID PROPERTY AGREE TO CONVEY TO THE CITY OF MONTGOMERY, ALABAMA, THE EASE AND RIGHT OF DRAINAGE, SPILLAGE, DIVERSION OF SURFACE WATER DRAINAGE FROM THE ABOVE PROPERTY AND ANY AND ALL THE PROPERTY SHOWN WITHIN DRAINAGE SYSTEMS AND...  
IT IS HEREBY UNDERSTOOD AND AGREED THAT THE UNDERSIGNED AGREE TO "CONVEY" THESE RIGHTS OF DRAINAGE, SPILLAGE, DIVERSION OF SURFACE WATER DRAINAGE FROM THE ABOVE PROPERTY AND ANY AND ALL THE PROPERTY SHOWN WITHIN DRAINAGE SYSTEMS, SUCH ALTERATION TO BE IN ACCORDANCE WITH THE MINIMUM SPECIFICATIONS OF THE CITY OF MONTGOMERY, ALABAMA, WITH THE UNDERSTANDING, HOWEVER, THAT THE SAID CITY MAY FROM TIME TO TIME REQUIRE SUCH WORK AS NECESSARY AND ALLOWED TO BE DISCHARGED, UNLESS SHOWN BY DRAWING AND SUCH ALTERATION TO BE IN ACCORDANCE WITH THE MINIMUM SPECIFICATIONS OF THE CITY OF MONTGOMERY, ALABAMA, AND SUCH ALTERATION TO BE IN ACCORDANCE WITH THE MINIMUM SPECIFICATIONS OF THE CITY OF MONTGOMERY, ALABAMA.

**NOTES**  
Montgomery Power Company and/or Duke Electric Cooperative is granted the right to construct, install, operate and maintain its facilities, including all conduits, cables, transformers and other equipment necessary to the connection therewith, within a ten (10) foot wide easement along that portion of each lot showing a dedicated street and any other utility easement necessary or convenient for the full operation and use thereof, including the right of ingress and egress to and from said facilities and the right to excavate for installation, replacement, repair and removal thereof, and also the right to cut and carry trees, undergrowth, brushwood, weeds and other growth, and to keep clear ways and all obstructions or encroachments of whatever character on, under and above said facilities. Also included in the rights granted herein is the right to install service laterals turning from said ten (10) foot wide easement to the buildings or structures constructed on the lots within this plat.  
All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein.  
All other drainage easements shown hereon, if any, are for surface drainage as needed and are to be maintained on each lot by that lot's property owner. No lot owner shall fill, divert or otherwise impede the flow of water across, along and/or under said drainage easements. Installation and maintenance of property in these easements are not the responsibility of the City of County of Montgomery, Alabama.

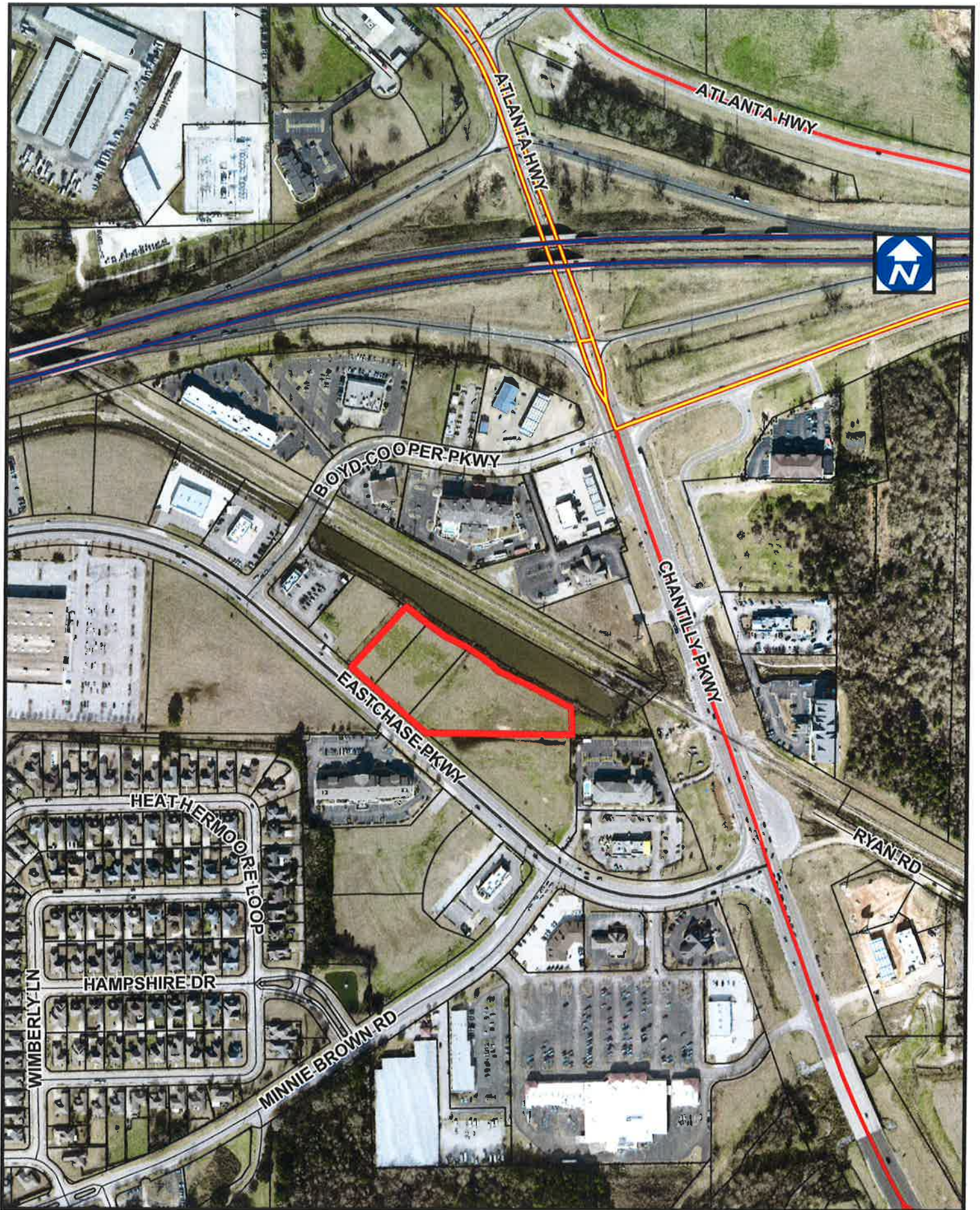
All easements of right of way, sewage utility, private drainage and private access easements, shown on this plat, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama, for public use. These dedicated easements or rights of way include the rights of ingress and egress by City and/or County employees for maintenance of the property included within the easements or right of way. No permanent structure may be placed or erected on any part of these easements or right of way.  
Easements for utility sewer and water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the Water Works and Sewer Board of the City of Montgomery, Alabama. Its successors and assigns, for ingress and egress in the installation and maintenance of sanitary sewer lines and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.  
Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

Map of  
**BOYD-COOPER COMMERCIAL PLAT NO. 7-A**  
Being a Replat of Boyd-Cooper Commercial Plat No. 7 (PB 56, PG 166)  
Situated in the Southeast Quarter of Section 16,  
T-12N-R-16E  
Montgomery County, Alabama

**Goodwyn Mills Cawood, LLC**  
Engineers - Architects - Planners - Surveyors  
2000 Red Creek Lane, Suite 200  
Montgomery, Alabama 36117  
Office (205) 271-0200  
Fax (205) 271-1006  
MAR-24-2022  
Scale: 1"=20'  
North Arrow

**SOURCE OF INFORMATION**  
EASTCHASE DEVELOPMENT STREET DEDICATION PLAT NO. 2  
(PB 48, PG 72)  
**BEARING REFERENCE**  
NORTH BASED ON ALABAMA STATE PLANE COORDINATE  
SYSTEM, EAST ZONE PER GPS OBSERVATIONS  
PORTIONS OF THIS PROPERTY ARE ZONED WITHIN FLOOD ZONE X AS  
PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE  
RATE MAPS DATED FEBRUARY 6, 2014 - PANEL NO. D11010223H LIMITS  
ARE AS SHOWN ON SURVEY

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
The undersigned, **Boyd Investments, LLC**, an Alabama Limited Liability Company, owner of the property shown hereon, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and admits and approves said instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
  
Boyd Investments, LLC  
An Alabama Limited Liability Company  
  
By: \_\_\_\_\_  
Gail B. Cooper  
Its: Managing Member  
  
STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Gail B. Cooper, whose name as Managing Member of Boyd Investments, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day this being informed of the contents of said instrument, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
  
STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, Shawn Yuharis, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current laws and requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.  
  
Shawn Yuharis, PLS REG. 81220 Date: \_\_\_\_\_  
  
STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
This plan was returned to the City Planning Commission of Montgomery, Alabama, on April 28, 2022, and is approved according to the Code of Alabama 11-33-32  
  
Thomas M. Egan, Jr.  
Executive Secretary Date: \_\_\_\_\_



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9159 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Fred Henderson, Jr, Todd Mitchell Henderson & Brassell Properties, LLC

**SUBJECT:** Request final approval of Taylor Oaks Plat No. 1-A located on the west side of Malcolm Drive, approximately 425 ft. south of McRae, Drive in B-3 (Commercial) and PUD (Planned Unit Development) Zoning Districts.

**REMARKS:** This plat replats three (3) lots into two (2) lots for commercial use. Lot 6-A (1.77 acres) has 333.43 ft. of frontage along Malcolm Drive and a depth of 250.90 ft. Lot 7-A (0.70 acres) has 122.78 ft. of frontage along Malcolm Drive and a depth of 252.69 ft. A portion of the proposed Lot 6-A is zoned PUD and will be developed with the following setbacks: 30 ft. front, 20 ft. rear, 45 ft. height, 3 story building and 4 parking spaces per 1,000 sq. ft. of floor area. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

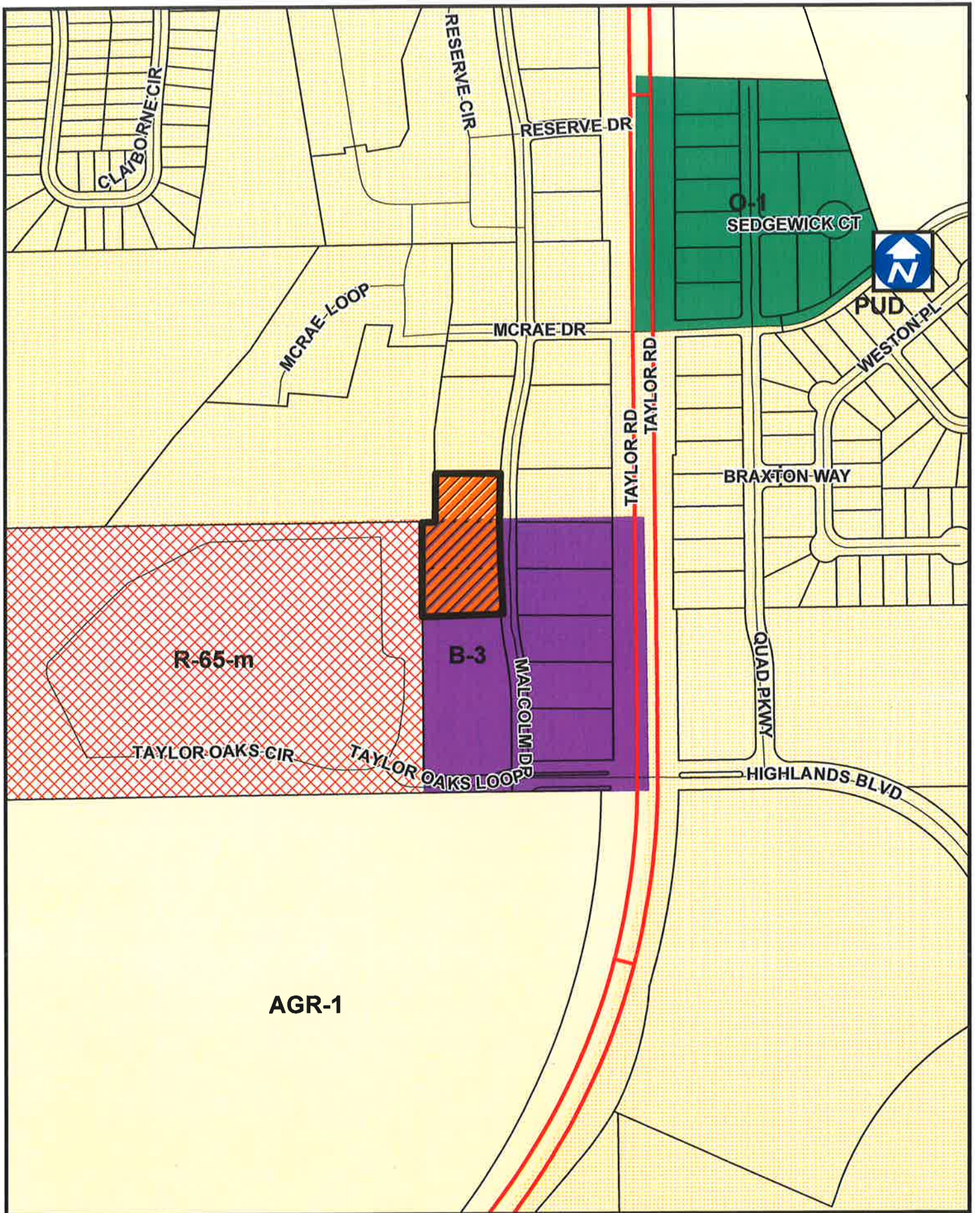
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



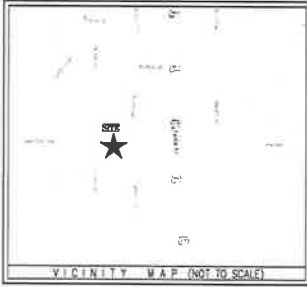
**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A



ALABAMA STATE PLANNING EAST ZONE

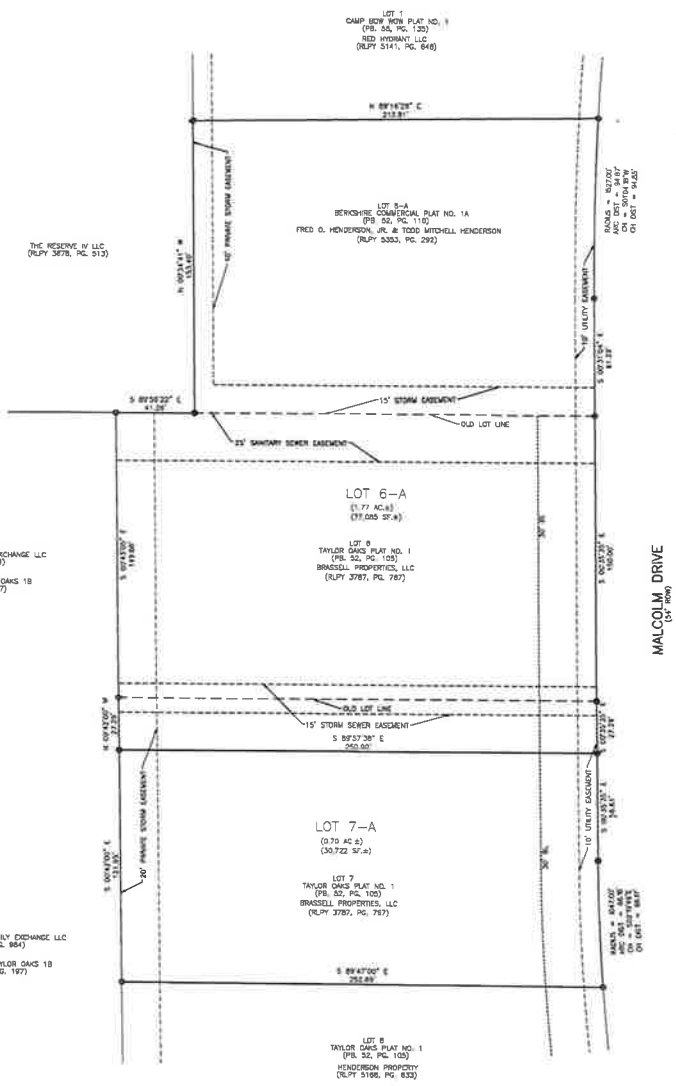
Map of  
**TAYLOR OAKS PLAT NO. 1-A**  
Being a Parcel of Lot 6-A, Brassel Properties Commercial Plat No. 1-A,  
P.O. 12, P.O. 112 and Lot 6-B, Taylor Oaks Plat No. 1, P.O. 52, P.O. 103  
Lying in the Southeast Quarter of the Northwest Quarter of Section 32,  
T-5-N, R-5-E,  
Montgomery County, Alabama.

Goodwyn Mills Cawood, LLC  
Engineers - Architects - Planners - Surveyors  
2600 Southview Lane, Suite 200  
Montgomery, Alabama 36117  
Office (334) 271-3200

March 2022 Scale: 1"=50'

Symbol	Description
●	FOUND BORN NEW WITH HDY CAP
○	FOUND 5/8" REBAR SMC CAP #200155
●	SET 1/2" REBAR SMC CAP #200155
○	FOUND 5/8" REBAR

SOURCE OF INFORMATION: AS SHOWN ON SURVEY  
REARING REFERENCE: ALABAMA STATE PLANNING EAST ZONE



STATE OF ALABAMA  
COUNTY OF MONTGOMERY

The undersigned, Fred O. Henderson, Jr. and Todd Mitchell Henderson, owners of a portion of Lot 6-A of the property shown hereon, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Fred O. Henderson, Jr.  
Todd Mitchell Henderson

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, a Notary Public in and for said State and County, hereby certify that Fred O. Henderson, Jr., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

MONTGOMERY MULTIFAMILY EXCHANGE LLC  
(NLPY 4986, PG. 984)  
LOT A  
VERANDAS AT TAYLOR OAKS 1B  
(PL. 51, PG. 197)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, a Notary Public in and for said State and County, hereby certify that Todd Mitchell Henderson, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

MONTGOMERY MULTIFAMILY EXCHANGE LLC  
(NLPY 4996, PG. 984)  
LOT A  
VERANDAS AT TAYLOR OAKS 1B  
(PL. 51, PG. 197)

STATE OF ALABAMA  
MONTGOMERY COUNTY

The undersigned, \_\_\_\_\_, whose name as \_\_\_\_\_ of Brassel Properties, LLC, owner of a portion of Lot 6-A and all of Lot 7-A, of the property shown hereon, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Brassel Properties, LLC,  
an Alabama limited liability company  
By \_\_\_\_\_  
its \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Brassel Properties, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

NOTES:  
Alabama Power Company and/or Duke Electric Corporation is granted the right to install, install, operate and maintain its facilities, including all conductors, cables, transformers and other appurtenances necessary for the transmission, distribution and use of electric energy, within a ten (10) foot wide easement along that portion of each lot abutting a dedicated street and any other utility easement shown for the underground transmission and distribution of electric power, together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right to ingress and egress to and from said facilities and the right to install, install, maintain, repair and remove thereof, and the right to cut and haul clear all trees, undergrowth, shrubs, vines and other growth, and to erect, place any and all structures or conductors or apparatus character in, under and on the facilities or buildings constructed on the lot(s) within this area.

All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and appurtenances included therein.

All private drainage easements shown hereon, if any, are for surface drainage as indicated and are to be maintained on each lot by that lot's property owner. No lot owner shall fill, obstruct or otherwise impede the flow of water runoff, along and/or under said private drainage easements. Installation and maintenance of easements in these easements are the responsibility of the City or County of Montgomery, Alabama.

All easements or rights of way, except utility, private drainage and private access easements, shown on this plat, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama, for public use. These dedicated easements or right of way include the rights of ingress and egress to the City and/or County employees for maintenance of the property included within the easements or right of way. No permanent structure may be placed or erected on any part of these easements or right of way.

Easements for sanitary sewer and water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns, for ingress and egress in the installation and maintenance of sanitary sewer lines and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.

Streets shown hereon, if not previously dedicated, are hereby dedicated for dedication to public use.

STATE OF ALABAMA  
MONTGOMERY COUNTY

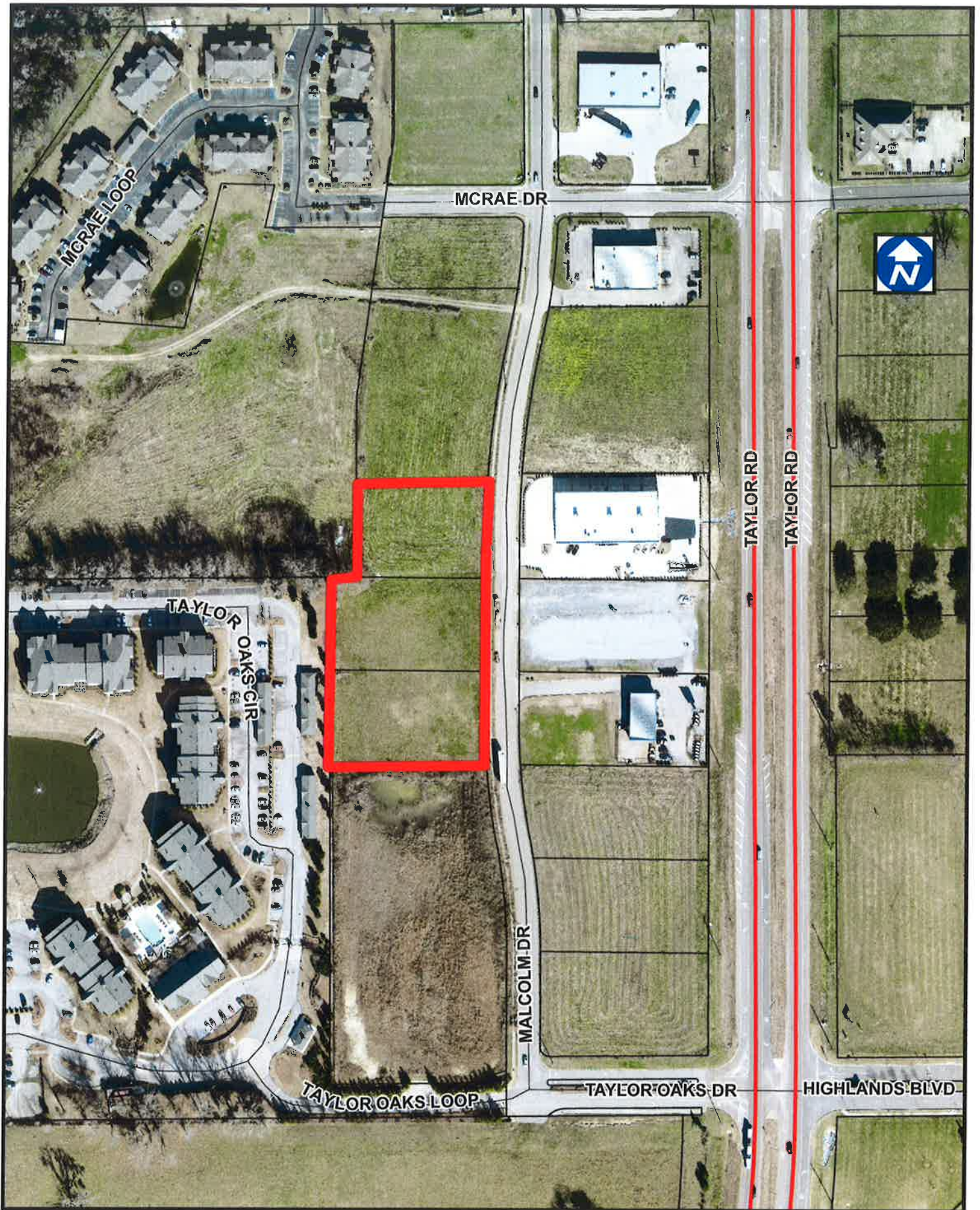
I, Shawn Yehand, a Registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the state of Alabama, to the best of my knowledge, information and belief.

Shawn Yehand, PLS REG. 3112-D Date: \_\_\_\_\_

STATE OF ALABAMA  
MONTGOMERY COUNTY

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on April 28, 2022, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr. Date: \_\_\_\_\_  
Executive Secretary



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 9155 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Tashina Morris

**SUBJECT:** Request final approval of T S Morris Plat No. 1 located on the south side of McGowan Street, approximately 330 ft. west of Oak Street, in an R-60-d (Residential Duplex) Zoning District.

**REMARKS:** This plat replats five (5) lots into one (1) lot. Lot A (0.60 acres) has 192.70 ft. of frontage along McGowan Street and a depth of 135 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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

MARTHA ST

SHORT ST

M-1 CLAYTON ST

MCGOWAN ST



ALSOP ST

ROBINSON ST

GREYHOUND ST

LUVERNE ST

R-60-d

OAK ST

WALKERS ALY

INST

BEACH ST

GARRETT ST

B-2

MYRTLE ST

DAY ST

# PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10A

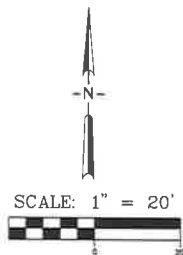


# T.S. MORRIS PLAT NO. 1

BEING A REPLAT OF LOTS 25, 26, 27, 28, AND 29 OF THE MAP OF HEILPERN'S SUBDIVISION OF LOTS 7 TO 18 INC., 21 TO 43 INC., & W 1/2 OF LOT 20, SQ. 2 OF MOSES BROS SUBDIVISION OF THE POLLARD TRACT, MONTGOMERY, ALA. (PB. 5, PG. 73) LYING IN THE NE 1/4 OF SECTION 14, T-16N, R-17E, MONTGOMERY COUNTY, AL

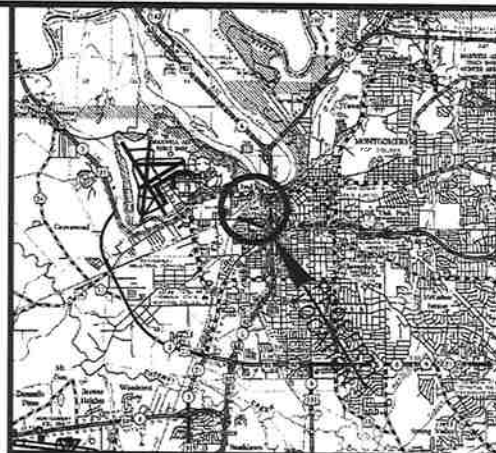
**LEGEND:**

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - 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



**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 LOT IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0202J, DATED 1/7/15,



VICINITY MAP  
SCALE: NTS

RESERVED FOR COURTHOUSE RECORDING  
PREPARED BY:

**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**

928 S. HULL ST.  
MONTGOMERY, AL 36104  
PHONE: 265-1246  
FAX: 265-1268  
CLANTON: PHONE: 735-3677  
TROY: PHONE: 566-0030

PROJECT NO: 22-89  
PROJECT: MORRIS  
DRAWN BY: JL  
REVIEWED BY: OGJ  
FIELD SURVEY: 3/3/22 (JW)  
APPROVED BY: OGJ  
SCALE: NOTED  
DATE: 3/4/22  
DRAWING NAME: 2289 PLAT.DWG

609

**SOURCE OF INFORMATION:**

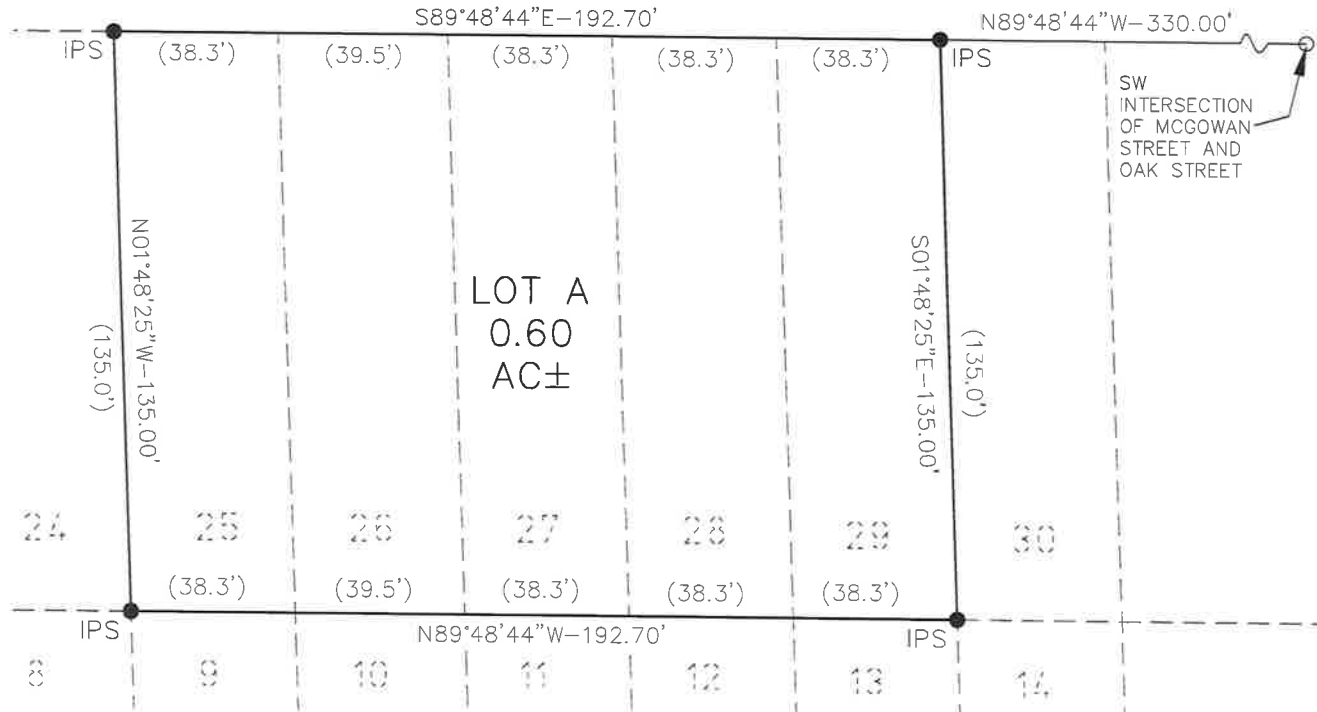
- THE MAP OF HEILPERN'S SUBDIVISION OF LOTS 7 TO 18 INC., 21 TO 43 INC., & W 1/2 OF LOT 20, SQ. 2 OF MOSES BROS SUBDIVISION OF THE POLLARD TRACT, MONTGOMERY, ALA. (PB. 5, PG. 73)  
- COUNTY TAX RECORDS

**BASIS OF BEARING:**  
THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)

**LEGAL DESCRIPTION:**  
LOT A OF T.S. MORRIS PLAT NO. 1, SAID LOT BEING A REPLAT OF LOTS 25, 26, 27, 28, AND 29 OF THE MAP OF THE MAP OF HEILPERN'S SUBDIVISION OF LOTS 7 TO 18 INC., 21 TO 43 INC., & W 1/2 OF LOT 20, SQ. 2 OF MOSES BROS SUBDIVISION OF THE POLLARD TRACT, MONTGOMERY, ALA. AS RECORDED IN PLAT BOOK 5, PAGE 73 IN THE PROBATE OFFICE OF MONTGOMERY COUNTY, ALABAMA.

## MCGOWAN STREET

(40' ROW)



State of Alabama  
Montgomery County

I, Tashina Morris, owner of the lands 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 \_\_\_\_\_, 2022.

Tashina Morris

State of Alabama  
County of Montgomery

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that Tashina Morris, 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 (she, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC

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

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 8TH day of MARCH, 2022.

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

**CERTIFICATE OF APPROVAL BY 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 M. Tyson, Jr. Executive Secretary

SPACE RESERVED FOR COURTHOUSE RECORDING



MARTHA ST

SHORT ST

CLAYTON ST

ALSOP ST

MCGOWAN ST



ROBINSON ST

GREYHOUND ST

LUVERNE ST

OAK ST

WALKERS ALY

BEACH ST

GARRETT ST

MYRTLE ST

DAY ST

**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 46C

7. 9156 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Lerai & Ricky Wood

**SUBJECT:** Request final approval of Gerson Plat No. 1 located on the north side of Martin Street, approximately 400 ft. east of Jackson Ferry Road, in an R-65-d (Duplex Residential) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot A (0.21 acres) has 83 ft. of frontage along Martin Street and a depth of 115 ft. 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.

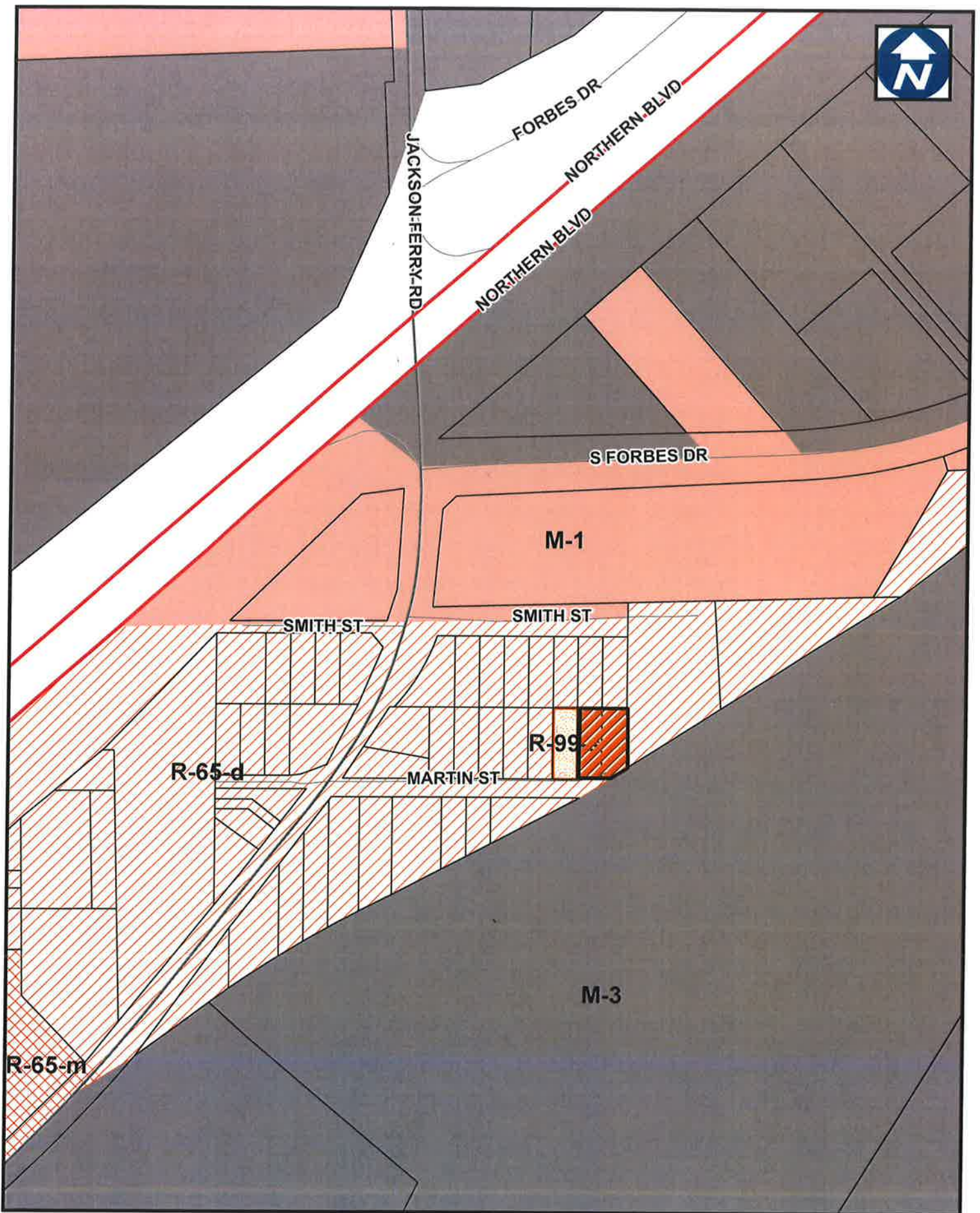
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



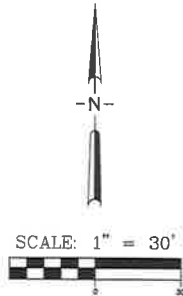
ITEM NO. 7A

# GERSON PLAT NO. 1

BEING A REPLAT OF LOTS 29 & 30, OF THE "A. GERSON & SONS RESUBDIVISION" AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 4, PAGE 80 LYING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 31, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

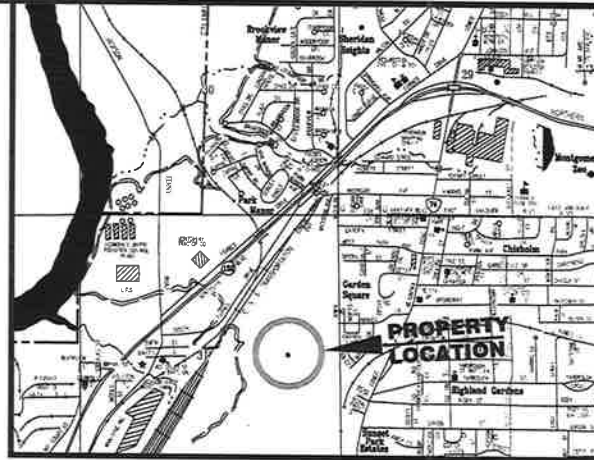
**LEGEND:**

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- - IRON PIN FOUND
- X-X- - 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



**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 "AE" ACCORDING TO THE FEMA FLOOD MAP 01101C0091H, DATED 1/7/15.



**VICINITY MAP**  
SCALE: NTS

RESERVED FOR COURTHOUSE RECORDING  
PREPARED BY:

**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**

928 S. HULL ST.  
MONTGOMERY, AL 36104  
PHONE: 265-1246  
FAX: 265-1268  
CLANTON: PHONE: 755-3677  
TROY: PHONE: 566-0030

PROJECT NO: 22-69  
PROJECT: WOOD  
DRAWN BY: SH  
REVIEWED BY: SH  
FIELD SURVEY: (JW)  
APPROVED BY: OGJ  
SCALE: NOTED  
DATE: 3/11/22  
DRAWING NAME: 2269 PLAT 3 11 22.DWG

BASIS OF BEARING:  
THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)

**SOURCE OF INFORMATION:**

- RLPY 3710, PAGE 993
- RLPY 5515, PAGE 45
- RLPY 1571, PAGE 271

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 23rd day of September, 2021.

*D. Guthrie Jeffcoat, Jr.*  
D. GUTHRIE JEFFCOAT, JR., P. E. & L. S.  
AL. REG. 9587



State of Alabama  
County of Montgomery

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that Leral Wood, 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, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC

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

State of Alabama  
County of Montgomery

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that Ricky Wood, 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, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC

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



**CERTIFICATE OF APPROVAL BY 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 M. Tyson, Jr, Executive Secretary

State of Alabama  
Montgomery County

We, Leral Wood and Ricky Wood, as co-owners of the lands 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Leral Wood

\_\_\_\_\_  
Ricky Wood

718



**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 70

8. 9157 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** ITNOA, LLC

**SUBJECT:** Request final approval of Memorial Heights Plat No. 1A located on the north side of Maryland Street, approximately 500 ft. west of Crumpton Drive, in an R-60-s (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats three (3) lots into two (2) lots for residential use. Lot 49A (0.71 acres) has 112.90 ft. of frontage along Maryland Drive and a depth of 273.13 ft. Lot 50A (0.71 acres) has 112.90 ft. of frontage along Maryland Drive and a depth of 274.31 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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.

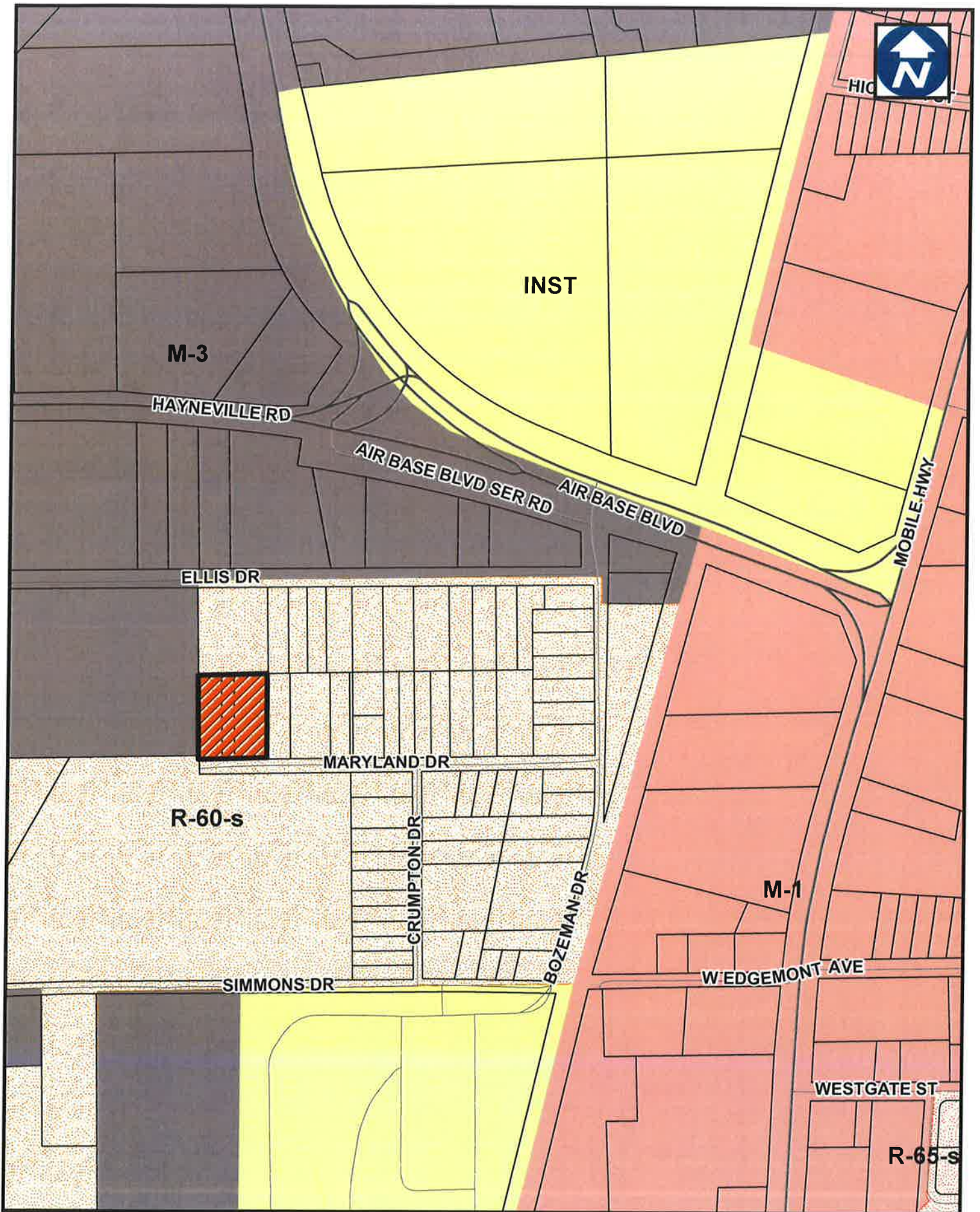
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 8A

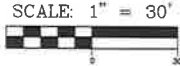
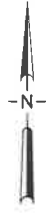


# MEMORIAL HEIGHTS PLAT 1A

BEING A REPLAT OF LOTS 48, 49, AND 50 OF THE "MAP OF MEMORIAL HEIGHTS" PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 8, PAGE 30 LYING IN THE SE 1/4 OF SECTION 22, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

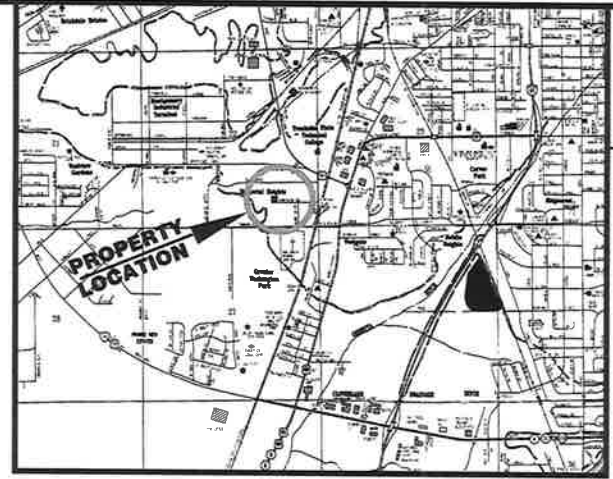
**LEGEND:**

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- - FENCE LINE
- o - 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



**SPECIAL NOTES:**

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWSSB REGULATIONS.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0201J, DATED 1/7/15.



**VICINITY MAP**  
SCALE: NTS

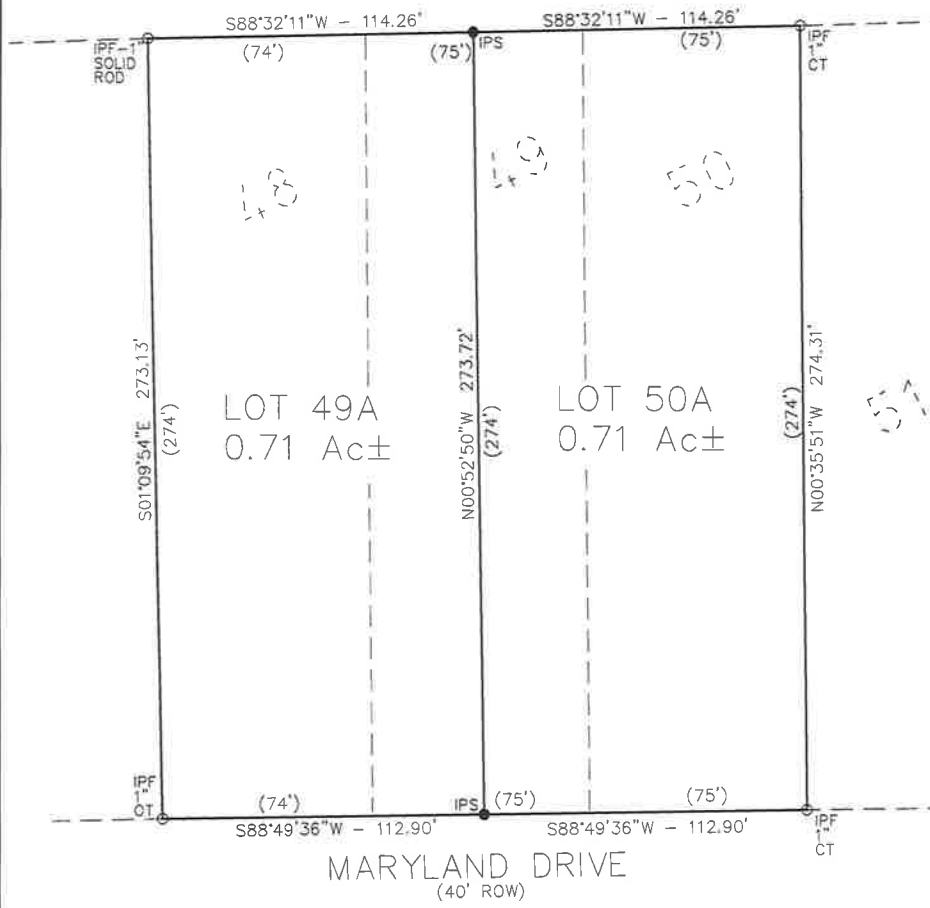
RESERVED FOR COURTHOUSE RECORDING  
PREPARED BY:

**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**

928 S. HULL ST.  
MONTGOMERY, AL 36104  
PHONE: 265-1246  
FAX: 265-1268  
CLANTON: PHONE: 755-3677  
TROY: PHONE: 566-0030

PROJECT NO: 22-123  
PROJECT: LEE  
DRAWN BY: SH  
REVIEWED BY: SH  
FIELD SURVEY: 3/13/22 (JW)  
APPROVED BY: OGJ  
SCALE: NOTED  
DATE: 3/14/22  
DRAWING NAME: 22-123 LEE PLAT 3 15 22.DWG

JB



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 23rd day of September, 2021.

*Guthrie Jeffcoat Jr.*  
G. GUTHRIE JEFFCOAT JR., P. E. & L. S.  
AL. REG. 9587



State of Alabama  
Montgomery County

I, Horatio Lee, as Chief Manager of ITNOA, LLC, owner of the lands 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Horatio Lee  
Chief Manager of ITNOA, LLC

State of Alabama  
County of Montgomery

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for the said State of Large hereby certify that Horatio Lee, 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, as Chief Manager of ITNOA, LLC, owner and with full authority, executed the same voluntarily.

CERTIFICATE OF APPROVAL BY 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 M. Tyson, Jr, Executive Secretary

Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC

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

SPACE RESERVED FOR COURTHOUSE RECORDING



ELLIS DR



MARYLAND DR

**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 80

9. RZ-2022-009 **PRESENTED BY:** Laslie Hall

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel of land containing 52.695 acres located on the south side of Hyundai Boulevard, approximately 100 ft. east of Mobile Highway, from an AGR-1 (Residential Agriculture) Zoning District to an M-3 (General Industrial) Zoning District.

**REMARKS:** The intended use for this property is for marketable purposes and potential future industrial development. The adjacent property has M-3 (General Industrial) zoning to the north and south, M-1 (Light Industrial) and AGR-1 (Residential Agriculture) zoning to the west, and AGR-1 zoning to the east (opposite side of I-65). The Envision Montgomery 2040 Comprehensive Plan recommends “Potential Open Space”.

**Department of Planning Comment(s):** The Planning Department has no objection to the proposed rezoning request. The proposed rezoning will be consistent with the existing zoning immediately to the north of this location. The potential open space future land use designation assigned to the subject property per the Envision Montgomery 2040 Comprehensive Plan was likely assigned to this location because some of the property is in a floodplain, but a large portion of the property is not in a floodplain.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

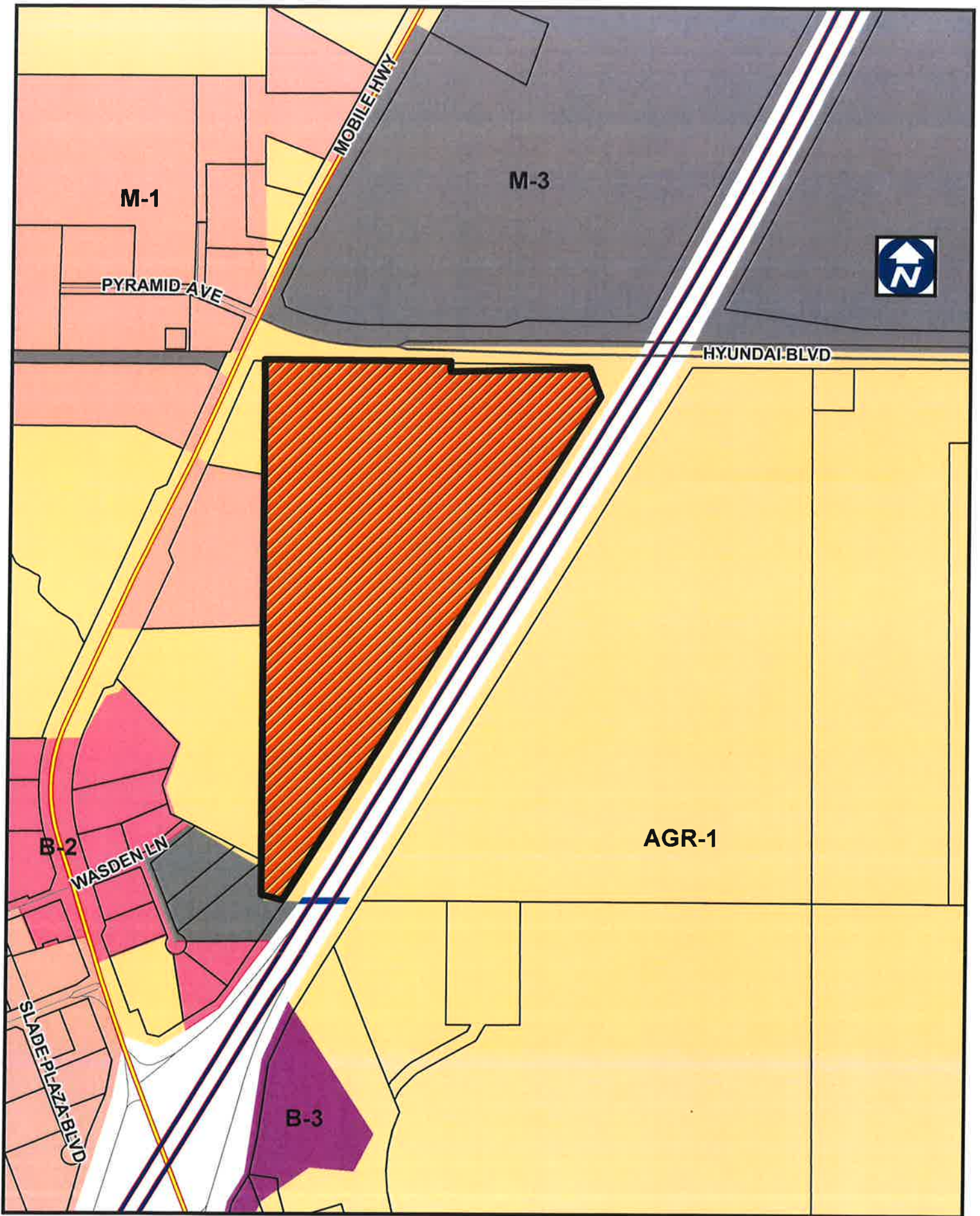
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



REZONING REQUEST  
1 inch = 600 feet

SUBJECT PROPERTY 

ITEM NO. 9A



REZONING REQUEST  
1 inch = 600 feet

SUBJECT PROPERTY 

ITEM NO. 9B

10. RZ-1981-028 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:**

**SUBJECT:** Request to rezone one (1) parcel of land containing 125 acres (+/-) located at the northernmost end of Valley Brook Lane from an R-65-s (Single-Family Residential) Zoning District to an R-50 (Single-Family Residential) Zoning District.

**REMARKS:** The intended use for this property is to develop single-family residential lots. The adjacent property has R-65-s (Single-Family Residential) zoning to the east and south, AGR-2 (General Agriculture) to the north; and AGR-2 (General Agriculture) and M-1 (Light Industrial zoning to the west. The Envision Montgomery 2040 Comprehensive Plan recommends ‘Potential Open Space’.

**Department of Planning Comment(s):** The Planning Department has no objection to the proposed rezoning request. The subject property is immediately adjacent to existing developed residential property. The reason for the open space future land use designation per the Envision Montgomery 2040 Comprehensive Plan is because half of the property is in a floodplain. The subject property to be built on is not in the floodplain and is buildable as the sketchup of how the property will be developed.

**CITY COUNCIL DISTRICT: 2**

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

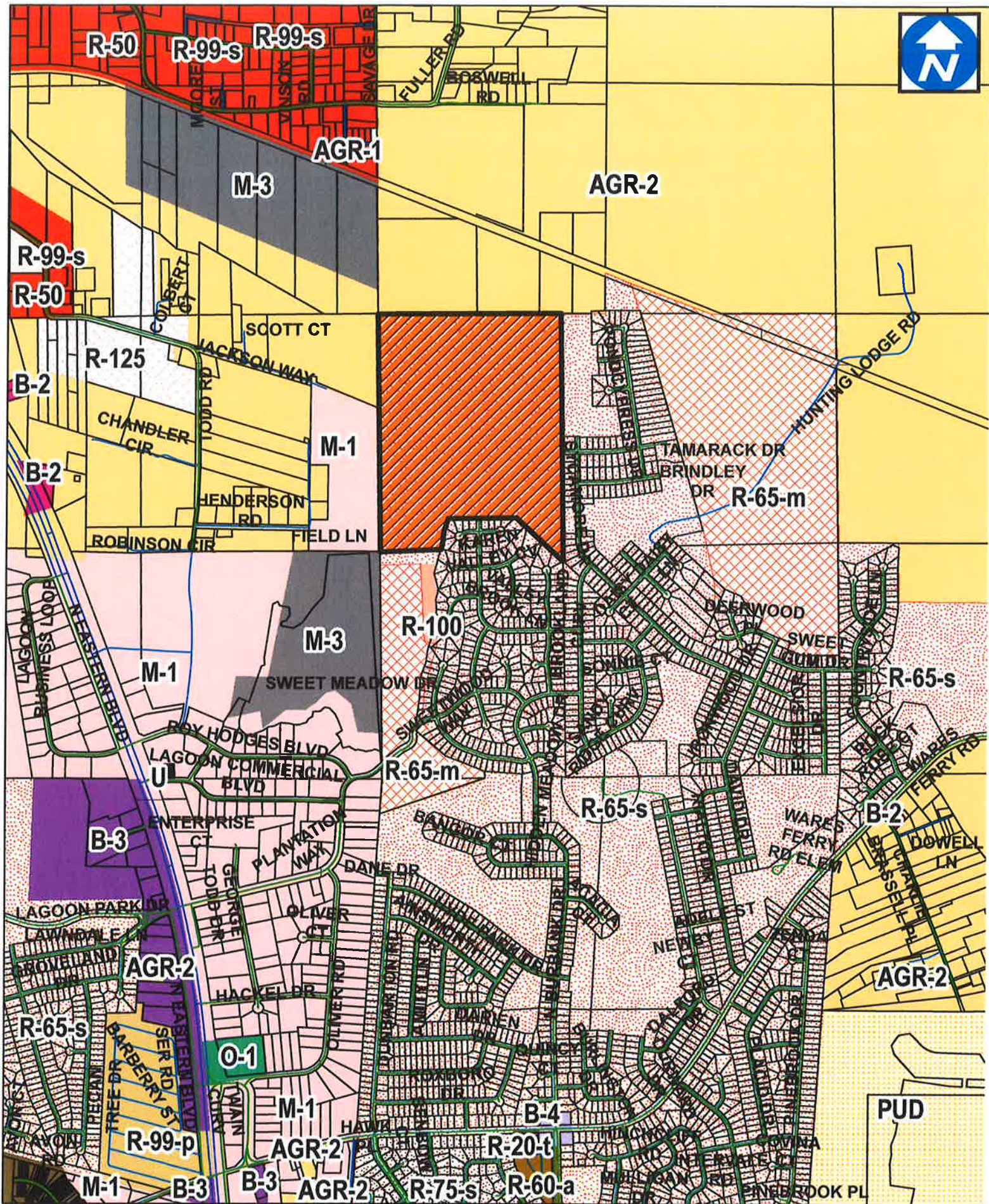
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



REZONING REQUEST

1 inch = 1,400 feet

SUBJECT PROPERTY



Item 10A

4  
N

CECIL B. AND ROBERTA A. JONES  
PARCEL # 05-09-31-3-000-014.000  
DEED BOOK 8922 PAGE 852

ALABAMA POWER COMPANY  
PARCEL # 05-09-30-3-000-011.001  
DEED BOOK 2900 PAGE 258

ROSE DOWELL A.  
PARCEL # 05-09-31-3-000-015.000  
DEED BOOK 8922 PAGE 852

NORTHWEST CORNER OF  
SECTION 31, T17N, R19E,  
MONTGOMERY COUNTY, ALABAMA

(N87°40'50"E)  
N87°28'01"E  
2101.13'  
(2101.13')

ZONE AE

BFE 172.00 FEET

ZONE AE  
FLOODWAY

2829.65'  
(2829.65')

2829.65'  
(2829.65')

(S88°11'50"W)  
S89°06'43"W

(775.55')  
774.97'

(119.21')  
118.21'  
(126.49')  
126.49'  
(50°53'31"W)  
S187°22'20"W  
(50°08'20"W)  
S187°17'09"W  
(50°53'31"W)  
S187°22'20"W  
(50°08'20"W)  
S187°17'09"W  
(373.92')  
373.92'  
(373.92')  
373.92'

LOT 81  
LOT 82  
LOT 83  
LOT 79  
LOT 78  
LOT 77  
LOT 76  
LOT 75  
LOT 74  
LOT 73  
LOT 72  
LOT 71  
LOT 70  
LOT 69  
LOT 68  
LOT 67

VALLEY BROOK LANE  
64' E.A.W.

BLOCK G  
WYNBROOK PLAT 6A  
CORRECTED  
BOOK 47, PAGE 47

BLOCK G  
WYNBROOK PLAT 6B  
BOOK 48, PAGE 48

LOT 60  
LOT 59  
LOT 58  
LOT 57  
LOT 56  
LOT 55  
LOT 54  
LOT 53  
LOT 52  
LOT 51  
LOT 50  
LOT 49  
LOT 48  
LOT 47  
LOT 46  
LOT 45  
LOT 44  
LOT 43  
LOT 42  
LOT 41  
LOT 40  
LOT 39  
LOT 38  
LOT 37  
LOT 36  
LOT 35  
LOT 34  
LOT 33  
LOT 32  
LOT 31  
LOT 30  
LOT 29  
LOT 28  
LOT 27  
LOT 26  
LOT 25  
LOT 24  
LOT 23  
LOT 22  
LOT 21  
LOT 20  
LOT 19  
LOT 18  
LOT 17  
LOT 16  
LOT 15  
LOT 14  
LOT 13  
LOT 12

(N47°07'27"W)  
N47°07'27"W

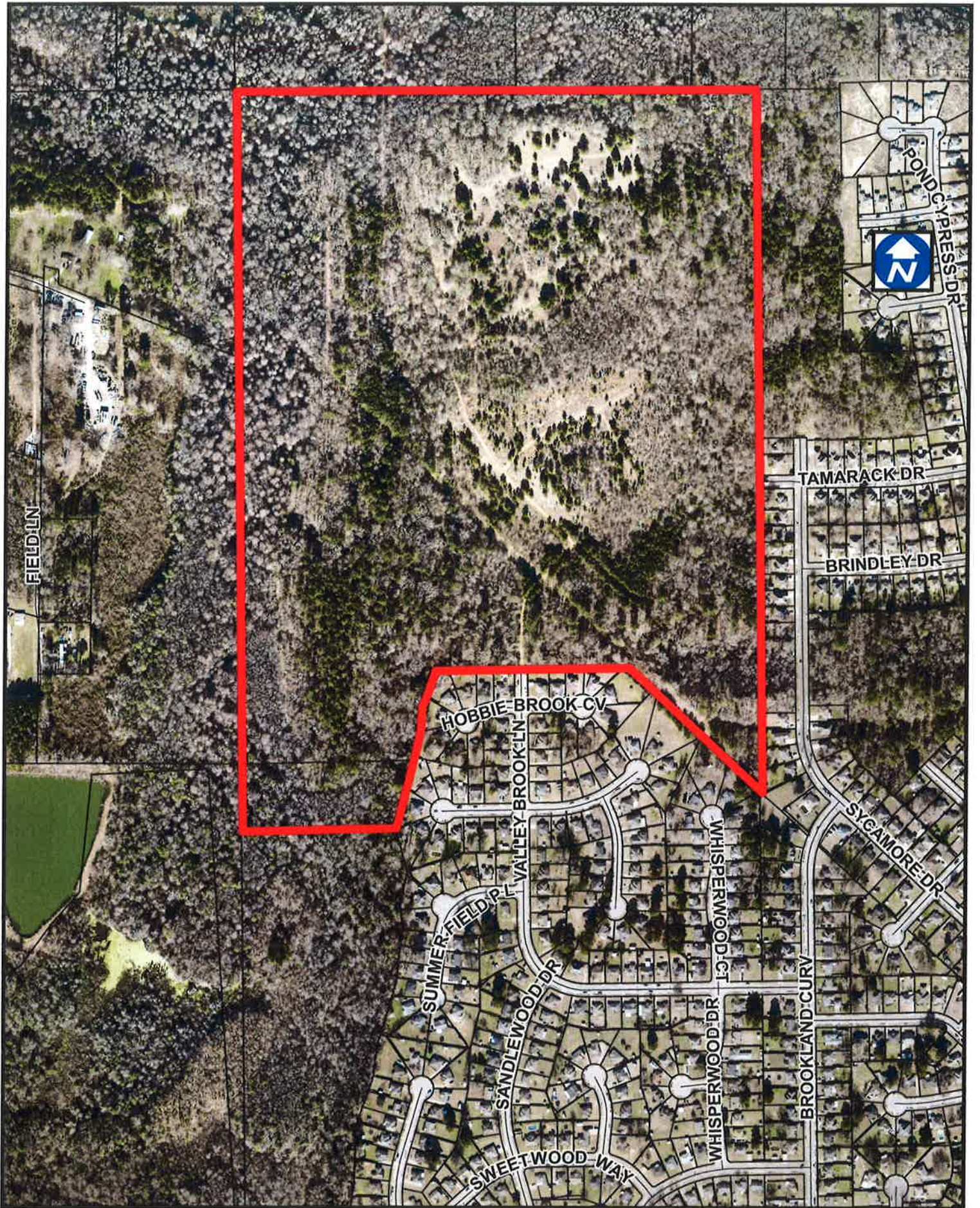
(300.05')  
300.05'  
(230.22')  
230.22'

TRI  
PARCE  
DI

ZONE X

10B





REZONING REQUEST  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 106