

Planning Commission Agenda

May 25, 2023

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

James Reid, *Chairman*

Garrett Smith, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

Leslie Stone

Land Use Division

Warren Adams

Executive Secretary

- I. Chairman's Message
- II. Approval of Minutes from the April 27, 2023 meeting

May 25, 2023

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2023-006	Pilgreen and Bostick Engineering	Bell Road	Rezoning	1
2.	9214	“ “	Halcyon Pointe Drive	Plat	2
3.	9215	“ “	North Court Street	Plat	3
4.	9216	Jeffcoat Engineers & Surveyors	Mobile Highway	Plat	4
5.	9217	Flowers & White Engineering	Vaughn Road	Plat	5
6.	9218	“ “	“ “	Plat	6
7.	9219	“ “	“ “	Plat	7
8.	9220	“ “	“ “	Plat	8
9.	9221	“ “	“ “	Plat	9

***The next Planning Commission meeting is on
June 22, 2023***

1. RZ-2023-006 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: Lori Collier

SUBJECT: Request to rezone one (1) parcel of land located on the west side of Bell Road, approximately 4,000 ft. south of Vaughn Road, from an AGR-1 (Residential Agriculture) Zoning District to an R-20-t (Townhouse) Zoning District. (3658 Bell Road)

REMARKS: The intended use for this property is to develop townhouses. Access for this development will be from Bell Road and will not connect to Capouano Drive to the west. Each building is proposed to have 4 units. The adjacent property has AGR-1 (Residential Agriculture) zoning to the north and south, PGH-40 (Patio Garden Home) zoning to the east, and R-75-s (Single Family Residential zoning to the west.

The Envision Montgomery 2040 Comprehensive Plan recommends 'Residential Low Intensity'.

This request was delayed at the April 27, 2023, by the applicant, to meet with neighbors.

Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The proposed rezoning is consistent with the Envision Montgomery 2040 Comprehensive Plan per the Secondary Land Use table for the allowance of Townhouses.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



RESIDENTIAL, LOW DENSITY (RL)

Primarily single-family developments arranged along curvilinear streets with few intersections connecting outside the development. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between the neighborhood and non-residential uses. Future Suburban Residential areas should be focused along the outer edge of Montgomery's existing built environment, avoiding creation of isolated neighborhoods.

INTENT

- Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- Limit new residential development in rural areas of the planning boundary and focus development to areas of existing growth.
- Encourage a mix of residential housing types and complementary non-residential uses in established neighborhoods.

PRIMARY USES

- Single-family Residential (Large- and Small-lot)

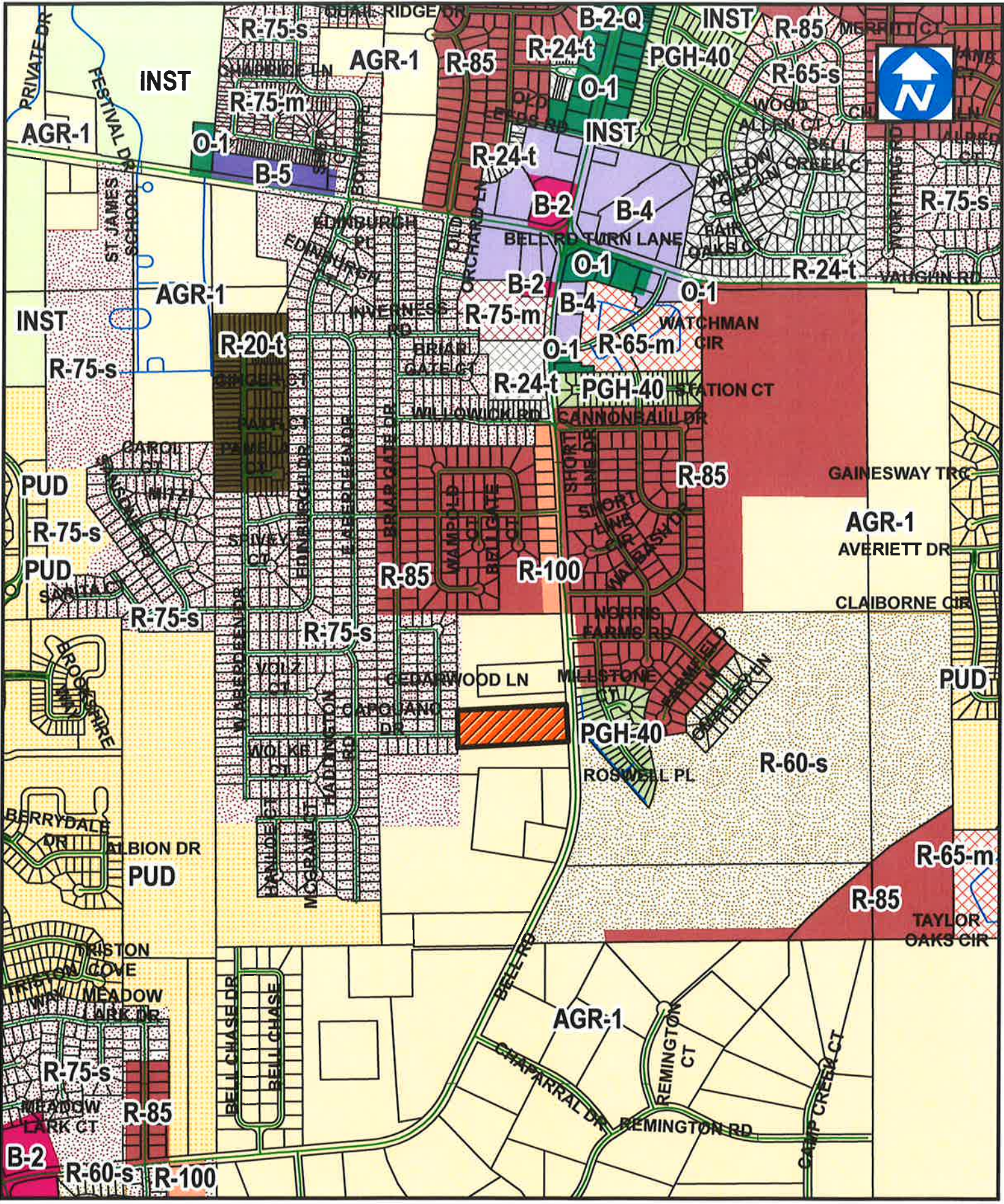
SECONDARY USES

- Attached Town Homes
- Civic / Institutional
- Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Walking, biking, automobile, potential for transit
Building Form	A range of housing sizes and styles with similar scale and appearance	Parking	On-street and private off-street (front-loaded garages and driveways)
Building Setback	20 - 30 feet (generally consistent within a block)	Open Spaces	Neighborhood parks, connection to schools and community parks
Streets	Larger, curvilinear blocks with street connectivity between developments		



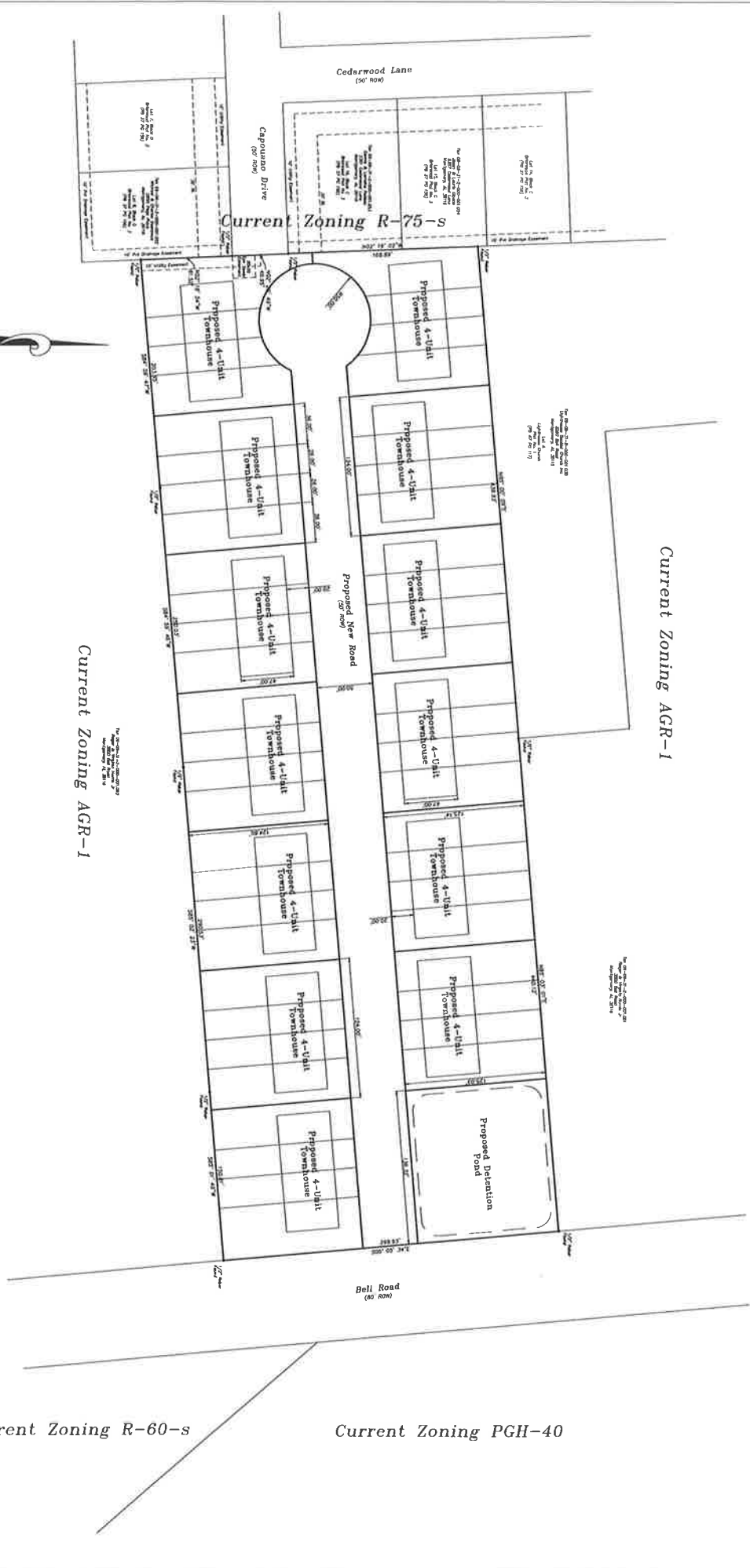
REZONING

1 inch = 1,000 feet

SUBJECT PROPERTY



Item 13



SHEET TITLE: Preliminary Townhouse Subdivision	
PROJECT: Perry Hill Church of Christ	
ADDRESS: 3660 Bell Road	
Municipality: Merrimack, NH 03016	
PILGREEN AND BOSTICK ENGINEERING, INC. 10270 HIGHWAY 201, SUITE 200, WESTPORT, NH 03091 TEL: (603) 725-8897 FAX: (603) 724-8818	
DESIGNED BY: MTB	CHECKED BY: MTB
DATE: 29 Mar 2023	SCALE: 1" = 40'
DRAWN: mbeltrino@pilgreen.com	SHEET: 1 OF 1

10



REZONING

1 inch = 300 feet

SUBJECT PROPERTY 

Item 1D

2. 9214 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: AJ McLemore Development Properties, LLC

SUBJECT: Request final approval of McLemore Business Park Plat No. 1 located on the east side of Halcyon Pointe Drive, approximately 700 ft. south of Atlanta Highway, in a B-2 (Commercial) Zoning District.

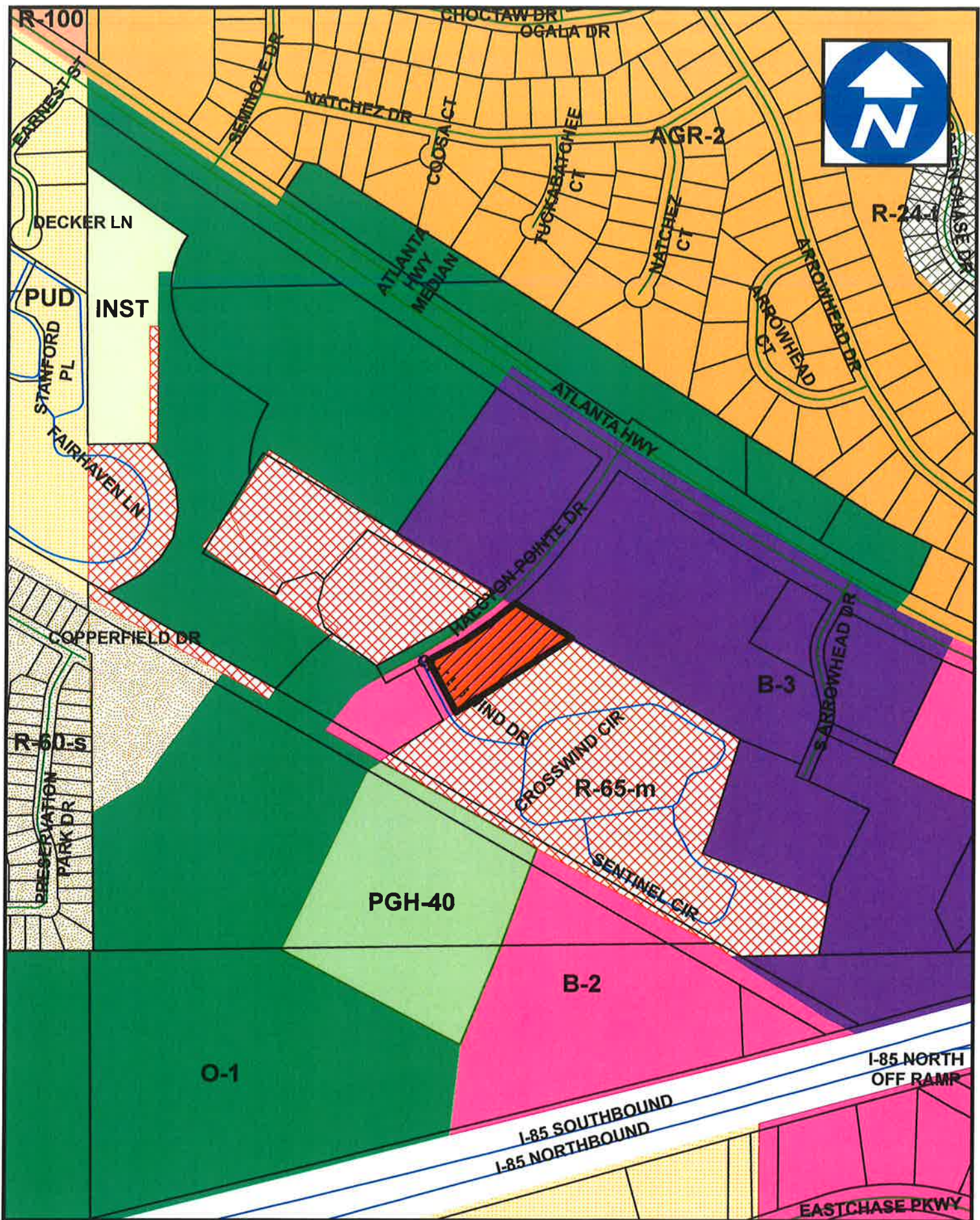
REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (2.55 acres) has 409.55 ft. of frontage along Halcyon Pointe Drive and 236.18 ft. of frontage along Crosswind Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 1

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



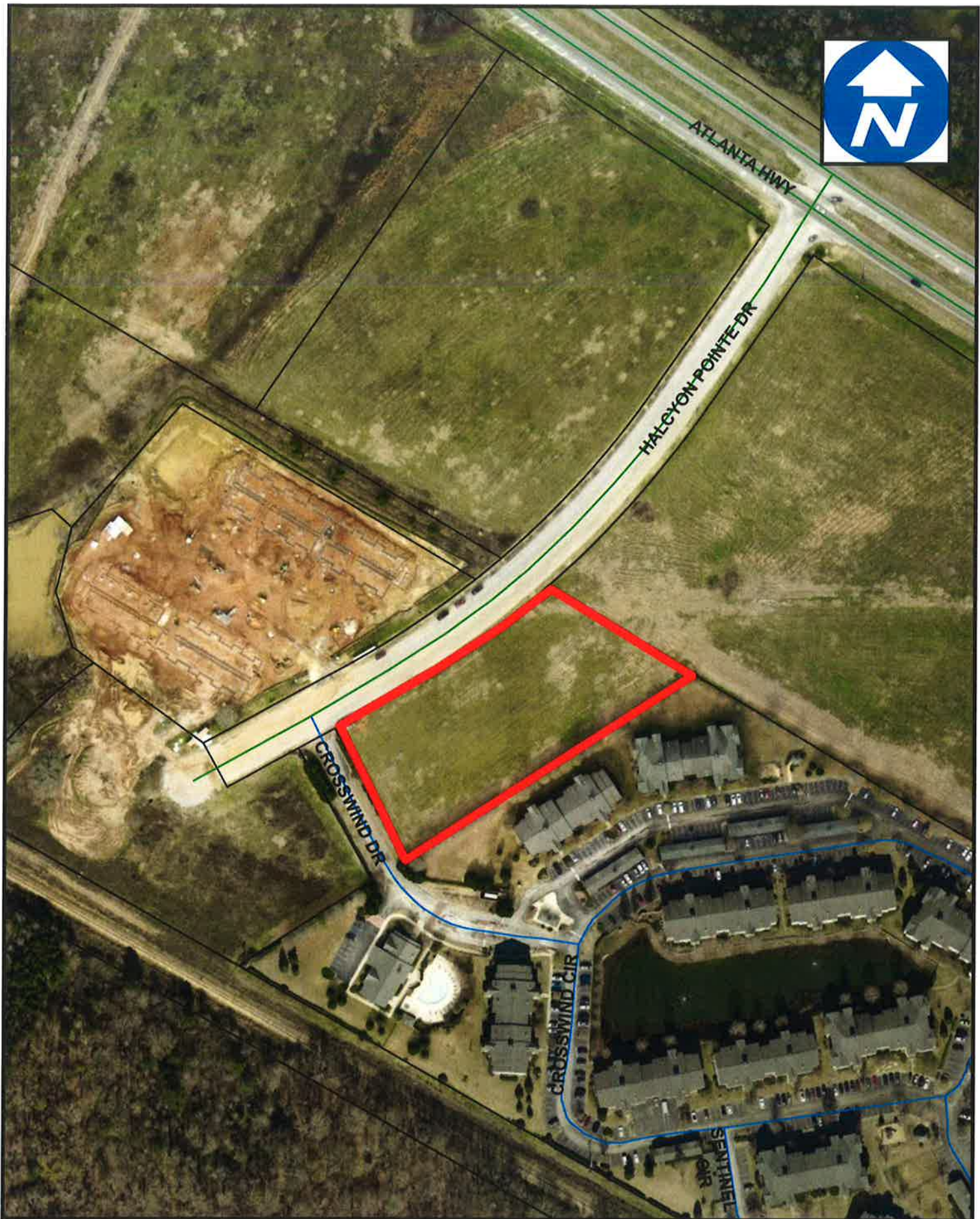
PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 2A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9215 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: Sabel Steel Service, Inc.

SUBJECT: Request final approval of Sabel Steel Plat No. 1 located on the east side of North Court Street, across from the east end of Race Street, in an M-3 (General Industrial) Zoning District.

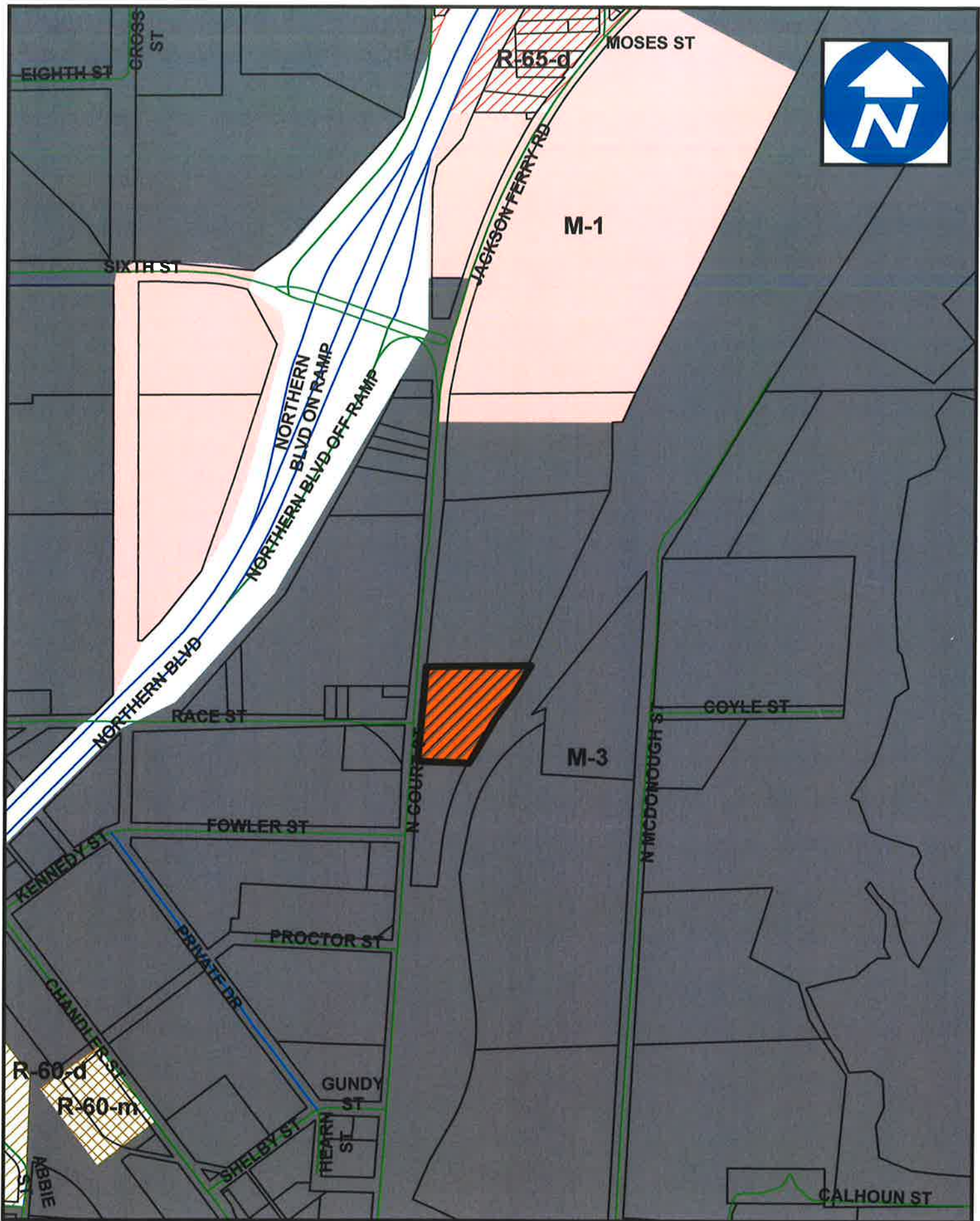
REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (2.81 acres) has 392.9 ft. of frontage along North Court Street and a depth of 406.96 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



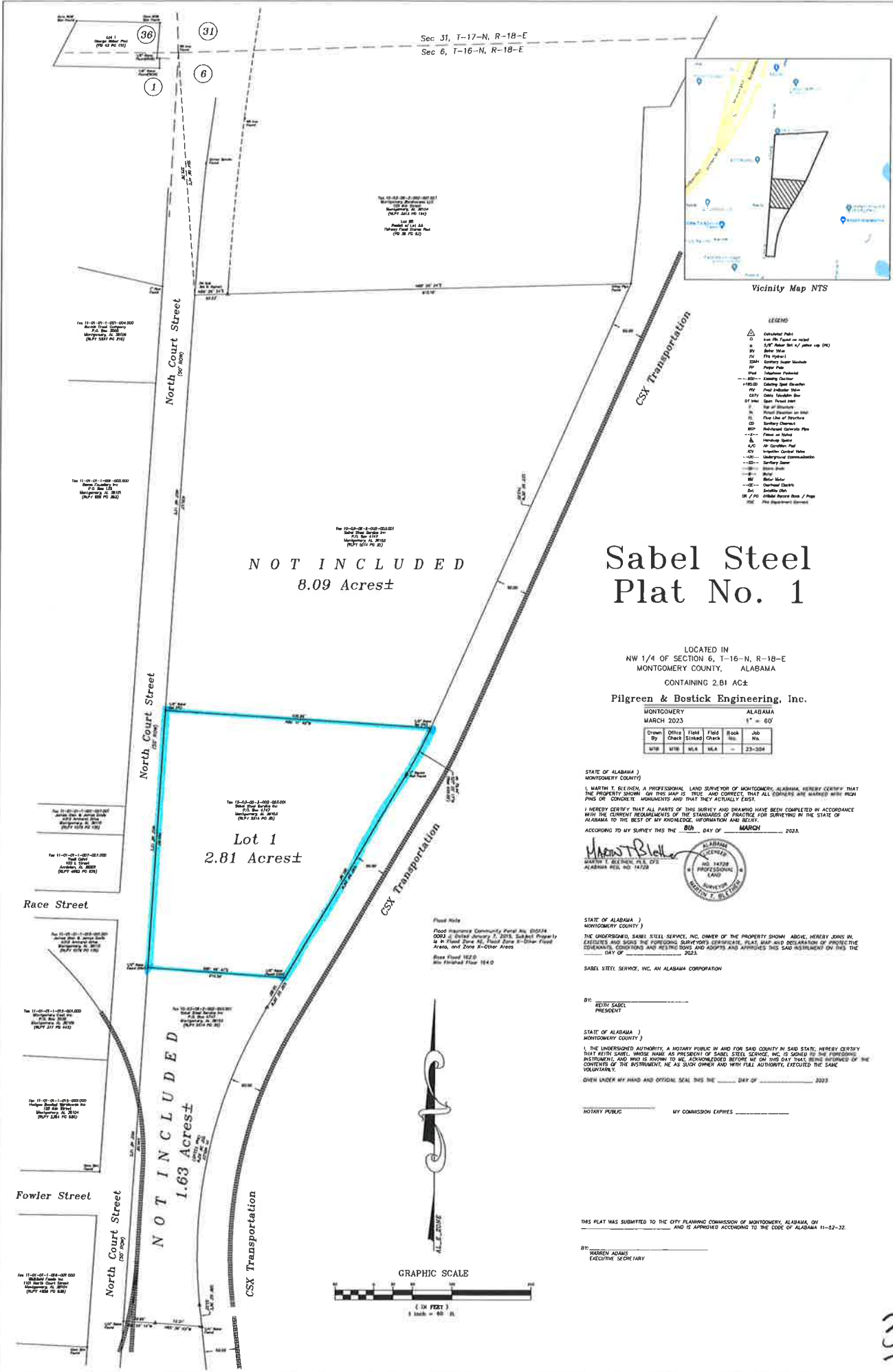
PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 3A



Sec 31, T-17-N, R-18-E
 Sec 6, T-16-N, R-18-E



- LEGEND**
- △ Contained Point
 - 1/4" Round or wider
 - 3/4" Round 3/4" or wider (up 1/4")
 - 1" Round 1"
 - 1 1/2" Round 1 1/2"
 - 2" Round 2"
 - 3" Round 3"
 - 4" Round 4"
 - 6" Round 6"
 - 8" Round 8"
 - 10" Round 10"
 - 12" Round 12"
 - 14" Round 14"
 - 16" Round 16"
 - 18" Round 18"
 - 20" Round 20"
 - 24" Round 24"
 - 30" Round 30"
 - 36" Round 36"
 - 42" Round 42"
 - 48" Round 48"
 - 54" Round 54"
 - 60" Round 60"
 - 72" Round 72"
 - 84" Round 84"
 - 96" Round 96"
 - 108" Round 108"
 - 120" Round 120"
 - 144" Round 144"
 - 168" Round 168"
 - 192" Round 192"
 - 216" Round 216"
 - 240" Round 240"
 - 264" Round 264"
 - 288" Round 288"
 - 312" Round 312"
 - 336" Round 336"
 - 360" Round 360"
 - 384" Round 384"
 - 408" Round 408"
 - 432" Round 432"
 - 456" Round 456"
 - 480" Round 480"
 - 504" Round 504"
 - 528" Round 528"
 - 552" Round 552"
 - 576" Round 576"
 - 600" Round 600"
 - 624" Round 624"
 - 648" Round 648"
 - 672" Round 672"
 - 696" Round 696"
 - 720" Round 720"
 - 744" Round 744"
 - 768" Round 768"
 - 792" Round 792"
 - 816" Round 816"
 - 840" Round 840"
 - 864" Round 864"
 - 888" Round 888"
 - 912" Round 912"
 - 936" Round 936"
 - 960" Round 960"
 - 984" Round 984"
 - 1008" Round 1008"
 - 1032" Round 1032"
 - 1056" Round 1056"
 - 1080" Round 1080"
 - 1104" Round 1104"
 - 1128" Round 1128"
 - 1152" Round 1152"
 - 1176" Round 1176"
 - 1200" Round 1200"
 - 1224" Round 1224"
 - 1248" Round 1248"
 - 1272" Round 1272"
 - 1296" Round 1296"
 - 1320" Round 1320"
 - 1344" Round 1344"
 - 1368" Round 1368"
 - 1392" Round 1392"
 - 1416" Round 1416"
 - 1440" Round 1440"
 - 1464" Round 1464"
 - 1488" Round 1488"
 - 1512" Round 1512"
 - 1536" Round 1536"
 - 1560" Round 1560"
 - 1584" Round 1584"
 - 1608" Round 1608"
 - 1632" Round 1632"
 - 1656" Round 1656"
 - 1680" Round 1680"
 - 1704" Round 1704"
 - 1728" Round 1728"
 - 1752" Round 1752"
 - 1776" Round 1776"
 - 1800" Round 1800"
 - 1824" Round 1824"
 - 1848" Round 1848"
 - 1872" Round 1872"
 - 1896" Round 1896"
 - 1920" Round 1920"
 - 1944" Round 1944"
 - 1968" Round 1968"
 - 1992" Round 1992"
 - 2016" Round 2016"
 - 2040" Round 2040"
 - 2064" Round 2064"
 - 2088" Round 2088"
 - 2112" Round 2112"
 - 2136" Round 2136"
 - 2160" Round 2160"
 - 2184" Round 2184"
 - 2208" Round 2208"
 - 2232" Round 2232"
 - 2256" Round 2256"
 - 2280" Round 2280"
 - 2304" Round 2304"
 - 2328" Round 2328"
 - 2352" Round 2352"
 - 2376" Round 2376"
 - 2400" Round 2400"
 - 2424" Round 2424"
 - 2448" Round 2448"
 - 2472" Round 2472"
 - 2496" Round 2496"
 - 2520" Round 2520"
 - 2544" Round 2544"
 - 2568" Round 2568"
 - 2592" Round 2592"
 - 2616" Round 2616"
 - 2640" Round 2640"
 - 2664" Round 2664"
 - 2688" Round 2688"
 - 2712" Round 2712"
 - 2736" Round 2736"
 - 2760" Round 2760"
 - 2784" Round 2784"
 - 2808" Round 2808"
 - 2832" Round 2832"
 - 2856" Round 2856"
 - 2880" Round 2880"
 - 2904" Round 2904"
 - 2928" Round 2928"
 - 2952" Round 2952"
 - 2976" Round 2976"
 - 3000" Round 3000"
 - 3024" Round 3024"
 - 3048" Round 3048"
 - 3072" Round 3072"
 - 3096" Round 3096"
 - 3120" Round 3120"
 - 3144" Round 3144"
 - 3168" Round 3168"
 - 3192" Round 3192"
 - 3216" Round 3216"
 - 3240" Round 3240"
 - 3264" Round 3264"
 - 3288" Round 3288"
 - 3312" Round 3312"
 - 3336" Round 3336"
 - 3360" Round 3360"
 - 3384" Round 3384"
 - 3408" Round 3408"
 - 3432" Round 3432"
 - 3456" Round 3456"
 - 3480" Round 3480"
 - 3504" Round 3504"
 - 3528" Round 3528"
 - 3552" Round 3552"
 - 3576" Round 3576"
 - 3600" Round 3600"
 - 3624" Round 3624"
 - 3648" Round 3648"
 - 3672" Round 3672"
 - 3696" Round 3696"
 - 3720" Round 3720"
 - 3744" Round 3744"
 - 3768" Round 3768"
 - 3792" Round 3792"
 - 3816" Round 3816"
 - 3840" Round 3840"
 - 3864" Round 3864"
 - 3888" Round 3888"
 - 3912" Round 3912"
 - 3936" Round 3936"
 - 3960" Round 3960"
 - 3984" Round 3984"
 - 4008" Round 4008"
 - 4032" Round 4032"
 - 4056" Round 4056"
 - 4080" Round 4080"
 - 4104" Round 4104"
 - 4128" Round 4128"
 - 4152" Round 4152"
 - 4176" Round 4176"
 - 4200" Round 4200"
 - 4224" Round 4224"
 - 4248" Round 4248"
 - 4272" Round 4272"
 - 4296" Round 4296"
 - 4320" Round 4320"
 - 4344" Round 4344"
 - 4368" Round 4368"
 - 4392" Round 4392"
 - 4416" Round 4416"
 - 4440" Round 4440"
 - 4464" Round 4464"
 - 4488" Round 4488"
 - 4512" Round 4512"
 - 4536" Round 4536"
 - 4560" Round 4560"
 - 4584" Round 4584"
 - 4608" Round 4608"
 - 4632" Round 4632"
 - 4656" Round 4656"
 - 4680" Round 4680"
 - 4704" Round 4704"
 - 4728" Round 4728"
 - 4752" Round 4752"
 - 4776" Round 4776"
 - 4800" Round 4800"
 - 4824" Round 4824"
 - 4848" Round 4848"
 - 4872" Round 4872"
 - 4896" Round 4896"
 - 4920" Round 4920"
 - 4944" Round 4944"
 - 4968" Round 4968"
 - 4992" Round 4992"
 - 5016" Round 5016"
 - 5040" Round 5040"
 - 5064" Round 5064"
 - 5088" Round 5088"
 - 5112" Round 5112"
 - 5136" Round 5136"
 - 5160" Round 5160"
 - 5184" Round 5184"
 - 5208" Round 5208"
 - 5232" Round 5232"
 - 5256" Round 5256"
 - 5280" Round 5280"
 - 5304" Round 5304"
 - 5328" Round 5328"
 - 5352" Round 5352"
 - 5376" Round 5376"
 - 5400" Round 5400"
 - 5424" Round 5424"
 - 5448" Round 5448"
 - 5472" Round 5472"
 - 5496" Round 5496"
 - 5520" Round 5520"
 - 5544" Round 5544"
 - 5568" Round 5568"
 - 5592" Round 5592"
 - 5616" Round 5616"
 - 5640" Round 5640"
 - 5664" Round 5664"
 - 5688" Round 5688"
 - 5712" Round 5712"
 - 5736" Round 5736"
 - 5760" Round 5760"
 - 5784" Round 5784"
 - 5808" Round 5808"
 - 5832" Round 5832"
 - 5856" Round 5856"
 - 5880" Round 5880"
 - 5904" Round 5904"
 - 5928" Round 5928"
 - 5952" Round 5952"
 - 5976" Round 5976"
 - 6000" Round 6000"
 - 6024" Round 6024"
 - 6048" Round 6048"
 - 6072" Round 6072"
 - 6096" Round 6096"
 - 6120" Round 6120"
 - 6144" Round 6144"
 - 6168" Round 6168"
 - 6192" Round 6192"
 - 6216" Round 6216"
 - 6240" Round 6240"
 - 6264" Round 6264"
 - 6288" Round 6288"
 - 6312" Round 6312"
 - 6336" Round 6336"
 - 6360" Round 6360"
 - 6384" Round 6384"
 - 6408" Round 6408"
 - 6432" Round 6432"
 - 6456" Round 6456"
 - 6480" Round 6480"
 - 6504" Round 6504"
 - 6528" Round 6528"
 - 6552" Round 6552"
 - 6576" Round 6576"
 - 6600" Round 6600"
 - 6624" Round 6624"
 - 6648" Round 6648"
 - 6672" Round 6672"
 - 6696" Round 6696"
 - 6720" Round 6720"
 - 6744" Round 6744"
 - 6768" Round 6768"
 - 6792" Round 6792"
 - 6816" Round 6816"
 - 6840" Round 6840"
 - 6864" Round 6864"
 - 6888" Round 6888"
 - 6912" Round 6912"
 - 6936" Round 6936"
 - 6960" Round 6960"
 - 6984" Round 6984"
 - 7008" Round 7008"
 - 7032" Round 7032"
 - 7056" Round 7056"
 - 7080" Round 7080"
 - 7104" Round 7104"
 - 7128" Round 7128"
 - 7152" Round 7152"
 - 7176" Round 7176"
 - 7200" Round 7200"
 - 7224" Round 7224"
 - 7248" Round 7248"
 - 7272" Round 7272"
 - 7296" Round 7296"
 - 7320" Round 7320"
 - 7344" Round 7344"
 - 7368" Round 7368"
 - 7392" Round 7392"
 - 7416" Round 7416"
 - 7440" Round 7440"
 - 7464" Round 7464"
 - 7488" Round 7488"
 - 7512" Round 7512"
 - 7536" Round 7536"
 - 7560" Round 7560"
 - 7584" Round 7584"
 - 7608" Round 7608"
 - 7632" Round 7632"
 - 7656" Round 7656"
 - 7680" Round 7680"
 - 7704" Round 7704"
 - 7728" Round 7728"
 - 7752" Round 7752"
 - 7776" Round 7776"
 - 7800" Round 7800"
 - 7824" Round 7824"
 - 7848" Round 7848"
 - 7872" Round 7872"
 - 7896" Round 7896"
 - 7920" Round 7920"
 - 7944" Round 7944"
 - 7968" Round 7968"
 - 7992" Round 7992"
 - 8016" Round 8016"
 - 8040" Round 8040"
 - 8064" Round 8064"
 - 8088" Round 8088"
 - 8112" Round 8112"
 - 8136" Round 8136"
 - 8160" Round 8160"
 - 8184" Round 8184"
 - 8208" Round 8208"
 - 8232" Round 8232"
 - 8256" Round 8256"
 - 8280" Round 8280"
 - 8304" Round 8304"
 - 8328" Round 8328"
 - 8352" Round 8352"
 - 8376" Round 8376"
 - 8400" Round 8400"
 - 8424" Round 8424"
 - 8448" Round 8448"
 - 8472" Round 8472"
 - 8496" Round 8496"
 - 8520" Round 8520"
 - 8544" Round 8544"
 - 8568" Round 8568"
 - 8592" Round 8592"
 - 8616" Round 8616"
 - 8640" Round 8640"
 - 8664" Round 8664"
 - 8688" Round 8688"
 - 8712" Round 8712"
 - 8736" Round 8736"
 - 8760" Round 8760"
 - 8784" Round 8784"
 - 8808" Round 8808"
 - 8832" Round 8832"
 - 8856" Round 8856"
 - 8880" Round 8880"
 - 8904" Round 8904"
 - 8928" Round 8928"
 - 8952" Round 8952"
 - 8976" Round 8976"
 - 9000" Round 9000"
 - 9024" Round 9024"
 - 9048" Round 9048"
 - 9072" Round 9072"
 - 9096" Round 9096"
 - 9120" Round 9120"
 - 9144" Round 9144"
 - 9168" Round 9168"
 - 9192" Round 9192"
 - 9216" Round 9216"
 - 9240" Round 9240"
 - 9264" Round 9264"
 - 9288" Round 9288"
 - 9312" Round 9312"
 - 9336" Round 9336"
 - 9360" Round 9360"
 - 9384" Round 9384"
 - 9408" Round 9408"
 - 9432" Round 9432"
 - 9456" Round 9456"
 - 9480" Round 9480"
 - 9504" Round 9504"
 - 9528" Round 9528"
 - 9552" Round 9552"
 - 9576" Round 9576"
 - 9600" Round 9600"
 - 9624" Round 9624"
 - 9648" Round 9648"
 - 9672" Round 9672"
 - 9696" Round 9696"
 - 9720" Round 9720"
 - 9744" Round 9744"
 - 9768" Round 9768"
 - 9792" Round 9792"
 - 9816" Round 9816"
 - 9840" Round 9840"
 - 9864" Round 9864"
 - 9888" Round 9888"
 - 9912" Round 9912"
 - 9936" Round 9936"
 - 9960" Round 9960"
 - 9984" Round 9984"
 - 10000" Round 10000"

NOT INCLUDED
 8.09 Acres±

Sabel Steel Plat No. 1

LOCATED IN
 NW 1/4 OF SECTION 6, T-16-N, R-18-E
 MONTGOMERY COUNTY, ALABAMA
 CONTAINING 2.81 AC±

Pilgreen & Bostick Engineering, Inc.

Drawn By	Office	Field	Field	Book	Job
WFB	WFB	MLK	MLK	-	23-324

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I, MARTIN T. BLEWEN, A PROFESSIONAL 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 CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
 I 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.
 ACCORDING TO MY SURVEY THIS IS THE 8th DAY OF MARCH, 2023.

Martin T. Blewen
 MARTIN T. BLEWEN, P.L.S., C.S.
 ALABAMA REG. NO. 14728
 PROFESSIONAL LAND SURVEYOR

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 THE UNDERSIGNED, SABEL STEEL SERVICE, INC. OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINS IN, EXECUTES AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT MAP AND DECLARATION OF PROTECTIVE EASEMENTS, CONDITIONS AND RESTRICTIONS AND ADOPTS AND APPROVES THIS SAID INSTRUMENT ON THIS THE _____ DAY OF _____, 2023.

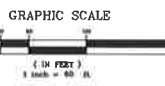
SABEL STEEL SERVICE, INC. AN ALABAMA CORPORATION
 BY: _____
 KERRI SABEL
 PRESIDENT

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT KERRI SABEL, WHOSE NAME AS PRESIDENT OF SABEL STEEL SERVICE, INC. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT SHE IS THE VOLUNTARY OWNER UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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: _____
 WARREN ADAMS
 EXECUTIVE SECRETARY



3B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 9216 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Bellingrath Properties, LLC

SUBJECT: Request final approval of Bellingrath Properties Plat No. 1 located on the southeast corner of Mobile Highway and Coca Cola Road in an M-1 (Light Industrial) Zoning District.

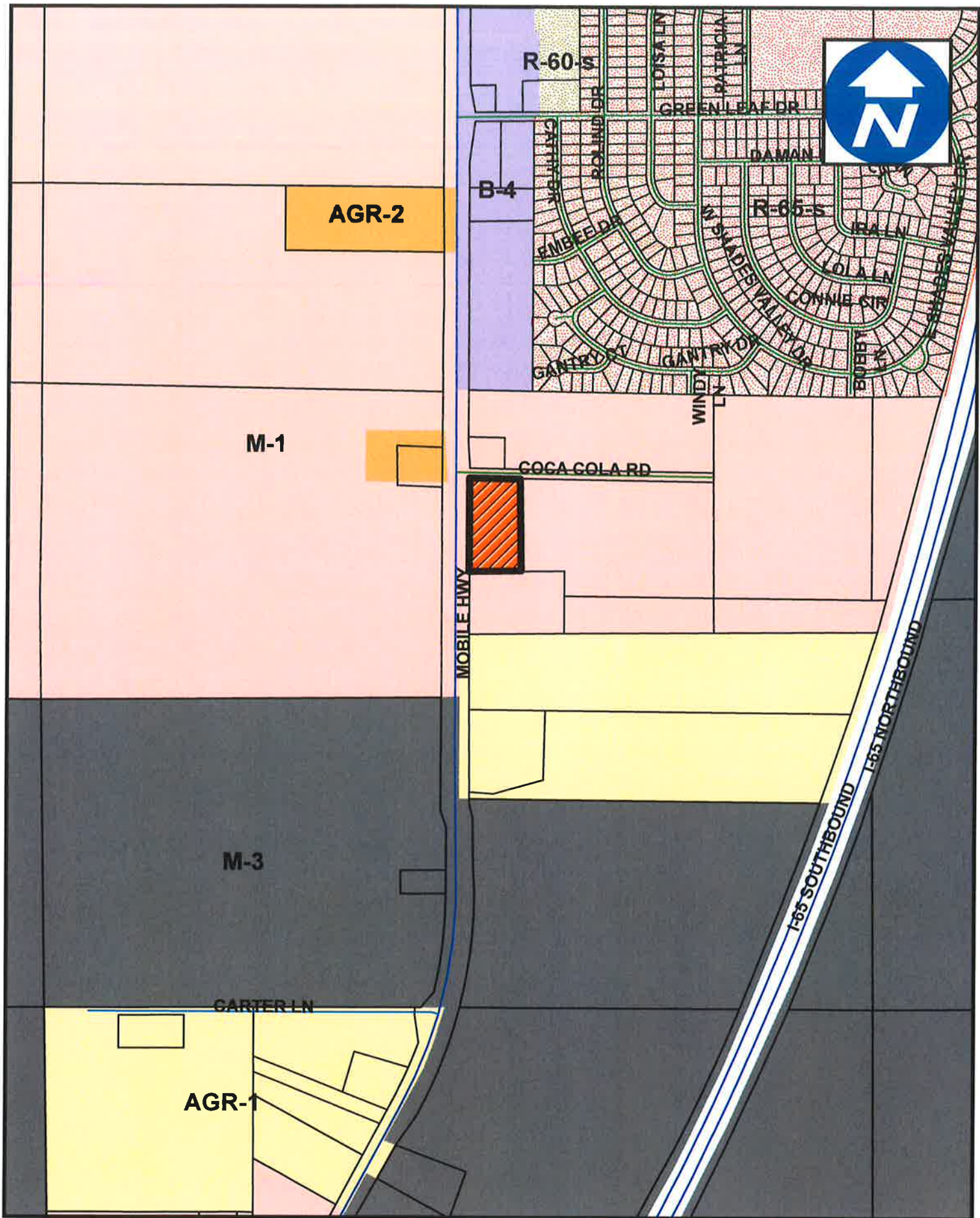
REMARKS: This plat replats a portion of one (1) lot into one (1) lot for industrial use. Lot B1 (5.0 acres) has 605.31 ft. of frontage along Mobile Highway and 362.69 ft. of frontage along Coca Cola Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 800 feet

SUBJECT PROPERTY

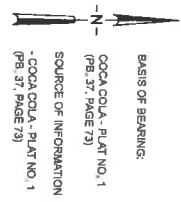


ITEM NO. 4A

BELLINGRATH PROPERTIES PLAT NO. 1

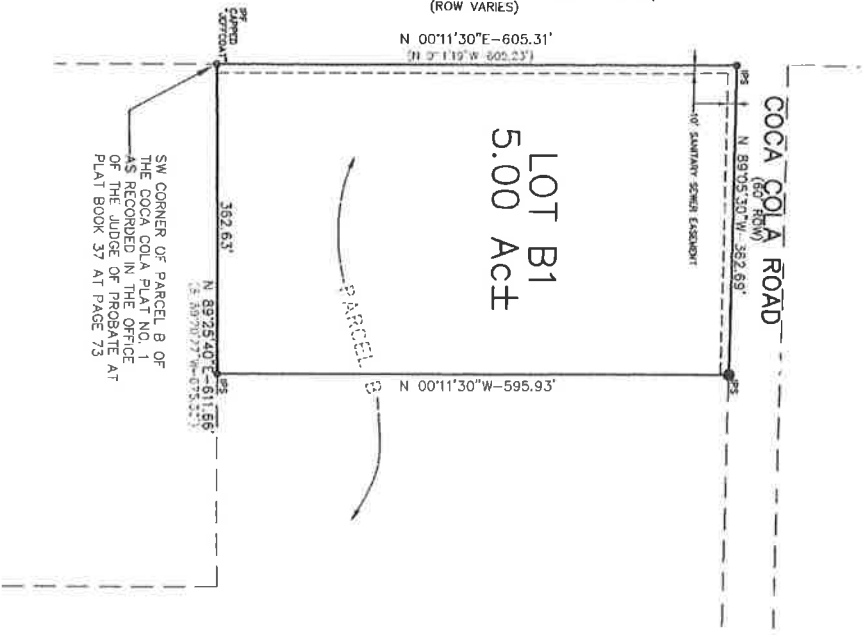
BEING A REPLAT OF PARCEL B OF THE COCA COLA - PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 37 AT PAGE 73 LOCATED IN THE NE 1/4 OF SECTION 10, T-15-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

- LEGEND:
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTER) 0" CAP READING - EFFCOAT 9587
 - IP - 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
 - CAMP TOP PIPE
 - T. - OPEN TOP PIPE

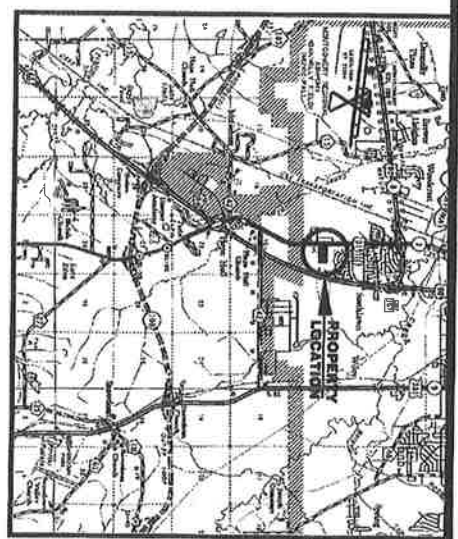


PREPARED BY:
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 CIVIL ENGINEERS/LAND SURVEYORS/PLANNERS
 HUNTSVILLE
 928 SOUTH HILL STREET
 MONTGOMERY, ALABAMA 36104
 (205) 285-1248
 (205) 755-3677
 TROY
 (334) 368-0030

U.S. HWY. 31 (MOBILE HWY.)
 (ROW VARIES)



SW CORNER OF PARCEL B OF THE COCA COLA PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE AT PLAT BOOK 37 AT PAGE 73



VICINITY MAP
 (N.T.S.)

RESERVED FOR COURTHOUSE RECORDING

PROJECT NO. SR-16-28
 CHANG SUNG
 DRAWN BY: SH
 REVIEWED BY: SH
 FIELD SURVEY: JBM/M
 FIELD CREW: 4/17/23 (JM)
 APPROVED BY: OGI
 SCALE: NOTED
 DATE: 4/25/23
 DRAWING NAME: 1628BASE 4 25 23

4B

State of Alabama
 Montgomery County

I, BELLINGRATH PROPERTIES LLC, owner shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate on this Plat, on true and correct, this the 28th day of April, 2023.

BELLINGRATH PROPERTIES

State of Alabama
 County of Montgomery

I, the undersigned authority, a Notary Public in and for the said State of Large hereby certify that 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 28th day of April, 2023.

NOTARY PUBLIC
 My Commission Expires: _____

SPECIAL NOTES:

1. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, OR OTHER REQUIREMENTS OF THE ORIGINAL RECORDED PLAT.
2. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MMSWSS REGULATIONS.
3. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MMSWSS REGULATIONS.
4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 0110102021J DATED 1/7/15.

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and grounds thereon have been examined and conform with the current requirements of Standard Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

this the 28th day of April, 2023.

O. Quire Jeffcoat, Jr.
 O. QUIRE JEFFCOAT, JR. 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: Warren Adams, Executive Secretary

RECEIVED
 APR 28 2023
 LAND USE DIVISION
 SPACE RESERVED FOR COURTHOUSE RECORDING



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9217 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: D. R. Horton

SUBJECT: Request final approval of Chase Creek Plat No. 1 located on the south side of Vaughn Road at Mill Ridge Drive in a PUD (Planned Unit Development) Zoning District.

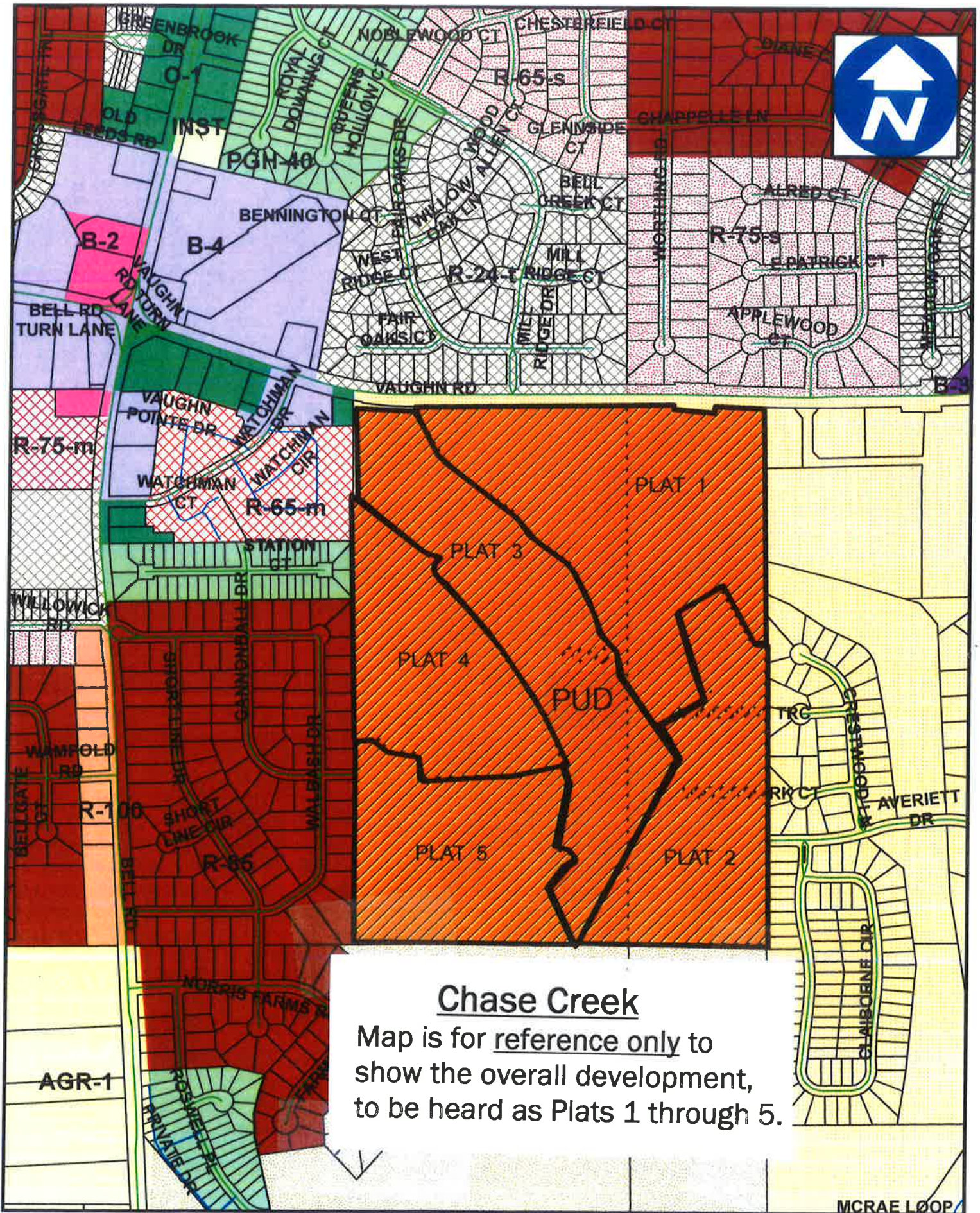
REMARKS: This plat creates 83 lots for residential use. The typical lot size is 50 ft. wide and 130 ft. deep. There are six (6) proposed streets in this plat. Street A (50 ft. ROW) runs south off Vaughn Road and will eventually dead end into Plat No. 2. Street F (50 ft. ROW) runs south off Street A and will eventually dead end at Street H in Plat No. 5. Street L (50 ft. ROW) runs south off Vaughn Road and dead ends into Street A. Street K (50 ft. ROW) runs west off Street C and ends in a cul-de-sac. Street D (50 ft. ROW) runs east off Street A and ends in a cul-de-sac. Street B (50 ft. ROW) runs east off Street A and will dead end into Street C in Plat No. 2. There are two (2) proposed parcels in this plat. Parcel 1 (Pond Parcel) is located east of Street L. Parcel B (Amenity Parcel) is located west of Street A. This plat is being developed with the following setbacks: 20 ft. front yard, 15 ft. rear yard, 5 ft. each side yard, 10 ft. street side yard, and 2 parking spaces per lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



Chase Creek
 Map is for reference only to
 show the overall development,
 to be heard as Plats 1 through 5.

PLATS

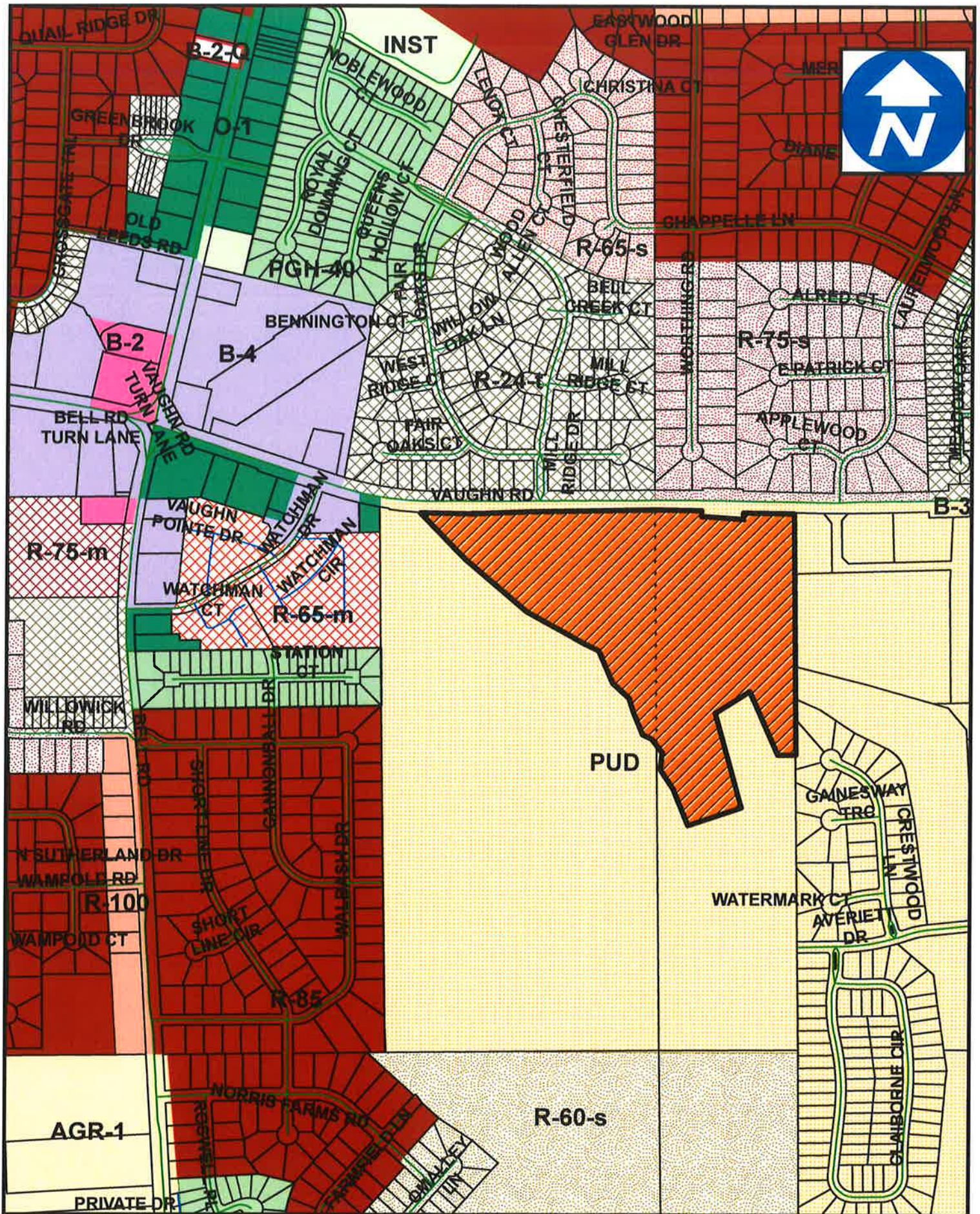
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 5A

MCRAE LOOP



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



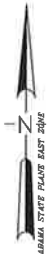
ITEM NO. 5B

CHASE CREEK PLAT NO. 1

UNPLATTED LOTS 8-100 IN THE SOUTHWEST QUARTER OF SECTION 16, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP

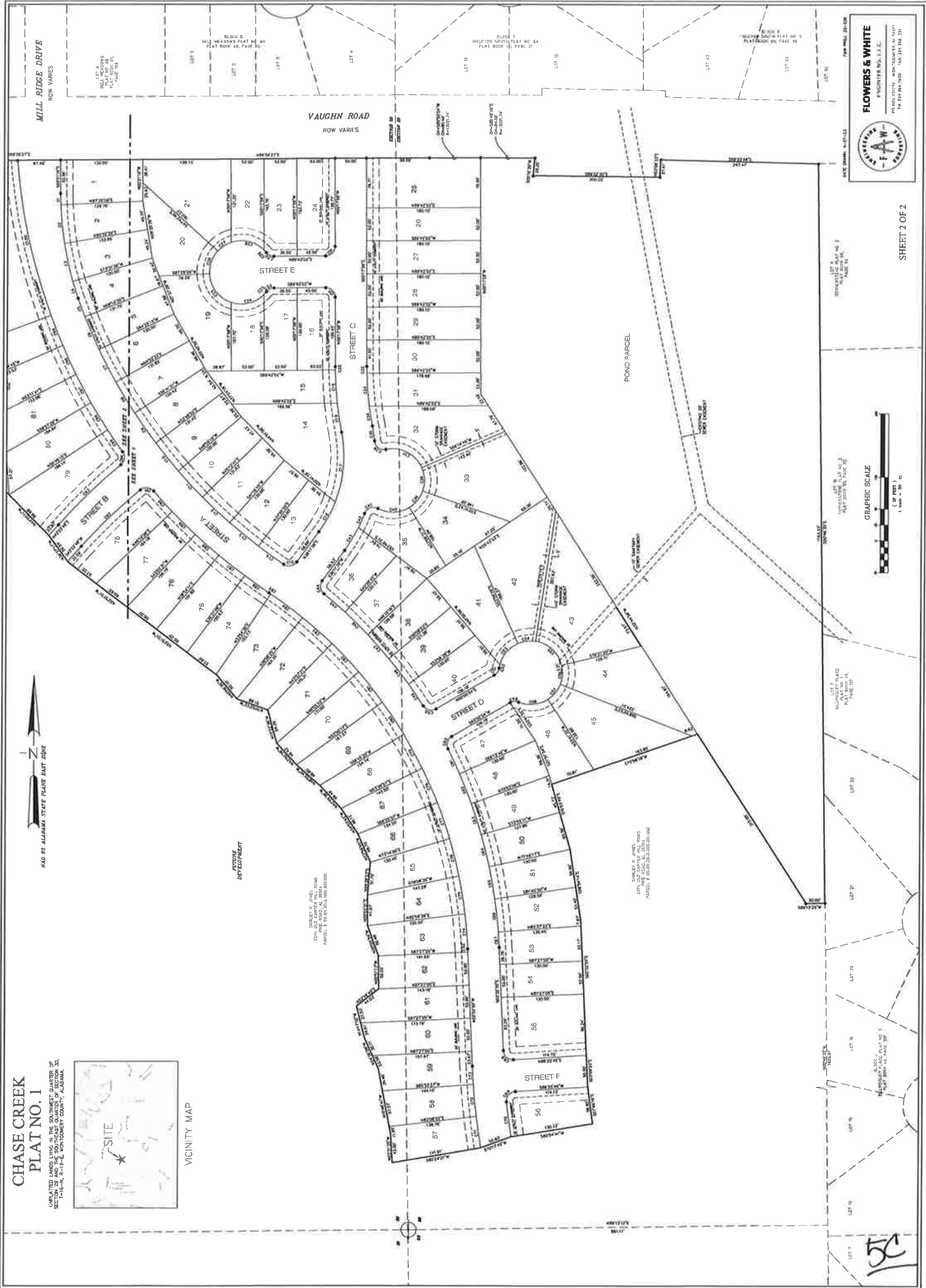


NAD 83 ALABAMA STATE PLANE EAST ZONE

FUTURE DEVELOPMENT

220' COVERED BRIDGE
OVER VAUGHN ROAD
PARCELS 1-100, 200-299

220' COVERED BRIDGE
OVER MILL RIDGE DRIVE
PARCELS 1-100, 200-299



FLOWERS & WHITE
ENGINEERS & ARCHITECTS



PROFESSIONAL ENGINEER LICENSE NO. 10007
REGISTERED ARCHITECT LICENSE NO. 10007

GRAPHIC SCALE
1" = 200'



SEE SHEET 1 FOR
PARCELS 1-100

SEE SHEET 2 FOR
PARCELS 200-299

152

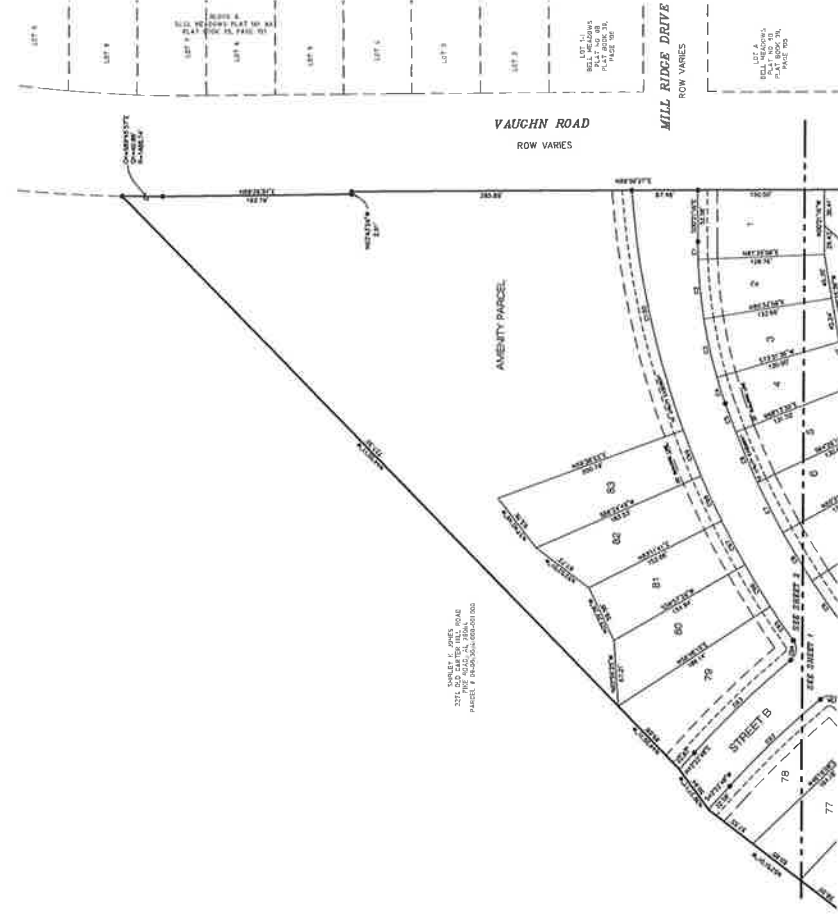
CHASE CREEK PLAT NO. 1

UNPLATTED LOTS 1-100 IN THE SOUTHWEST QUARTER OF SECTION 16, T-18-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP

K&L BY ALABAMA STATE PLANNING BOARD



2011 DWIGHT L. PIPES
1000 1/2 SOUTH STATE ST. SUITE 100
MONTGOMERY, ALABAMA 36102

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 00° 00' 00" E	100.00	100.00	100.00
2	N 00° 00' 00" E	100.00	100.00	100.00
3	N 00° 00' 00" E	100.00	100.00	100.00
4	N 00° 00' 00" E	100.00	100.00	100.00
5	N 00° 00' 00" E	100.00	100.00	100.00
6	N 00° 00' 00" E	100.00	100.00	100.00
7	N 00° 00' 00" E	100.00	100.00	100.00
8	N 00° 00' 00" E	100.00	100.00	100.00
9	N 00° 00' 00" E	100.00	100.00	100.00
10	N 00° 00' 00" E	100.00	100.00	100.00
11	N 00° 00' 00" E	100.00	100.00	100.00
12	N 00° 00' 00" E	100.00	100.00	100.00
13	N 00° 00' 00" E	100.00	100.00	100.00
14	N 00° 00' 00" E	100.00	100.00	100.00
15	N 00° 00' 00" E	100.00	100.00	100.00
16	N 00° 00' 00" E	100.00	100.00	100.00
17	N 00° 00' 00" E	100.00	100.00	100.00
18	N 00° 00' 00" E	100.00	100.00	100.00
19	N 00° 00' 00" E	100.00	100.00	100.00
20	N 00° 00' 00" E	100.00	100.00	100.00
21	N 00° 00' 00" E	100.00	100.00	100.00
22	N 00° 00' 00" E	100.00	100.00	100.00
23	N 00° 00' 00" E	100.00	100.00	100.00
24	N 00° 00' 00" E	100.00	100.00	100.00
25	N 00° 00' 00" E	100.00	100.00	100.00
26	N 00° 00' 00" E	100.00	100.00	100.00
27	N 00° 00' 00" E	100.00	100.00	100.00
28	N 00° 00' 00" E	100.00	100.00	100.00
29	N 00° 00' 00" E	100.00	100.00	100.00
30	N 00° 00' 00" E	100.00	100.00	100.00
31	N 00° 00' 00" E	100.00	100.00	100.00
32	N 00° 00' 00" E	100.00	100.00	100.00
33	N 00° 00' 00" E	100.00	100.00	100.00
34	N 00° 00' 00" E	100.00	100.00	100.00
35	N 00° 00' 00" E	100.00	100.00	100.00
36	N 00° 00' 00" E	100.00	100.00	100.00
37	N 00° 00' 00" E	100.00	100.00	100.00
38	N 00° 00' 00" E	100.00	100.00	100.00
39	N 00° 00' 00" E	100.00	100.00	100.00
40	N 00° 00' 00" E	100.00	100.00	100.00
41	N 00° 00' 00" E	100.00	100.00	100.00
42	N 00° 00' 00" E	100.00	100.00	100.00
43	N 00° 00' 00" E	100.00	100.00	100.00
44	N 00° 00' 00" E	100.00	100.00	100.00
45	N 00° 00' 00" E	100.00	100.00	100.00
46	N 00° 00' 00" E	100.00	100.00	100.00
47	N 00° 00' 00" E	100.00	100.00	100.00
48	N 00° 00' 00" E	100.00	100.00	100.00
49	N 00° 00' 00" E	100.00	100.00	100.00
50	N 00° 00' 00" E	100.00	100.00	100.00
51	N 00° 00' 00" E	100.00	100.00	100.00
52	N 00° 00' 00" E	100.00	100.00	100.00
53	N 00° 00' 00" E	100.00	100.00	100.00
54	N 00° 00' 00" E	100.00	100.00	100.00
55	N 00° 00' 00" E	100.00	100.00	100.00
56	N 00° 00' 00" E	100.00	100.00	100.00
57	N 00° 00' 00" E	100.00	100.00	100.00
58	N 00° 00' 00" E	100.00	100.00	100.00
59	N 00° 00' 00" E	100.00	100.00	100.00
60	N 00° 00' 00" E	100.00	100.00	100.00
61	N 00° 00' 00" E	100.00	100.00	100.00
62	N 00° 00' 00" E	100.00	100.00	100.00
63	N 00° 00' 00" E	100.00	100.00	100.00
64	N 00° 00' 00" E	100.00	100.00	100.00
65	N 00° 00' 00" E	100.00	100.00	100.00
66	N 00° 00' 00" E	100.00	100.00	100.00
67	N 00° 00' 00" E	100.00	100.00	100.00
68	N 00° 00' 00" E	100.00	100.00	100.00
69	N 00° 00' 00" E	100.00	100.00	100.00
70	N 00° 00' 00" E	100.00	100.00	100.00
71	N 00° 00' 00" E	100.00	100.00	100.00
72	N 00° 00' 00" E	100.00	100.00	100.00
73	N 00° 00' 00" E	100.00	100.00	100.00
74	N 00° 00' 00" E	100.00	100.00	100.00
75	N 00° 00' 00" E	100.00	100.00	100.00
76	N 00° 00' 00" E	100.00	100.00	100.00
77	N 00° 00' 00" E	100.00	100.00	100.00
78	N 00° 00' 00" E	100.00	100.00	100.00
79	N 00° 00' 00" E	100.00	100.00	100.00
80	N 00° 00' 00" E	100.00	100.00	100.00
81	N 00° 00' 00" E	100.00	100.00	100.00
82	N 00° 00' 00" E	100.00	100.00	100.00
83	N 00° 00' 00" E	100.00	100.00	100.00
84	N 00° 00' 00" E	100.00	100.00	100.00
85	N 00° 00' 00" E	100.00	100.00	100.00
86	N 00° 00' 00" E	100.00	100.00	100.00
87	N 00° 00' 00" E	100.00	100.00	100.00
88	N 00° 00' 00" E	100.00	100.00	100.00
89	N 00° 00' 00" E	100.00	100.00	100.00
90	N 00° 00' 00" E	100.00	100.00	100.00
91	N 00° 00' 00" E	100.00	100.00	100.00
92	N 00° 00' 00" E	100.00	100.00	100.00
93	N 00° 00' 00" E	100.00	100.00	100.00
94	N 00° 00' 00" E	100.00	100.00	100.00
95	N 00° 00' 00" E	100.00	100.00	100.00
96	N 00° 00' 00" E	100.00	100.00	100.00
97	N 00° 00' 00" E	100.00	100.00	100.00
98	N 00° 00' 00" E	100.00	100.00	100.00
99	N 00° 00' 00" E	100.00	100.00	100.00
100	N 00° 00' 00" E	100.00	100.00	100.00

SURVEY NOTES

1. DISTANCES SHOWN ON THIS PLAT ARE IN FEET AND DECIMALS THEREOF.
2. THIS SURVEY WAS PERFORMED BY DWIGHT L. PIPES, A PROFESSIONAL SURVEYOR, IN THE STATE OF ALABAMA. THE SURVEY IS SUBJECT TO ALABAMA'S SURVEYING ACT AND ANY APPLICABLE REGULATIONS.
3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND ANY APPLICABLE REGULATIONS.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- PROPERTY EASEMENT
- PROPERTY CORNER SET (AS NOTED)

- ### NOTES
1. STREETS SHOWN HEREON ARE NOT PROPOSED.
 2. ALL EASEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO THE EASEMENTS SHOWN ON THE LATEST RECORDED PLAT FOR THE SAME PROPERTY IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA AND THE EASEMENTS SHOWN ON THE LATEST RECORDED PLAT FOR THE SAME PROPERTY IN THE PUBLIC RECORDS OF THE STATE OF ALABAMA.
 3. THE OWNERS WILL MAINTAIN THE EASEMENTS SHOWN ON THIS PLAT AND WILL MAINTAIN THE EASEMENTS SHOWN ON THE LATEST RECORDED PLAT FOR THE SAME PROPERTY IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA AND THE EASEMENTS SHOWN ON THE LATEST RECORDED PLAT FOR THE SAME PROPERTY IN THE PUBLIC RECORDS OF THE STATE OF ALABAMA.
 4. THE OWNERS WILL MAINTAIN THE EASEMENTS SHOWN ON THIS PLAT AND WILL MAINTAIN THE EASEMENTS SHOWN ON THE LATEST RECORDED PLAT FOR THE SAME PROPERTY IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA AND THE EASEMENTS SHOWN ON THE LATEST RECORDED PLAT FOR THE SAME PROPERTY IN THE PUBLIC RECORDS OF THE STATE OF ALABAMA.

PLATTED AND FIELD BOUNDARY CORRECTIONS

MONTGOMERY CITY PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND ANY APPLICABLE REGULATIONS. THE BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND ANY APPLICABLE REGULATIONS.

PLATTED AND FIELD BOUNDARY CORRECTIONS

MONTGOMERY CITY PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND ANY APPLICABLE REGULATIONS. THE BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND ANY APPLICABLE REGULATIONS.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the public records of Montgomery County, Alabama, and that the same is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama, and that the same is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed professional surveyor in the State of Alabama, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the public records of Montgomery County, Alabama, and that the same is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama, and that the same is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama.

THE MONTGOMERY CITY PLANNING COMMISSION

I, the undersigned, being the City Planning Commission and its approved representatives, do hereby certify that the above described plat is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama, and that the same is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama, and that the same is in accordance with the original plat as recorded in the public records of Montgomery County, Alabama.



FLOWERS & WHITE
ENGINEERS & ARCHITECTS
1000 1/2 SOUTH STATE ST. SUITE 100
MONTGOMERY, ALABAMA 36102
PHONE: 205-261-1111 FAX: 205-261-1112

5D



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 5E

6. 9218 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: D. R. Horton

SUBJECT: Request final approval of Chase Creek Plat No. 2 located on the south side of Vaughn Road at Mill Ridge Drive in a PUD (Planned Unit Development) Zoning District.

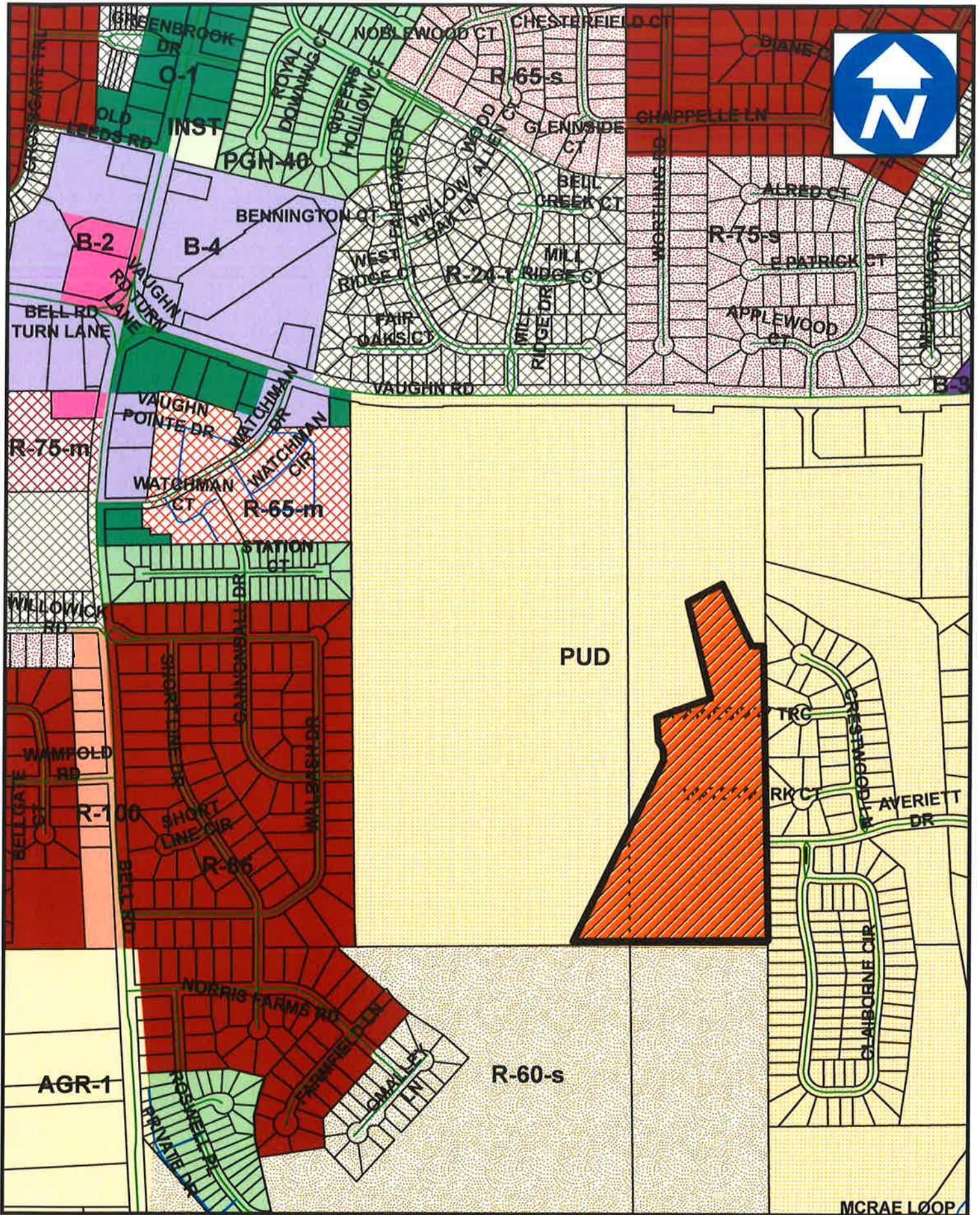
REMARKS: This plat creates 63 lots for residential use. The typical lot size is 50 ft. wide by 130 ft. deep. There are four (4) proposed streets in this plat. Street A (50 ft. ROW) continues south and ends in a cul-de-sac. Street B (50 ft. ROW) continues east and dead ends into Street C. Street C (50 ft. ROW) runs north and south and ends in a cul-de-sac on both ends. Street J (50 ft. ROW) runs east off Street A and ends in a cul-de-sac. There is one (1) parcel (Pond parcel) on this plat on the west side of Street A. This plat is being developed with the following setbacks: 20 ft. front yard, 15 ft. rear yard, 5 ft. each side yard, 10 ft. street side yard, and 2 parking spaces per lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 6A

CHASE CREEK PLAT NO. 2

SECTION 20 AND 21, TOWNSHIP 14 NORTH, RANGE 10-E, MONTEGOMERY COUNTY, ALABAMA

MAD BY ALABAMA STATE PLANT ENGINEER

VICINITY MAP



STREET	WIDTH	LENGTH	AREA
STREET A	40'	1000'	4000
STREET B	40'	1000'	4000
STREET C	40'	1000'	4000
STREET D	40'	1000'	4000
STREET E	40'	1000'	4000
STREET F	40'	1000'	4000
STREET G	40'	1000'	4000
STREET H	40'	1000'	4000
STREET I	40'	1000'	4000
STREET J	40'	1000'	4000
STREET K	40'	1000'	4000
STREET L	40'	1000'	4000
STREET M	40'	1000'	4000
STREET N	40'	1000'	4000
STREET O	40'	1000'	4000
STREET P	40'	1000'	4000
STREET Q	40'	1000'	4000
STREET R	40'	1000'	4000
STREET S	40'	1000'	4000
STREET T	40'	1000'	4000
STREET U	40'	1000'	4000
STREET V	40'	1000'	4000
STREET W	40'	1000'	4000
STREET X	40'	1000'	4000
STREET Y	40'	1000'	4000
STREET Z	40'	1000'	4000

STREET	WIDTH	LENGTH	AREA
STREET A	40'	1000'	4000
STREET B	40'	1000'	4000
STREET C	40'	1000'	4000
STREET D	40'	1000'	4000
STREET E	40'	1000'	4000
STREET F	40'	1000'	4000
STREET G	40'	1000'	4000
STREET H	40'	1000'	4000
STREET I	40'	1000'	4000
STREET J	40'	1000'	4000
STREET K	40'	1000'	4000
STREET L	40'	1000'	4000
STREET M	40'	1000'	4000
STREET N	40'	1000'	4000
STREET O	40'	1000'	4000
STREET P	40'	1000'	4000
STREET Q	40'	1000'	4000
STREET R	40'	1000'	4000
STREET S	40'	1000'	4000
STREET T	40'	1000'	4000
STREET U	40'	1000'	4000
STREET V	40'	1000'	4000
STREET W	40'	1000'	4000
STREET X	40'	1000'	4000
STREET Y	40'	1000'	4000
STREET Z	40'	1000'	4000

PLANS AND RECORDS WILL BE APPROVED

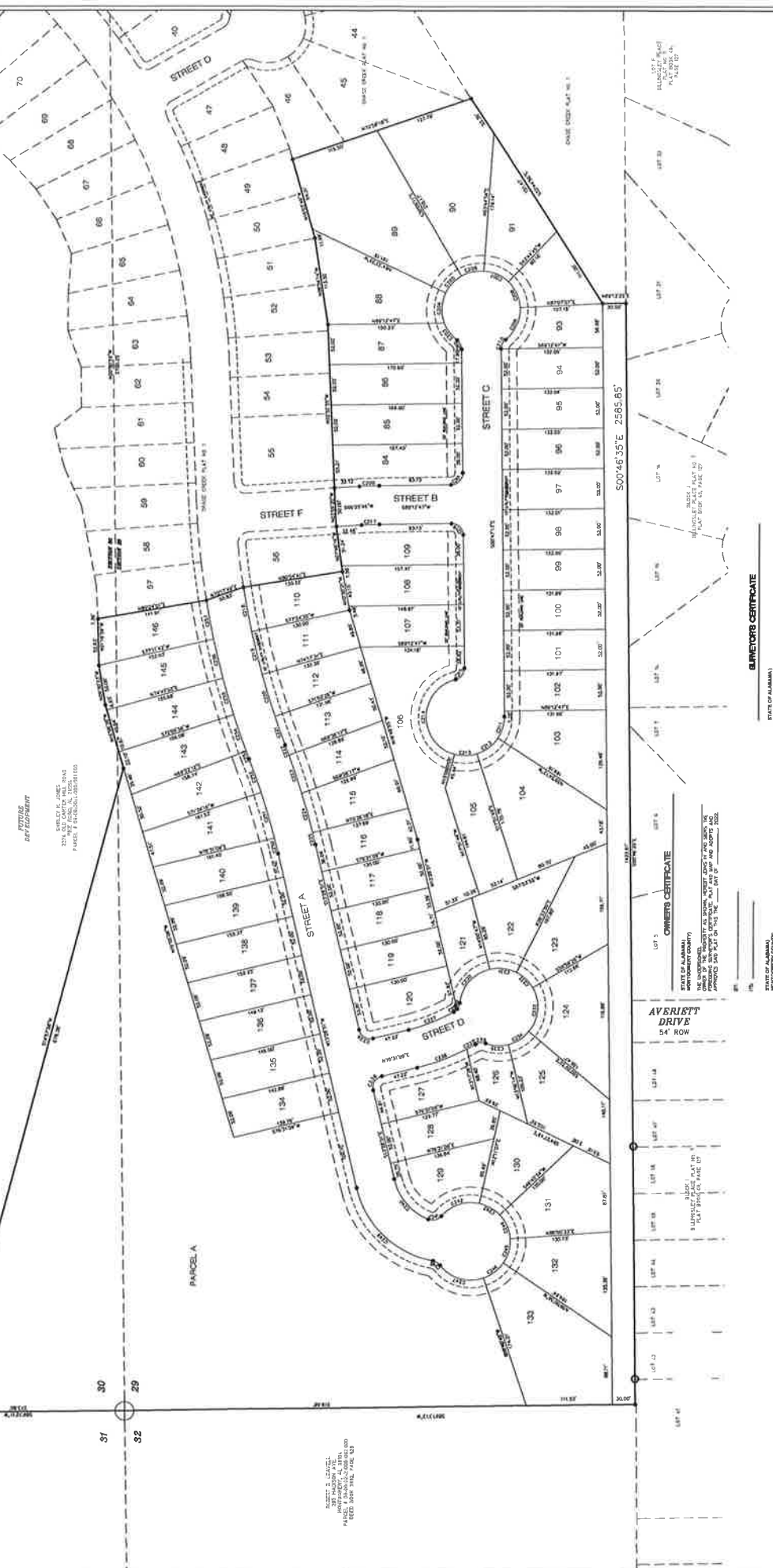
THE ENGINEER HAS REVIEWED THE PLANS AND RECORDS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF MONTGOMERY, ALABAMA, ORDINANCES AND REGULATIONS GOVERNING THE CONSTRUCTION OF STREETS AND HIGHWAYS. THE ENGINEER HAS ALSO REVIEWED THE PLANS AND RECORDS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF MONTGOMERY, ALABAMA, ORDINANCES AND REGULATIONS GOVERNING THE CONSTRUCTION OF STREETS AND HIGHWAYS.

SURVEY NOTES

1. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
2. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
3. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
4. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
5. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
6. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
7. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
8. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
9. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.
10. THIS SURVEY WAS PERSONALLY CONDUCTED BY THE ENGINEER.

REMARKS

ALL DIMENSIONS ARE IN FEET AND INCHES. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. ALL CURVES ARE CIRCULAR. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE STREETS. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL. ALL BEARINGS ARE TRUE BEARINGS. ALL CORNERS ARE MARKED WITH IRON PIPES. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREETS. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE STREETS. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL. ALL BEARINGS ARE TRUE BEARINGS. ALL CORNERS ARE MARKED WITH IRON PIPES.



FLOWERS & WHITE
ENGINEERS, P.L.L.C.
1000 21ST AVE. N. SUITE 100
MONTGOMERY, AL 36107
PH. 334.833.7400 FAX 334.334.7211

GRAPHIC SCALE
1" = 20' A

ENGINEER'S CERTIFICATE

I, THE ENGINEER, HEREBY CERTIFY THAT THE PLANS AND RECORDS FOR THE CONSTRUCTION OF THE STREETS AND HIGHWAYS SHOWN ON THESE PLANS AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF MONTGOMERY, ALABAMA, ORDINANCES AND REGULATIONS GOVERNING THE CONSTRUCTION OF STREETS AND HIGHWAYS.

OWNER'S CERTIFICATE

I, THE OWNER, HEREBY CERTIFY THAT THE PLANS AND RECORDS FOR THE CONSTRUCTION OF THE STREETS AND HIGHWAYS SHOWN ON THESE PLANS AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF MONTGOMERY, ALABAMA, ORDINANCES AND REGULATIONS GOVERNING THE CONSTRUCTION OF STREETS AND HIGHWAYS.

THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAN WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, AND WAS APPROVED BY THE COMMISSION ON THE DATE OF ADOPTION.

LEGEND

STREET CENTERLINE
STREET RIGHT-OF-WAY
PROPERTY LINE
ADJACENT PROPERTY LINE
PROPERTY CORNER SET (AS NOTED)

6B



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 9219 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: D. R. Horton

SUBJECT: Request final approval of Chase Creek Plat No. 3 located on the south side of Vaughn Road at Mill Ridge Drive in a PUD (Planned Unit Development) Zoning District.

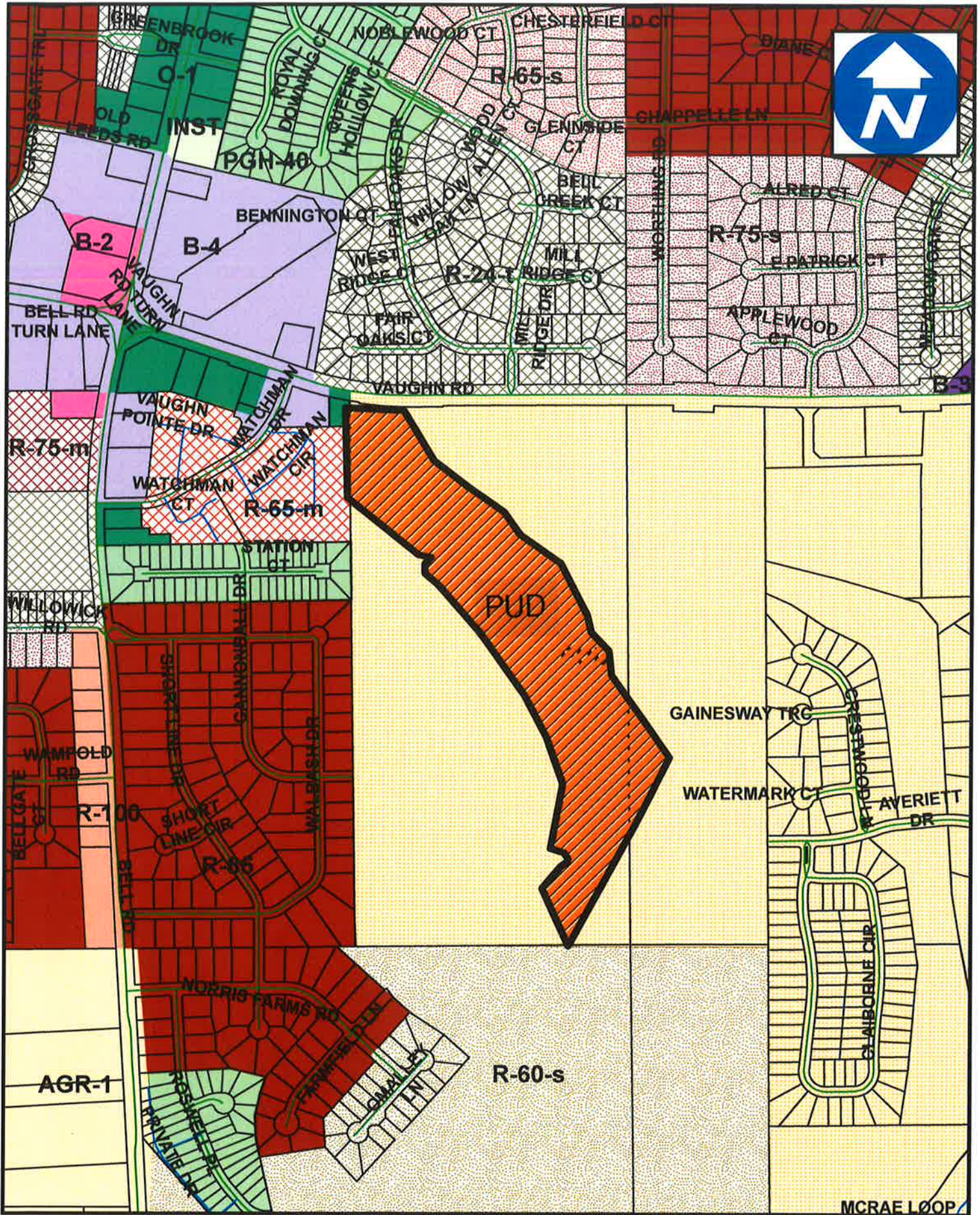
REMARKS: This plat creates 93 lots for residential use. The typical lot size is 50 ft. wide by 130 ft. deep. There are five (5) proposed streets in this plat. Street E (50 ft. ROW) runs south and will eventually form a complete loop with a stub out ending in a cul-de-sac. Street F (50 ft. ROW) runs east and west off Street E. One end of Street F will dead end into Street A and the other end will dead end into Street H. Street I (50 ft. ROW) runs west off Street E and will end in a cul-de-sac. Street G (50 ft. ROW) runs west off Street E and will dead end into the other side of Street E. This plat is being developed with the following setbacks: 20 ft. front yard, 15 ft. rear yard, 5 ft. each side yard, 10 ft. street side yard, and 2 parking spaces per lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 7A

CHASE CREEK PLAT NO. 3

UNPLATTED LANDS LIVING IN THE SOUTHWEST QUARTER OF SECTION 16-T-9-N, R-19-E, MONTGOMERY COUNTY, ALABAMA, 2002

VICINITY MAP



OWNER'S CERTIFICATE

I, the undersigned, a Notary Public in and for the State of Alabama, do hereby certify that the foregoing plat, map and plat of land and plat of the same, do constitute the true and correct plat and map of the same, as the same appear on the records of the County of Montgomery, Alabama, this 14th day of August, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 14th day of August, 2002.

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA
 COUNTY OF MONTGOMERY

_____ (Signature)
 _____ (Print Name)

THE MONTGOMERY CITY PLANNING COMMISSION

THE PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY COUNTY, ALABAMA, THIS 11th DAY OF AUGUST, 2002, AND IS APPROVED.

PLANNING COMMISSION SECRETARY

ENGINEER'S CERTIFICATE

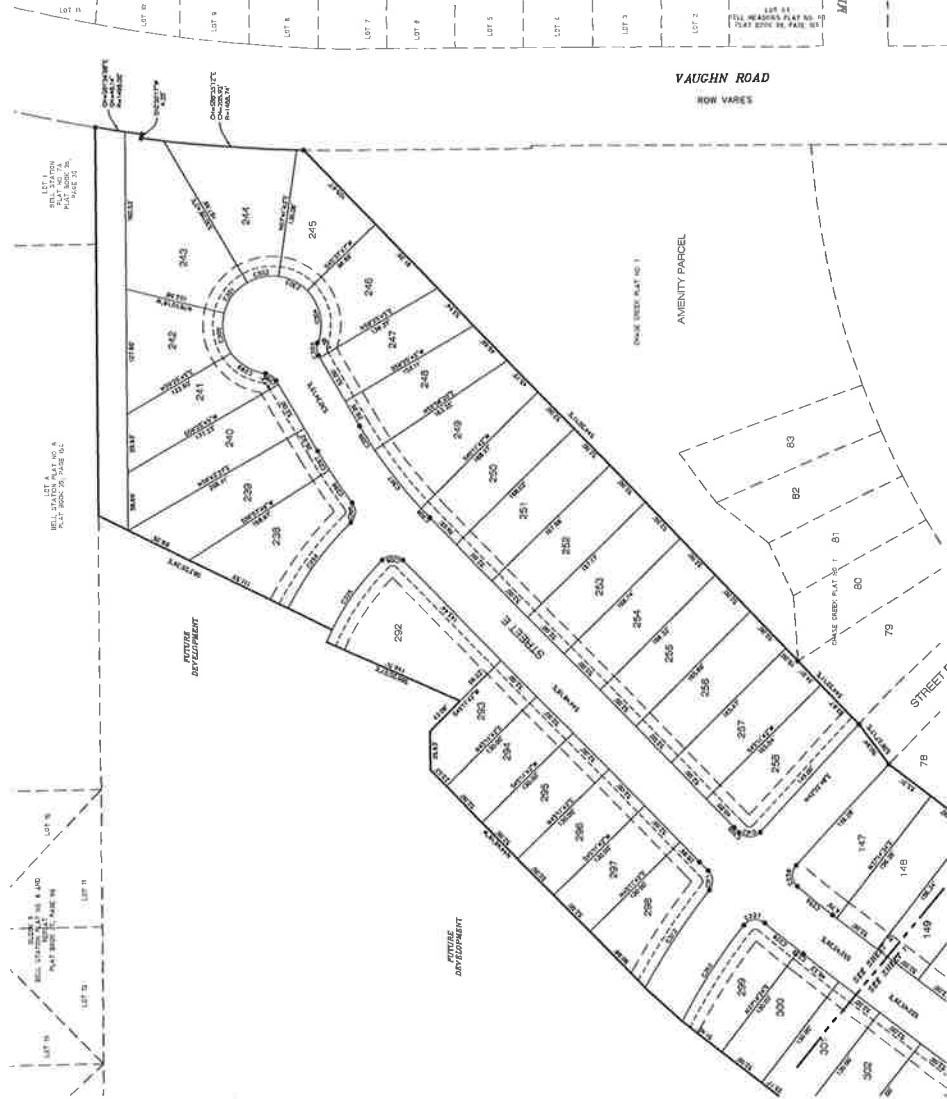
I, the undersigned, a Professional Engineer in and for the State of Alabama, do hereby certify that the foregoing plat, map and plat of land and plat of the same, do constitute the true and correct plat and map of the same, as the same appear on the records of the County of Montgomery, Alabama, this 14th day of August, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 14th day of August, 2002.

REGISTERED PROFESSIONAL ENGINEER
 IN CIVIL ENGINEERING
 STATE OF ALABAMA, LICENSE NO. 1980

_____ (Signature)
 _____ (Print Name)

LOT NO.	AREA (SQUARE FEET)	PERCENTAGE OF TOTAL AREA
LOT 1	1,000	0.1%
LOT 2	1,000	0.1%
LOT 3	1,000	0.1%
LOT 4	1,000	0.1%
LOT 5	1,000	0.1%
LOT 6	1,000	0.1%
LOT 7	1,000	0.1%
LOT 8	1,000	0.1%
LOT 9	1,000	0.1%
LOT 10	1,000	0.1%
LOT 11	1,000	0.1%
LOT 12	1,000	0.1%
LOT 13	1,000	0.1%
LOT 14	1,000	0.1%
LOT 15	1,000	0.1%
LOT 16	1,000	0.1%
LOT 17	1,000	0.1%
LOT 18	1,000	0.1%
LOT 19	1,000	0.1%
LOT 20	1,000	0.1%
LOT 21	1,000	0.1%
LOT 22	1,000	0.1%
LOT 23	1,000	0.1%
LOT 24	1,000	0.1%
LOT 25	1,000	0.1%
LOT 26	1,000	0.1%
LOT 27	1,000	0.1%
LOT 28	1,000	0.1%
LOT 29	1,000	0.1%
LOT 30	1,000	0.1%
LOT 31	1,000	0.1%
LOT 32	1,000	0.1%
LOT 33	1,000	0.1%
LOT 34	1,000	0.1%
LOT 35	1,000	0.1%
LOT 36	1,000	0.1%
LOT 37	1,000	0.1%
LOT 38	1,000	0.1%
LOT 39	1,000	0.1%
LOT 40	1,000	0.1%
LOT 41	1,000	0.1%
LOT 42	1,000	0.1%
LOT 43	1,000	0.1%
LOT 44	1,000	0.1%
LOT 45	1,000	0.1%
LOT 46	1,000	0.1%
LOT 47	1,000	0.1%
LOT 48	1,000	0.1%
LOT 49	1,000	0.1%
LOT 50	1,000	0.1%
LOT 51	1,000	0.1%
LOT 52	1,000	0.1%
LOT 53	1,000	0.1%
LOT 54	1,000	0.1%
LOT 55	1,000	0.1%
LOT 56	1,000	0.1%
LOT 57	1,000	0.1%
LOT 58	1,000	0.1%
LOT 59	1,000	0.1%
LOT 60	1,000	0.1%
LOT 61	1,000	0.1%
LOT 62	1,000	0.1%
LOT 63	1,000	0.1%
LOT 64	1,000	0.1%
LOT 65	1,000	0.1%
LOT 66	1,000	0.1%
LOT 67	1,000	0.1%
LOT 68	1,000	0.1%
LOT 69	1,000	0.1%
LOT 70	1,000	0.1%
LOT 71	1,000	0.1%
LOT 72	1,000	0.1%
LOT 73	1,000	0.1%
LOT 74	1,000	0.1%
LOT 75	1,000	0.1%
LOT 76	1,000	0.1%
LOT 77	1,000	0.1%
LOT 78	1,000	0.1%
LOT 79	1,000	0.1%
LOT 80	1,000	0.1%
LOT 81	1,000	0.1%
LOT 82	1,000	0.1%
LOT 83	1,000	0.1%
LOT 84	1,000	0.1%
LOT 85	1,000	0.1%
LOT 86	1,000	0.1%
LOT 87	1,000	0.1%
LOT 88	1,000	0.1%
LOT 89	1,000	0.1%
LOT 90	1,000	0.1%
LOT 91	1,000	0.1%
LOT 92	1,000	0.1%
LOT 93	1,000	0.1%
LOT 94	1,000	0.1%
LOT 95	1,000	0.1%
LOT 96	1,000	0.1%
LOT 97	1,000	0.1%
LOT 98	1,000	0.1%
LOT 99	1,000	0.1%
LOT 100	1,000	0.1%



- NOTE:**
- STAIRS AND STAIRWAYS ARE NOT INDICATED BY THIS SURVEY. ALL STAIRS AND STAIRWAYS ARE TO BE LOCATED BY THE PROPERTY OWNERS AND ARE TO BE SHOWN BY A SEPARATE SURVEY.
 - ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN FEET ARE TO THE CENTERLINE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED. DIMENSIONS IN INCHES ARE TO THE FACE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO THE FACE OF THE LOT OR ROAD ARE TO BE MEASURED FROM THE FACE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED.
 - DIMENSIONS ON LOT 100 ARE TO BE MEASURED FROM THE CENTERLINE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED.
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED.
 - THE DIMENSIONS ON LOT 100 ARE TO BE MEASURED FROM THE CENTERLINE OF THE LOT OR ROAD, UNLESS OTHERWISE SPECIFIED.

LEGEND

- Boundary / Adjacent
- Easement / Encroachment
- Right of Way
- Property Line
- Utility Line
- Easement / Encroachment
- Right of Way
- Property Line

SURVEY NOTES

- THIS SURVEY WAS PERFORMED BY THE ENGINEER AND SURVEYOR ON THE DATE INDICATED ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE REQUIREMENTS OF THE ALABAMA PROFESSIONAL SURVEYING ACT.
- THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE REQUIREMENTS OF THE ALABAMA PROFESSIONAL SURVEYING ACT.
- THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE REQUIREMENTS OF THE ALABAMA PROFESSIONAL SURVEYING ACT.

PLAT AND FIELD WORKS ADJUSTMENT

HAMILTON, L.L. ENGINEERING HAS BEEN SELECTED BY THE CITY OF MONTGOMERY, ALABAMA, TO PREPARE THIS PLAT AND FIELD WORKS ADJUSTMENT FOR THE CITY OF MONTGOMERY, ALABAMA. THE CITY OF MONTGOMERY, ALABAMA, HAS AGREED TO PAY FOR THE COSTS OF THIS PLAT AND FIELD WORKS ADJUSTMENT. THE CITY OF MONTGOMERY, ALABAMA, HAS AGREED TO PAY FOR THE COSTS OF THIS PLAT AND FIELD WORKS ADJUSTMENT. THE CITY OF MONTGOMERY, ALABAMA, HAS AGREED TO PAY FOR THE COSTS OF THIS PLAT AND FIELD WORKS ADJUSTMENT. THE CITY OF MONTGOMERY, ALABAMA, HAS AGREED TO PAY FOR THE COSTS OF THIS PLAT AND FIELD WORKS ADJUSTMENT.

FLOWERS & WHITE ENGINEERS, L.L.C.
 ENGINEER REG. L.L.C.
 4101 SOUTH GLENDALE AVENUE
 MONTGOMERY, ALABAMA 36117-2000
 (205) 836-2222
 (205) 836-2223
 (205) 836-2224

GRAPHIC SCALE
 1" = 400'
 1" = 800'
 1" = 1200'

CHASE CREEK PLAT NO. 3

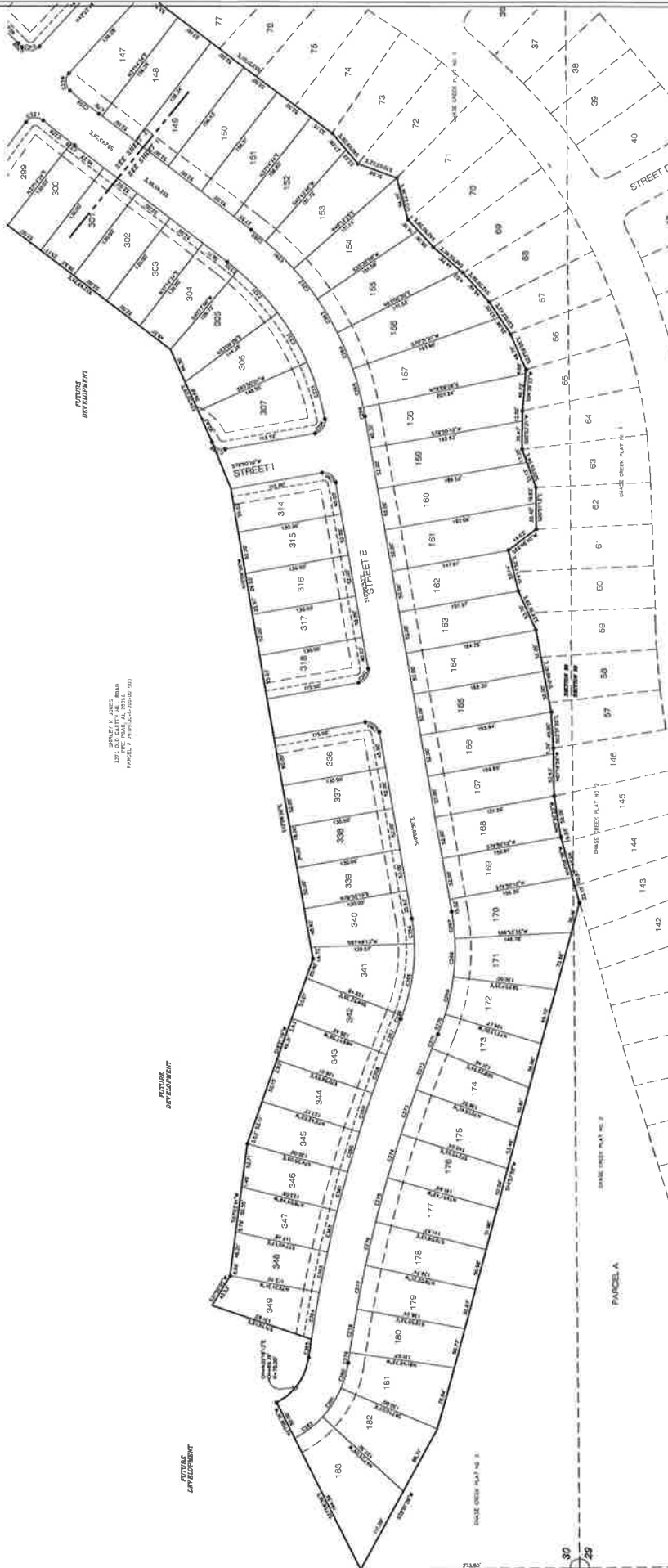
UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 36,
T-18-N, R-19-E, MONROE COUNTY, ALABAMA.



VICINITY MAP



1/40 43 ALABAMA STATE PLANS EAST 2016



320' 0" 1/4 SECTION 36
1/40 43 ALABAMA STATE PLANS EAST 2016

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ROBERT B. LEAVELL
201 MADISON AVE.
MONTGOMERY, AL 36108
PARCEL ID: 06-01-001-001-000
CADD BOOK: 7962 PAGE 932

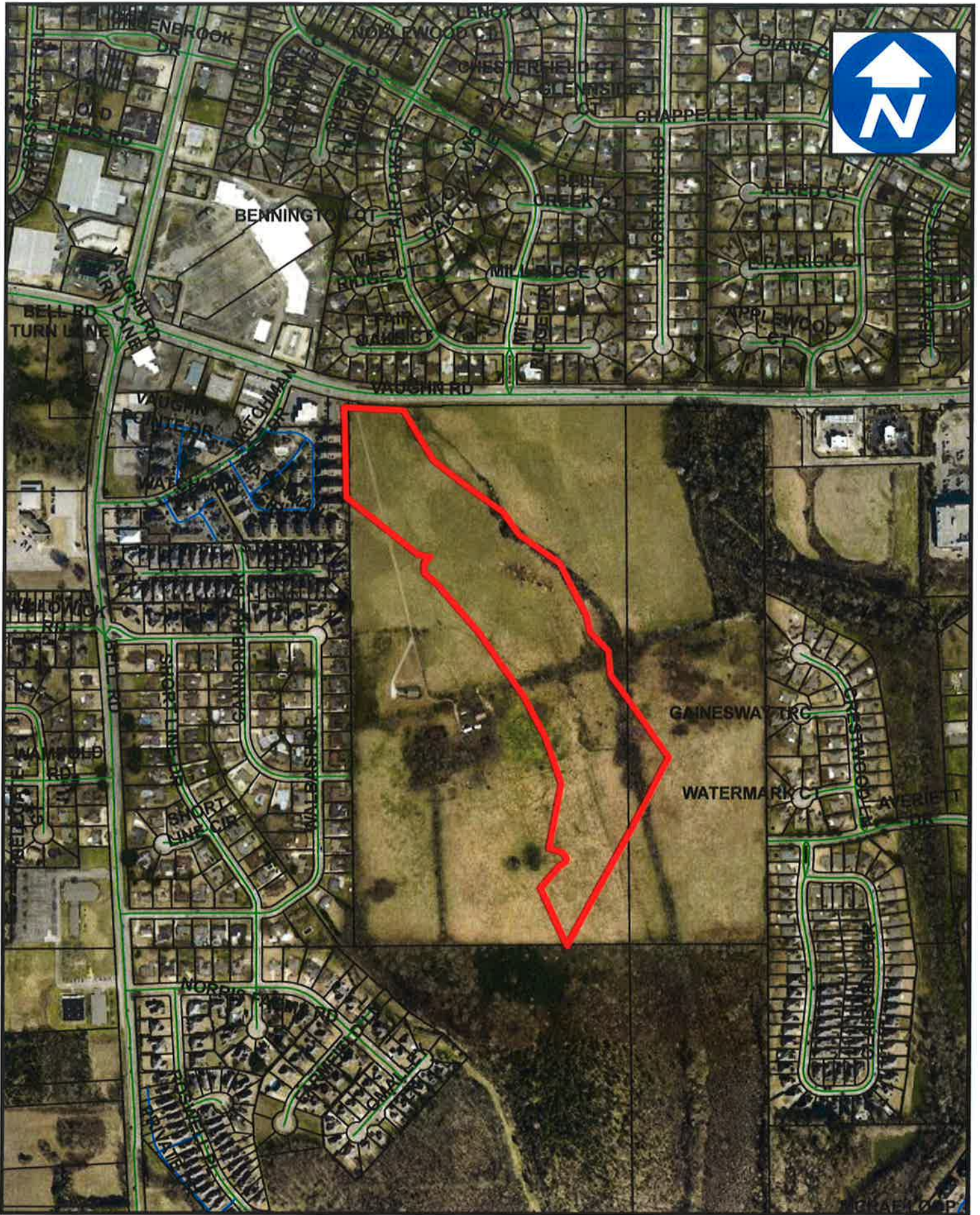
LEGEND

- PROPERTY OWNER
- PROPERTY OWNER
- PROPERTY OWNER
- PROPERTY OWNER
- PROPERTY OWNER

GRAPHIC SCALE



FLOWERS & WHITE
ENGINEERS, P.L.L.C.
1000 21ST AVE. N.W.
ATLANTA, GA 30309
PHONE: 404.525.1100 FAX: 404.525.1101



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 7D

8. 9220 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: D. R. Horton

SUBJECT: Request final approval of Chase Creek Plat No. 4 located on the south side of Vaughn Road at Mill Ridge Drive in a PUD (Planned Unit Development) Zoning District.

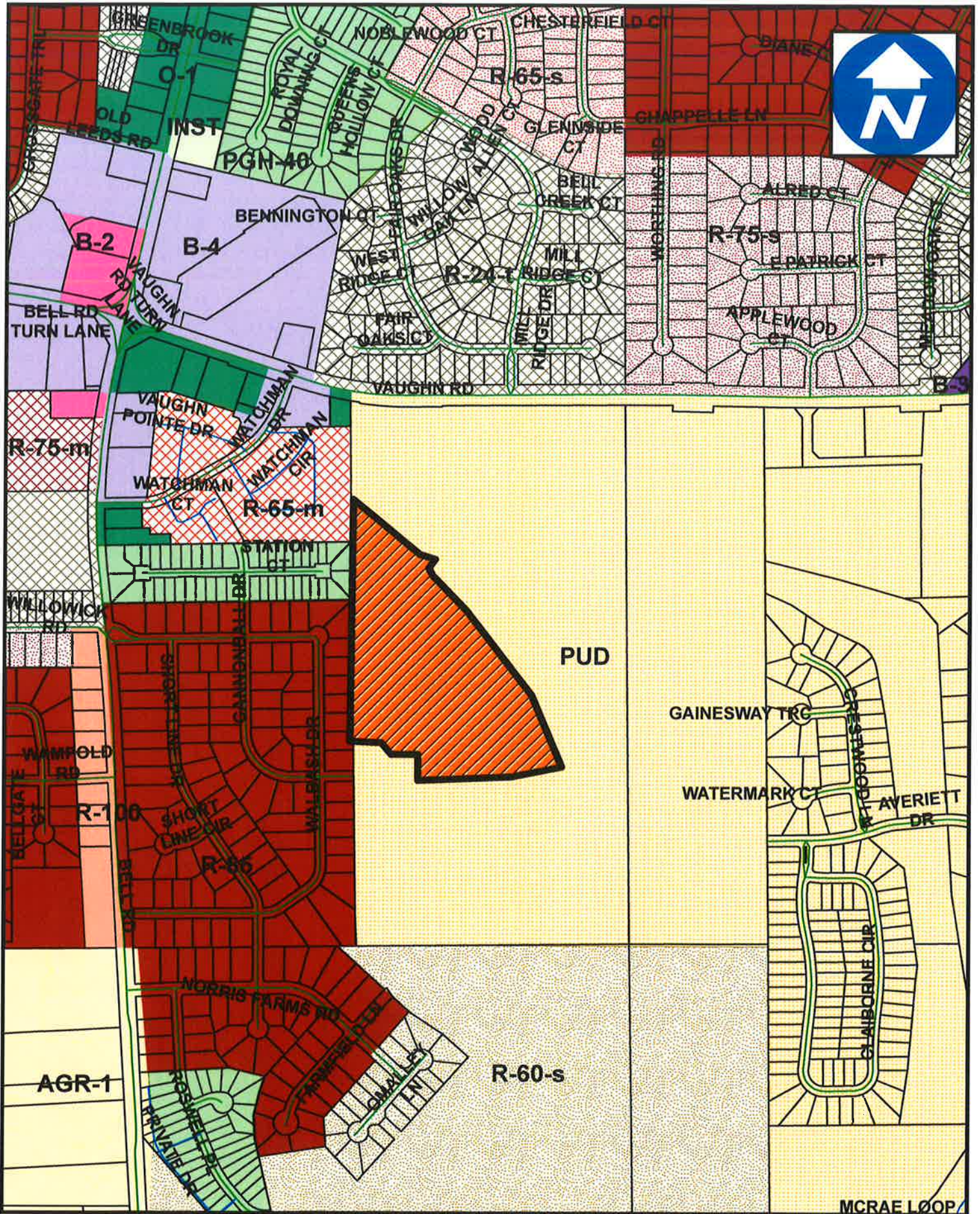
REMARKS: This plat creates 90 lots for residential use. The typical lot size is 50 ft. wide by 130 ft. deep. There are four (4) proposed streets in this plat. Street E (50 ft. ROW) runs north and south. This is a portion of the loop. Street F (50 ft. ROW) runs north and south. This street will dead end at Streets A & H. Street I (50 ft. ROW) runs west and ends in a cul-de-sac. Street G runs east and west and dead ends at Street E on both sides. This plat is being developed with the following setbacks: 20 ft. front yard, 15 ft. rear yard, 5 ft. each side yard, 10 ft. street side yard, and 2 parking spaces per lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 8A

CHASE CREEK PLAT NO. 4

UNDIVIDED LOTS LINED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 16N, RANGE 12E, MONTEGOMERY COUNTY, ALABAMA



VICINITY MAP



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that the plat of the above described land is a true and correct copy of the original plat on file in the office of the Montgomery County Clerk, and that the same is a true and correct copy of the original plat on file in the office of the Montgomery County Clerk.

DATE OF RECORDING: _____

BY: _____

OFFICE OF THE COUNTY CLERK, MONTGOMERY COUNTY, ALABAMA

THE MONTGOMERY CITY PLANNING COMMISSION

THE PLANNING COMMISSION HAS REVIEWED THE ABOVE DESCRIBED PLAT AND FINDS THAT THE SAME IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY PLANNING COMMISSION HAS APPROVED THE SAME.

DATE OF APPROVAL: _____

BY: _____

CITY PLANNING COMMISSION, MONTGOMERY, ALABAMA

SURVEYOR'S CERTIFICATE

I, the undersigned, hereby certify that the above described land is a true and correct copy of the original plat on file in the office of the Montgomery County Clerk, and that the same is a true and correct copy of the original plat on file in the office of the Montgomery County Clerk.

DATE OF RECORDING: _____

BY: _____

OFFICE OF THE COUNTY CLERK, MONTGOMERY COUNTY, ALABAMA

- NOTES**
1. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF MONTGOMERY, ALABAMA, BY DEED.
 2. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF MONTGOMERY, ALABAMA, BY DEED.
 3. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF MONTGOMERY, ALABAMA, BY DEED.
 4. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF MONTGOMERY, ALABAMA, BY DEED.

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YDS.)
200	10,000	0.23
201	10,000	0.23
202	10,000	0.23
203	10,000	0.23
204	10,000	0.23
205	10,000	0.23
206	10,000	0.23
207	10,000	0.23
208	10,000	0.23
209	10,000	0.23
210	10,000	0.23
211	10,000	0.23
212	10,000	0.23
213	10,000	0.23
214	10,000	0.23
215	10,000	0.23
216	10,000	0.23
217	10,000	0.23
218	10,000	0.23
219	10,000	0.23
220	10,000	0.23
221	10,000	0.23
222	10,000	0.23
223	10,000	0.23
224	10,000	0.23
225	10,000	0.23
226	10,000	0.23
227	10,000	0.23
228	10,000	0.23
229	10,000	0.23
230	10,000	0.23
231	10,000	0.23
232	10,000	0.23
233	10,000	0.23
234	10,000	0.23
235	10,000	0.23
236	10,000	0.23
237	10,000	0.23
238	10,000	0.23
239	10,000	0.23
240	10,000	0.23
241	10,000	0.23
242	10,000	0.23
243	10,000	0.23
244	10,000	0.23
245	10,000	0.23
246	10,000	0.23
247	10,000	0.23
248	10,000	0.23
249	10,000	0.23
250	10,000	0.23
251	10,000	0.23
252	10,000	0.23
253	10,000	0.23
254	10,000	0.23
255	10,000	0.23
256	10,000	0.23
257	10,000	0.23
258	10,000	0.23
259	10,000	0.23
260	10,000	0.23
261	10,000	0.23
262	10,000	0.23
263	10,000	0.23
264	10,000	0.23
265	10,000	0.23
266	10,000	0.23
267	10,000	0.23
268	10,000	0.23
269	10,000	0.23
270	10,000	0.23
271	10,000	0.23
272	10,000	0.23
273	10,000	0.23
274	10,000	0.23
275	10,000	0.23
276	10,000	0.23
277	10,000	0.23
278	10,000	0.23
279	10,000	0.23
280	10,000	0.23
281	10,000	0.23
282	10,000	0.23
283	10,000	0.23
284	10,000	0.23
285	10,000	0.23
286	10,000	0.23
287	10,000	0.23
288	10,000	0.23
289	10,000	0.23
290	10,000	0.23
291	10,000	0.23
292	10,000	0.23
293	10,000	0.23
294	10,000	0.23
295	10,000	0.23
296	10,000	0.23
297	10,000	0.23
298	10,000	0.23
299	10,000	0.23
300	10,000	0.23
301	10,000	0.23
302	10,000	0.23
303	10,000	0.23
304	10,000	0.23
305	10,000	0.23
306	10,000	0.23
307	10,000	0.23
308	10,000	0.23
309	10,000	0.23
310	10,000	0.23
311	10,000	0.23
312	10,000	0.23
313	10,000	0.23
314	10,000	0.23
315	10,000	0.23
316	10,000	0.23
317	10,000	0.23
318	10,000	0.23
319	10,000	0.23
320	10,000	0.23
321	10,000	0.23
322	10,000	0.23
323	10,000	0.23
324	10,000	0.23
325	10,000	0.23
326	10,000	0.23
327	10,000	0.23
328	10,000	0.23
329	10,000	0.23
330	10,000	0.23
331	10,000	0.23
332	10,000	0.23
333	10,000	0.23
334	10,000	0.23
335	10,000	0.23
336	10,000	0.23
337	10,000	0.23
338	10,000	0.23
339	10,000	0.23
340	10,000	0.23
341	10,000	0.23
342	10,000	0.23
343	10,000	0.23
344	10,000	0.23
345	10,000	0.23
346	10,000	0.23
347	10,000	0.23
348	10,000	0.23
349	10,000	0.23
350	10,000	0.23
351	10,000	0.23
352	10,000	0.23
353	10,000	0.23
354	10,000	0.23
355	10,000	0.23
356	10,000	0.23
357	10,000	0.23
358	10,000	0.23
359	10,000	0.23
360	10,000	0.23
361	10,000	0.23
362	10,000	0.23
363	10,000	0.23
364	10,000	0.23
365	10,000	0.23
366	10,000	0.23
367	10,000	0.23
368	10,000	0.23
369	10,000	0.23
370	10,000	0.23
371	10,000	0.23
372	10,000	0.23
373	10,000	0.23
374	10,000	0.23
375	10,000	0.23
376	10,000	0.23
377	10,000	0.23
378	10,000	0.23
379	10,000	0.23
380	10,000	0.23
381	10,000	0.23
382	10,000	0.23
383	10,000	0.23
384	10,000	0.23
385	10,000	0.23
386	10,000	0.23
387	10,000	0.23
388	10,000	0.23
389	10,000	0.23
390	10,000	0.23
391	10,000	0.23
392	10,000	0.23
393	10,000	0.23
394	10,000	0.23
395	10,000	0.23
396	10,000	0.23
397	10,000	0.23
398	10,000	0.23
399	10,000	0.23
400	10,000	0.23

SURVEY NOTES

1. DISTANCES SHOWN ON THE PLAN ARE IN FEET AND DECIMALS THEREOF.
2. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT OF 1901 AND THE SURVEYING REGULATIONS OF THE ALABAMA SURVEYING BOARD.
3. THE SURVEY WAS PERFORMED ON THE 15TH DAY OF APRIL, 2010.
4. THE SURVEY WAS PERFORMED BY SURVEYOR [NAME].

LEGEND

- PROPERTY LINE
- SURVEYOR'S MARK
- PROPERTY CORNER
- PROPERTY CORNER SET (SEE NOTES)

8B



GRAPHIC SCALE
1 inch = 40 feet

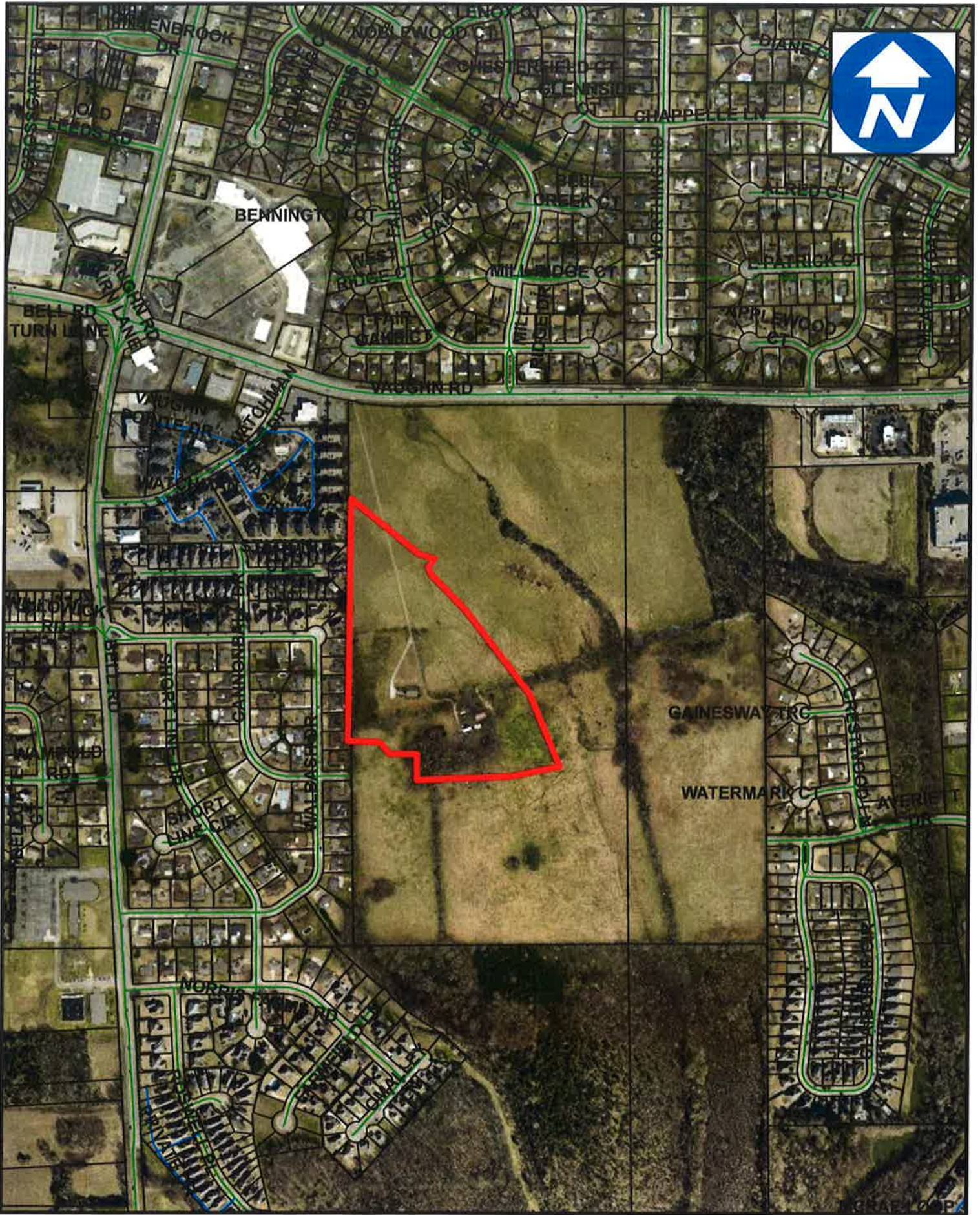


NAD 83 ALABAMA STATE PLANE EAST ZONE



FLOWERS & WHITE
ENGINEERS P.L.L.C.
1000 W. WASHINGTON ST., SUITE 100
MONTGOMERY, AL 36102
PH: 334-836-1100 FAX: 334-836-1101

DATE PLOTTED: 4-15-10
DRAWN BY: [NAME]



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. _____

8C

9. 9221 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: D. R. Horton

SUBJECT: Request final approval of Chase Creek Plat No. 5 located on the south side of Vaughn Road at Mill Ridge Drive in a PUD (Planned Unit Development) Zoning District.

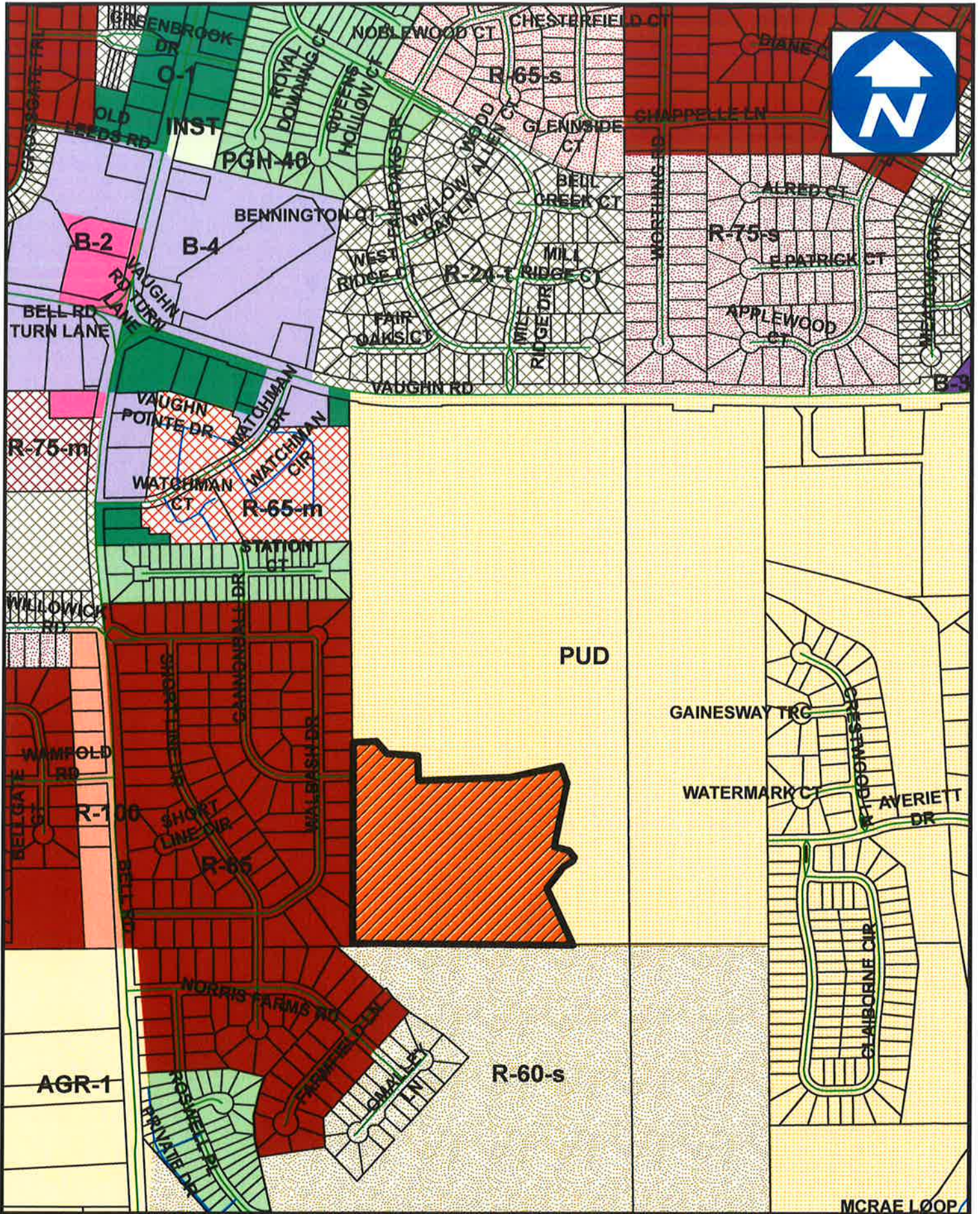
REMARKS: This plat creates 87 lots for residential use. The typical lot size is 50 ft. wide by 130 ft. deep. There are three (3) proposed streets in this plat. Street E (50 ft. ROW) runs south and east. This is a portion of the loop. Street F (50 ft. ROW) runs south and east. This street will dead end at Streets A & H. Street H (50 ft. ROW) runs north off Street E and ends in a cul-de-sac. This plat is being developed with the following setbacks: 20 ft. front yard, 15 ft. rear yard, 5 ft. each side yard, 10 ft. street side yard, and 2 parking spaces per lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 9A

CHASE CREEK PLAT NO. 5

UNDIVIDED LAND Lying in the Southeast Quarter of Section 20, Township 19-N, Range 12-W, Montgomery County, Alabama.



Map by ALABAMA STATE PLANS EAST DIVISION

SURVEY NOTES

1. DISTANCES SHOWN ON THIS PLAT ARE UNADJUSTED.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. PROPERTY OWNERS ARE ADVISED THAT THIS PLAT IS A PRELIMINARY PLAT AND DOES NOT CONSTITUTE A WARRANTY OF TITLE OR GUARANTEE OF ACCURACY FOR ANY PURPOSES.

OWNER'S CERTIFICATE

I, the undersigned, owner of the above described land, do hereby certify that the above described land is the same as shown on the attached plat and is in accordance with the provisions of the Act of the Legislature of Alabama, passed March 21, 1901, and amended March 21, 1902.

I, the undersigned, owner of the above described land, do hereby certify that the above described land is the same as shown on the attached plat and is in accordance with the provisions of the Act of the Legislature of Alabama, passed March 21, 1901, and amended March 21, 1902.

SURVEYOR'S CERTIFICATE

I, the undersigned, Surveyor, do hereby certify that the above described land is the same as shown on the attached plat and is in accordance with the provisions of the Act of the Legislature of Alabama, passed March 21, 1901, and amended March 21, 1902.

THE MONTGOMERY CITY PLANNING COMMISSION

THE PLANNING COMMISSION OF THE CITY OF MONTGOMERY, ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF THE LEGISLATURE OF ALABAMA, PASSED MARCH 21, 1901, AND AMENDED MARCH 21, 1902.

LEGEND

- PROPERTY LINE
- SEWER / WATER
- PROPERTY CORNER MARK
- ADJACENT PROPERTY
- ADJACENT LOT
- ADJACENT CORNER MARK



FLOWERS & WHITE
ENGINEERS, INC.
1000 1/2 AVENUE, SUITE 100
MONTGOMERY, ALABAMA 36102
PHONE: 205-261-1100 FAX: 205-261-1101

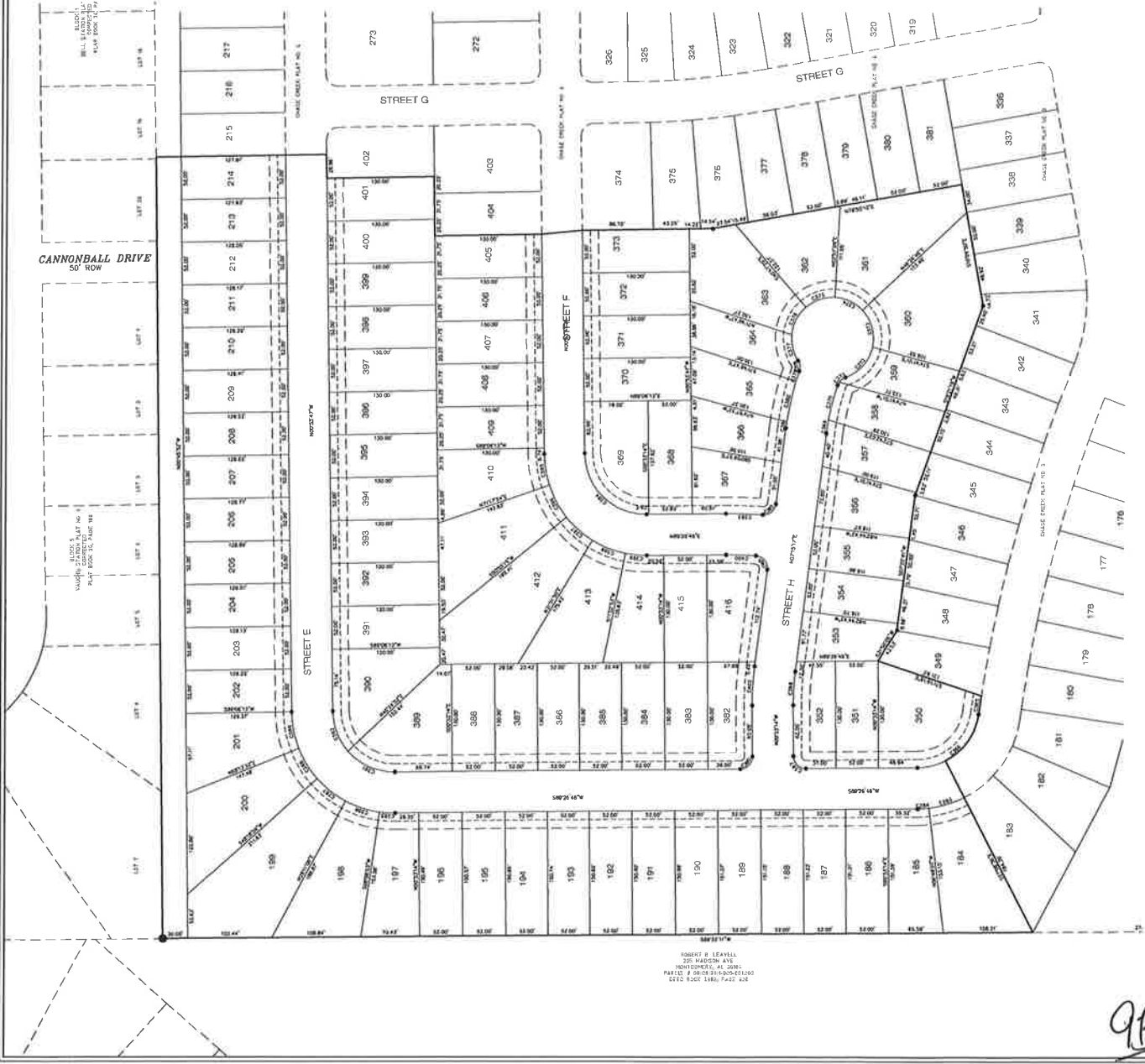


VICINITY MAP

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT OF TOTAL AREA
183	12,345	281	0.17
184	13,456	309	0.19
185	14,567	335	0.20
186	15,678	361	0.21
187	16,789	387	0.22
188	17,890	413	0.23
189	18,901	439	0.24
190	19,012	465	0.25
191	20,123	491	0.26
192	21,234	517	0.27
193	22,345	543	0.28
194	23,456	569	0.29
195	24,567	595	0.30
196	25,678	621	0.31
197	26,789	647	0.32
198	27,890	673	0.33
199	28,901	699	0.34
200	29,012	725	0.35
201	30,123	751	0.36
202	31,234	777	0.37
203	32,345	803	0.38
204	33,456	829	0.39
205	34,567	855	0.40
206	35,678	881	0.41
207	36,789	907	0.42
208	37,890	933	0.43
209	38,901	959	0.44
210	39,012	985	0.45
211	40,123	1,011	0.46
212	41,234	1,037	0.47
213	42,345	1,063	0.48
214	43,456	1,089	0.49
215	44,567	1,115	0.50
216	45,678	1,141	0.51
217	46,789	1,167	0.52
218	47,890	1,193	0.53
219	48,901	1,219	0.54
220	49,012	1,245	0.55
221	50,123	1,271	0.56
222	51,234	1,297	0.57
223	52,345	1,323	0.58
224	53,456	1,349	0.59
225	54,567	1,375	0.60
226	55,678	1,401	0.61
227	56,789	1,427	0.62
228	57,890	1,453	0.63
229	58,901	1,479	0.64
230	59,012	1,505	0.65
231	60,123	1,531	0.66
232	61,234	1,557	0.67
233	62,345	1,583	0.68
234	63,456	1,609	0.69
235	64,567	1,635	0.70
236	65,678	1,661	0.71
237	66,789	1,687	0.72
238	67,890	1,713	0.73
239	68,901	1,739	0.74
240	69,012	1,765	0.75

PLATE NO. 100-2000-10000

THE UNDERSIGNED DO HEREBY AGREE AND UNDERSTAND THAT THE ABOVE DESCRIBED LAND IS THE SAME AS SHOWN ON THE ATTACHED PLAT AND IS IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF THE LEGISLATURE OF ALABAMA, PASSED MARCH 21, 1901, AND AMENDED MARCH 21, 1902.



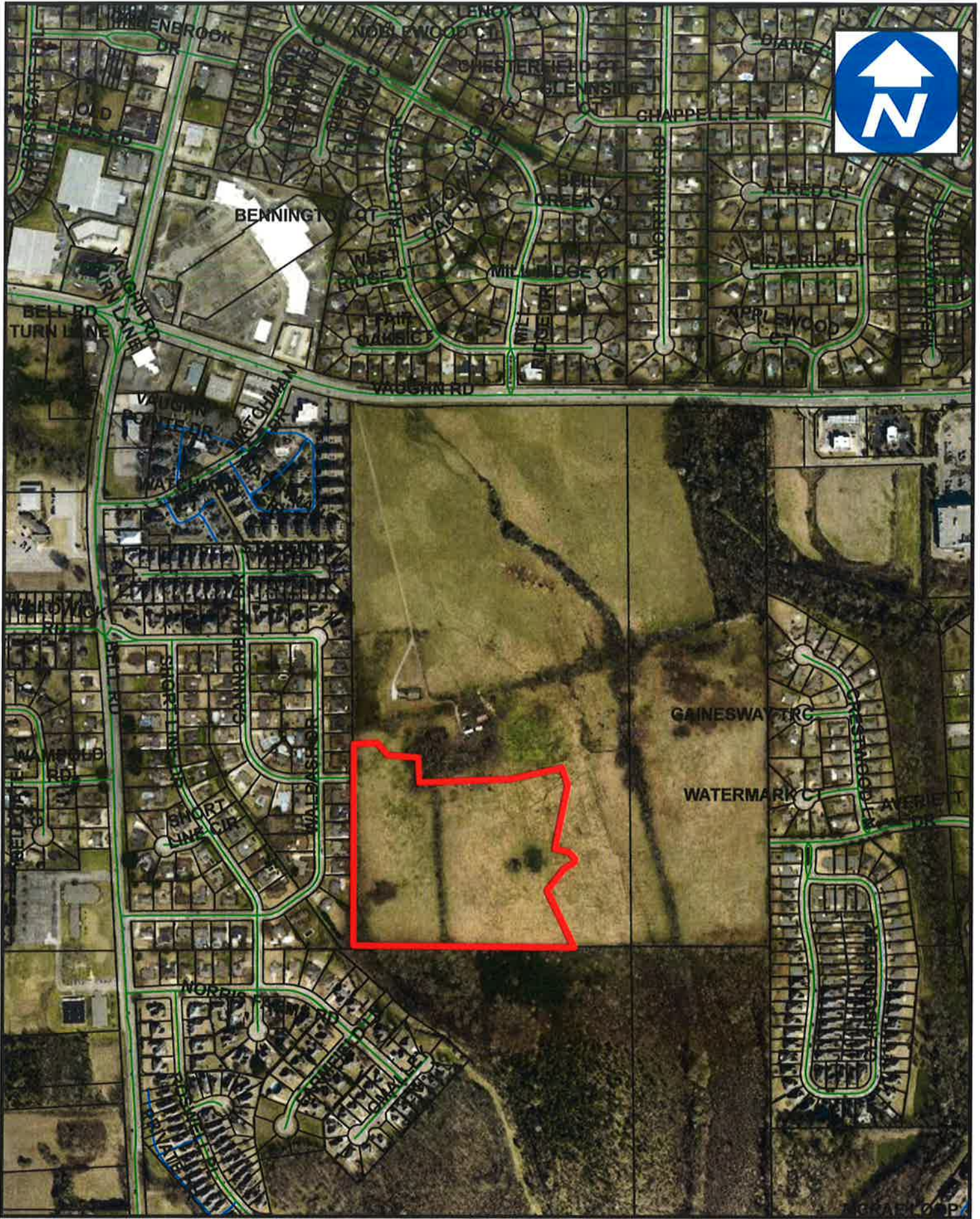
ROBERT B. LEAVELL
1000 1/2 AVENUE, SUITE 100
MONTGOMERY, ALABAMA 36102
PHONE: 205-261-1100 FAX: 205-261-1101



GRAPHIC SCALE

1" = 20' 0"

QB



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 9C