

# Planning Commission Agenda

August 27, 2015

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Crews Reaves, Chairperson

Malcolm Calhoun

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the July 23, 2015 meeting

**August 27, 2015**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	RZ-2015-012	Pablo Hernandez Ramirez	Old Selma Road	Rezoning	1
2.	RZ-2015-013	La Femme Inc.	Crossland Loop	Rezoning	2
3.	DP-1988-143	PWBA Architects	Cong W L Dickinson	DP	3
4.	DP-2007-015	AEC, Inc.	EastChase Parkway	DP	4
5.	DP-1992-067	Ross Brinkley	Taylor Road	DP	5
6.	DP-2015-028	Perry Engineering	Atlanta Highway	DP	6
7.	DP-2015-027	3D Development Partner	West South Boulevard	DP	7
8.	8767	Glen Tanner Land Surveying	Burns Street	Plat	8
9.	DP-2004-095	Pilgreen Engineering	Faith Lane	Revised Master Plan	9
10.	8768	“ “	Faith Lane	Plat	10
11.	8769	Larry E. Speaks & Assoc.	Ryan Ridge Loop	Plat	11
12.	DP-1974-101	“ “	Eastern Boulevard	DP	12
13.	DP-2005-022	“ “	Eastern Boulevard	DP	13
14.	8766	“ “	Eastern Boulevard	Plat	14
15.	8774	Goodwyn, Mills & Cawood	Taylor Road	Plat	15
16.	8771	“ “	Taylor Road	Plat	16
17.	8770	“ “	Taylor Road	Plat	17
18.	8772	“ “	Lenox Lane	Plat	18
19.	8773	“ “	Lenox Lane	Plat	19

***The next Planning Commission meeting is on  
September 24, 2015***

1. RZ-2015-012 **PRESENTED BY:** Pablo Hernandez Ramirez

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) lot located at 2711 Old Selma Road from an R-75-s (Single-Family Residential) Zoning District to an R-99-s (Mobile Dwelling Subdivision) Zoning District.

**REMARKS:** This property is surrounded by R-75-s (Single-Family Residential) zoning. This lot is 100 ft. x 200 ft. (20,000 sq. ft.). The intended use for this property if rezoned is for one (1) mobile dwelling. The Land Use Plan recommends low density residential use.

**COUNCIL DISTRICT:** 4

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

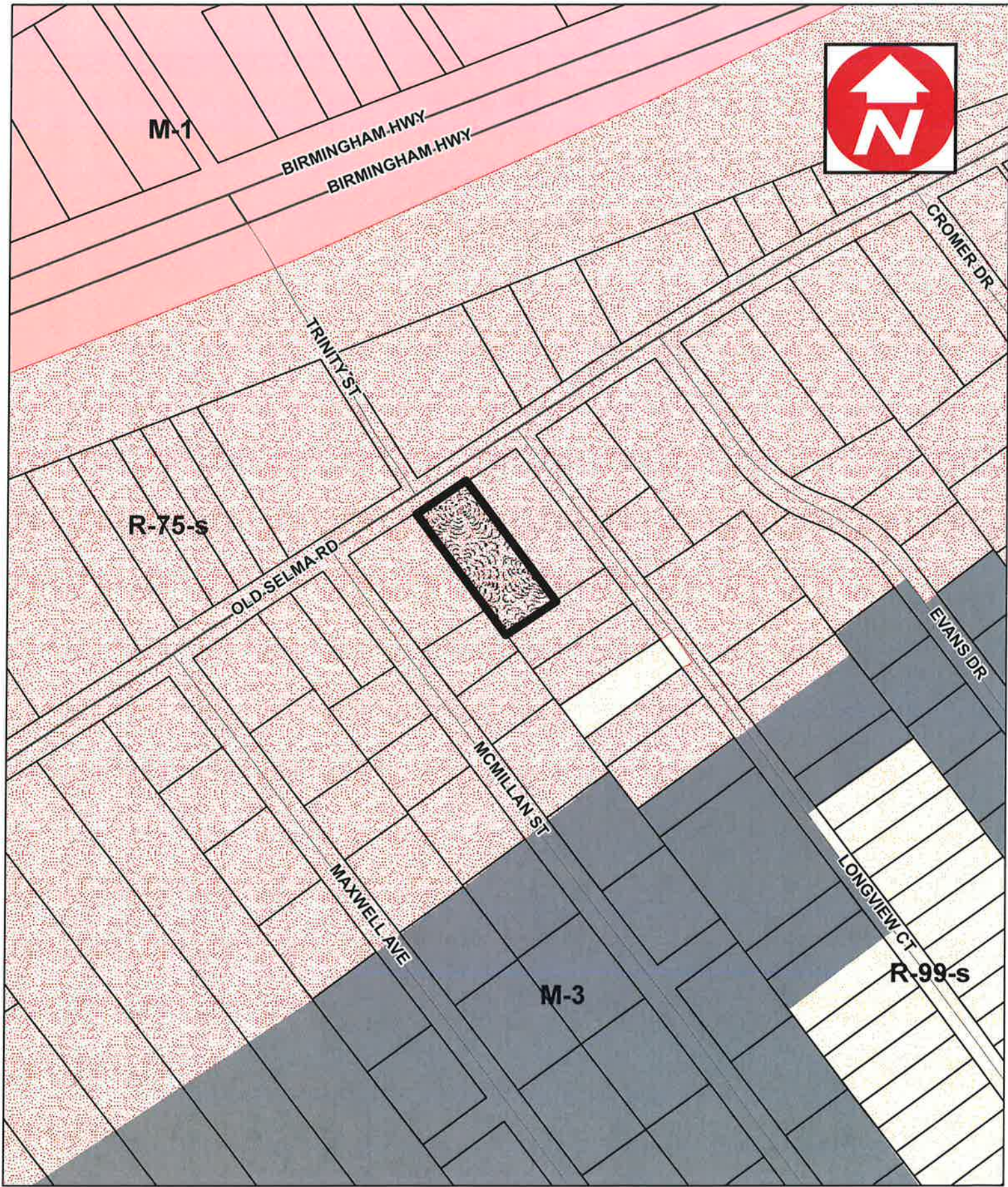
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY [REDACTED]

FILE NO. R2-2015-012

1 inch = 200 feet

FROM R-75-s TO R-99-s

ITEM NO. 1A



**REZONING REQUEST**

**SUBJECT PROPERTY** ~~4500010555~~

**FILE NO.** RZ-2015-062

1 inch = 100 feet

**FROM** R-75-s **TO** R-99-s

**ITEM NO.** 1B

2. RZ-2015-013 **PRESENTED BY:** La Femme Incorporated

**REPRESENTING:** Same

**SUBJECT:** Request to rezone three (3) lots located at 8436, 8448 and 8449 Crossland Loop from an O-1 (Office) Zoning District to a B-3-Q (Commercial-Qualified) Zoning District.

**REMARKS:** The adjacent property has PGH-40 (Patio-Garden Home) zoning to the north, R-85 (Single-Family Residential) zoning to the east, and O-1 (Office) zoning to the south and west.

The intended uses for this property if rezoned are:

Stores selling apparel, jewelry, gift items, flowers; barber, beauty shops, spas; nail salons, shoe repair; offices, banks, post offices, and similar services.

The uses to be restricted are:

Stores selling food, general merchandise, furniture, housewares and household wares, drugs and sundries, sporting goods; small dry cleaning and laundry pick-up stations; automobile filling stations, restaurant drive-in eating places, motels, hotels, automobile repair, places of amusement and assembly, outdoor advertising structures, manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically restricted herein; animal clinics, hospitals or kennels and travel trailer parks.

The Land Use Plan recommends mixed use as a PUD (Planned Unit Development) area.

**COUNCIL DISTRICT: 9**

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

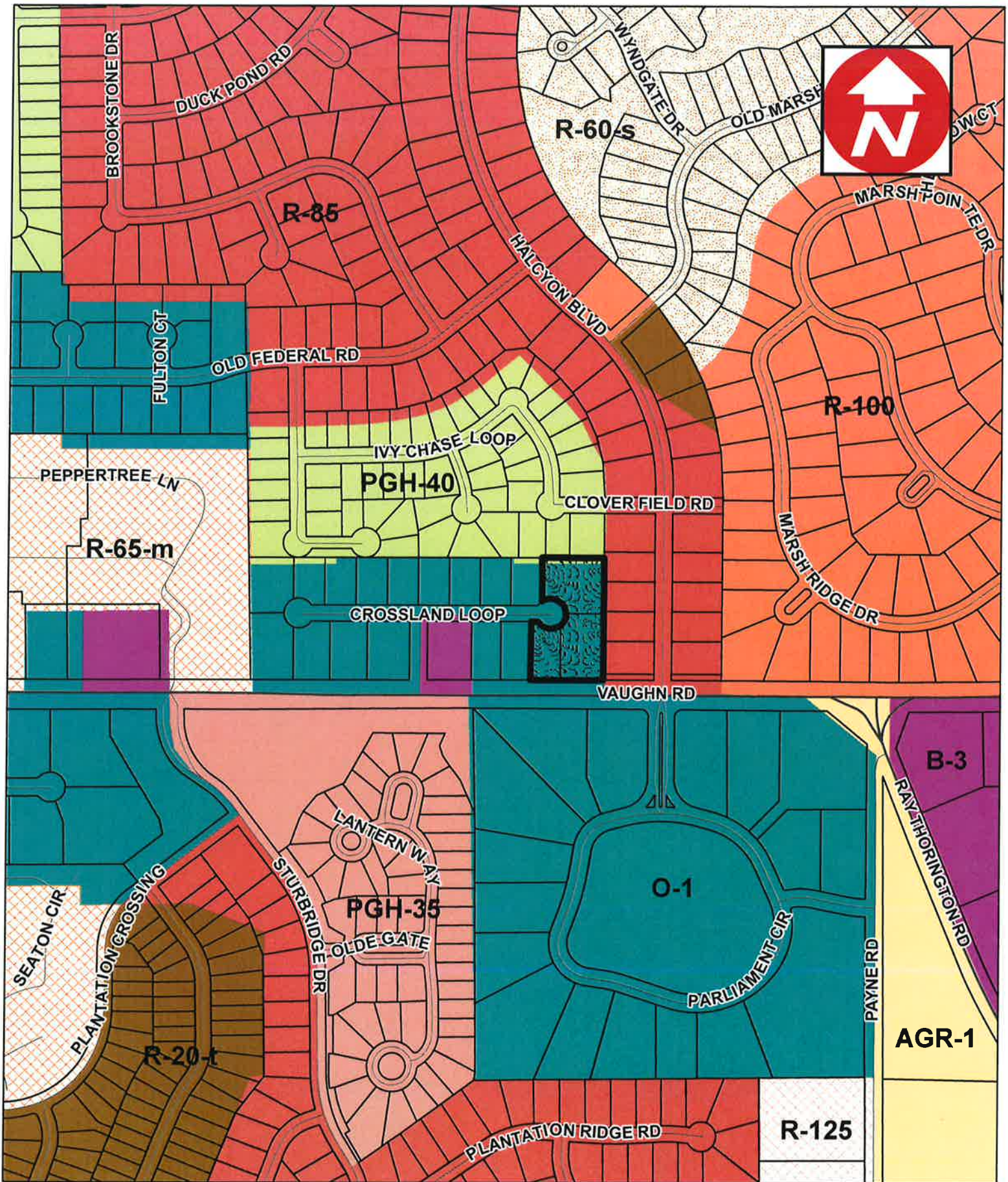
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

**SUBJECT PROPERTY** [REDACTED]

**FILE NO.** R2-2015-013

1 inch = 400 feet

**FROM** 0-1 **TO** B-3-0

**ITEM NO.** 2A



**REZONING REQUEST**

**SUBJECT PROPERTY**



**FILE NO.** R2-2015-013

1 inch = 200 feet

**FROM** 0-1 **TO** B-3-D

**ITEM NO.** 2B



3. DP-1988-143 **PRESENTED BY:** PWBA Architects

**REPRESENTING:** Alabama Power Company

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1810 Cong. W. L. Dickinson Drive in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an additional 1,800 sq. ft. building. There are no new access drives or parking spaces indicated on the site plan. All applicable requirements will be met.

**COUNCIL DISTRICT: 2**

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

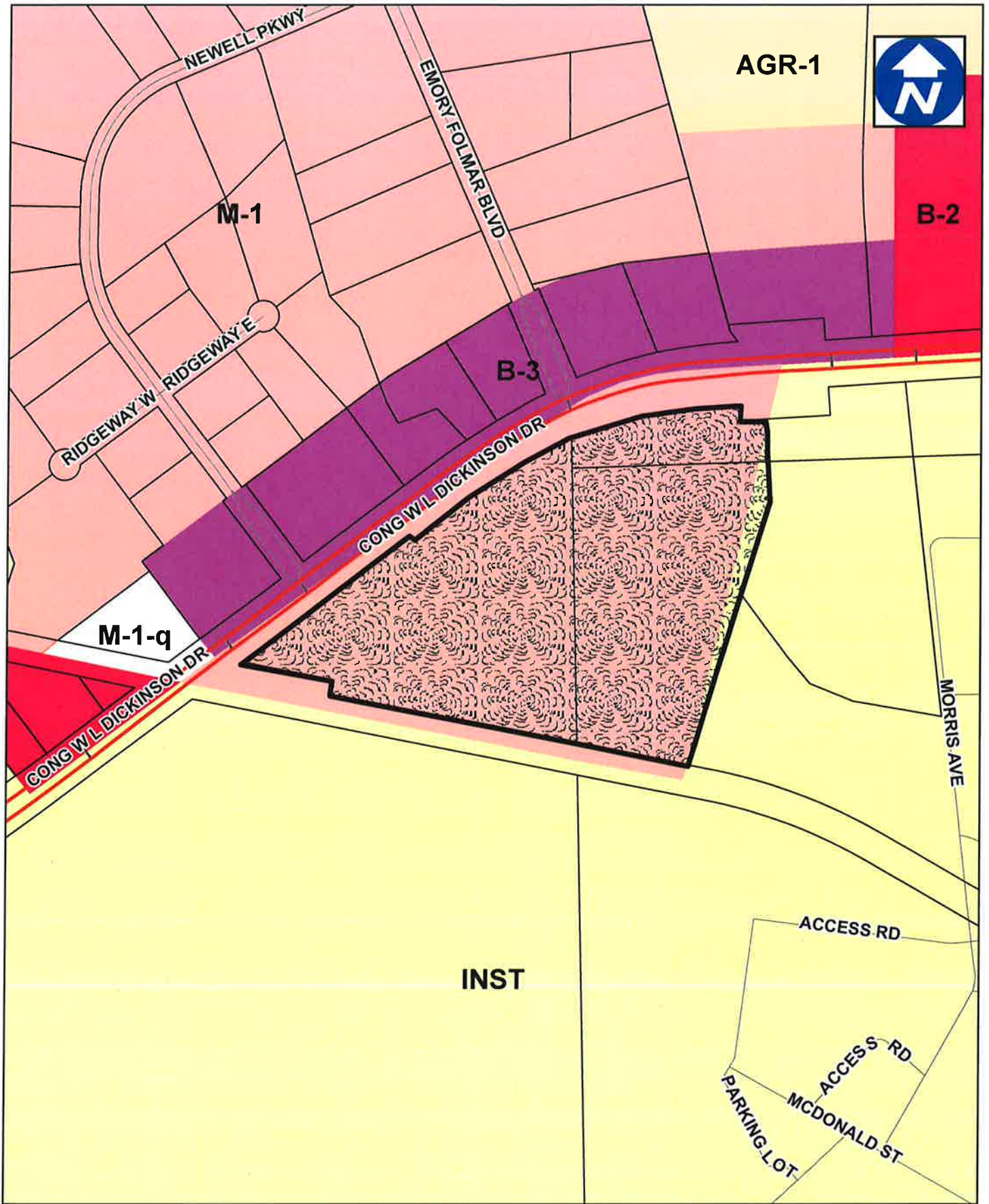
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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

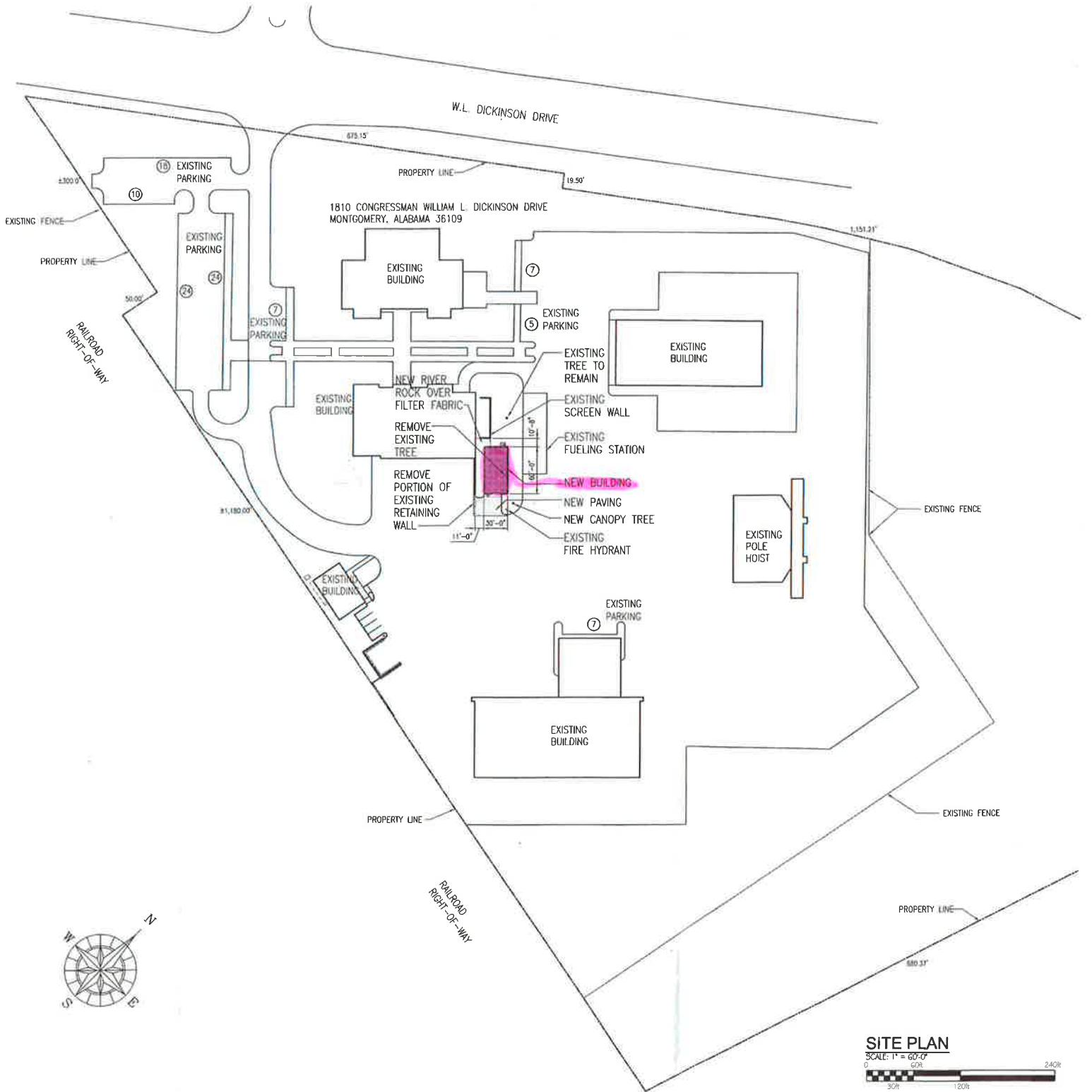


**DEVELOPMENT SITE SUBJECT PROPERTY**

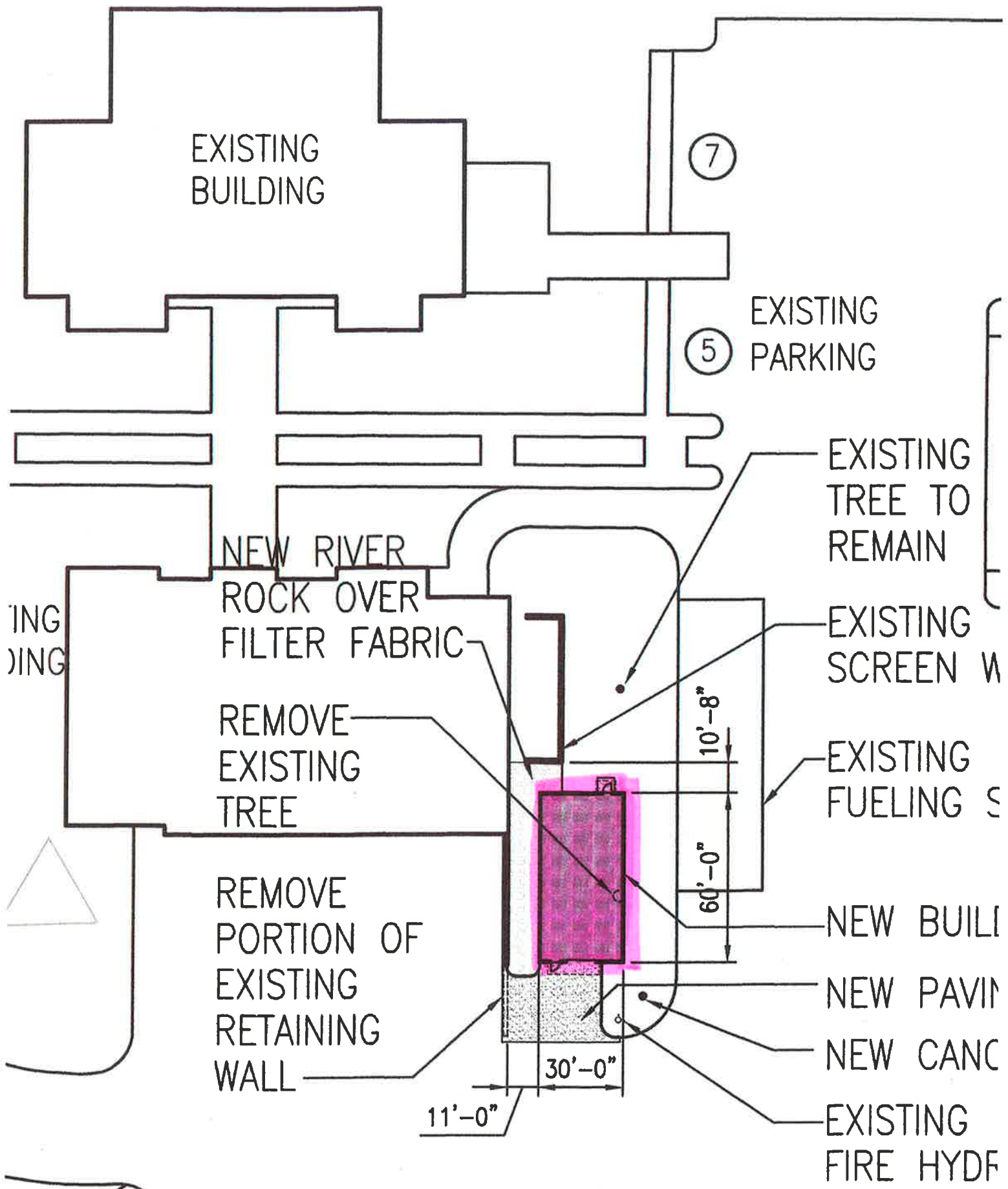
1 inch = 400 feet

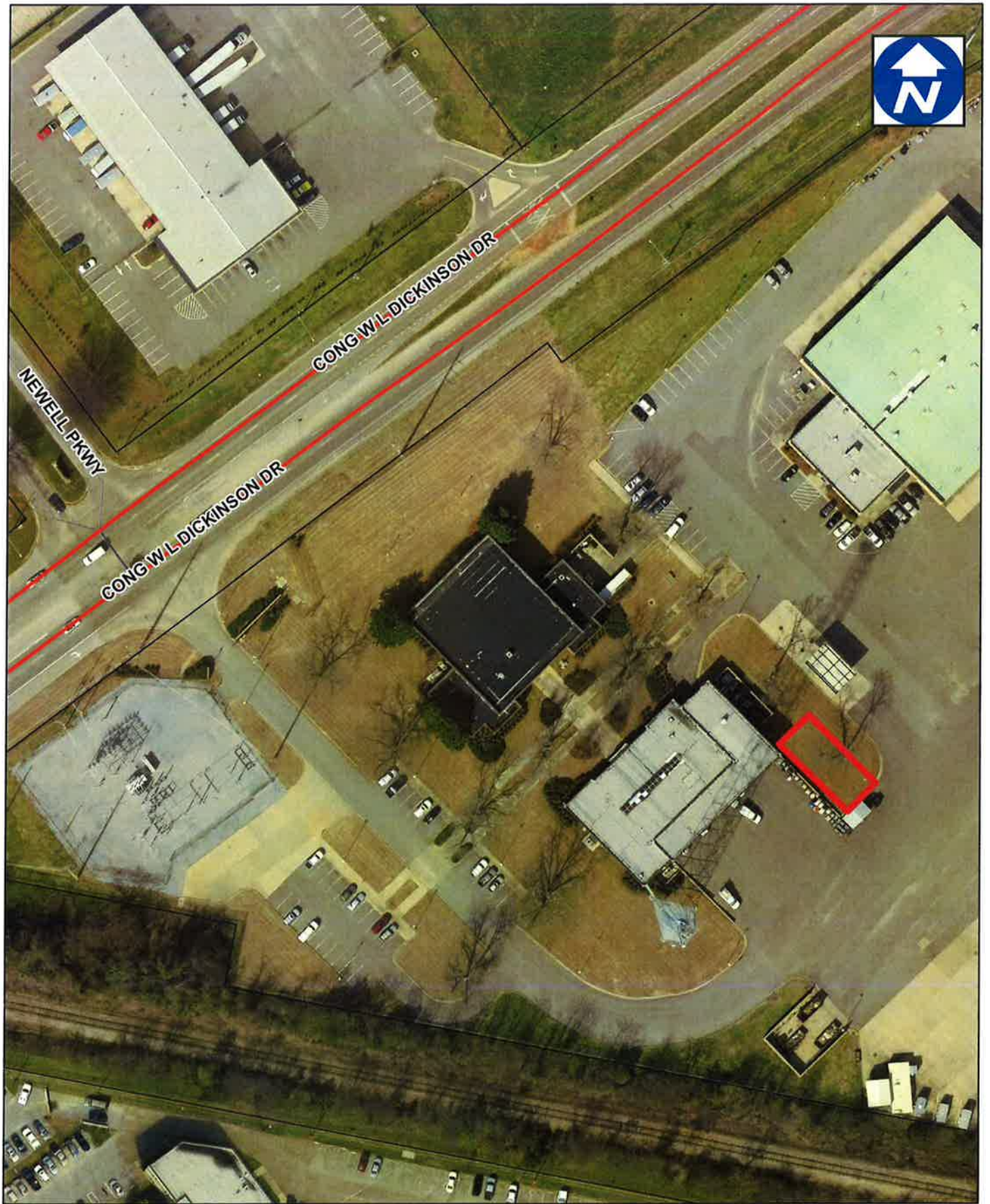


ITEM NO. 3A



2B





DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 100 feet



ITEM NO. 2D

4. DP-2007-015 **PRESENTED BY:** AEC, Inc.

**REPRESENTING:** Costco Wholesale

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 8255 EastChase Parkway in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 2,002 sq. ft. addition. There are no new access drives or parking spaces indicated on the site plan. All applicable requirements will be met.

**COUNCIL DISTRICT:** 9

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

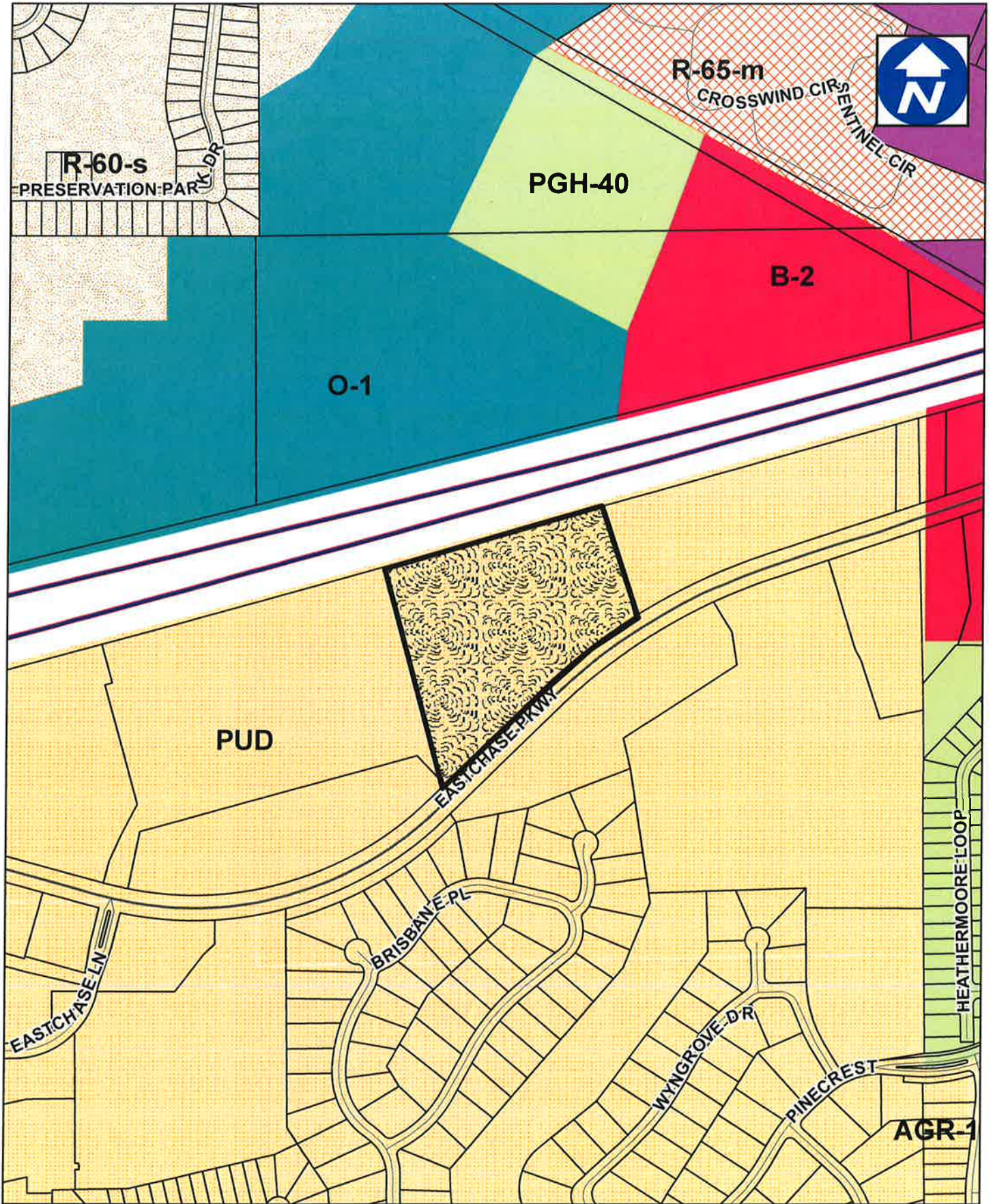
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



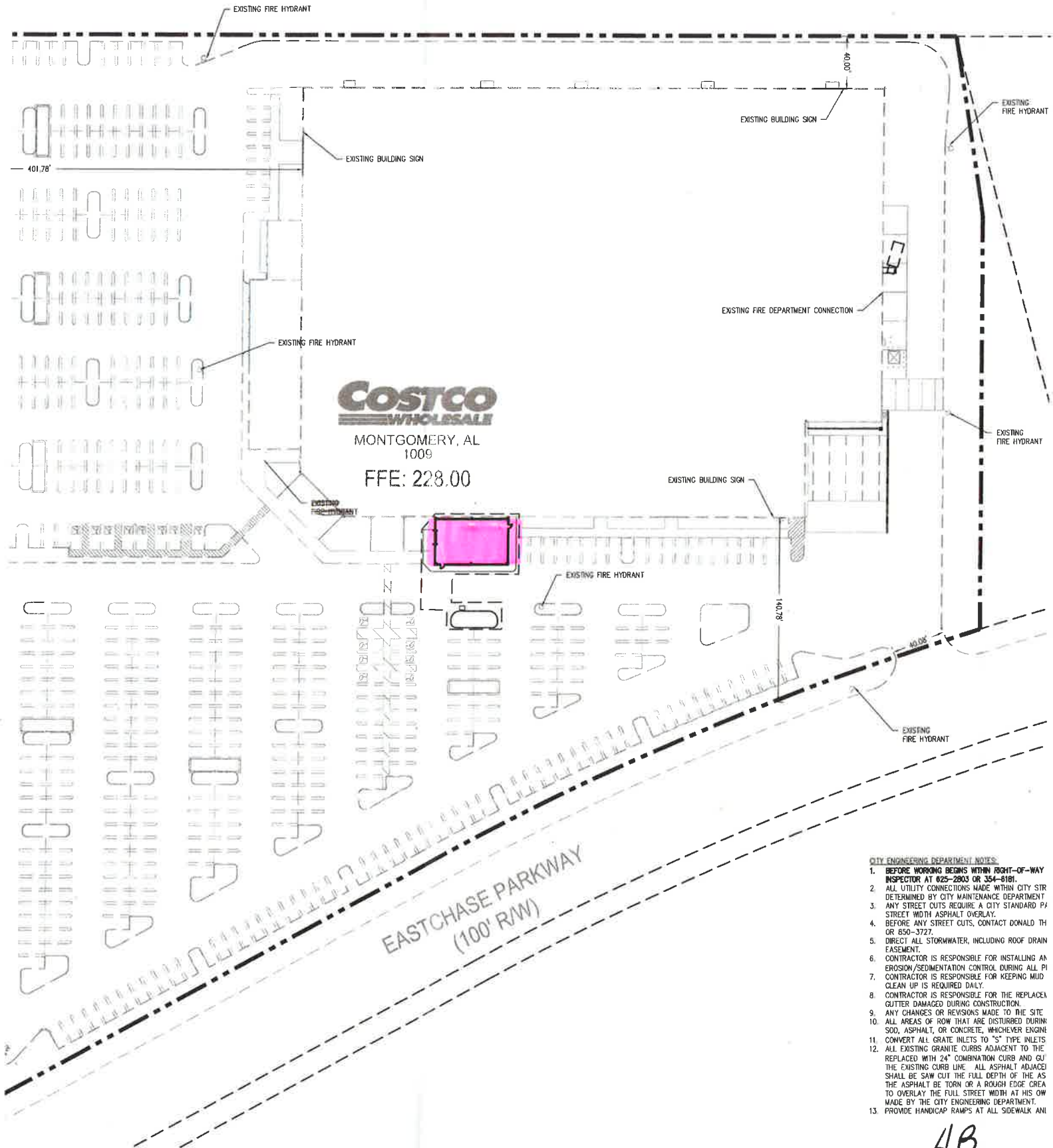
DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 500 feet



ITEM NO. 4A

I-85



- CITY ENGINEERING DEPARTMENT NOTES:**
1. BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY INSPECTOR AT 625-2803 OR 354-8181.
  2. ALL UTILITY CONNECTIONS MADE WITHIN CITY STR DETERMINED BY CITY MAINTENANCE DEPARTMENT
  3. ANY STREET CUTS REQUIRE A CITY STANDARD P&S STREET WIDTH ASPHALT OVERLAY.
  4. BEFORE ANY STREET CUTS, CONTACT DONALD TH OR 850-3727.
  5. DIRECT ALL STORMWATER, INCLUDING ROOF DRAIN EASEMENT.
  6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN EROSION/SEDIMENTATION CONTROL DURING ALL P&S
  7. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD CLEAN UP IS REQUIRED DAILY.
  8. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF GUTTER DAMAGED DURING CONSTRUCTION.
  9. ANY CHANGES OR REVISIONS MADE TO THE SITE ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD, ASPHALT, OR CONCRETE, WHICHEVER ENGINEER DETERMINES IS APPROPRIATE.
  10. CONVERT ALL GRATE INLETS TO "S" TYPE INLETS
  11. ALL EXISTING GRANITE CURBS ADJACENT TO THE REPLACED WITH 24" COMBINATION CURB AND GUTTER. THE EXISTING CURB LINE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL ASPHALT ADJACENT TO THE EXISTING CURB LINE SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER WITH SOD, ASPHALT, OR CONCRETE, WHICHEVER ENGINEER DETERMINES IS APPROPRIATE.
  12. ALL EXISTING GRANITE CURBS ADJACENT TO THE REPLACED WITH 24" COMBINATION CURB AND GUTTER. THE EXISTING CURB LINE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL ASPHALT ADJACENT TO THE EXISTING CURB LINE SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER WITH SOD, ASPHALT, OR CONCRETE, WHICHEVER ENGINEER DETERMINES IS APPROPRIATE.
  13. PROVIDE HANDICAP RAMP AT ALL SIDEWALK AND

4B





**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 100 feet



ITEM NO. 4C

5. DP-1992-067 **PRESENTED BY:** Ross Brinkley, P.E.

**REPRESENTING:** Jack's Family Restaurants

**SUBJECT:** Public hearing for a development plan for a new building to be located at 855 Taylor Road in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,877 sq. ft. building for a restaurant. There are two (2) full access drives from University Court, and 50 paved parking spaces indicated on the site plan. All other applicable requirements will be met.

**COUNCIL DISTRICT:** 9

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

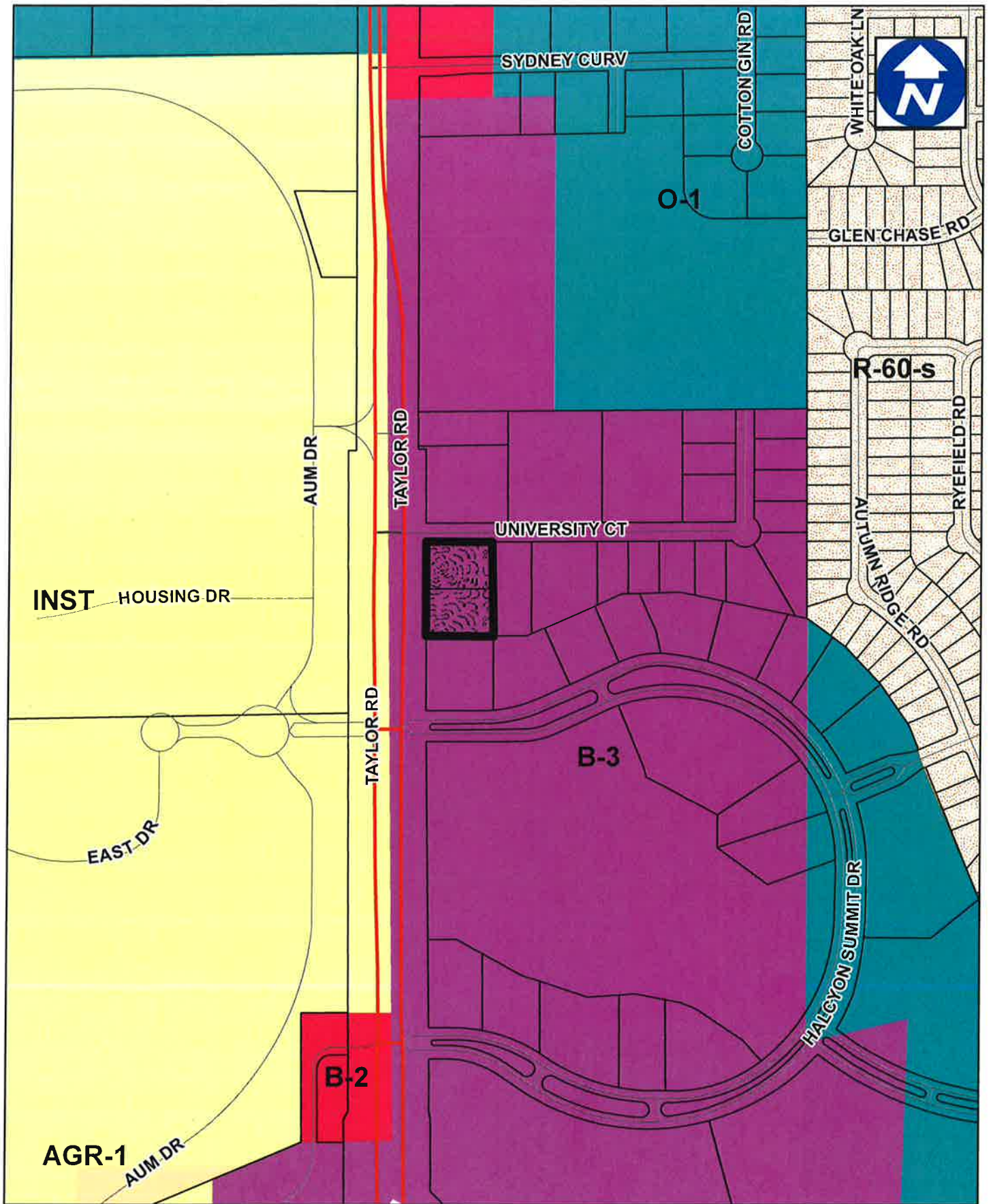
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet

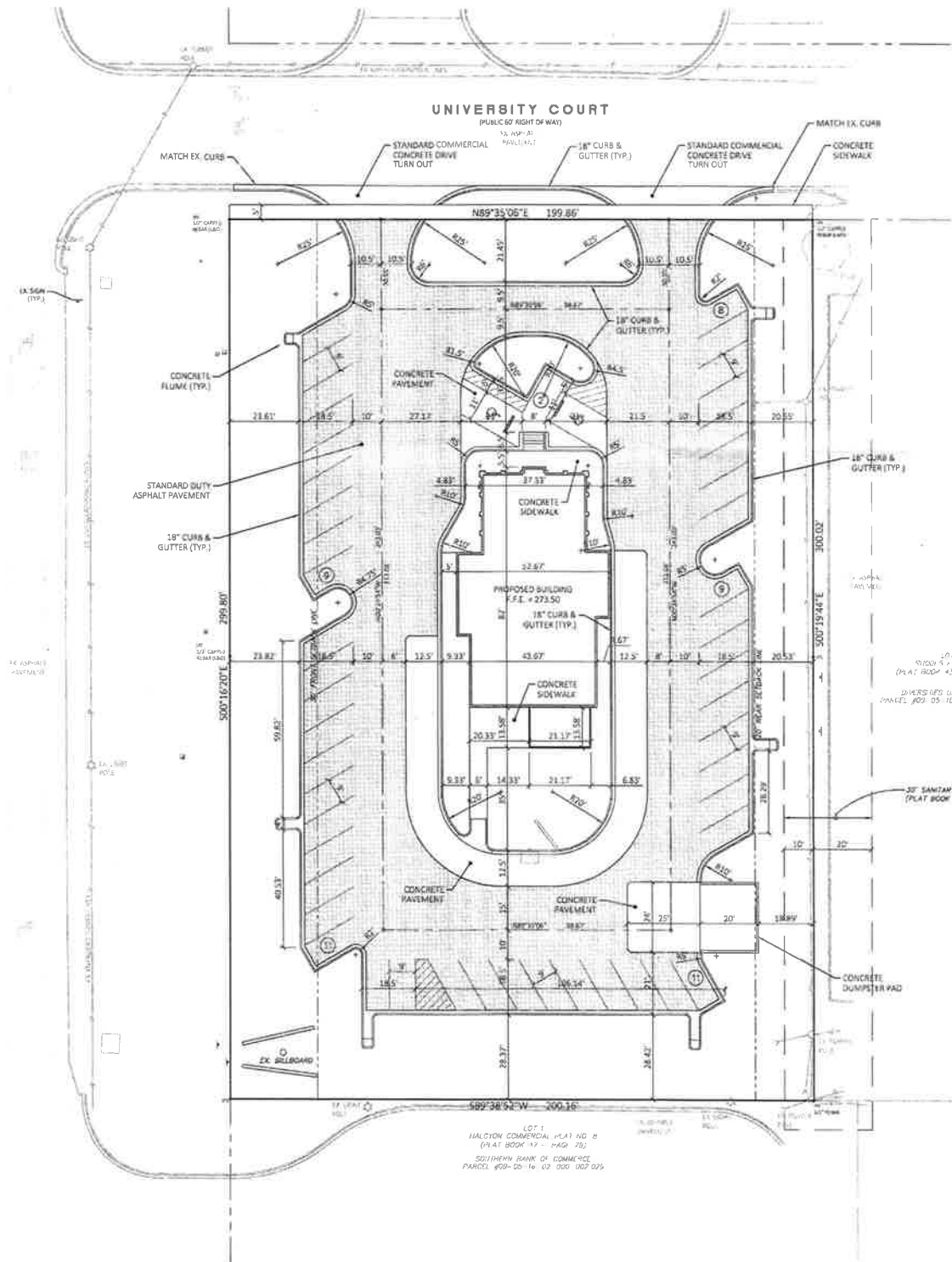


ITEM NO. 5A

5B

TAYLOR ROAD  
PUBLIC RIGHT OF WAY (R/W)

UNIVERSITY COURT  
(PUBLIC RIGHT OF WAY)



101.2  
 51000 4 1181 100 \*  
 (PLAT BOOK 43 PAGE 799)  
 DIVISION OF LAND SURVEYING  
 PARCEL 909 05 11-02-070 003 703

30" SANITARY SEWER EASEMENT  
 (PLAT BOOK 41 - PAGE 70)

LOT 1  
 HALCYON COMMERCIAL (PLAT NO. 2)  
 (PLAT BOOK 12 - PAGE 78)  
 SOUTHERN BANK OF COMMERCE  
 PARCEL 909-05-16-02-070-003-025



DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet



ITEM NO. 50

6. DP-2015-028 **PRESENTED BY:** Perry Engineering

**REPRESENTING:** Mapco Mart

**SUBJECT:** Public hearing for a development plan for a new building to be located on the south side of Atlanta Highway, approximately 1,200 ft. east of Perry Hill Road, in a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,545 sq. ft. building, with 5,400 sq. ft. of canopies. There is full access from an access road to the east and south of this property which access Atlanta Highway and Perry Hill Road. There are 32 paved parking spaces indicated on the site plan. All applicable requirements will be met.

**COUNCIL DISTRICT:** 1

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

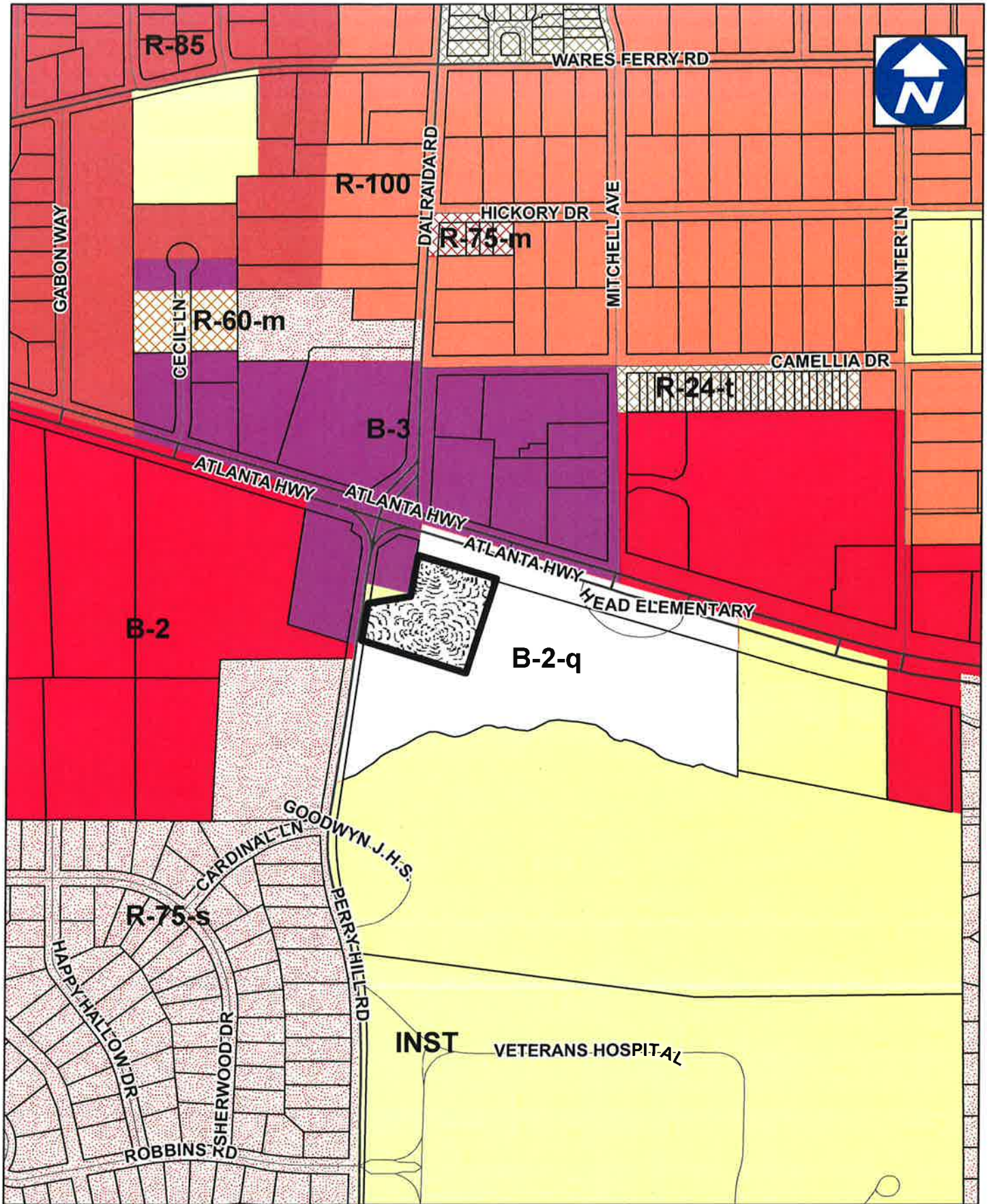
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



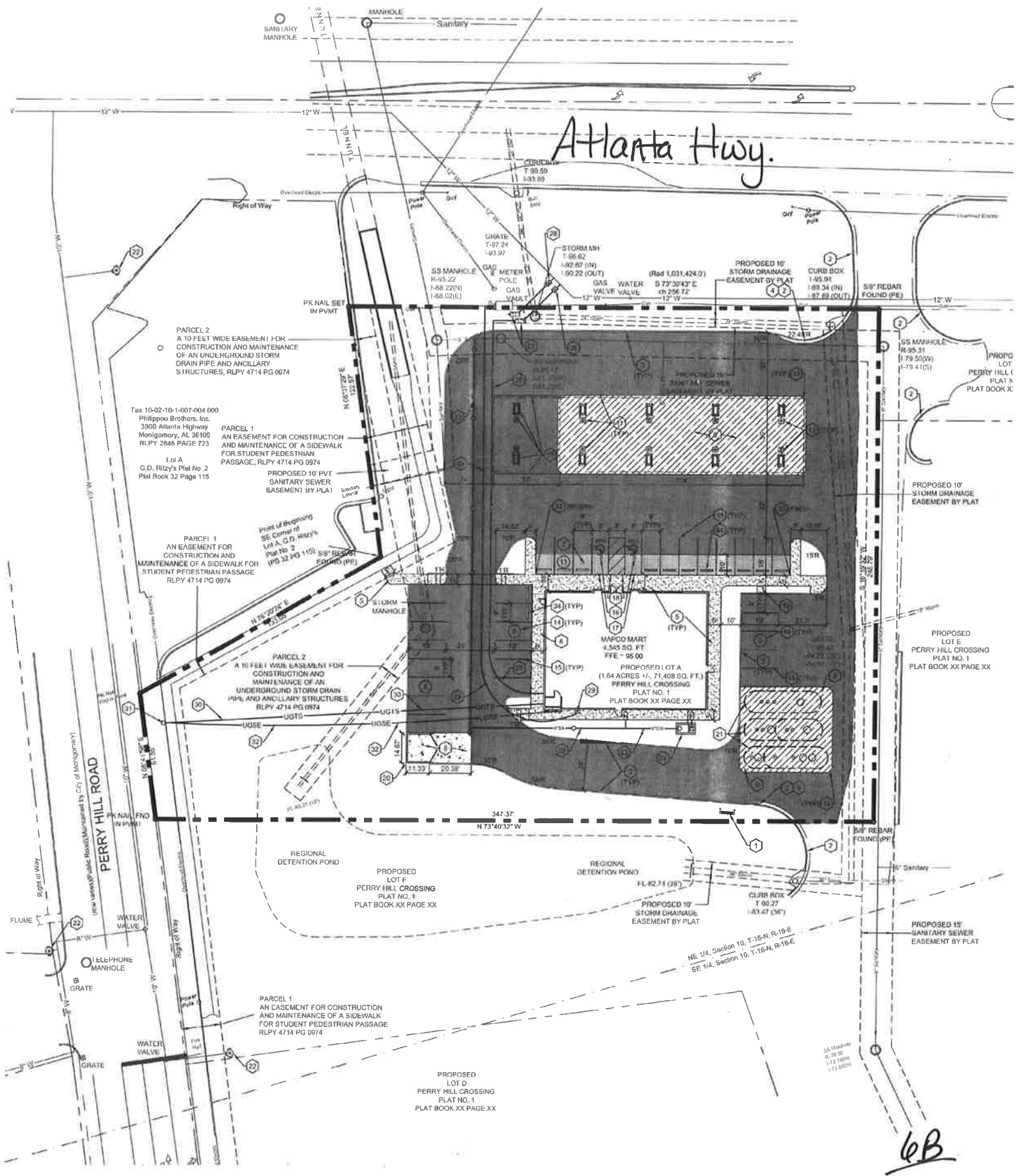
**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 6A

Atlanta Hwy.



PARCEL 2  
A 10 FEET WIDE EASEMENT FOR  
CONSTRUCTION AND MAINTENANCE  
OF AN UNDERGROUND STORM  
DRAIN PIPE AND ANCILLARY  
STRUCTURES, RLPY 4714 PG 0974

Tax 10-02-10-1-007-004 000  
Philippou Brothers, Inc.  
3900 Atlanta Highway  
Montgomery, AL 36109  
RLPY 2846 PAGE 723  
1 of A  
G.D. Rilzy's Plat No 2  
Plat Book 32 Page 115

PARCEL 1  
AN EASEMENT FOR CONSTRUCTION  
AND MAINTENANCE OF A SIDEWALK  
FOR STUDENT PEDESTRIAN  
PASSAGE, RLPY 4714 PG 0974  
PROPOSED 10" PVT  
SANITARY SEWER  
EASEMENT BY PLA1

PARCEL 1  
AN EASEMENT FOR  
CONSTRUCTION AND  
MAINTENANCE OF A SIDEWALK FOR  
STUDENT PEDESTRIAN PASSAGE  
RLPY 4714 PG 0974

Point of Beginning  
SE Corner of  
Lot A, G.D. Rilzy's  
Plat No. 2  
(PD 32 PG 115)

PARCEL 2  
A 10 FEET WIDE EASEMENT FOR  
CONSTRUCTION AND  
MAINTENANCE OF AN  
UNDERGROUND STORM DRAIN  
PIPE AND ANCILLARY STRUCTURES  
RLPY 4714 PG 0974

PARCEL 1  
AN EASEMENT FOR CONSTRUCTION  
AND MAINTENANCE OF A SIDEWALK  
FOR STUDENT PEDESTRIAN PASSAGE  
RLPY 4714 PG 0974

PROPOSED  
LOT D  
PERRY HILL CROSSING  
PLAT NO. 1  
PLAT BOOK XX PAGE XX

6B





DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet



ITEM NO. 6C

7. DP-2015-027 **PRESENTED BY:** 3D Development Partner, LLC

**REPRESENTING:** Family Dollar

**SUBJECT:** Public hearing for a development plan for a new building to be located at 898 West South Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an 8,320 sq. ft. building. There are 28 paved parking spaces indicated on the site plan. There is one (1) access drive to a private access easement on the east side of the property, and one (1) access drive to Davenport Drive. All applicable requirements will be met.

**COUNCIL DISTRICT:** 5

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

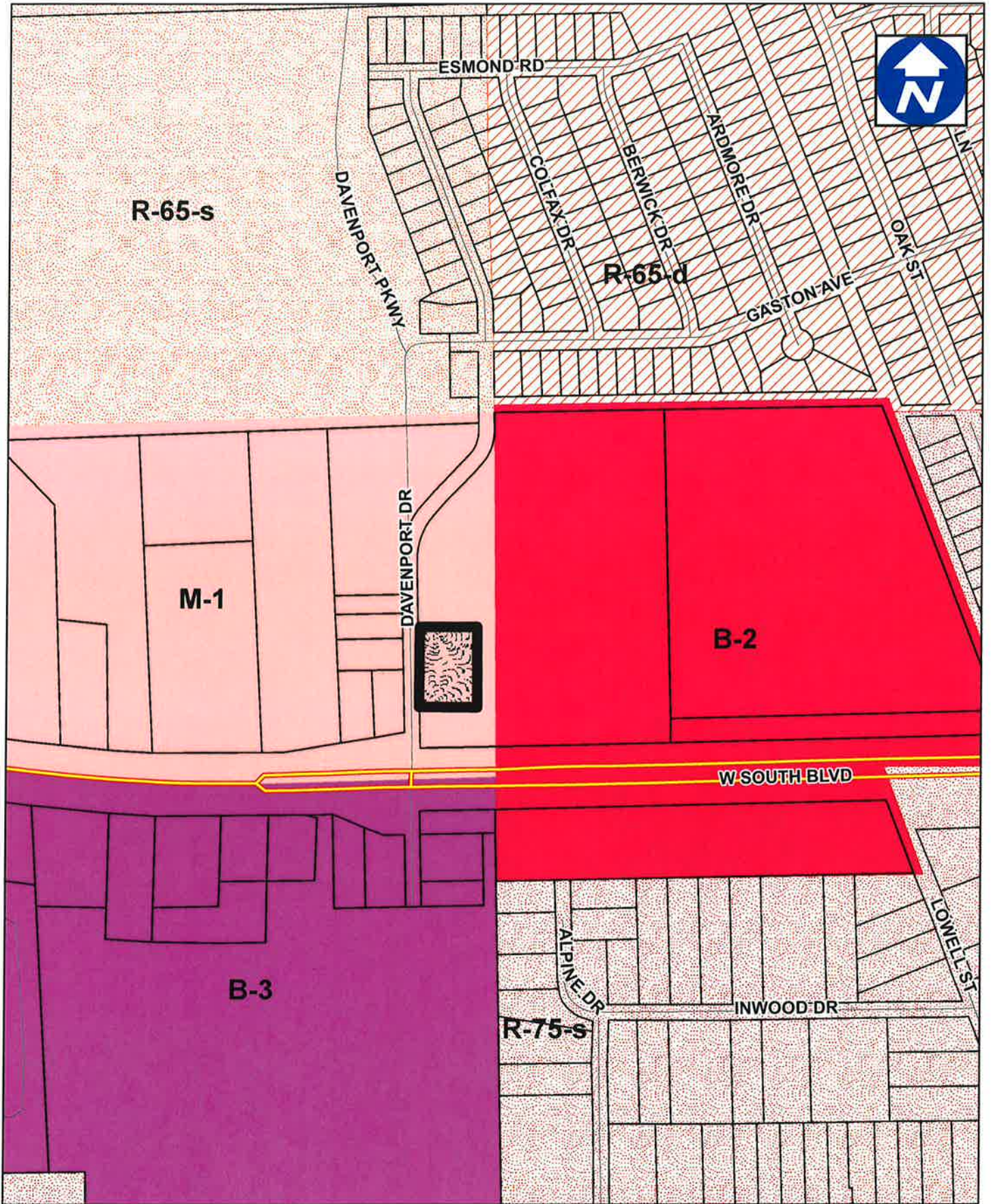
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 7A

OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR

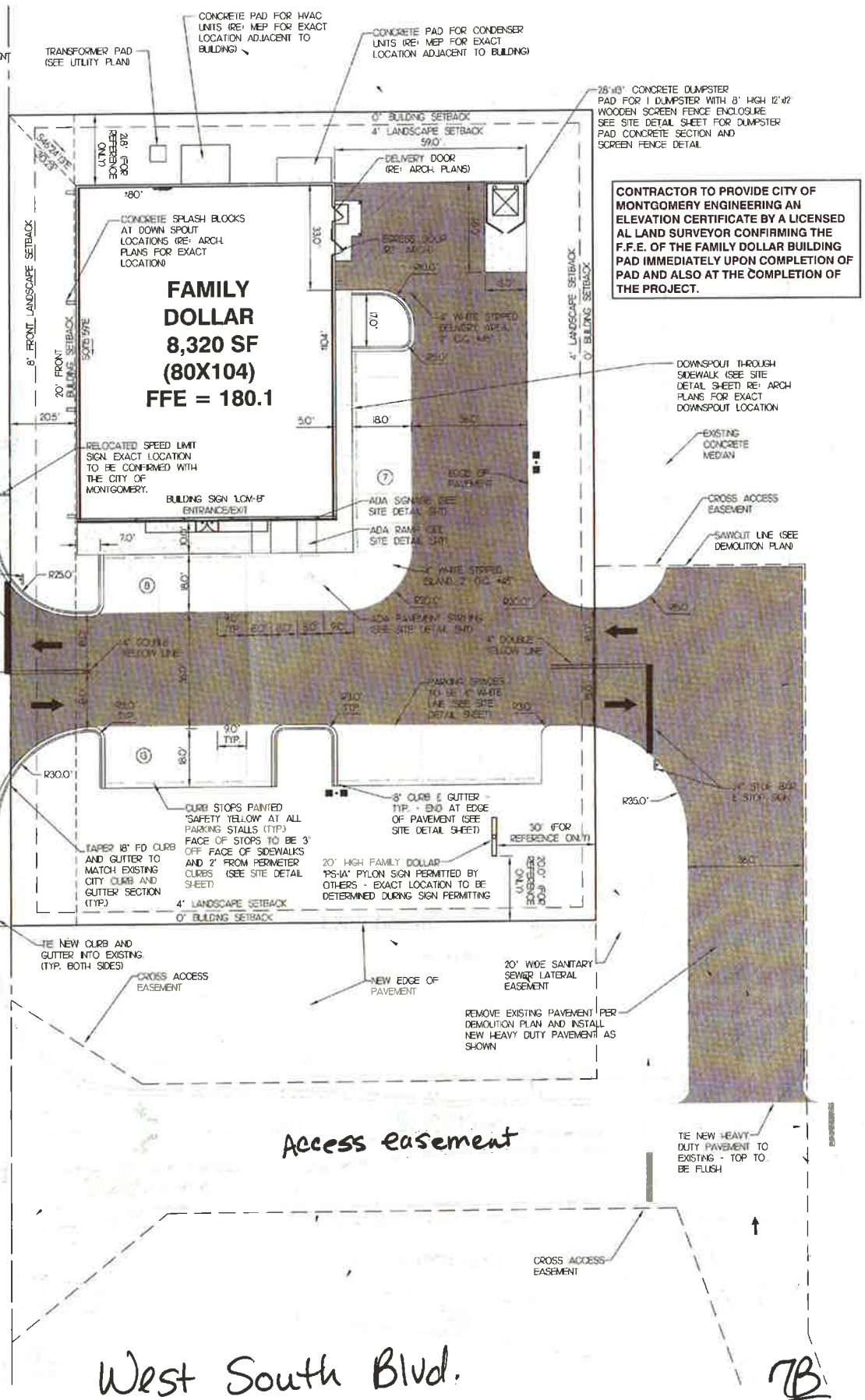
ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE ASPHALT, OR CONCRETE, WHICHEVER THE ENGINEERING DEPARTMENT

RATE INLETS TO 'S' TYPE INLETS.  
 RAINWATER CURBS ADJACENT TO PROPERTY SHALL BE REMOVED AND COMBINATION CURB AND GUTTER. THE NEW CURB LINE SHALL BE CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB LINE SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A JOINT. THE ASPHALT BE TORN OR A ROUGH EDGE CREATED BY THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEER.  
 RAMP RAMP AT ALL SIDEWALK AND DRIVEWAY INTERSECTION.

**PLAIN NOTE:**  
 SIGN LOCATED WITHIN 100-YR FLOOD ZONE "AE" WITH A BFE OF 178.10. CITY ORDINANCE 27-2009, FFE SHALL BE MINIMUM OF 2' ABOVE THE BFE. FFE FOR FAMILY DOLLAR IS SET AT 180.10

CONTRACTOR IS RESPONSIBLE TO PROVIDE TRAFFIC CONTROL DEVICES FOR THE WORK AS PER THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**DAVENPORT DRIVE**  
 CITY OF MONTGOMERY - 50' R/W



**CONTRACTOR TO PROVIDE CITY OF MONTGOMERY ENGINEERING AN ELEVATION CERTIFICATE BY A LICENSED AL LAND SURVEYOR CONFIRMING THE F.F.E. OF THE FAMILY DOLLAR BUILDING PAD IMMEDIATELY UPON COMPLETION OF PAD AND ALSO AT THE COMPLETION OF THE PROJECT.**

**CONDITIONS, AND INSPECTIONS:**

CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE SHALL BE PERFORMED PRIOR TO THE ANNOUNCED BUILDING. THE FINAL CONNECTION OF SERVICES, THIS SHALL INCLUDE THE PROFESSIONAL ENGINEER TO CONDUCT INSPECTIONS AND PROVIDE AS MAY BE REQUIRED.

**PROPERTY AND RESPONSIBILITY:**

AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO SUPERVISE OR CONTROL AS TO THE WORK. THE CONTRACTOR, SHALL NOT HAVE CHARGE OF THE WORK, SHALL BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING OR MATERIALS.

SI  
 ZC  
 PG  
 CL  
 SE  
 SF  
 RE  
 SF  
 SF  
 SF  
 TC  
 BL  
 BL  
 TN



DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet



ITEM NO. 7C

8. 8767 **PRESENTED BY:** Glen Tanner Land Surveying

**REPRESENTING:** Chanita Taylor

**SUBJECT:** Request final approval of Chanita Taylor Plat No. 1 located 2323 Burns Street in an R-60-d (Duplex-Residential) Zoning District.

**REMARKS:** This plat replats two and one-half (2 ½) lots into one (1) lot for residential use. Lot 2A will have 76.85 ft. of frontage along Burns Street and 62.50 ft. of frontage along Council Street. This lot is 5,154 sq. ft. which is sub-standard in area due to this zoning district requiring 7,200 sq. ft. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the area of the lot. This property is being replatted for an addition to a dwelling and the petitioner does not own additional property.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

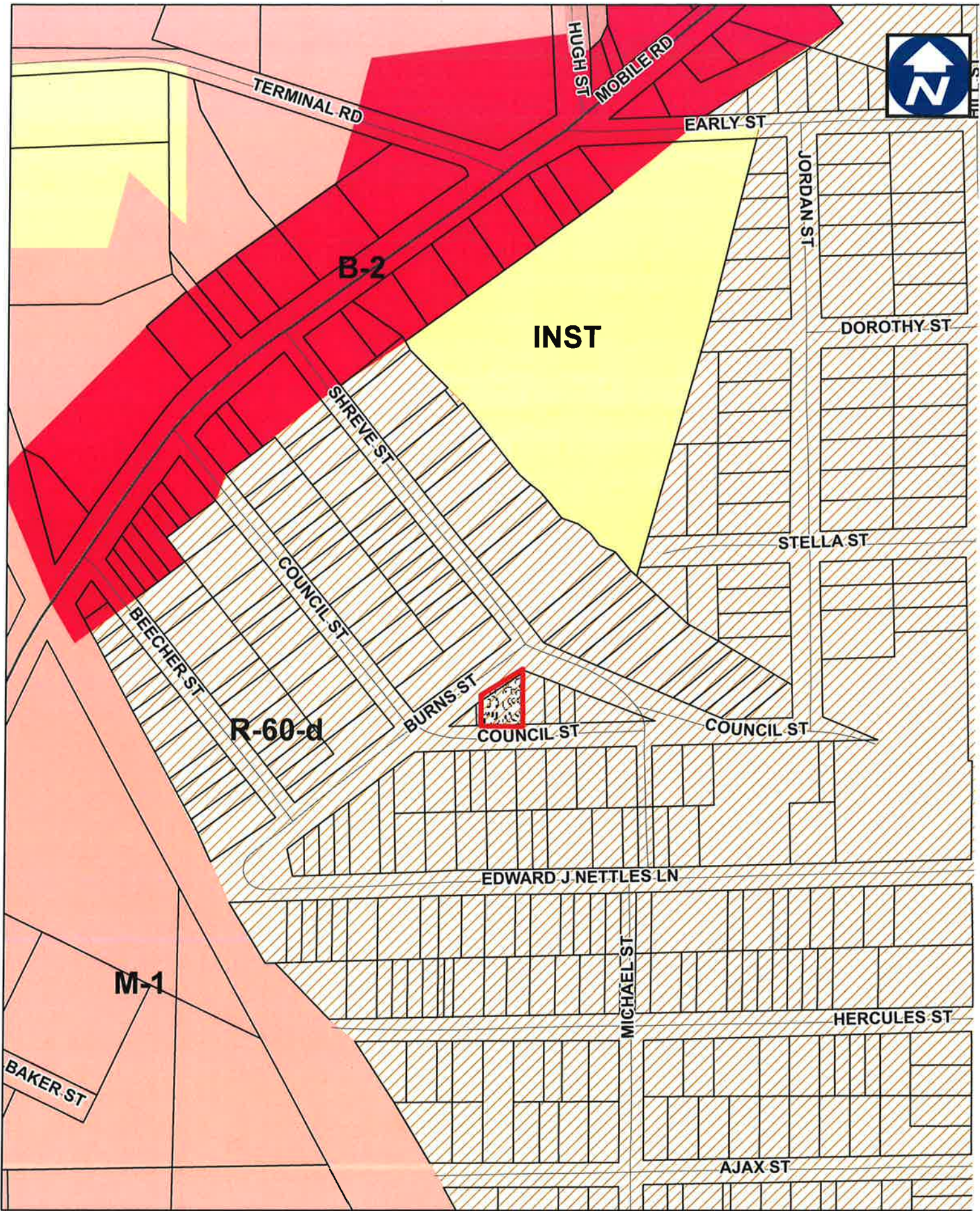
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.**

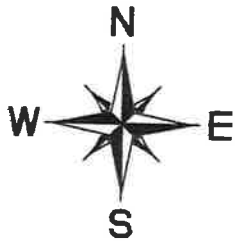
*8A*

# MAP OF CHANITA TAYLOR PLAT NO.1

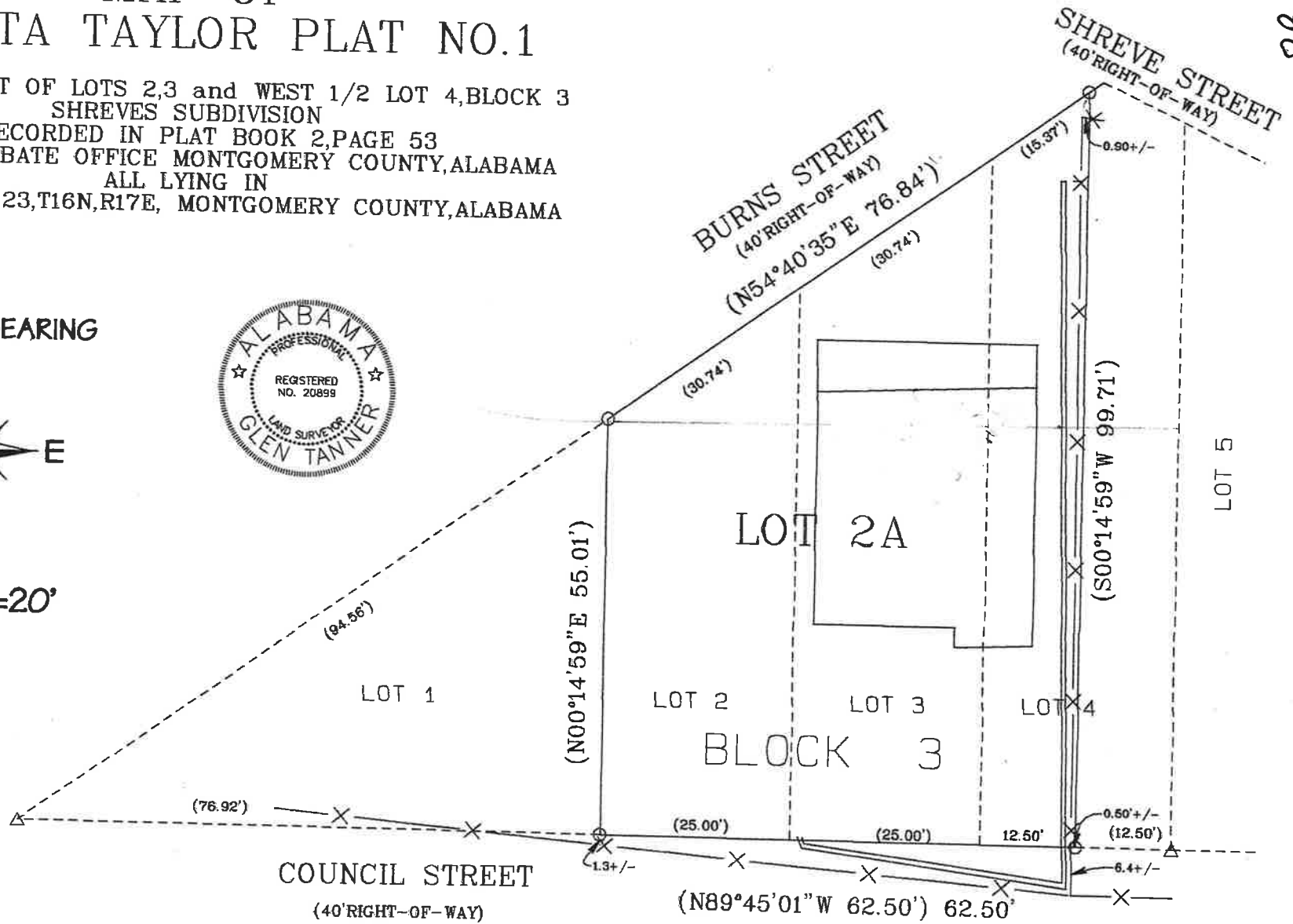
BEING A REPLAT OF LOTS 2,3 and WEST 1/2 LOT 4, BLOCK 3  
SHREVE'S SUBDIVISION  
AS RECORDED IN PLAT BOOK 2, PAGE 53  
JUDGE OF PROBATE OFFICE MONTGOMERY COUNTY, ALABAMA  
ALL LYING IN  
NE1/4, SECTION 23, T16N, R17E, MONTGOMERY COUNTY, ALABAMA

88

MAGNETIC BEARING

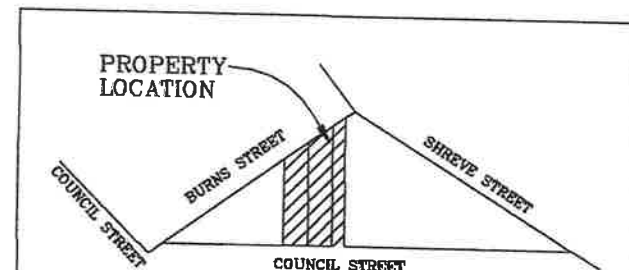


Scale: 1"=20'



## LEGEND

- |  |                          |  |   |
|--|--------------------------|--|---|
|  | POWER BOX                |  | SET #5 REBAR (CAPPED W/GLEN TANNER 20899)   |
|  | POWER POLE               |  | 3/4" OPEN IRON FOUND                        |
|  | FENCE LINE               |  | 3/4" CRIMPED IRON FOUND                     |
|  | CABLE (JUNCTION BOX)     |  | #4 REBAR FOUND                              |
|  | TELEPHONE (JUNCTION BOX) |  | #5 REBAR FOUND (CAPPED W/GLEN TANNER 20899) |
|  | ( ) FIELD MEASURED       |  | CONCRETE MONUMENT FOUND                     |







SHREVE ST

BURNS ST

COUNCIL ST

COUNCIL ST



**PLATS**  
1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. DP-2004-095 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Ryan Ridge Properties, LLC

**SUBJECT:** Request approval of a revised master plan of Ryan Ridge located on the north end of Faith Lane, approximately 150 ft. north of Ryan Ridge Loop, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is for recommendation(s) for approval of a revised master plan to develop 68, 50 ft. wide lots with 20 ft. front and rear yards, and 5 ft. side yards. Faith Lane will be extended north, west and east, and connect the existing Faith Lane which runs north off Ryan Ridge Loop.

**COUNCIL DISTRICT:** 9

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

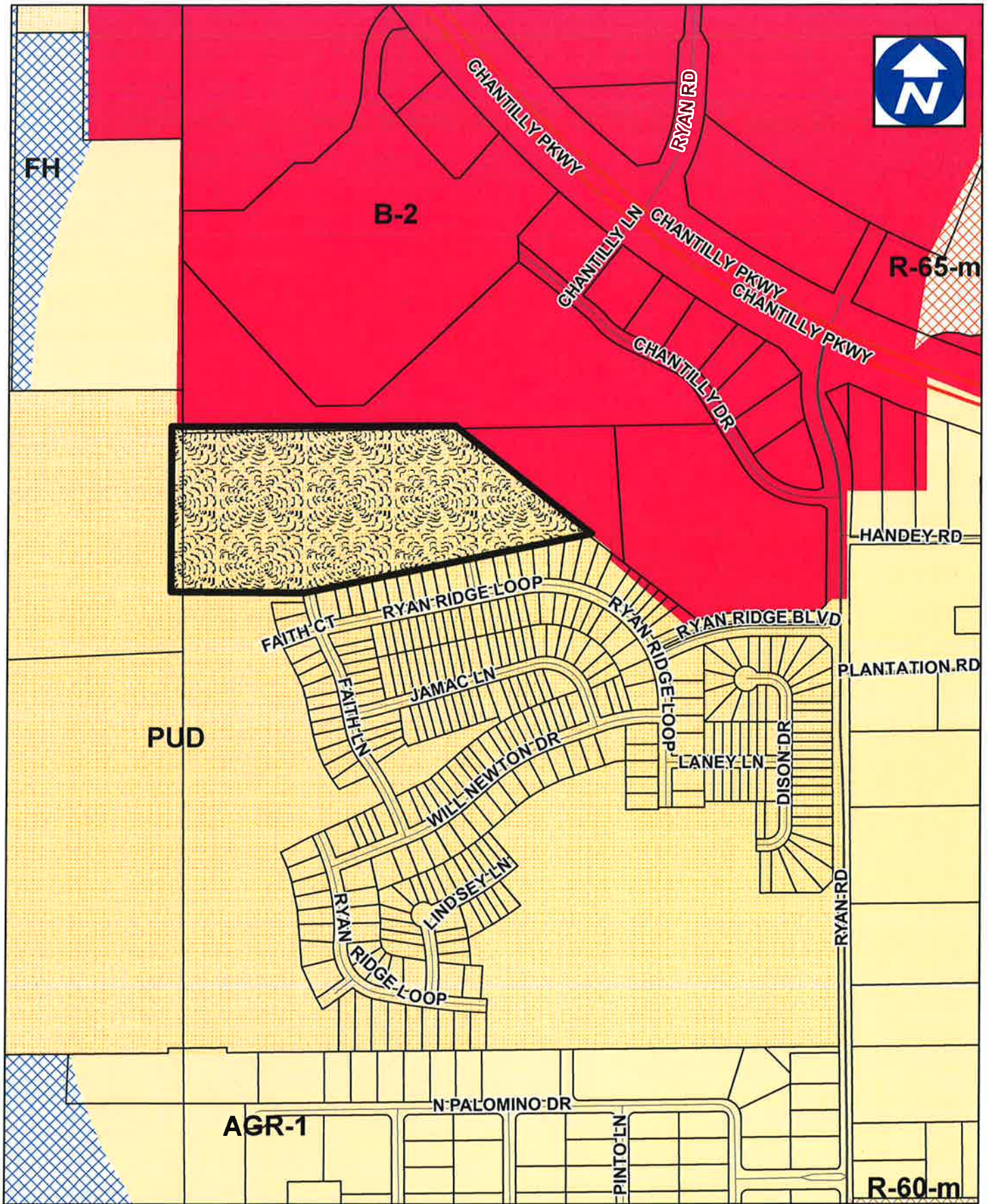
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 500 feet



ITEM NO. QA

016



DETENTION POND 1

DETENTION POND 2

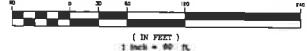
DETENTION POND 3


Typical Lot



Setbacks  
 Front 20 feet  
 Rear 20 feet  
 Side 5 feet each side

GRAPHIC SCALE



SHEET TITLE: OVERALL MASTER PLAN			
PROJECT: Ryan Ridge Development Section 23, Township 18 North, Range 19 East Montgomery, Montgomery County, Alabama			
 <b>PILGREEN ENGINEERING, INC.</b> <small>11515 Highway 66, Montgomery, Alabama 36117        TEL: (205) 972-0997 FAX: (205) 244-8818</small>			
DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: PEP	
DATE: 8-5-15	SCALE: 1" = 50'	PLANNO: 12-534	
REV:		SHEET 1 OF 1	



DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 400 feet



ITEM NO. ac

10. 8768 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Ryan Ridge Properties, LLC

**SUBJECT:** Request final approval of Ryan Ridge Plat No. 7 located on the north end of Faith Lane, approximately 150 ft. north of Ryan Ridge Loop, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 30 lots for residential use. These lots have 50 ft. frontage along the extension of Faith Lane. Faith Lane will be extended north and west for approximately 900 ft. and stub out to the east for future extension. The lots will be developed with 20 ft. front and rear yards, and 5 ft. side yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

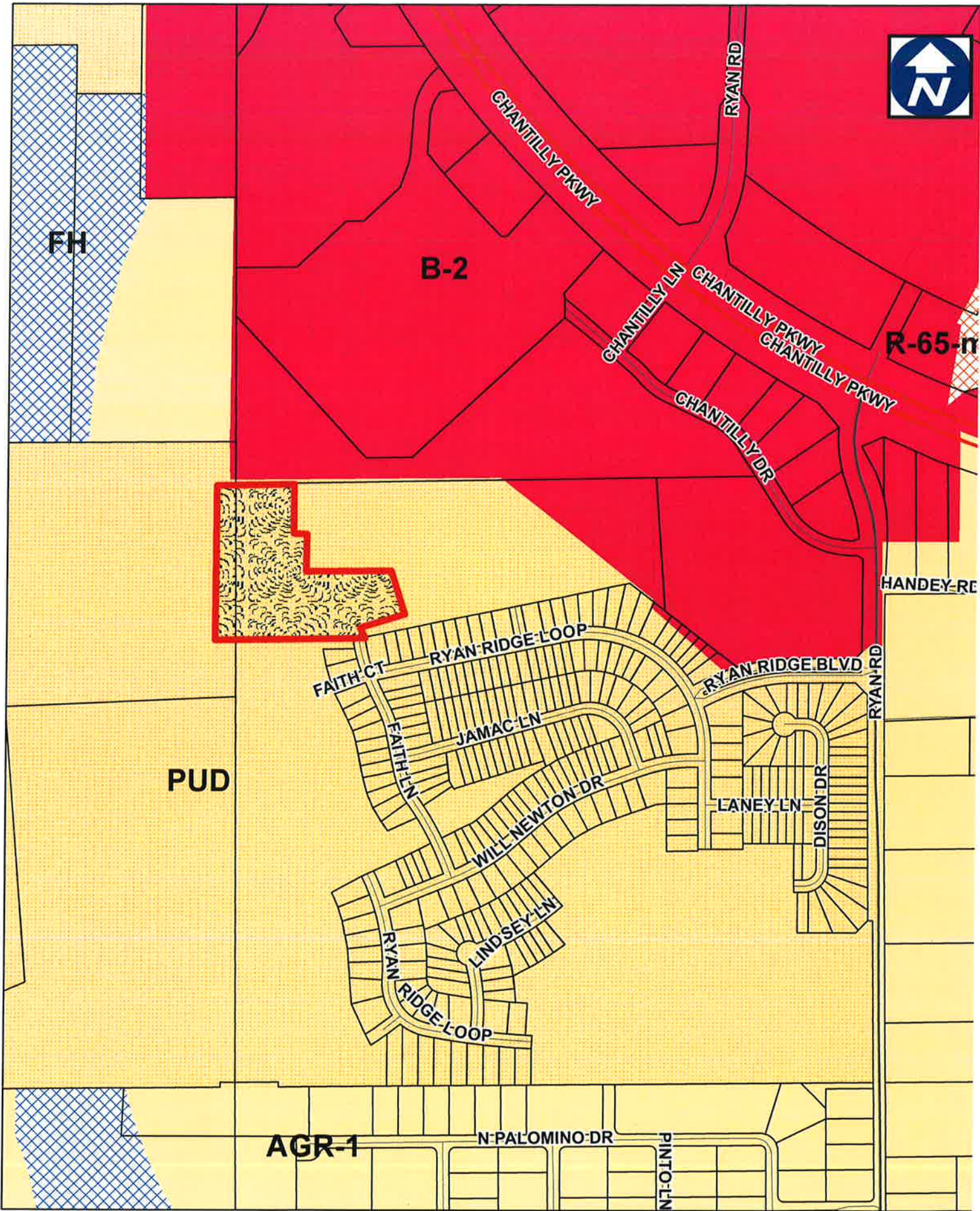
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



FH

B-2

R-65-n

PUD

AGR-1

CHANTILLY PKWY  
RYAN RD  
CHANTILLY LN  
CHANTILLY DR  
RYAN RIDGE BLVD  
RYAN RIDGE LOOP  
FAITH CT  
FAITH LN  
JAMAC LN  
WILL NEWTON DR  
LANEY LN  
DISON DR  
LINDSEY LN  
RYAN RIDGE LOOP  
N PALOMINO DR  
PINTO LN

HANDEY-RE

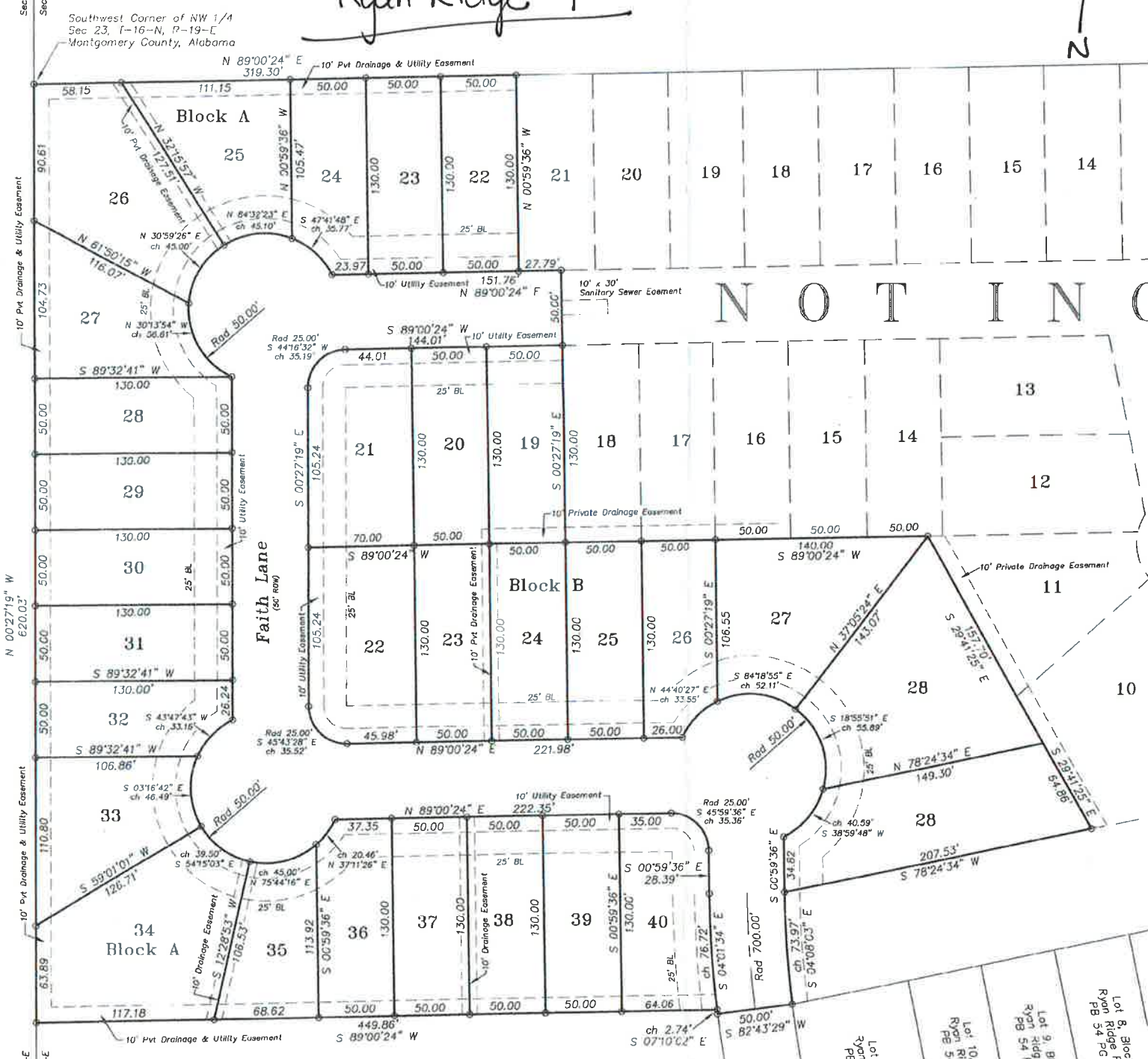
**PLATS**  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 10A

Ryan Ridge 7



NOT IN C

CE AND HOLD HARMLESS AGREEMENT

RIDGE PROPERTIES, LLC HEREBY AGREES TO HOLD HARMLESS THE CITY OF MONTGOMERY, VA AND THE TOWN OF PIKE ROAD, ALABAMA, THEIR SUCCESSORS AND/OR ASSIGNS FROM ANY INJURIES TO PHYSICAL PROPERTY OF LIFE, HUMAN OR ANIMAL, OCCURRING AS A RESULT OF SURFACE WATER DISCHARGING, SPILLING, DUMPING, OR DRAINING ONTO AND ACROSS THE DETENTION PONDS OF THE OWNERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA TO WIT:

10B





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. 8769 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** F & C Homebuilders, LLC

**SUBJECT:** Request final approval of Ryan Ridge Plat No. 2B located on the east side of Ryan Ridge Loop, approximately 90 ft. west of Lindsey Lane, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats four (4) lots into three (3) lots for residential use. These lots are being replatted to provide larger lots which range from 77 ft. to 119 ft. in width. The original plat was approved with the lots to be developed with 25 ft. front and rear yards, and 5 ft. side yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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

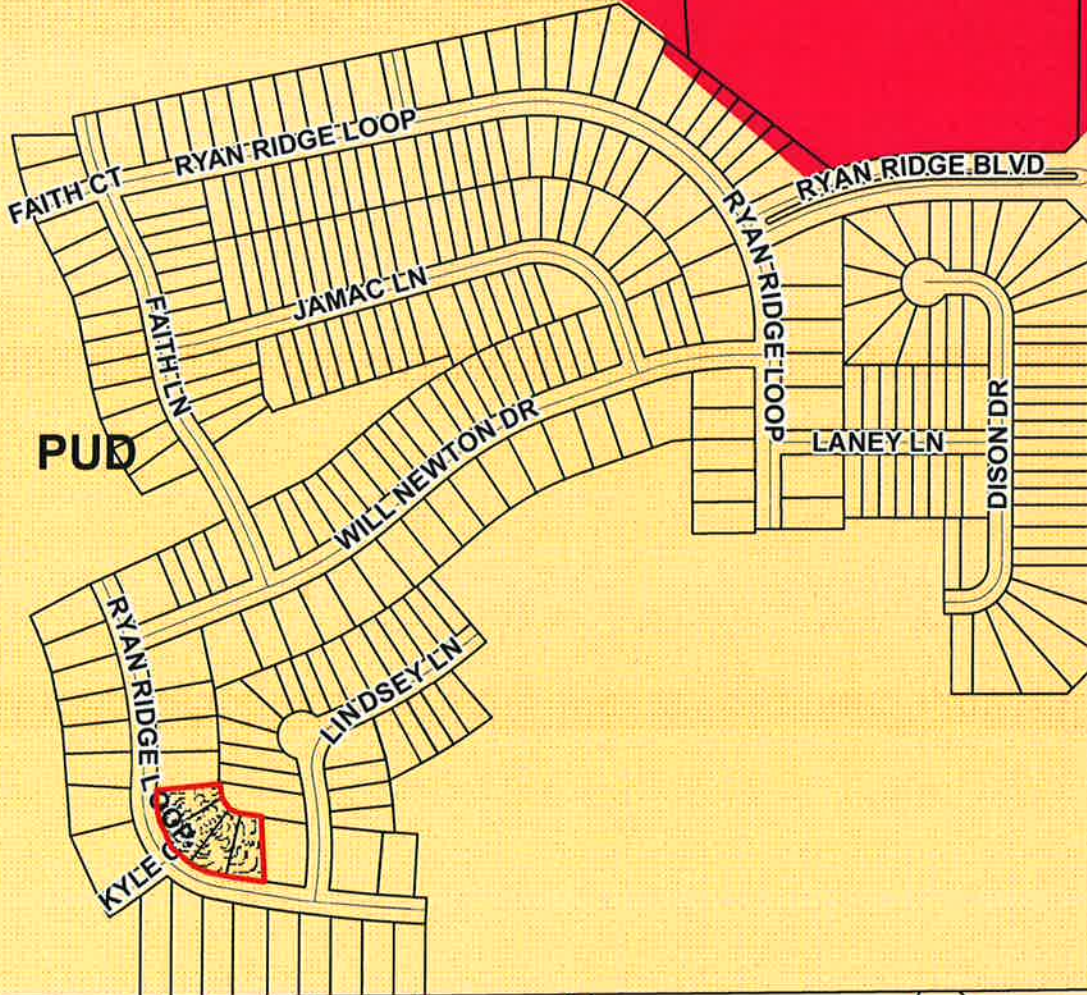


B-2

CHANTILLY  
CHANTILLY PK

CHANTILLY DR

HANDEY RD



PUD

PLANTATION RD

RYAN RD

N PALOMINO DR

AGR-1

HIALEAH LN

SORRELL LN

PINTO LN

R-60-m

FH

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11A

# Ryan Ridge 2B

4  
↓

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

### 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.

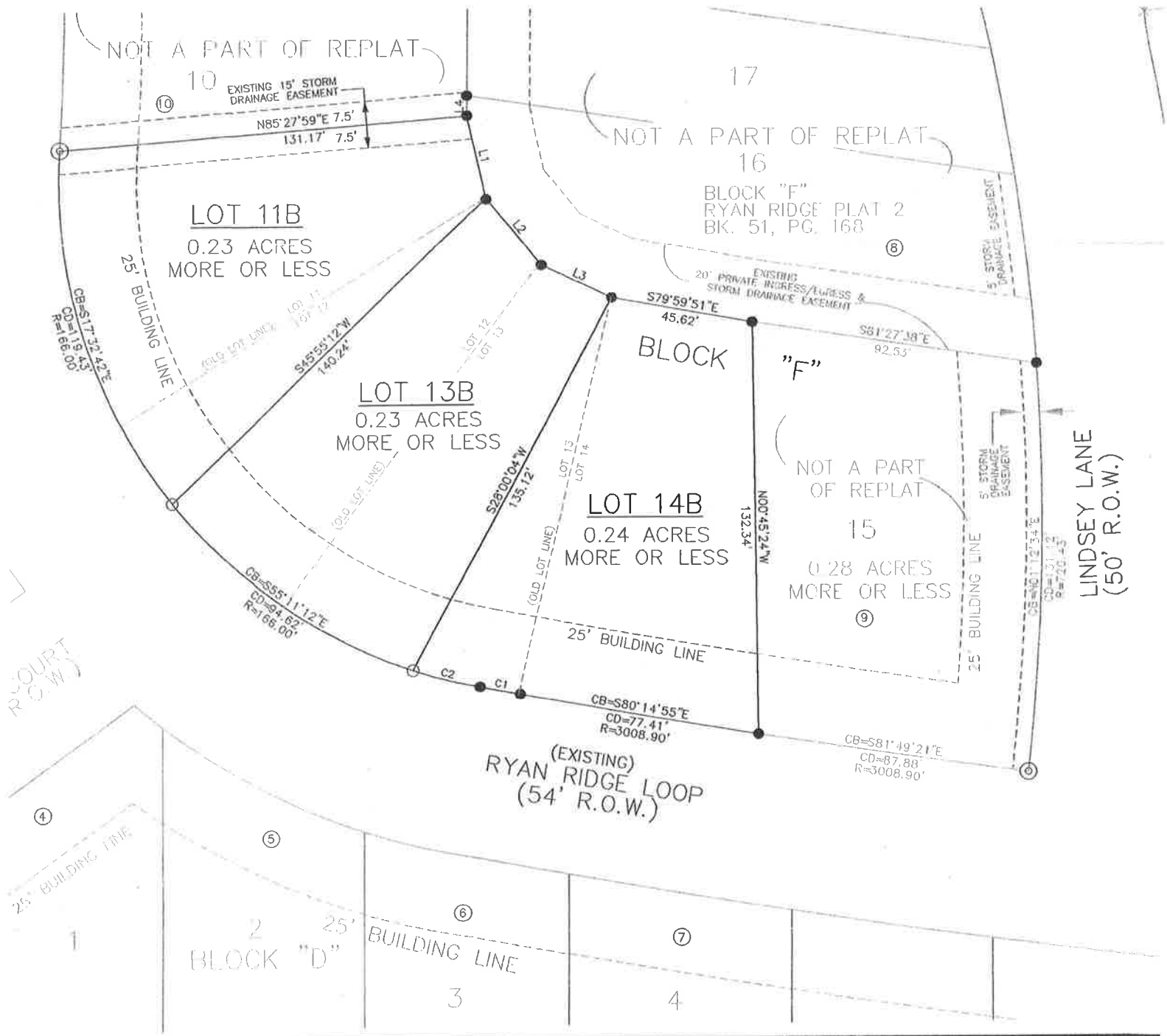
By: \_\_\_\_\_  
George C. Speake  
Montgomery County Engineer

Date \_\_\_\_\_

HEREBY TENDERED  
4. A TEN FOOT EASEMENT PORTION OF EACH LOT UTILITIES, PRIVATE OR ANY UTILITY WHICH I ACCESS AS NEEDED, THESE EASEMENTS ARE OF MONTGOMERY, AL

& C Homebuilders, LLC, as owner of Lot 11B, Plat No. 2B, being a replat of Lot 11, Lot 12, as recorded in Plat Book 51, Page 168, map and plat, hereby join in and sign the foregoing plat as true and correct.

\_\_\_\_\_, 2015.



11B



**PLATS**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 11C

12. DP-1974-101 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Jack Ingram Nissan

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 227 Eastern Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 6,160 sq. ft. addition to the rear of the building. There are no new access drives or parking spaces indicated on the site plan. All applicable requirements will be met.

**COUNCIL DISTRICT:** 9

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

### DEPARTMENT COMMENTS

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

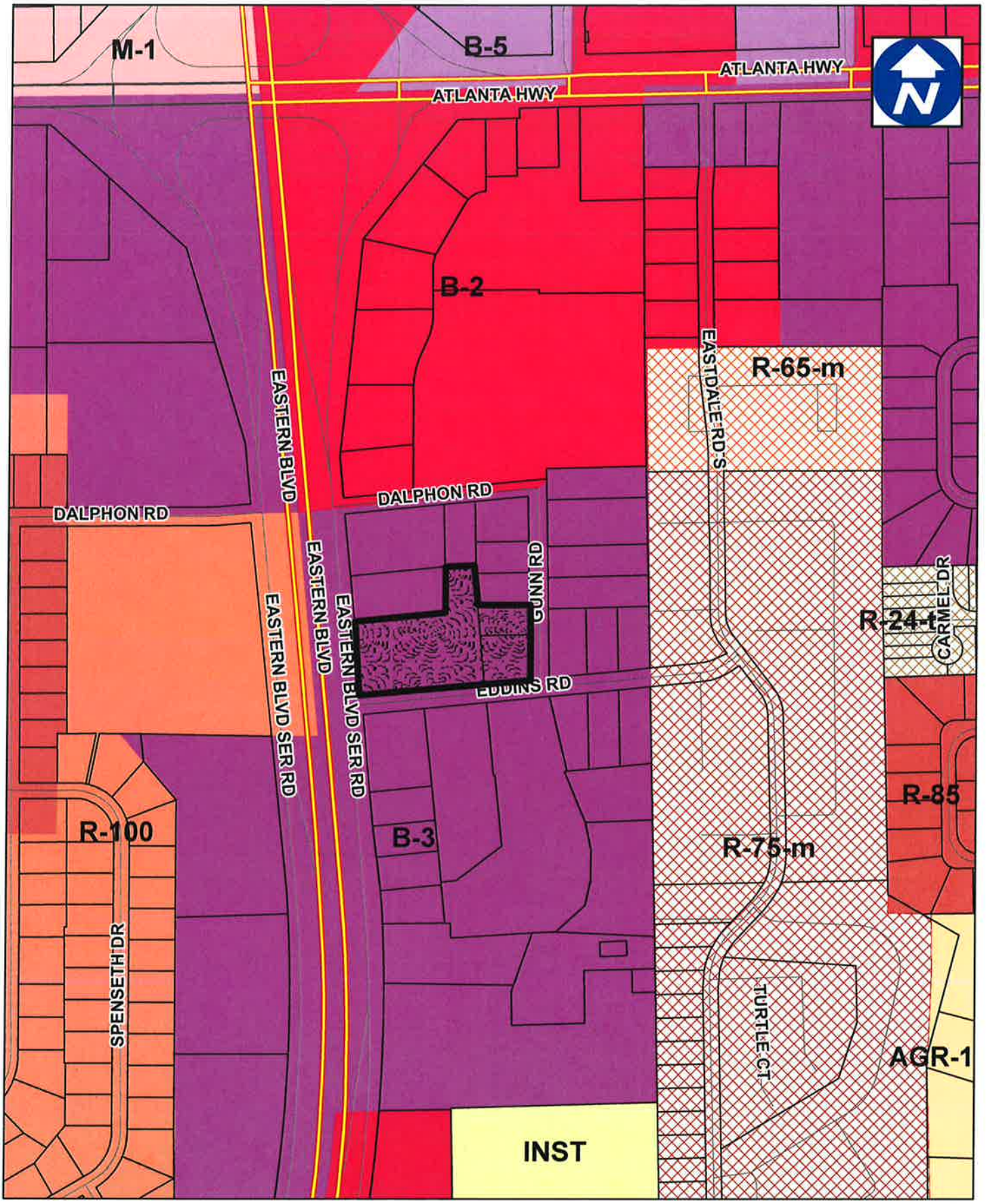
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE SUBJECT PROPERTY**

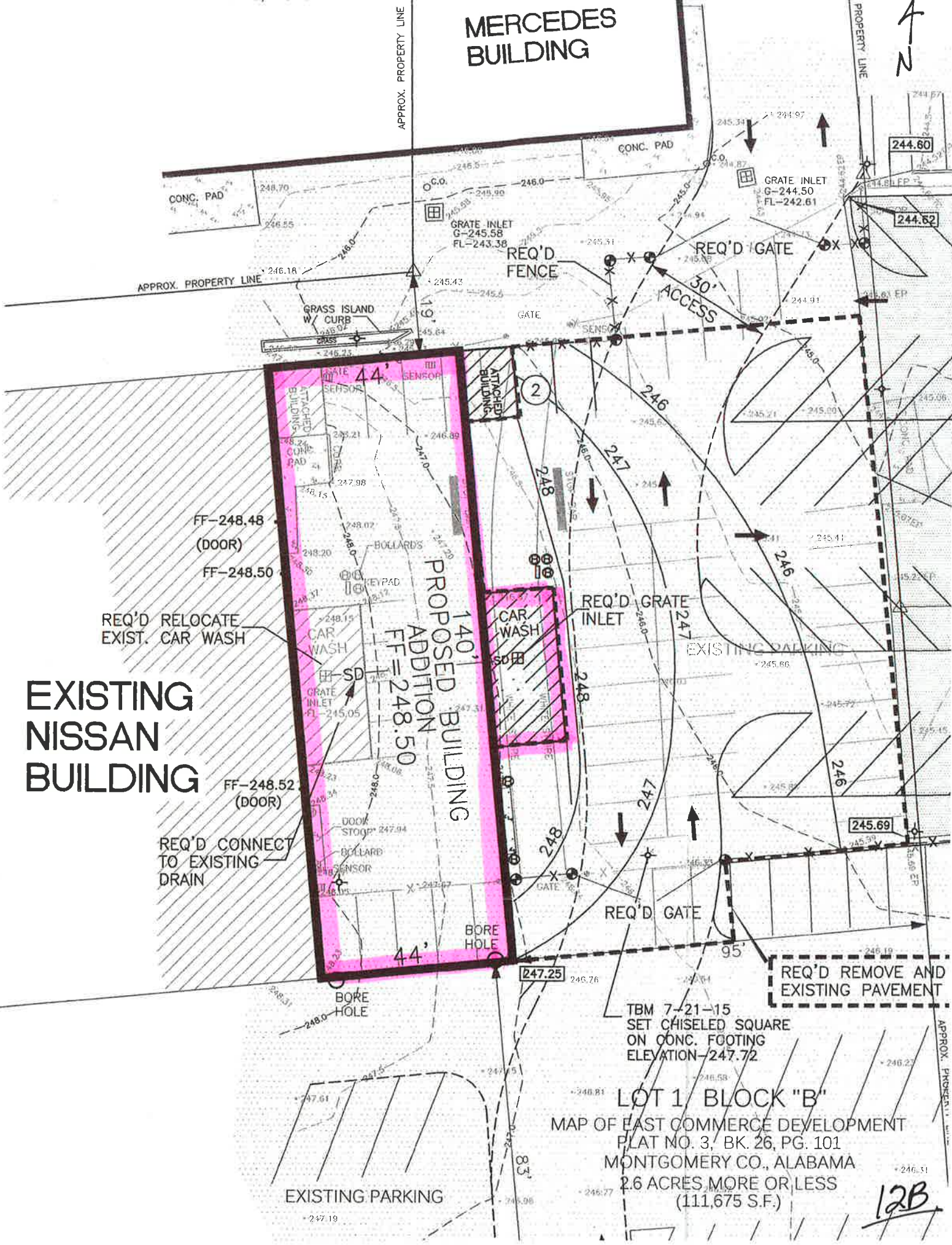
1 inch = 400 feet



ITEM NO. 12A

# MERCEDES BUILDING

N



## EXISTING NISSAN BUILDING

### PROPOSED ADDITION BUILDING

LOT 1, BLOCK "B"  
MAP OF EAST COMMERCE DEVELOPMENT  
PLAT NO. 3, BK. 26, PG. 101  
MONTGOMERY CO., ALABAMA  
2.6 ACRES MORE OR LESS  
(111,675 S.F.)

12B





DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 100 feet



ITEM NO. 12C

13. DP-2005-022 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Verizon – Cellular Sales

**SUBJECT:** Public hearing for a development plan for a new building to be located at 2045 Eastern Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,500 sq. ft. building. There will be a right-in and left-in entrance access drive, and a right-out only exit access drive. There are 26 paved parking spaces indicated on the site plan. All applicable requirements will be met.

**COUNCIL DISTRICT:** 9

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

### **DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

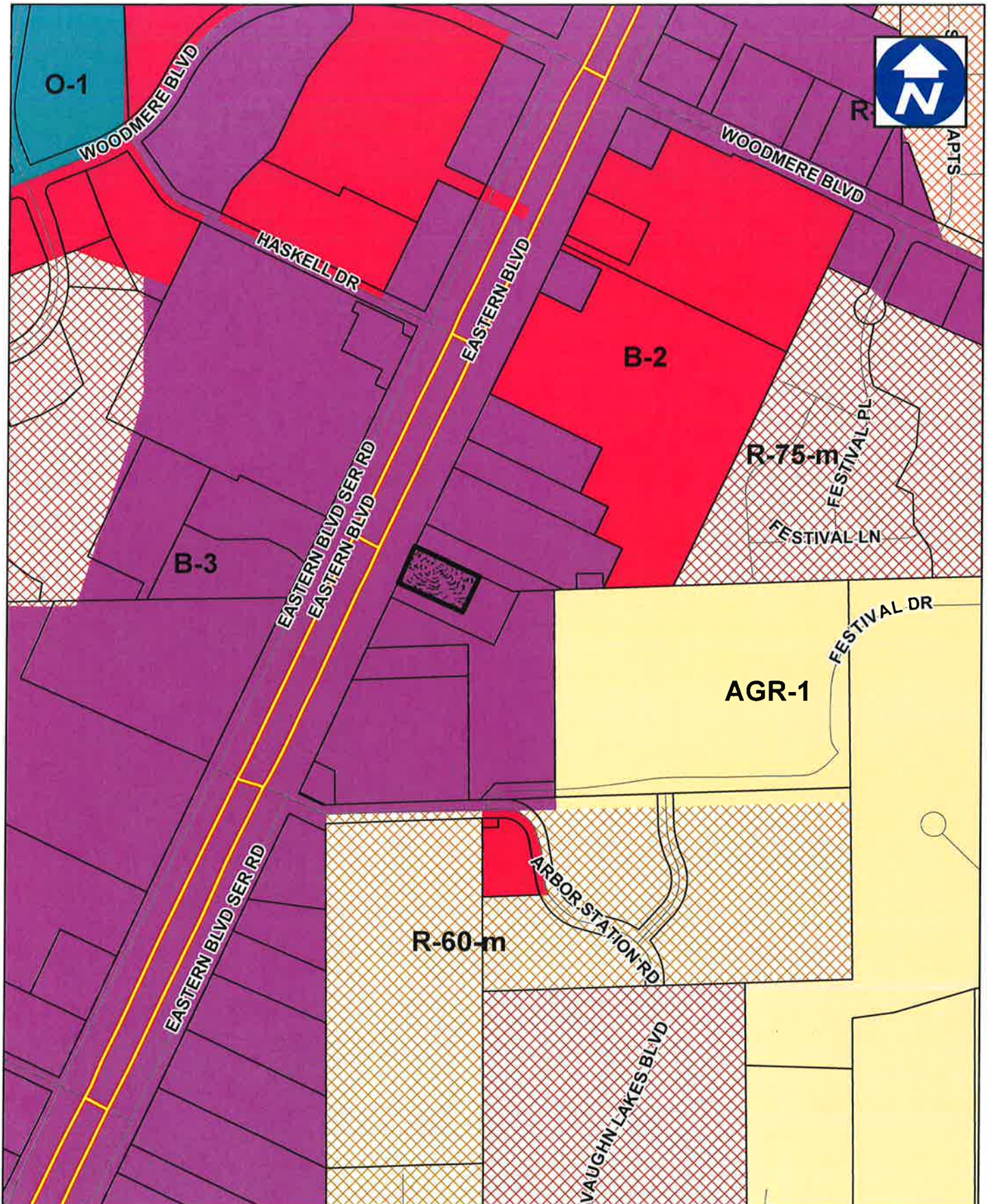
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



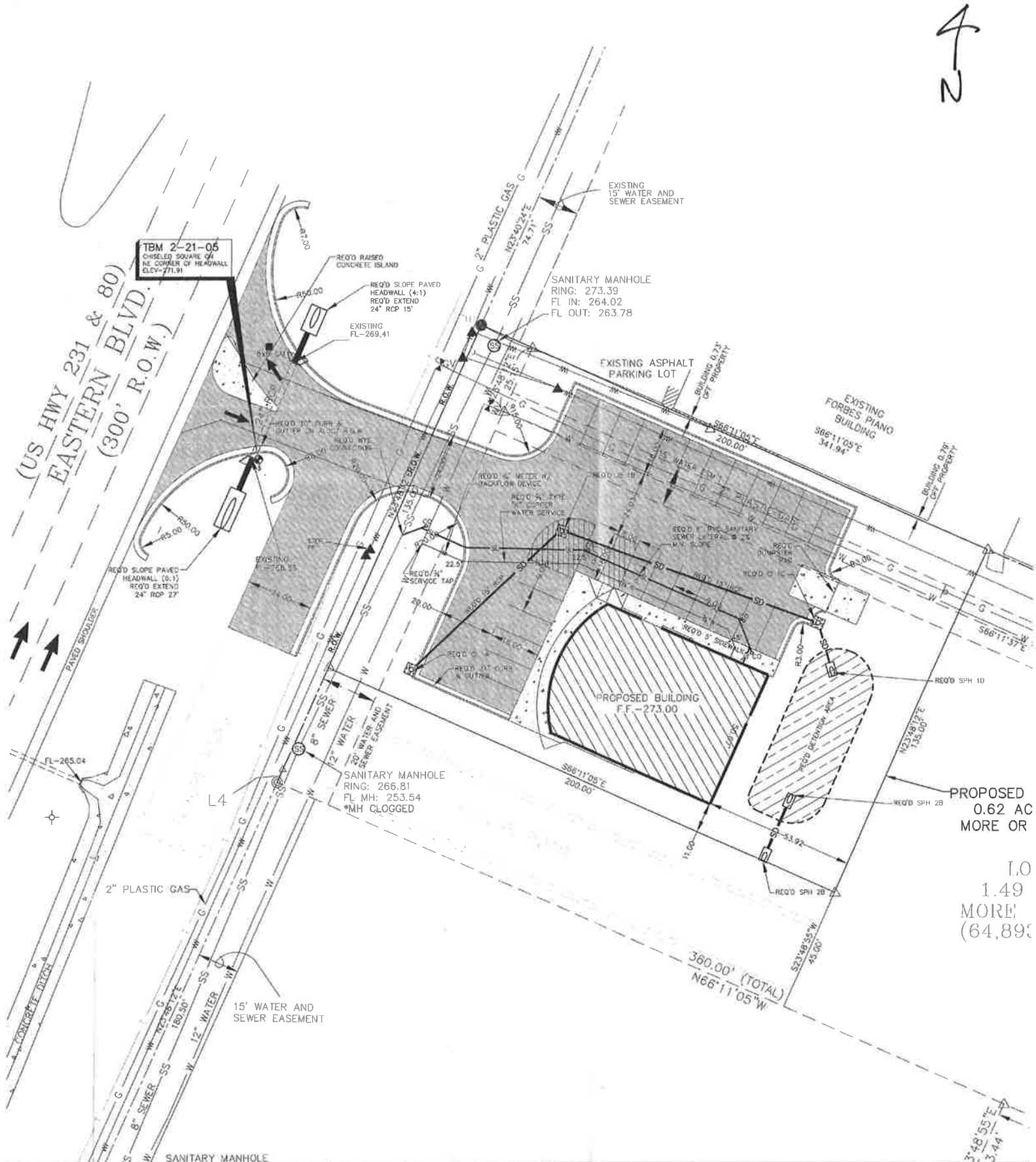
**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 13A

4  
2

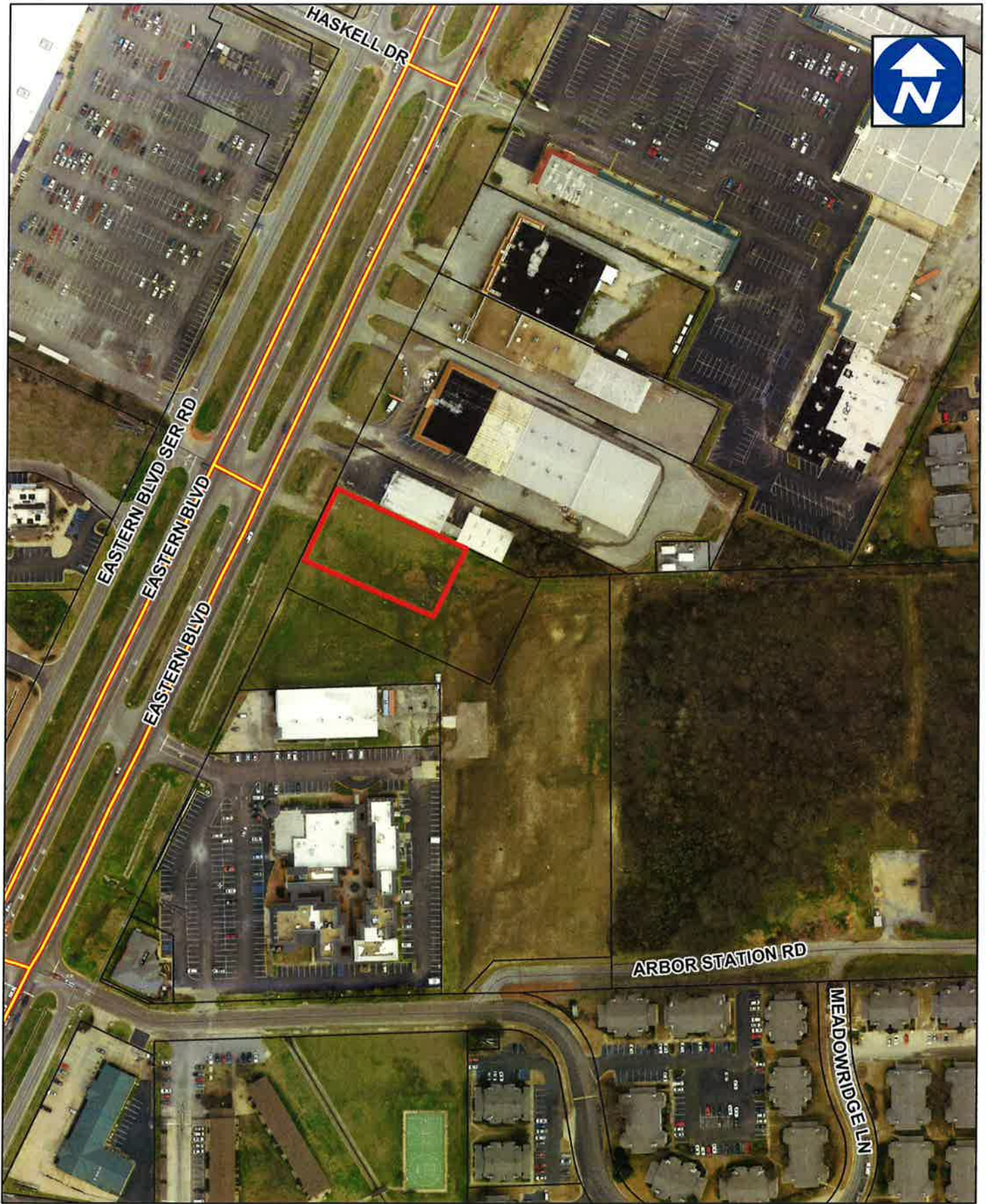


**TBM 2-21-05**  
 CHISELED SQUARE ON  
 N.E. CORNER OF HEADWALL  
 ELEV-771.91

PROPOSED  
 0.62 AC  
 MORE OR  
 I.O  
 1.49  
 MORE!  
 (64,890)

LEGEND		PROPOSED		DATE	REVISIONS	DWG: 16364-Layout.dwg	PROJECT
PIPE	ASPHALT	○	CLEANOUT			DATE: 31 JULY 2015	<b>CELLULAR SALES OF KNOXVILLE</b> <b>AN AUTHORIZED VERIZON DEALER</b> <b>MONTGOMERY, ALABAMA</b>
L LIGHTPOLE	CONCRETE	—SD—	STORM DRAIN			JOB NO.: 16364	
ARY SEWER MANHOLE	PROPOSED CONTOUR					DATE: 31 JULY 2015	
ARY SEWER LINE	SPOT ELEVATION					JOB NO.: 16364	
	2" W WATER SERVICE					DESIGNED BY: JPM/TH	
	6" SL SANITARY LATERAL					DRAWN BY: TH/JPW	
						SCALE: 1"=20'-0"	

13B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 13C

14. 8766      **PRESENTED BY:**      Larry E. Speaks & Associates

**REPRESENTING:** BBV Montgomery LLC

**SUBJECT:** Request final approval of Crews Plat No. 5A located on the east side of Eastern Boulevard, approximately 1,600 ft. south of Woodmere Boulevard, in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot B1 (0.62 acres) has 135 ft. of frontage along the Eastern Boulevard and a depth of 200 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

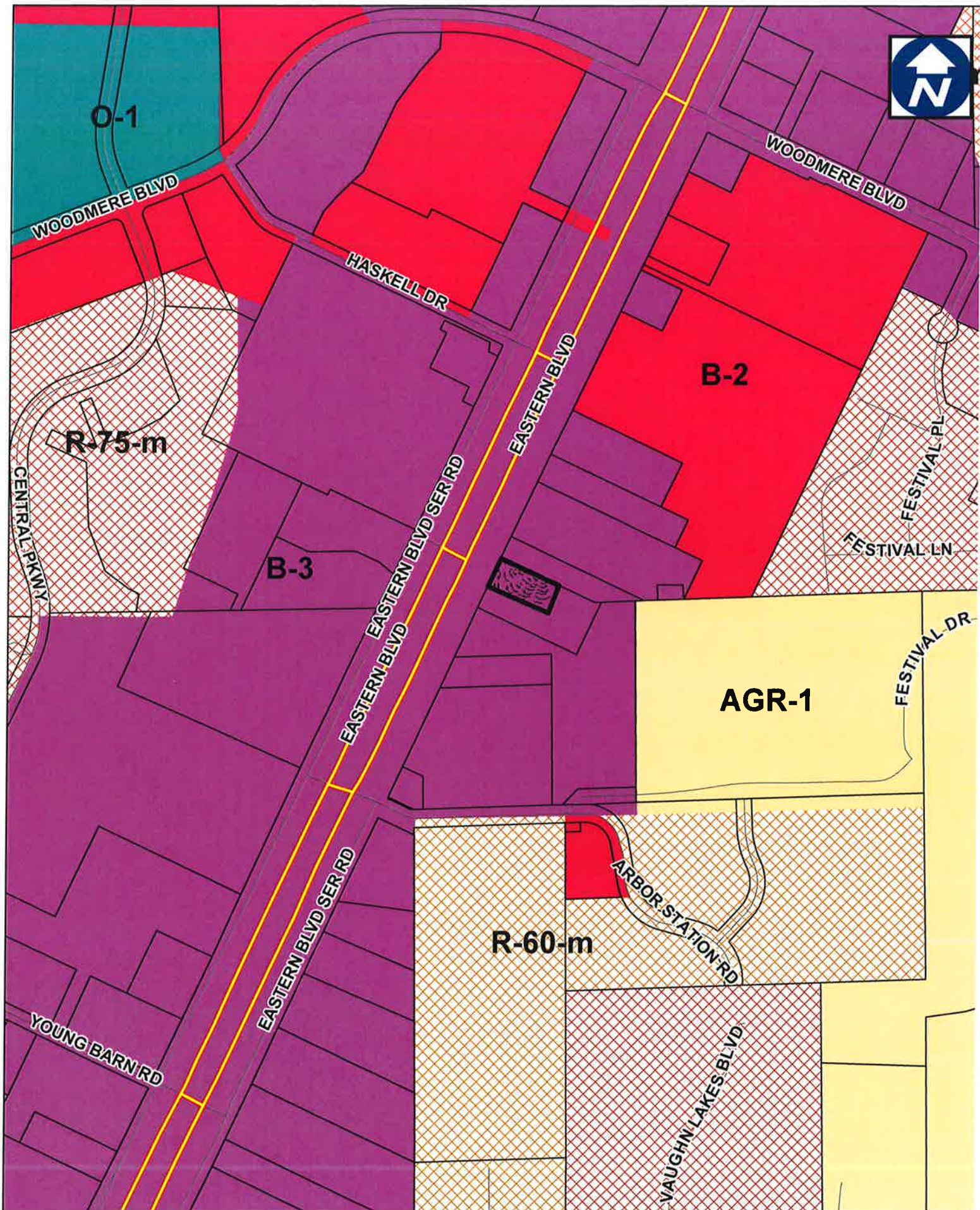
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 400 feet

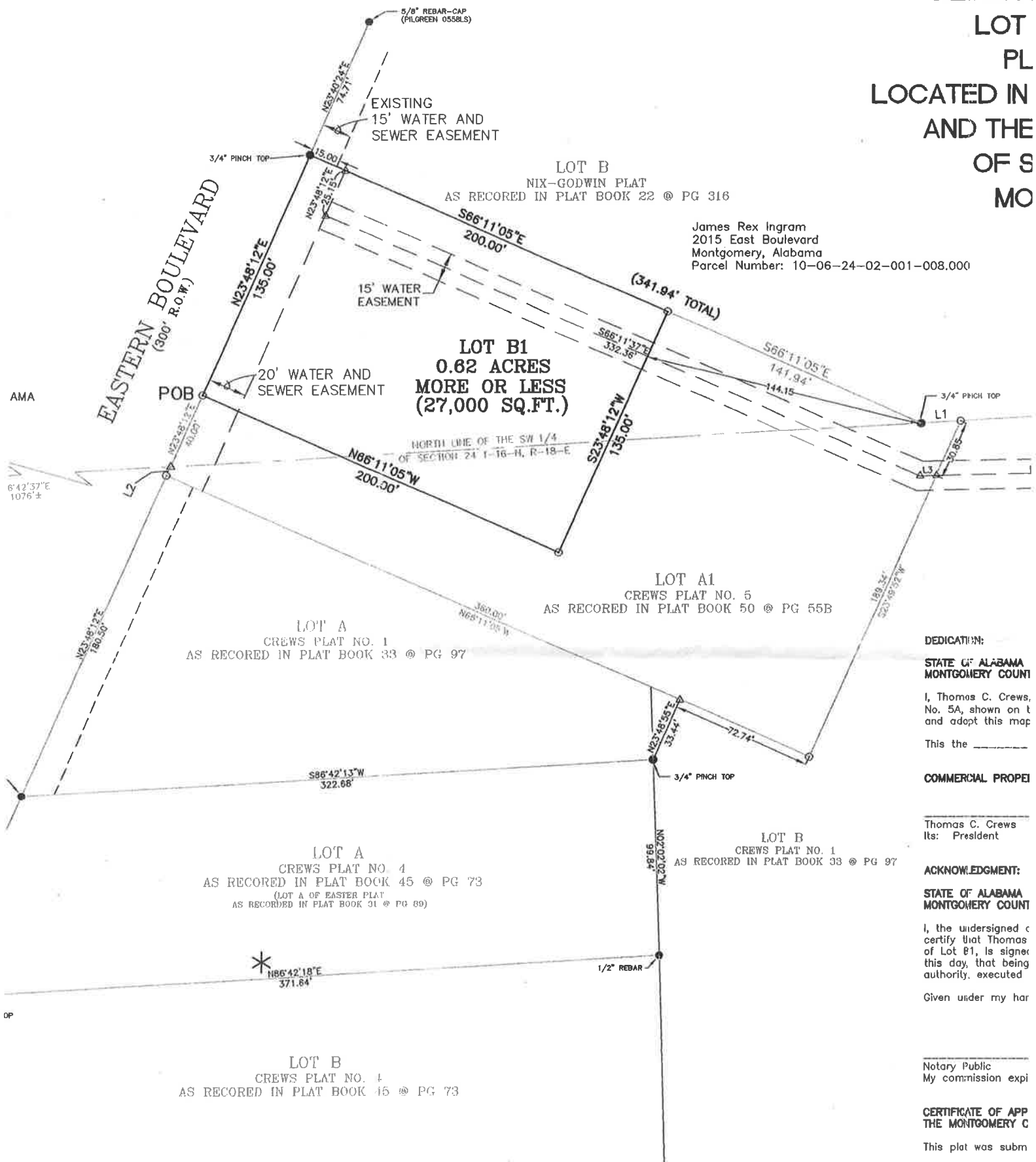
SUBJECT PROPERTY



ITEM NO. 14A

# Crews 5A

**CRE**  
**BEING A**  
**LOT**  
**PL**  
**LOCATED IN**  
**AND THE**  
**OF S**  
**MO**



James Rex Ingram  
 2015 East Boulevard  
 Montgomery, Alabama  
 Parcel Number: 10-06-24-02-001-008.000

**DEDICATION:**  
 STATE OF ALABAMA  
 MONTGOMERY COUNTY  
 I, Thomas C. Crews,  
 No. 5A, shown on t  
 and adopt this map  
 This the \_\_\_\_\_

**COMMERCIAL PROPE**  
 Thomas C. Crews  
 Its: President

**ACKNOWLEDGMENT:**  
 STATE OF ALABAMA  
 MONTGOMERY COUNTY  
 I, the undersigned c  
 certify that Thomas  
 of Lot B1, is signe  
 this day, that being  
 authority, executed  
 Given under my har

Notary Public  
 My commission expi

**CERTIFICATE OF APP**  
**THE MONTGOMERY C**  
 This plat was subm

**SURVEYOR'S CERTIFICATE:**  
 STATE OF ALABAMA

14B  
 By: \_\_\_\_\_





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 14C

15. 8774 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Alfa Properties

**SUBJECT:** Request preliminary approval of Sturbridge Addition located on the east side of Taylor Road and the north side of Park Crossing in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This preliminary plat includes proposed streets and lotting layout for the land previously zoned PUD (Planned Unit Development) for commercial and residential, which comply with the master plan as approved at the January 12, 2012 Planning Commission meeting. There is one (1) proposed boulevard which runs east off Taylor Road, approximately 1,200 ft. north of Park Crossing; a connection street which runs north off Park Crossing and intersects Lenox Lane; a street which runs north off Park Crossing into a proposed subdivision which will have a connection to the proposed road east of Lenox Lane; therefore there will be three (3) streets which provide connectivity. There are several streets which are creating small neighborhoods. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**SINGLE-FAMILY RESIDENTIAL**

<u>Typical Lot Size</u>	<u>Lot Count</u>	<u>SETBACKS</u>		
		<u>Front</u>	<u>Rear</u>	<u>Sides</u>
50' x 120'	89	20 ft.	15 ft.	5 ft. (both)
60' x 130'	151	20 ft.	15 ft.	5 ft. & 7 ft.
75' x 150'	125	25 ft.	15 ft.	5 ft. & 7 ft.
85' x 160' (35' setback)	52	35 ft.	30 ft.	5 ft. & 10 ft.
85' x 160' (40' setback)	40	40 ft.	30 ft.	5 ft. & 10 ft.
	<b>457 (Total lots)</b>			

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

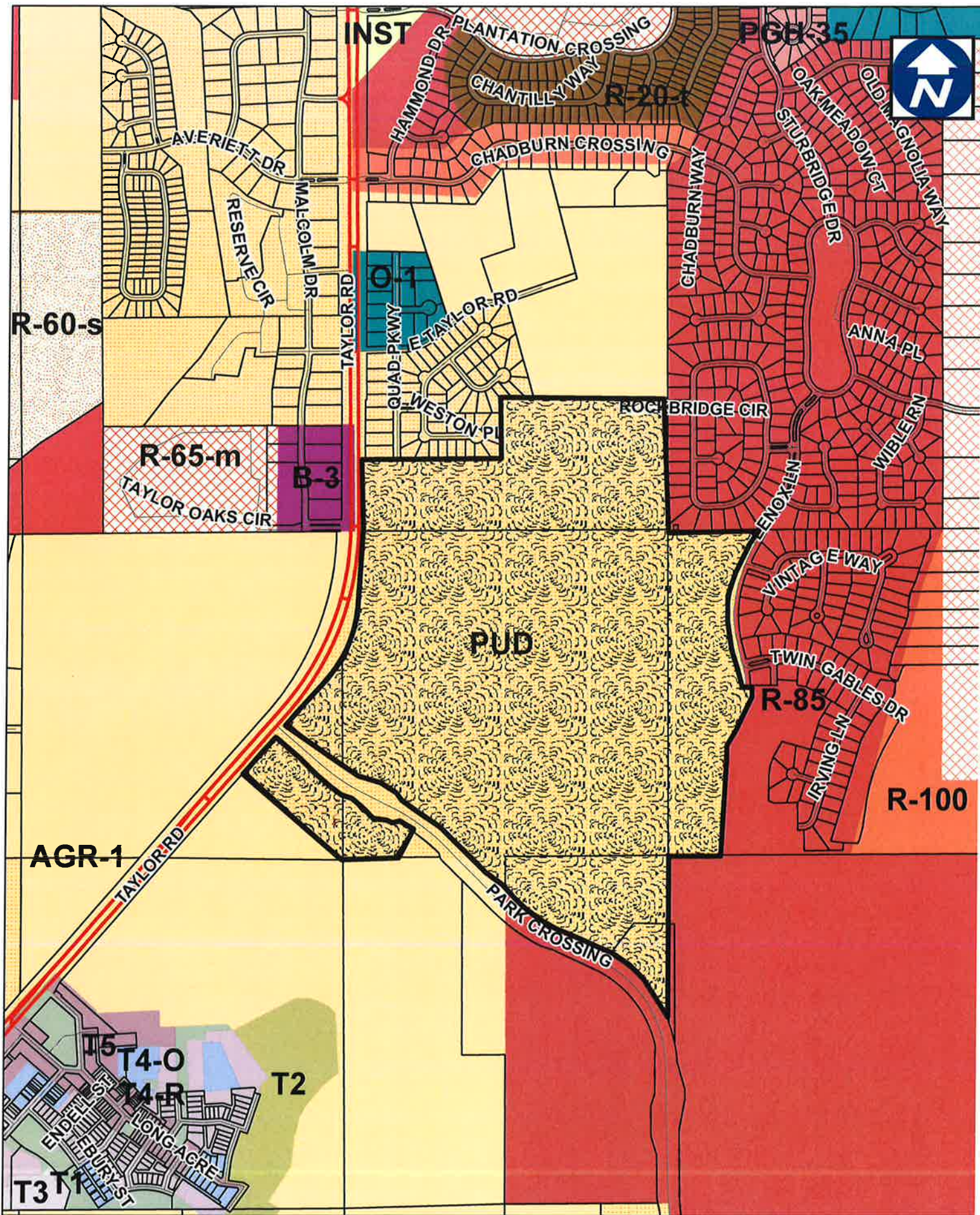
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



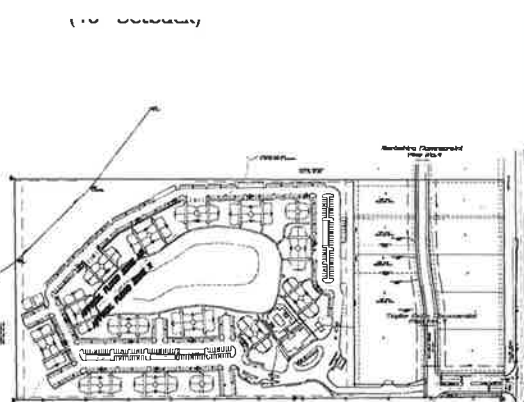
**PLATS**

1 inch = 1,000 feet

**SUBJECT PROPERTY**



ITEM NO. 15A



THE OAKS

ROCK BRIDGE  
R-85

# LEGEND

- 85' Residential Lots (35' setback)
- 85' Residential Lots (40' setback)
- 75' Residential Lots
- 60' Residential Lots
- 50' Residential Lots
- Commercial (B-2)
- Institutional
- Utility
- Open space

SCALE: 1" = 300'

TAYLOR ROAD

TAYLOR ROAD

KERSHAW

HAMPSTEAD

UTIL

EAST MONTGOMERY HIGH SCHOOL

CONNECTOR ROAD

COMMERCIAL B-2 3.4 AC.

INSTITUTIONAL +/-25.7 AC.

B-2 COMMERCIAL +/-18.5 AC.

B-2 COMMERCIAL +/-11.5 AC.

+/-23.5 AC.

85' LOTS (47)

60' LOTS (101)

60' LOTS (56)

75' LOTS (86)

85' LOTS (52)

+/-16.5 AC.

4.62 AC.

SOUTHERN BOLLIVOOD CORPORATION  
TAX # 16-0-05-01-001-001  
SEE REFERENCES  
IN 1955, PG 915

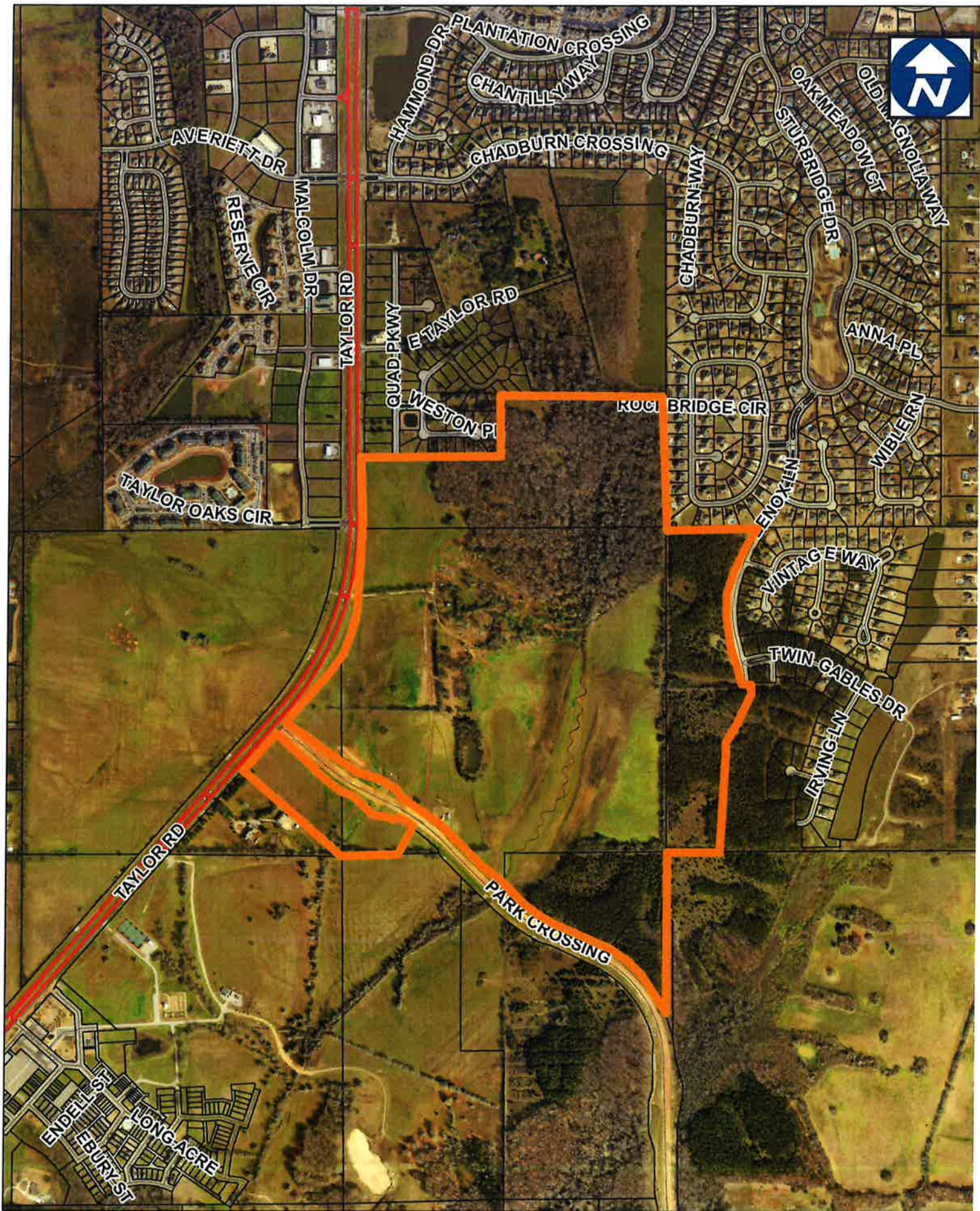
N89°48'26"E  
56.234' (M)

N88°22'26"E  
60.323' (OT)

SW CORNER  
NW  
S4-T15N-R19E

2" AND 1" OPEN TOP

15B



**PLATS**

1 inch = 1,000 feet

**SUBJECT PROPERTY**



ITEM NO. 150

16. 8771      **PRESENTED BY:**      Goodwyn, Mills & Cawood

**REPRESENTING:** Alfa Properties

**SUBJECT:** Request final approval of Quad Parkway Extension and Highlands Boulevard Plat located on the east side of Taylor Road at the south end of Quad Parkway in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat extends Quad Parkway approximately 500 ft. south to intersect proposed Highlands Boulevard which runs east off Taylor Road approximately 1,200 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

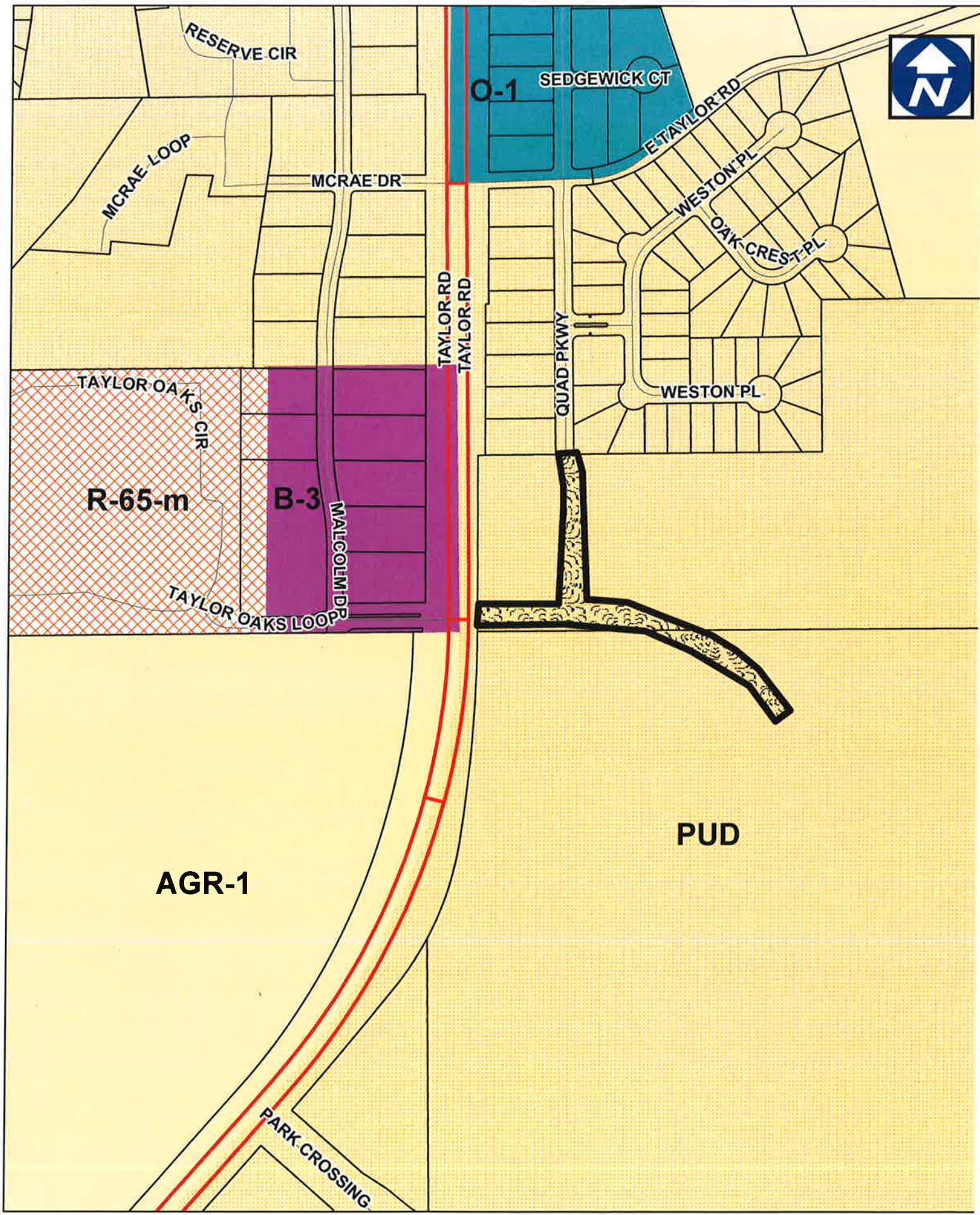
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 400 feet

**SUBJECT PROPERTY**



ITEM NO.

66A



Preliminary Map of

### QUAD PARKWAY EXTENSION AND HIGHLANDS BOULEVARD

Lying in the Northeast Quarter of Section 32, T-16-N, R-19-E, Montgomery County, Alabama.

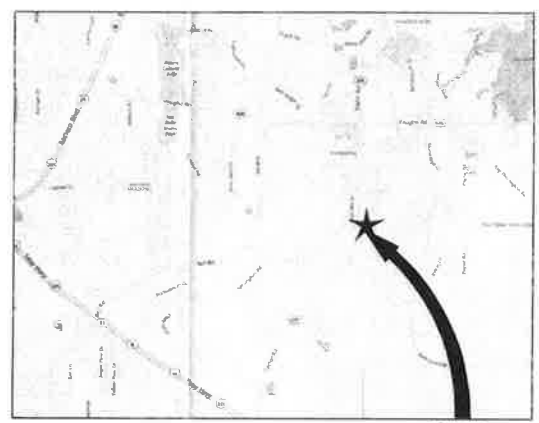
Goodwyn, Mills & Cawood, Inc.  
Engineers - Architects - Planners - Surveyors

2000 East Chase Lane, Ste. 200  
Montgomery, Alabama 36117  
Office (204) 271-3000  
Fax (204) 272-1999

JULY, 2015 Scale: 1"=50'

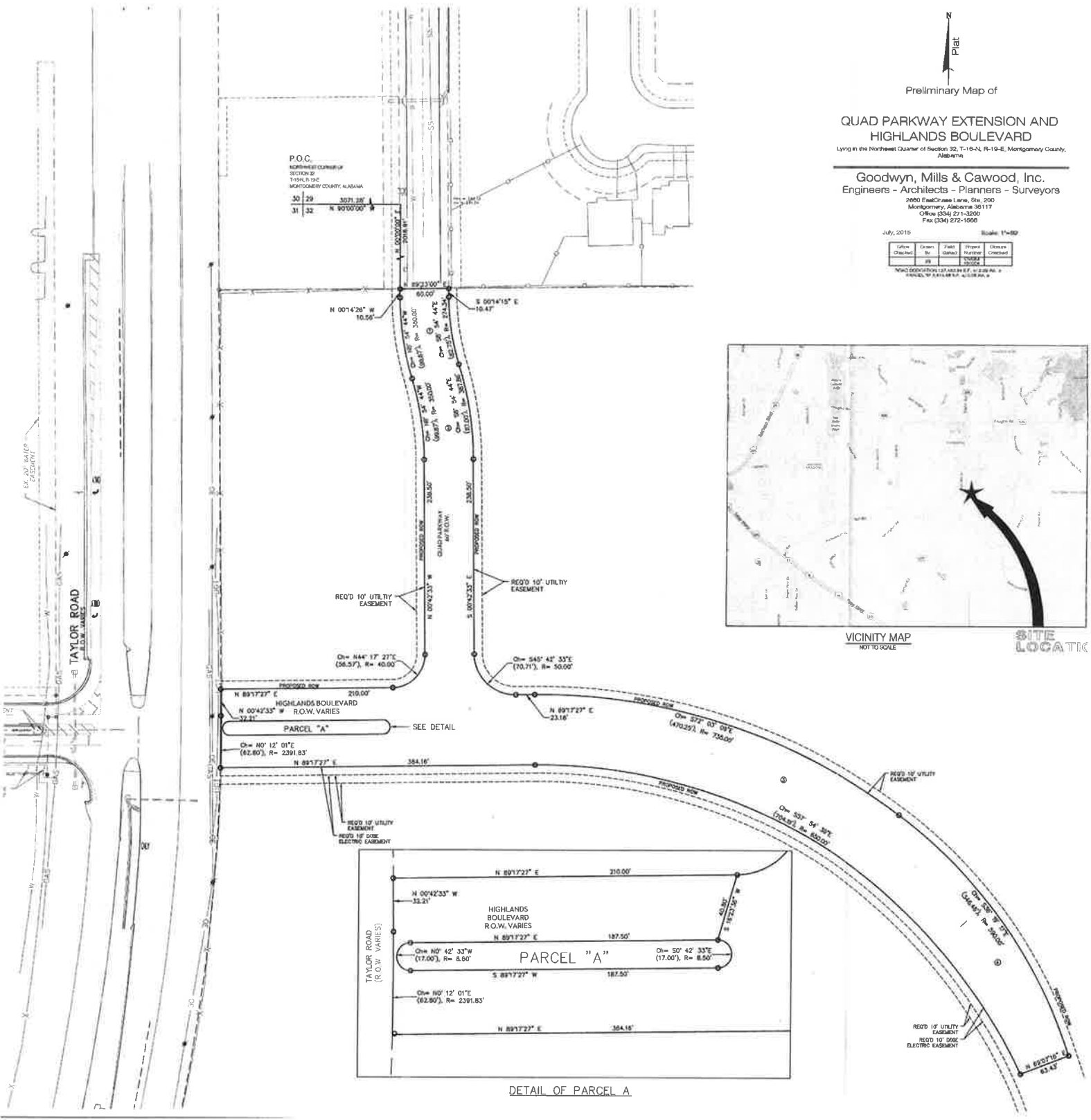
Date Checked	Drawn By	Field Date	Sheet Number	Sheet Count
			13052	

\*Not a substitute for a survey or other professional service.



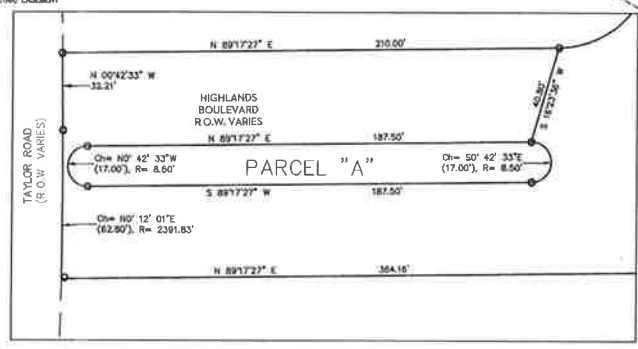
VICINITY MAP  
NOT TO SCALE

SITE  
LOCATION



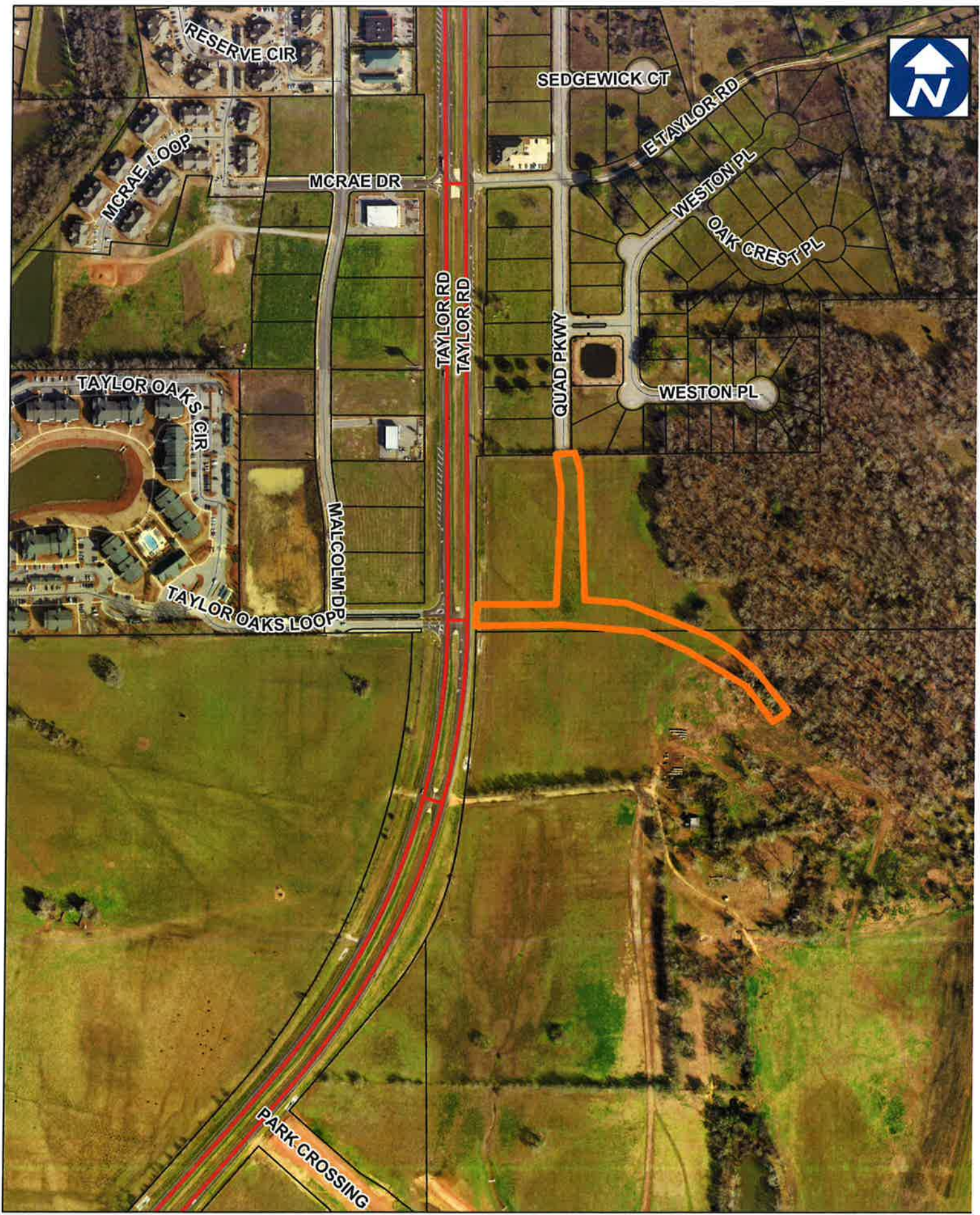
P.O.C.  
NORTHWEST CORNER  
SECTION 32  
T16N R19E  
MONTGOMERY COUNTY, ALABAMA

30	29	3071.23'
31	32	N 90°00'00"



16B





**PLATS**  
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 160

17. 8770      **PRESENTED BY:**      Goodwyn, Mills & Cawood

**REPRESENTING:** Alfa Properties

**SUBJECT:** Request final approval of Church of the Highlands Plat No. 1 located on the east side of Taylor Road, approximately 1,200 ft. north of Park Crossing, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates one (1) lot for a proposed church. Lot 1 (25.718 acres) has 1,053 ft. of frontage along Taylor Road and frontage along a proposed street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

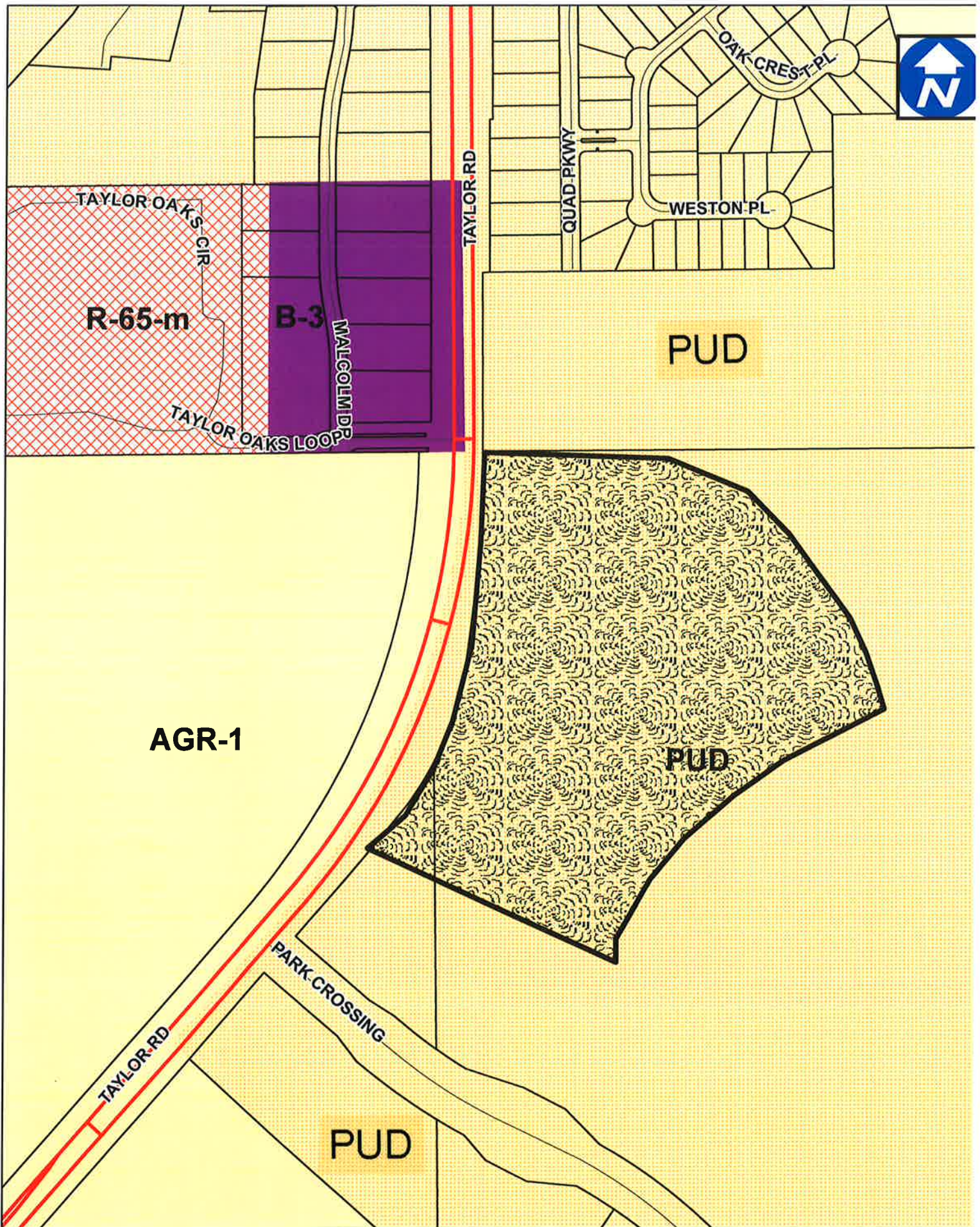
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

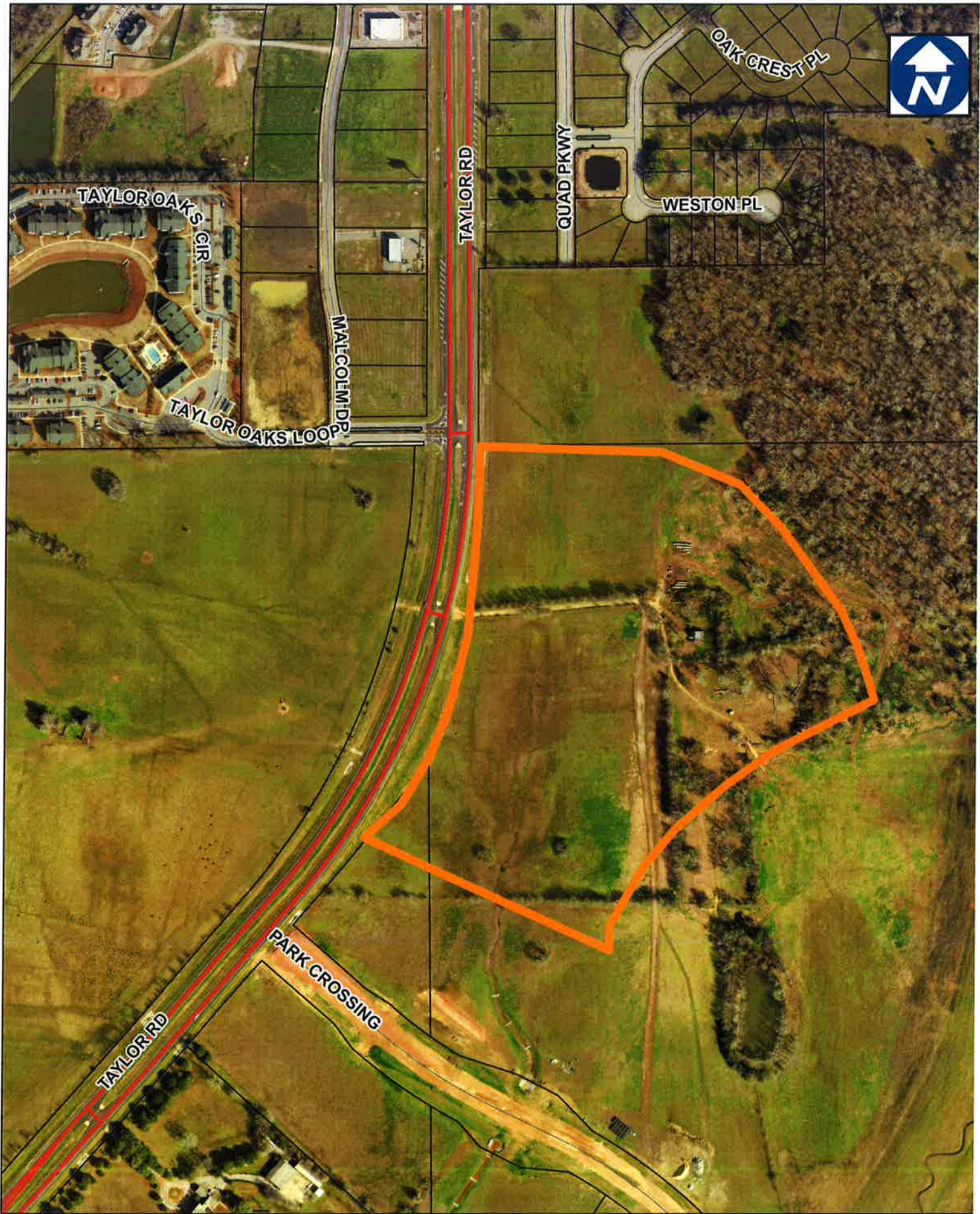
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 17A





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 17C

18. 8772      **PRESENTED BY:**      Goodwyn, Mills & Cawood

**REPRESENTING:** Alfa Properties

**SUBJECT:** Request final approval of Sturbridge Plat No. 25 located approximately 500 ft. west of Lenox Lane at Twin Gables Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates five (5) lots for residential use. The lots will be 85 ft. in width and will be developed with 40 ft. front yards, 30 ft. rear yards, and 5 & 10 ft. side yards. There is a proposed street (Street B) which runs west off Lenox Lane and extends approximately 800 ft. and a proposed street (Street C) which runs north and south off Street B. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

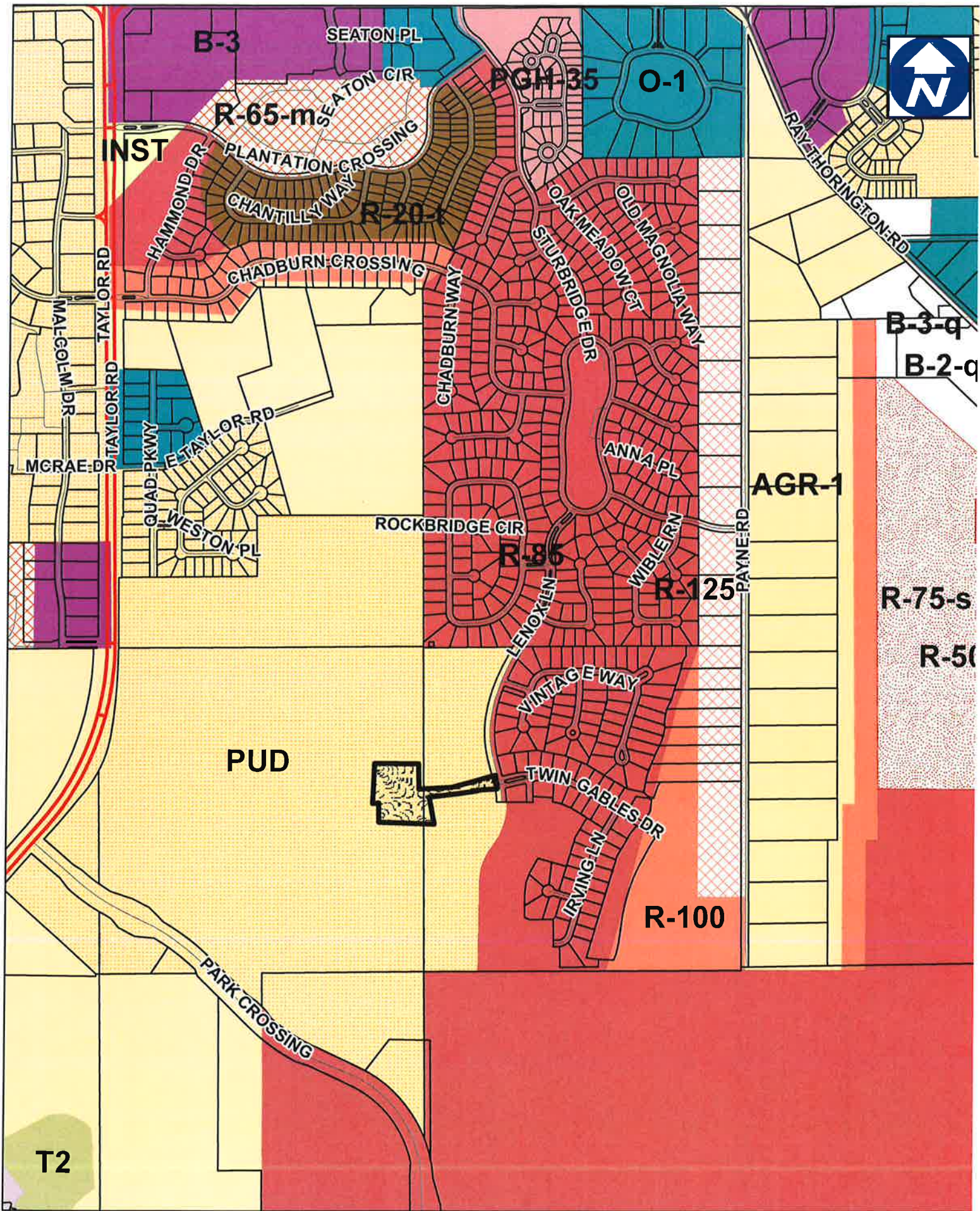
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 18A

# Sturbridge 25

18B

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 11-62-32.

Thomas M. Tyson, Jr.  
Executive Secretary

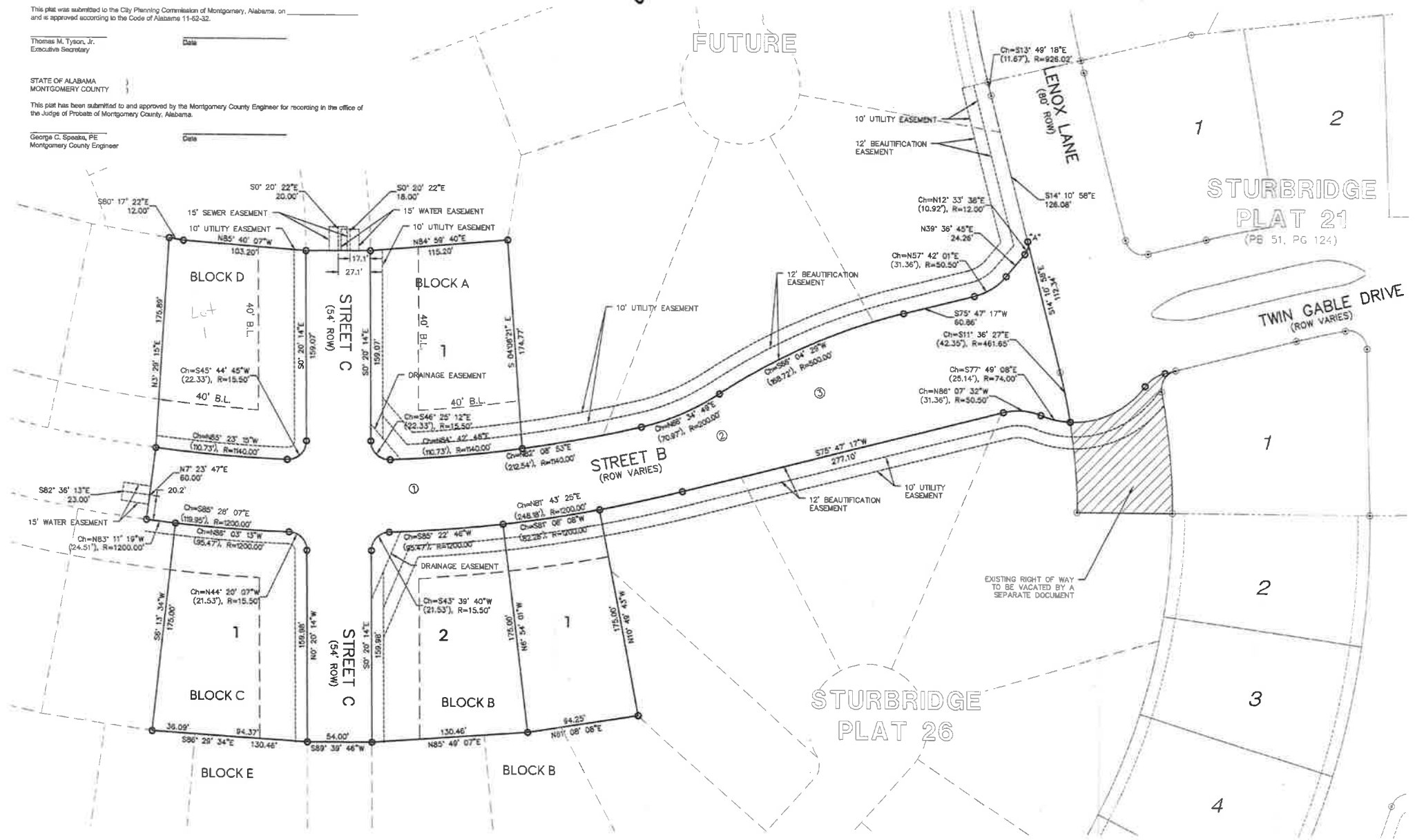
Date \_\_\_\_\_

STATE OF ALABAMA  
MONTGOMERY COUNTY

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.

George C. Speaks, PE  
Montgomery County Engineer

Date \_\_\_\_\_







**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 18C

19. 8773 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Alfa Properties

**SUBJECT:** Request final approval of Sturbridge Plat No. 26 located approximately 170 ft. west of Lenox Lane at Twin Gables Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 31 lots for residential use. The lots will be 70 ft. in width and will be developed with 25 ft. front yards, 15 ft. rear yards, and 5 & 7 ft. side yards. This plat is located south of a proposed street which runs west off Lenox Lane. There are two (2) proposed streets (Street E) which run east off a proposed street and extends south, and a proposed cul-de-sac (Street D) which runs north off Street E. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objection.

**TRAFFIC ENGINEERING:** No objection.

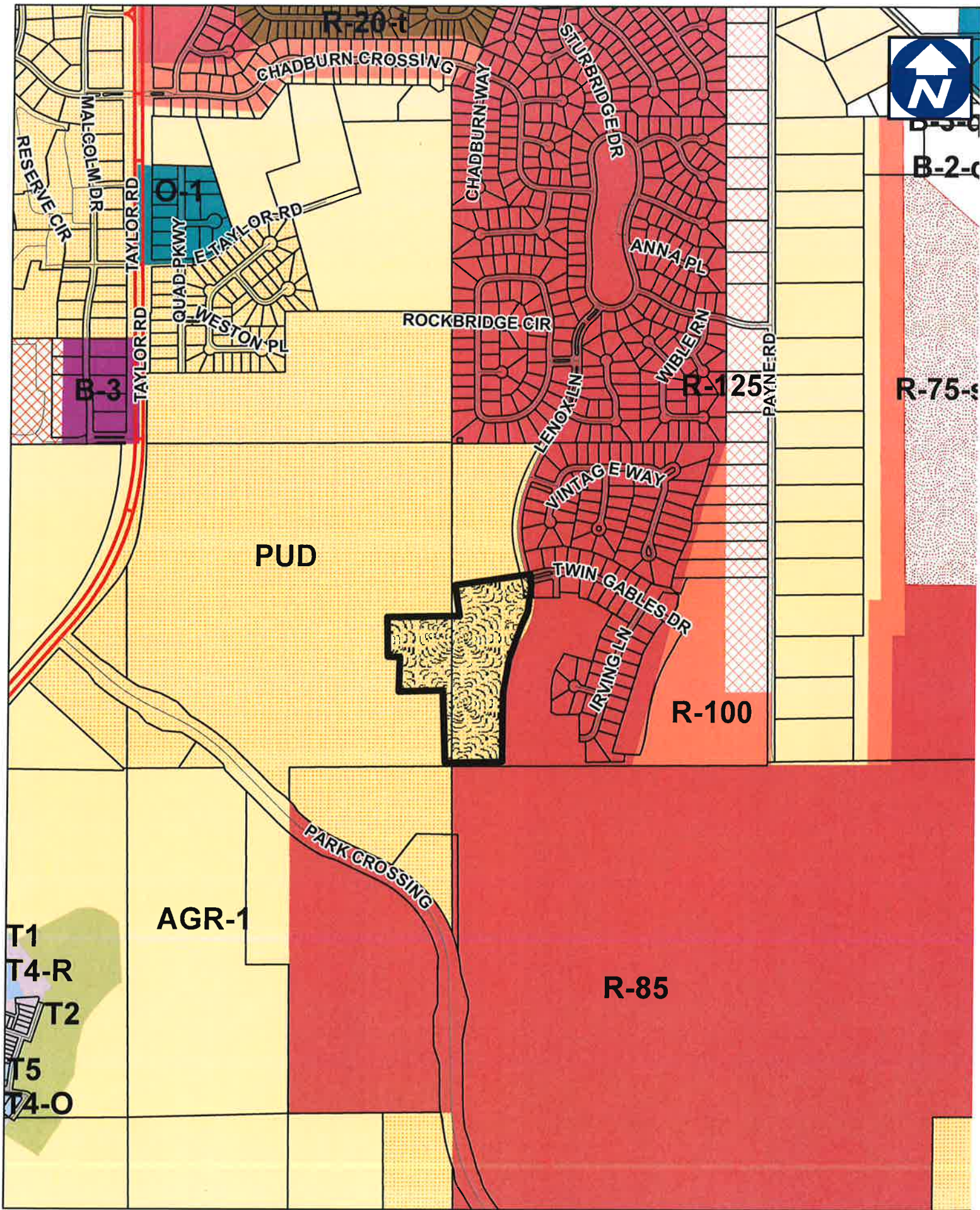
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



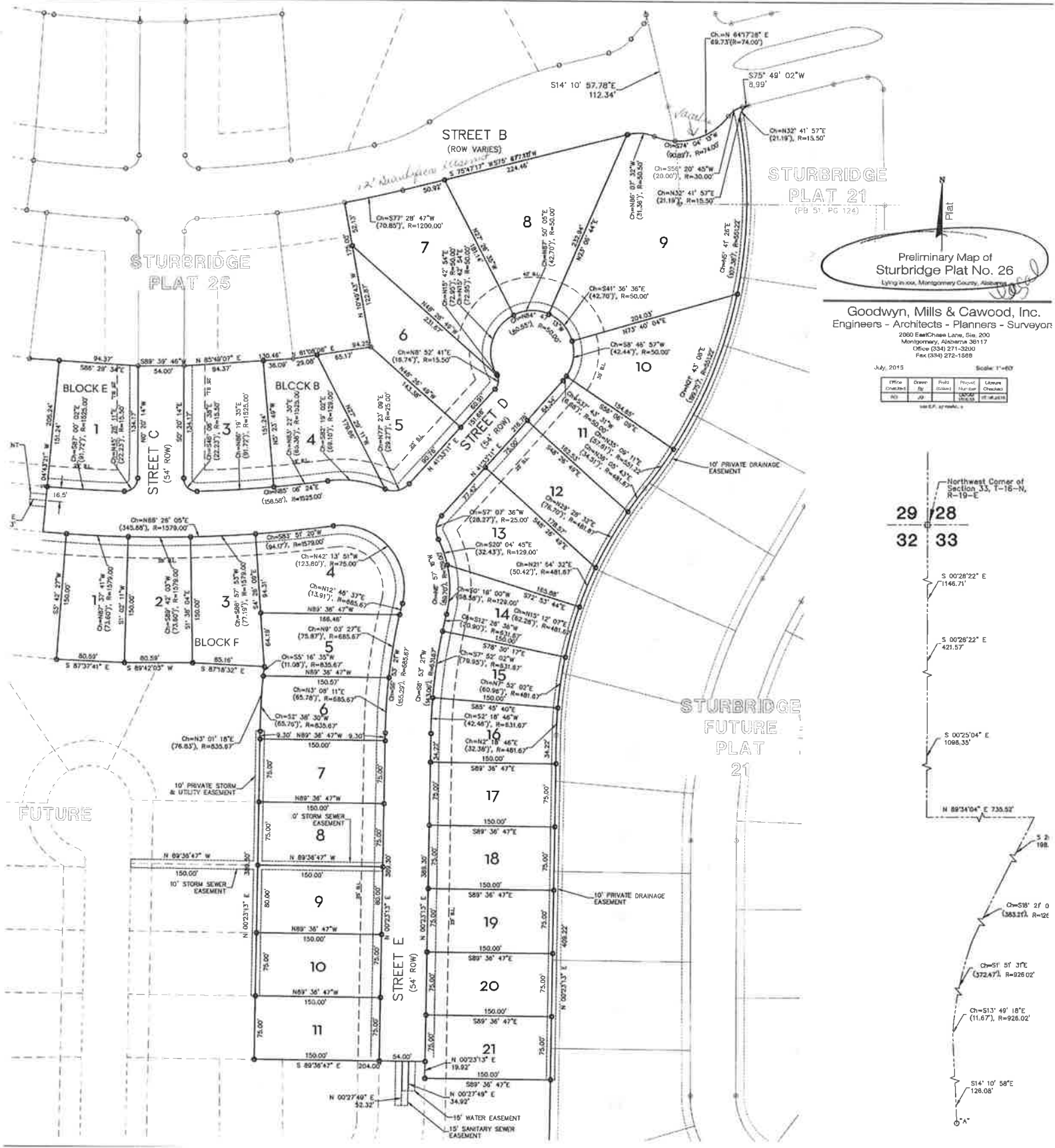
**PLATS**

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 19A



**STURBRIDGE  
PLAT 21**  
(PB 51, PG 124)

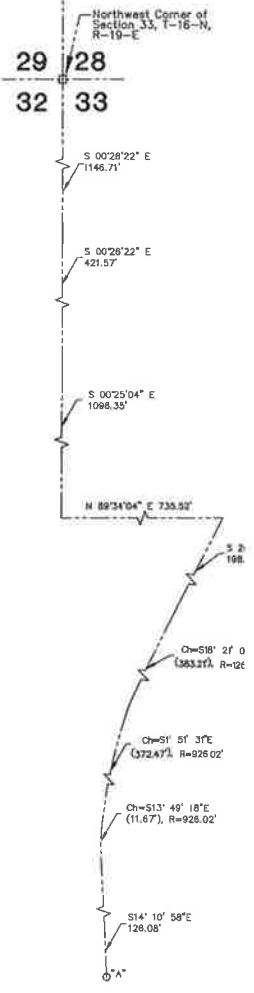
Preliminary Map of  
Sturbridge Plat No. 26  
Lying in xxx, Montgomery County, Alabama

**Goodwyn, Mills & Cawood, Inc.**  
Engineers - Architects - Planners - Surveyors  
2060 EastChase Lane, Ste 200  
Montgomery, Alabama 36117  
Office (334) 271-3200  
Fax (334) 272-1588

July, 2015 Scale: 1"=40'

OFFICE	DRAWN	FIELD	PROJECT	CHECKED
MS	JL	MS	MS	MS

See also Appendix A



19B



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 19C