

# Planning Commission Agenda

July 28, 2016

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Frank Cook, Chairman

Kippy Tate, Vice-Chairman

Malcolm Calhoun

Ann Clemons

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

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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 June 23, 2016 meeting

**July 28, 2016**

<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.	8822	Jeffcoat Engineers	Carter Hill Road	Plat	1
2.	DP-2015-026	“ “	Carter Hill Road	DP	2
3.	8824	“ “	Mobile Highway	Plat	3
4.	RZ-2016-010	Walter H. Stell	Norman Bridge Road	Rezoning	4
5.	DP-1976-172	Clark, Geer, Latham & Assoc.	Atlanta Highway	DP	5
6.	8825	Goodwyn, Mills & Cawood	Lockwood Lane	Plat	6
7.	8829	Professional Engineering	Northbelt Drive	Plat	7
8.	8828	Alabama Land Surveyors	Boat Road	Plat	8
9.	8827	Pilgreen Engineering	Edgard D. Nixon Ave.	Plat	9
10.	8826	Larry E. Speaks & Assoc.	Greenpine Drive	Plat	10
11.	DP-1977-312	“ “	Greenpine Drive	DP	11
12.	8830	Flowers & White Engineering	Tavistock Street	Plat	12
13.	8832	“ “	Grassmere Street	Plat	13
14.	8833	“ “	Tavistock Street	Plat	14
15.	8831	“ “	Upper James Street	Plat	15

***The next Planning Commission meeting is on  
August 25, 2016***

1. 8822 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** DLR Associates, LLC

**SUBJECT:** Request final approval of DLR-Carter Hill Road Plat No. 2 located at 2909 Carter Hill Road in a B-4 (Commercial) Zoning District.

**REMARKS:** This plat replats two (2) lots and portions of two (2) other lots. Lot A2 (0.83 acres) has 151.01 ft. of frontage along Carter Hill Road and a depth of 258 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*This request was delayed at the June 23, 2016 meeting, due to no one being present to present the request.*

**CITY COUNCIL DISTRICT:** 7

**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.

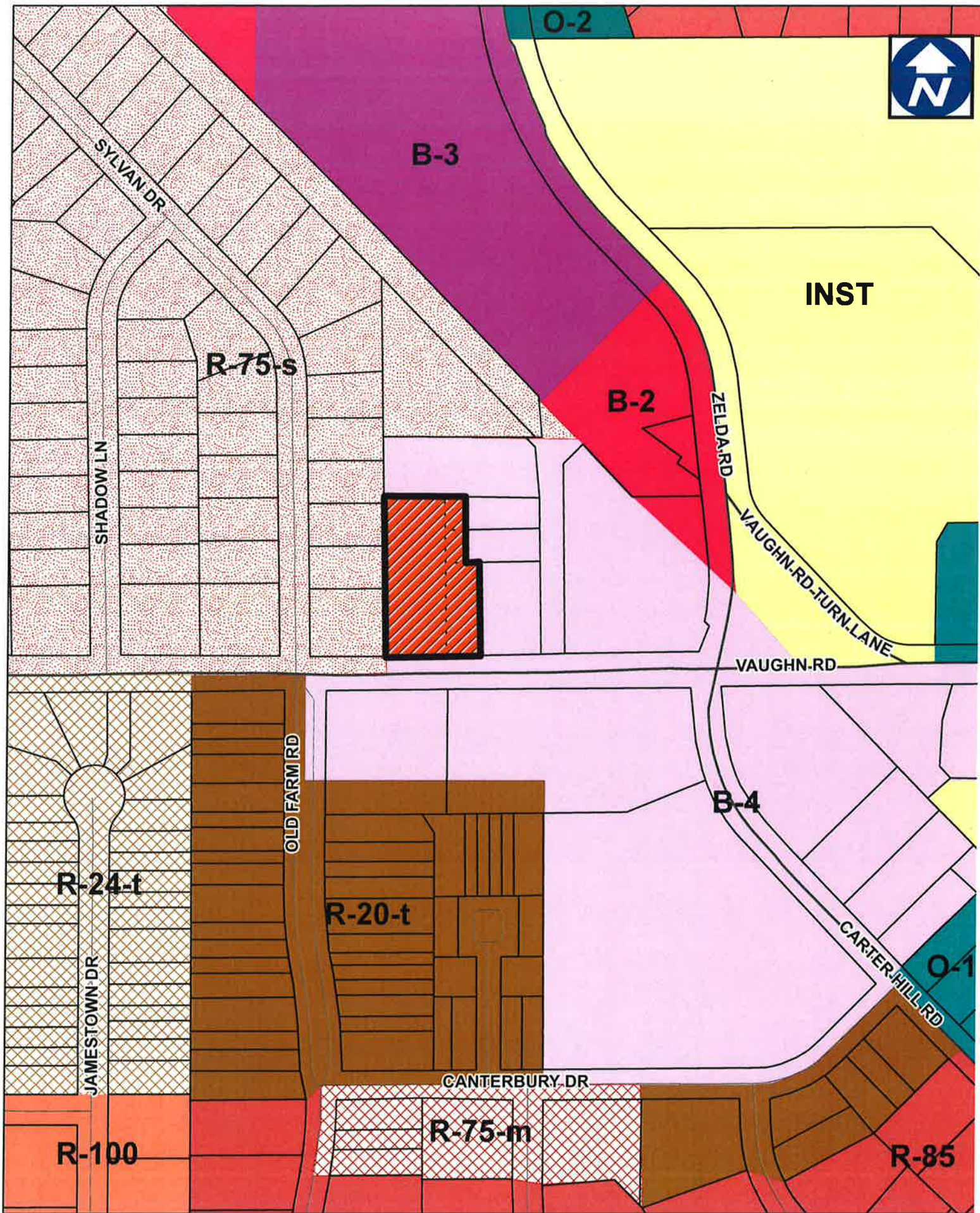
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1A



DLR-Carter Hill Road #2

MWWSSB REGULATIONS.

NW CORNER OF LOT 6 OF THE  
JAMES ASHE PLAT AS  
RECORDED IN THE OFFICE OF  
THE JUDGE OF PROBATE AT  
PLAT BOOK 4 AT PAGE 4

3. KILL ALL UNUSED SANITARY  
MWWSSB REGULATIONS.

4. THIS PROPERTY IS LOCATED  
ACCORDING TO THE FEMA FLOC  
2/5/14.



IPF  
CAPPED  
3" PIPE

N 89°42'14" E 100.00'

S89°42'16"W IPS

27.50'

(N 00°04'26"W-104.38')

S89°12'02"W

27.18'

(258.0')

NORTH-252.28'

IPF  
1" SOLID

**LOT A2**  
**0.83 Ac±**

SYLVAN DRIVE

125.0'

(100')

54.68'

N 00°04'26" W-149.96' (150')

IPS

N 89°37'23" W 100.33'

IPS

S89°37'23"E

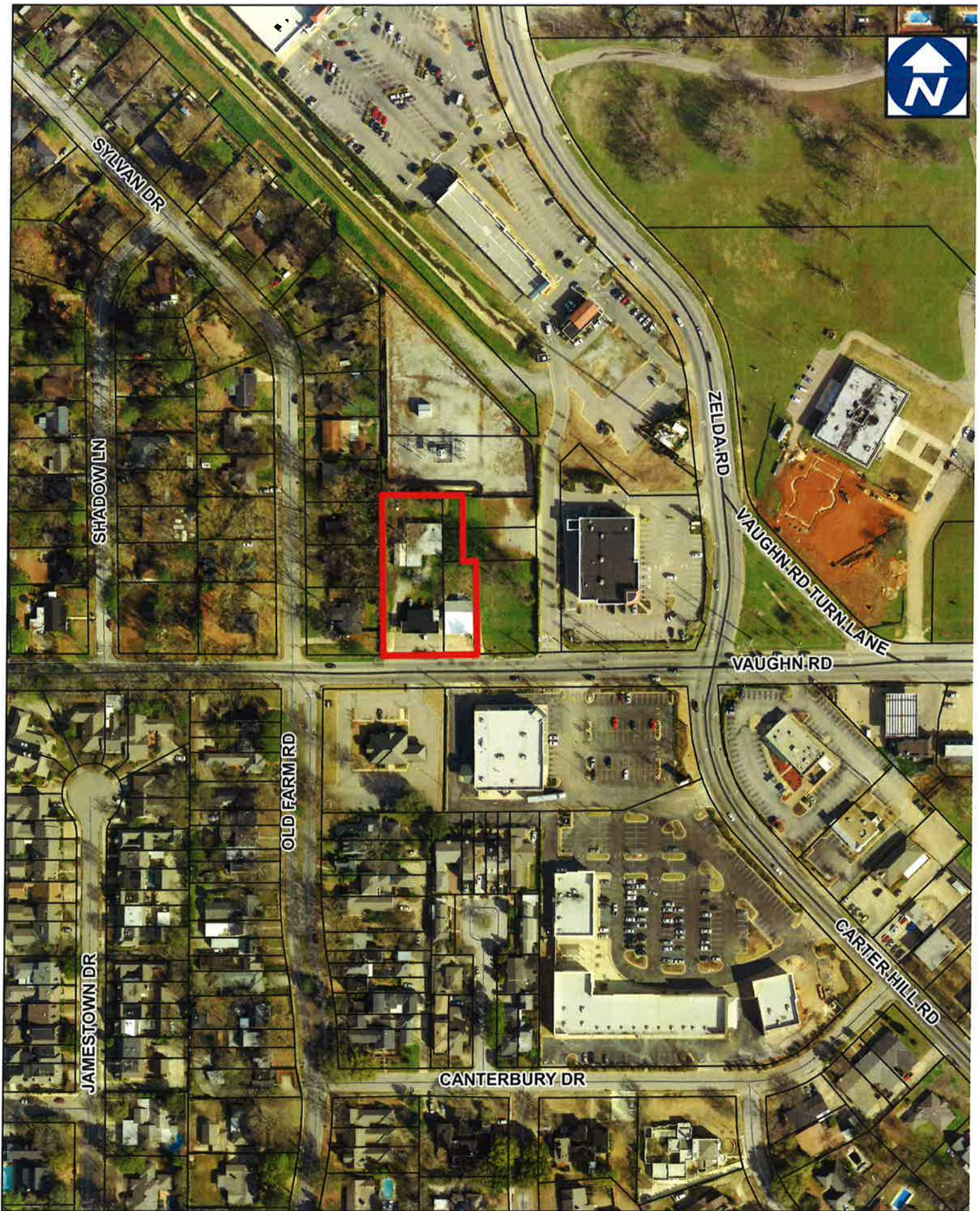
IPS

CARTER HILL ROAD

(ROW VARIES)

IB





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C



2. DP-2015-026 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Goo Goo Carwash

**SUBJECT:** Public hearing for a development plan for two (2) buildings and a canopy to be located at 2909 Carter Hill Road in a B-4 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct two (2) new buildings totaling 5,221 sq. ft., and a 2,970 sq. ft. canopy. There are eight (8) designated paved parking spaces provided onsite. There is a dual access entrance, a gate controlled full access drive, and a “Right Out Only” access drive.

This was originally heard at the July 25, 2015 Planning Commission meeting; and has since acquired more property and reconfigured the site. The original plan had a carwash building which upon exiting you turn left to access the vacuum area and/or exit the property.

The revised site plan, as you exit the carwash you can turn left to access the vacuum area and/or exit the property by the full service access drive, or you can turn right to access the Flex Service (full-service or express detail services) and exit the by the “Right Out Only” access.

*This request was delayed at the June 23, 2016 meeting, due to no one being present to present the request.*

**CITY COUNCIL DISTRICT:** 7

**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.

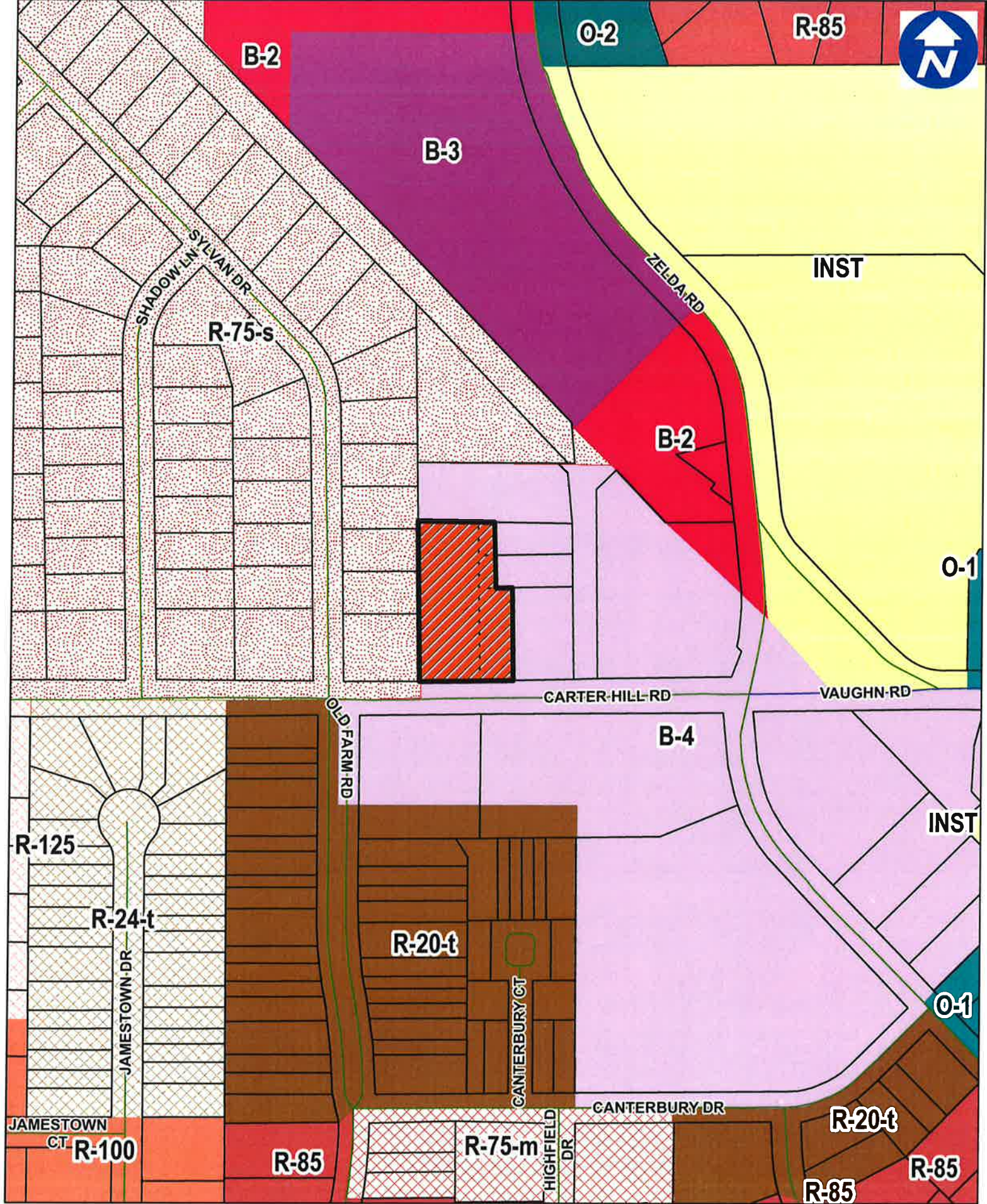
**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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



**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY

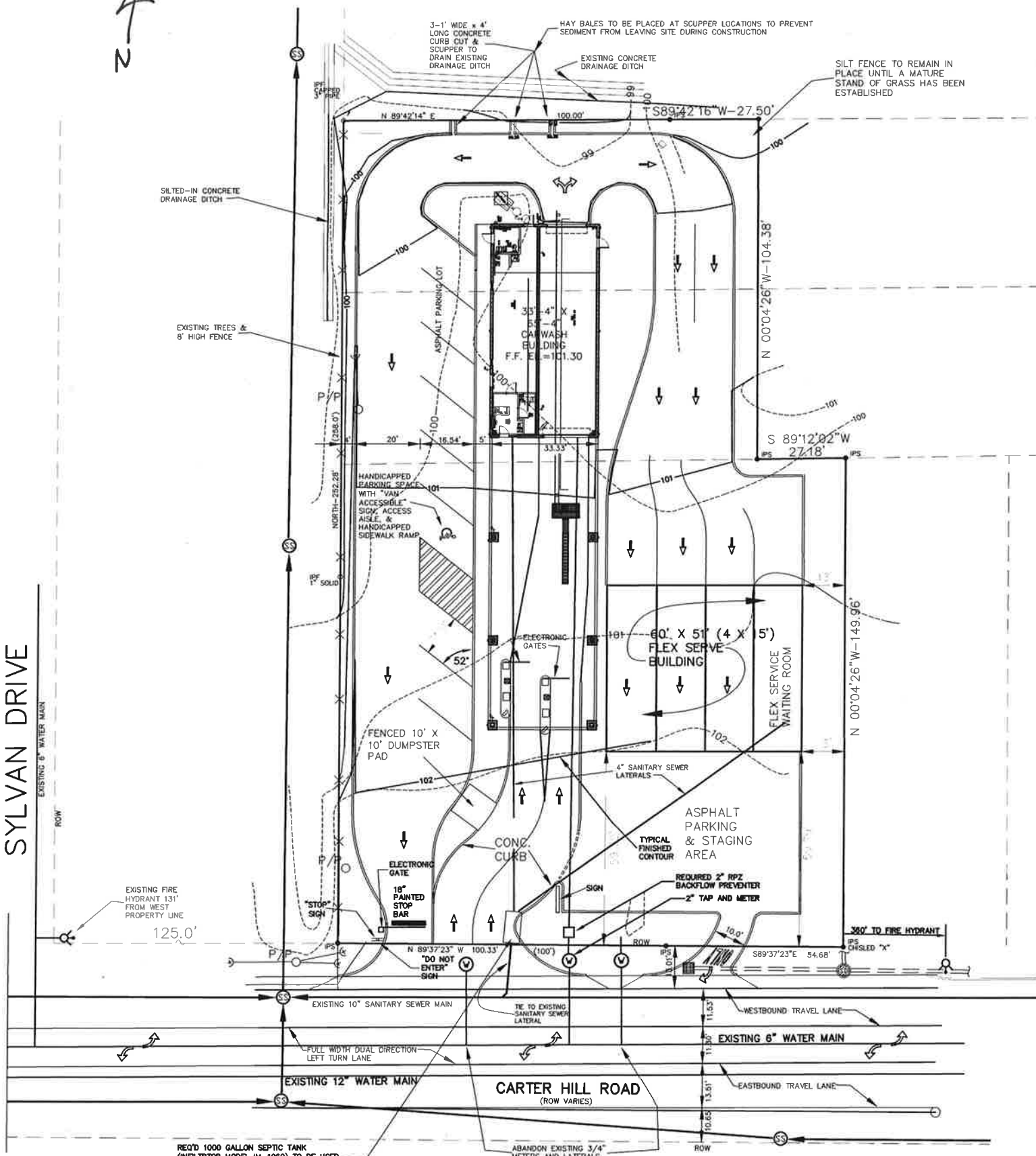


ITEM NO. 2A



2A

SYLVAN DRIVE



REQ'D 1000 GALLON SEPTIC TANK (INFILTRATOR MODEL IM-1060) TO BE USED AS OIL/WATER SEPARATOR AND SAND FILTER (SEE DETAIL THIS SHEET)

ABANDON EXISTING 3/4\"/>

NOTES:  
 1. BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW) CONTACT A CITY ENGINEERING INSPECTOR AT 241-2803.

2B





**DEVELOPMENT SITE**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

2C



3. 8824 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Martin-Aycock Properties, LLC

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

**REMARKS:** This plat creates one (1) lot for industrial use. Lot A-1 (1.04 acres) has 163.25 ft. of frontage along Mobile Highway and 220 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

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.

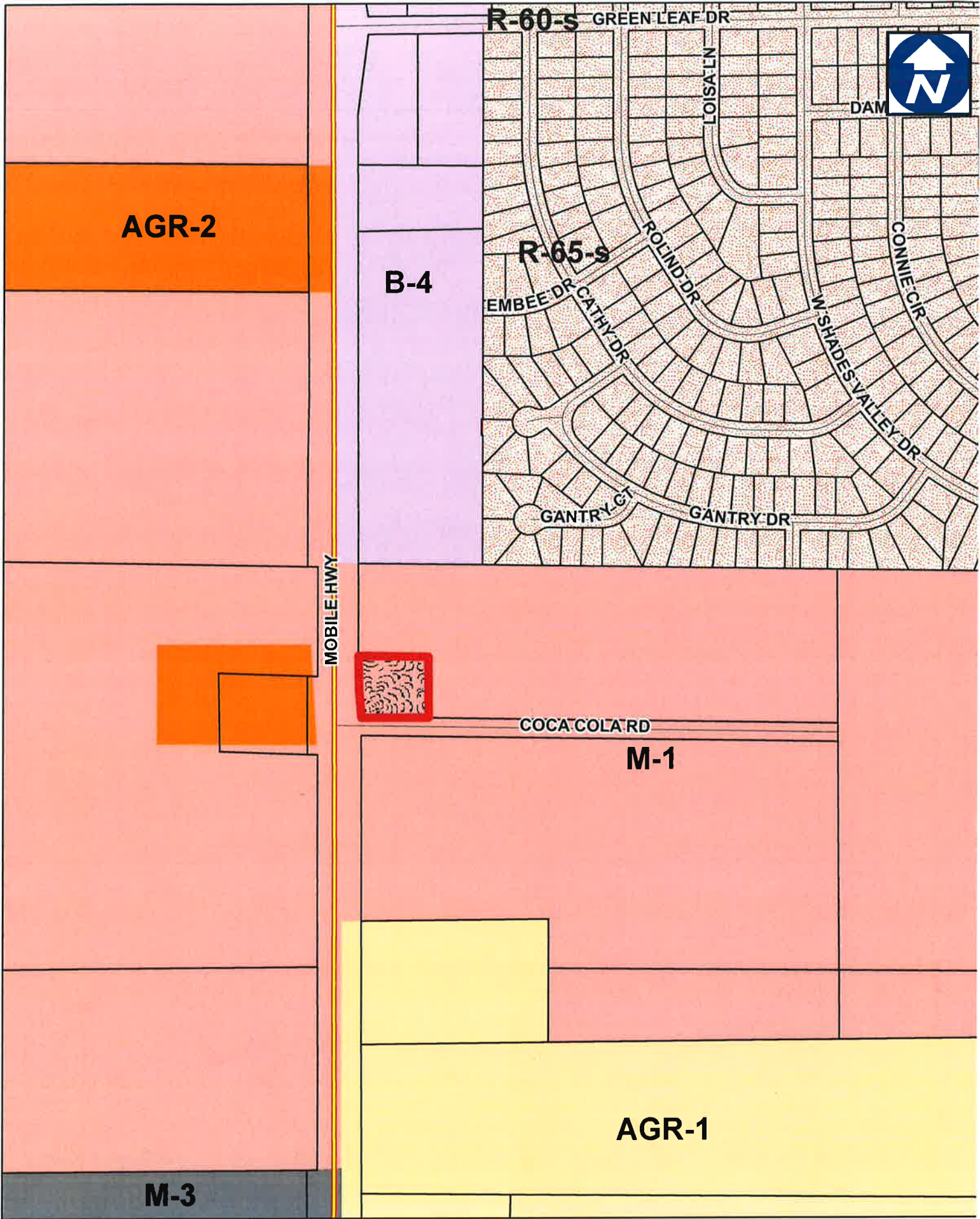
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**AGR-2**

**B-4**

**R-65-s**

**R-60-s** GREEN LEAF DR

MOBILE HWY

COCA COLA RD

**M-1**

**AGR-1**

**M-3**

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A



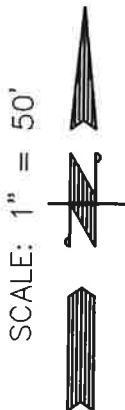
# Montgomery Fastenal #1

**LEGEND:**

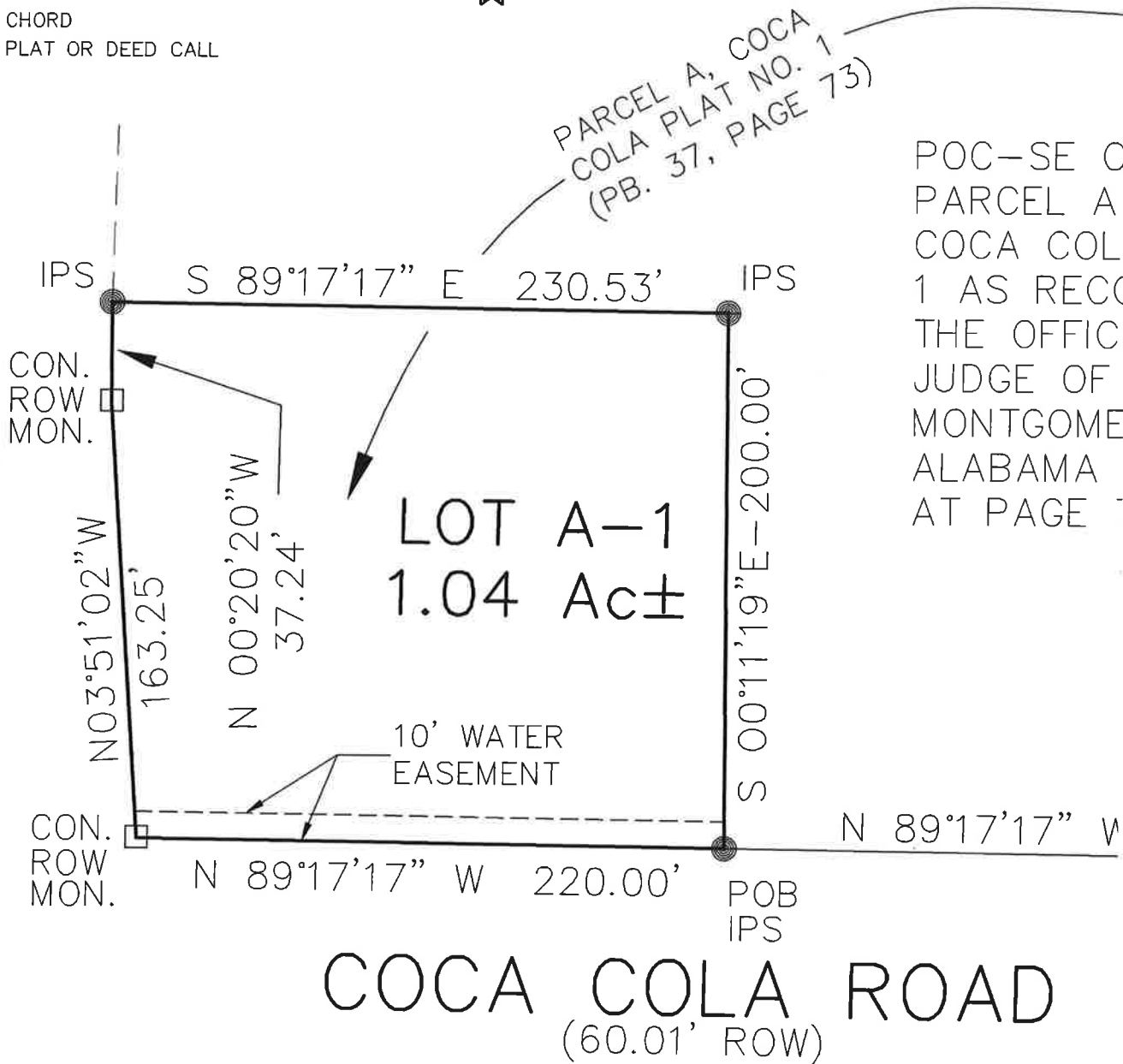
- IPS - IRON PIN SET (1/2" REBAR WITH RED PLASTIC ID CAP READING "JEFFCOAT 9587 ")
- CON ROW MON - CONCRETE ROW MONUMENT
- IPF - IRON PIN FOUND
- X—X— FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- ( ) - PLAT OR DEED CALL

**SPECIAL NOTES:**

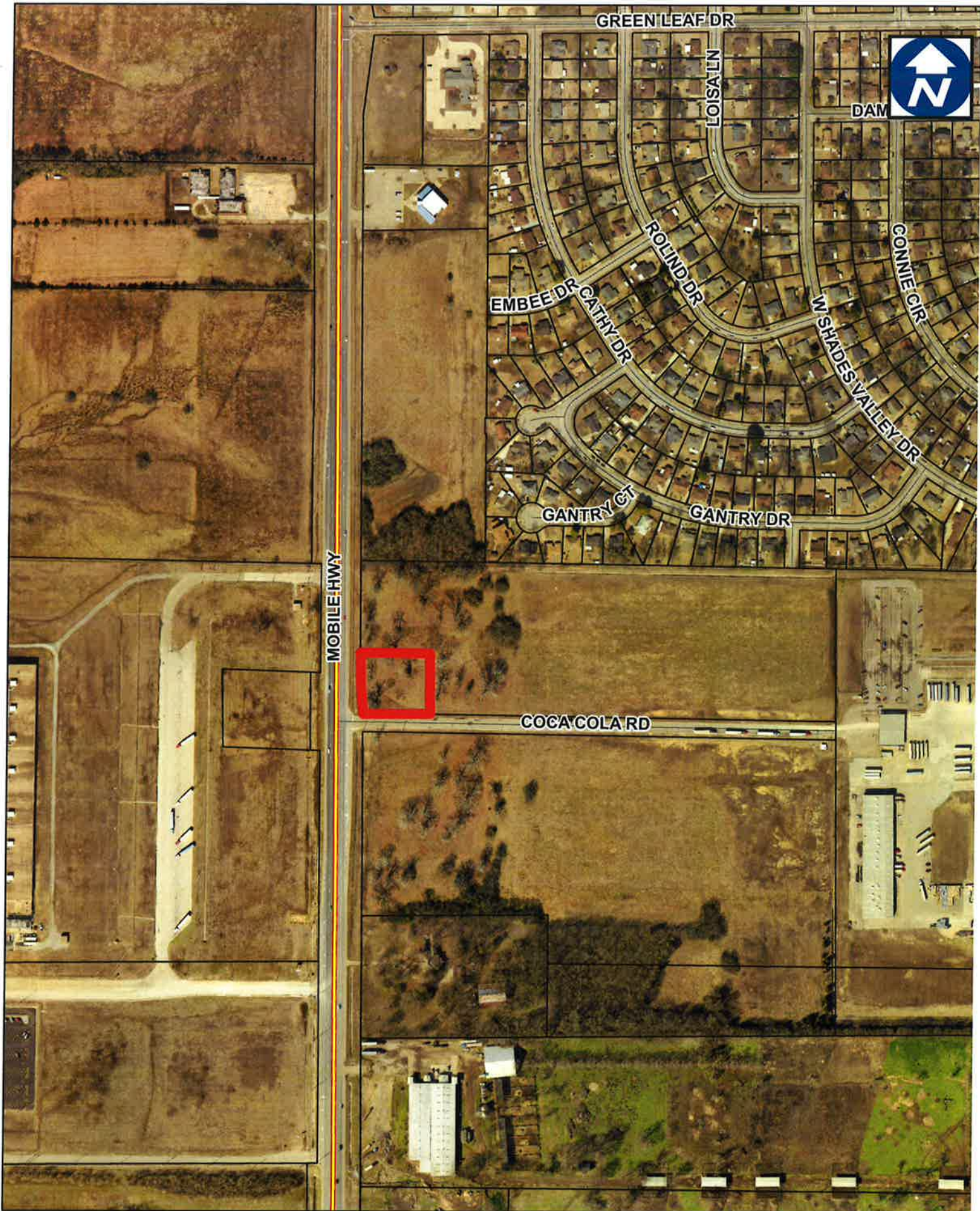
1. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS OR OTHER REQUIREMENTS OF THE ORIGINAL PLAT.
2. KILL ALL UNUSED WATER LATERALS AT WORKING UNDER MWWSSB REGULATIONS.
3. KILL ALL UNUSED SANITARY SEWER LATERALS AT WORKING UNDER MWWSSB REGULATIONS.
4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE ACCORDING TO THE FEMA FLOOD MAP 011017/15.



US HWY. 31  
(MOBILE HWY.)  
(ROW VARIES)







DAM

GREEN LEAF DR

LOISALN

ROLIND DR

EMBEE DR  
CATHY DR

W SHADES VALLEY DR

CONNIE CIR

GANTRY CT

GANTRY DR

MOBILE HWY



COCA COLA RD

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C



4. RZ-2016-010 **PRESENTED BY:** Walter H. Stell

**REPRESENTING:** T3A Investments, LLC

**SUBJECT:** Request to rezone one (1) parcel of land containing 4.33 acres located on the east side of Norman Bridge Road, the north side of Hobbie Road, and the west side of Snowdown Chambers Road from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** This property is surrounded by AGR-1 (Residential Agriculture) zoning. The intended use for this property if rezoned is for a food truck. The Land Use Plan does not cover this area.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

*Long Range Planning:*

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

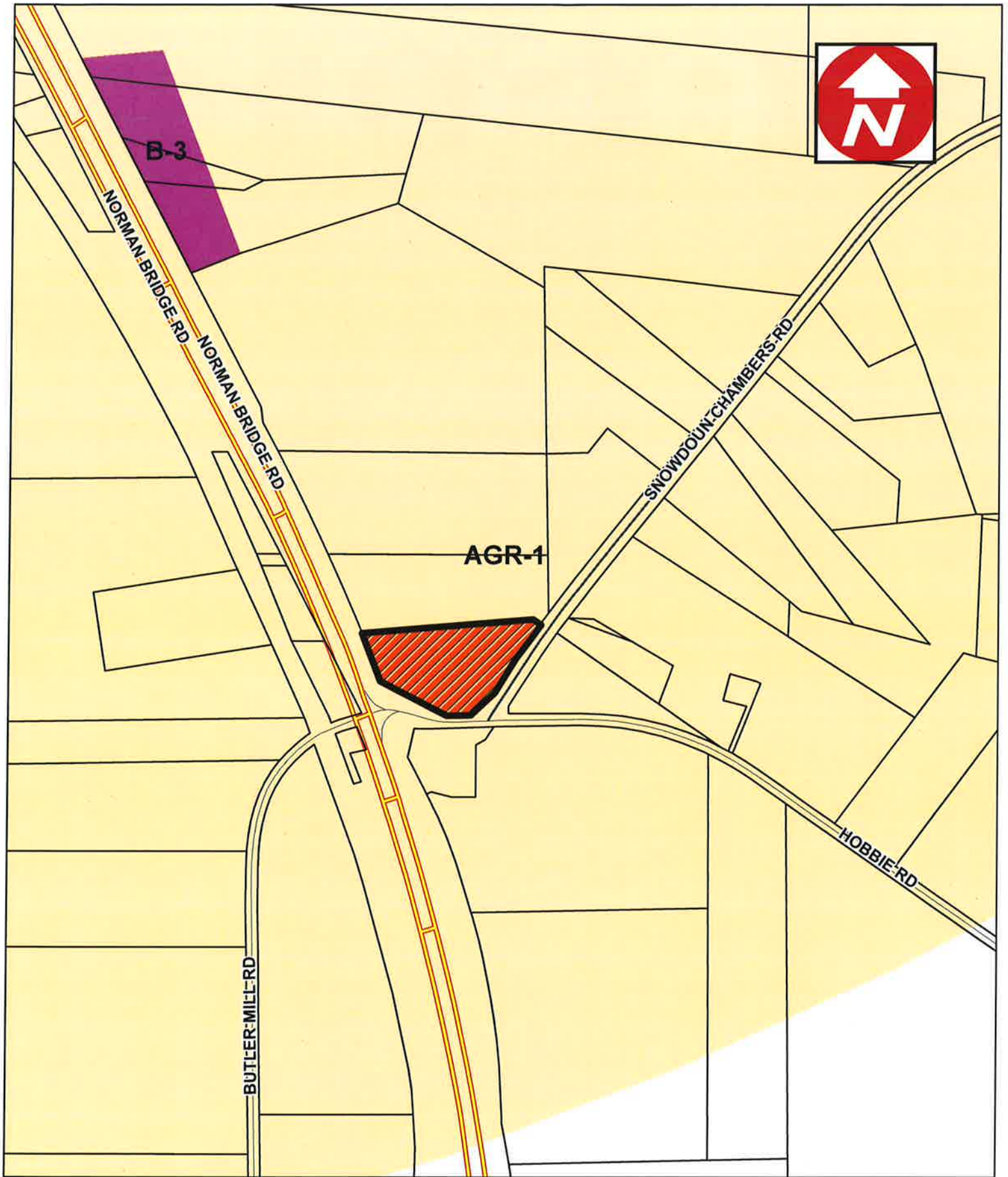
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

1 inch = 500 feet

**SUBJECT PROPERTY**



FROM AGR-1 TO B-2

FILE NO. RZ-2016-010

ITEM NO. 4A





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2016-010

1 inch = 500 feet

FROM AGR-1 TO B-2

ITEM NO. 4B



5. DP-1976-172 **PRESENTED BY:** Clark, Geer, Latham & Associates

**REPRESENTING:** Take 5 Oil Change

**SUBJECT:** Public hearing for a development plan for a new building to be located at 5540 Atlanta Highway in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 1,621 sq. ft. building. There are eight (8) paved parking spaces indicated on the site plan. There are three (3) access drives to adjoining access easements. All applicable requirements will be met.

**CITY 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.

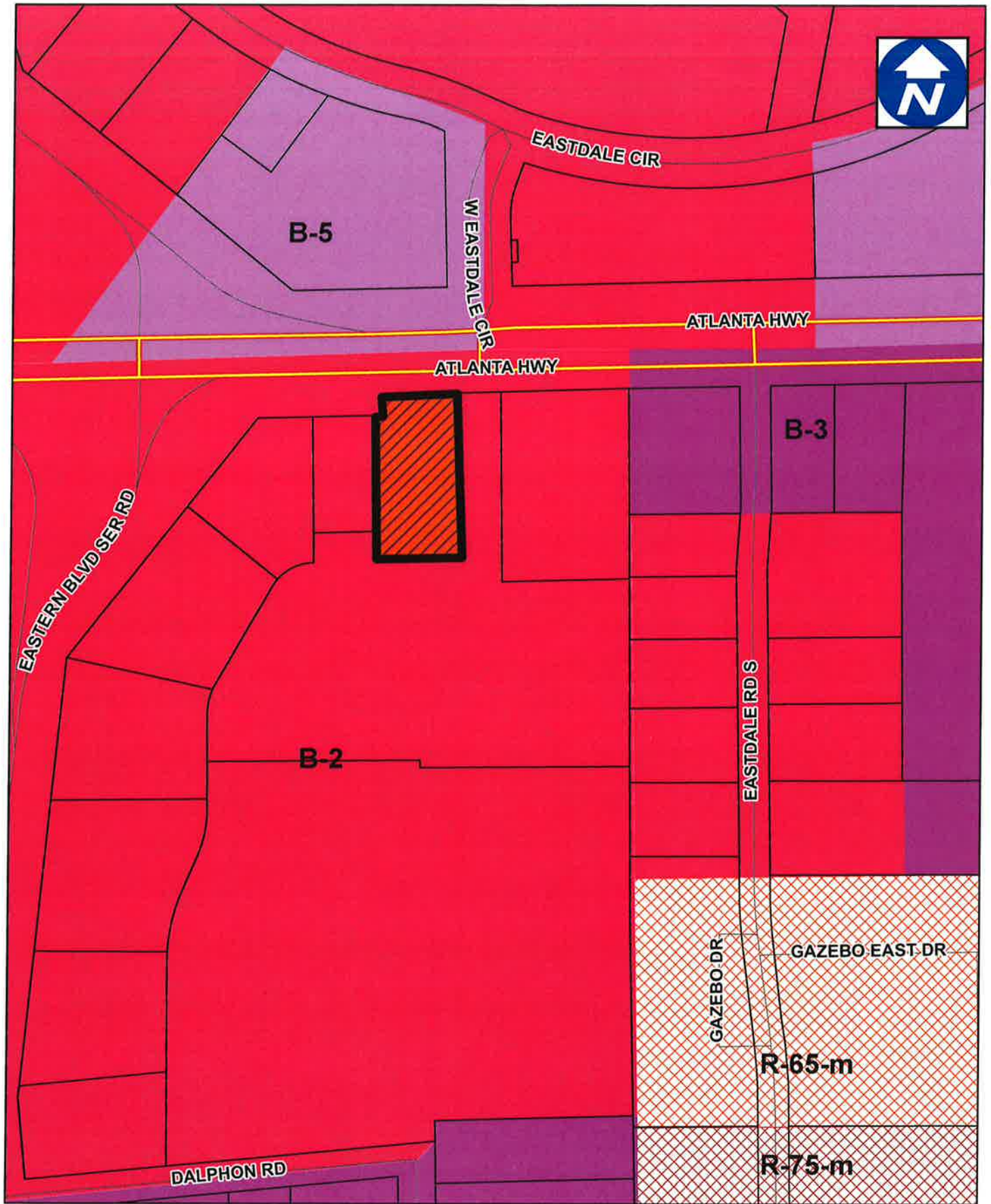
**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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





**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 5A







DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 50

1 inch = 200 feet

6. 8825 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Robert & Felicia Long

**SUBJECT:** Request final approval of Lockwood Plat No. 1B located at 3561 and 3565 Lockwood Lane\* in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 13A will have 160 ft. of frontage along Lockwood Lane\* and a depth of 144 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 5

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

*\* Private Street*

**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.

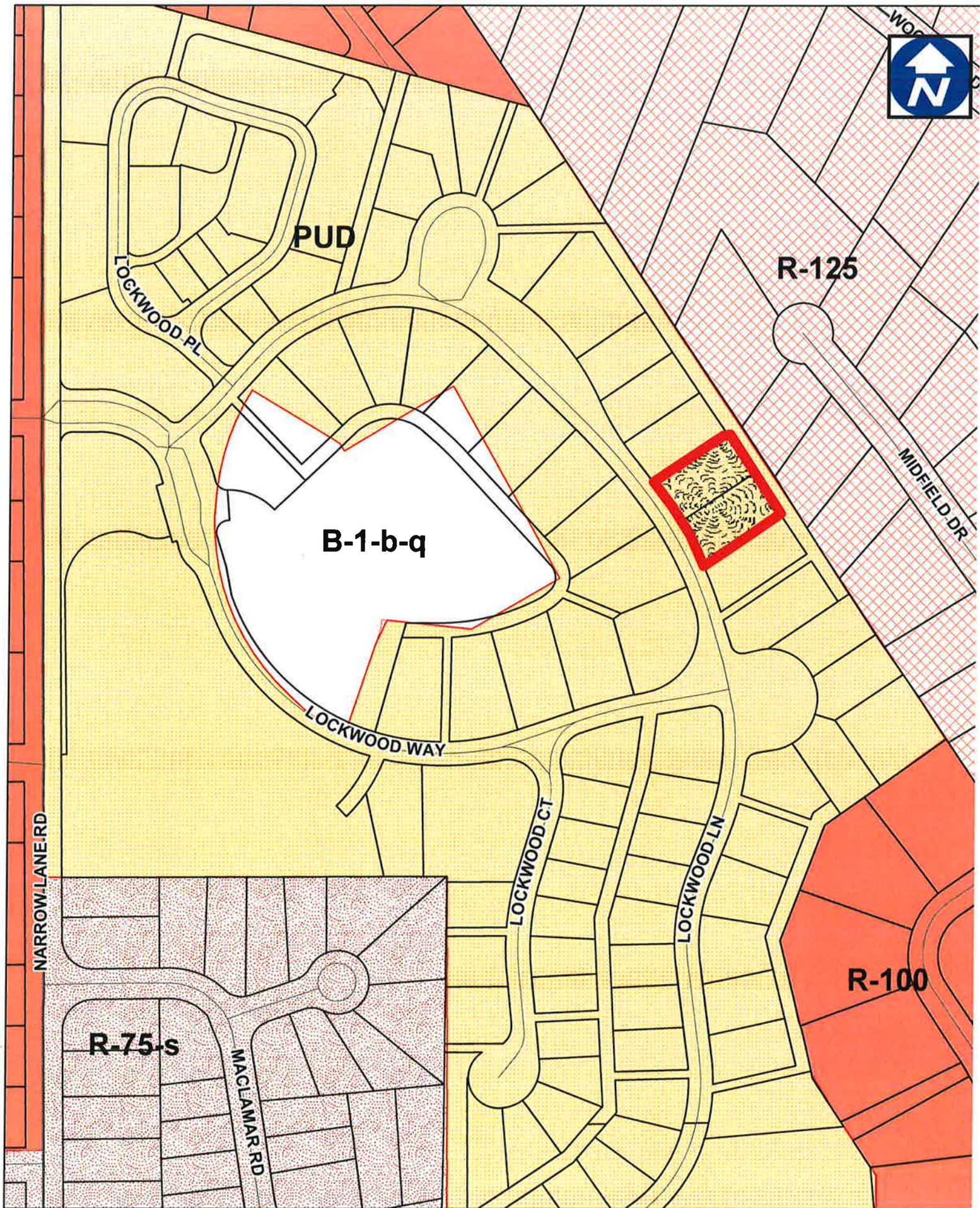
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6A



↖ z

# Lockwood Plat 1B

OWNED AND MAINTAINED BY THE LOCKWOOD HOMEOWNERS ASSOCIATION, INC.

RIGHTS OF WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, AND PRIVATE ACCESS EASEMENTS, SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY AND/OR COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. THESE EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND COUNTY EMPLOYEES FOR THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED OR ERRECTED ON ANY PART OF THESE EASEMENTS.

UTILITY SEWER AND WATER MAINS SHOWN HEREON, IF ANY, OR IF NOT PREVIOUSLY DEDICATED, ARE THE PROPERTY OF THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS EMPLOYEES, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURE MAY BE PLACED OR ERRECTED ON ANY PART OF THESE EASEMENTS.

LOT 33E  
McLEMORE CURTIS E.  
& TANYA  
(PB. 2103 PG. 162)

LOT 32C  
IRVING I. BERN TRUST  
(PB. 2944 PG. 44)

## 13A

23,228.01 SF

## 14

11,750.18 SF

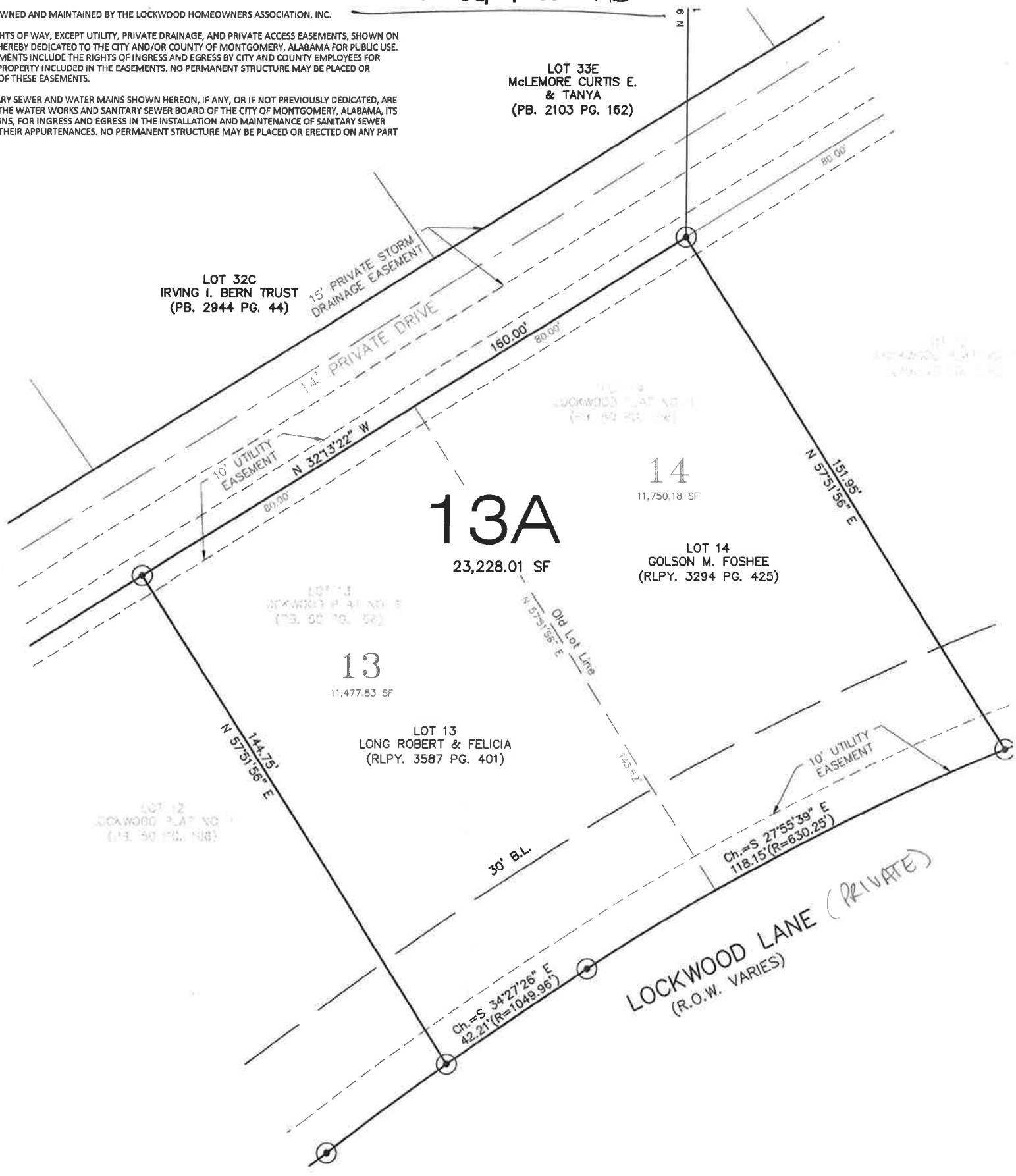
LOT 14  
GOLSON M. FOSHEE  
(RLPY. 3294 PG. 425)

## 13

11,477.83 SF

LOT 13  
LONG ROBERT & FELICIA  
(RLPY. 3587 PG. 401)

LOCKWOOD LANE (PRIVATE)  
(R.O.W. VARIES)



6B





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6C



7. 8829 **PRESENTED BY:** Professional Engineering & Consultants

**REPRESENTING:** Grady Hicks

**SUBJECT:** Request final approval of Gulf Coast Truck Plat No. 1 located on the west side of Northbelt Drive, approximately 2,000 ft. north of Northern Boulevard, in an M-3 (General Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for industrial use. Lot A (7.89 acres) has 365.52 ft. of frontage along Northbelt Drive and a depth of 939.01 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 2

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

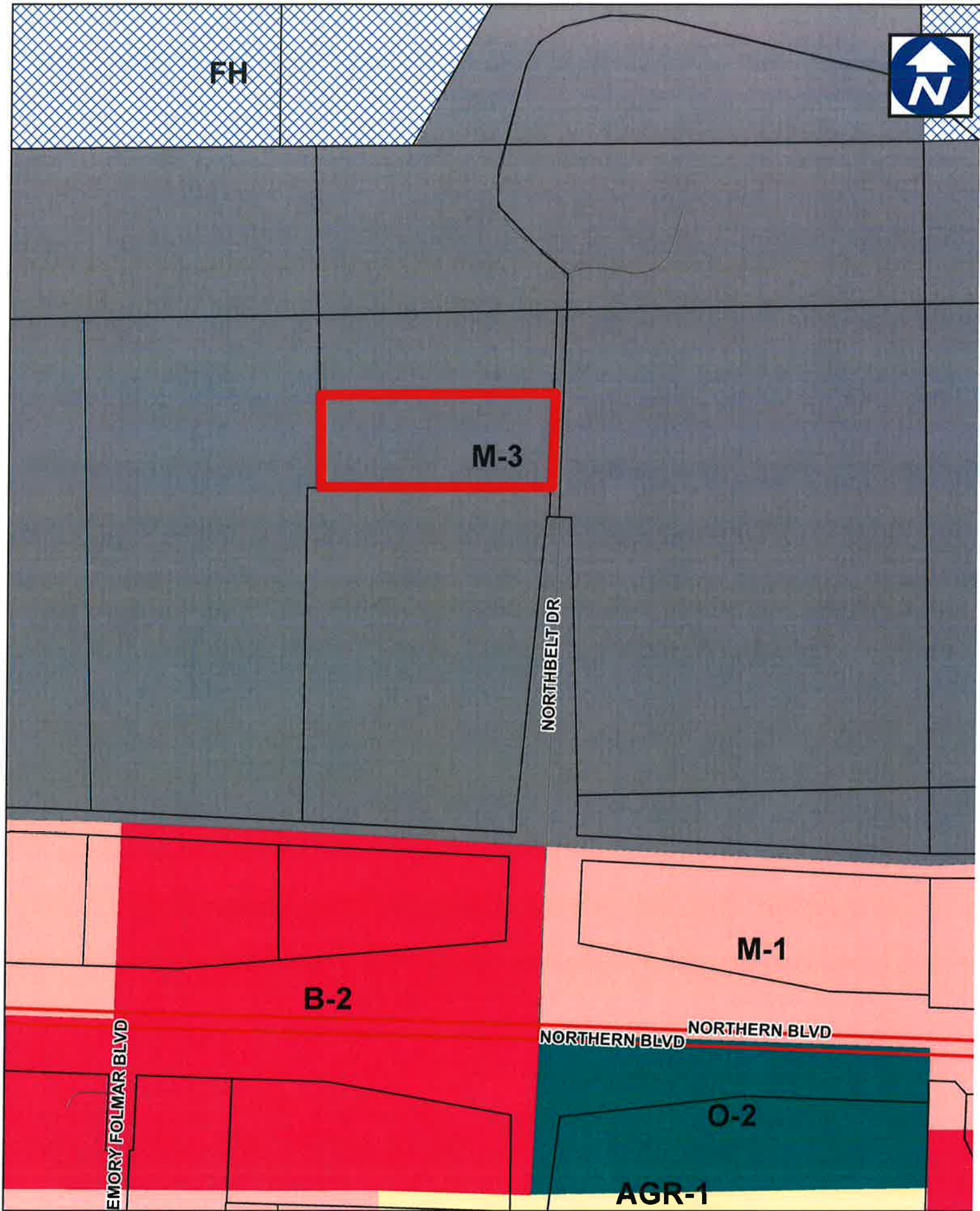
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





FH

M-3

NORTHBELT DR

M-1

B-2

NORTHERN BLVD

O-2

AGR-1

EMORY FOLMAR BLVD

**PLATS**

1 inch = 500 feet

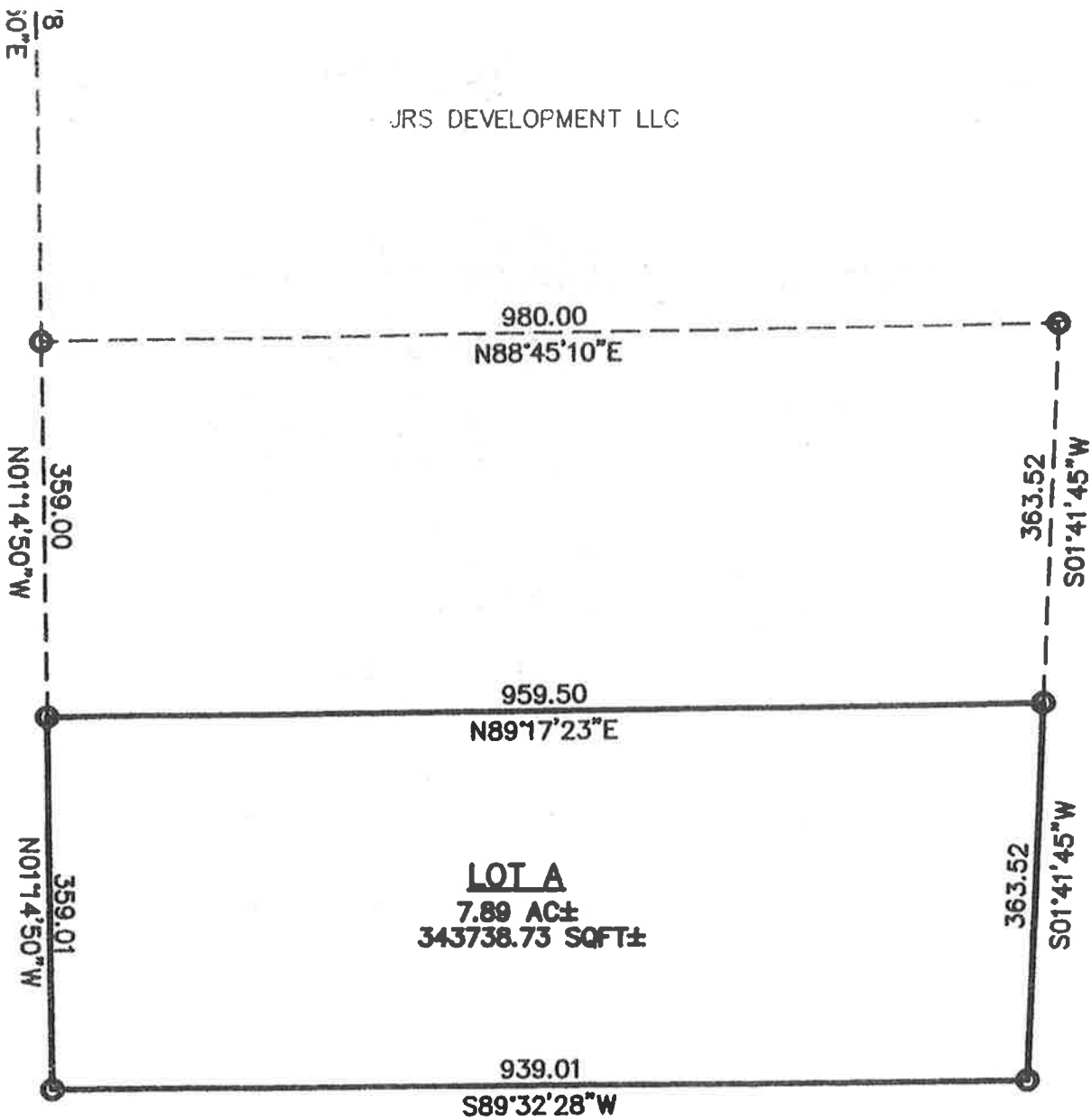
SUBJECT PROPERTY



ITEM NO. 7A

JRS DEVELOPMENT LLC

2-A



SWORTH

NORTH BELT DRIVE (ROW VARIES)

**LOT A**  
 7.89 AC±  
 343738.73 SQFT±

DURJAC EIGHTEEN INC

# GULF COAST TRUCK PLAT NO. 1

LYING IN THE NORTHWEST 1/4 OF SECTION 27,  
 T-17N, R-18E, MONTGOMERY COUNTY, ALABAMA

7B





**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7C



8. 8828 **PRESENTED BY:** Alabama Land Surveyors

**REPRESENTING:** Adam Stanfield

**SUBJECT:** Request final approval of Stanfield Plat No. 1 located on the west side of Boat Road, approximately 3,500 ft. north of Old Selma Road, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot 1 (2 acres) is 295 ft. wide at the 20 ft. wide access easement. Access to this lot is by a 20 ft. wide, 420 ft. long access easement which runs west off Boat Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION:** District 2

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





FH

FH



AGR-1

AGR-1

R-100

AGR-1

OLD SELMA RD

KEELIE HALL RD

BOAT RD

ADA CT

DAPHNE CT

DAPHNE LN

GLENDA LN

DONNA DR

SHARON CT

VAZIS LN

SHARON LN

# PLATS

1 inch = 600 feet

SUBJECT PROPERTY



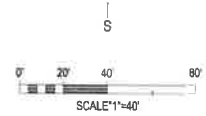
ITEM NO. 8A

N  
↑

# Stanfield #1

NOTARY PUBLIC \_\_\_\_\_

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



881



SET IRON PIN  
CAPPED ALS-0172

SET IRON PIN  
CAPPED ALS-0172

TAX ID: 1206144000003000  
 LESLIE BRYANT  
 411 BOAT ROAD  
 MONTGOMERY, AL 36108

LOT 1  
 2.00 ACRES +/-  
 87024.9 S.F. +/-

SE 1/4 OF THE NE 1/4

BOAT RD

N00°17'25"W 295.00'

N89°42'36"E 295.00'

295.00' TOTAL LENGTH 500'17'25"E

295.00' S89°42'36"W

10.00'

N81°56'53"W 138.75'

S85°16'22"W 144.20'

N66°05'44"W 135.56'

N59°16'49"W 25.00'

N00°13'46"W 10.00'

20' ACCESS FOR INGRESS & EGRESS

POB LOT 1

SET IRON PIN  
CAPPED ALS-0173

POC- LOT 1  
 SE CORNER SECT 14, T-16-N, R-16-E,  
 MONTGOMERY COUNTY, ALABAMA.

ID: 1206231000001000  
 HELEN PATCHEL  
 4760 OLD SELMA RD  
 MONTGOMERY, AL 36108  
 DB 3230, PG 68

TAX ID: 1206231000001001  
 MALCOLM PATCHEL III  
 147 W DEER TRACK CT  
 WETUMPKA, AL 36092  
 DB 3230, PG 70

Legal Description- Lot 1

COMMENCING at a point being the Southeast corner of Section 14, Township 16 North, Range 16 East, Montgomery County, Alabama; thence with a bearing of N 00°13'46" W a distance of 10.00 feet to a point in the center of an existing gravel drive;





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C



9. 8827 PRESENTED BY: Pilgreen Engineering

REPRESENTING: City of Montgomery

SUBJECT: Request final approval of Lanier Place Plat No. 2 located on the west side of Edgar D. Nixon Avenue, 140 ft. north of Liberty Street in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates 36 lots for residential use. These lots range from 40 ft. to 50 ft. in width, whereas this district requires a 50 ft. wide lot. The area of the lots range from 3,200 sq. ft. to 5,000 sq. ft., whereas this district requires a 6,000 sq. ft. lot. The proposed front and rear setbacks are 10 ft., whereas 20 ft. is required. An application will be required to be submitted to the Board of Adjustment for necessary variances. Lincoln Street and Elm Street will be extended to the east and intersect with Edgar D. Nixon Avenue. Eight (8) of the lots will front a common area and will have access from a 20 ft. wide private access easement. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width and area of some of the lots.

*All lots will be less than 6,000 sq. ft. in area and 15 of the lots will be less than 50 ft. in width. Lanier Place Plat 1 was approved (April 22, 2010) when the property was under the PGH-40 (Patio-Garden Homes) Zoning District, and the plat was recorded when the plat was under the SmartCode zoning of T4-R. There were seven (7) substandard lots in area and 10 ft. front setbacks on all lots.*

*These lots are proposed at a substandard width and area to be compatible with the existing development south of Liberty Street, which is Lanier Place Plat 1.*

CITY COUNCIL DISTRICT: 7

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

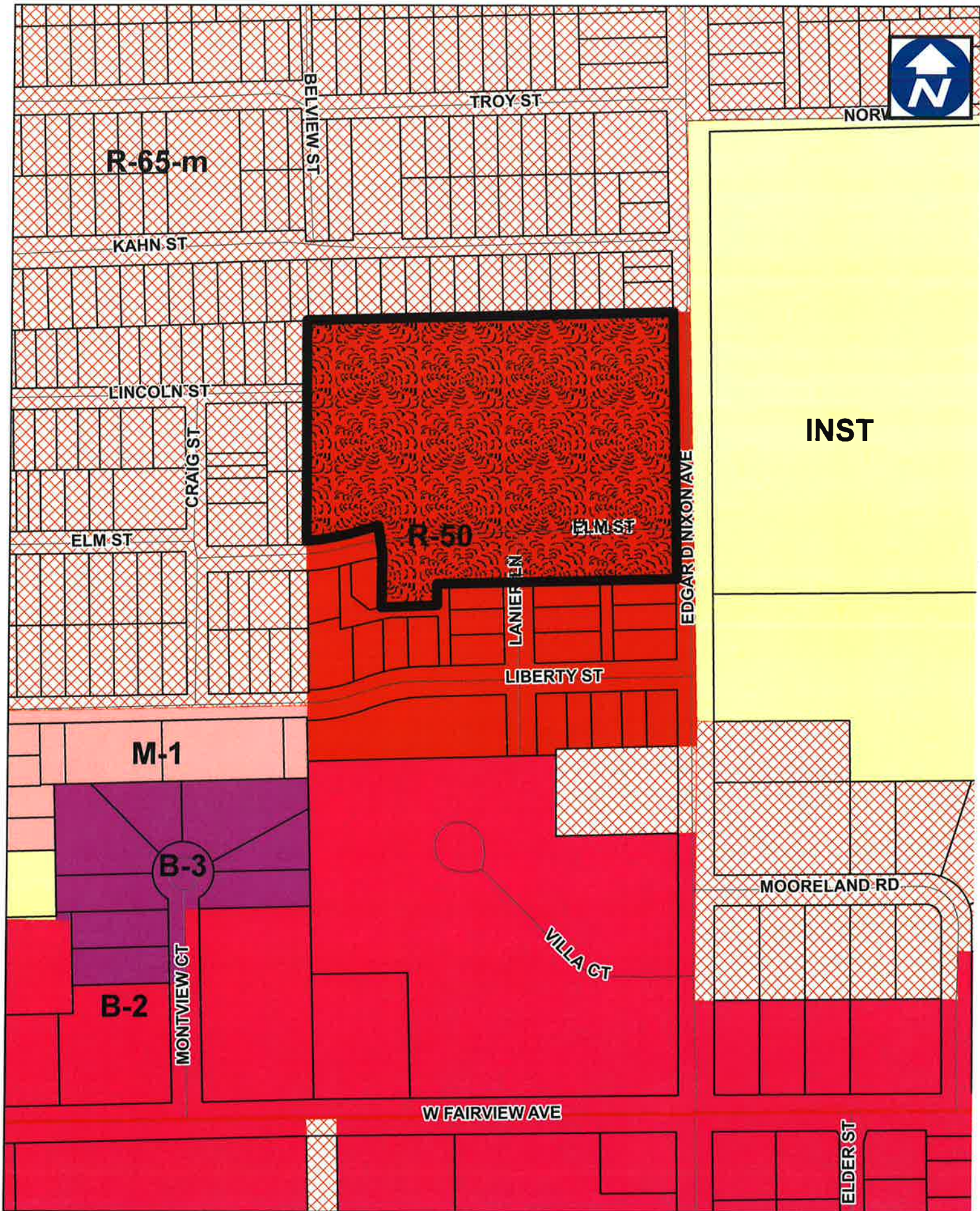
**DEPARTMENT COMMENTS**

**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

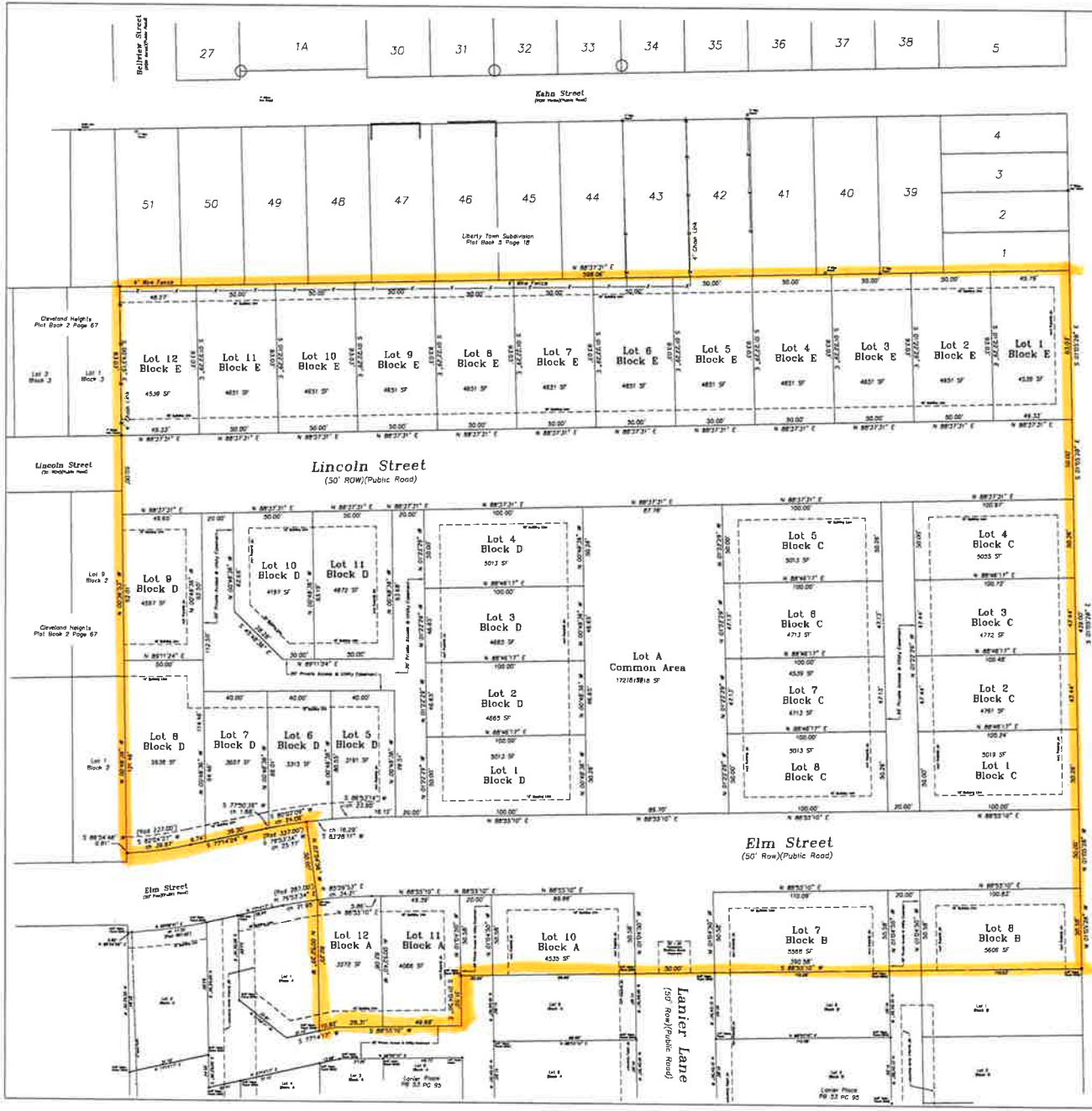


ITEM NO.

9A



281



# Lanier Place Plat No. 2

Located in the Northeast 1/4  
 Section 24, Township 16 North, Range 17 East  
 Montgomery County, Alabama  
 Containing 5.84 Acs

**Pilgreen Engineering, Inc.**  
 MONTGOMERY ALABAMA  
 June 2016 1" = 30'

Drawn By	Office Check	Field Check	Plot Check	Book No	Job No
WFB	WFB	WFA	WFA	-	16-078

STATE OF ALABAMA )  
 MONTGOMERY COUNTY )  
 I, MARVIN T. BLEWEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR 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 THE 28 DAY OF JUNE 2016

MARVIN T. BLEWEN  
 ALABAMA REG. NO. 14729

STATE OF ALABAMA )  
 MONTGOMERY COUNTY )  
 THE UNDERSIGNED, THE CITY OF MONTGOMERY, ALABAMA, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND APPROVES SAID PLAT THIS THE 28 DAY OF JUNE 2016  
 THE CITY OF MONTGOMERY, ALABAMA

BY: TRUDY SWANAGE  
 AS ITS MAYOR

STATE OF ALABAMA )  
 MONTGOMERY COUNTY )  
 I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT TRUDY SWANAGE MADE NAME AS MAYOR OF THE CITY OF MONTGOMERY, ALABAMA, IS COMPEER TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHICHE IS BOUND TO ME, ACKNOWLEDGES BEFORE ME ON THIS DAY, THAT BEING INFORMED BY THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTES THE SAME VOLUNTARILY ON THE DAY REC. SAME BEING DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 28 DAY OF JUNE 2016

NOTARY PUBLIC MY COMMISSION EXPIRES

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 28 DAY OF JUNE 2016

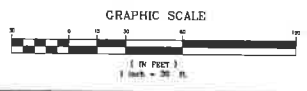
BY: GEORGE C. SPEAKE  
 MONTGOMERY COUNTY ENGINEER

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA ON 28 DAY OF JUNE 2016 AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-22-32.

BY: THOMAS W. PIVSON, JR.  
 EXECUTIVE SECRETARY

E.D. Nixon Avenue  
 (60' Row)(Public Road)

**NOTICE**  
 All utility and private access easements shown herein, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. All private drainage easements shown herein, if any, are for surface drainage to streets, floodways and maintenance of property. In these easements are not the responsibility of the City or County of Montgomery, Alabama.  
 All easements or rights of way, except utility, private drainage, and private access easements, shown on this plat, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama, for public use. These dedicated easements include the rights of ingress and egress by City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.  
 Private drainage easements shown on this plat, if any, are to be maintained on each lot by that lot's property owner. No lot owner shall fill, divert or otherwise impede the flow of water across, along and/or  
 Easements for sanitary sewer and water mains shown herein, if any, or if not previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama. Its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.  
 Streets shown herein, if not previously dedicated, are hereby dedicated for dedication to public use.  
 Common Area Parcel A and the Private Access and Utility Easements shown on this Plat shall be maintained by the City of Montgomery until a Homeowners Association can be formed. At such time the maintenance of the trackage / improvements within these easements will become the responsibility of the Homeowners Association.







NORV

BELVIEW ST

TROY ST

KAHN ST

LINCOLN ST

CRAIG ST

ELM ST

ELM ST

LANIER LN

LIBERTY ST

EDGAR D NIXON AVE

MOORELAND RD

MONTVIEW CT

VILLA CT

W FAIRVIEW AVE

ELDER ST

# PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9C



10. 8826 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** William L. Black and Suzanne Black

**SUBJECT:** Request final approval of Green Pine Industrial Park Plat No. 1A located at 3425 and 3429 Greenpine Drive in an M-3 (General Industrial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for industrial use. Lot 6A (1.95 acres) has 325 ft. of frontage along Greenpine Drive and a depth of 431 ft. on the west side property line. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 4

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

### **DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

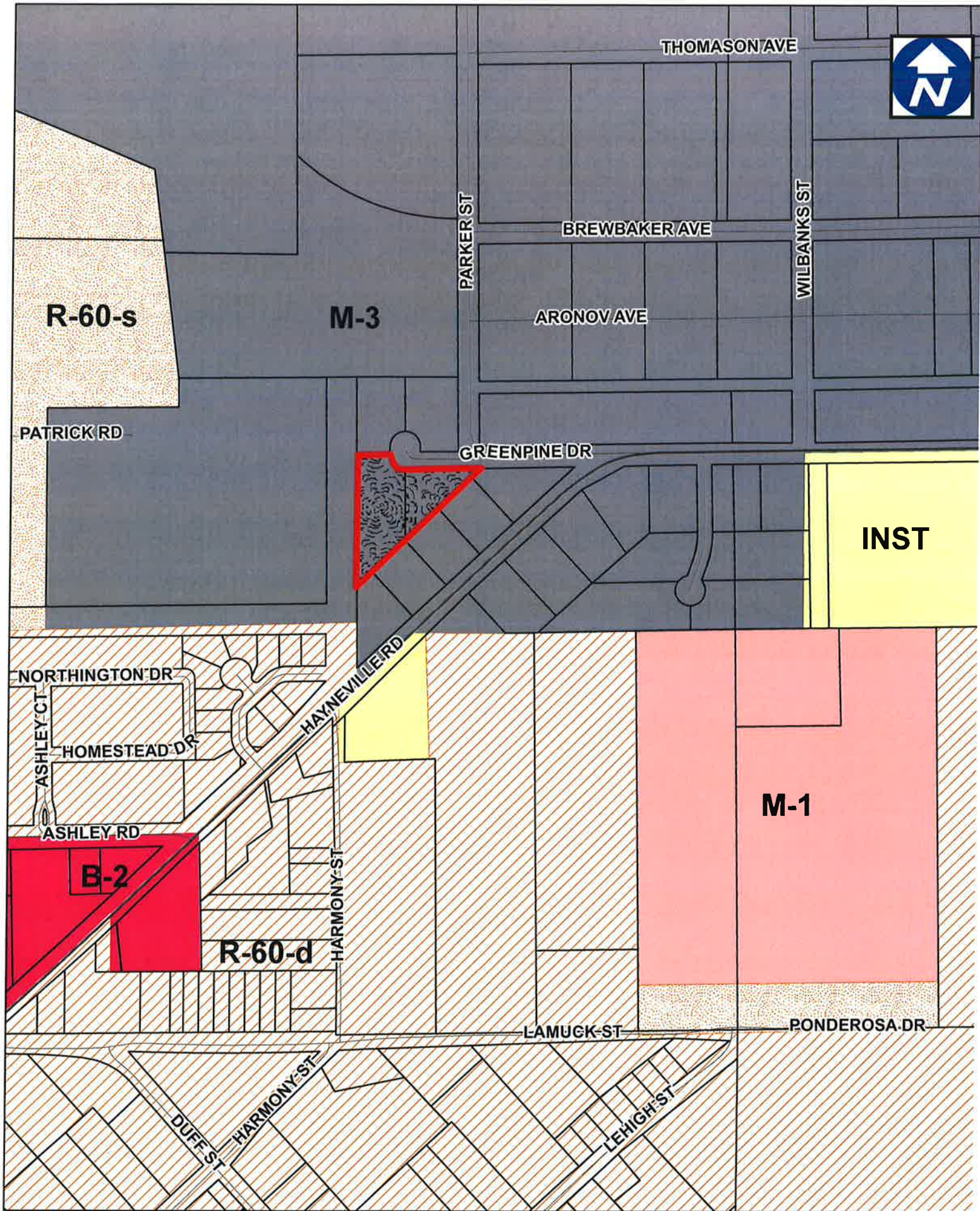
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





**INST**

**M-1**

**B-2**

**R-60-d**

**M-3**

**R-60-s**

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10A



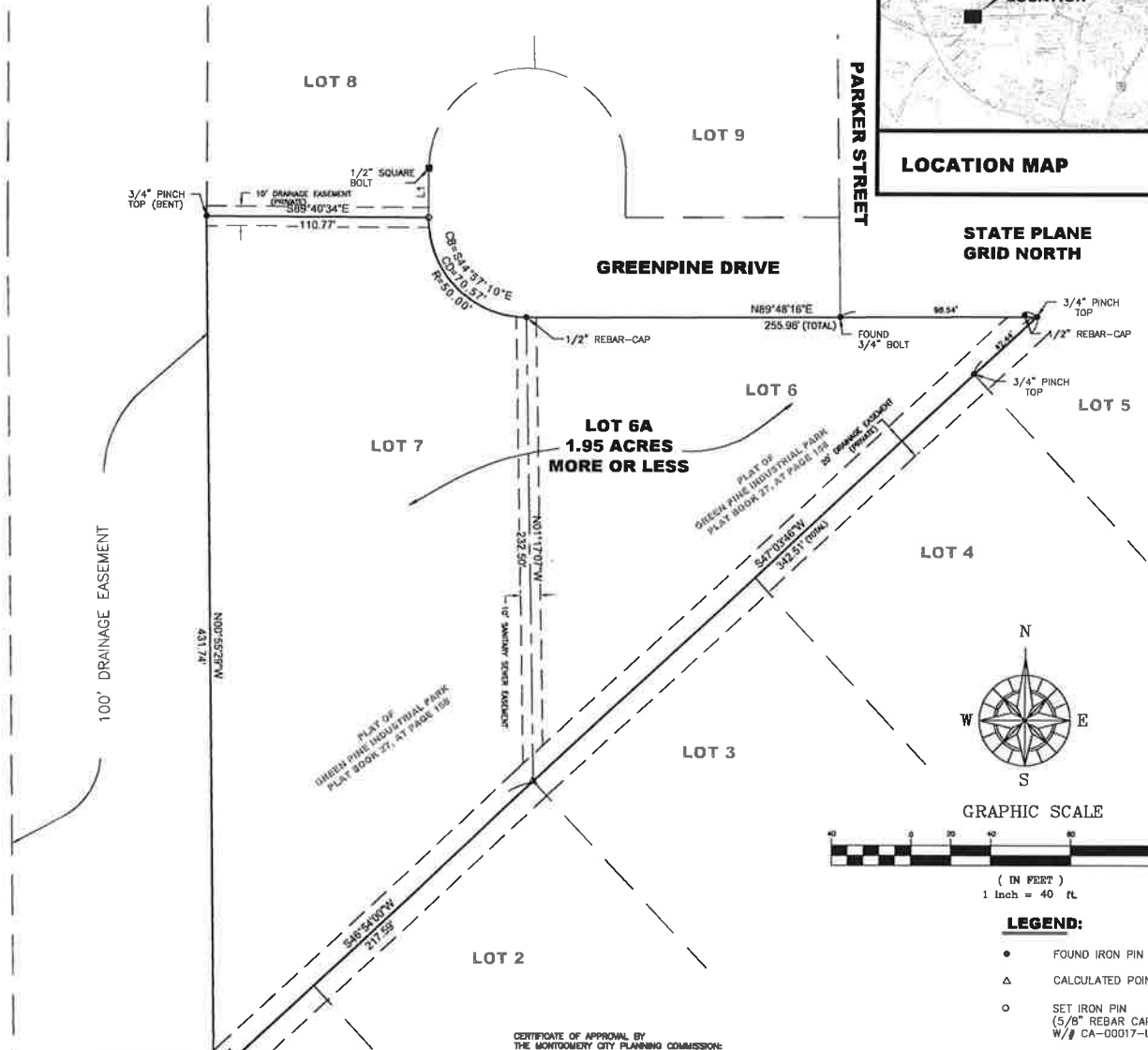
**GREEN PINE INDUSTRIAL PARK PLAT NO. 1A**

**BEING A REPLAT OF LOTS 6 & 7  
PLAT OF GREEN PINE INDUSTRIAL PARK  
PLAT BOOK 27, AT PAGE 158  
MONTGOMERY COUNTY, ALABAMA**

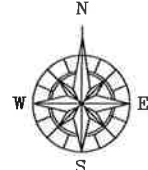


**LOCATION MAP**

SCALE: 1" = 1 MILE



**STATE PLANE  
GRID NORTH**



**GRAPHIC SCALE**



( IN FEET )  
1 Inch = 40 ft

**LEGEND:**

- FOUND IRON PIN
- △ CALCULATED POINT
- SET IRON PIN (5/8" REBAR CAPPED)
- W/ CA-00017-LS

**CERTIFICATE OF APPROVAL BY  
THE MONTGOMERY CITY PLANNING COMMISSION:**

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

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

**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. Speaks  
Montgomery County Engineer Date

**GENERAL NOTES:**

1. ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
3. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREWITH RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO REVISED MAP DATED JANUARY 7, 2015, MAP NO. 0110100201J.

**SURVEYOR'S CERTIFICATE:**

STATE OF ALABAMA  
MONTGOMERY COUNTY

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Steven E. Speaks  
Alabama Registration No. 20897

**DEDICATION:**

STATE OF ALABAMA  
MONTGOMERY COUNTY

We, William L. Block and Suzanne Block, as Owners of Green Pine Industrial Park Plat No. 1A, shown on this map and plat, hereby join in and sign the foregoing Surveyor's Certificate and adopt this map and plat as true and correct.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: William L. Block, Sr. Owner  
Suzanne Block, Sr. Owner

**ACKNOWLEDGMENT:**

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William L. Block and Suzanne Block, as Owners, are signed to the foregoing plat, and who are known to me, acknowledged before me on this day, that being informed of the contents of said instrument, they, as such owners and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°02'20"W	25.00'

DRAWING DATE: 6-30-16

ACAD: 167925pl1.dwg

LOB





ARONOV AVE

PARKER ST

GREENPINE DR

HAYNEVILLE RD

HARMONY ST

OPPORTUNE WAY

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C



11. DP-1977-312 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Division 5 Steel, Inc.

**SUBJECT:** Public hearing for a development plan for a new building to be located at 3425 Greenpine Drive in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an additional 8,982 sq. ft. building with a 1,120 sq. ft. canopy. There are eight (8) new gravel parking spaces indicated on the site plan. There is an existing gravel access drive to Greenpine Drive. All applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage or refuge container indicated or approved.

**CITY COUNCIL DISTRICT:** 4

**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.

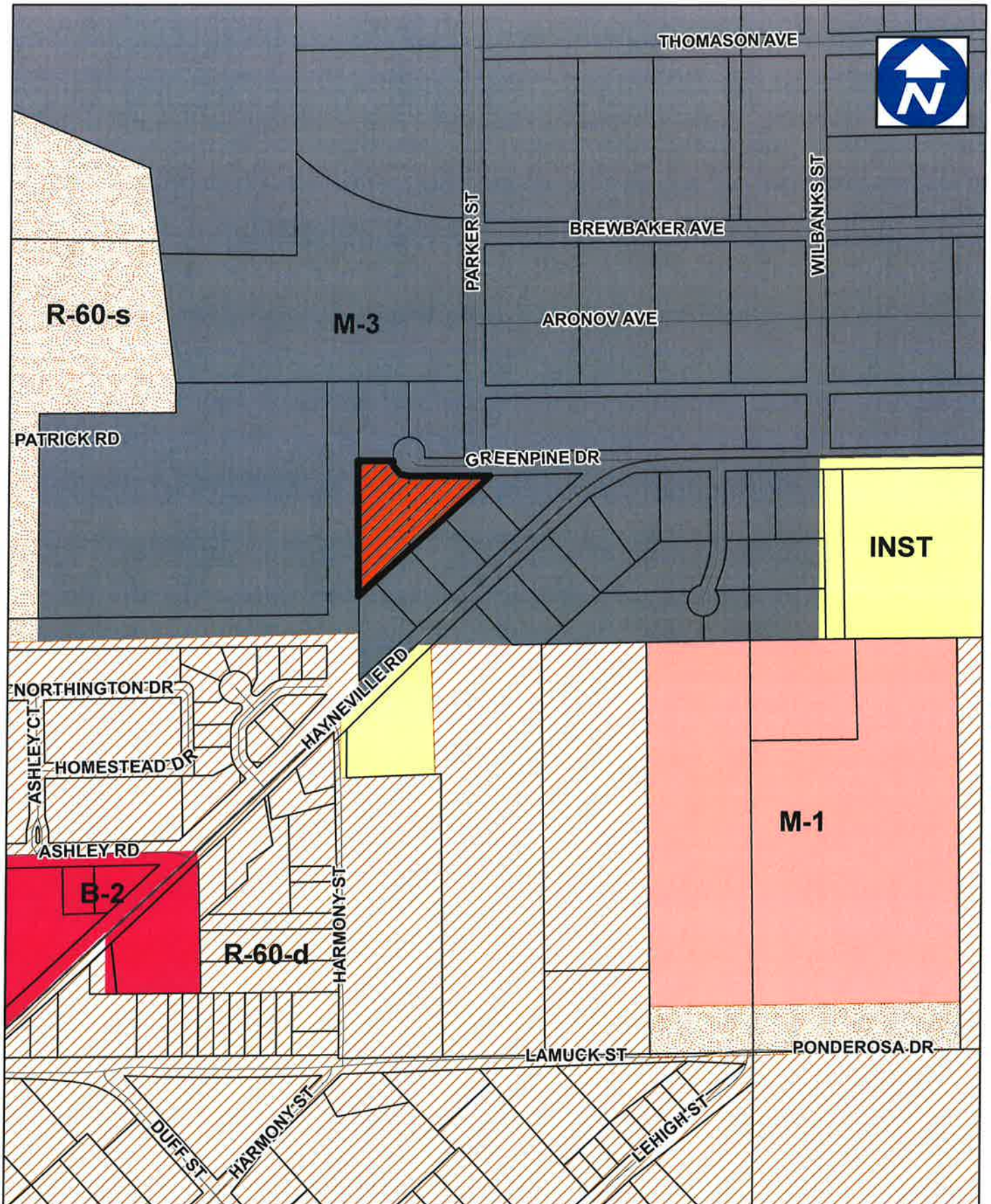
**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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





DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 11A

1 inch = 400 feet







DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 11C

1 inch = 200 feet

12. 8830 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 18C located on the southwest corner of Tavistock Street and Long Acre (7942 and 7948 Long Acre) in a T4-O (General Urban Zone-Open) Zoning District.

**REMARKS:** This plat replats two (2) lots into three (3) lots for residential use. Lot 10A (0.15 acres) has 66 ft. of frontage along Long Acre and a depth of 126 ft. Lot 9B (0.15 acres) has 53 ft. of frontage along Long Acre and a depth of 151 ft. Lot 9A (0.23 acres) has 62 ft. of frontage along Long Acre and 178 ft. of frontage along Tavistock Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 8

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

### DEPARTMENT COMMENTS

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





PUD

T4-R

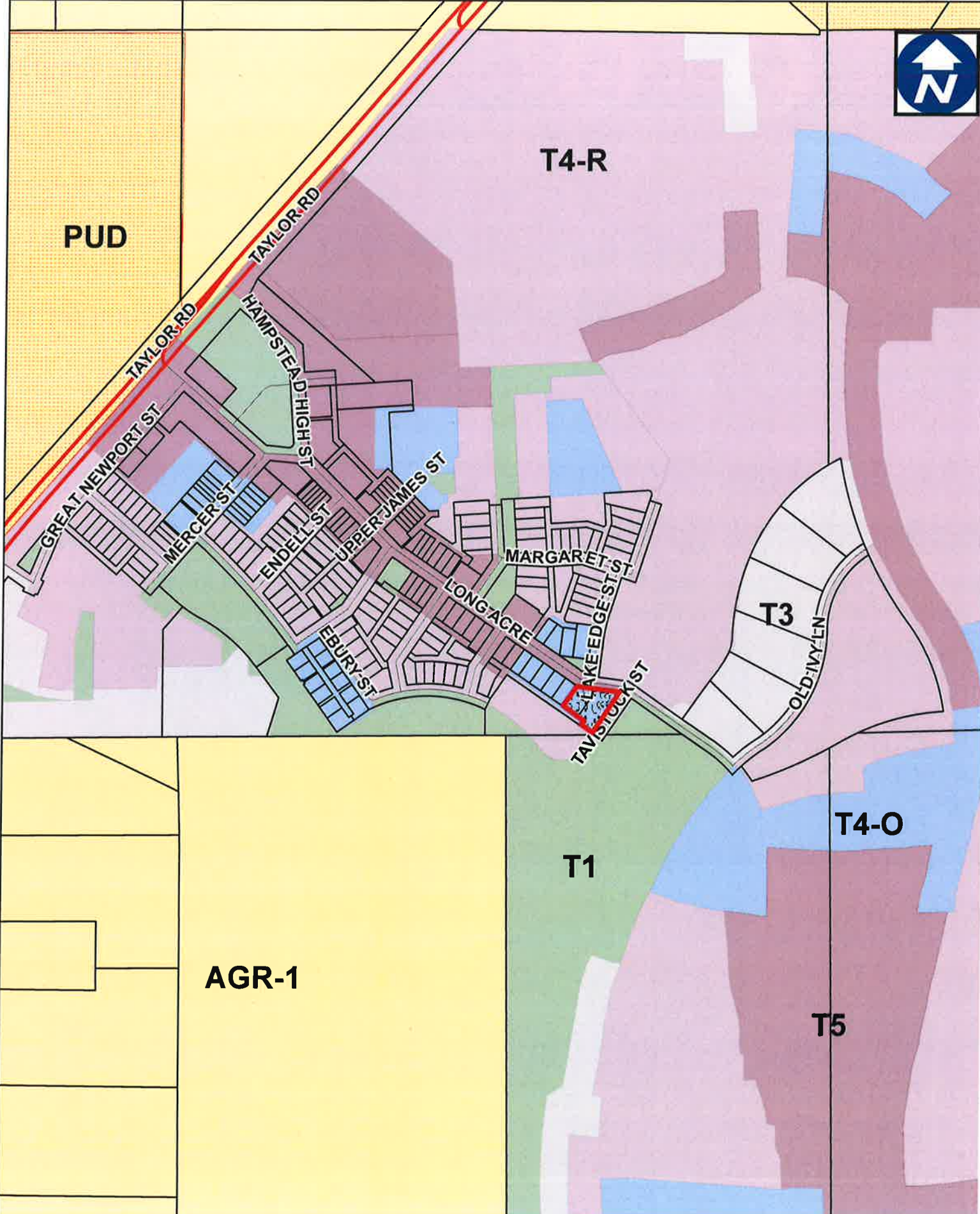
T3

T4-O

T1

T5

AGR-1



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 12A

LOT B  
HAMPSTEAD PLAT NO. 18  
PLAT BOOK 54, PAGE 142

LONG ACRES  
(60' ROW)

2

LONG ACRES  
(50' ROW)

LOT 11

HAMPSTEAD PLAT NO. 18  
PLAT BOOK 54, PAGE 142

EXISTING PUBLIC  
STORM EASEMENT

LOT 10A  
0.15 ACRES±

LOT 10

LOT 9B  
0.15 ACRES±

LOT 9

LOT 9A  
0.23 ACRES±

HAMPSTEAD PLAT NO. 18  
PLAT BOOK 54, PAGE 142

ZONE X-OTHER  
FLOOD AREAS  
(500YR FLOOD)  
DESIGNATION  
LINE

ZONE AE  
FLOOD AREA  
DESIGNATION  
LINE

10' UTILITY  
EASEMENT

OLD LOT  
LINE

10' PRIVATE  
STORM EASEMENT

10' UTILITY  
EASEMENT

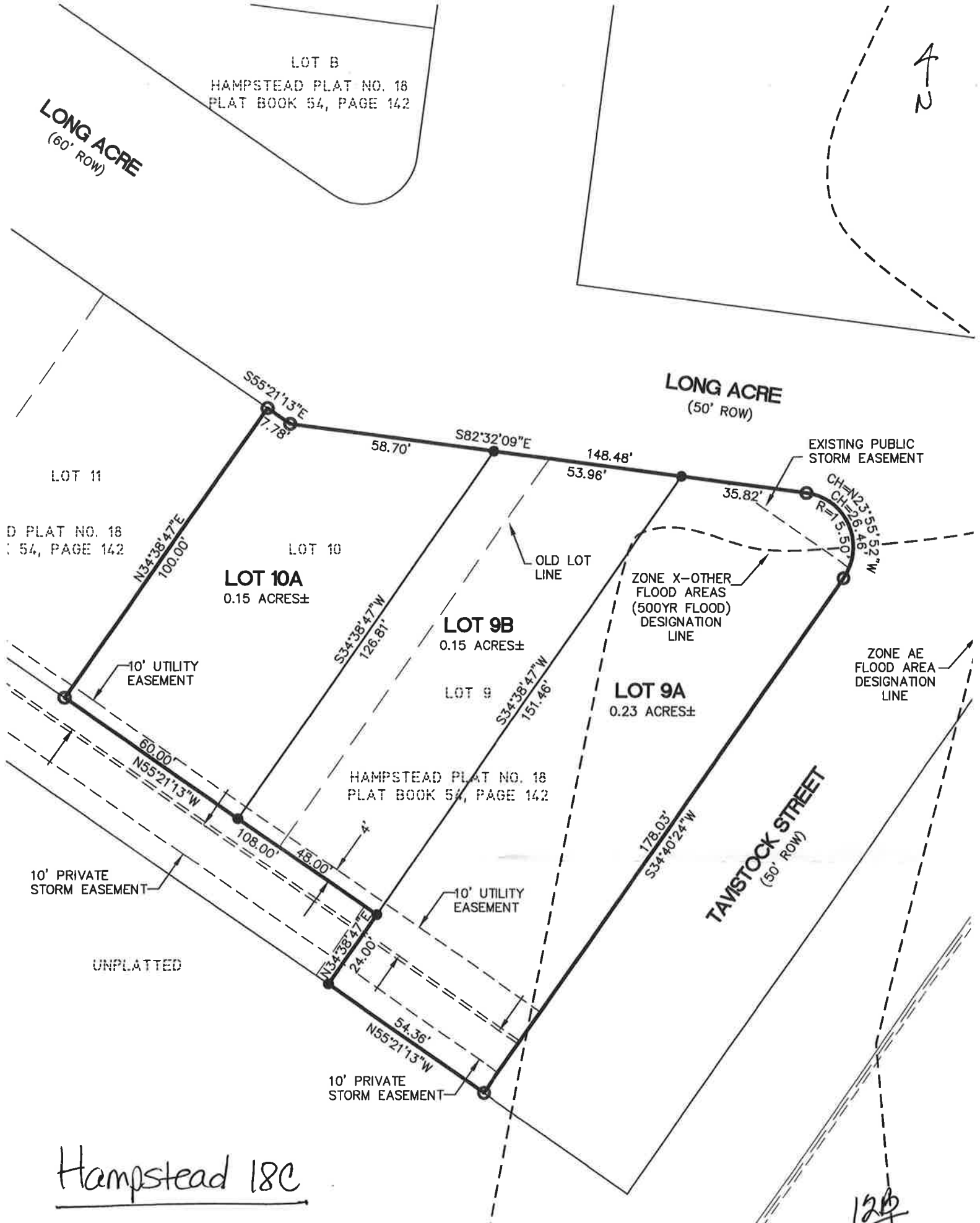
UNPLATTED

TAVISTOCK STREET  
(50' ROW)

10' PRIVATE  
STORM EASEMENT

Hampstead 18C

12B







**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C



13. 8832 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 18D located 4800 and 4806 Grassmere Street in a T4-R (General Urban Zone-Restricted) Zoning District.

**REMARKS:** This plat creates replats two (2) lots into two (2) lots and a private alley for residential use. Lot 15A (0.16 acres) has 49 ft. of frontage along Grassmere Street and a depth of 148 ft. The interior property line has been moved 11.35 ft. to the north on the rear portion of the lot. Lot 16A (0.19 acres) has 59 ft. of frontage along Grassmere Street and a depth of 148 ft. A 24 ft. wide private alley will be extended north on the rear of Lot 16A. Lot 16AA is the remainder of Lot 16, which will be developed into the right-of-way in the future. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 8

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





T4-R

PUD

T3

T3

T1

T4-O

AGR-1

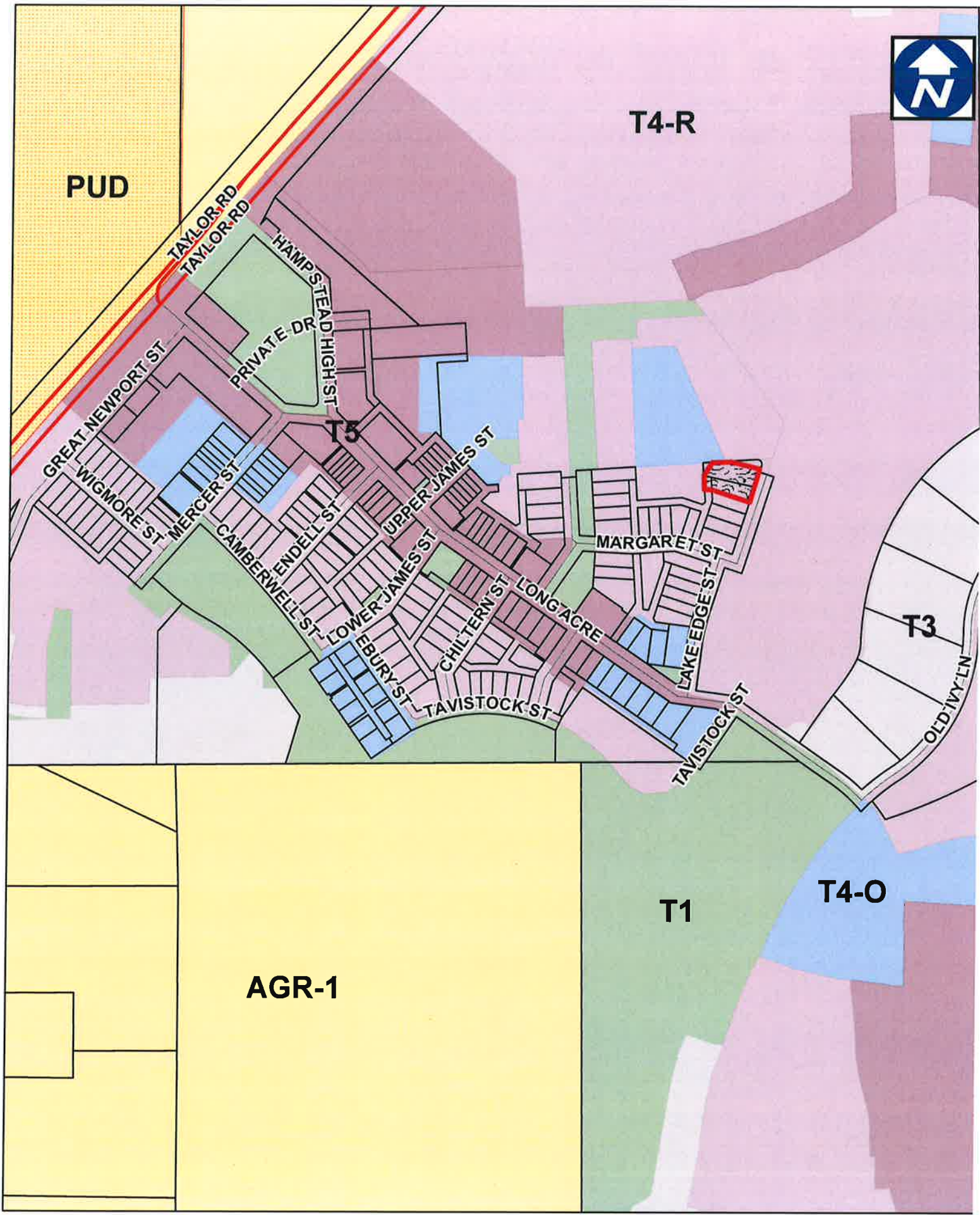
**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 13A



UNPLATTED

FUTURE RIGHT OF WAY

FUTURE RIGHT OF WAY

LOT 16AA  
0.05 ACRES±

N86°21'46"E 162.35'

87.48'

S71°50'50"E  
102.48'

CH=N37°44'32"W  
CH=25.672'  
R=15.50'

PREVIOUSLY PLATTED LINE

PRIVATE ALLEY

BLOCK 'O'

LOT 16

LOT 16A  
0.19 ACRES±

N71°50'50"W  
148.00'

LOT 15A  
0.16 ACRES±

END OF PLATTED RIGHT OF WAY

ZONE AE FLOOD AREA DESIGNATION LINE

UNPLATTED

N18°09'10"E 47.18'  
N18°09'10"E 52.16'  
N18°09'10"E 11.35'  
N03°38'14"W 40.54'

N03°38'14"W 45.16'

24.00'  
S86°21'46"W

132.95'  
N71°50'50"W

LOT 14

GRASSMERE STREET  
(50' ROW)

HAMPSTEAD PLAT NO. 18  
PLAT BOOK 54, PAGE 142

LOT 13

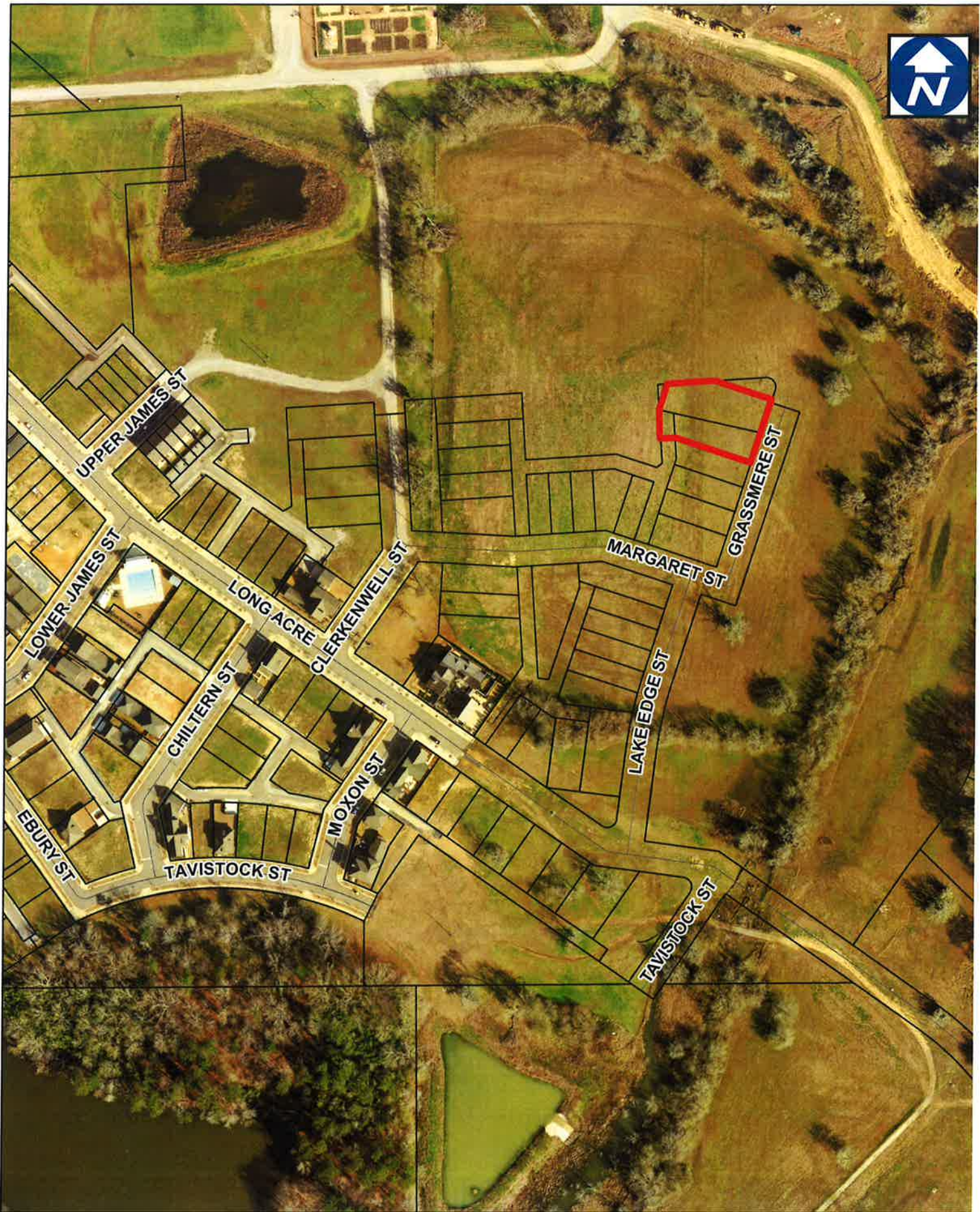
LOT 12

LOT 10

PRIVATE ALLEY

STATE OF ALABAMA





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 130



14. 8833 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 23 located along the north side of Tavistock Street, approximately 60 ft. east of Moxon Street, in a T4-R (General Urban Zone-Restricted) Zoning District.

**REMARKS:** This plat creates 15 lots for residential use. The lots range from 42 ft. in width to 60 ft. in width. Tavistock Street (50 ft. ROW) will be extended south 430 ft. and 176 ft. to the north to tie into the existing dedicated portion which runs off Long Acre. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 8

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

### DEPARTMENT COMMENTS

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

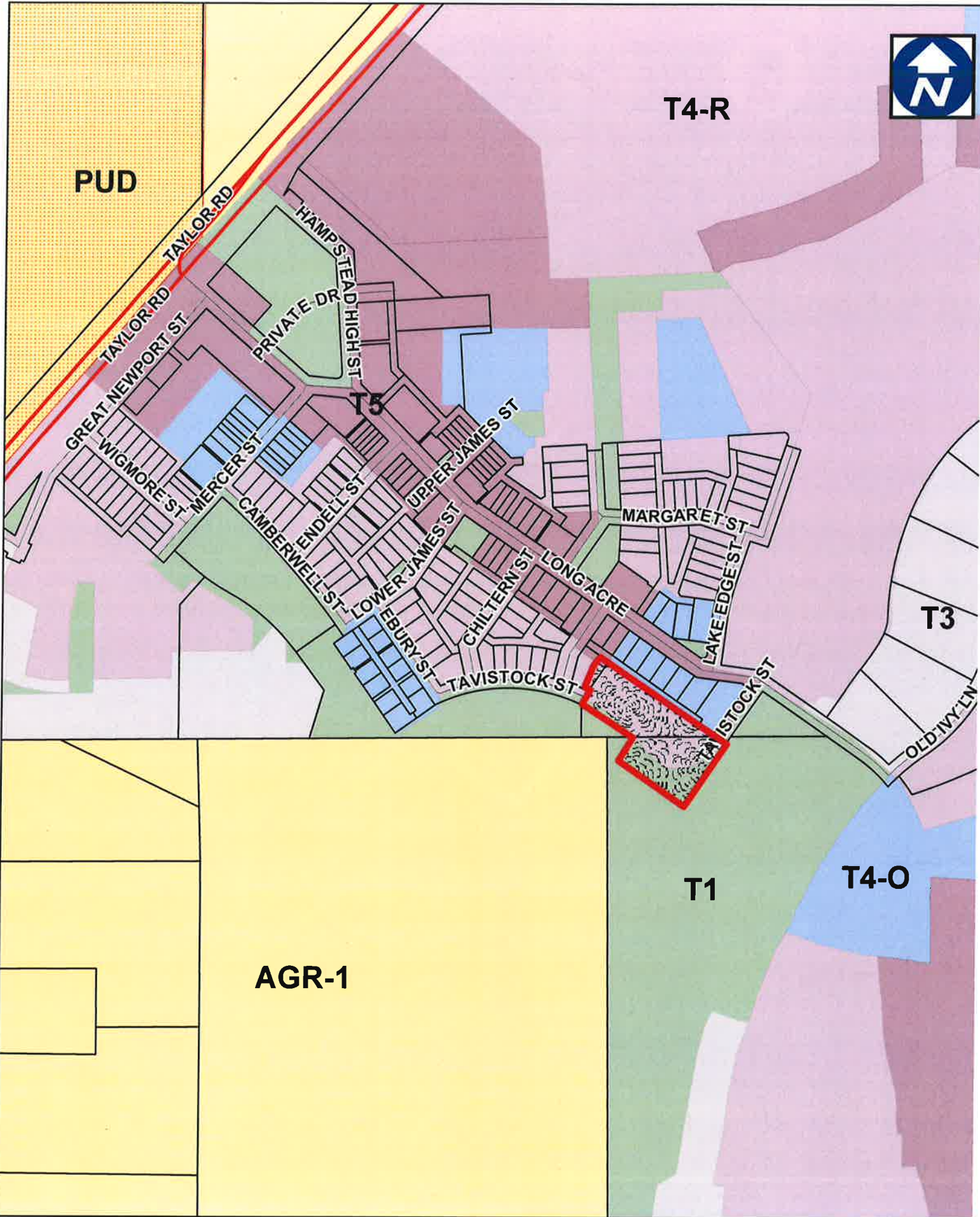
**ACTION TAKEN:** \_\_\_\_\_





T4-R

PUD



T3

T1

T4-O

AGR-1

T5

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

14A







**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

14C



15. 8831 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 24 located on the west side of the proposed extension of Upper James Street and 124 ft. south of the proposed extension of Marylebone High Street in a T4-O (General Urban Zone-Open) Zoning District.

**REMARKS:** This plat creates one (1) lot for civic use. Lot A (0.14 acres) has 60 ft. of frontage along the proposed extension of Upper James Street and a depth of 100 ft. Upper James Street and Marylebone High Street will be extended when Hampstead Plat No. 19 is recorded. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 8

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

### **DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

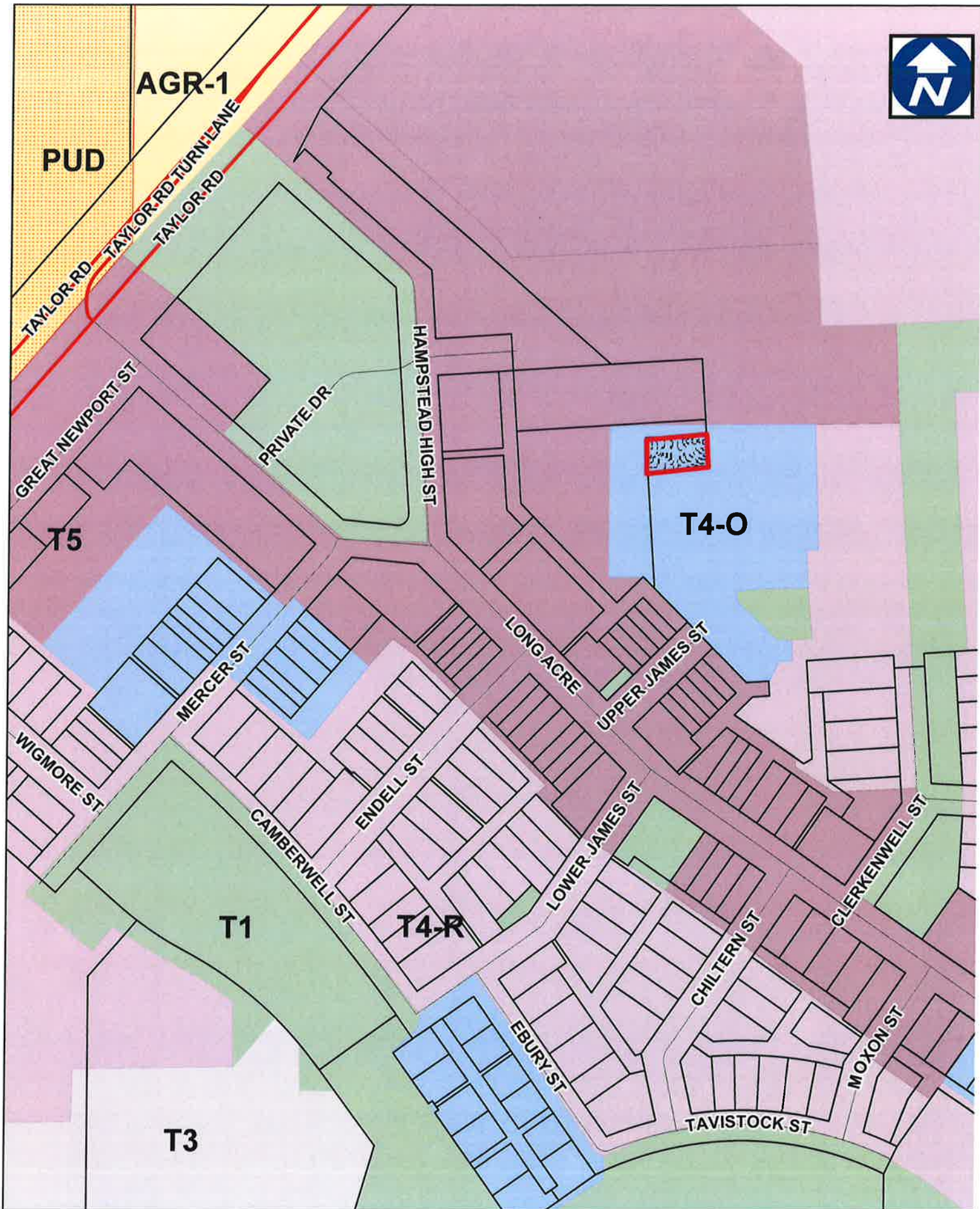
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





T4-O

T5

T1

T4-R

T3

**PLATS**

1 inch = 200 feet

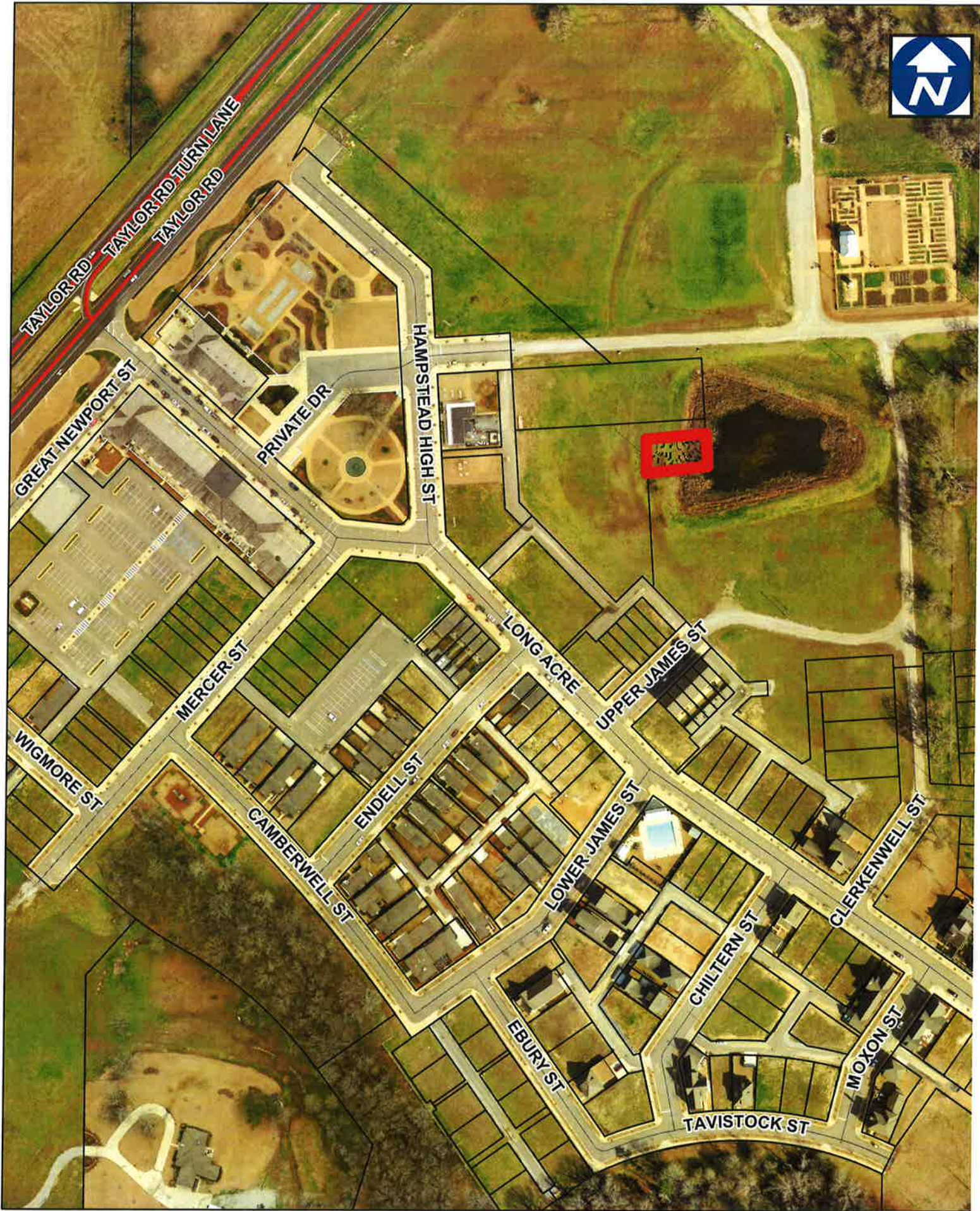
SUBJECT PROPERTY



ITEM NO. 15A







**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15C