

Planning Commission Agenda

October 27, 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

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the September 22, 2016 meeting

October 27, 2016

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8846	Jeffcoat Engineers	Embassy Drive	Plat	1
2.	8845	Larry E. Speaks & Associates	Hayneville Road	Plat	2
3.	DP-2016-031	J. M. Garrett & Son	Decker Lane	DP	3
4.	8841	Professional Engineering	Lucy Lane*	Plat	4
5.	8840	“ “	Old McGehee Road	Plat	5
6.	8843	Pilgreen Engineering	South Jackson Street	Plat	6
7.	8844	“ “	Atlanta Highway	Plat	7
8.	DP-2002-031	“ “	Vaughn Road	DP	8
9.	8842	“ “	Halcyon Park Drive	Plat	9
10	DP-2016-032	“ “	Halcyon Park Drive	DP	10

***The next Planning Commission meeting is on
November 17, 2016***

1. 8846 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Donald Evans

SUBJECT: Request final approval of Donald Evans Plat No. 1 located on the north side of Embassy Drive, approximately 1,000 ft. east of the Birmingham Highway, in M-3 (General Industrial) and INST (Institutional) Zoning Districts.

REMARKS: This plat creates two (2) lots for industrial use. Lot 1 (57.69 acres) has approximately 60 ft. of frontage along Embassy Drive and a depth of approximately 2,000 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

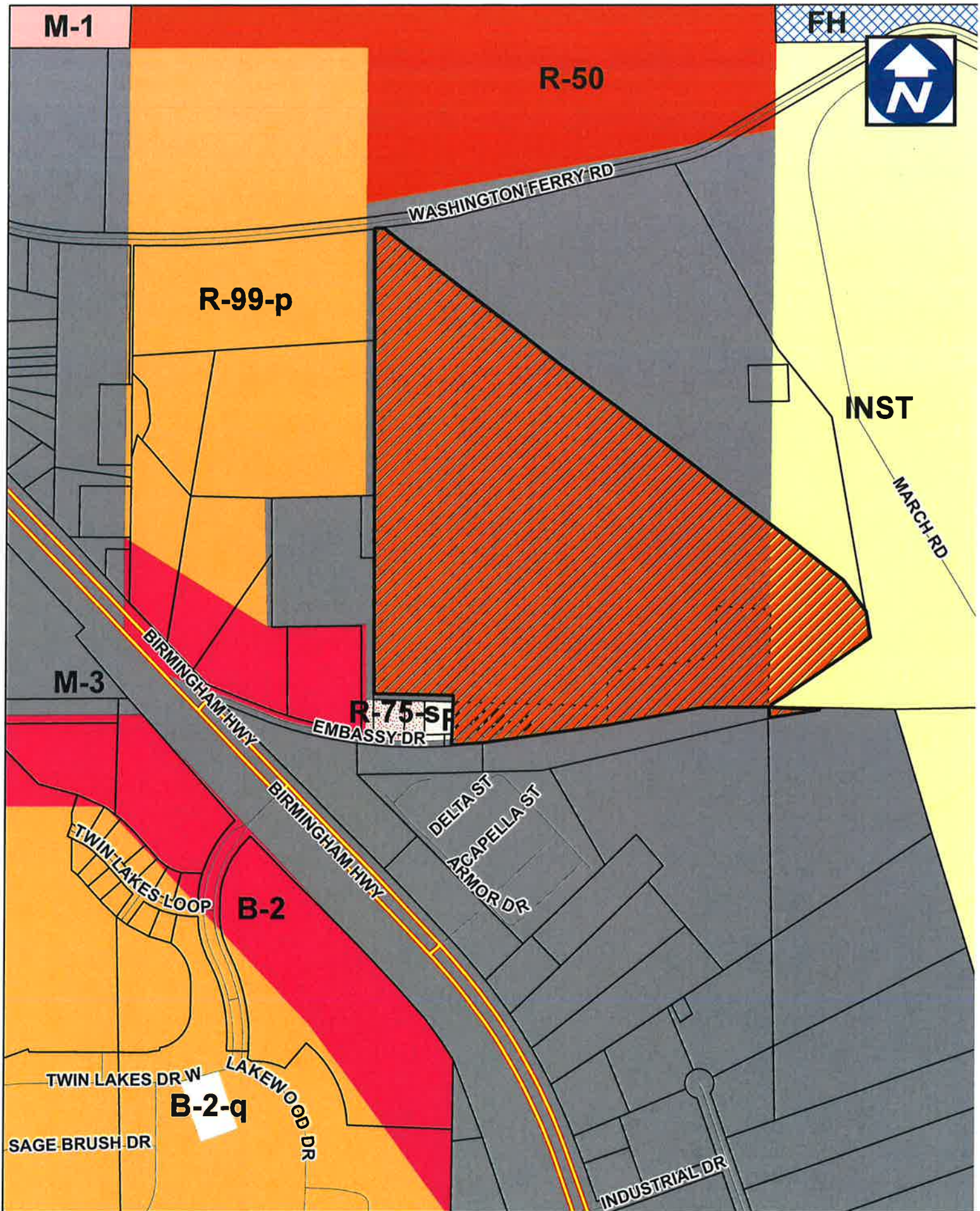
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 1A

DONALD EVANS PLAT NO. 1

LOCATED IN THE SE 1/4 OF SECTION 5, SW 1/4 OF THE SW 1/4 OF SECTION 4, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 9, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

PREPARED BY
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

400 S. HILL ST.
MONTGOMERY, AL 36104
764.246.1344
WWW.JEFCOAT.COM
REG. PROFESSIONAL SURVEYOR
NO. 12000



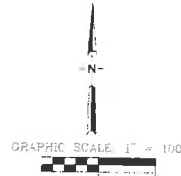
- LEGEND
- IPS HIGH W/4 DET 1/2" REBAR & PILE FOUNDING E-CAF READING
 - EFFICIENT POINT
 - IRREGULAR POLYLINE
 - FENCE LINE
 - CALCULATED POINT
 - POINT TO ESTABLISH
 - POINT OF CONSTRUCTION
 - ALIGNMENT
 - LINE
 - W/4 OF OLD W/4
 - CHANGING POINT
 - OPEN END LINE



VICINITY MAP
SCALE: NTS

NOTED FOR COURTHOUSE RECORDING

PROJECT NO: 2019-372
PROJECT: DONALD EVANS
DRAWN BY: DM
REVIEWED BY: GJ
FIELD SURVEY: JMM
FIELD CREW: GOS/LSH
APPROVED BY: GJG
SCALE: NOTED
DATE: 2019
DRAWING NAME: 2019 EVANS PLATINGS



SPECIAL NOTES

1. THIS PLAT IS SUBJECT TO ANY INSTRUMENTAL DOCUMENTS OR OTHER REQUIREMENTS OF THE ORIGINAL RECORDED PLAT.
2. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FIRM FLOOD MAP DATED 04/15/14 BY FEMA.

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, _____, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama to the best of my knowledge, information and belief.

This is the 20th day of SEPTEMBER, 2019.

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY

Date of Approval: _____
Montgomery County

This plat was submitted to the City Planning Commission of Montgomery, Alabama, to and is approved according to the CODE OF ALABAMA 11-50-32.

Proctor: W. Tyler A. Larkins, Secretary

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

This plat was 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. Soudak, Date _____
MONTGOMERY COUNTY ENGINEER

STATE OF ALABAMA
MONTGOMERY COUNTY

I, _____, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY CERTIFY THAT I AM THE TRUE AND LEGAL OWNER OF THE SAID PROPERTY AND HAVE SIGNED THE FOREGOING SURRENDER CERTIFICATE AND PLAT AND ADOPT THE CONTENTS OF THE SAID PLAT. THEY EXCLUDED THE SAME VOLUNTARILY ON THE DATE THAT THE SAID SURRENDER DATE.

GIVEN UNDER MY HAND THIS _____ day of _____, 2019.

STATE OF ALABAMA
MONTGOMERY COUNTY

I, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT _____ OWNER OF THE PROPERTY SHOWN IN AND SIGNED THE FOREGOING SURRENDER CERTIFICATE AND ADOPTED THE SAID PLAT OF THE CONTENTS OF THE SAID PLAT. THEY EXCLUDED THE SAME VOLUNTARILY ON THE DATE THAT THE SAID SURRENDER DATE.

GIVEN UNDER MY HAND THIS _____ day of _____, 2019.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____

LOT 1
57.69 Ac±
2,512,986 SQ. FT.

LOT 2 ~ 0.11 Ac±

RECEIVED
OCT 03 2019
PLANNING & ZONING DIVISION

SPACE RESERVED FOR COURTHOUSE RECORDING



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

IC

2. 8845 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Concrete By Design, LLC

SUBJECT: Request final approval of Montgomery Industrial Terminal Property Plat No. 1A located on the northwest corner of Hayneville Road and Wilbanks Street in an M-3 (General Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot A (3.31 acres) has 520 ft. of frontage along Hayneville Road, 172 ft. of frontage along Wilbanks Street, and a depth of approximately 345 ft. A portion of Aronov Street is proposed to be vacated. This street was never constructed within the dedicated right-of-way. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



FITZPATRICK A

THOMASON AVE

PARKER ST

M-3

WILBANKS ST

BREWBAKER AVE

ARONOV AVE

GREENPINE DR

WAYNEVILLE RD

INST

M-1

R-60-s

R-60-d

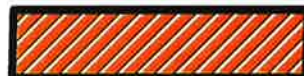
B-2

HARMONY ST

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2A

26

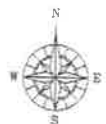
**MONTGOMERY INDUSTRIAL TERMINAL PROPERTY PLAT NO. 1A
BEING A RE-PLAT OF A PORTION OF LOTS 52, 53, 64, AND
VACATED RIGHT-OF-WAY
MONTGOMERY INDUSTRIAL TERMINAL PROPERTY PLAT
PLAT BOOK 18, PAGE 215
MONTGOMERY COUNTY, ALABAMA**

**BREWBAKER AVENUE (BY PLAT)
(68' R.O.W.)
EASEMENT FOR UTILITIES AND RAILROAD R.O.W.**



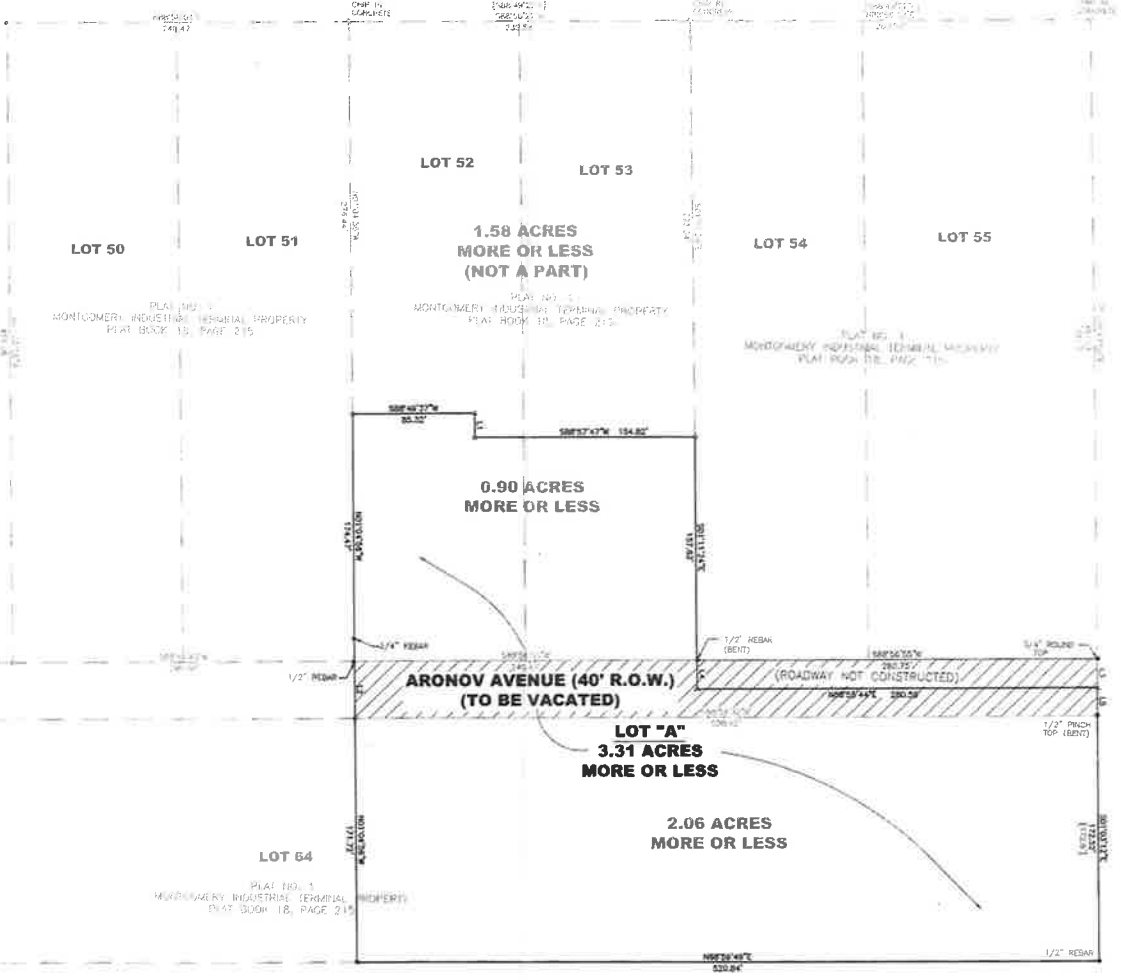
LOCATION MAP
MONTGOMERY COUNTY
SCALE: 1" = 1 MILE

NOTE: DEAPRISSES RELATED TO MATCH PLAT NO. 1 MONTGOMERY INDUSTRIAL TERMINAL PROPERTY, AS RECORDED IN PLAT BOOK 18, AT PAGE 215, MONTGOMERY COUNTY, ALABAMA.



- LEGEND:**
- ROAD R.O.W. PIN
 - CALCULATED POINT
 - PLAT DIMENSIONS

LINE	BEARING	DISTANCE
1	S 81° 24' 12" E	11.00'
2	S 81° 24' 12" E	45.17'
3	S 81° 24' 12" E	18.87'
4	N 81° 24' 12" W	18.88'
5	S 81° 24' 12" E	18.87'



**WILBANKS STREET
(70' R.O.W.)**

**GREEN PINE DRIVE
(80' R.O.W.)**

**HAYNEVILLE ROAD
(80' R.O.W.)**

SURVEYOR'S CERTIFICATE
STATE OF ALABAMA
MONTGOMERY COUNTY

I, Steven C. Skyles, 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 lines and area and corners thereof, and have caused the same to be correctly and lawfully surveyed and recorded in the public records of the State of Alabama, to the best of my knowledge, information and belief, and that the plat herein bears true and correct dimensions, and that the plat herein bears true and correct dimensions, and that the plat herein bears true and correct dimensions.

This survey was made on _____ day of _____, 2016.

Steven C. Skyles
Alabama Registration No. 20087

RECORDS:
STATE OF ALABAMA
MONTGOMERY COUNTY

I, Steven C. Skyles, 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 lines and area and corners thereof, and have caused the same to be correctly and lawfully surveyed and recorded in the public records of the State of Alabama, to the best of my knowledge, information and belief, and that the plat herein bears true and correct dimensions, and that the plat herein bears true and correct dimensions, and that the plat herein bears true and correct dimensions.

This survey was made on _____ day of _____, 2016.

Steven C. Skyles
Alabama Registration No. 20087

ACKNOWLEDGMENT:
STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned authority, of Montgomery County, do hereby certify that I have caused the property shown on this map and plat, and the lines and area and corners thereof, and have caused the same to be correctly and lawfully surveyed and recorded in the public records of the State of Alabama, to the best of my knowledge, information and belief, and that the plat herein bears true and correct dimensions, and that the plat herein bears true and correct dimensions, and that the plat herein bears true and correct dimensions.

This survey was made on _____ day of _____, 2016.

Steven C. Skyles
Alabama Registration No. 20087

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

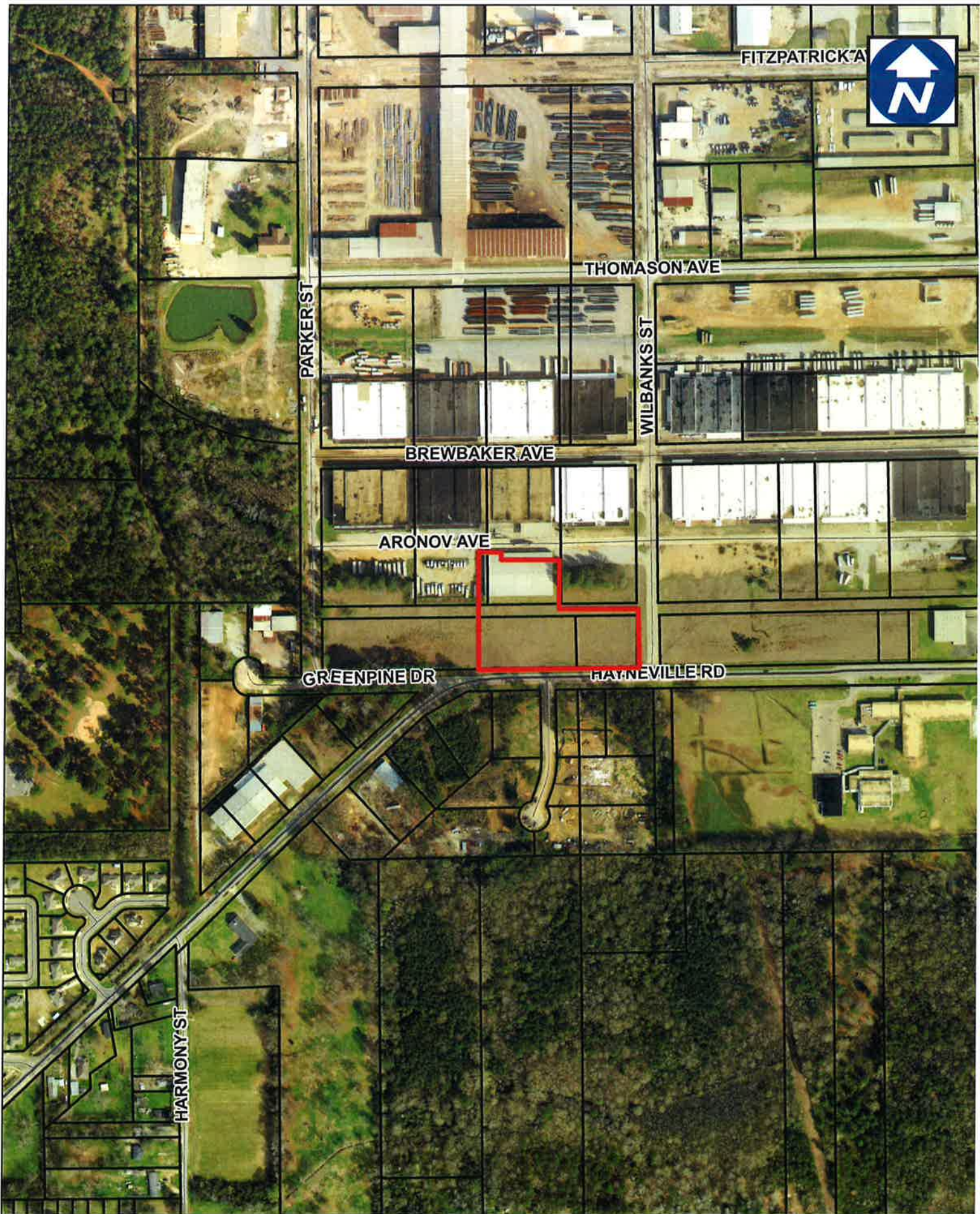
The plat herein submitted to and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

By: _____
George C. Skyles
Montgomery County Engineer

GENERAL NOTES:

- ALL DIMENSIONS ON THIS SURVEYING PLAT ARE IN FEET AND INCHES. DIMENSIONS OF LOTS ARE GIVEN IN FEET AND INCHES. DIMENSIONS OF LOTS ARE GIVEN IN FEET AND INCHES. DIMENSIONS OF LOTS ARE GIVEN IN FEET AND INCHES.
- CONCRETE OR METAL CORNERS SHALL BE SET AT ALL CORNERS AND AT ALL POINTS WHERE A CHANGE IN BEARING OR DISTANCE OCCURS. CONCRETE OR METAL CORNERS SHALL BE SET AT ALL CORNERS AND AT ALL POINTS WHERE A CHANGE IN BEARING OR DISTANCE OCCURS.
- CONCRETE OR METAL CORNERS SHALL BE SET AT ALL CORNERS AND AT ALL POINTS WHERE A CHANGE IN BEARING OR DISTANCE OCCURS. CONCRETE OR METAL CORNERS SHALL BE SET AT ALL CORNERS AND AT ALL POINTS WHERE A CHANGE IN BEARING OR DISTANCE OCCURS.

RECEIVED
SEP 13 2016
ALABAMA SURVEYING BOARD
SURVEY DATE: 9-23-16
DRAWING DATE: 9-28-16



FITZPATRICK AVE

THOMASON AVE

PARKER ST

WILBANKS ST

BREWBAKER AVE

ARONOV AVE

GREENPINE DR

HAYNEVILLE RD

HARMONY ST

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. DP-2016-031 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Office/Retail Building

SUBJECT: Public hearing for a development plan for a new building to be located at 8101 Decker Lane in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct 7,250 sq. ft. multi-tenant building. There are 50 paved parking spaces indicated on the site plan. There is one (1) access drive to New Haven Boulevard*. All applicable requirements will be met.

PLANNING CONTROLS COMMENT(S): There is no signage or refuse container indicated or approved.

** Private Street*

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

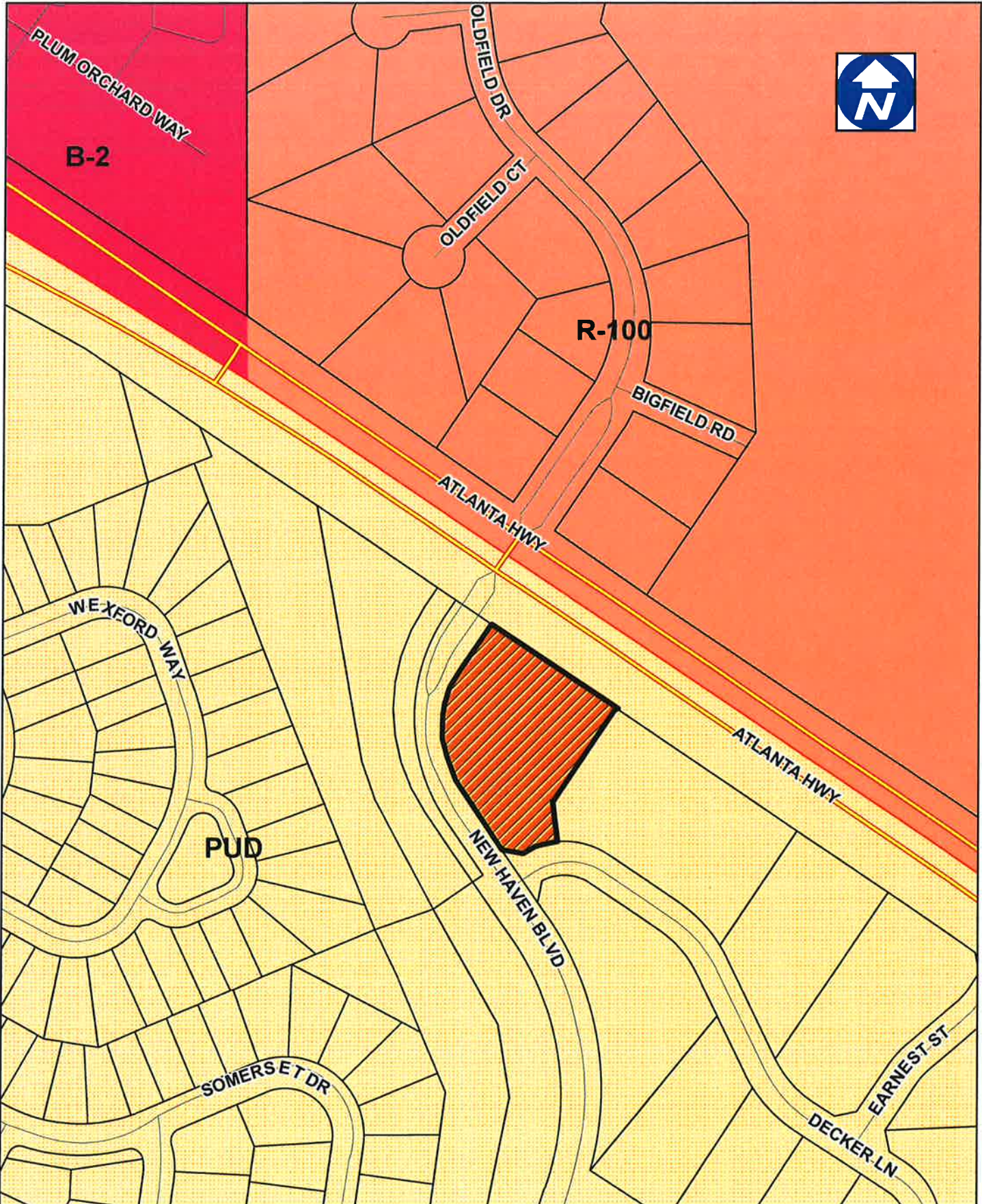
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____

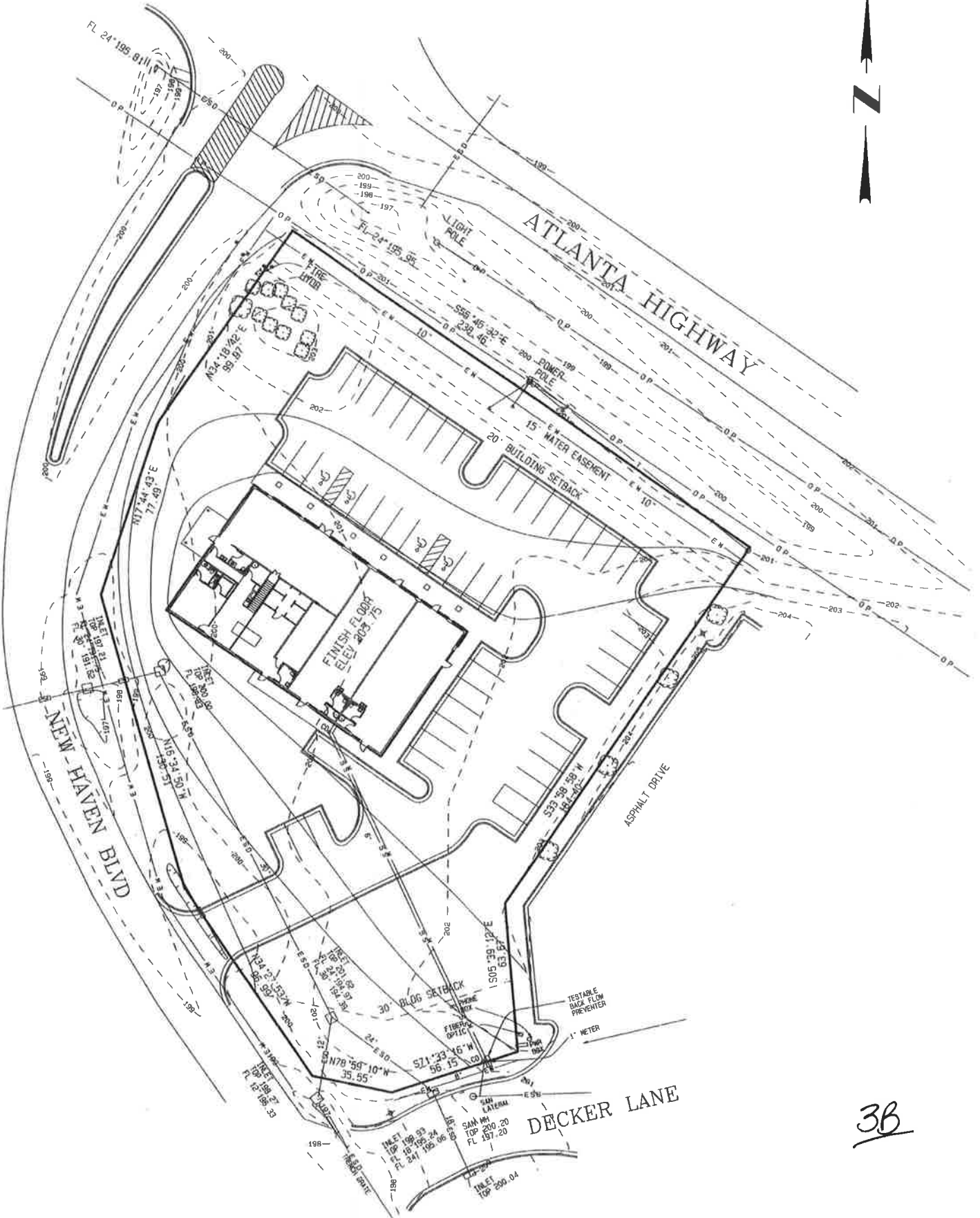


DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 3A



3B



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 3C

1 inch = 200 feet

4. 8841 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Kenneth Priest

SUBJECT: Request final approval of Kenneth Priest Plat No. 1 located at 326 Lucy Lane*, approximately 1,200 ft. north of Hobbie Road, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot A (4.62 acres) has 60 ft. of frontage along Lucy Lane*, however the lot expands to 401 ft. in width at the building line and a depth of 427 ft. Lucy Lane is a private road which runs northeast off Hobbie Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

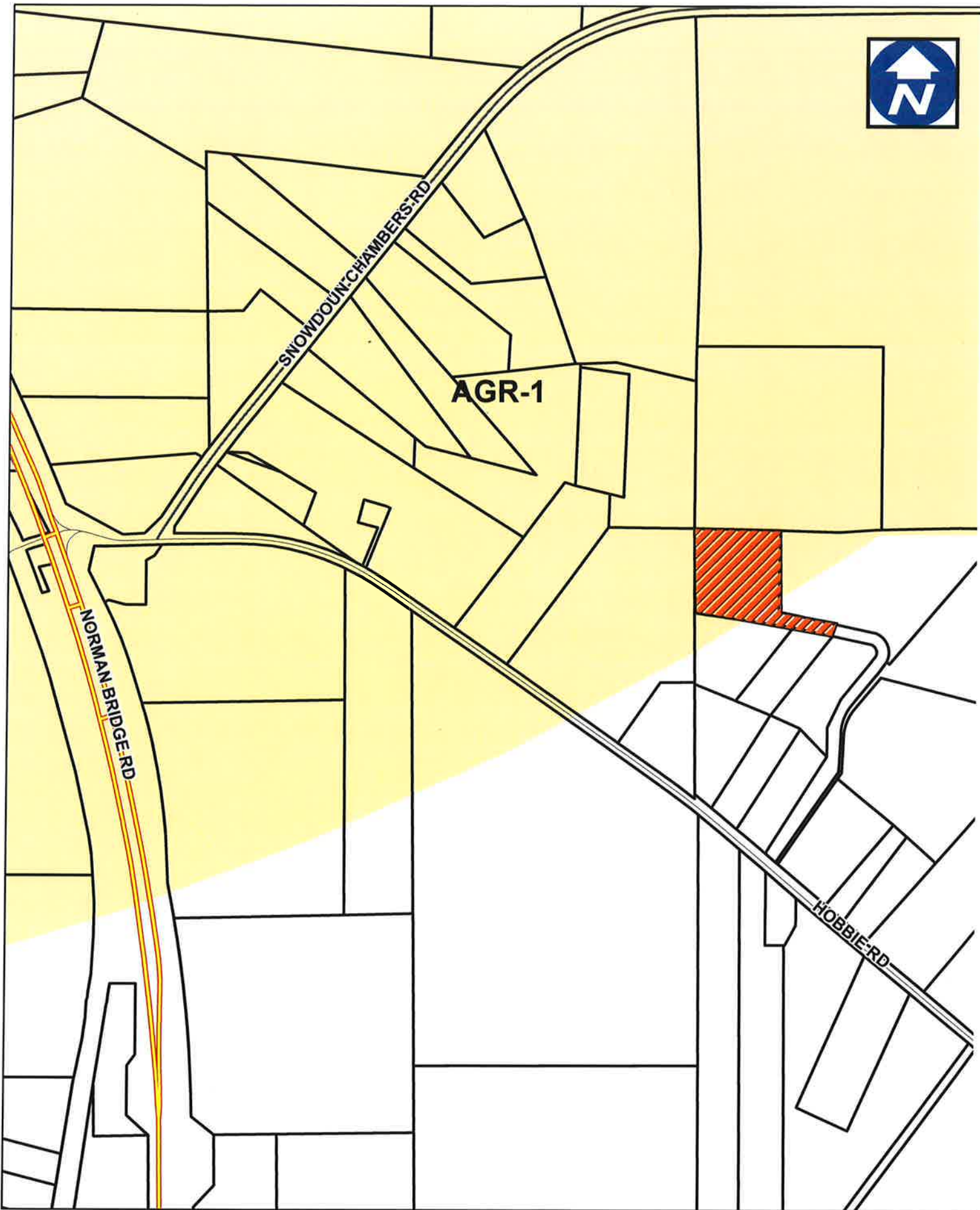
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-1

SNOWDOUN CHAMBERS RD

NORMAN BRIDGE RD

HOBBIE RD

PLATS

1 inch = 600 feet

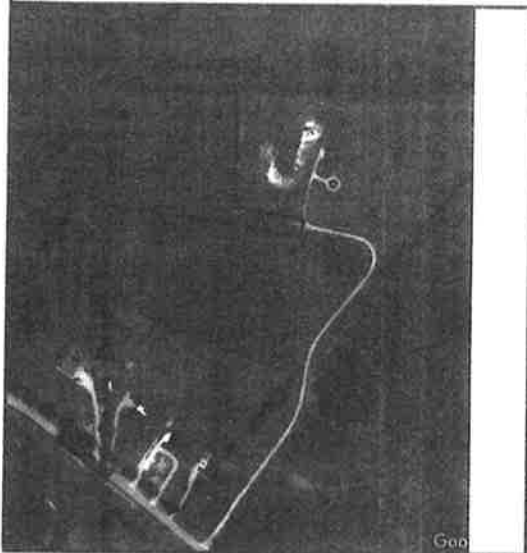
SUBJECT PROPERTY



ITEM NO.

4A

VICINITY MAP



NOTES:

ALL UTILITY, PRIVATE DRAINAGE AND/OR PRIVATE ACCESS EASEMENTS SHOWN HEREON, ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM AND FOR SURFACE DRAINAGE AS NEEDED. THESE EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS FOR MAINTENANCE OF THE PROPERTY, FACILITIES AND APPARATUS INCLUDED THEREIN. INSTALLATION AND MAINTENANCE FOR PROPERTY IN THESE EASEMENTS IS NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.

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

EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES AND THEIR APPURTENANCES.

STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

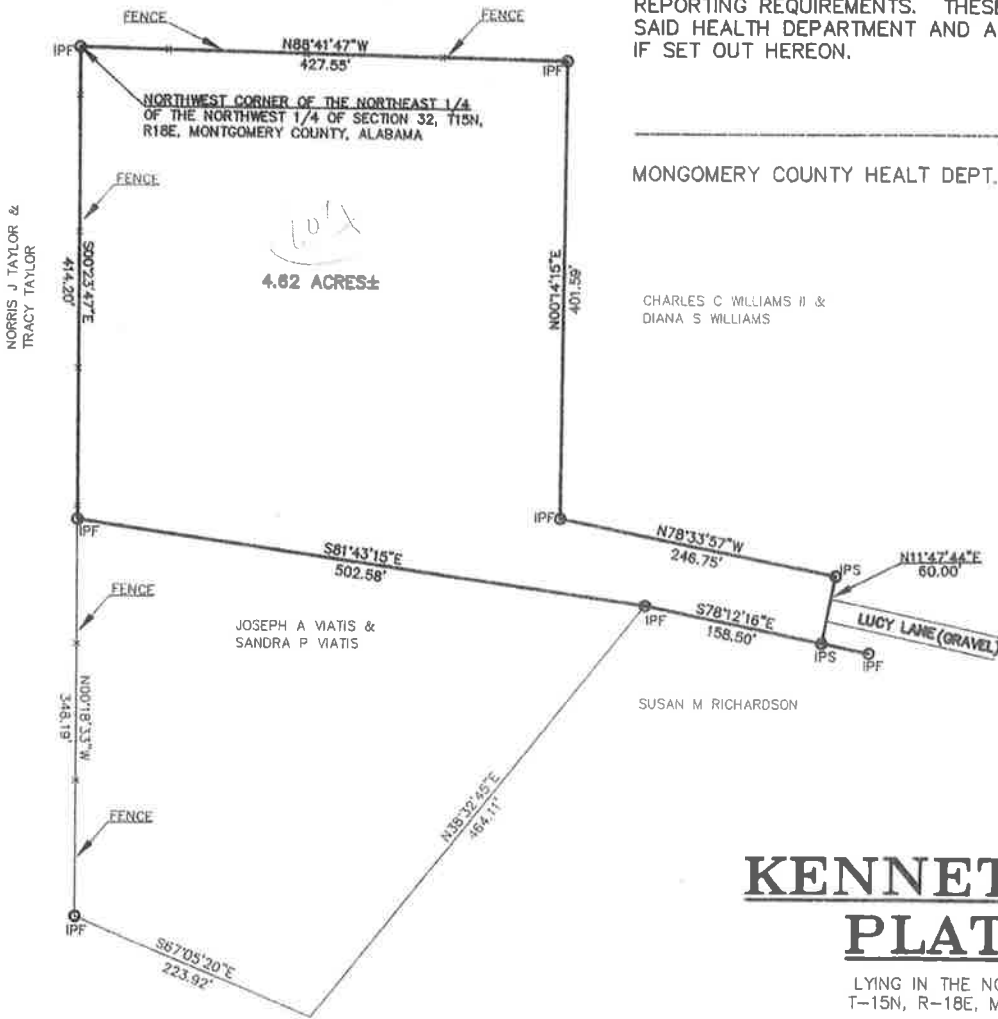
NO PERMANENT STRUCTURE MAY BE ERECTED OVER ANY PART OF ANY EASEMENT.

MONTGOMERY COUNTY HEALTH DEPT.

THE LOT ON THIS PLAT ARE SUBJECT TO THE APPROVAL OR DELETION BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEM THAT COULD RESTRICT THE USE OF THE THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

NOTE: BEARINGS BASED ON ALDOT CORRS. STATION.

SUSAN M RICHARDSON



MONTGOMERY COUNTY HEALT DEPT.

DATE

LEGEND

DESCRIPTION	SYMBOL
IRON PIN FOUND	○IPF
FENCE	— x — x —
IRON PIN SET	○IPS

KENNETH PRIEST
PLAT NO. 1

LYING IN THE NORTHWEST 1/4 OF SECTION 32, T-15N, R-18E, MONTGOMERY COUNTY, ALABAMA



4B



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8840 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Timothy Bouchard

SUBJECT: Request final approval of Timothy Bouchard Plat No, 1 located on the west side of Old McGehee Road, approximately 7,000 ft. southeast of Mobile Highway, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot A (1.34 acres) has 197.45 ft. of frontage along Old McGehee Road and a depth of 416.32 ft. This lot is substandard in area due to the zoning district requiring 1.5 acres for a lot. This is all the property the petitioner owns. All other requirements will be met. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due t the lot not being 1.5 acres.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

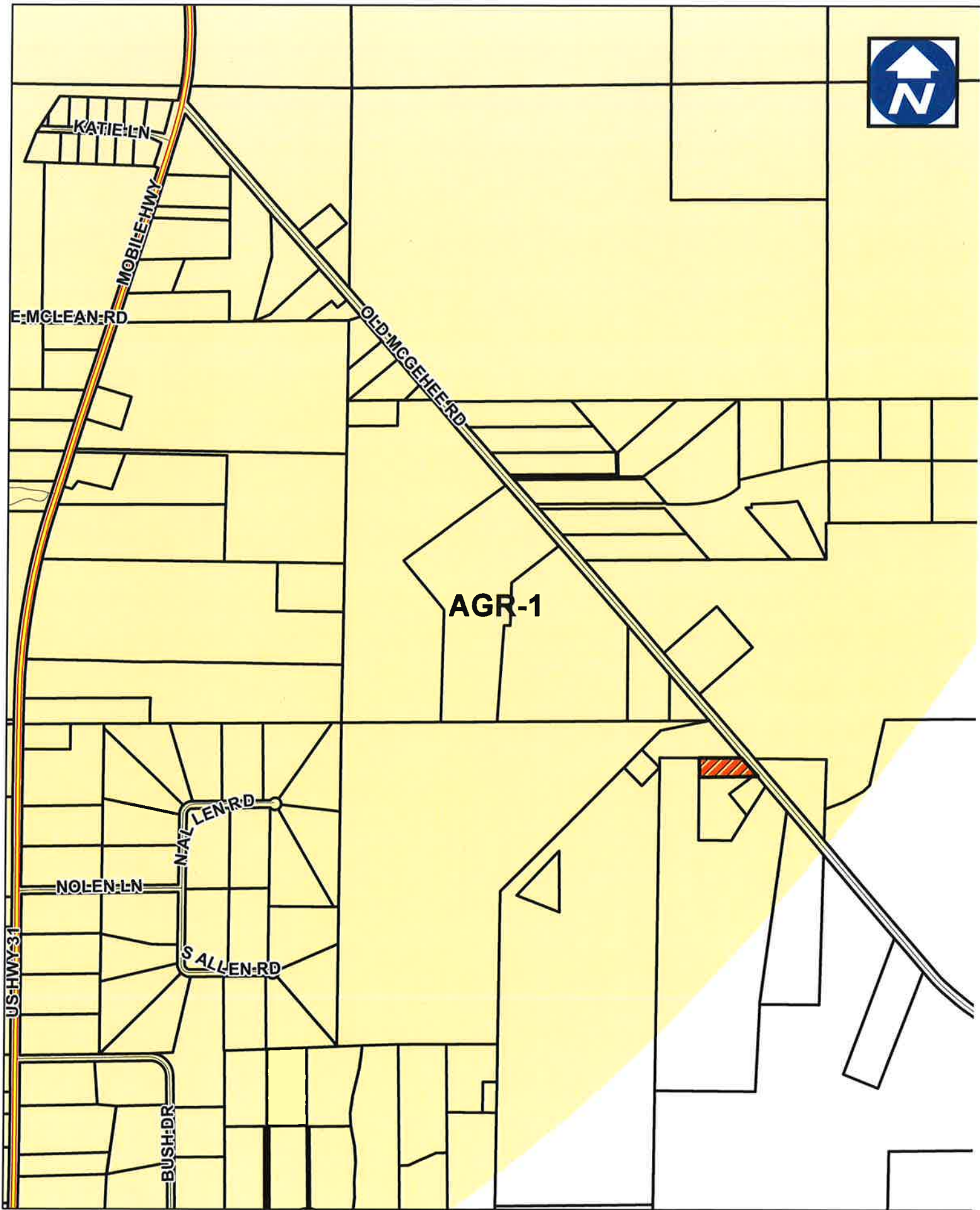
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY

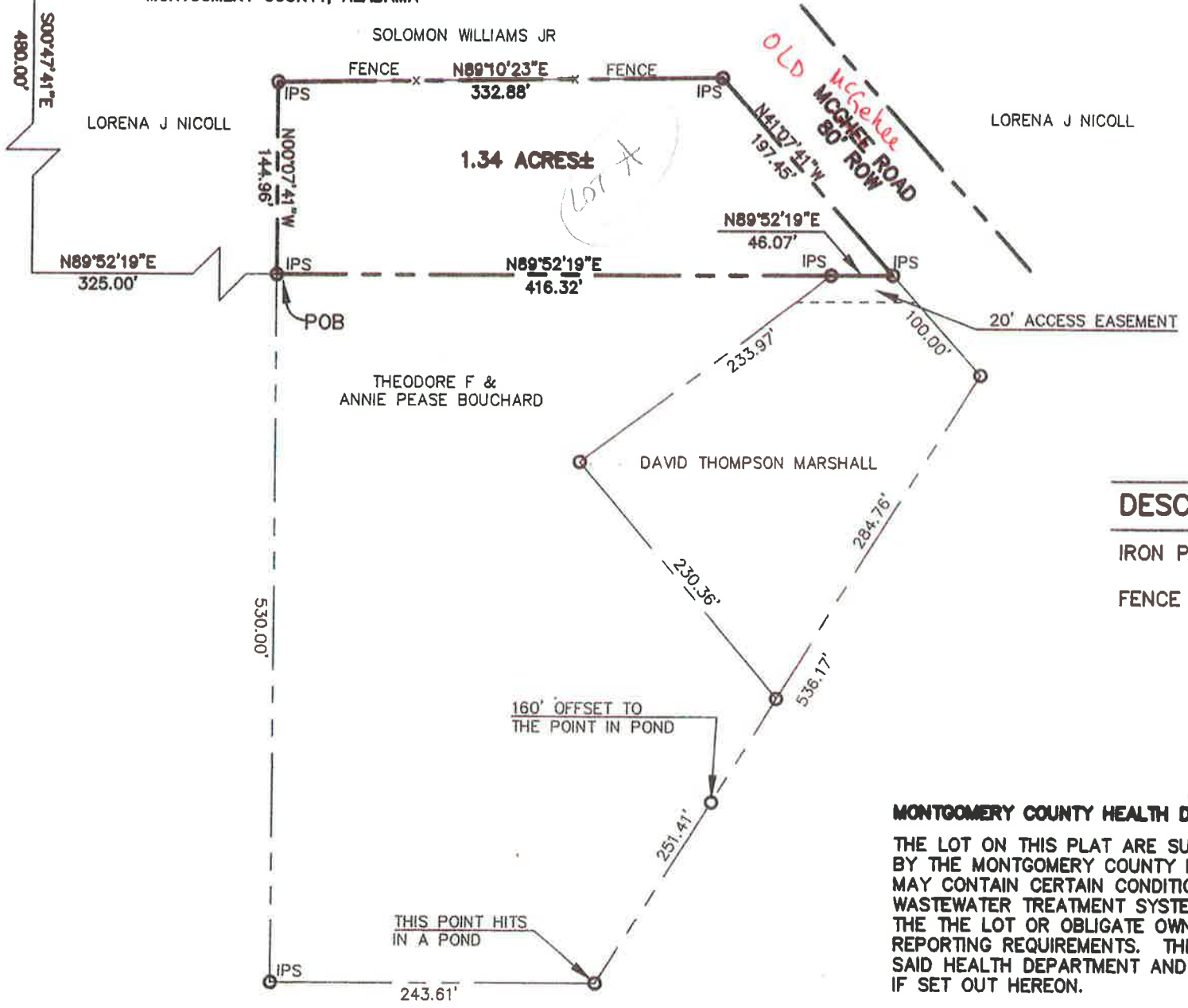


ITEM NO. 5A

POINT OF COMMENCEMENT

NORTHWEST CORNER OF OF THE NW 1/4
OF THE NE 1/4 OF SECTION 2, T14N, R17E,
MONTGOMERY COUNTY, ALABAMA

**NOTE: BEARINGS BASED ON ALDOT.
CORS. STATION.**



DESCR
IRON PIN
FENCE

MONTGOMERY COUNTY HEALTH DEPT

THE LOT ON THIS PLAT ARE SUBJ. BY THE MONTGOMERY COUNTY HE MAY CONTAIN CERTAIN CONDITION WASTEWATER TREATMENT SYSTEM THE THE LOT OR OBLIGATE OWNEI REPORTING REQUIREMENTS. THES SAID HEALTH DEPARTMENT AND A IF SET OUT HEREON.

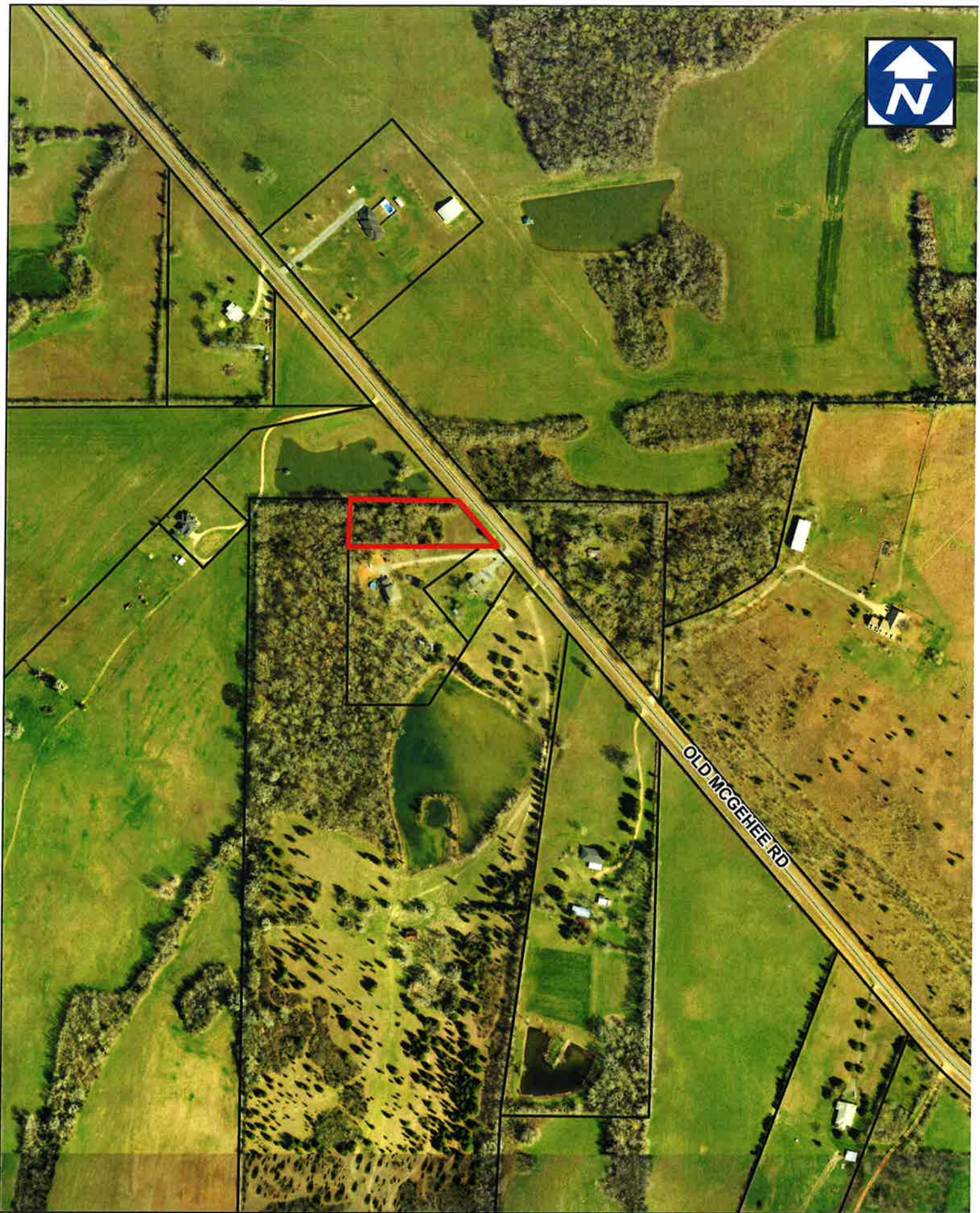
MONGOMERY COUNTY HEALT DEPT

TIMOTHY BOUCHARD

PLAT NO. 1

LYING IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2,
T14N, R17E, MONTGOMERY COUNTY, ALABAMA

5B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 8843 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Alabama Association of School Boards

SUBJECT: Request final approval of Alabama Association of School Boards Plat No. 1 located at 43 South Jackson Street in O-1 (Office) and B-2 (Commercial) Zoning Districts.

REMARKS: This plat creates one (1) lot for office use. Lot 1 (2.79 acres) has 271.03 ft. of frontage along South Jackson Street, 365.37 ft. of frontage along Houston Street and 421.25 ft. of frontage along South Hilliard Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

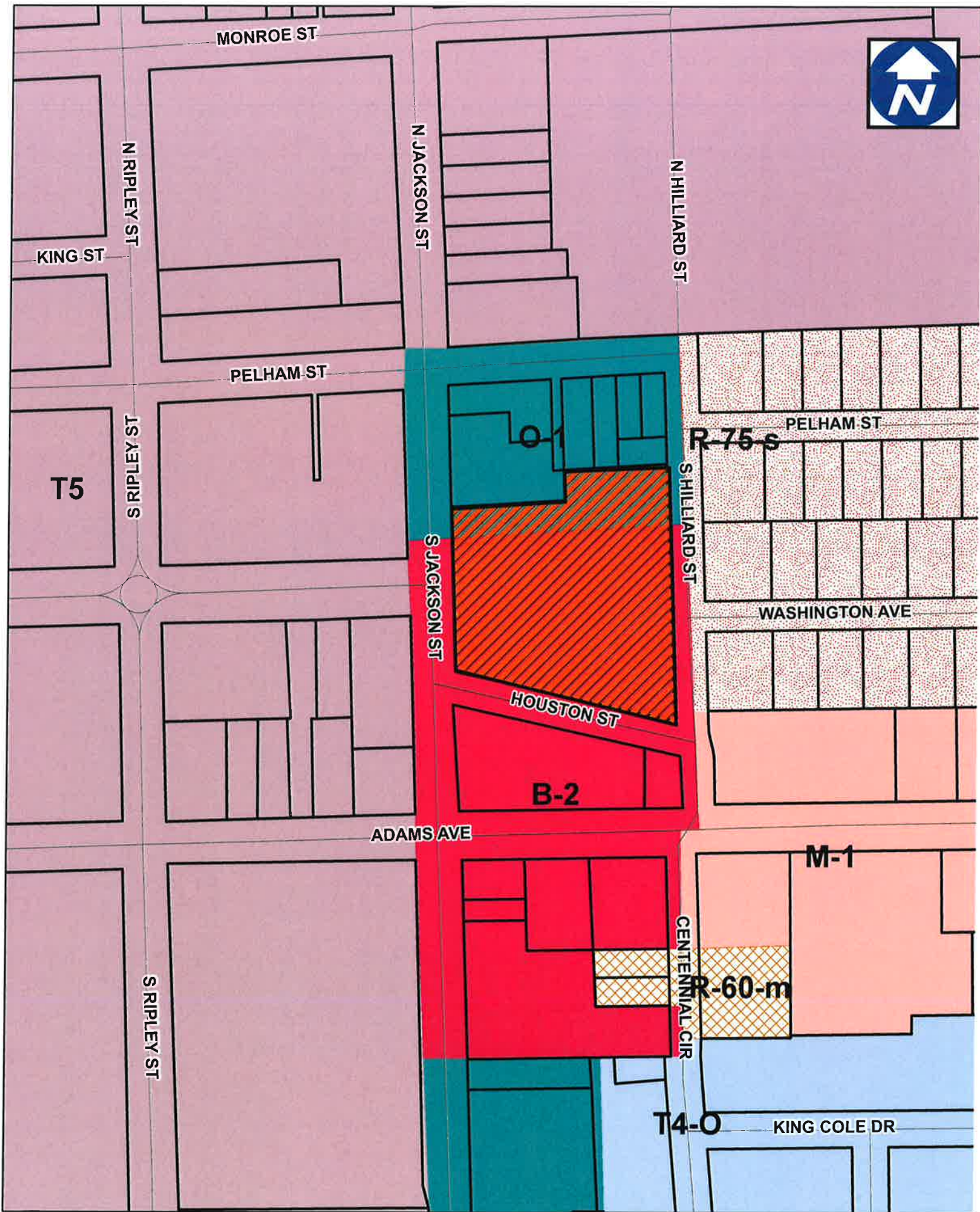
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



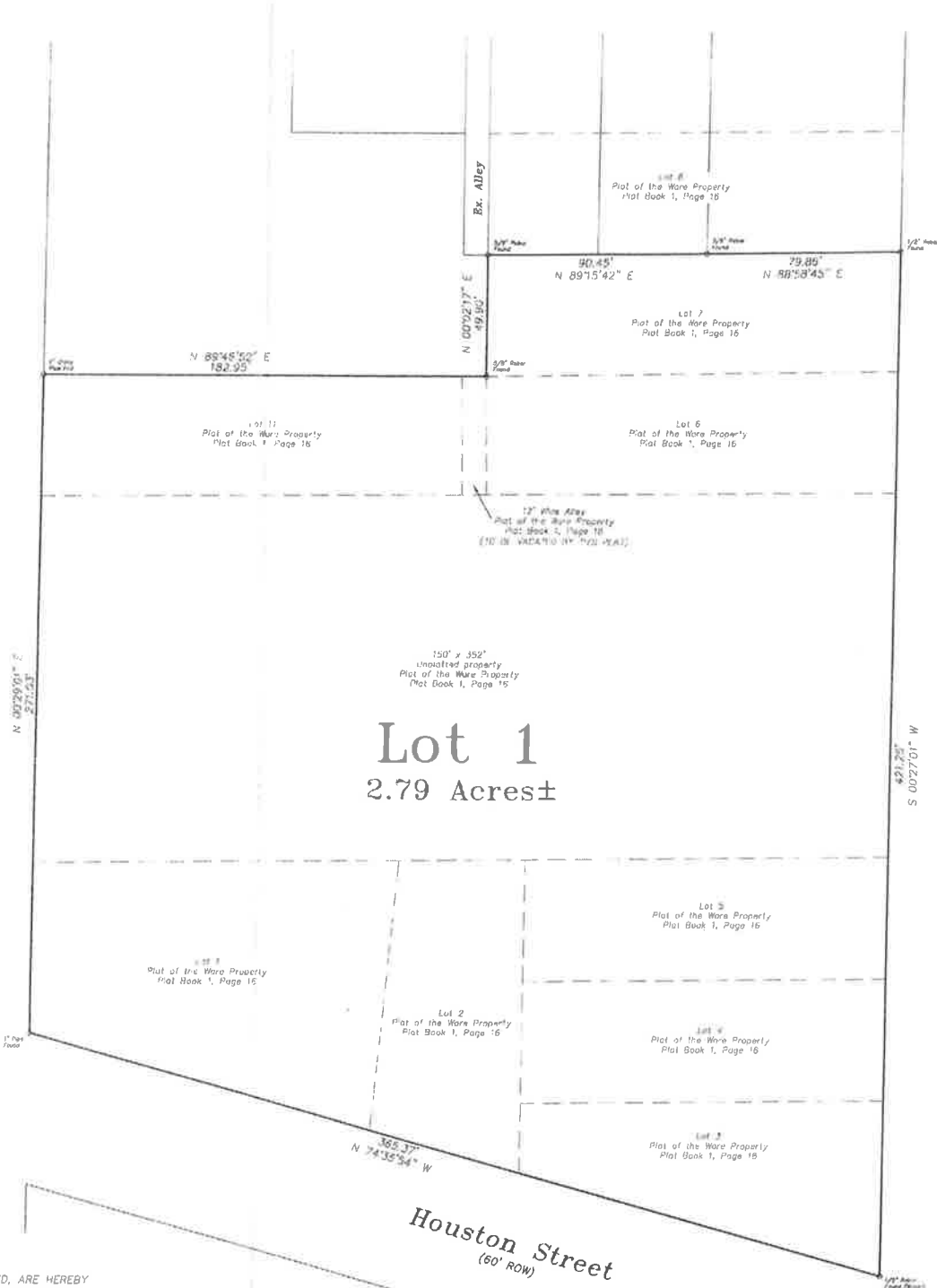
ITEM NO. 6A



Washington Street

Jackson Street
(60' ROW)

Hilliard Street
(60' ROW)



Lot 1
2.79 Acres±

NOTES:

1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND 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 ERECTED ON ANY PART OF THESE EASEMENTS. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
4. ALL LOTS WITHIN THIS PLAT REQUIRE BACKFLOW PREVENTION ON WATER SERVICE LINES AS PER THE MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD REQUIREMENTS.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

LAB



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 8844 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Montgomery Colonial Property, LLC

SUBJECT: Request final approval of Capitol Commerce Center Plat No. 1 located on the north side of Atlanta Highway, the east side of Capitol Commerce Boulevard, and the south side of TechnaCenter Drive in an O-2 (Office) Zoning District.

REMARKS: This plat creates two (2) lots for office use. Lot 1 (17.34 acres) has approximately 600 ft. of frontage along Atlanta Highway and approximately 1,200 ft. of frontage along Capitol Commerce Boulevard. Lot 2 (7.55 acres) has 180 ft. of frontage along Capital Commerce Boulevard and approximately 1,000 ft. of frontage along TechnaCenter Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

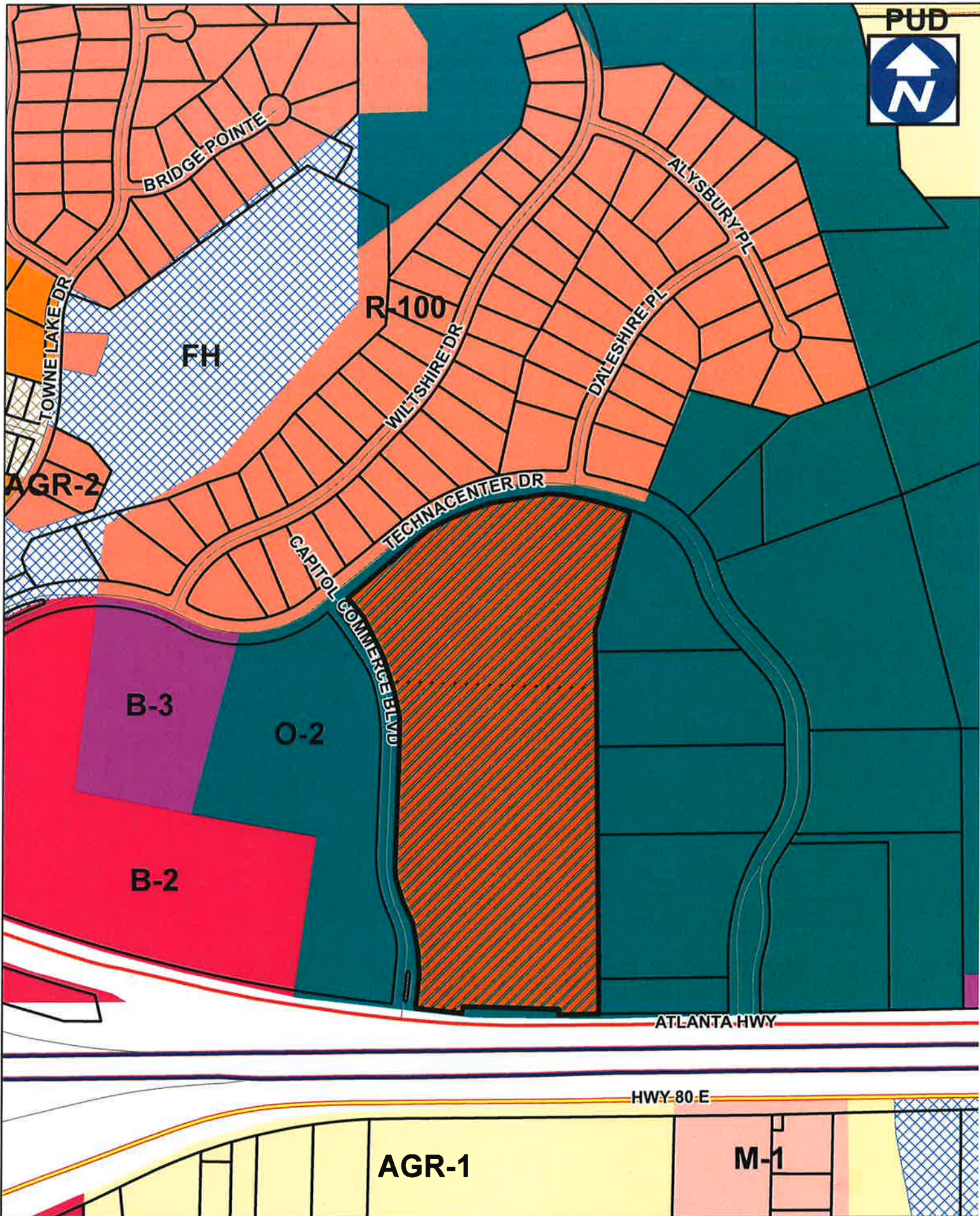
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

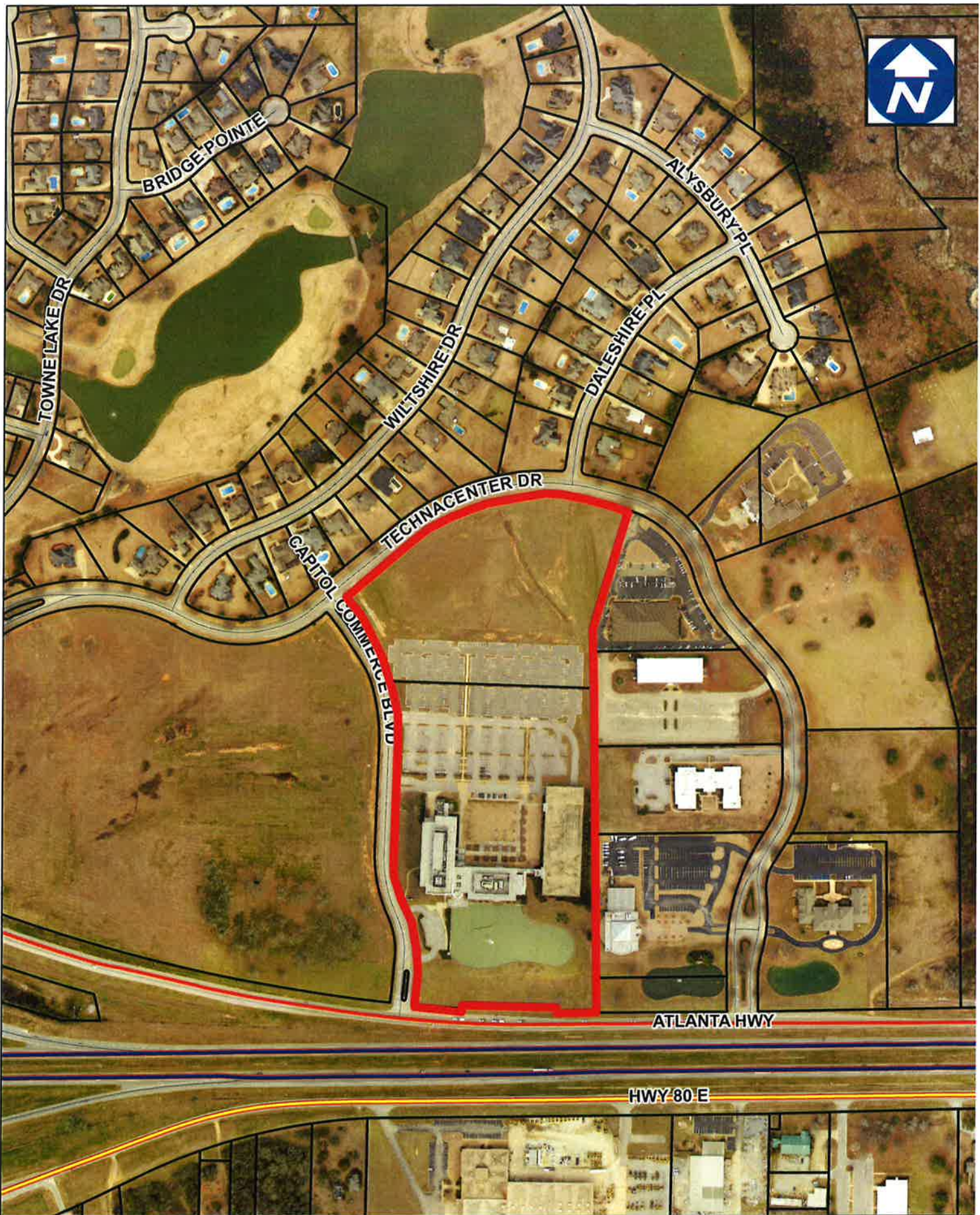
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-2002-031 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Quick Lane

SUBJECT: Public hearing for a development plan for a new building to located at 7901 Vaughn Road in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 9,200 sq. ft. building. There are 37 paved parking spaces indicated on the site plan, whereas 58 are required. A request for a parking variance will be submitted to the Board of Adjustment at a later date. There is a right-in/right-out access to Vaughn Road, and a right-out only to Taylor Road. All other 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 objections.

TRAFFIC ENGINEERING: No objections.

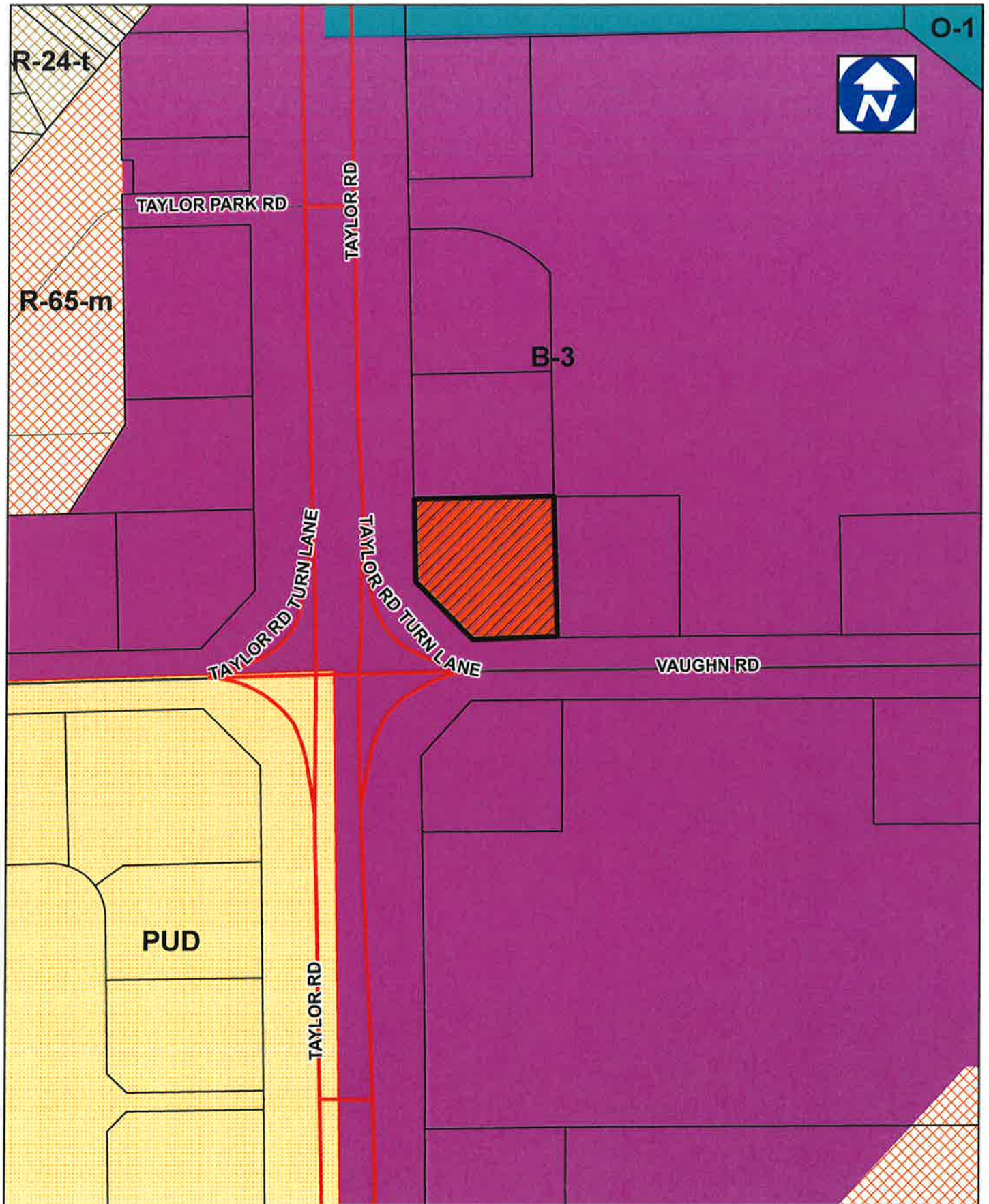
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



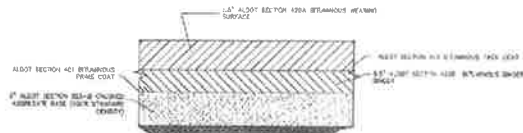
DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet

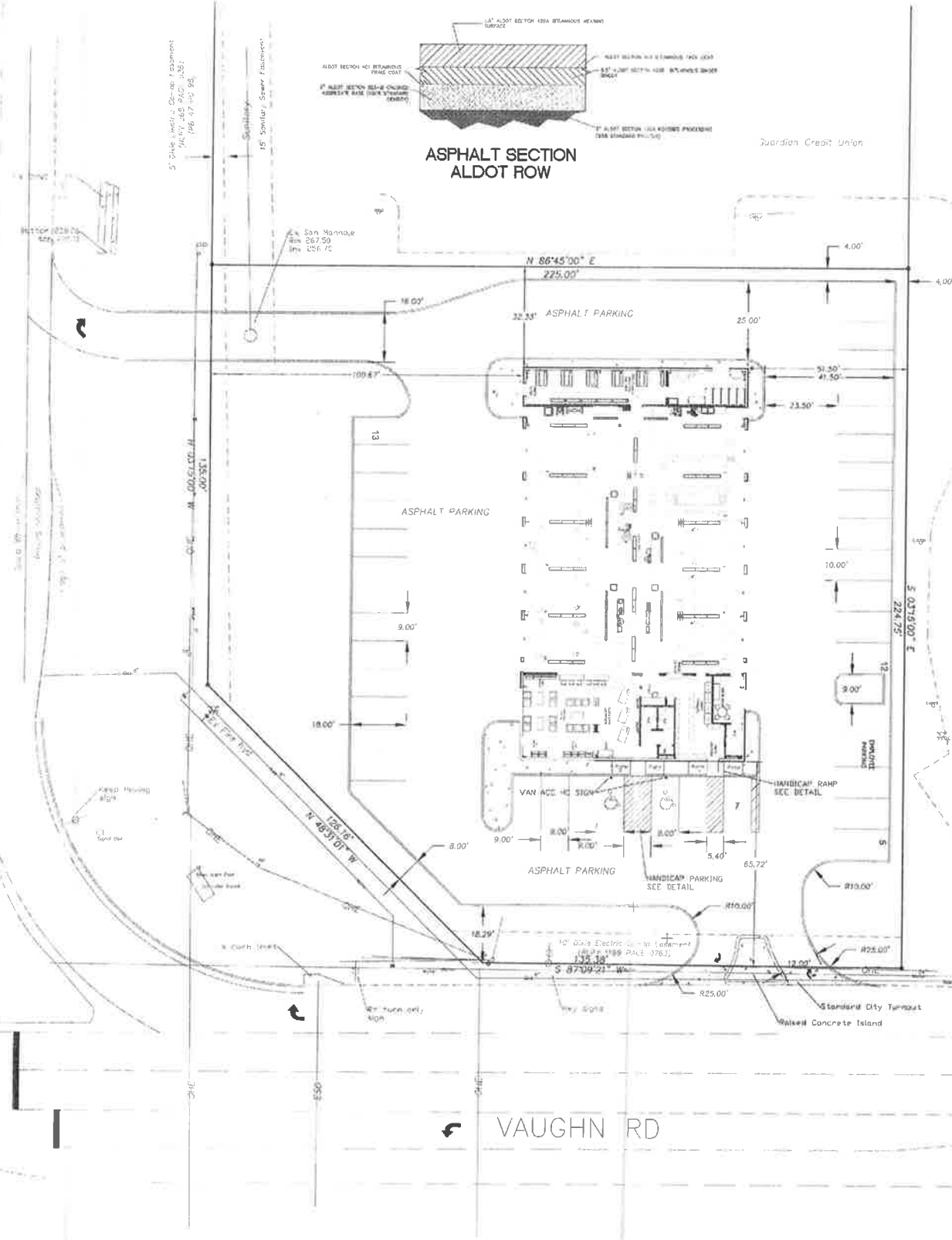


ITEM NO. 8A

TAYLOR RD

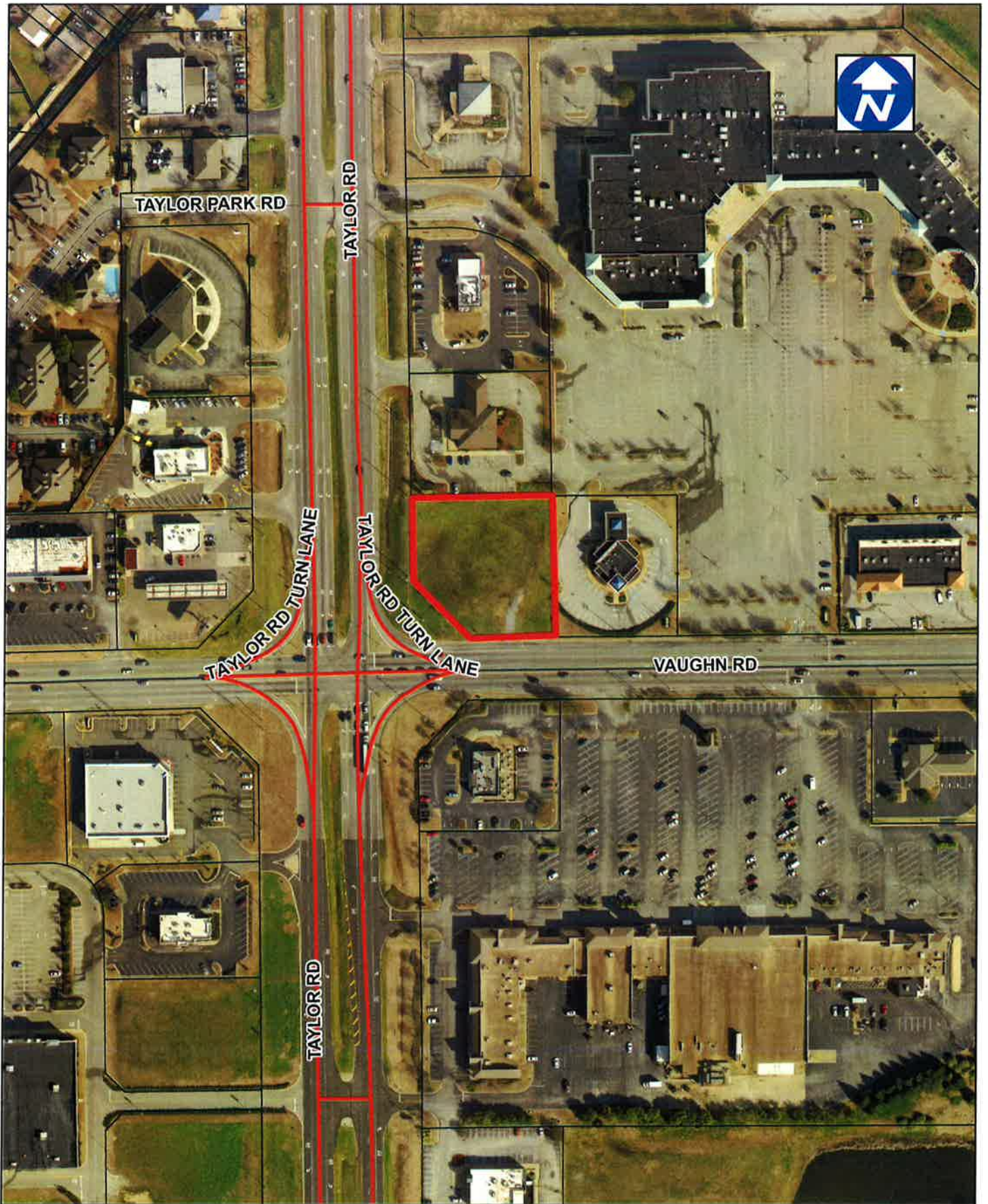


Jardian Credit Union



VAUGHN RD

JB



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 8C

1 inch = 200 feet

9. 8842 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Trum, LLC

SUBJECT: Request final approval of Peppertree Plaza Plat No. 1 located on the west side of Halcyon Park Drive, approximately 200 ft. north of Vaughn Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (3.33 acres) has 427.79 ft. of frontage along Halcyon Park Drive and a depth of 372.56 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

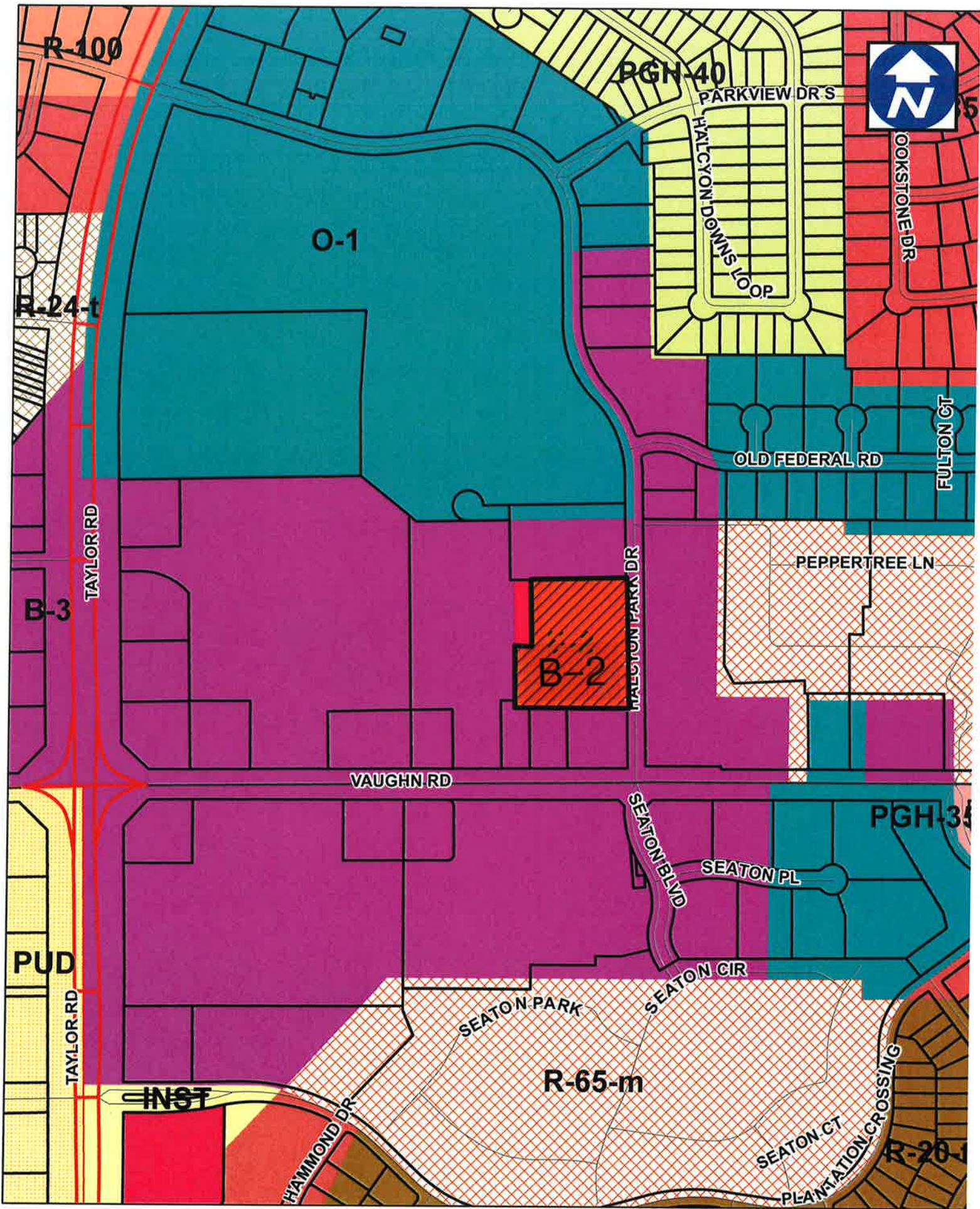
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

9A

BP

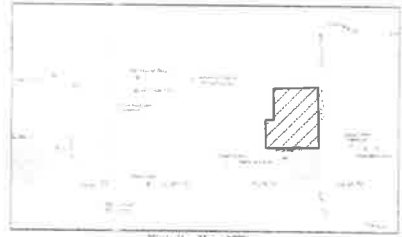
Peppertree Plaza Plat No. 1

LYING IN THE SE 1/4 OF SEC 20, T-16-N, R-10-E
MONTGOMERY COUNTY, ALABAMA
AND CONTAINING 3.33 AC ±

PILGREEN ENGINEERING, Inc.

MONTGOMERY ALABAMA
September 22nd SCALE: 1" = 40'

Date	Drawn	Field	Exam	Revised	By
9/22/16	WLB	WLB	WLB		WLB



Northern Cemetery Cornered
Plat No. 2
Plat Book 142 Page 182

Vicinity Map NTA

Lot 1
Peppertree Plaza, Plat No. 1
Plat Book 55 Page 38

LOT 1
3.33 Acres ±

Halcyon Park Drive
(See Right of Way/Plat No. 1)

Plat No. 1
Plat Book 42 Page 175



STATE OF ALABAMA
MONTGOMERY COUNTY

I, **WALTER A. BLENDEN**, A REGISTERED LAND SURVEYOR OF MONTGOMERY COUNTY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS, TRUE, AND CORRECT, THAT ALL CORNERS ARE MARKED WITH HIGH PEGS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.

I FURTHER 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.

ADOPTED AS MY OFFICIAL SEAL THIS 13th DAY OF September, 2016.



State of Alabama
County of Montgomery

The undersigned, **Walter A. Blendon**, an Alabama-licensed Surveyor, do hereby do and make the foregoing survey's certificate and this map, and return and deliver this map and notes on this day of September, 2016.

Walter A. Blendon
an Alabama-licensed Surveyor

State of Alabama
County of Montgomery

The undersigned, **Walter A. Blendon**, an Alabama-licensed Surveyor, do hereby do and make the foregoing survey's certificate and this map, and return and deliver this map and notes on this day of September, 2016.

Walter A. Blendon
an Alabama-licensed Surveyor

State of Alabama
County of Montgomery

I, the undersigned, **Walter A. Blendon**, an Alabama-licensed Surveyor, do hereby do and make the foregoing survey's certificate and this map, and return and deliver this map and notes on this day of September, 2016.

Walter A. Blendon
an Alabama-licensed Surveyor

State of Alabama
County of Montgomery

I, the undersigned, **Walter A. Blendon**, an Alabama-licensed Surveyor, do hereby do and make the foregoing survey's certificate and this map, and return and deliver this map and notes on this day of September, 2016.

Walter A. Blendon
an Alabama-licensed Surveyor

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE CLERK OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, THIS THE 13th DAY OF September, 2016.

WALTER A. BLENDON
MONTGOMERY COUNTY ENGINEER

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON September 22nd, 2016, AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-22-23.

FORWARDED TO THE CITY CLERK OF MONTGOMERY, ALABAMA, ON September 22nd, 2016, AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-22-23.

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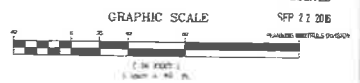
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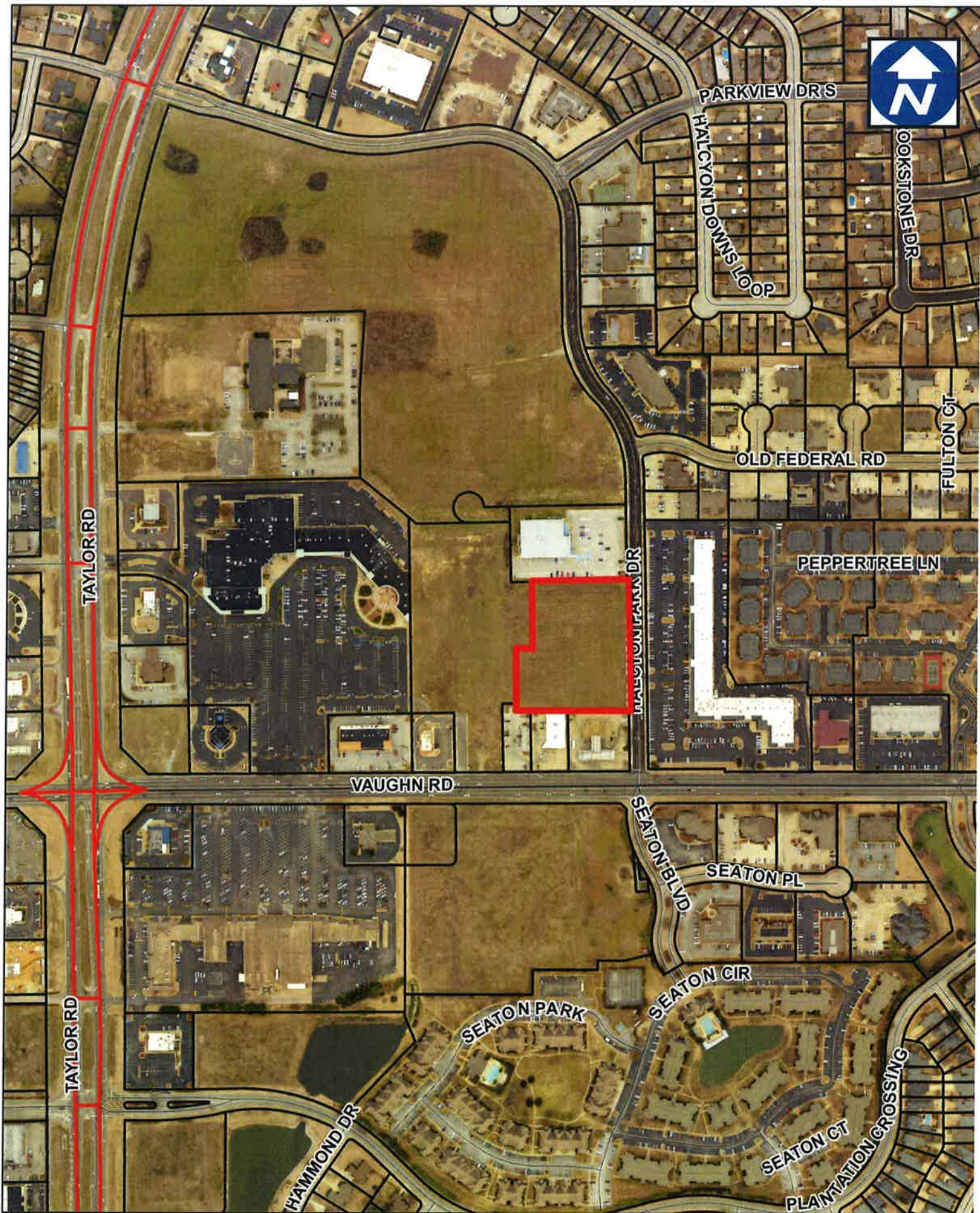
Vaughn Road
(100' Right of Way/Plat No. 1)



GRAPHIC SCALE SEP 22 2016

1" = 40'

PLANNING DEPARTMENT



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. DP-2016-032 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Peppertree Plaza

SUBJECT: Public hearing for a development plan for two (2) new buildings to be located on the west side of Halcyon Park Drive, approximately 200 ft. north of Vaughn Road, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct two (2) new multi-tenant buildings totaling 31,345 sq. ft. with a 252 sq. ft. canopy. There are 252 paved parking spaces indicated on the site plan. There is one (1) access drive to Halcyon Park Drive and two (2) access drives to an adjoining access road. 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 objections.

TRAFFIC ENGINEERING: No objections.

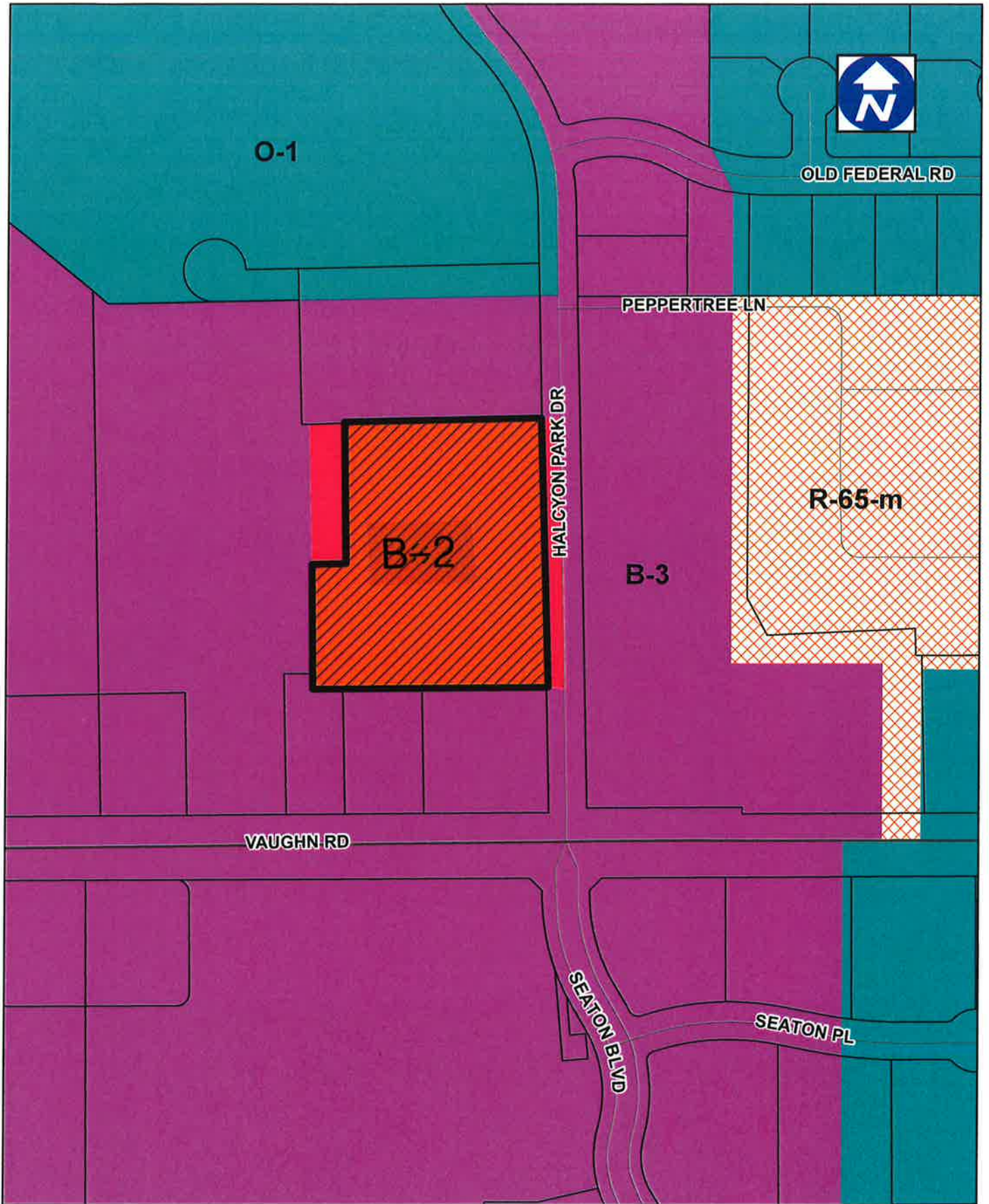
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 10A

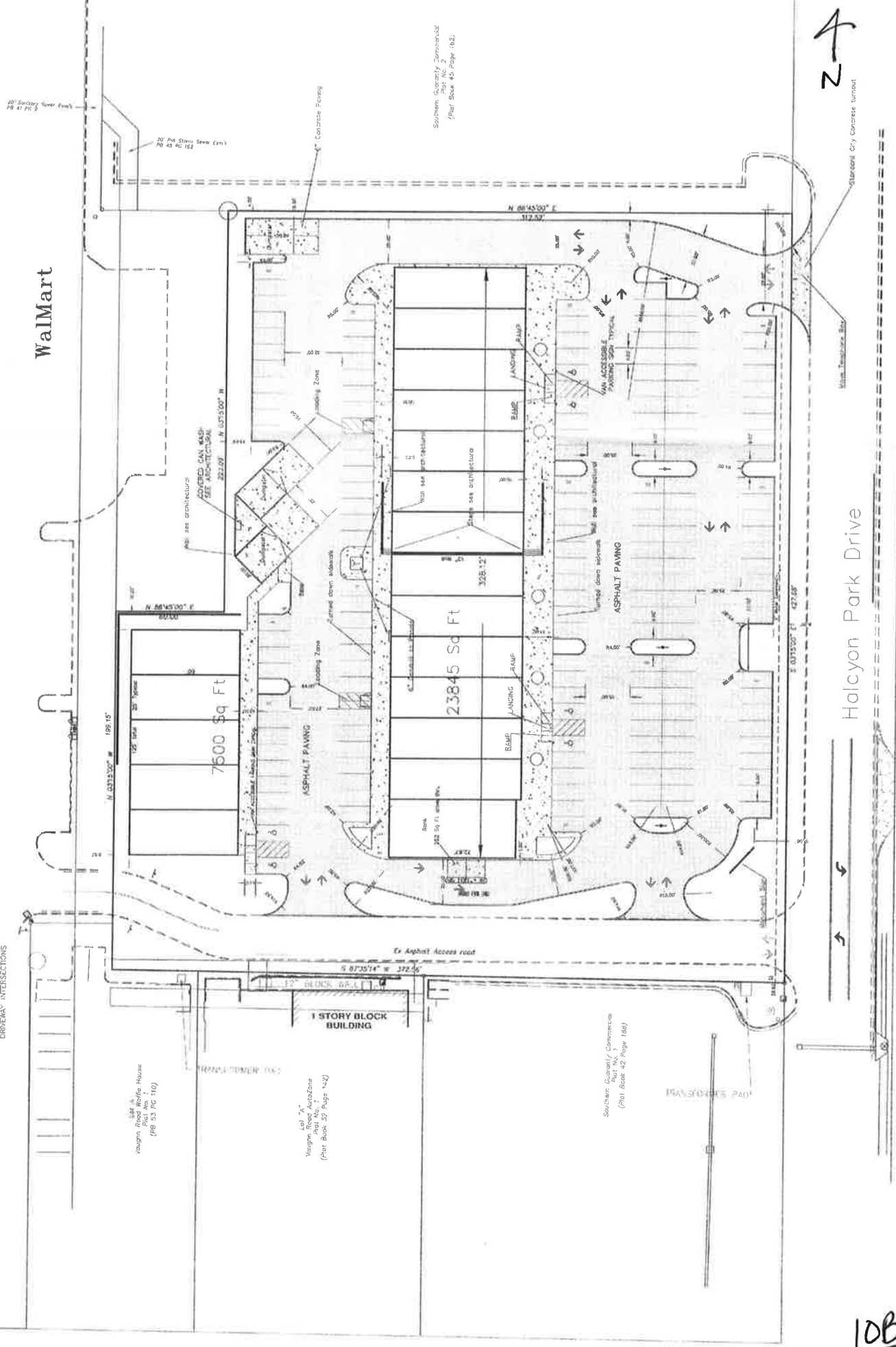
5. DIRECT ALL STORMWATER INCLUDING ROAD DRAINS TO STREET ROW OR TO DRAINAGE EASEMENT.

6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.

13. PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

CONCRETE CURB AND GUTTER THE NEW CURB LINE SHALL MATCH CURB EXISTING. CURB SHALL BE ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SHOWN TO THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE CONTRACTOR BE REQUIRED TO OVERLAY EXISTING ASPHALT, THE WIDTH AT HIS OWN EXPENSE. THIS REPERIMENTATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.

Walmart



20 Sanitary Sewer (Prop)
PG 41 PG 5

20 Pre-Drain Sewer (Prop)
PG 43 PG 10

Concrete Paving

Southern Quality Concrete
Part No. 42 Page 182

N 88°45'00" E
312.57'

322.09' L.N. 03°53'00" N

N 88°45'00" E
199.15'

7600 Sq Ft

23845 Sq Ft

5 87°35'14" W
372.56'

1 STORY BLOCK BUILDING

Light #1
Vaughn Road Bridge House
(PG 53 PG 10)

Light #2
Vaughn Road Autozone
Part No. 42
(Part Book 39 Page 142)

Southern Quality Concrete
Part No. 42 Page 182

TRANSFERRER ROAD

2A

Halcyon Park Drive

Peppertree Shopping Center

10B



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 10C

1 inch = 200 feet