

Planning Commission Agenda

August 24, 2017

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Ann Clemons

Frank Cook

Jerome Moore

Patrick Moss

Crews Reaves

Pickett Reese

James Reid

**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 July 27, 2017 meeting

August 24, 2017

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-1975-057	Mary L. Hartson	Vaughn Road	Rezoning	1
2.	8911	Larry E. Speaks & Associates	June Street	Plat	2
3.	8912	ECE Survey & Design	Lomac Street	Plat	3
4.	8814	Professional Engineering	Berryhill Road	Plat	4
5.	8913	ENGR Solutions	Phelan Court	Plat	5
6.	DP-2017-032	Buddy D. Webb, Architect	Mobile Highway	DP	6
7.	DP-1977-249	Flowers & White Engineering	Wallace Drive	DP	7
8.	8916	“ “	Wynford Place	Plat	8
9.	8914	Jeffcoat Engineers	Madison Avenue	Plat	9
10.	8915	“ “	Lower Wetumpka Rd.	Plat	10
11.	DP-2004-095	Pilgreen Engineering	Ryan Ridge Loop	Revised Master Plan	11
12.	7861	“ “	Ryan Road	Plat	12
13.	RZ-2013-009	“ “	Young Meadows Road	Revised Master Plan	13

***The next Planning Commission meeting is on
September 28, 2017***

1. RZ-1975-057 **PRESENTED BY:** Mary L. Hartson

REPRESENTING: Energy Wise Builders LLC

SUBJECT: Request to modify the qualified restrictions for the property located on the northwest corner of Vaughn Road and Central Parkway (4695 Vaughn Road) in a B-3-Q (Commercial-Qualified) Zoning District.

REMARKS: The restrictions placed on this property in 2004, were for Class A use only.

“A” Stores selling food, general merchandise, apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices, banks, post offices, and similar services.

The modification is to allow the following:

- Weddings & Receptions
- Bridal and Baby Showers
- Bar Mitzvah
- Birthday Parties

And to limit the events to:

- No alcoholic beverages served or consumed outside
- No music outside
- All events to end no later than 11:00 p.m.

This request was delayed at the July 27, 2017 meeting during the meeting by the petitioner.

CITY COUNCIL DISTRICT: 5

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

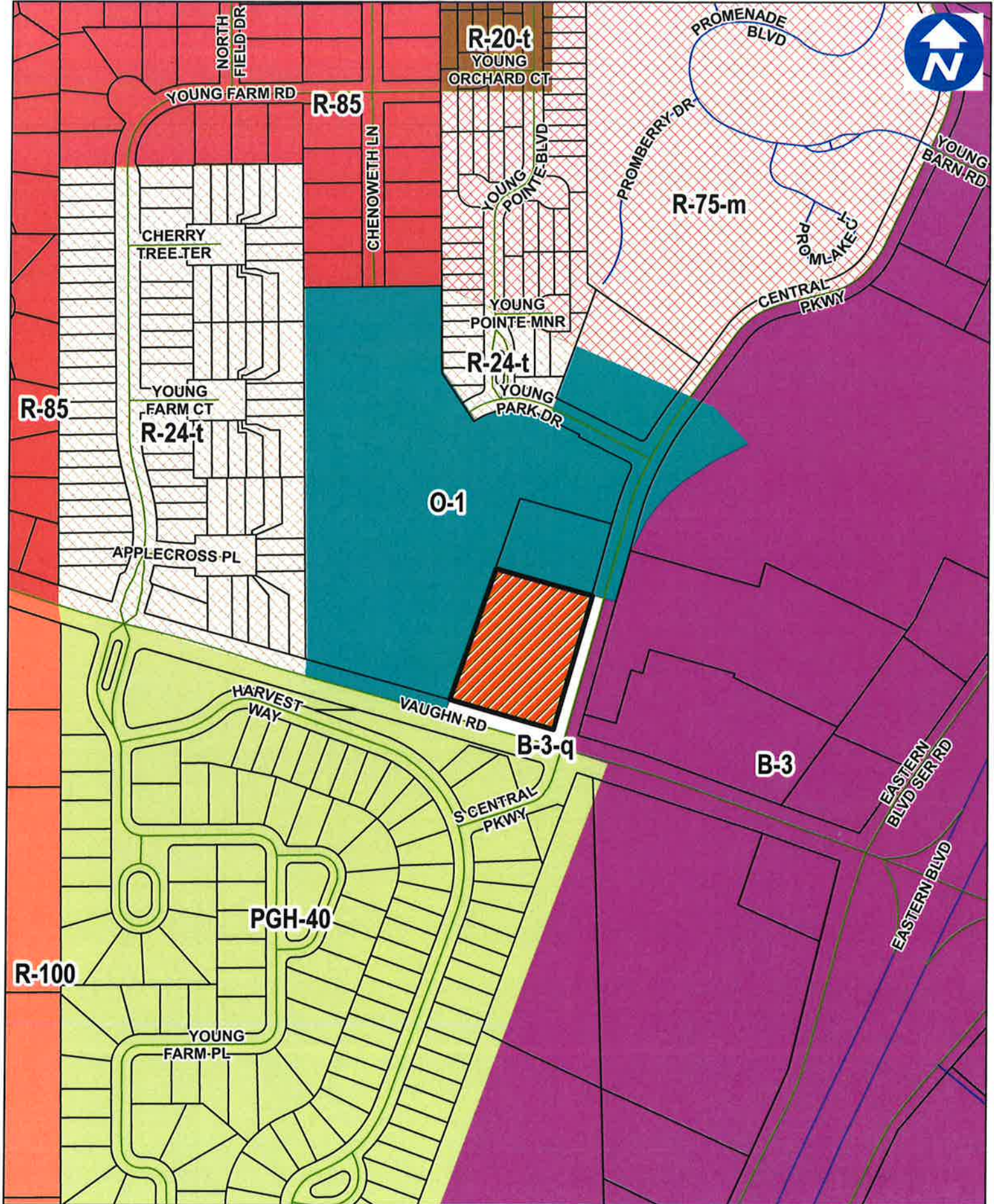
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY 

FILE NO. RZ-1975-057

1 inch = 300 feet

FROM B3A TO B3Q

ITEM NO. 1A



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY

FROM B3Q TO B3Q

FILE NO. RZ-1975-057

ITEM NO. 1B

2. 8911 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Board of Education of Montgomery County

SUBJECT: Request final approval of Henry Allen Loveless Plat No. 1 located on the north and south sides of June Street, between Bragg Street and Ewell Street, in INST (Institutional) and R-60-d (Duplex Residential) Zoning Districts.

REMARKS: This plat replats 30 lots and previously unplatted property into three (3) lots for institutional use. Lot A (1.31 acres) has 205 ft. of frontage along Jeff Davis Avenue, 275 ft. of frontage along Bragg Street and 211 ft. of frontage along June Street. Lot B (0.78 acres) has 124 ft. of frontage along Jeff Davis Avenue, 273 ft. of frontage along Ewell Street and 125 ft. of frontage along June St. Lot C (2.28 acres) has 336 ft. of frontage along June Street, 292 ft. of frontage along Ewell Street, 342 ft. of frontage along Leola Street, and 292 ft. of frontage along Bragg Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width and lot area of Lot B. Lot B is 124 ft. wide, whereas 200 ft. is required, making this lot substandard in width. Lot B is also 33,977 sq. ft. in total area whereas 40,000 is required making it substandard in required lot area.

This request was delayed at the July 27, 2017 meeting during the meeting by the petitioner.

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.

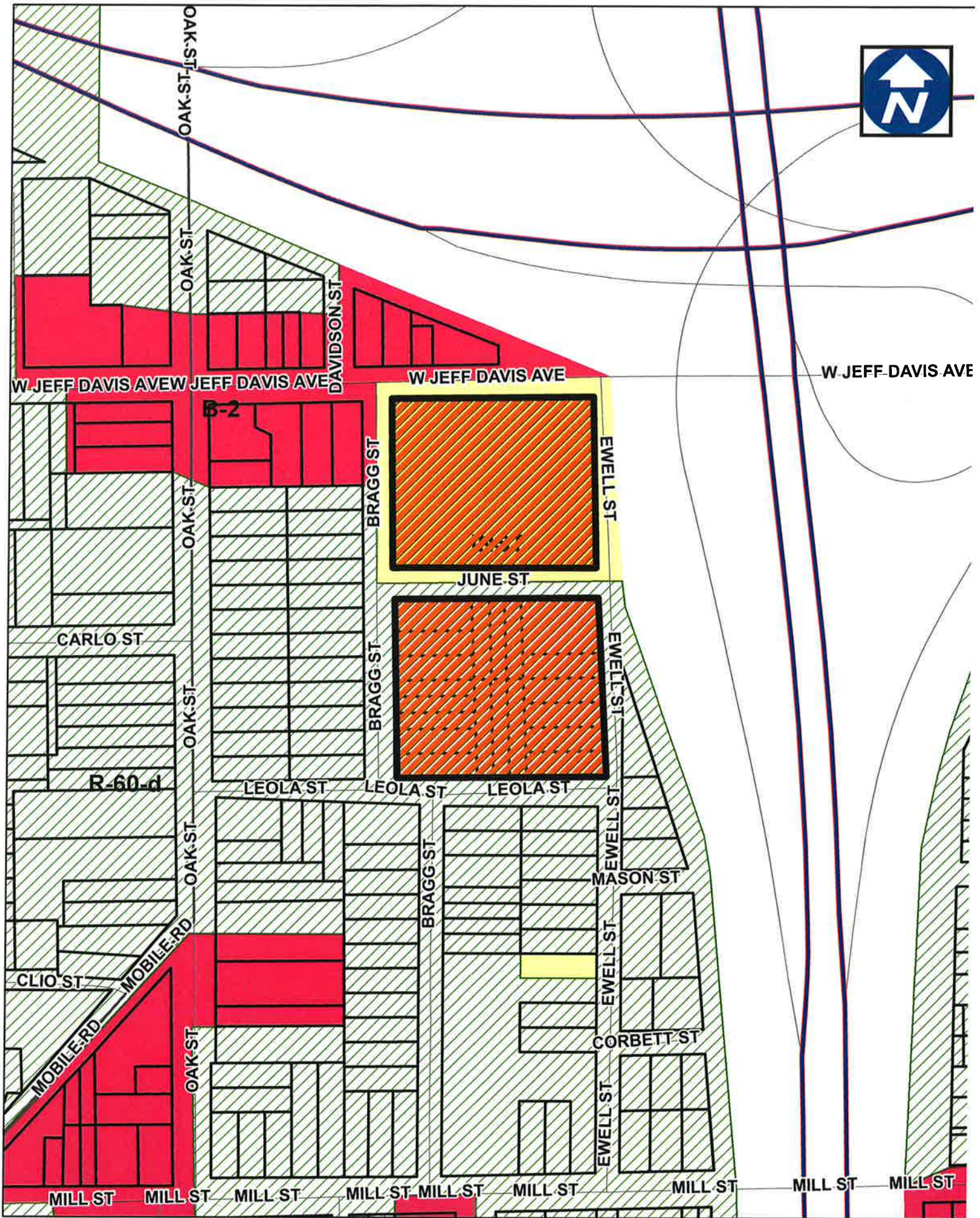
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



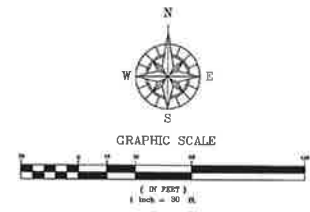
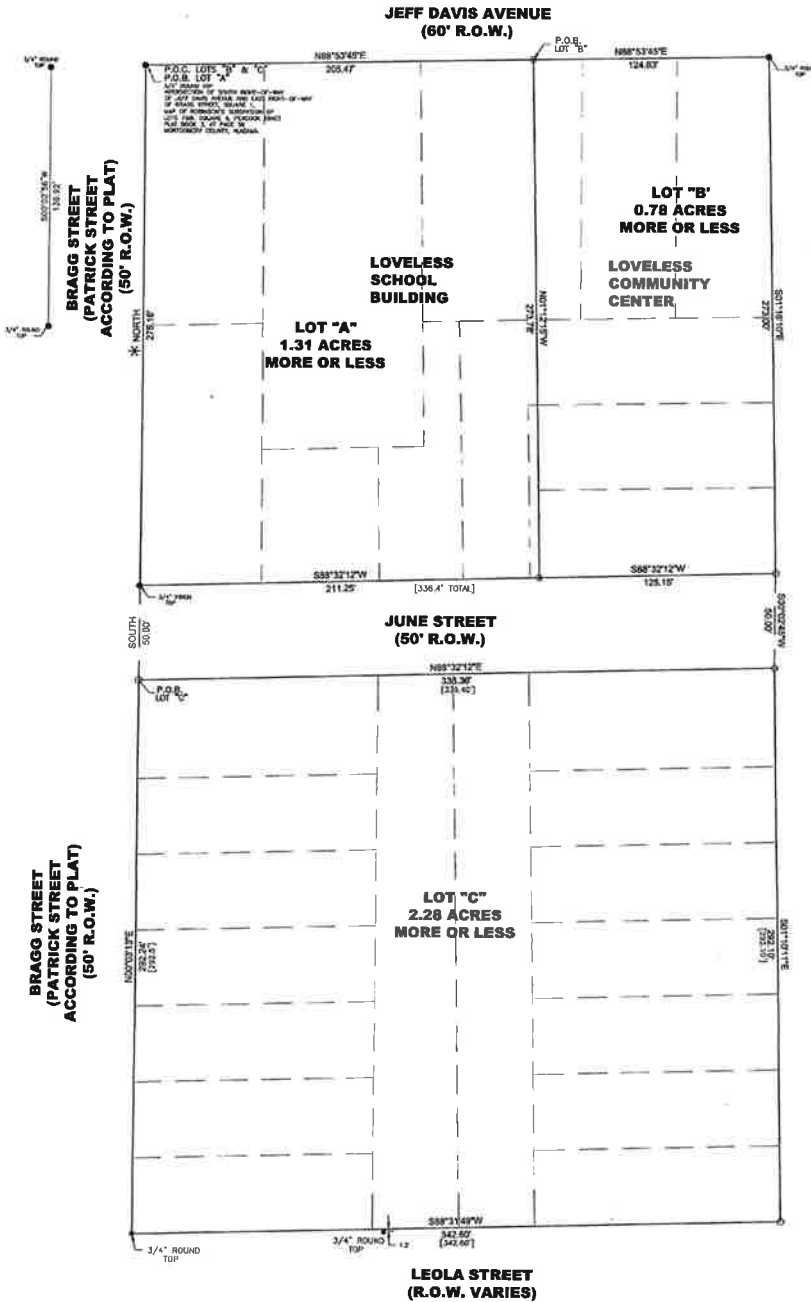
ITEM NO.

2A

**HENRY ALLEN LOVELESS PLAT NO. 1
BEING A REPLAT OF LOTS 1-12 AND UNPLATTED
PROPERTY, BLOCK 1, AND LOTS 1-18, BLOCK 3,
OF MAP OF ROBINSON'S SUBDIVISION OF LOTS 7 AND 8,
SQUARE 5, PEACOCK TRACT,
PLAT BOOK 3, PAGE 59, MONTGOMERY COUNTY, ALABAMA
LYING IN AND BEING A PART OF THE
NW 1/4 OF THE SW 1/4 OF SECTION 13, T-16-N, R-17-E,
MONTGOMERY COUNTY, ALABAMA**



*NOTE: BEARINGS ROTATED SO WEST LINE RUNS DUE NORTH AND SOUTH.



- LEGEND:**
- FOUND IRON PIN
 - SET IRON PIN (5/8\"/>

SUBMITTER'S CERTIFICATE
 STATE OF ALABAMA
 MONTGOMERY COUNTY

I, Thomas E. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have prepared the plat and map shown on this plat and map, and that the same are correct in accordance with the laws of the State of Alabama, and that the same have been recorded in the office of the Register of Deeds of Montgomery County, Alabama, and that the same have been marked with iron pins and set nails as shown on this plat and map.

This is _____ day of _____, 2011.

Thomas E. Speaks
 Alabama Registration No. 23997

REGISTER
 STATE OF ALABAMA
 MONTGOMERY COUNTY

Board of Education of Montgomery County, in honor of John A. J and C. Henry Allen London and the City of Montgomery, Alabama, do hereby certify that the plat and map shown on this plat and map are correct in accordance with the laws of the State of Alabama, and that the same have been recorded in the office of the Register of Deeds of Montgomery County, Alabama, and that the same have been marked with iron pins and set nails as shown on this plat and map.

This is _____ day of _____, 2011.

Board of Education of Montgomery County

NOTICE TO CONTRACTORS
 STATE OF ALABAMA
 MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County in and for said State, hereby certify that the plat and map shown on this plat and map are correct in accordance with the laws of the State of Alabama, and that the same have been recorded in the office of the Register of Deeds of Montgomery County, Alabama, and that the same have been marked with iron pins and set nails as shown on this plat and map.

This is _____ day of _____, 2011.

Notary Public

CITY OF MONTGOMERY
 MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County in and for said State, hereby certify that the plat and map shown on this plat and map are correct in accordance with the laws of the State of Alabama, and that the same have been recorded in the office of the Register of Deeds of Montgomery County, Alabama, and that the same have been marked with iron pins and set nails as shown on this plat and map.

This is _____ day of _____, 2011.

Notary Public

- GENERAL NOTES**
1. ALL DIMENSIONS ON THIS PLAT AND MAP ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 2. THE DIMENSIONS ON THIS PLAT AND MAP ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 3. THE DIMENSIONS ON THIS PLAT AND MAP ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 4. THE DIMENSIONS ON THIS PLAT AND MAP ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

DRAWING DATE: 6-22-17

LARRY E. SPEAKS
 &
 ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS
 AND SURVEYORS

1115 W. BRASS STREET
 MONTGOMERY, AL 36104
 TEL: 334-263-7101

2B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 8912 **PRESENTED BY:** ECE Survey & Design LLC

REPRESENTING: Alabama Workers Compensation Self-Insurance Fund

SUBJECT: Request final approval of I-85 Park Plat No. 1B located on the north side of Lomac Street, approximately 200 ft. east of East Trinity Boulevard, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats three (3) lots into one (1) lot for commercial use. Lot A (1.37 acres) has 300 ft. of frontage along Lomac Street and a depth of 200 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.

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.

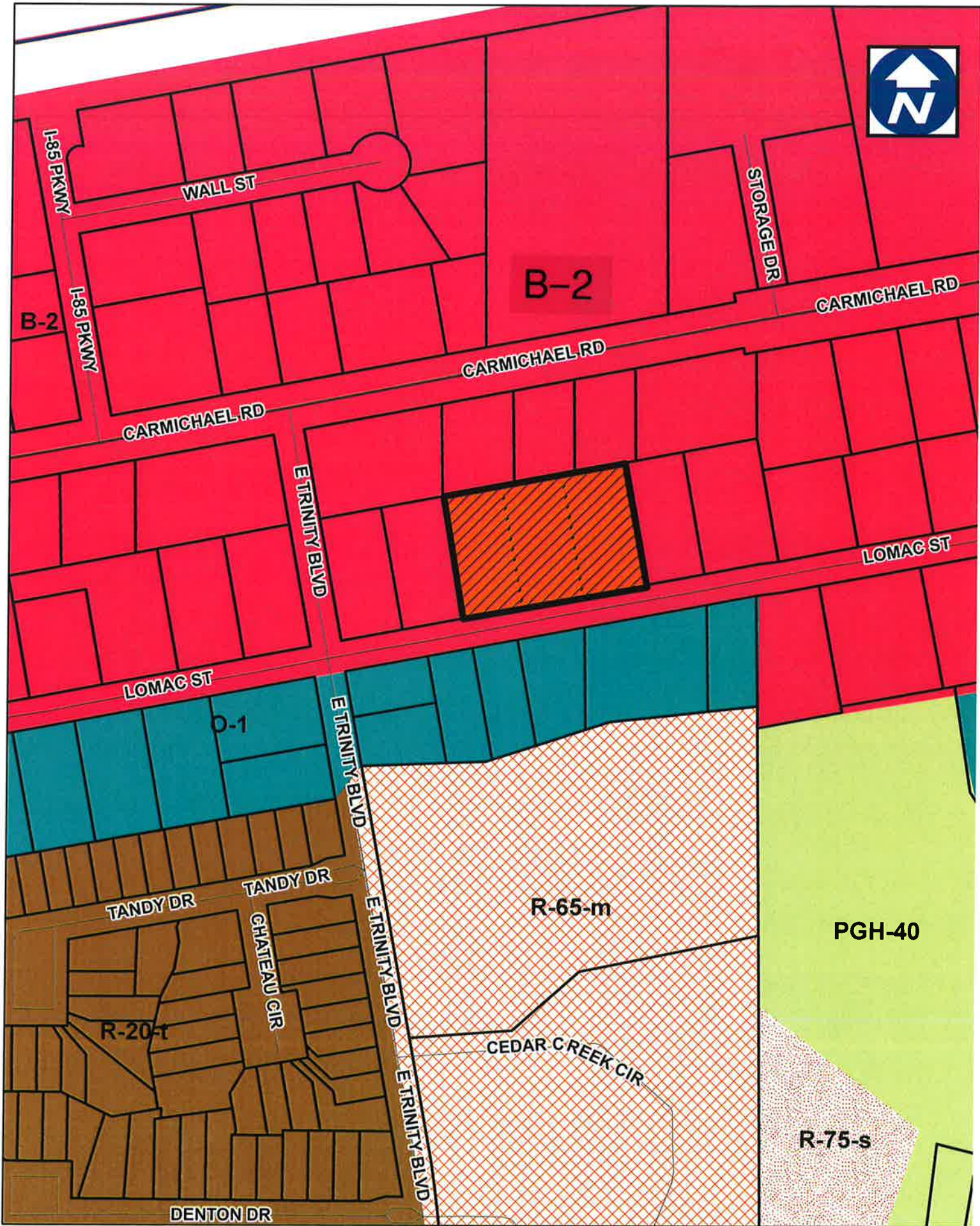
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

I-85 Park Plat 1B

REPLAT OF LOTS 8, 9, & 10, BLOCK "E" OF I-85 PARK - PLAT NO. 1 AS THE SAME IS RECORDED IN PLAT BOOK 24 AT PAGE 137 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA AND LYING IN NW 1/4 OF SECTION 25, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.



ECE Surveying & Design, LLC

540 South Perry Street, Suite #5,
Montgomery, Alabama 36104
PH (334) 271-4092 & (334) 263-0450
EMAIL: wdh5775@att.net

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.

George C. Speake Date
MONTGOMERY COUNTY ENGINEER

APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

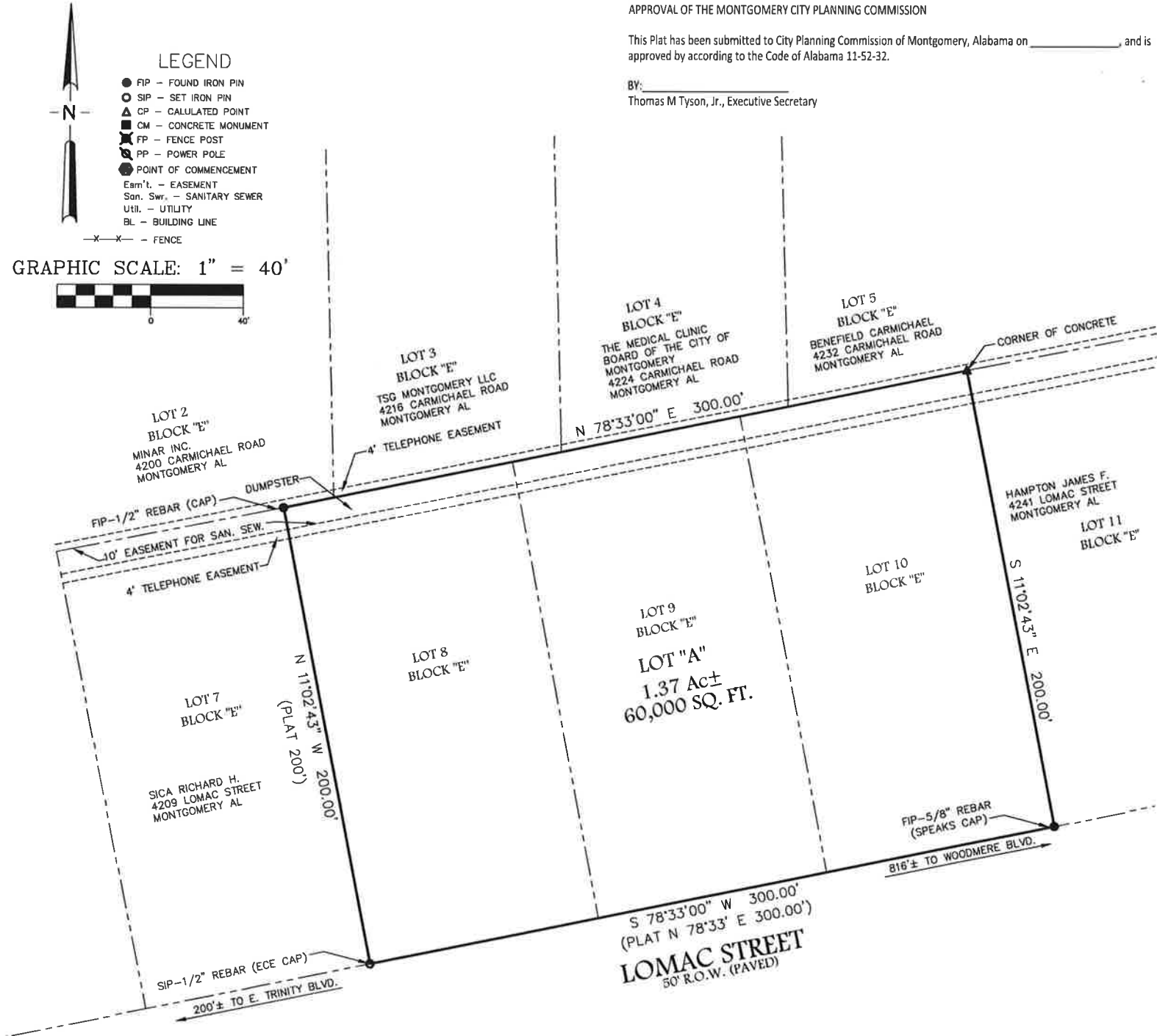
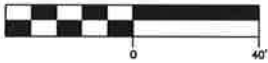
This Plat has been submitted to City Planning Commission of Montgomery, Alabama on _____, and is approved by according to the Code of Alabama 11-52-32.

BY: _____
Thomas M Tyson, Jr., Executive Secretary

LEGEND

- FIP - FOUND IRON PIN
- SIP - SET IRON PIN
- ▲ CP - CALCULATED POINT
- CM - CONCRETE MONUMENT
- ✕ FP - FENCE POST
- ⊕ PP - POWER POLE
- POINT OF COMMENCEMENT
- Eas'm't. - EASEMENT
- San. Swr. - SANITARY SEWER
- Util. - UTILITY
- BL - BUILDING LINE
- X-X- - FENCE

GRAPHIC SCALE: 1" = 40'





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 8814 **PRESENTED BY:** Professional Engineering & Consultants

REPRESENTING: Eyecare of Berryhill, LLC

SUBJECT: Request final approval of Oakhill Plat No. 3 located on the southwest corner of Berryhill Road and Parkview Drive in an O-1 (Office) Zoning District.

REMARKS: This plat replats two (2) lots for office use. The interior lot line will be moved to increase the size of Lot 2A and decrease the size of Lot 2B. Lot 2A (0.89 acres) will have 130 ft. of frontage along Berryhill Road and 300 ft. of frontage along Parkview Drive. Lot 2B (0.34 acres) has 120 ft. of frontage along Old Oak Place and a depth of 126 ft. **This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.**

CITY COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

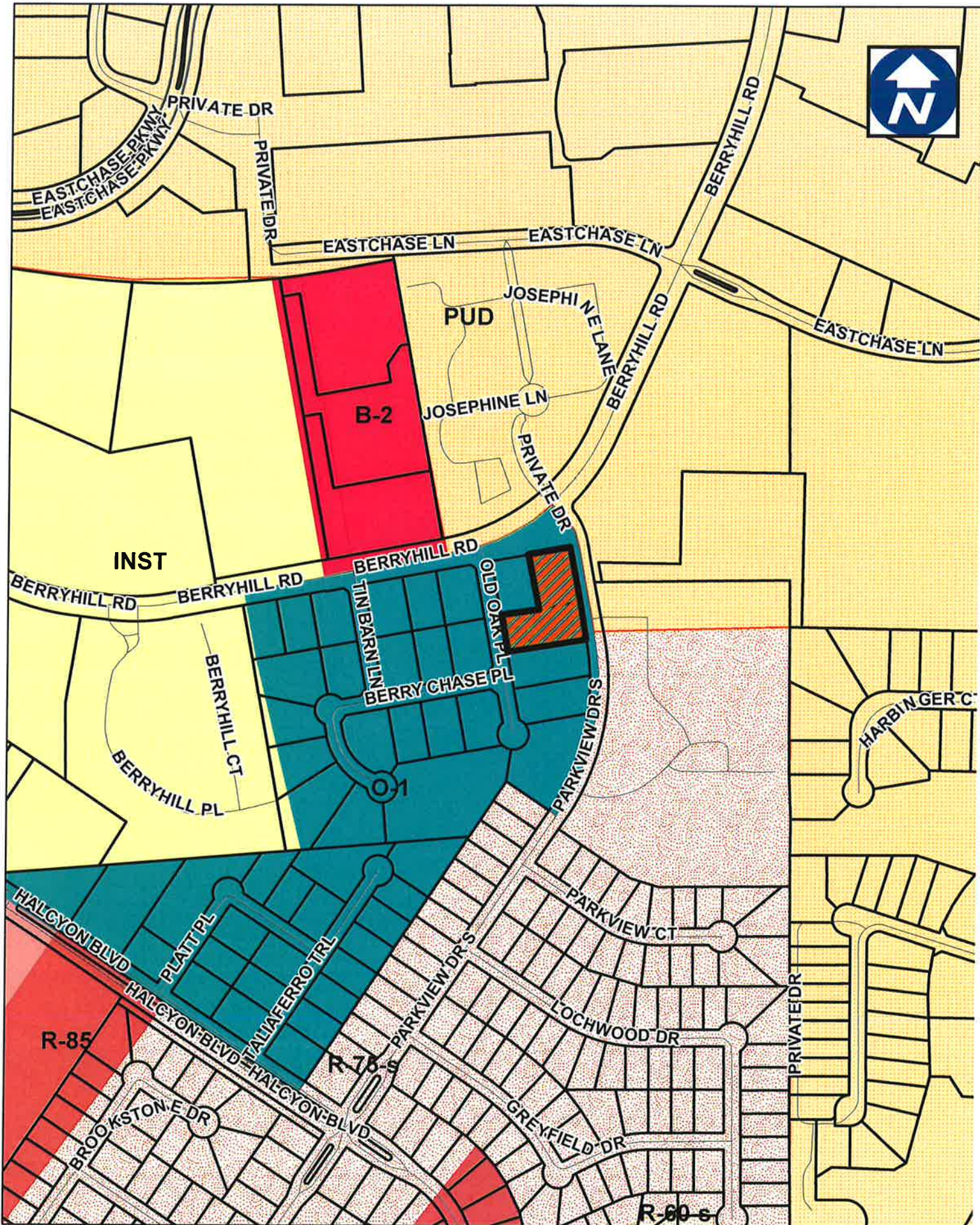
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 8913 **PRESENTED BY:** ENGR Solutions, LLC

REPRESENTING: David Holloman

SUBJECT: Request final approval of David Holloman Plat No. 1 located on the north side of Phelan Court, approximately 500 ft. east of Woodley Circle, in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot 1 (1.05 acres) has 182 ft. of frontage along Phelan Court and a depth of 253 ft. **This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.**

CITY COUNCIL DISTRICT: 6

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.

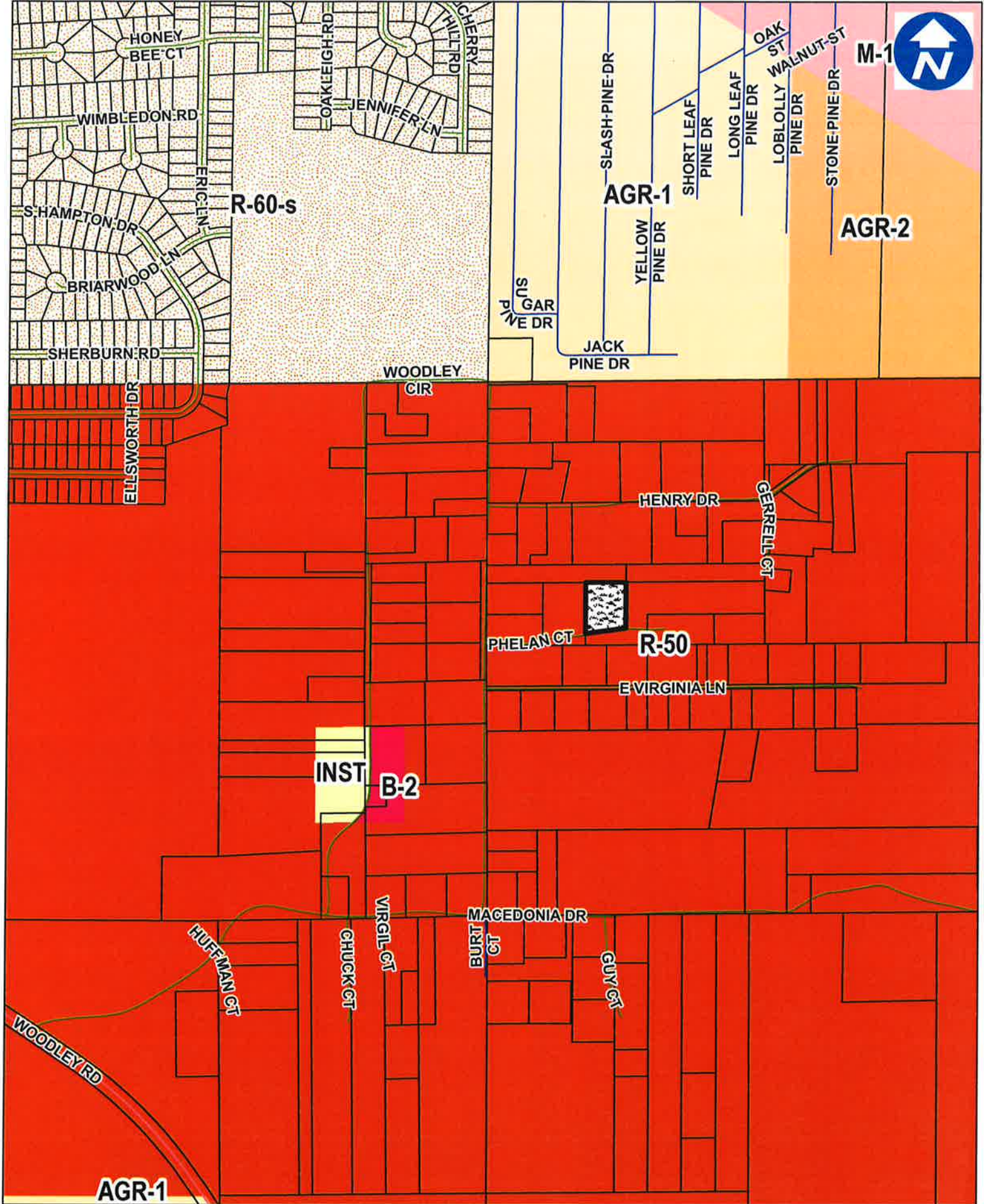
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

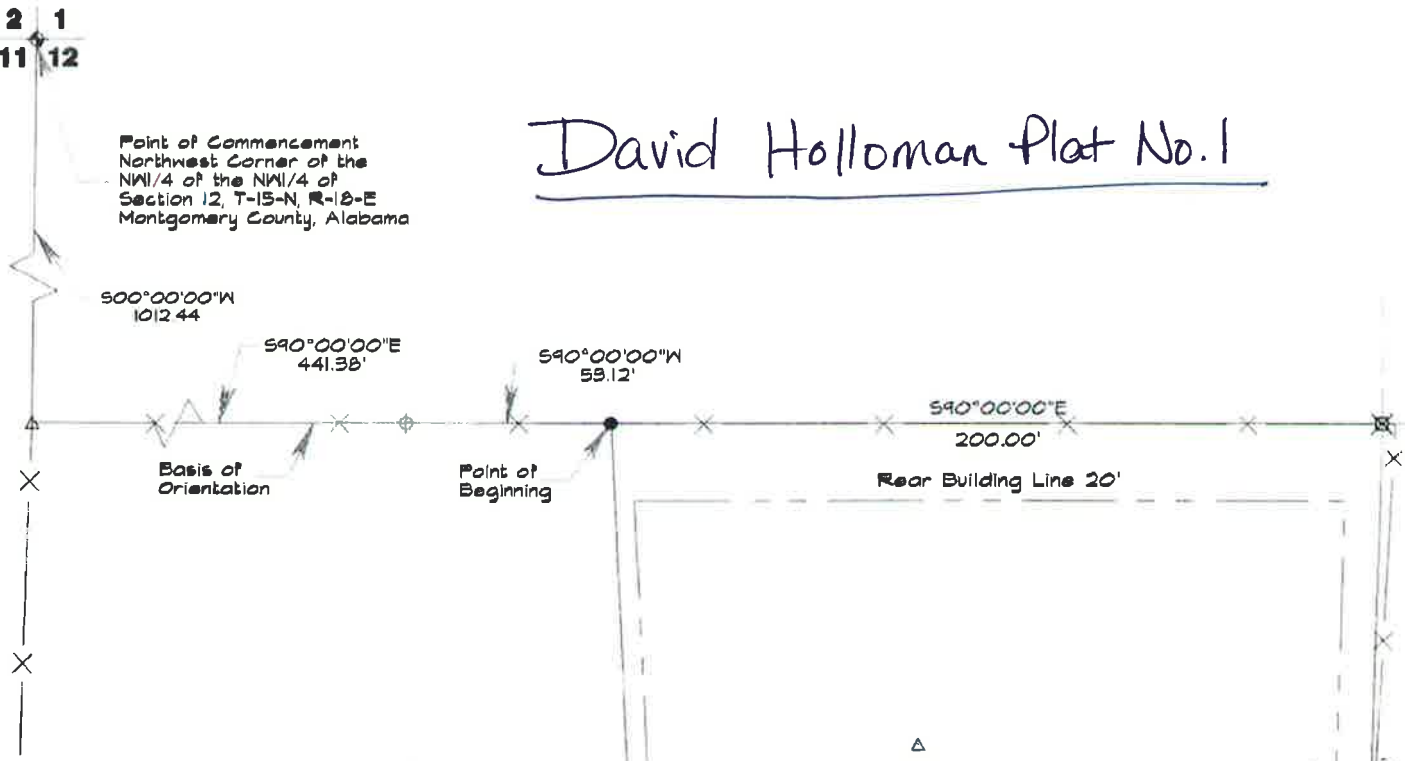
SUBJECT PROPERTY



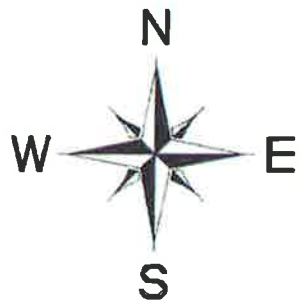
ITEM NO. 5A

David Holloman Plat No. 1

Point of Commencement
Northwest Corner of the
NW1/4 of the NW1/4 of
Section 12, T-15-N, R-18-E
Montgomery County, Alabama

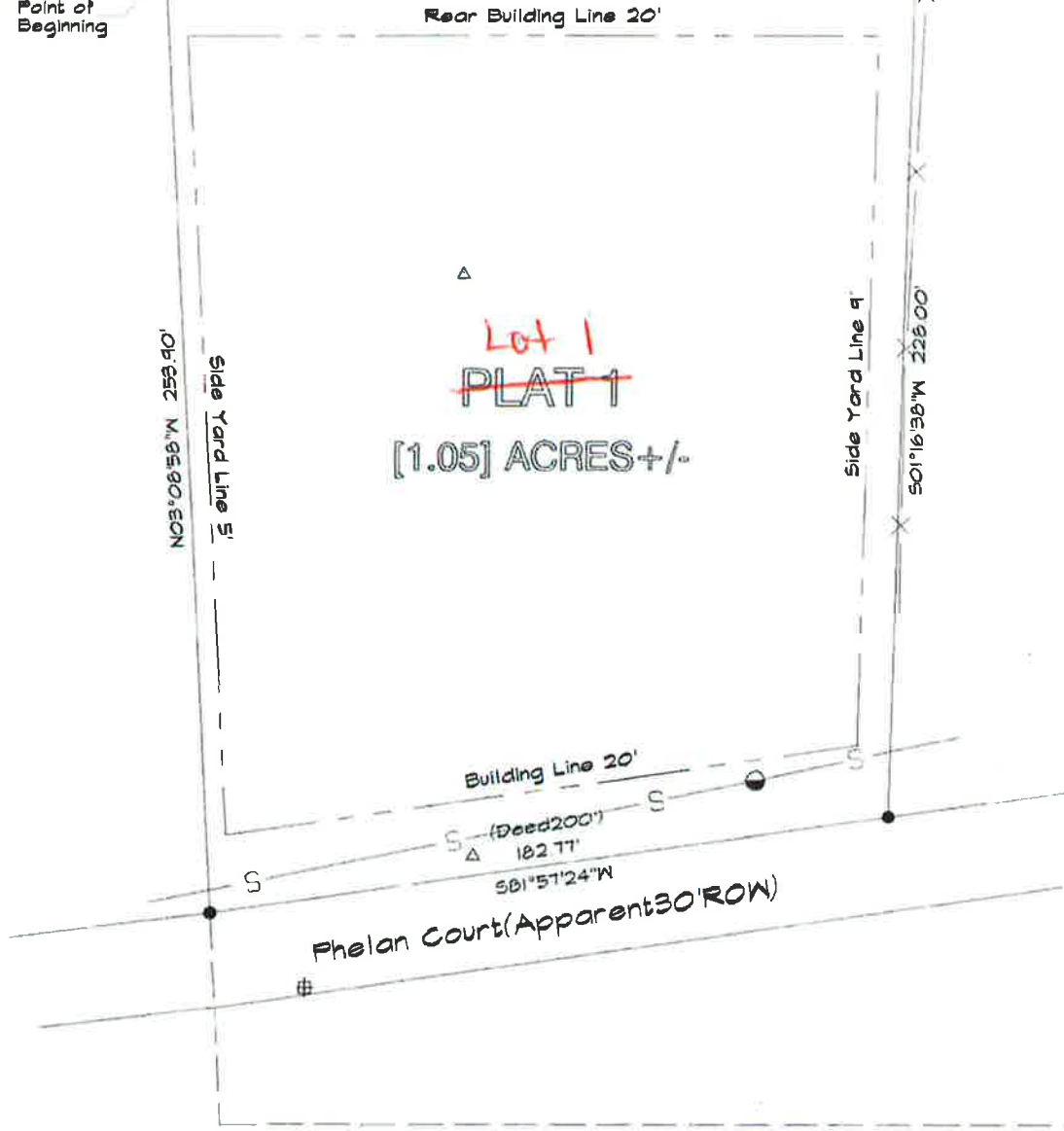


Lot 1
~~PLAT 1~~
[1.05] ACRES +/-



ASSUMED NORTH

LEGEND	
⊕	1/2" Open End Pipe Found
⊗	2" Open End Pipe Found
●	Iron Rod Set (CA1066LS)
⊕	Iron Spike Found
⊙	Manhole
⊕	NW Corner NW1/4
△	Traverse Point



Flood Designation ZONE "X"
Flood Map No. 01101C0236H
Effective Date 02/05/14



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 50

6. DP-2017-032 **PRESENTED BY:** Buddy D. Webb Architect-Consultant

REPRESENTING: O'Reilly Auto Parts

SUBJECT: Public hearing for a development plan for a new building to be located on the west side of Mobile Highway, approximately 200 ft. south of Burnsdale Drive*, in M-1 (Light Industrial) Zoning District and an R-75-m (Residential) Zoning Districts.

REMARKS: The petitioner has submitted plans to construct a 7,453 sq. ft. building. There are 41 paved parking places indicated on the site plan. There are two (2) access drives to private ingress/egress easement on the south side of the property, and one (1) access to the adjoining property to the north. All applicable requirements will be met. The only portion of the property that's in the R-75-m zoning is the ingress/egress easement.

**Private Street*

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 objections.

TRAFFIC ENGINEERING: No objections.

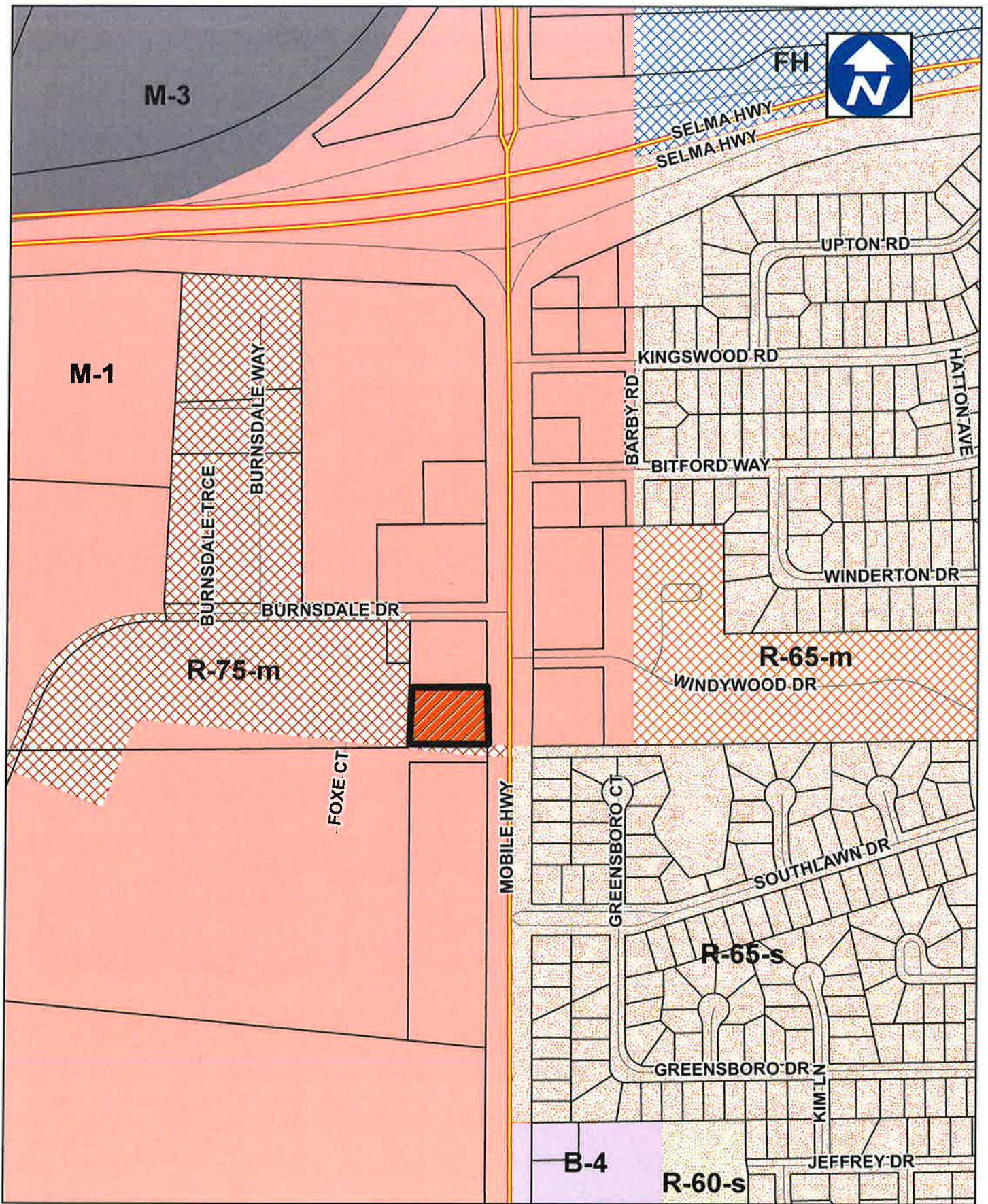
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



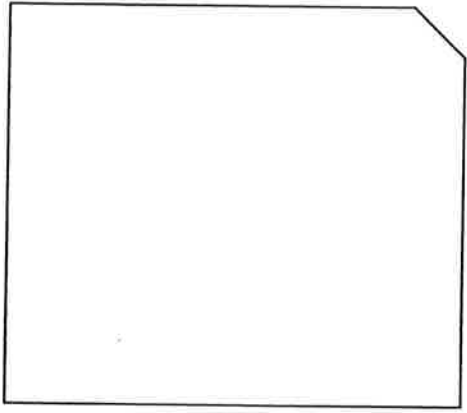
DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A

PRIVATE ASPHALT ROAD
(FKA ADAK DRIVE)



10' DRAINAGE
EASEMENT

1/2 780C
S00°28'43"W 210.00'

S89°41'00"E 250.00'

DRAINAGE AND
SLOPE EASEMENT

O'Reilly Auto Parts
88'-4" X 55'-4"
SQ. FT. = 7,483
BUILDING TYPE BLOCK
PORTAL 30'-6"

PRIVATE ASPHALT ROAD
FKA SQUADRON LANE

MOBILE HIGHWAY

U.S. HIGHWAY 91/AL HIGHWAY 3
YADONIA PUBLIC RIGHT OF WAY
46 MPH

S00°28'43"W 183.42'
REFERENCE BEARING
PB 54, PG 92

20' WATER & SANITARY
SEWER EASEMENT

5/8" 780C
GMC INC
CA 00156

SPECIAL NOTE:
POINT OF BEGINNING FOR SITE
DEVELOPMENT LAYOUT PARALLEL
AND PERPENDICULAR TO EAST
PROPERTY LINE (S00°28'43"W).

5/8" 780C
GMC INC
CA 00156

AS WPH

6B

N00°28'43"E 182.80'

27.23'

14.00'

5.00'

14.00'

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DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. DP-1977-249 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Frank Parsons Property

SUBJECT: Public hearing for a development plan for an existing building to be converted to a mini-warehouse facility with outside storage located at 4035 Wallace Drive in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to use an existing 41,365 sq. ft. building for climate controlled storage, and the existing parking lot is to be used for outside storage. There will be no additions to the existing building, parking, or access drives.

CITY COUNCIL DISTRICT: 6

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.

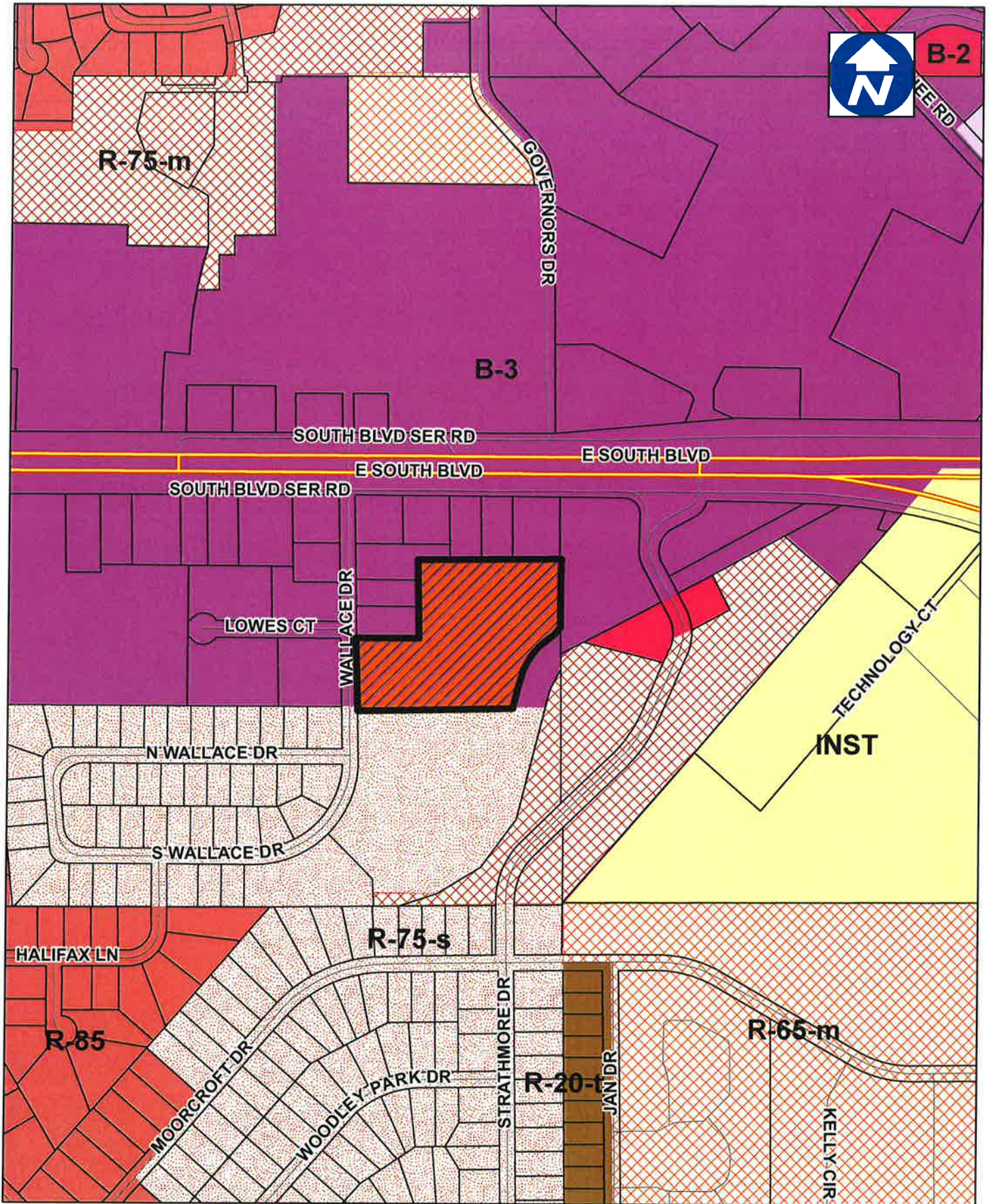
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7A



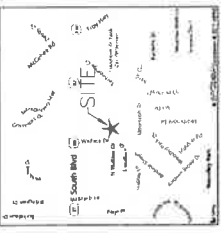
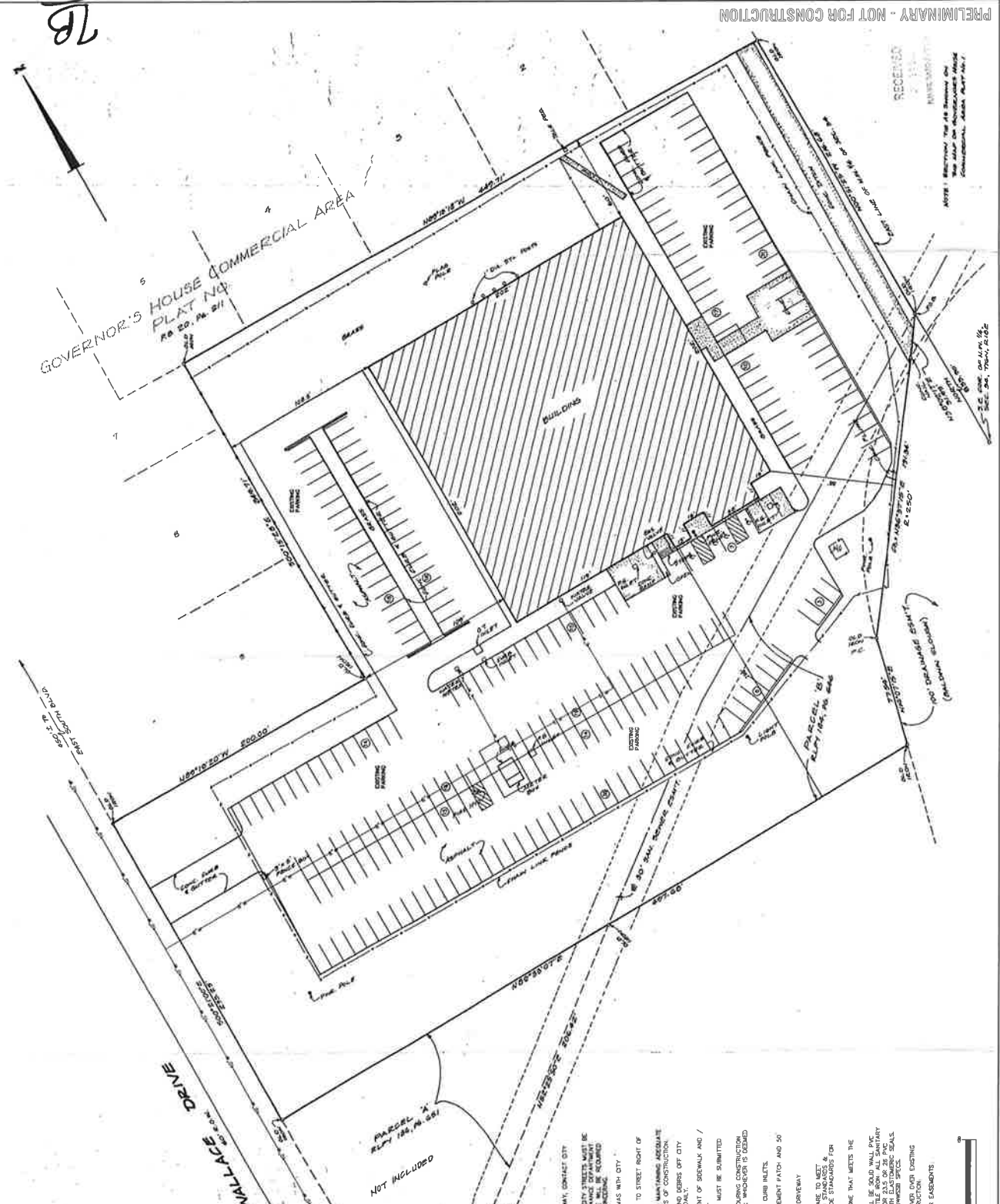
FRANK PARSONS PROPERTY
MONTGOMERY, ALABAMA

PROJECT NO.	07-02
DRAWN BY	
CHECKED BY	
DATE	7-8-07
REV. 1	
REV. 2	
REV. 3	

SHEET TITLE:	SITE PLAN
SHEET NUMBER:	

SHEET 05

PRELIMINARY - NOT FOR CONSTRUCTION

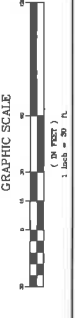


VICINITY MAP

PARCEL 'X'
PLAT 155, PL. 201
NOT INCLUDED

CITY NOTES:

1. BEFORE ANY WORK BEGINS ON THE CITY RIGHT OF WAY, CONTACT THE ENGINEERING DEPARTMENT AT 334-263-8800.
2. ALL UTILITY CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. AN APPROVAL LETTER FROM THE CITY ENGINEER MUST BE OBTAINED BEFORE ANY WORK BEGINS.
3. BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH THE CITY ENGINEERING DEPARTMENT.
4. DIRECT ALL STORM WATER INCLUDING ROOF DRAINS TO STREET RIGHT OF WAY OR DRAINAGE CASSETTE.
5. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION / SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT.
7. CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF SIDEWALK AND / OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
8. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
9. ALL WATER AND SANITARY WORK AND MATERIALS ARE TO MEET SPECIFICATIONS. FIRE LINES MUST MEET WITH FIRE CODE STANDARDS FOR MATERIALS AND TESTING.
10. CONTRACTOR SHALL SECURE A WORK ZONE THAT MEETS THE STANDARDS OF A MUTED MANUAL.
11. ALL SANITARY SEWER MAIN 8" AND LARGER SHALL BE SOLID WALL PVC SDR35 PIPE UNLESS SPECIFICALLY CALLED OUT AS DUCTILE IRON. ALL SANITARY MAINS SHALL BE INSTALLED WITH 180 DEGREE ELBOWS AND JOINTS WITH CUSTOMER SEALS. ALL DUCTILE IRON PIPE SHALL BE POLYPROPYLENE INHERENT SPEC.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT.
13. ALL WATER AND SANITARY WORK AND MATERIALS ARE TO MEET SPECIFICATIONS. FIRE LINES MUST MEET WITH FIRE CODE STANDARDS FOR MATERIALS AND TESTING.
14. CONTRACTOR SHALL SECURE A WORK ZONE THAT MEETS THE STANDARDS OF A MUTED MANUAL.
15. ALL SANITARY SEWER MAIN 8" AND LARGER SHALL BE SOLID WALL PVC SDR35 PIPE UNLESS SPECIFICALLY CALLED OUT AS DUCTILE IRON. ALL SANITARY MAINS SHALL BE INSTALLED WITH 180 DEGREE ELBOWS AND JOINTS WITH CUSTOMER SEALS. ALL DUCTILE IRON PIPE SHALL BE POLYPROPYLENE INHERENT SPEC.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT.
17. NO TREES ALLOWED IN WATER OR SANITARY SEWER EASMENTS.



GRAPHIC SCALE
(1" = 20')

RECEIVED
MONTGOMERY, ALABAMA
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT.



DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 8916 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Phillip Pouncey

SUBJECT: Request final approval of Wynlakes Phase II Plat No. 7A located on the northeast corner of Wynford Place and Lakeridge Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats one (1) lot amending the building line from 50 ft. to 35 ft. Lot 30A (0.84 acres) has 100 ft. of frontage along Wynford Place and 95 ft. of frontage along Lakeridge Drive. **This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.**

CITY COUNCIL DISTRICT: 6

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.

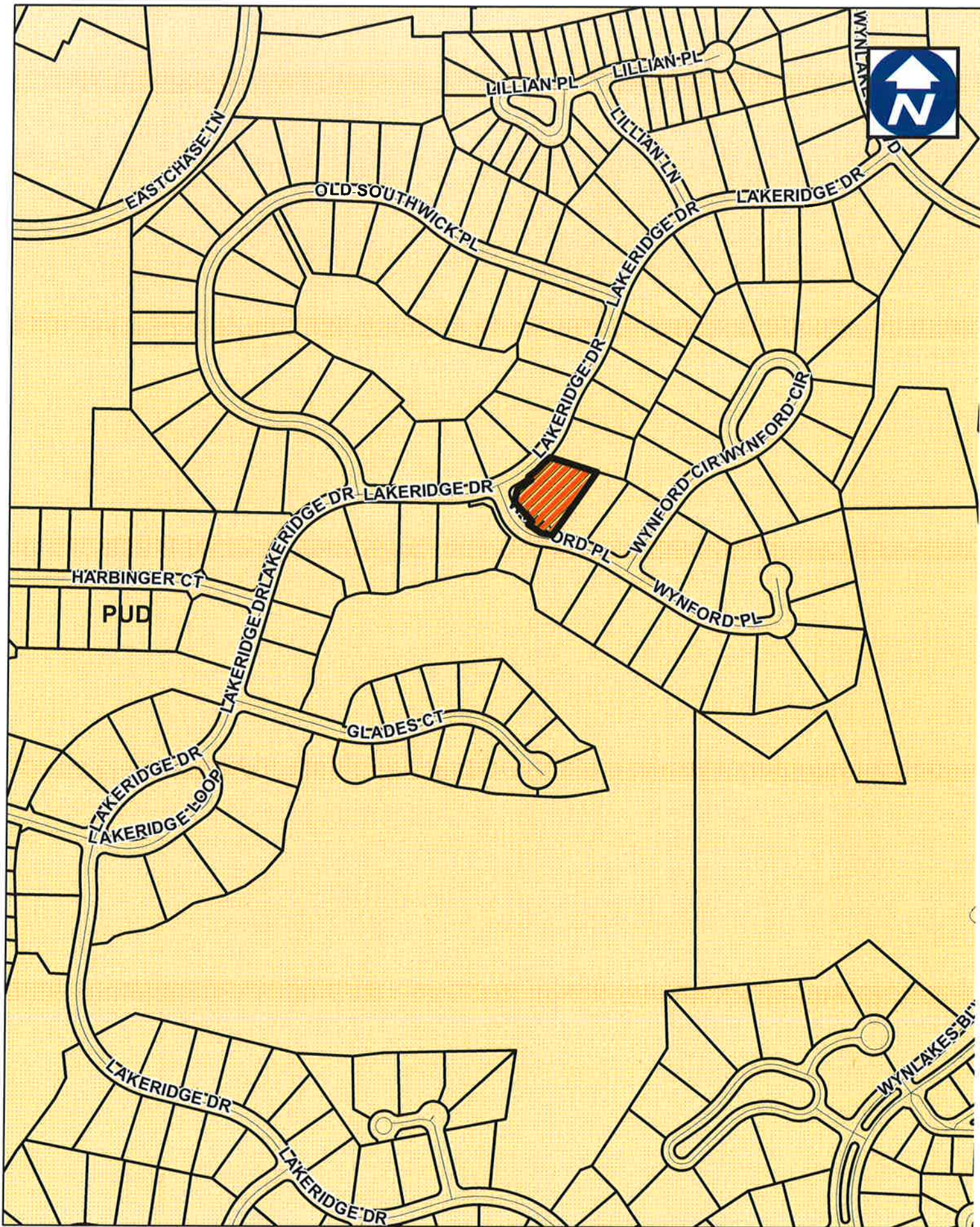
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

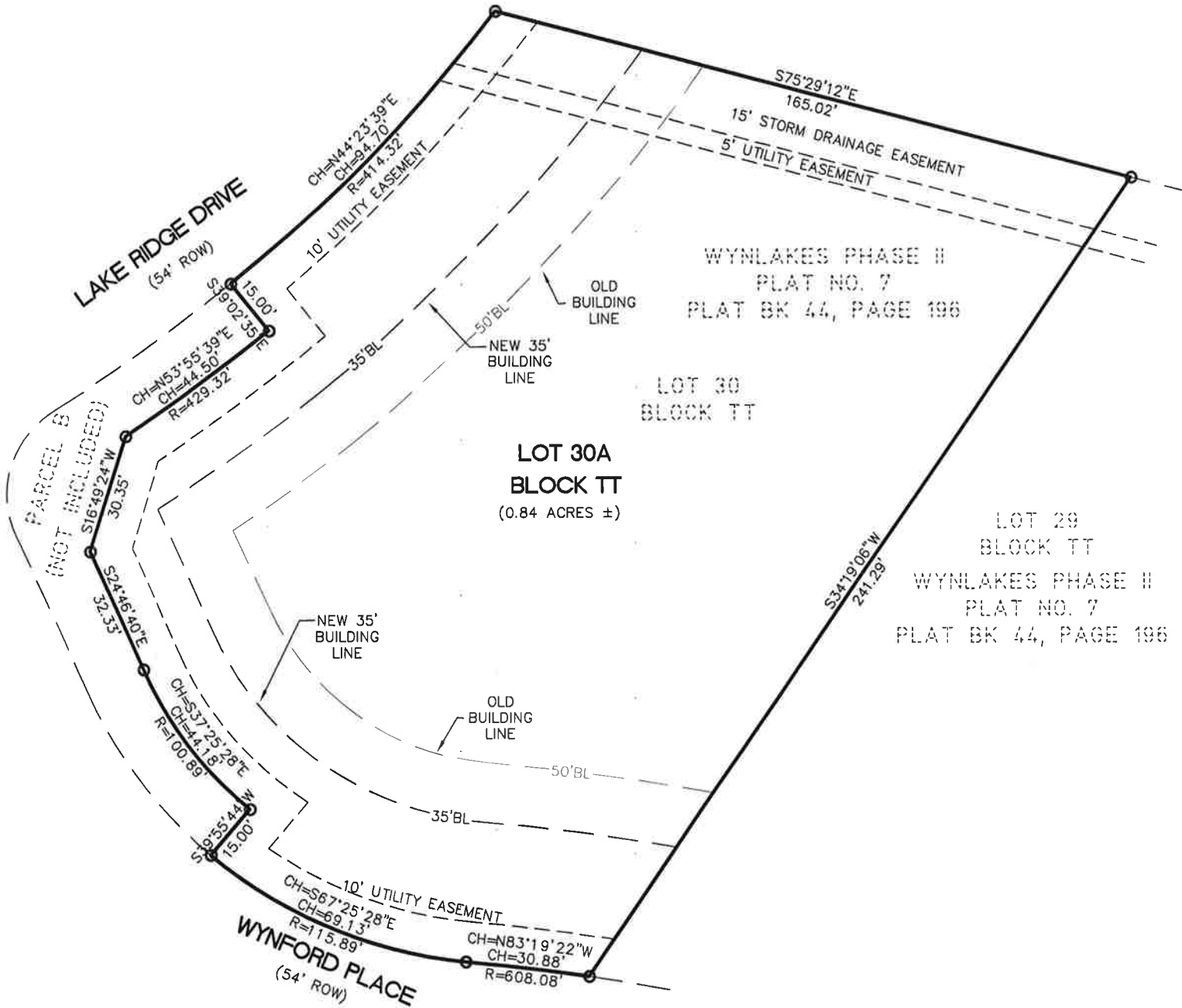
SUBJECT PROPERTY



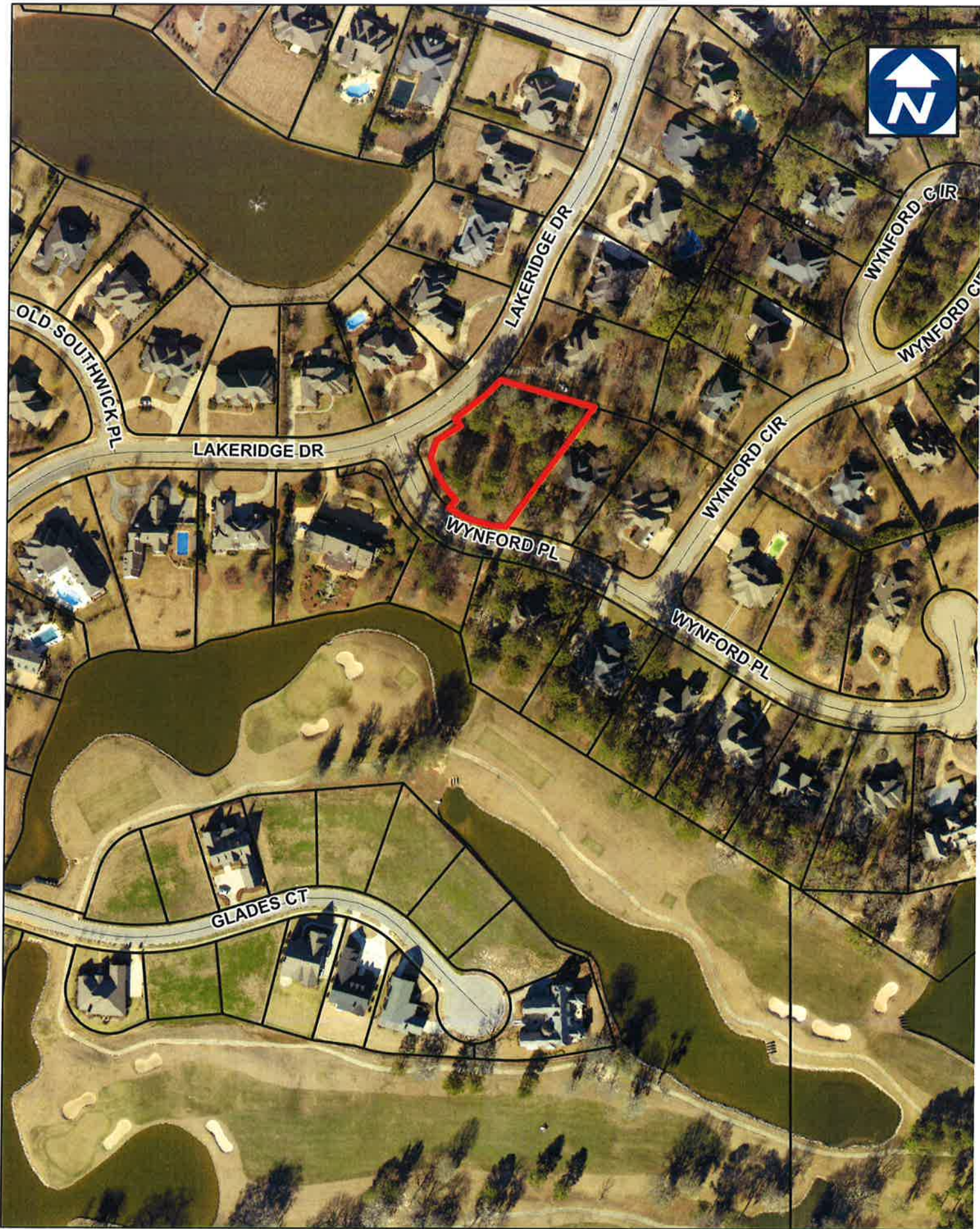
ITEM NO. 8A

WYNLAKES PHASE 2 PLAT NO. 7A

BEING A RE-PLAT OF LOT 30 OF WYNLAKES PHASE 2 PLAT NO. 7, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 44, PAGE 196, LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 19 EAST, MONTGOMERY COUNTY, ALABAMA.



8B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. 8914 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Madison Union Development, LLC

SUBJECT: Request final approval of Villicias Plat No. 1 located on the northeast corner of Madison Avenue and North Union Street in a T-4-O (General Urban) Zoning District.

REMARKS: This plat replats one (1) lot and a portion of a lot into one (1) lot. Lot A (0.128 acres) has 55 ft. of frontage on Madison Avenue and 100 ft. of frontage on North Union 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.

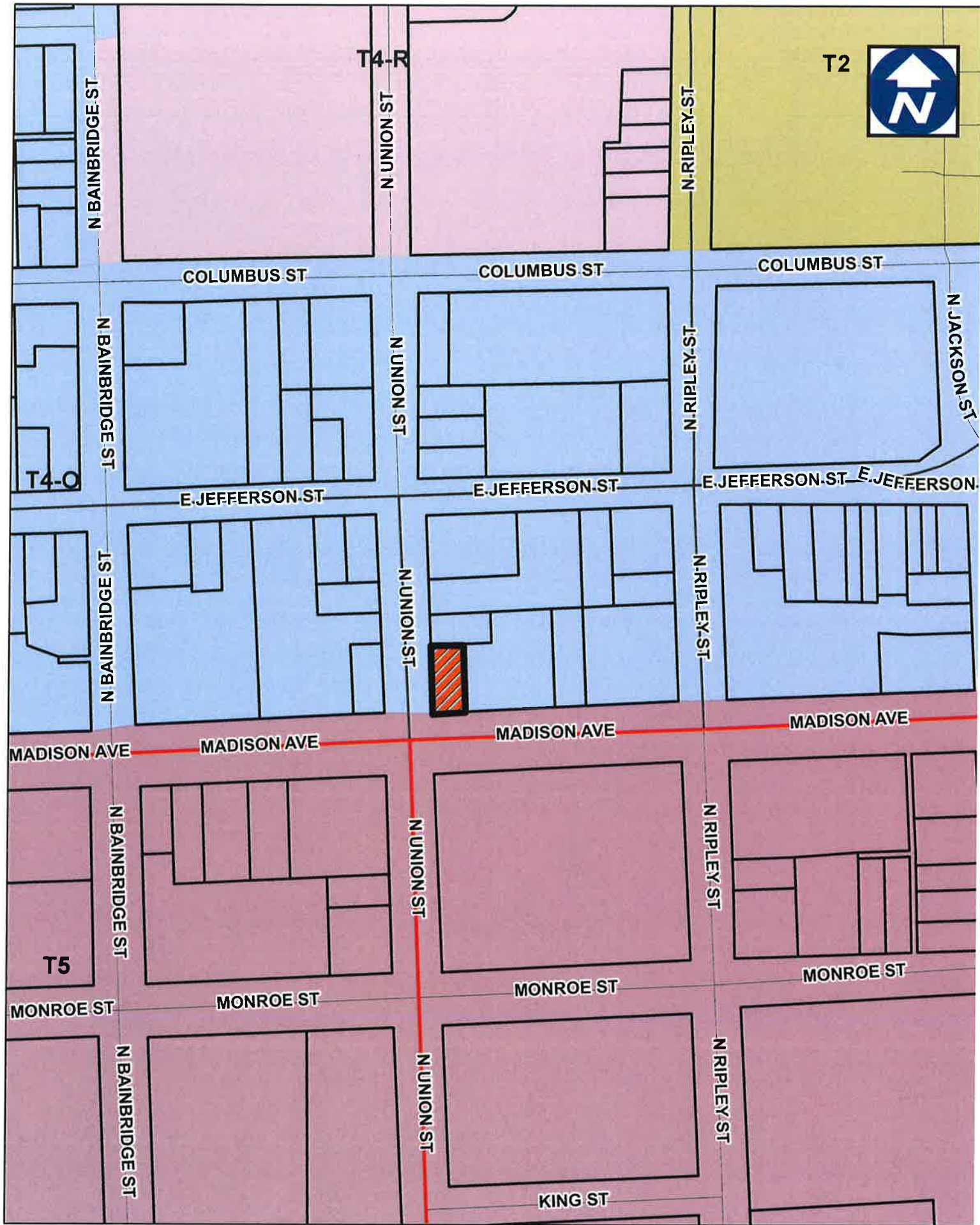
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY

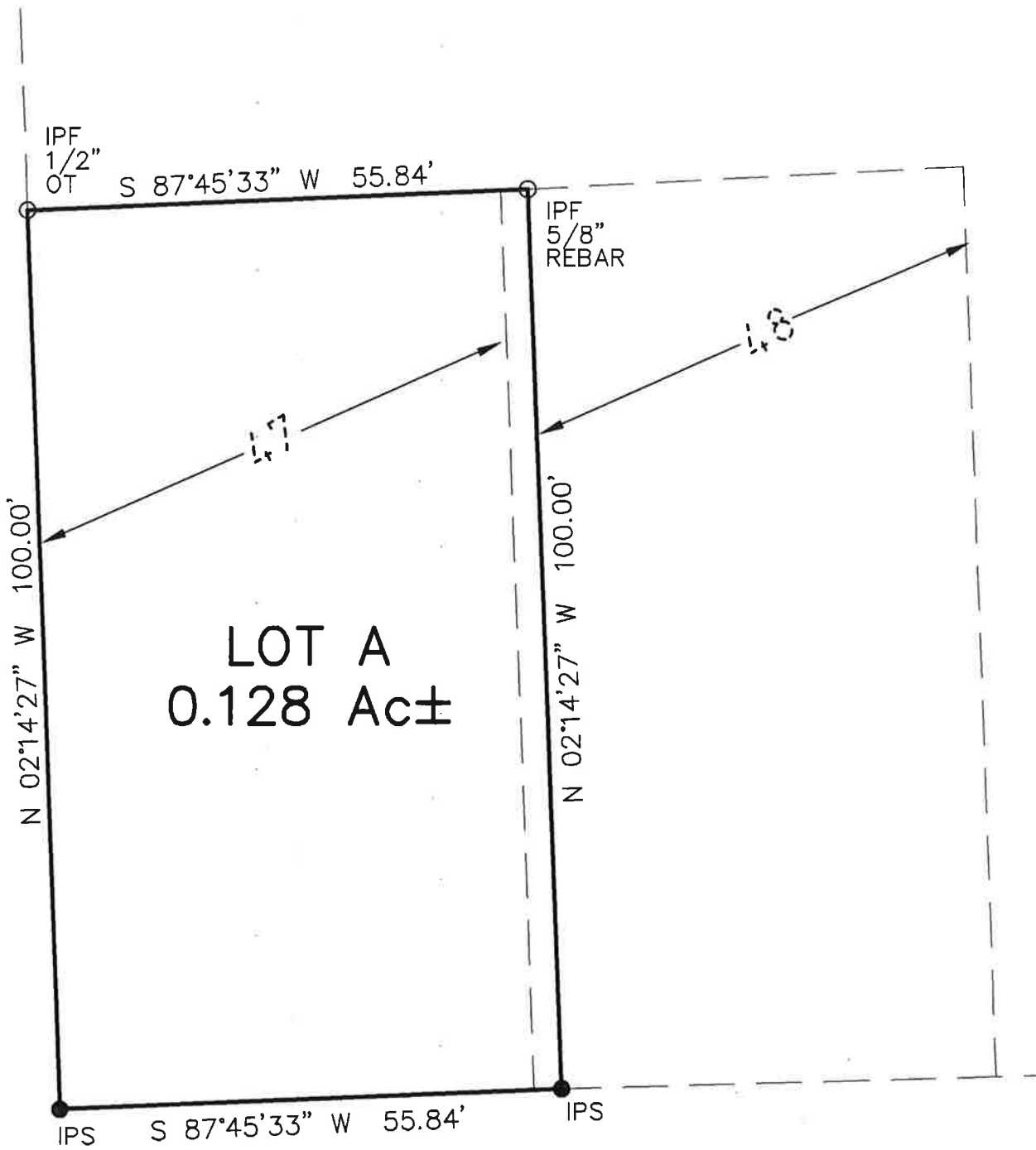


ITEM NO. 9A

Villicias Plat No. 1



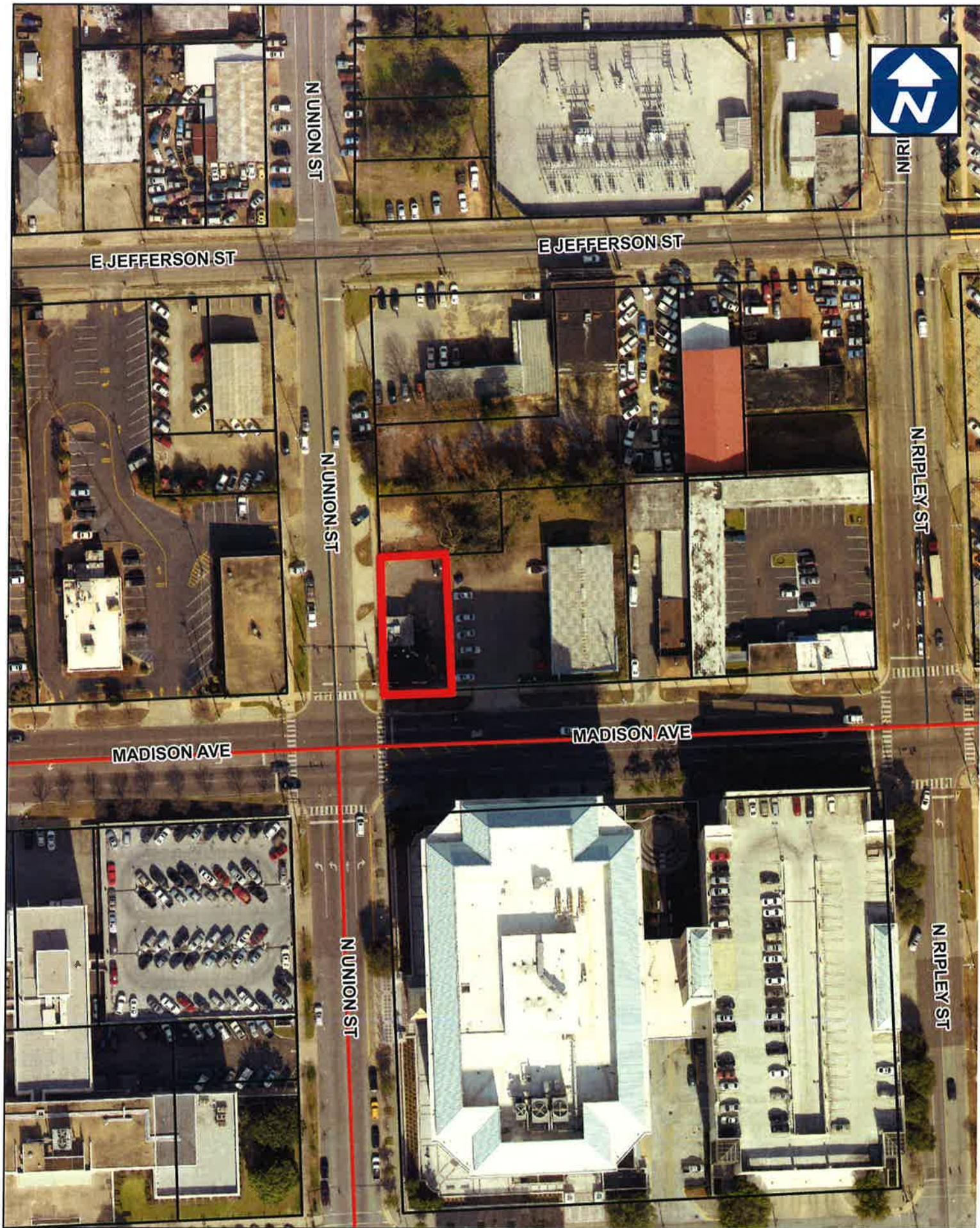
NORTH UNION STREET
(50' ROW)



LOT A
0.128 Ac±

MADISON AVE.
(50' ROW)

9B



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. 8915 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Regions Bank

SUBJECT: Request final approval of Greater Harvest Plat No. 1 located on the northeast corner of Lower Wetumpka Road and Chisholm Street in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots. Lot 1 (0.41 acres) has 158 ft. of frontage of Chisholm Street and 99 ft. of frontage on Creative Street. Lot 2 (1.10 acres) has 200 ft. of frontage on Lower Wetumpka Road, 197 ft. of frontage on Chisholm Street, a depth of 358 ft. and 74 ft. of frontage on Creative 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.

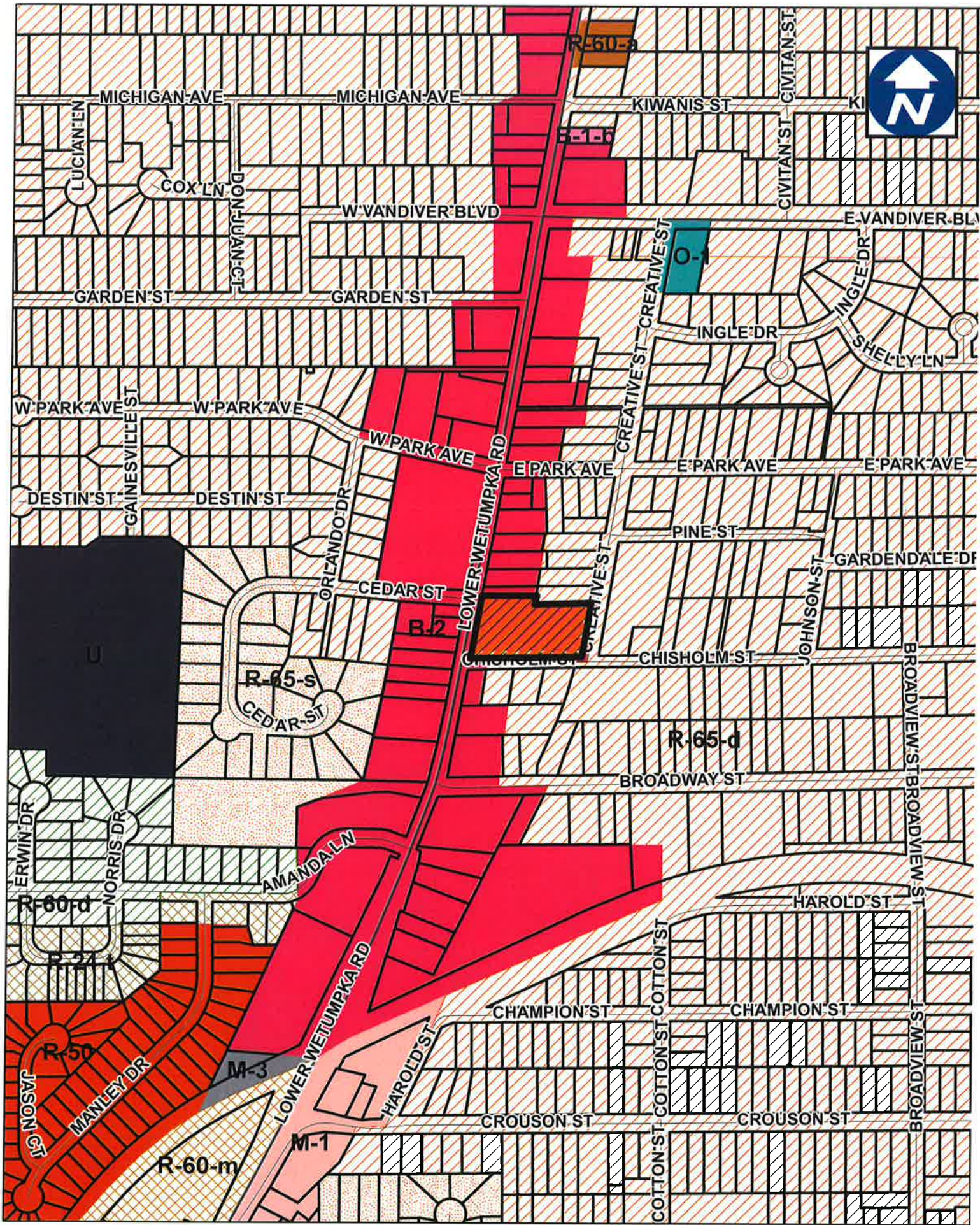
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



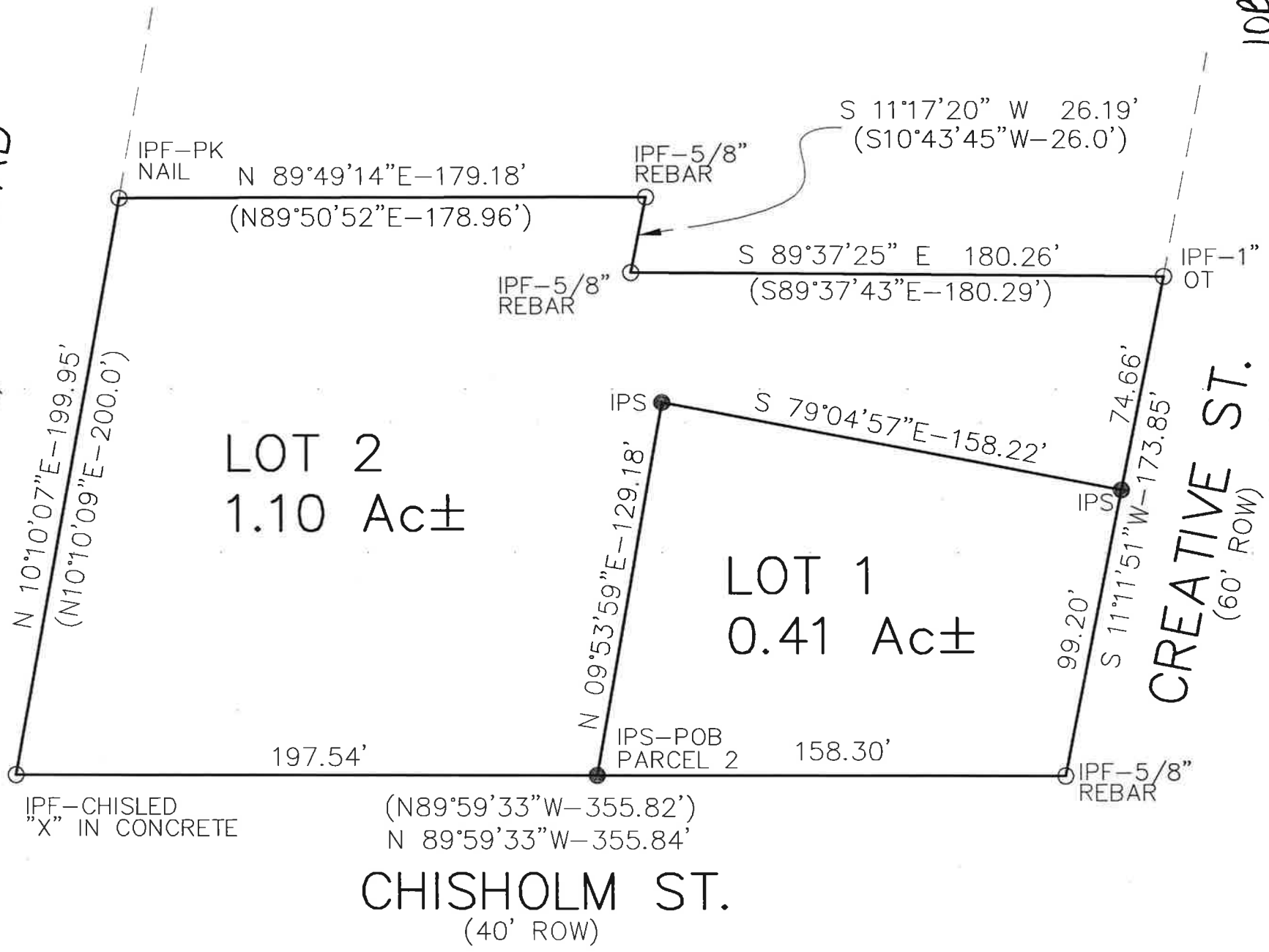
ITEM NO. 10A

z →

10B

Greater Harvest Plot No. 1

LOWER WETUMPKA ROAD
(ROW VARIES)





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

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

REPRESENTING: Ryan Ridge Holdings, LLC

SUBJECT: Request approval of a revised master plan of Ryan Ridge located on the south and east ends of Ryan Ridge Loop, approximately 600 ft. south of Ryan Ridge Boulevard, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The request is for recommendation(s) for approval of a revised master plan to develop 93, 50 ft. lots with 20 ft. front, 20 ft. rear, and 5 ft. side yard setbacks. Ryan Ridge Loop will be extended south and west, and connecting with the opposite end of Ryan Ridge Loop that extends from the west side of the development.

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.

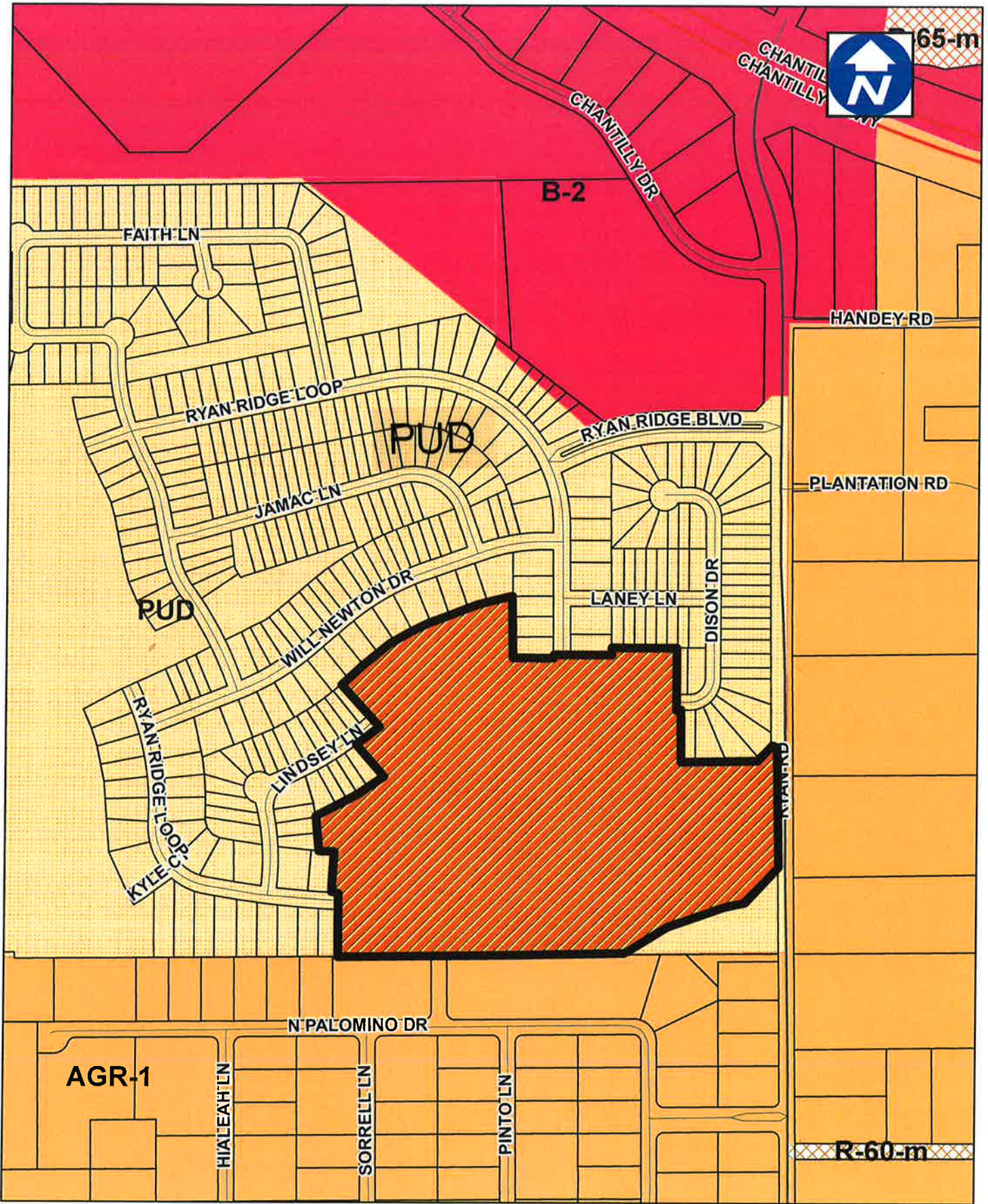
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



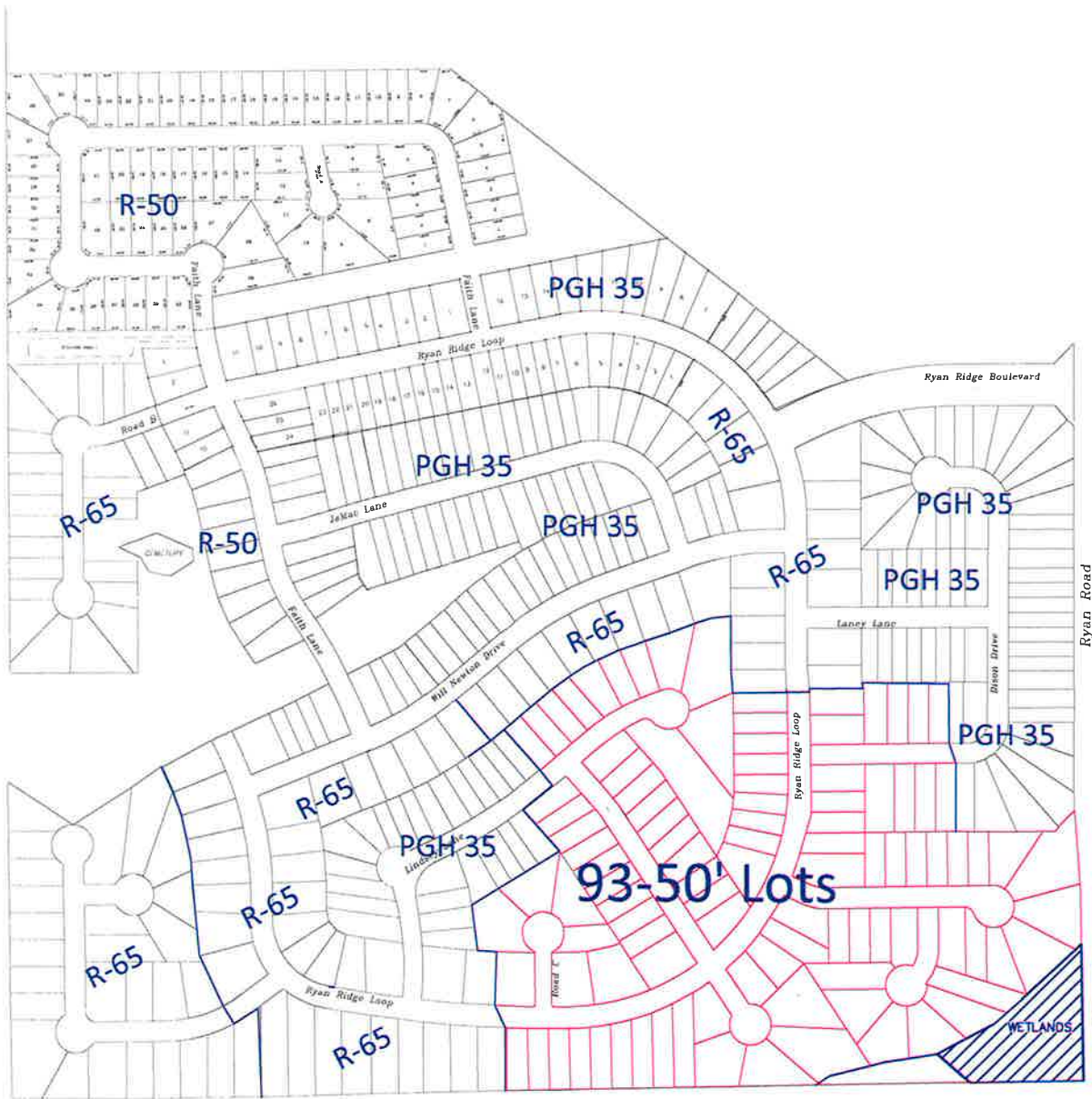
DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11A

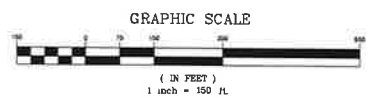


Setbacks

35' Lots
 Front and Rear 20'
 Side 0
 Side 8'

50' Lots
 Front and rear - 20'
 Side Yards 5'

65' Lots
 Front and Rear 25'
 Side Yards 5'



SHEET TITLE:	Revised Overall		
PROJECT:	Ryan Ridge		
	Section 23, Township 16 North, Range 10 East		
	Montgomery, Montgomery County, Alabama		
PE PILGREEN ENGINEERING, INC.			
DESIGNED BY:	CAB	DRAWN BY:	CAB
CHECKED BY:	pep	DATE:	7-25-17
SCALE:	1" = 150'	FILENAME:	17-522
SHEET:	17	OF:	1



DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY

ITEM NO. 11C

12. 7861 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Ryan Ridge Holdings, LLC

SUBJECT: Request final approval of revised Ryan Ridge Overall located on the south and east ends of Ryan Ridge Loop, approximately 600 ft. south of Ryan Ridge Boulevard, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This preliminary plat revises the street layout for the property located on the south and east ends of Ryan Ridge Loop, south of Ryan Ridge Boulevard, and creates 93, 50 ft. wide lots. These lots will be developed with 20 ft. front, 20 ft. rear, and 5 ft. side yard setbacks. A revised master plan has been submitted. **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.

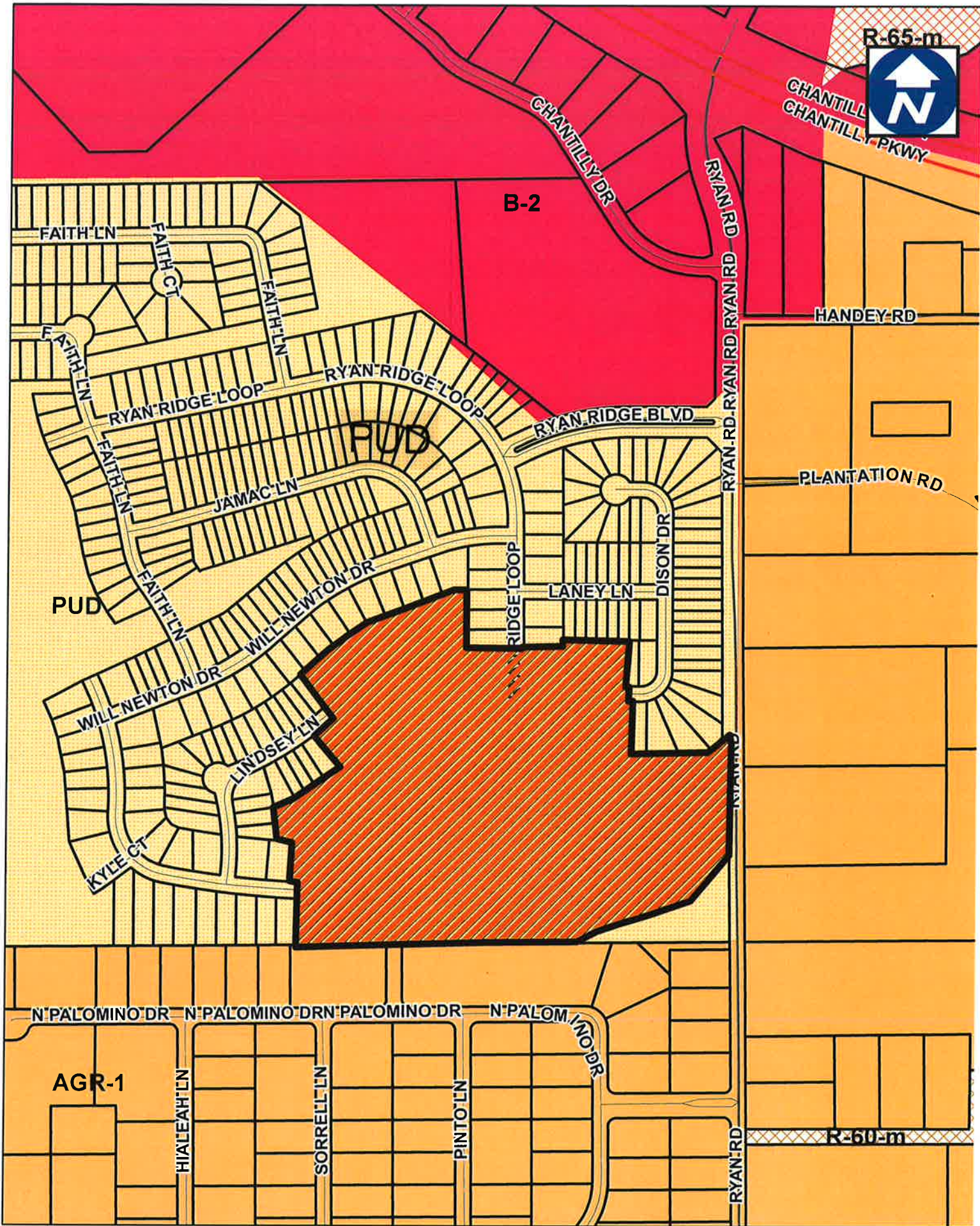
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

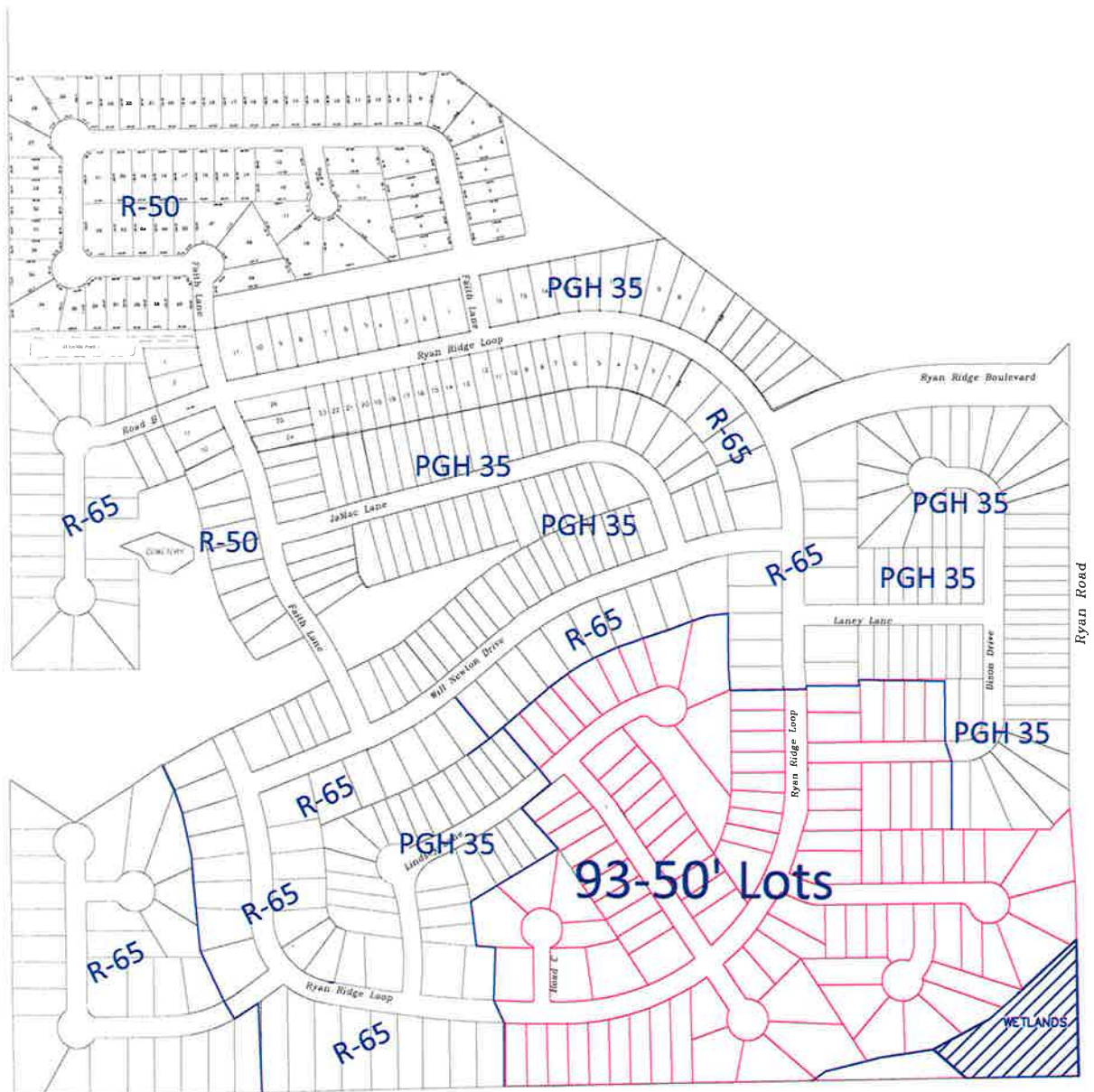
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 12A

121

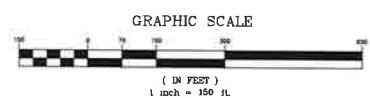


Setbacks

35' Lots
 Front and Rear 20'
 Side 0
 Side 8'

50' Lots
 Front and rear - 20'
 Side Yards 5'

65' Lots
 Front and Rear 25'
 Side Yards 5'



SHEET TITLE: Revised Overall		
PROJECT: Ryan Ridge		
Section 23, Township 16 North, Range 18 East		
Montgomery, Montgomery County, Alabama		
PE PILGREEN ENGINEERING, INC.		
DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: pep
DATE: 7-25-17	SCALE: 1" = 150'	FILENAME: 17-522



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 12C

13. RZ-2013-009 **PRESENTED BY:** Pilgreen Engineering
DP-2003-081

REPRESENTING: Somerhill

SUBJECT: Request a revised master plan to change office and commercial to single-family residential for property located on the northeast corner of Young Meadows Road and Triston Way and property located on the northeast corner of Young Meadows Road and Berrydale Drive in a PUD (planned Unit Development) Zoning District.

REMARKS: This request is for approval to develop single-family residential lots along Triston Way and Berrydale Drive, whereas office and commercial was approved under the original master plan.

Triston Way (from Office to Single-Family Residential)

The single-family residential lots along Triston Way will be a minimum of 55 ft. in width and follow the guidelines of other 55 ft. lots in this PUD development (20 ft. front yards, 5 ft. side yards).

Berrydale Drive (from Commercial to Single-Family Residential)

The single-family residential lots along Berrydale Drive will be a minimum of 65 ft. in width and follow the guidelines of other 65 ft. lots in this PUD development (20 ft. front yards, 5 ft. side yards).

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

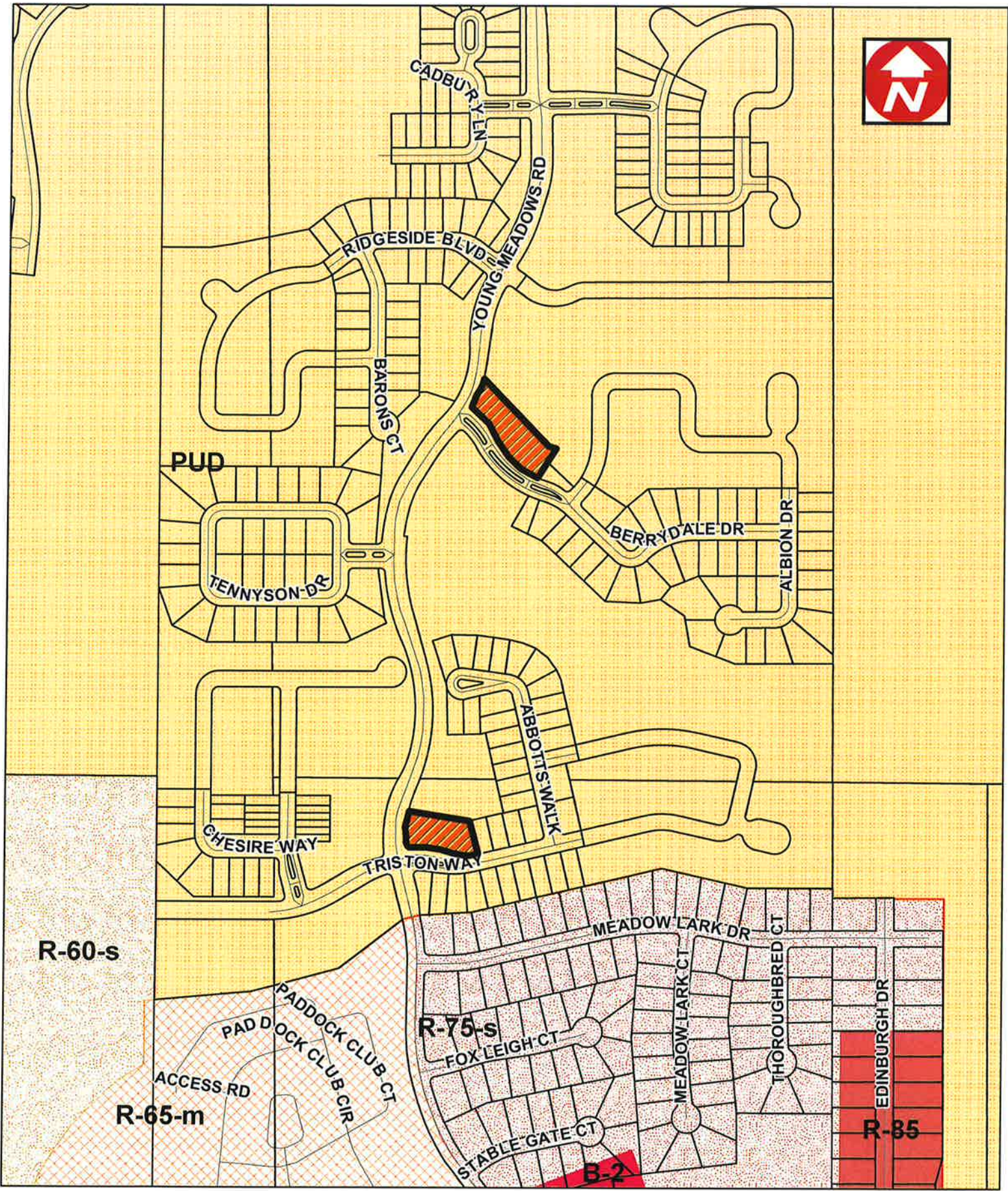
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



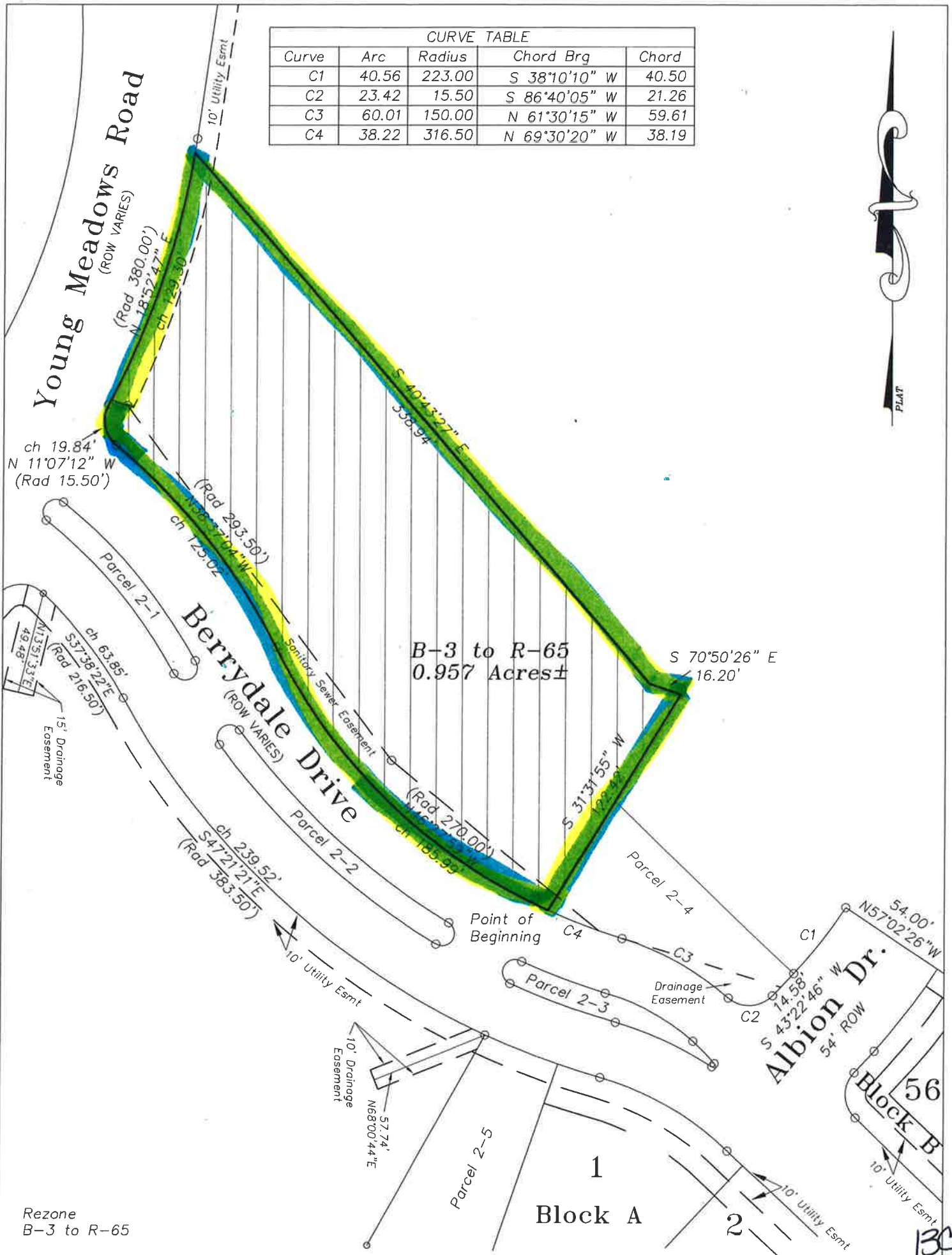
FILE NO. RZ-2013-009

1 inch = 400 feet

FROM Office / Commercial TO Single-family residential

ITEM NO. 13A

CURVE TABLE				
Curve	Arc	Radius	Chord Brg	Chord
C1	40.56	223.00	S 38°10'10" W	40.50
C2	23.42	15.50	S 86°40'05" W	21.26
C3	60.01	150.00	N 61°30'15" W	59.61
C4	38.22	316.50	N 69°30'20" W	38.19

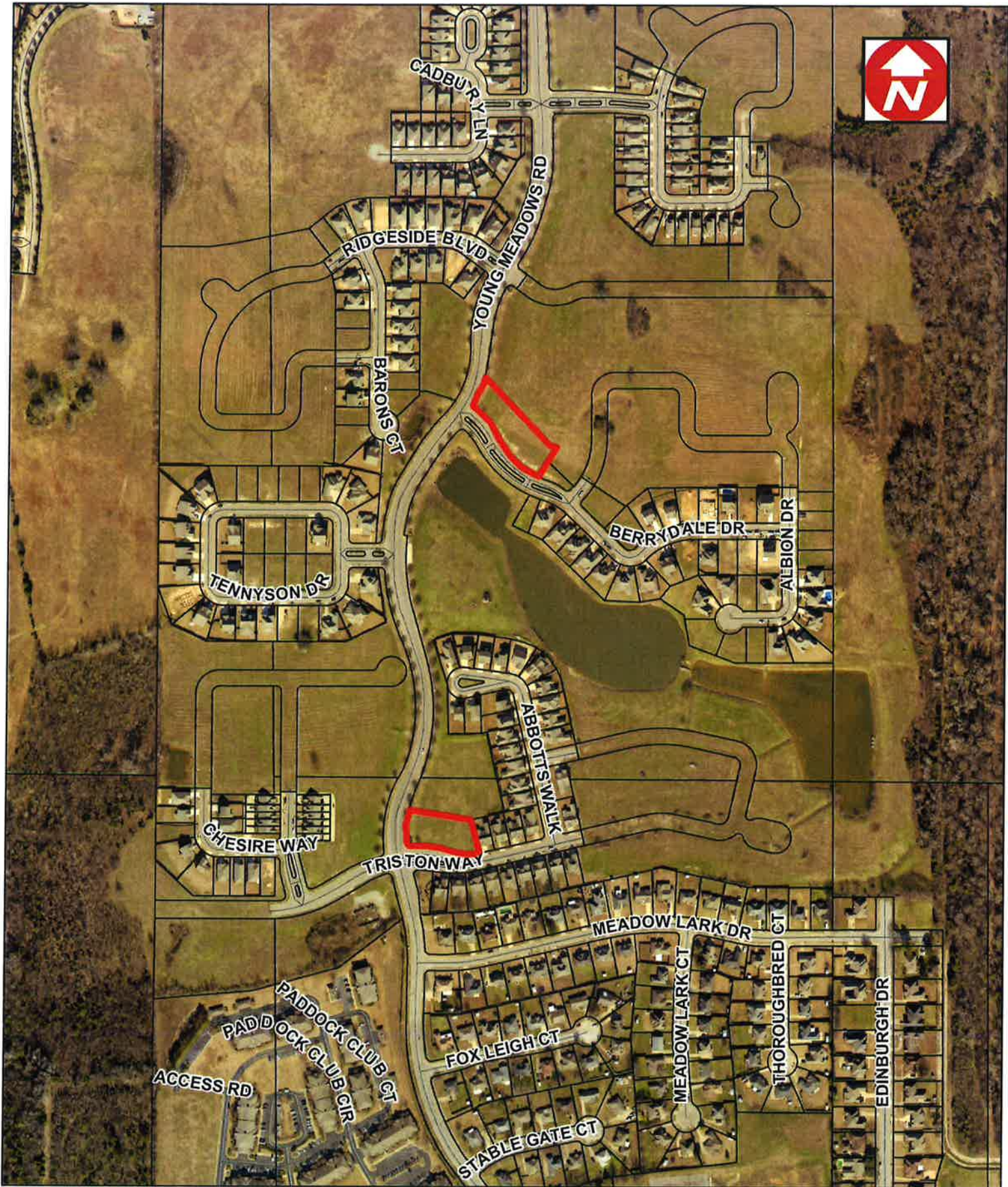


B-3 to R-65
0.957 Acres±

Rezone
B-3 to R-65

Commencing at the northwest corner of Lot 56, Block B according to Corrected Map of Somerhill Plat No. 3 as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 51 at Page 26;

13C



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY

Office +
FROM Commercial TO single-family residential



FILE NO. R2-2013-009

ITEM NO. 13D