

# Planning Commission Agenda

December 14, 2017

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Ann Clemons

Frank Cook

Clay McInnis

Jerome Moore

Patrick Moss

Crews Reaves

James Reid

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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 November 9, 2017 meeting

**December 14, 2017**

<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.	8830	Flowers & White Engineering	Long Acre	Plat	1
2.	8931	Goodwyn, Mills & Cawood	Sayre Street	Plat	2
3.	DP-2004-095	Pilgreen Engineering	Ryan Ridge Loop	Revised Master Plan	3
4.	7861	“ “	Ryan Ridge Loop	Plat	4
5.	8928	“ “	Ryan Ridge Loop	Plat	5
6.	DP-2015-039	“ “	Malcolm Drive	DP	6
7.	8933	“ “	Malcolm Drive	Plat	7
8.	8932	“ “	Melbourne Circle	Plat	8
9.	8934	“ “	Young Meadows Road	Plat	9
10.	8935	“ “	Young Meadows Road	Plat	10
11.	RZ-2017-021	Larry E. Speaks & Associates	Wetumpka Highway	Rezoning	1
12.	DP-1975-151	“ “	Shady Street	DP	12
13.	8936	“ “	Shady Street	Plat	13

*The next Planning Commission meeting is on  
January 25, 2018*

1. 8830 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

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

**REMARKS:** This plat replats two (2) lots. The interior lot line will be adjusted to add 12 ft. from Lot 10A to Lot 9A. Lot 10A (0.16 acres) has 61 ft. of frontage along Long Acre and a depth of 100 ft. Lot 9A (0.41 acres) has 87 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 objections.

**TRAFFIC ENGINEERING:** No objections.

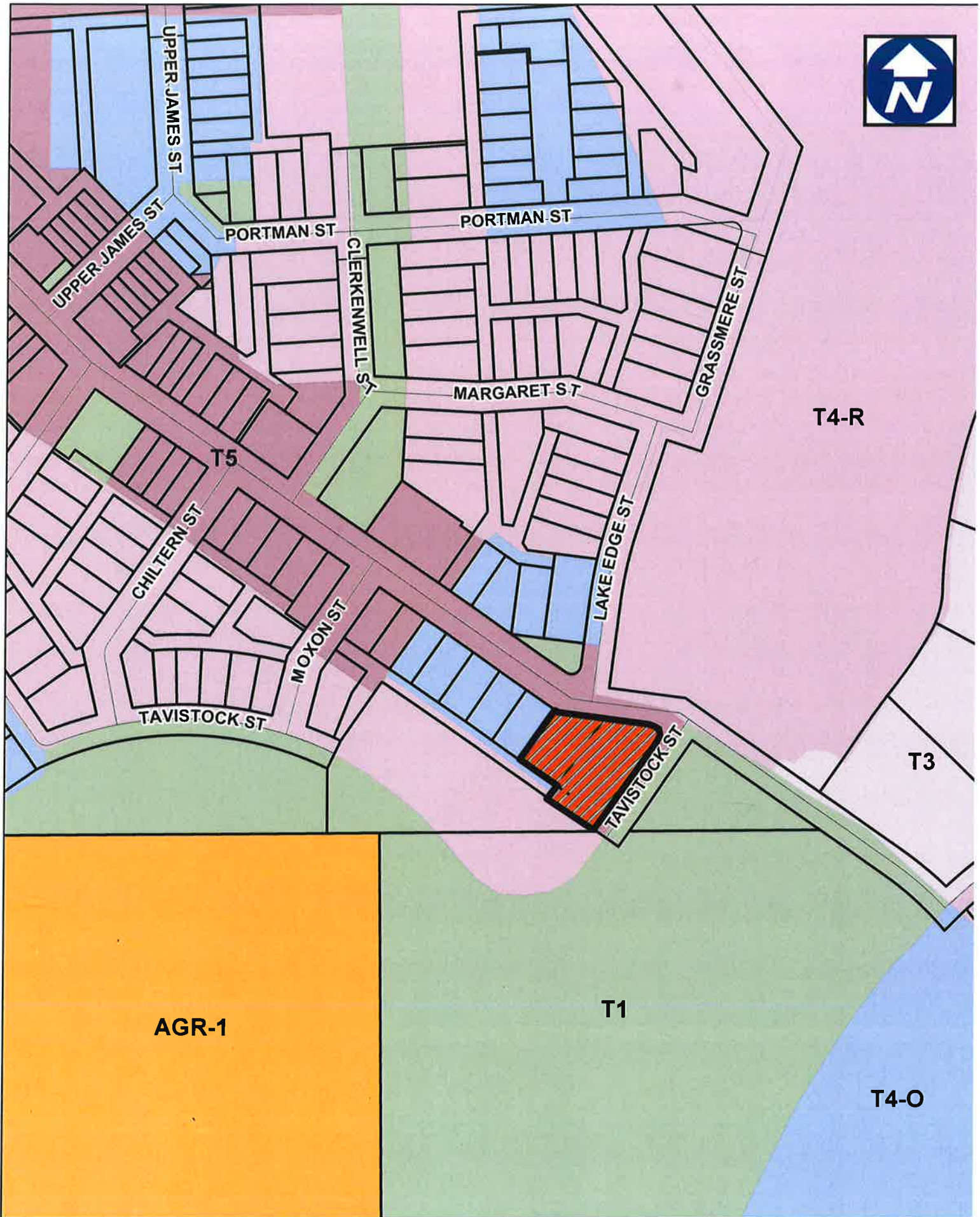
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

1A

**LEGEND**

- IRON PIN SET (CAPPED CA0986)
- IRON PIN FOUND (CAPPED CA0986)
- NEW LOT LINE
- - - RIGHT OF WAY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - FUTURE DEVELOPMENT
- ▬ LAKE EDGE
- - - FLOOD HAZARD LINE

THIS PROPERTY ON THIS PLAT SHALL BE SUBJECT TO:

1. THAT CERTAIN HAMPSTEAD COMMUNITY OPERATING AGREEMENT RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN REAL PROPERTY BOOK 3810, AT PAGE 449, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.
2. EITHER THE
  - A. HAMPSTEAD RESIDENTIAL DECLARATION RECORDED IN REAL PROPERTY BOOK 3810, AT PAGE 317 IN SAID OFFICE AND AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, OR
  - B. HAMPSTEAD COMMERCIAL DECLARATION AS RECORDED IN REAL PROPERTY BOOK 3810, AT PAGE 394 AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, AND
3. OTHER DOCUMENTS AND AGREEMENTS RELATING TO ANY OF THE FOREGOING OR TO THE HAMPSTEAD DEVELOPMENT (ALL OF THE FOREGOING DOCUMENTS ARE COLLECTIVELY REFERRED TO AS THE "COMMUNITY DOCUMENTS"). ANY CIVIC LOTS, PRIVATE DRIVES, PRIVATE ALLEYS OR OTHER SIMILARLY DESIGNATED LOTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AS SET OUT IN THE COMMUNITY DOCUMENTS.

**NOTES:**

1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
2. ALL EASEMENTS, 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 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 DRECTED ON ANY PART OF THESE EASEMENTS.
4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
5. A CONDITIONAL LETTER OF MAP REVISION HAS BEEN SUBMITTED TO FDMA. AS OF THE RECORDING DATE OF THIS PLAT, THE LETTER OF MAP REVISION HAS NOT BEEN FINALIZED. ALL FLOOD INFORMATION HAS BEEN OBTAINED FROM FIRM PANEL NO. 01101C02414, EFFECTIVE DATE JANUARY 7, 2015.

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED, BRYAN K. TUCKER, MANAGER OF HAMPSTEAD, L.L.C., OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

HAMPSTEAD L.L.C.,

BRYAN K. TUCKER - MANAGER

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT BRYAN K. TUCKER, MANAGER OF THE OWNER OF THE PROPERTY SHOWN HEREIN, SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED, RENASANT BANK, A BANKING CORPORATION, HOLDER OF THE MORTGAGE OF THE PROPERTY SHOWN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

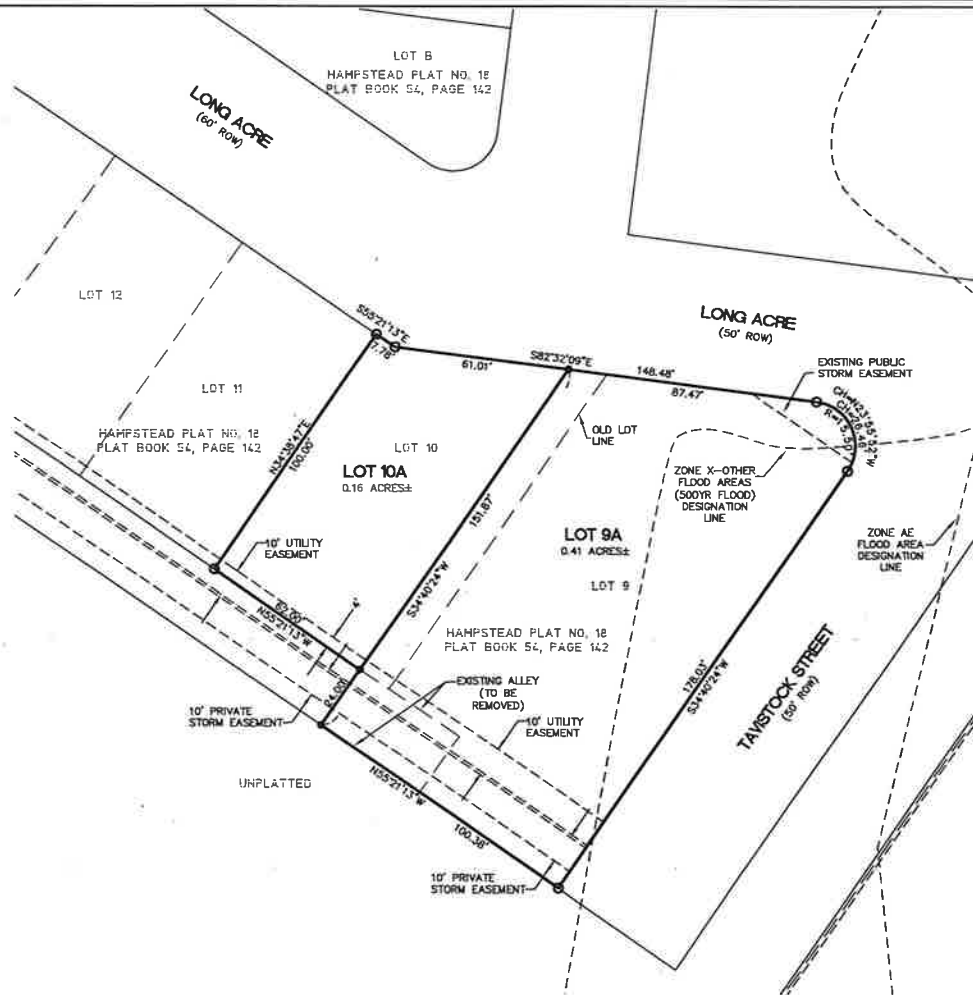
BILL RENFROE, SENIOR VICE PRESIDENT

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT BILL RENFROE, AS ITS SENIOR VICE PRESIDENT OF RENASANT BANK, A BANKING CORPORATION, HOLDER OF THE MORTGAGE OF THE PROPERTY SHOWN, IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

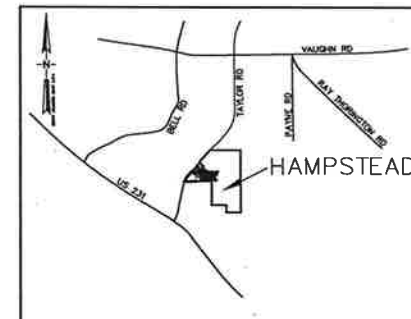
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



**HAMPSTEAD  
PLAT NO. 18C**

BEING A REPLAT OF LOTS 9 & 10 OF HAMPSTEAD PLAT NO. 18, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 54, PAGE 142, LYING IN THE NORTHWEST QUARTER OF SECTION 5, T-15-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.



**VICINITY MAP**  
NO SCALE



**PLAT KEY**  
NO SCALE

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

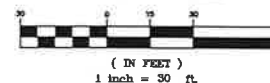
BRADLEY W. FLOWERS, PLS  
ALABAMA REG. NO. 31832

**APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION**

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.

BY: THOMAS M. TYSON, JR., EXECUTIVE SECRETARY

**GRAPHIC SCALE**



**FLOWERS & WHITE**  
ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY, AL 36123  
PH. 334.356.7600 - FAX: 334.356.1231



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 8931 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Montgomery Area Chamber of Commerce Foundation, Inc.

**SUBJECT:** Request final approval of Business Resource Center Plat No. 1 located on the east side of Sayre Street, approximately 170 ft. south of Wilson Street, in a T4-R (General Urban Zone-Restricted) SmartCode Zoning District.

**REMARKS:** This plat creates one (1) lot for an existing cell tower. Lot C (0.092 acres) has 80 ft. of frontage along Sayre Street and a depth of 49 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

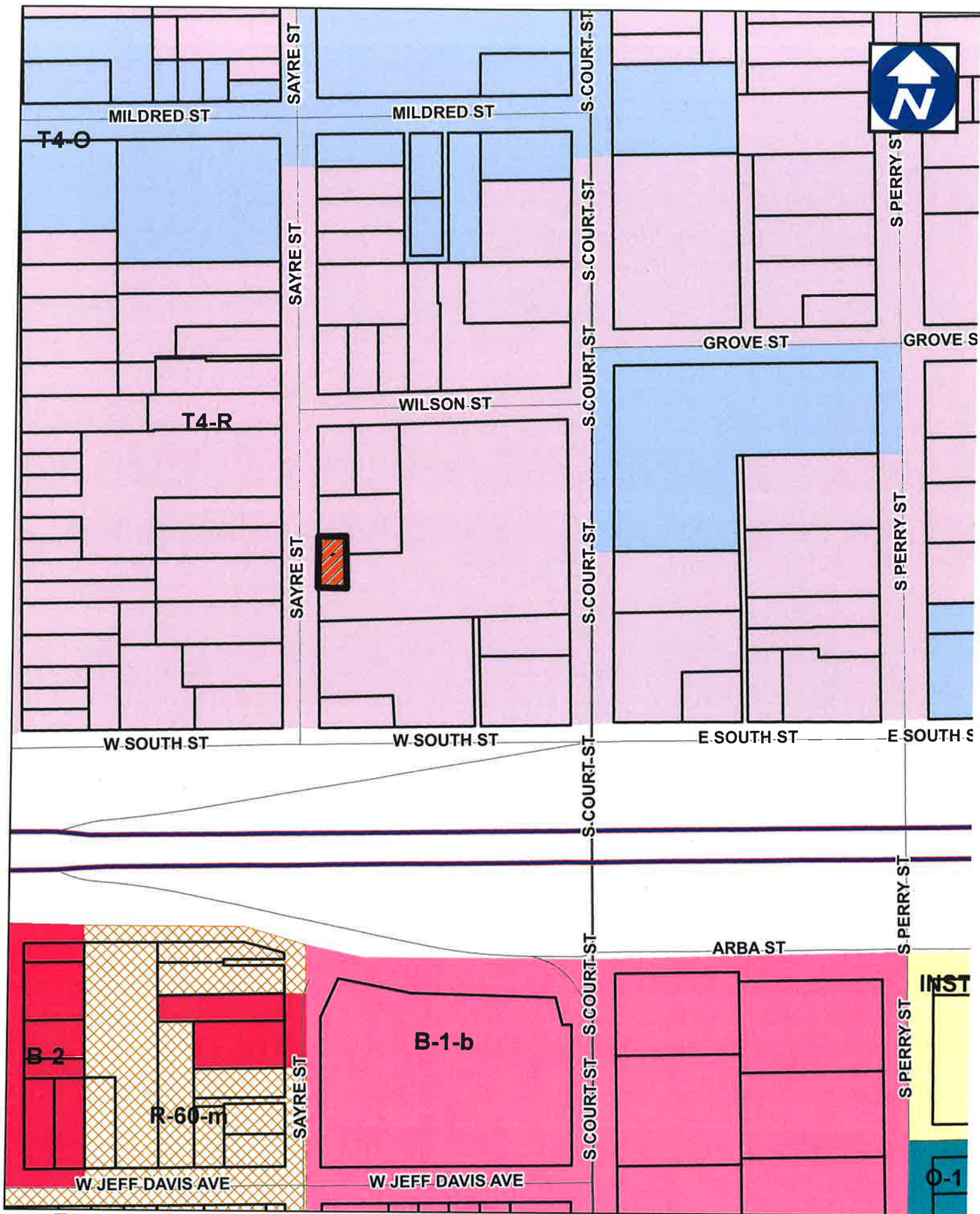
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2A



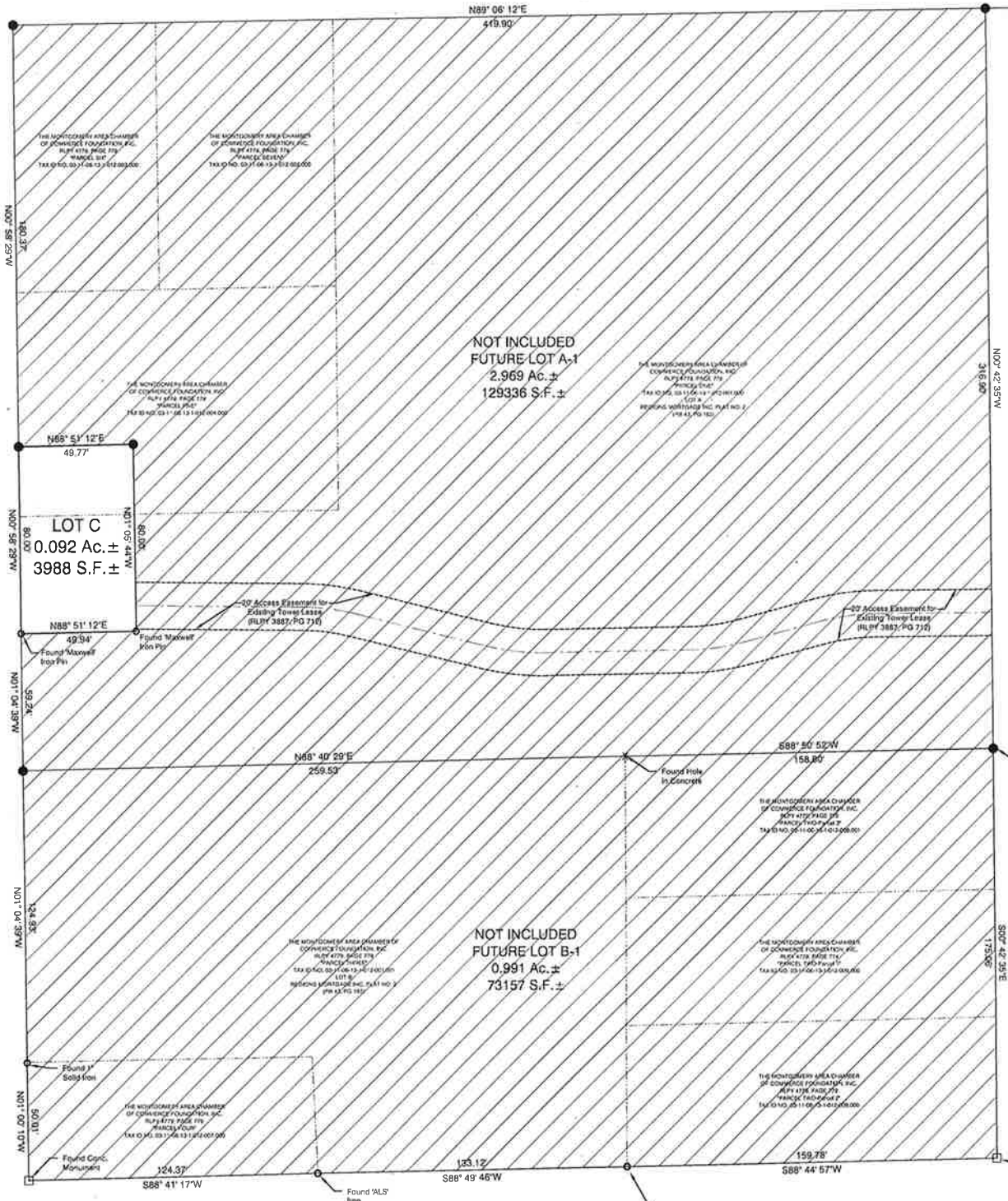
# Business Resource Center #1

AN

WILSON STREET  
(50' PAVED PUBLIC ROW)

Northeast Corner of Section 13,  
T-16-N, R-17-E, Montgomery  
County, Alabama  
(Per Regions Mortgage  
Plat No. 2 PB 43, PG 162)

148.43'  
Not to Scale



SAYRE STREET  
(60' PAVED PUBLIC ROW)

SOUTH COURT STREET  
(70' PAVED PUBLIC ROW)

SOUTH STREET  
(60' PAVED PUBLIC ROW)

2B



GROVE ST

S COURT ST

WILSON ST

SAYRE ST

S COURT ST

SAYRE ST



W SOUTH ST

W SOUTH ST

E SOUTH ST

S COURT ST

**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

2C

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

**REPRESENTING:** Ryan Ridge Properties

**SUBJECT:** Request approval of revised master plan of Ryan Ridge located at the west end of Ryan Ridge Loop, approximately 140 ft. west of Faith Lane, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is for revised master plan for approval to develop twelve lots to be 50 ft. wide and will be developed with 20 ft. front and rear yards, and 5 ft. side yards. Ryan Ridge Loop will be extended approximately 240 ft. west and form a cul-de-sac.

*This item was delayed at the November 9, 2017 meeting due to no one being present to present the item.*

**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.

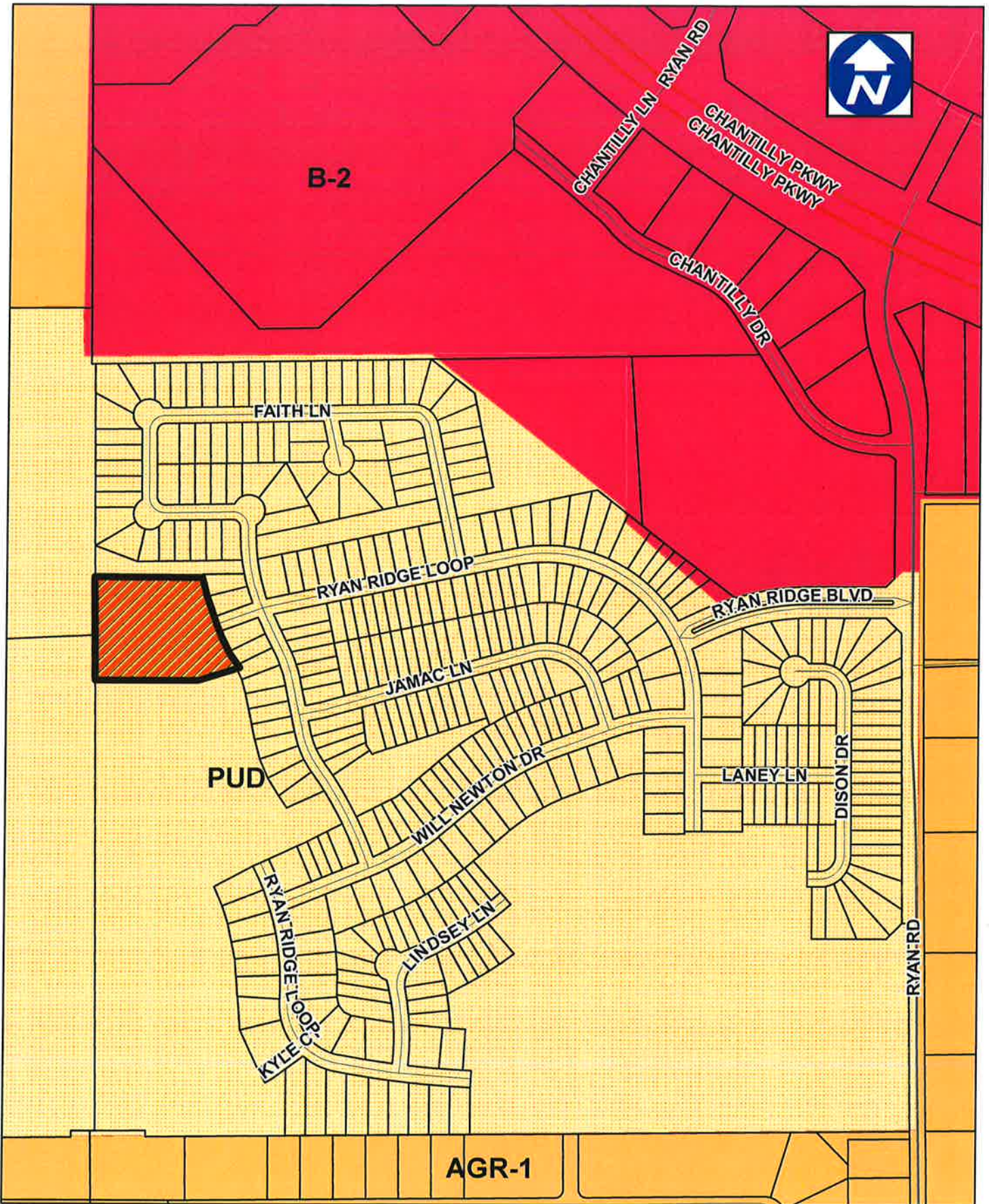
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



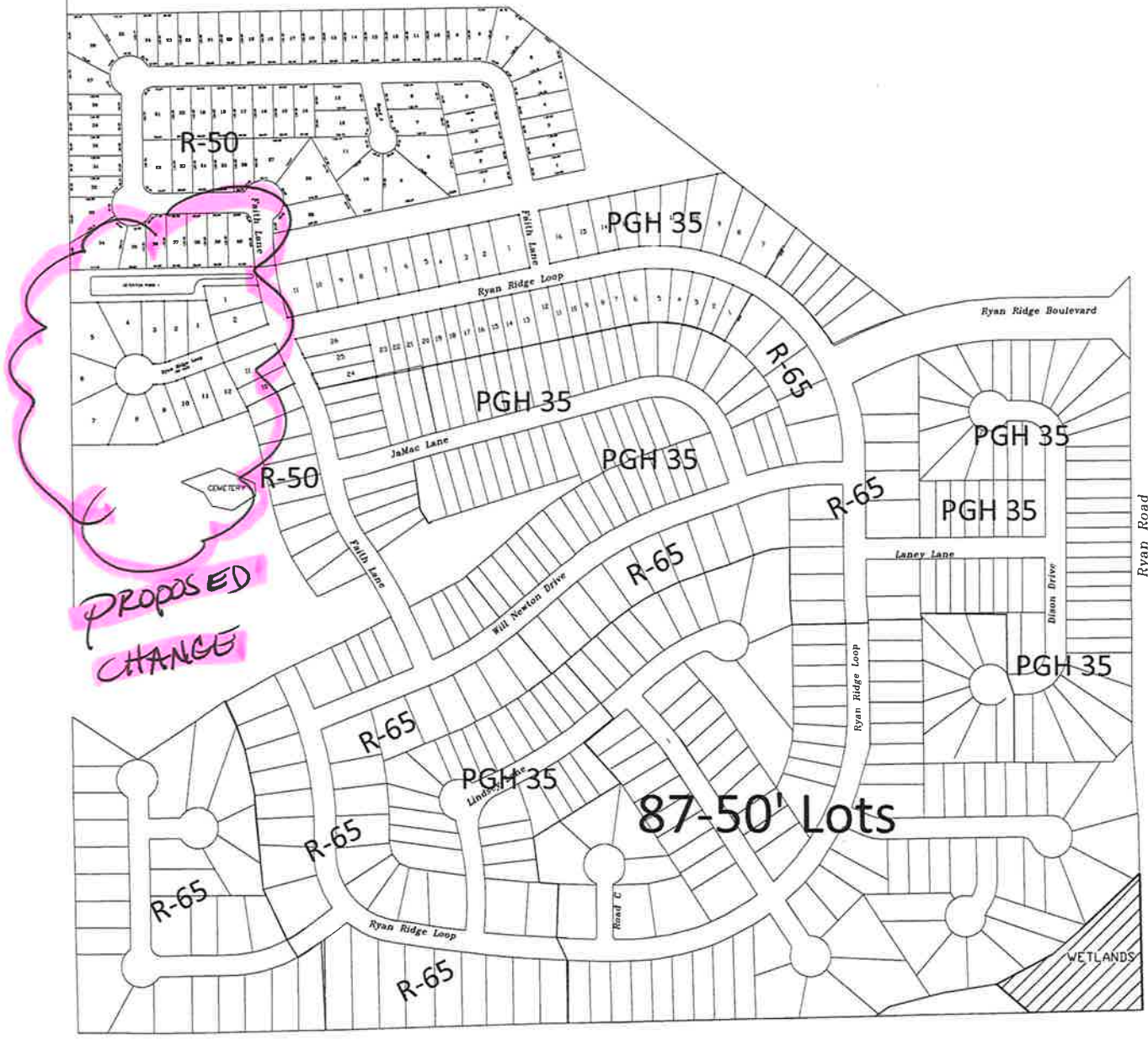
DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 3A

31




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: <b>Revised Overall</b>		
PROJECT: <b>Ryan Ridge</b> Section 23, Township 16 North, Range 19 East Montgomery, Montgomery County, Alabama		
 <b>PILGREEN ENGINEERING, INC.</b> <small>10270 Highway 80 East, Montgomery, Alabama 36117        TEL: (334) 272-2597 FAX: (334) 244-9518</small>		
DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: PEP
DATE: 10-17-17	SCALE: 1" = 100'	FILENAME: 17-522
REV:	REV:	SHEET 1 of 1



**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 400 feet



ITEM NO. 3C

4. 7861 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Ryan Ridge Properties

**SUBJECT:** Request preliminary approval of revised Ryan Ridge Overall located at the west end of Ryan Ridge Loop, approximately 140 ft. west of Faith Lane, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates twelve lots for residential use. The lots will be 50 ft. wide and will be developed with 20 ft. front and rear yards, and 5 ft. side yards. Ryan Ridge Loop will be extended approximately 240 ft. west and form a cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*This item was delayed at the November 9, 2017 meeting due to no one being present to present the item.*

**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.

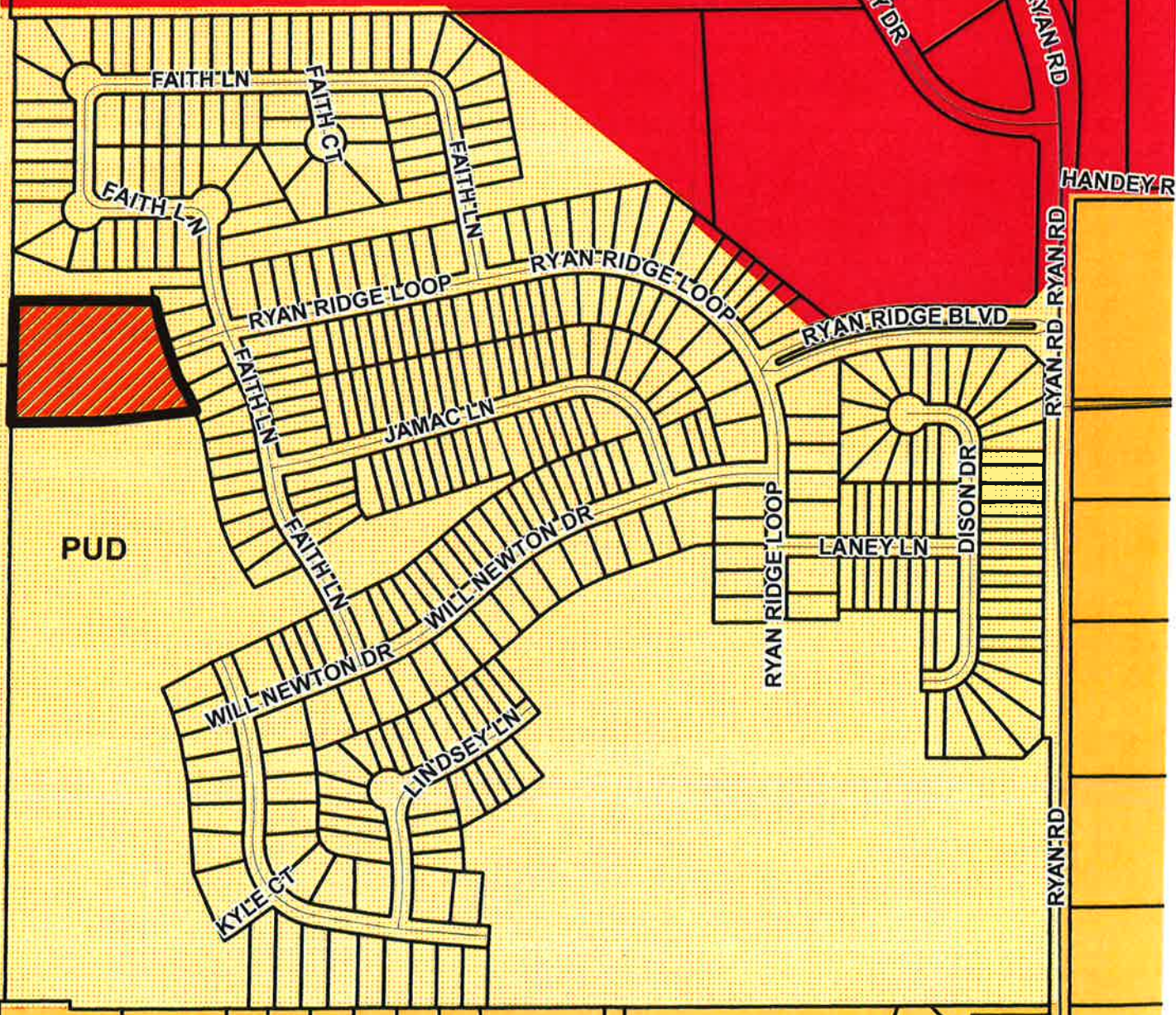
**COMMENTS:** \_\_\_\_\_

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



B-2

R-65-1



PUD

AGR-1

# PLATS

1 inch = 400 feet

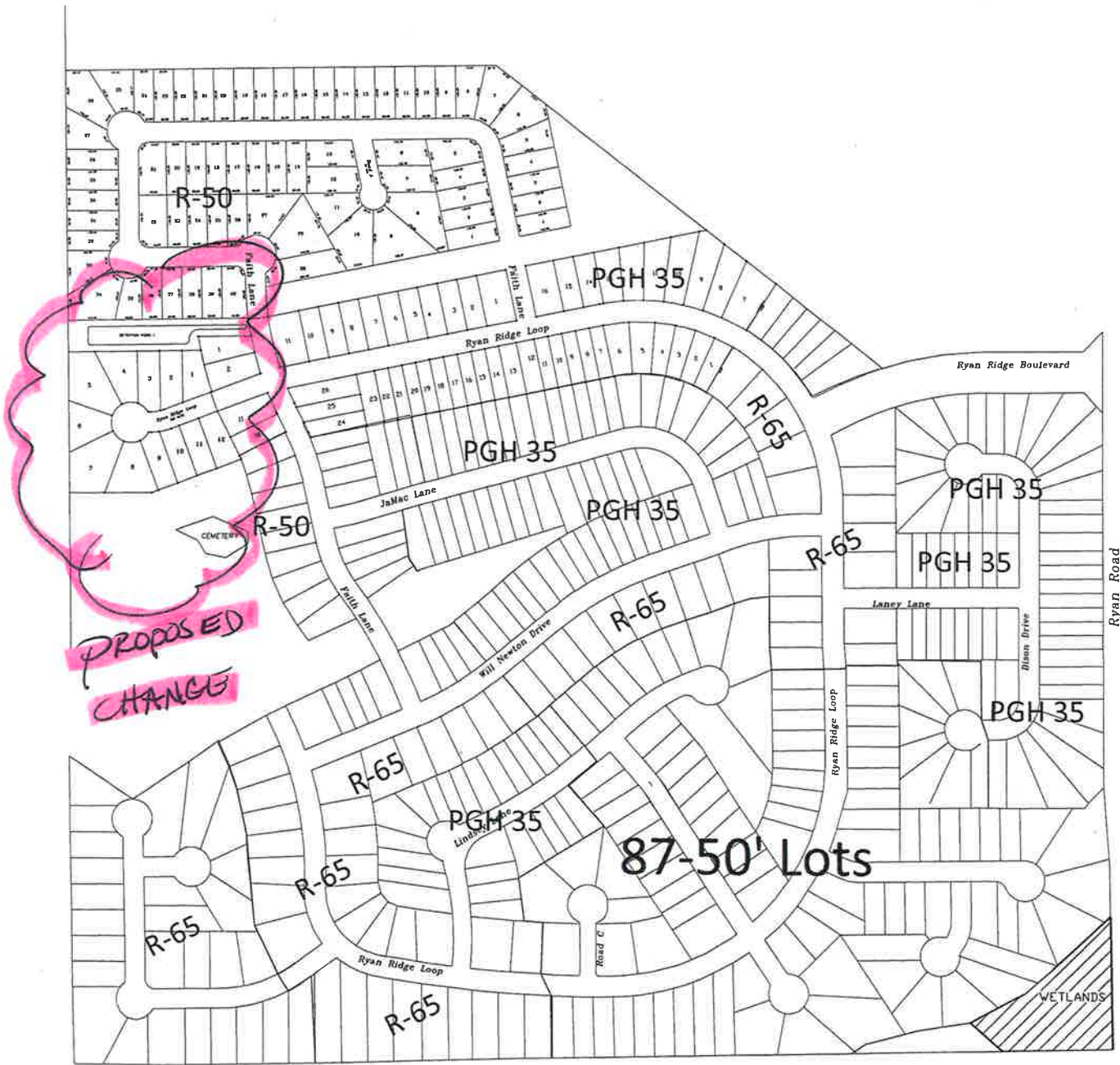
SUBJECT PROPERTY



ITEM NO.

4A





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: <b>Revised Overall</b>		
PROJECT: <b>Ryan Ridge</b> Section 23, Township 16 North, Range 19 East Montgomery, Montgomery County, Alabama		
<b>PILGREEN ENGINEERING, INC.</b> 10270 Highway 60 East, Montgomery, Alabama 36117 TEL: (334) 272-2697 FAX: (334) 244-8618		
DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: PEP
DATE: 10-17-17	SCALE: 1" = 100'	FILENAME: 17-522
REV:	REV:	SHEET 1 OF 1



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8928 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Ryan Ridge Properties

**SUBJECT:** Request final approval of Ryan Ridge Plat No. 9 located at the west end of Ryan Ridge Loop, approximately 140 ft. west of Faith Lane, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates twelve lots for residential use. The lots will be 50 ft. wide and will be developed with 20 ft. front and rear yards, and 5 ft. side yards. Ryan Ridge Loop will be extended approximately 240 ft. west and form a cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*This item was delayed at the November 9, 2017 meeting due to no one being present to present the item.*

**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.

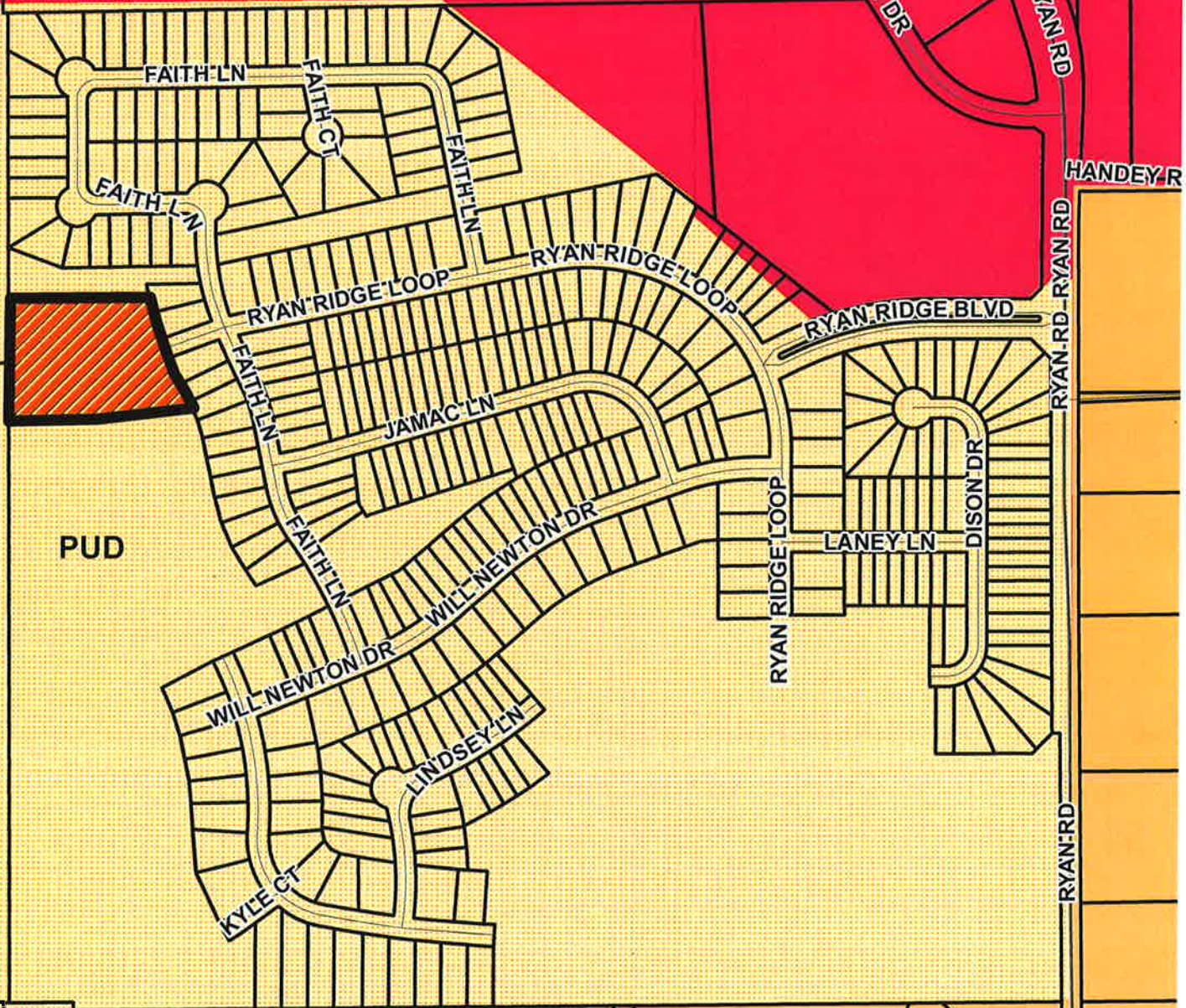
**COMMENTS:** \_\_\_\_\_

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



B-2

R-65d



PUD

AGR-1

# PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A

5B

# Ryan Ridge Plat No. 9

LOCATED IN  
SW 1/4 OF SECTION 23, T-16-N, R-19-E

MONTGOMERY COUNTY, ALABAMA

CONTAINING 3.02 AC±

**Pilgreen Engineering, Inc.**  
ALABAMA

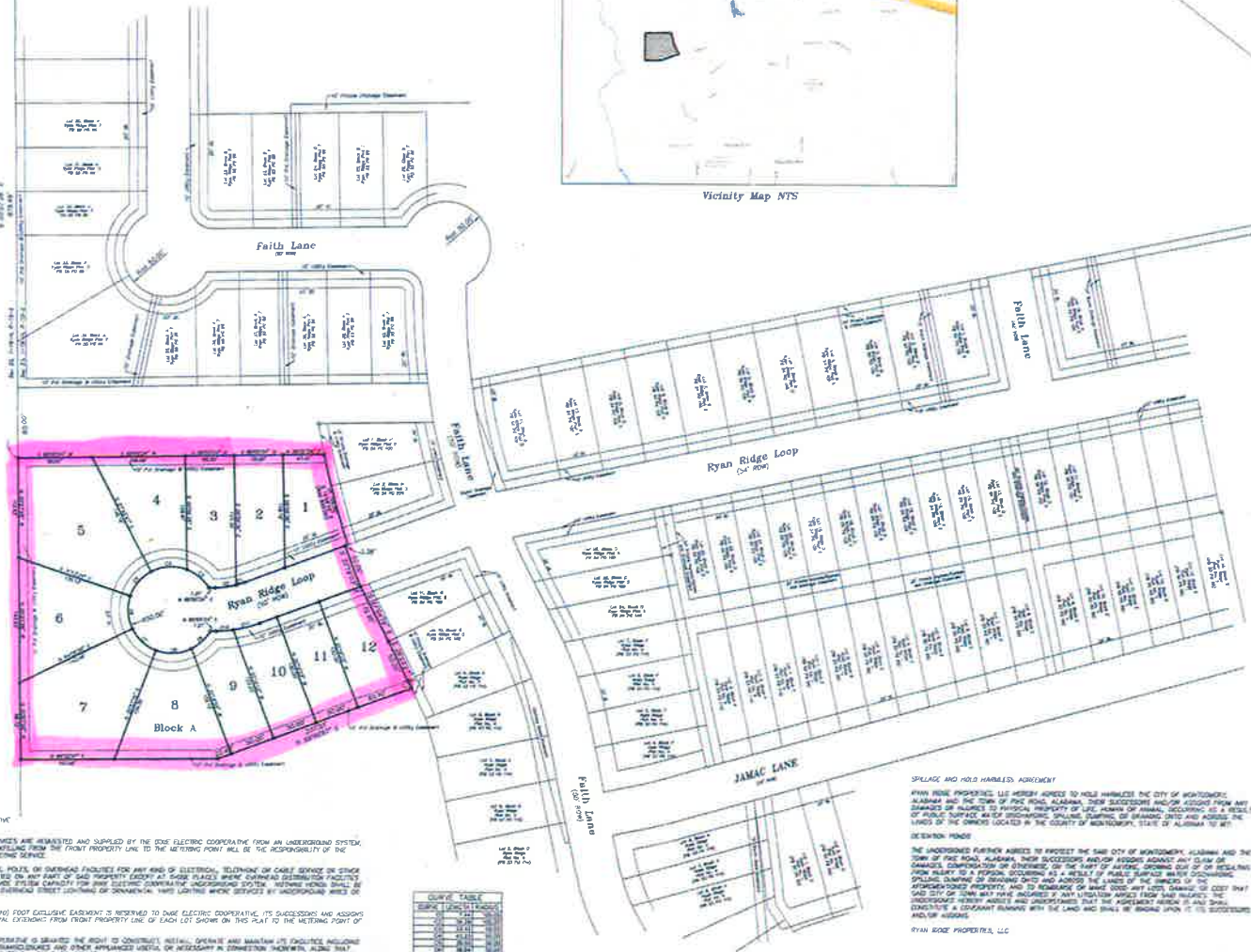
October 2017

Drawn	Checked	Field	Field	Scale	Job
MB	MB	MB	MB	1" = 100'	17-333

GRAPHIC SCALE



- NOTES:
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
  - ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PUBLIC EASEMENTS OR EASEMENTS FOR JANUARY EASEMENTS OF WATER 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 DRAINAGE AND EGRESS BY THE CITY AND/OR COUNTY CHIEF ENGINEER OF MONTGOMERY, ALABAMA AS DETERMINED BY THE APPLICABLE REGULATIONS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
  - EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF ANY PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER MAINS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA TO SUCCEEDORS IN ACCORD WITH ORDINANCES AND EGRESS BY THE CITY AND/OR COUNTY CHIEF ENGINEER OF MONTGOMERY, ALABAMA AS DETERMINED BY THE APPLICABLE REGULATIONS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
  - DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.



LOT	AREA (SQ. FT.)	AREA (AC. ±)
1	1,200	0.027
2	1,200	0.027
3	1,200	0.027
4	1,200	0.027
5	1,200	0.027
6	1,200	0.027
7	1,200	0.027
8	1,200	0.027
9	1,200	0.027
10	1,200	0.027
11	1,200	0.027
12	1,200	0.027
<b>TOTAL</b>	<b>14,400</b>	<b>0.324</b>

- DATE ELECTRIC COOPERATIVE RESTRICTIVE COVENANTS:
- WHEN ELECTRIC SERVICES ARE REQUESTED AND SUPPLIED BY THE DATE ELECTRIC COOPERATIVE FROM AN UNDERGROUND SYSTEM, THE TOWERING AND SHOOTING FROM THE FRONT PROPERTY LINE TO THE METERS POINT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER REQUESTING SERVICE.
  - NO OVERHEAD WIRES, POLES, OR OVERHEAD FACILITIES FOR ANY KIND OF ELECTRICITY, TELEPHONE OR CABLE SERVICE OR OTHER UTILITY SHALL BE PERMITTED ON ANY PART OF SAID PROPERTY EXCEPT AT THOSE PLACES WHERE OVERHEAD DISTRIBUTION FACILITIES ARE NECESSARY TO PROVIDE PUBLIC UTILITY SERVICE TO THE UNDERGROUND SYSTEMS, WIRELESS PHONE SIGNALS, OR OTHERWISE TO PROVIDE OVERHEAD STREET LIGHTING OR SIGNAGE. THIS LIGHTING WIRE SERVICE BY UNDERGROUND WIRES OR CABLES.
  - A MINIMUM TEN (10) FOOT EXCLUSIVE EASEMENT IS RESERVED TO DATE ELECTRIC COOPERATIVE, ITS SUCCESSORS AND ASSIGNS FOR EACH SERVICE LATERAL EXTENDING FROM FRONT PROPERTY LINE OF EACH LOT SHOWN ON THIS PLAT TO THE METERS POINT OF EACH LOT.
  - DATE ELECTRIC COOPERATIVE IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN ITS FACILITIES INCLUDING ALL CONDUITS, CABLES, TRANSDUCERS AND OTHER APPROPRIATE UTILITY OR WEATHER PROTECTION DEVICES, AS WELL AS THE PORTION OF ANY UTILITY OR SERVICE STREET, UNLESS SUCH STREET IS RESERVED FOR THE CITY OF MONTGOMERY OR THE WATER MAINS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA. THE CITY OF MONTGOMERY, ALABAMA OR THE WATER MAINS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA SHALL BE RESPONSIBLE FOR THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER. TOGETHER WITH ALL THE RIGHT AND PRIVILEGES NECESSARY OR CONSIDERED FOR THE FULL ENJOYMENT OF USE THEREOF, INCLUDING THE RIGHT OF ACCESS TO AND FROM FACILITIES AND THE RIGHT TO ENFORCE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVAL, MAINTENANCE, AND ALSO THE RIGHT TO CUT AND STOP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER, OR POLES AND WIRE SAID FACILITIES.

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
THE UNDERSIGNED, RYAN RIDGE PROPERTIES, LLC, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY CERTIFY TO AND CONFIRM THE FOREGOING SURVEYORS CERTIFICATE, PLAT AND MAP AND HEREBY APPROVE THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

RYAN RIDGE PROPERTIES, LLC  
BY: \_\_\_\_\_  
AS ITS PRESIDENT

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT I AM A JURISDICTIONAL OFFICER AS PROVIDED BY RYAN RIDGE PROPERTIES, LLC IS BOUND TO THE FOREGOING SURVEYORS CERTIFICATE, PLAT AND MAP, AND HAVE KNOWN TO BE KNOWLEDGEABLE BEFORE ME ON THE DATE THAT SUCH INSTRUMENTS OF SAID CERTIFICATE, PLAT AND MAP, CONTAINED THE SAME VERITIES AS BY THE CITY OF MONTGOMERY, ALABAMA.

NOTARY PUBLIC BY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-32-32.

BY: \_\_\_\_\_  
CITY CLERK

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, MONTGOMERY COUNTY CLERK, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL RECORDS ARE MAINTAINED WITH PROPER RECORDS AND THAT THEY ACCURATELY REFLECT THE SAME.

HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN CONSULTED AND APPROVED BY THE CURRENT REGISTRARS OF THE TRAINING OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE ACT OF ANY ENGINEERING, PROFESSIONAL AND BOUND.

APPROVED BY SURVEYORS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.  
MONTGOMERY COUNTY, ALABAMA  
ALABAMA REG. NO. 14753  
PROFESSIONAL SURVEYOR

**PE PILGREEN ENGINEERING, INC.**  
1000 W. WALKER BLVD., SUITE 200, MONTGOMERY, ALABAMA 36104  
TEL: 334.770.7888 FAX: 334.244.8898



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

50

6. DP-2015-039 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** AUM Climate Control, LLC

**SUBJECT:** Public hearing for a development plan for four (4) new buildings to be added to an existing mini-warehouse complex located at 3330 Malcolm Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct four (4) additional buildings totaling 34,950 sq. ft. Access will be thru the existing access drives. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 8

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.

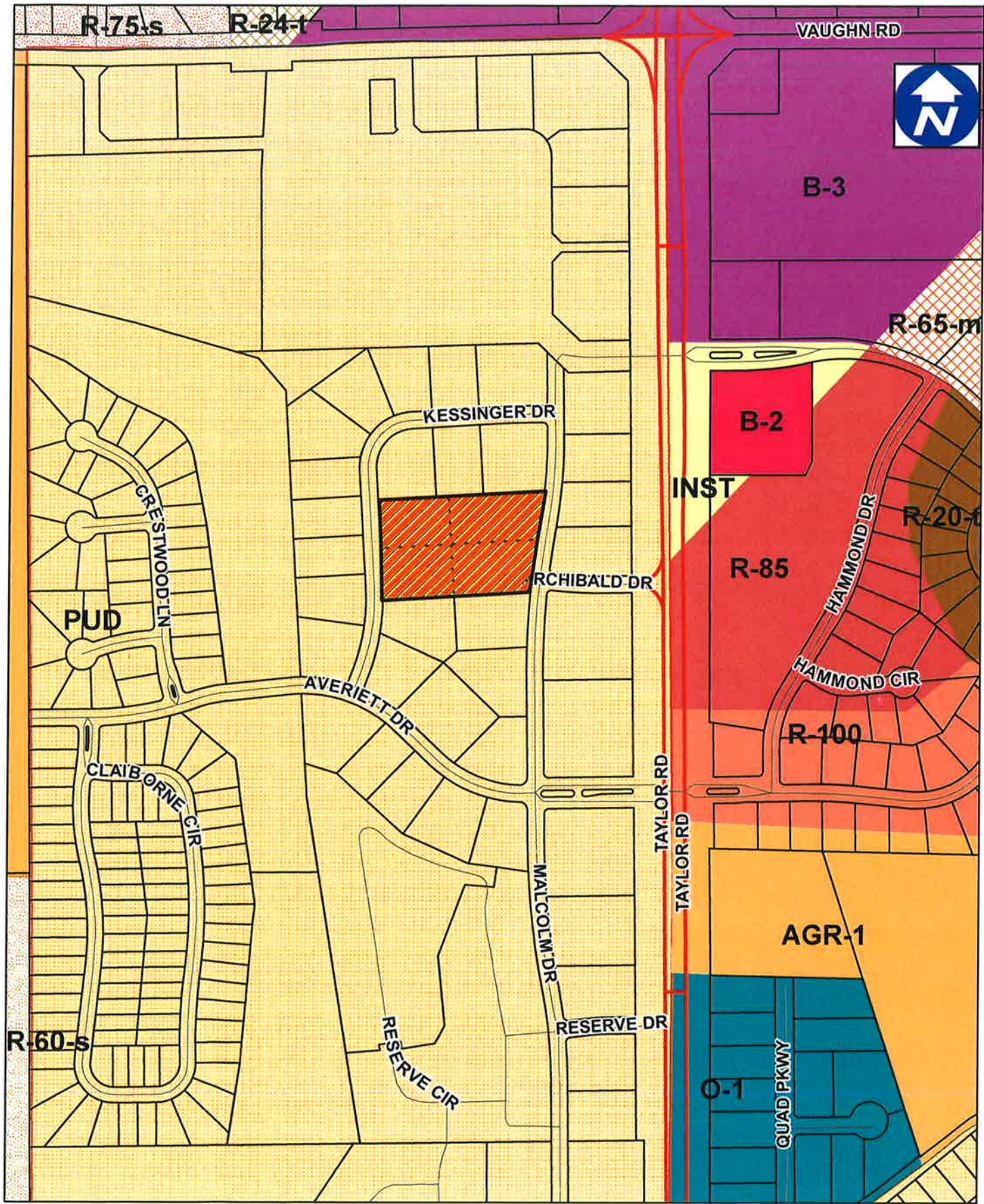
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE SUBJECT PROPERTY**  
 1 inch = 400 feet

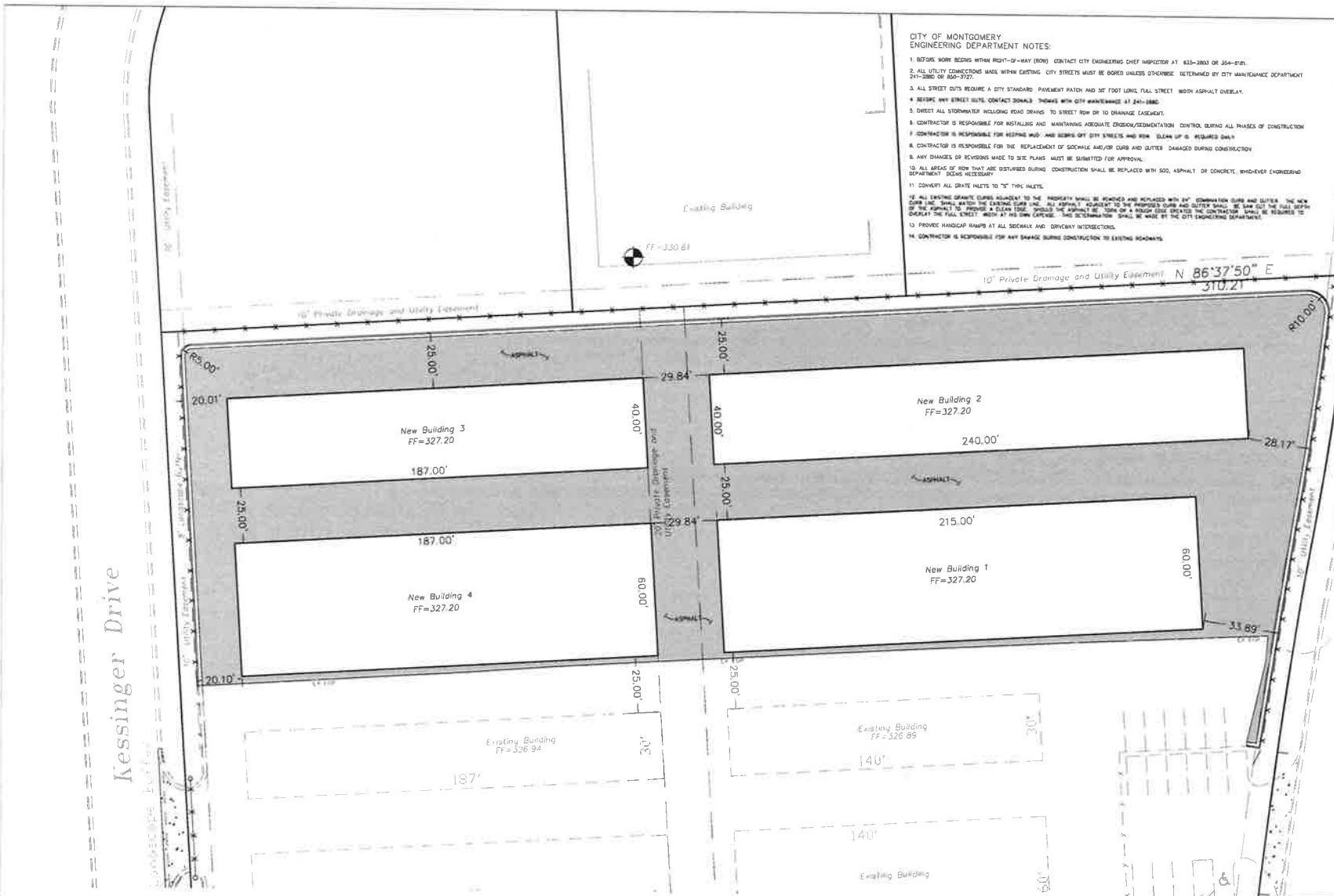
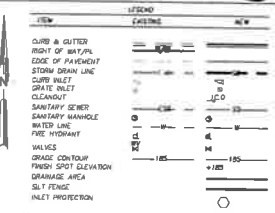


ITEM NO. 6A

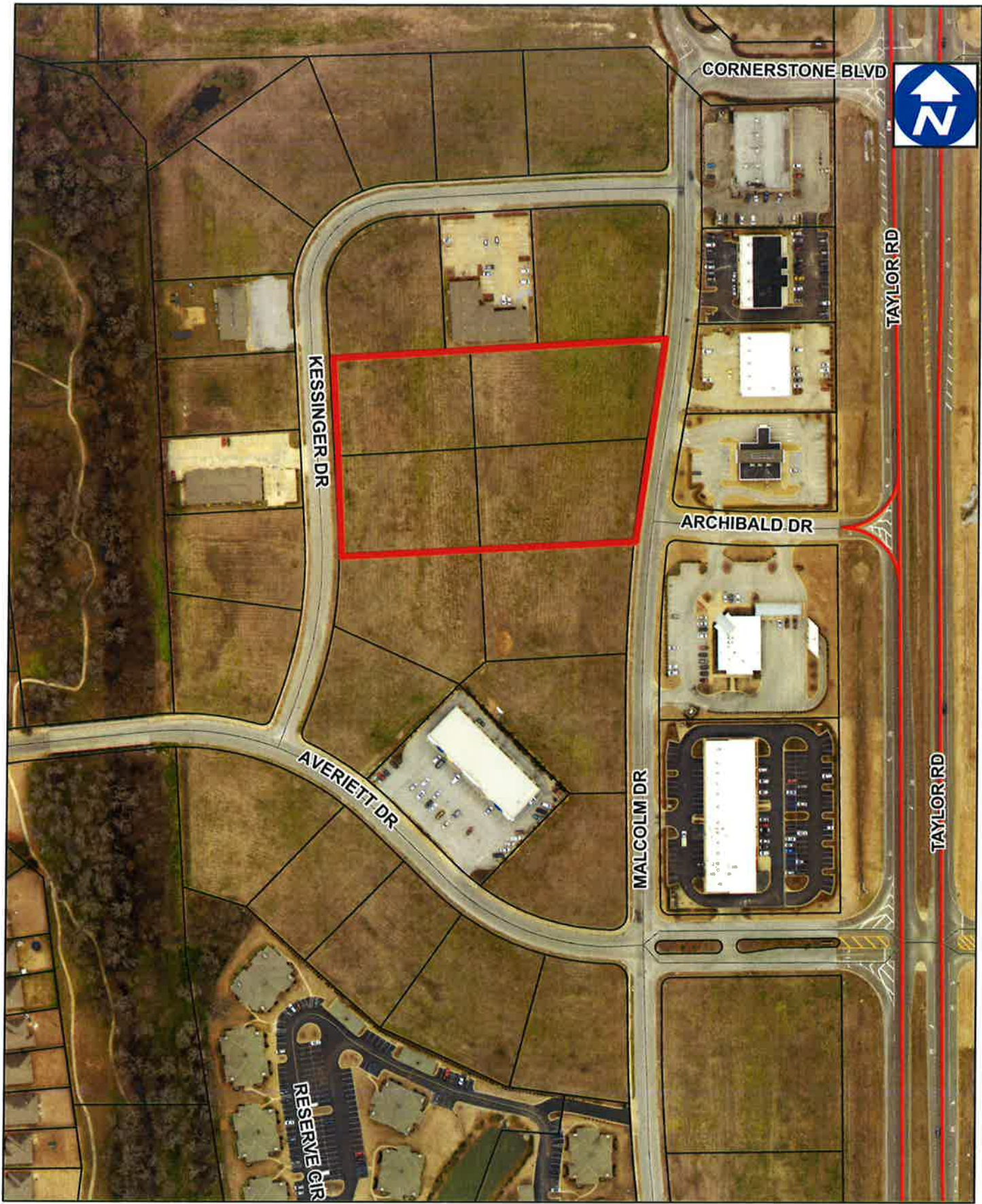


12

- CITY OF MONTGOMERY  
ENGINEERING DEPARTMENT NOTES:**
- BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW) CONTACT CITY ENGINEERING CHIEF INSPECTOR AT 655-2863 OR 354-8741.
  - ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT 241-2882 OR 860-3727.
  - ALL STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 30' FOOT LONG FULL STREET WIDTH ASPHALT OVERLAY.
  - BEFORE ANY STREET CLOSURE, CONTACT SIGNALS THROUGH WITH CITY MAINTENANCE AT 241-2882.
  - DIRECT ALL STORMWATER INCLUDING ROAD DRAINAGE TO STREET ROW OR TO DRAINAGE CATCHMENT.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE DUST/NOISE/DIRT CONTROL DURING ALL PHASES OF CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR KEEPING HOUSING AND SIGNS OFF CITY STREETS AND ROW CLEAR OF ALL OBSTRUCTIONS.
  - CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
  - ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
  - ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SO2, ASPHALT OR CONCRETE, UNLESS OTHERWISE SPECIFIED.
  - CONVERT ALL GRATE INLETS TO "T" TYPE INLETS.
  - ALL EXISTING GRATE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" CONCRETE CURB AND GUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT EQUIPMENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE 3" OR MORE OF A ROCK EDGE OR OTHER THE CONTRACTOR SHALL BE REQUIRED TO GRADUATE THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS OBLIGATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
  - PROVIDE ROADWAY RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.
  - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO EXISTING ROADWAYS.



SHEET TITLE		Site Plan	
PROJECT: Mini Warehouses Malcolm Drive PH II Montgomery, Alabama			
		<b>PILGREEN ENGINEERING, INC.</b> 10070 Highway 80 East, Montgomery, Alabama 36117 TEL: (334) 272-2897 FAX: (334) 244-8618	
DESIGNED BY: PEP	DRAWN BY: CAB	CHECKED BY: PEP	
DATE: 11-14-17	SCALE: 1" = 20'	FILENAME: 17-540	
REV:	REV:	SHEET 1 OF 5	



**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 200 feet



ITEM NO. 6C

7. 8933 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** AUM Climate Control, LLC

**SUBJECT:** Request final approval of Billingsley Place Commercial Plat No. 2A located on the west side of Malcolm Drive (3310 and 3330 Malcolm Drive) and the east side of Kessinger Drive (3421 and 3431 Kessinger Drive) in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats four (4) lots into one (1) lot for commercial use. Lot 1 (3.69 acres) has 325 ft. of frontage along Malcolm Drive and 319 ft. of frontage along Kessinger Drive. 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 objections.

**TRAFFIC ENGINEERING:** No objections.

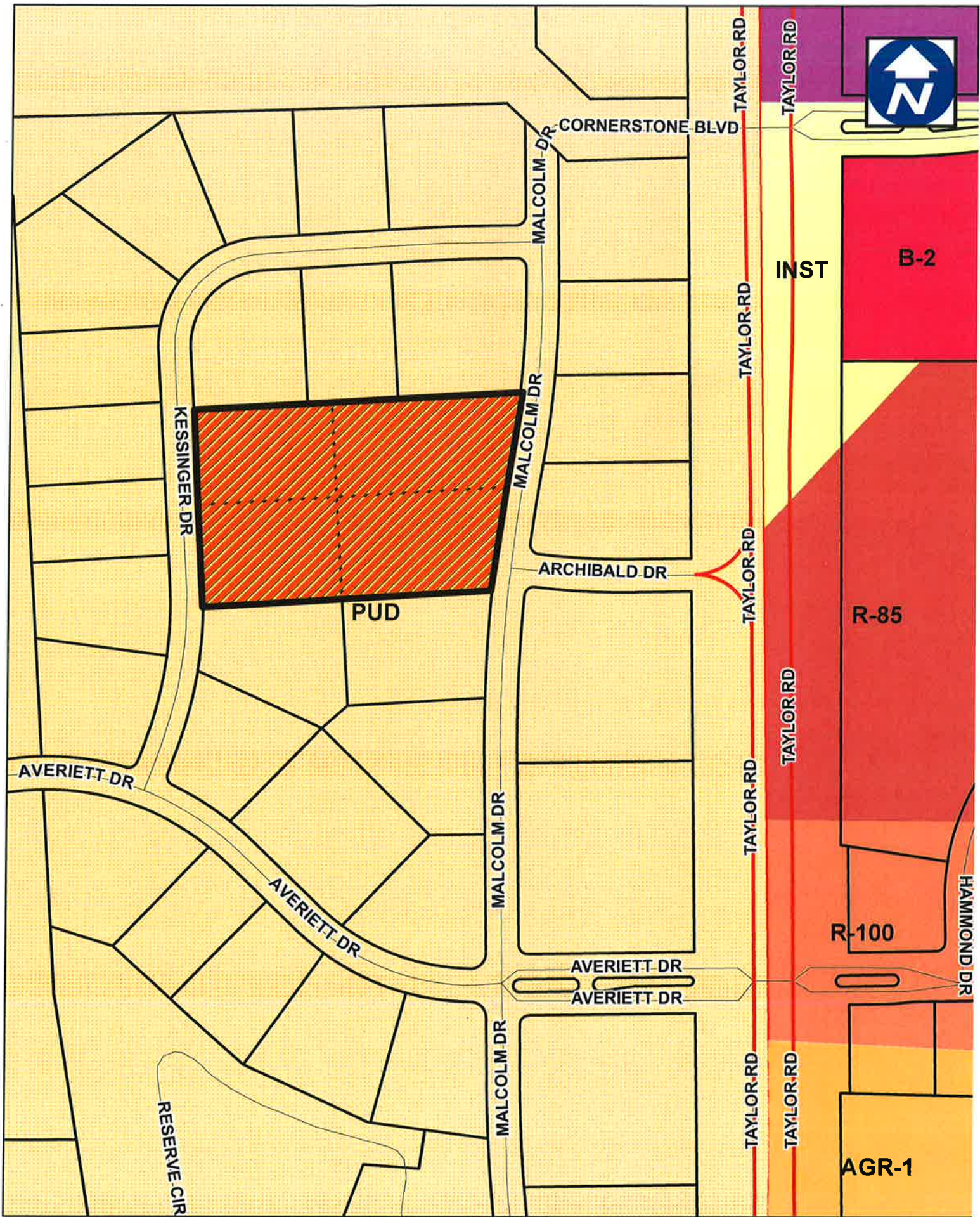
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A

MB

# Billingsley Place Commercial Plat No. 2A

Lot 8, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 7, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 6, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 9, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 5, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 10, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 4, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 11, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 3, Block F  
Billingsley Place Commercial  
Plat No. 1  
(Plat Book 49 Page 92)

Lot 1  
3.69 Acres±

Kessinger Drive  
(City Road)

Malcolm Drive  
(City Road)

BEING A REPLAT OF  
LOTS 4, 5, 6, 10  
BILLINGSLEY PLACE COMMERCIAL, PLAT NO. 1  
(PLAT BOOK 49 PAGE 92)

LOCATED IN  
WEST HALF OF SECTION 04  
TOWNSHIP 18 NORTH, RANGE 13 EAST  
MONTGOMERY COUNTY, ALABAMA  
CONTAINING 3.69 ACES

Pilgreen Engineering, Inc.

MONTGOMERY ALABAMA  
NOVEMBER 2017 1" = 30'

Drawn By	Office Check	Field Staked	Field Check	Book No.	Job No.
MTB	MTB	MLA	MLA	-	17-540

State of Alabama )  
Montgomery County )

I, Martin T. Blithen, 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 14TH day of November, 2017.



State of Alabama )  
Montgomery County )

The undersigned, [OWNER], LLC, an Alabama limited liability company, owner of the property shown above, hereby joins in, executes and signs the foregoing Surveyor's Certificate, Plat, Map and Declaration of Protective Easements, Conditions and Restrictions and adopts and approves this said instrument on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

[OWNER]  
an Alabama Limited Liability Company

By: \_\_\_\_\_  
Its Manager

State of Alabama )  
Montgomery County )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that [MANAGER], whose name as Manager of [OWNER], in the limited liability company's capacity as a Manager of Stonehouse, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being authorized of the contents of the instrument, he, on behalf of said company and with full authority, executed the same voluntarily and as the act of said limited liability company.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

This plat was submitted to the city planning commission of Montgomery, Alabama, on \_\_\_\_\_ and is approved according to the Code of Alabama 11-52-32.

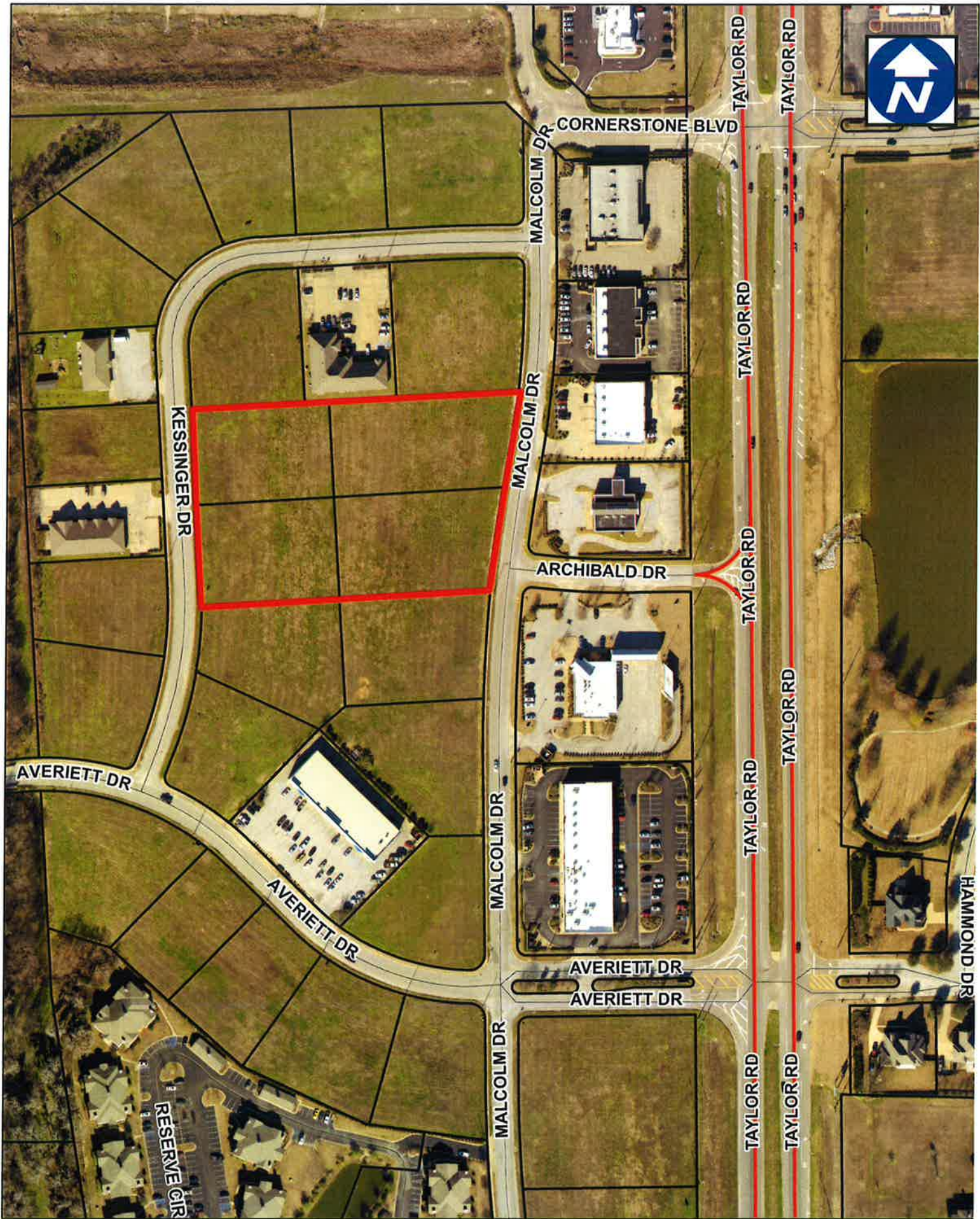
by: \_\_\_\_\_  
Thomas M. Tyson, Jr.  
Executive Secretary

NOTES:

- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
- 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.
- 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 ERRECTED ON ANY PART OF THESE EASEMENTS UNLESS DIMENSIONS OR CURVES ARE CHANGED UNLESS OTHERWISE NOTED.
- 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





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. 8932 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Melrose Properties, LLC

**SUBJECT:** Request final approval of Melrose Plat No. 2 located between Vaughn Road and Wisdomwood Road at the north end of Melbourne Circle and the east end of Melbourne Circle in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 43 lots for residential use. The lots will be developed as 60 ft. wide lots with 20 ft. front yards, 5 ft. rear yards, and 0 ft. side yards with 10 ft. between structures. Melbourne Circle (48 ft. ROW) will be extended north and turn south to connect with Melbourne Circle on the south side of the development. A new street (Melbourne Way 48 ft. ROW) is proposed to run east off Melbourne Circle. 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 objections.

**TRAFFIC ENGINEERING:** No objections.

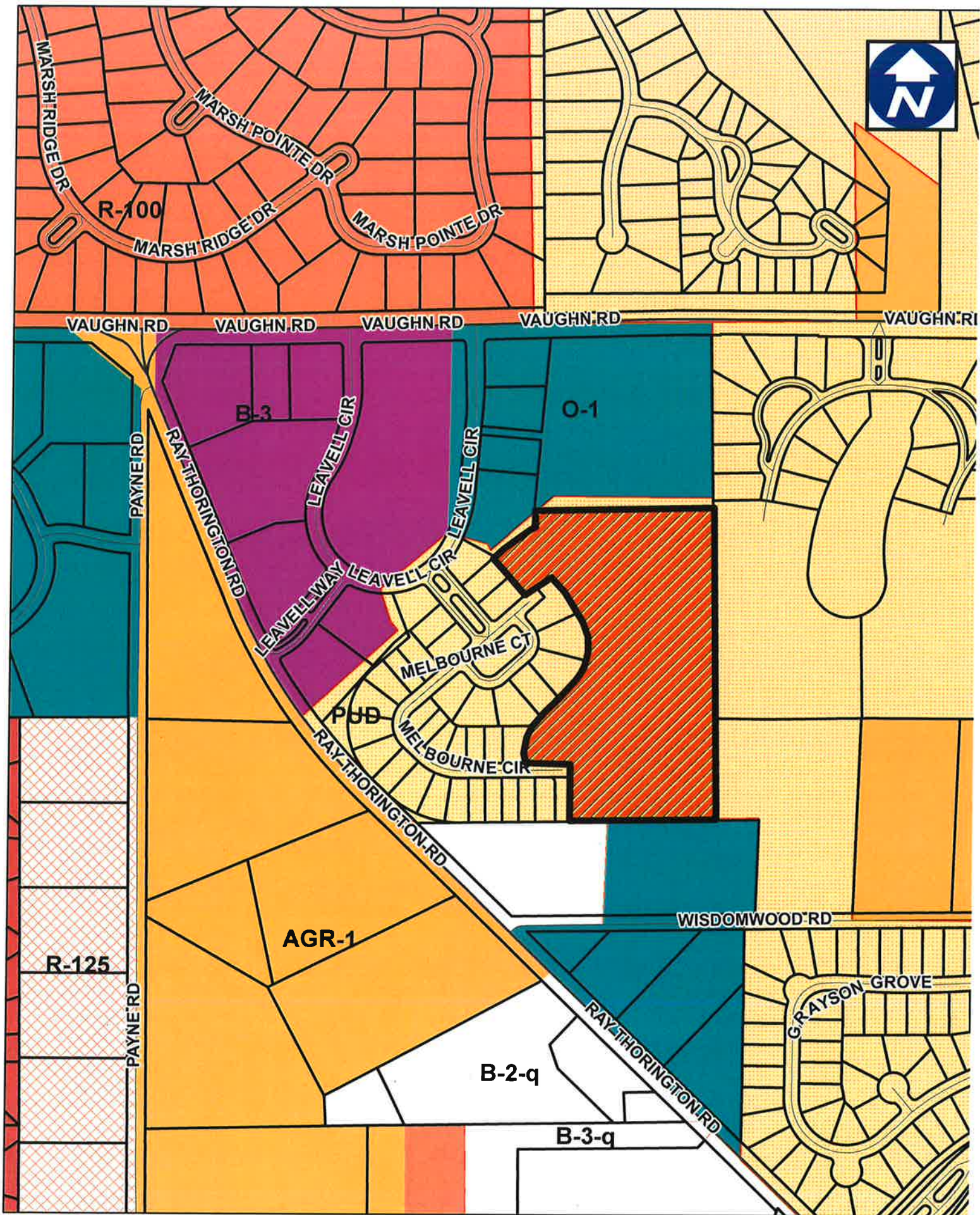
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



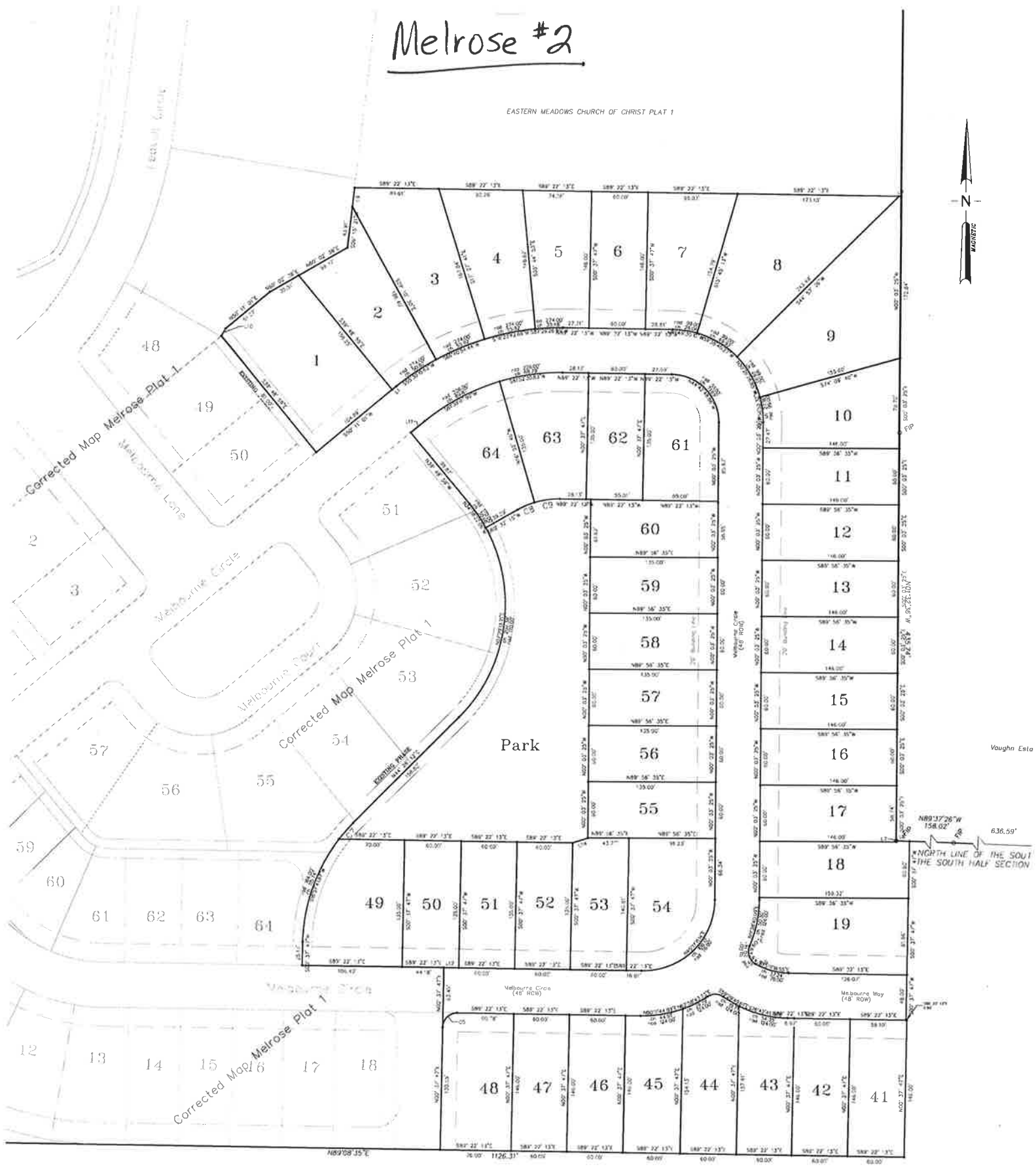
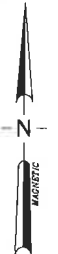
**PLATS**  
 1 inch = 400 feet

**SUBJECT PROPERTY**  **ITEM NO. 8A**

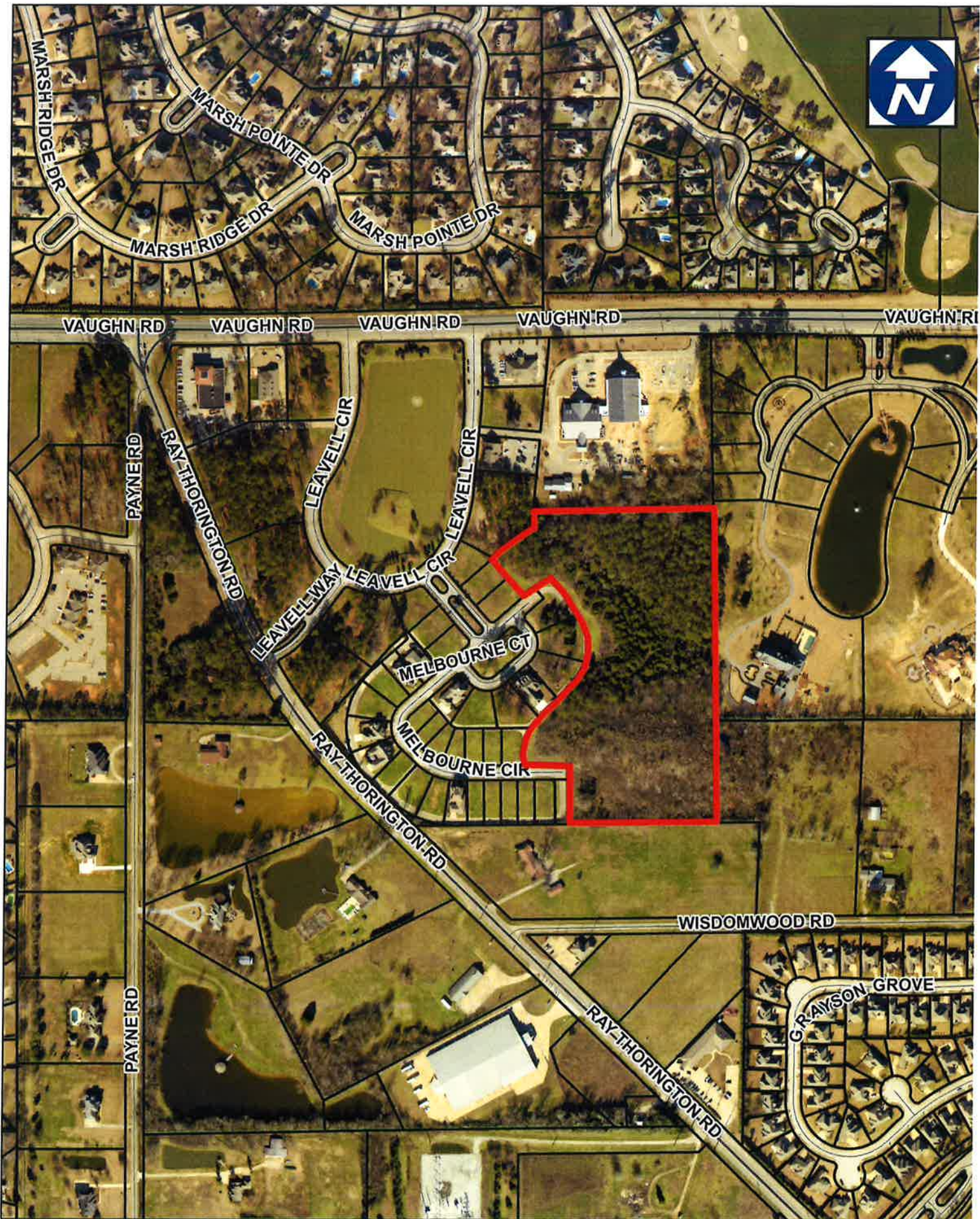


# Melrose #2

EASTERN MEADOWS CHURCH OF CHRIST PLAT 1



JB



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. 8934 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** George Goodwyn, Jr.

**SUBJECT:** Request final approval of Somerhill Plat No. 9 located at the northeast corner of Young Meadows Road and Berrydale Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates six (6) lots for residential use. The lots are proposed to be developed following the guidelines of other 65 ft. lots in this PUD development with 20 ft. front yards, 5 ft. side yards, and 0 ft. rear yards. 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 objections.

**TRAFFIC ENGINEERING:** No objections.

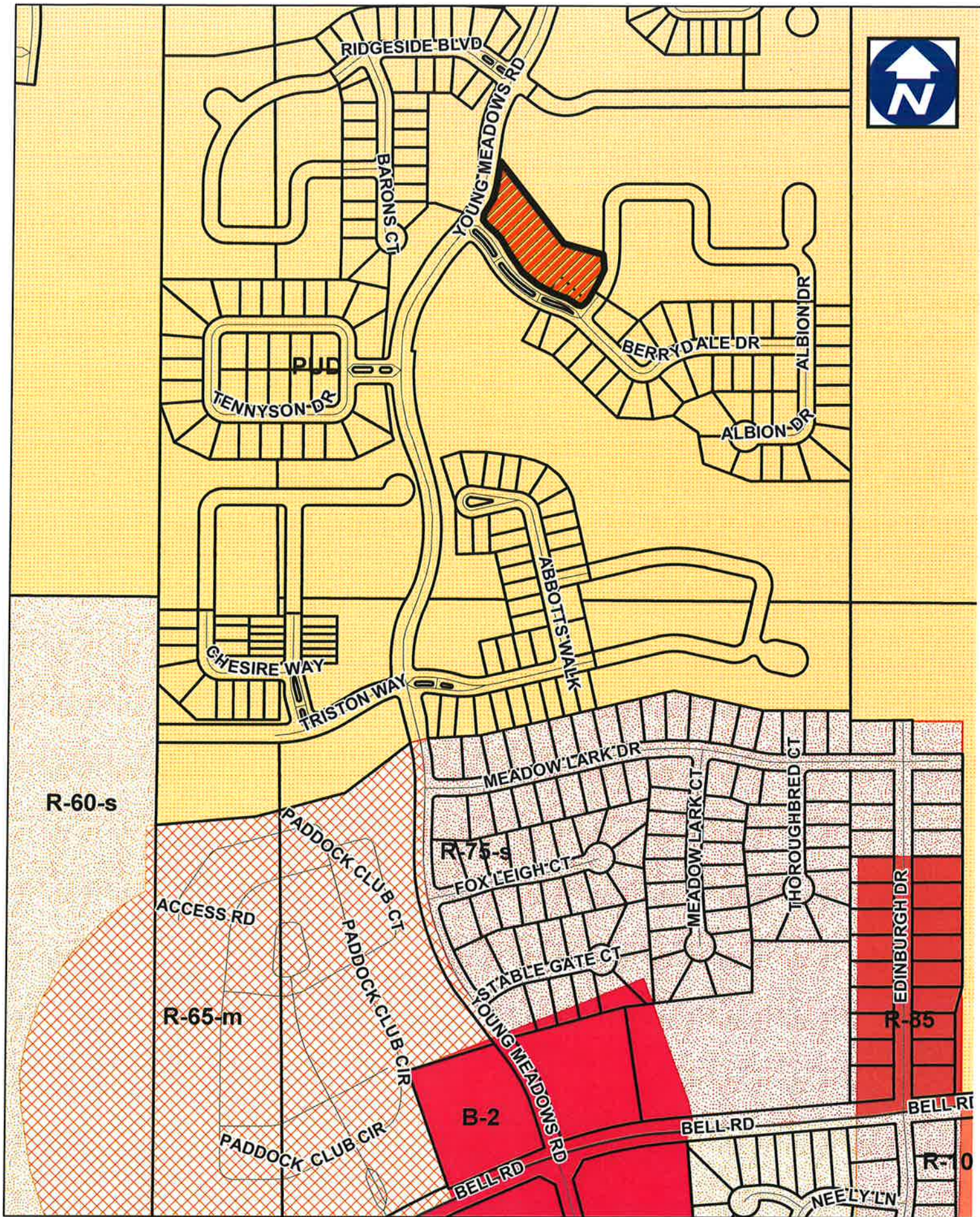
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

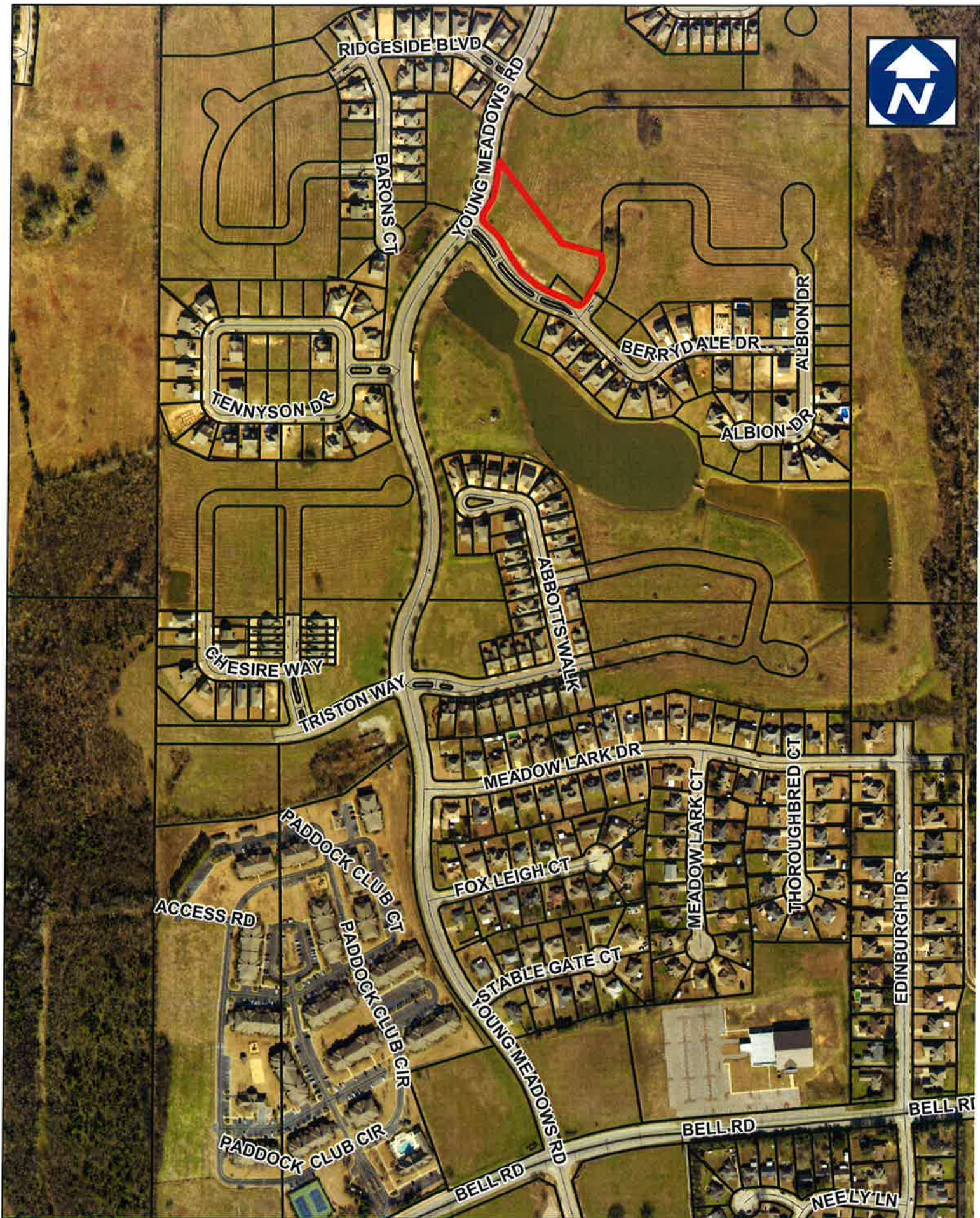
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. 8935 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** George Goodwyn, Jr.

**SUBJECT:** Request final approval of Somerhill Plat No. 10 located along Young Meadows Road and Triston Way in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 15 lots for residential use. The lots are proposed to be developed following the guidelines of other 55 ft. lots in this PUD development with 20 ft. front yards, 5 ft. side yards, and 0 ft. rear yards. 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



PUD

R-60-s

R-65-m

R-75-s

B-2

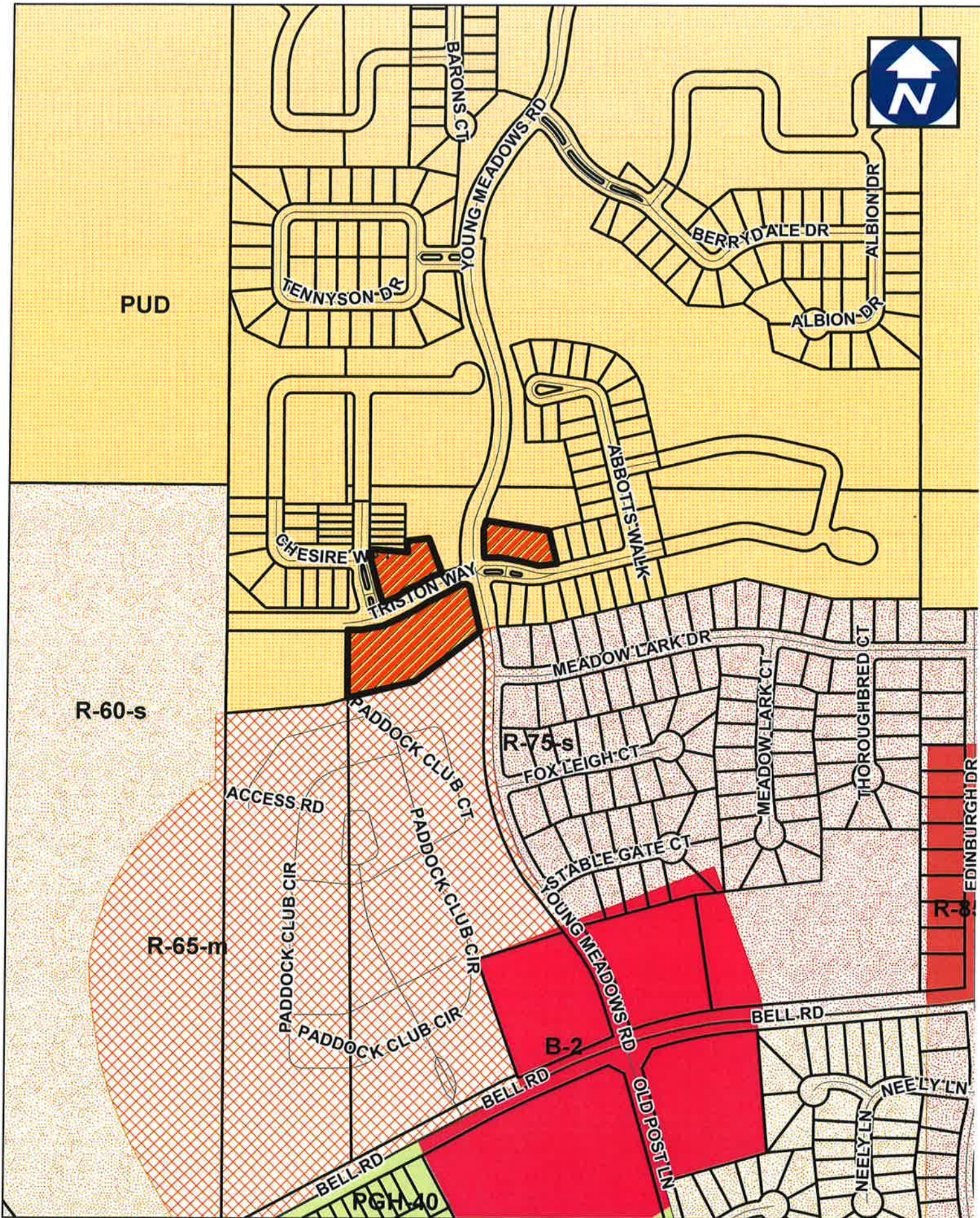
PGH 40

SUBJECT PROPERTY



ITEM NO. 10A

**PLATS**  
1 inch = 400 feet





102

# Somerhill Plat No. 10

LOCATED IN  
NE 1/4 and S/E 1/4 of SECTION 36, T-16-N, R-18-E  
MONTGOMERY COUNTY, ALABAMA  
CONTAINING 3.37 AC±

Pilgreen Engineering, Inc.

MONTGOMERY		ALABAMA	
NOVEMBER 2017		1" = 30'	
Drawn By	Office Checked	Field Checked	Book No.
CSB	WTS	-	19-305

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, MARTIN T. BLEBEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE BOUNDARIES SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINE OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND GRABING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ACCORDING TO MY SURVEY THIS IS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

MARTIN T. BLEBEN  
ALABAMA REG. NO. 14728

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

BY: \_\_\_\_\_  
CITY MANAGER

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

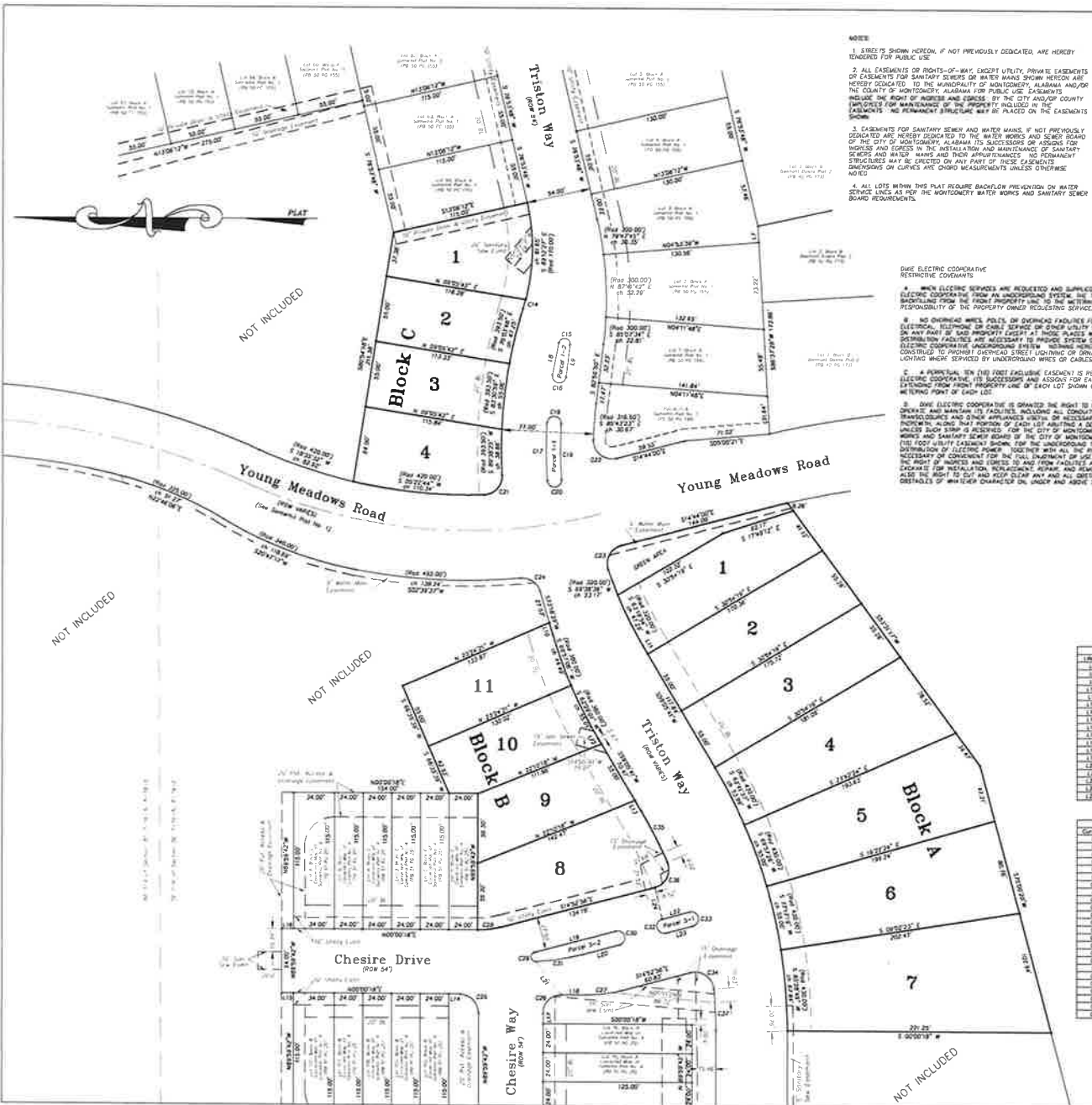
FOR AND IN FULL SATISFACTION OF THE sum of One Dollar (\$1.00), the receipt and sufficiency whereof is hereby acknowledged, the undersigned hereby agree to sell, convey, grant, release, quitclaim, or otherwise dispose of, in whole or in part, all that certain parcel of land, more or less, situated in the County of Montgomery, State of Alabama, and to be more fully described as follows: \_\_\_\_\_

The undersigned do hereby agree and understand that the agreement herein is and shall constitute a covenant running with the land and shall be binding upon the successors and assigns, until such time that drainage improvements are constructed to the satisfaction of the City of Montgomery.

[OWNER]

[MANAGER]

BY: \_\_\_\_\_  
[MANAGER]



- NOTES
1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.
  2. ALL EASEMENTS OF 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 ADDRESS AND ACCESS 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 AGENTS FOR NOTICE AND ACCESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE PLACED 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.

DIVE ELECTRIC COOPERATIVE RESTRICTIVE COVENANTS

A. WHEN ELECTRIC SERVICES ARE REQUESTED AND SUPPLIED BY THE DIVE ELECTRIC COOPERATIVE FROM AN UNDERGROUND SYSTEM, THE TRENCHING AND BACKFILLING FROM THE FRONT PROPERTY LINE TO THE METERING POINT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

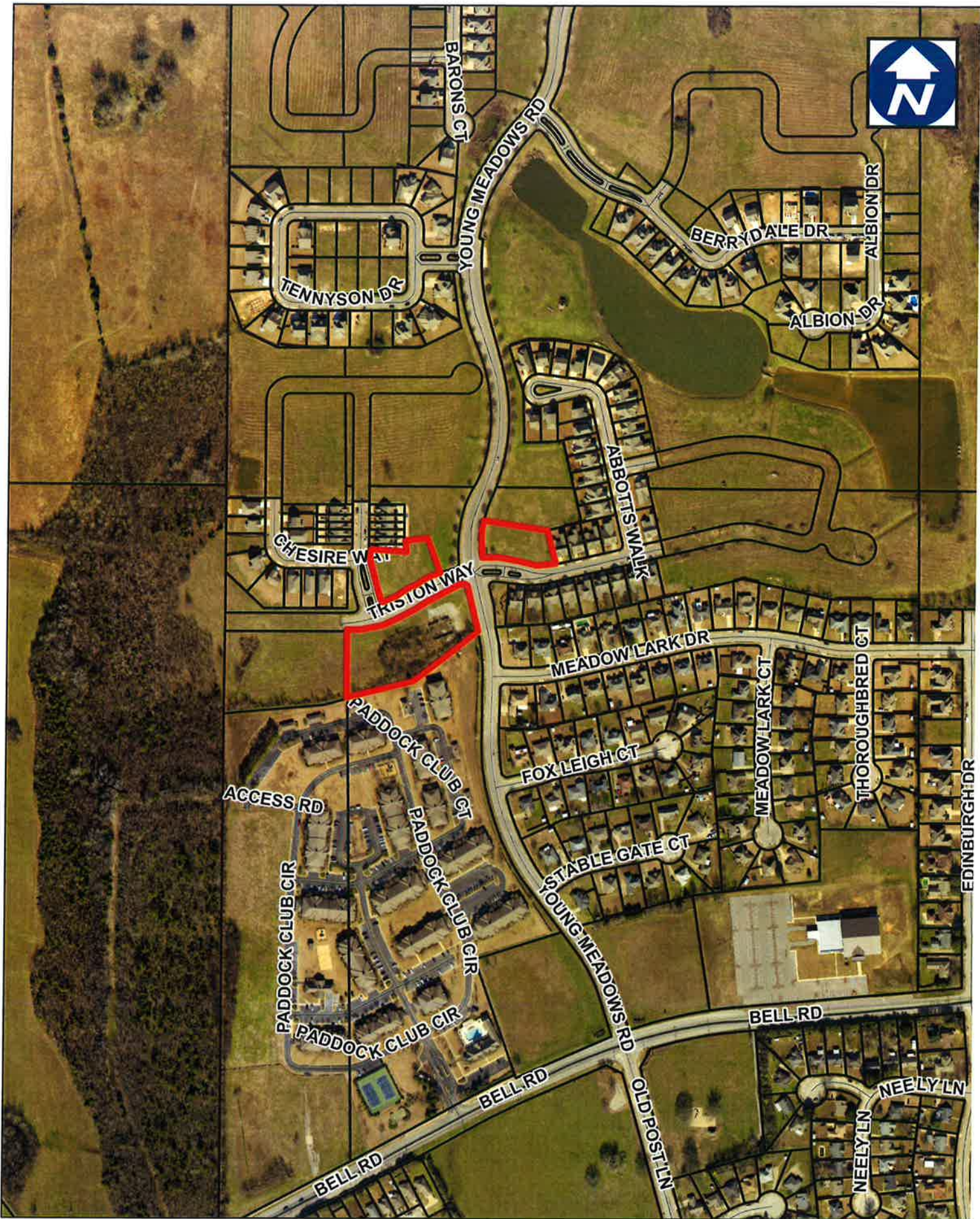
B. NO OVERHEAD WIRES, POLES OR OVERHEAD FACILITIES FOR ANY KIND OF ELECTRICAL, TELEPHONE OR CABLE SERVICE OR OTHER UTILITY SHALL BE PERMITTED ON ANY PART OF SAID PROPERTY EXCEPT WHERE PLACED UNDER SEVERE DISTRIBUTION FACILITIES ARE NECESSARY TO PROVIDE SUFFICIENT CAPACITY FOR DIVE ELECTRIC COOPERATIVE UNDERGROUND LINES. NOTHING HEREON SHALL BE CONSIDERED TO PROHIBIT OVERHEAD STREET LIGHTING OR REMANENT YARD LIGHTING MADE SERVICE BY UNDERGROUND WIRES OR CABLES.

C. A PERPETUAL, IN THE FIRST EXCLUSIVE EASEMENT IS HEREBY TO DIVE ELECTRIC COOPERATIVE, ITS SUCCESSORS AND ASSIGNS FOR EACH SERVICE LATERAL, EXTENDING FROM FRONT PROPERTY LINE OF EACH LOT DOWN ON THIS PLAT TO THE METERING POINT OF EACH LOT.

D. DIVE ELECTRIC COOPERATIVE IS GRANTED THE RIGHT TO CONDUCT, INSTALL, MAINTAIN AND REPAIR ITS FACILITIES, INCLUDING ALL CONDUITS, CABLES, TRENCHES AND OTHER APPLIANCE WITHIN OF NECESSARY IN CONNECTION WITH THIS EASEMENT. THE TRENCHING OF EACH LOT INCLUDING A DEDICATED STREET WORKS AND SANITARY SEWER BOARDS OF THE CITY OF MONTGOMERY, WITHIN THE DIVE ELECTRIC COOPERATIVE UNDERGROUND LINES, INCLUDING THE DESIGN, INSTALLATION AND DISTRIBUTION OF ELECTRIC POWER TOGETHER WITH ALL THE RIGHT AND PRIVILEGES NECESSARY TO CONDUCT THIS WORK, INCLUDING THE RIGHT TO CONDUCT THIS WORK, INCLUDING THE RIGHT TO BORROW AND ENTER TO AND FROM FACILITIES AND THE RIGHT TO REPAIR OR REPLACE OR REMOVE OR ALTER ANY FACILITIES AND THE RIGHT TO CUT AND KEEP CLEAR ANY AND ALL OBSTRUCTIONS OF DETAILS OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES.

LINE	LENGTH	BEARING
118	117.07	S 89°22'28" E
119	29.89	S 88°13'10" E
120	117.07	S 89°22'28" E
121	117.07	S 89°22'28" E
122	117.07	S 89°22'28" E
123	117.07	S 89°22'28" E
124	117.07	S 89°22'28" E
125	117.07	S 89°22'28" E
126	117.07	S 89°22'28" E
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197	117.07	S 89°22'28" E
198	117.07	S 89°22'28" E
199	117.07	S 89°22'28" E
200	117.07	S 89°22'28" E

BLK	LOT	AREA	PERCENT
C14	101	110.00	3.33620%
C15	102	110.00	3.33620%
C16	103	110.00	3.33620%
C17	104	110.00	3.33620%
C18	105	110.00	3.33620%
C19	106	110.00	3.33620%
C20	107	110.00	3.33620%
C21	108	110.00	3.33620%
C22	109	110.00	3.33620%
C23	110	110.00	3.33620%
C24	111	110.00	3.33620%
C25	112	110.00	3.33620%
C26	113	110.00	3.33620%
C27	114	110.00	3.33620%
C28	115	110.00	3.33620%
C29	116	110.00	3.33620%
C30	117	110.00	3.33620%
C31	118	110.00	3.33620%
C32	119	110.00	3.33620%
C33	120	110.00	3.33620%
C34	121	110.00	3.33620%
C35	122	110.00	3.33620%
C36	123	110.00	3.33620%
C37	124	110.00	3.33620%
C38	125	110.00	3.33620%
C39	126	110.00	3.33620%
C40	127	110.00	3.33620%
C41	128	110.00	3.33620%
C42	129	110.00	3.33620%
C43	130	110.00	3.33620%
C44	131	110.00	3.33620%
C45	132	110.00	3.33620%
C46	133	110.00	3.33620%
C47	134	110.00	3.33620%
C48	135	110.00	3.33620%
C49	136	110.00	3.33620%
C50	137	110.00	3.33620%
C51	138	110.00	3.33620%
C52	139	110.00	3.33620%
C53	140	110.00	3.33620%
C54	141	110.00	3.33620%
C55	142	110.00	3.33620%
C56	143	110.00	3.33620%
C57	144	110.00	3.33620%
C58	145	110.00	3.33620%
C59	146	110.00	3.33620%
C60	147	110.00	3.33620%
C61	148	110.00	3.33620%
C62	149	110.00	3.33620%
C63	150	110.00	3.33620%
C64	151	110.00	3.33620%
C65	152	110.00	3.33620%
C66	153	110.00	3.33620%
C67	154	110.00	3.33620%
C68	155	110.00	3.33620%
C69	156	110.00	3.33620%
C70	157	110.00	3.33620%
C71	158	110.00	3.33620%
C72	159	110.00	3.33620%
C73	160	110.00	3.33620%
C74	161	110.00	3.33620%
C75	162	110.00	3.33620%
C76	163	110.00	3.33620%
C77	164	110.00	3.33620%
C78	165	110.00	3.33620%
C79	166	110.00	3.33620%
C80	167	110.00	3.33620%
C81	168	110.00	3.33620%
C82	169	110.00	3.33620%
C83	170	110.00	3.33620%
C84	171	110.00	3.33620%
C85	172	110.00	3.33620%
C86	173	110.00	3.33620%
C87	174	110.00	3.33620%
C88	175	110.00	3.33620%
C89	176	110.00	3.33620%
C90	177	110.00	3.33620%
C91	178	110.00	3.33620%
C92	179	110.00	3.33620%
C93	180	110.00	3.33620%
C94	181	110.00	3.33620%
C95	182	110.00	3.33620%
C96	183	110.00	3.33620%
C97	184	110.00	3.33620%
C98	185	110.00	3.33620%
C99	186	110.00	3.33620%
C100	187	110.00	3.33620%
C101	188	110.00	3.33620%
C102	189	110.00	3.33620%
C103	190	110.00	3.33620%
C104	191	110.00	3.33620%
C105	192	110.00	3.33620%
C106	193	110.00	3.33620%
C107	194	110.00	3.33620%
C108	195	110.00	3.33620%
C109	196	110.00	3.33620%
C110	197	110.00	3.33620%
C111	198	110.00	3.33620%
C112	199	110.00	3.33620%
C113	200	110.00	3.33620%



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

100

11. RZ-2017-021 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Mike Ashcraft

**SUBJECT:** Request to rezone one (1) parcel of land containing located on the east side of the Wetumpka Highway (4320 Wetumpka Highway), approximately 250 ft. south of Old Wetumpka Highway, from an AGR-2 (General Agriculture) Zoning District to an M-3 (General Industrial) Zoning District.

**REMARKS:** The adjacent property has B-2 (Commercial) zoning to the north and south, and AGR-2 (General Agriculture) zoning to the east and west. The intended use for this property if rezoned is for a doggy day care facility (animal kennel) which is allowed in an M-3 (General Industrial) Zoning District. Commercial districts allow animal kennels on appeal to the Board of Adjustment. The Land Use Plan recommends commercial and residential use.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

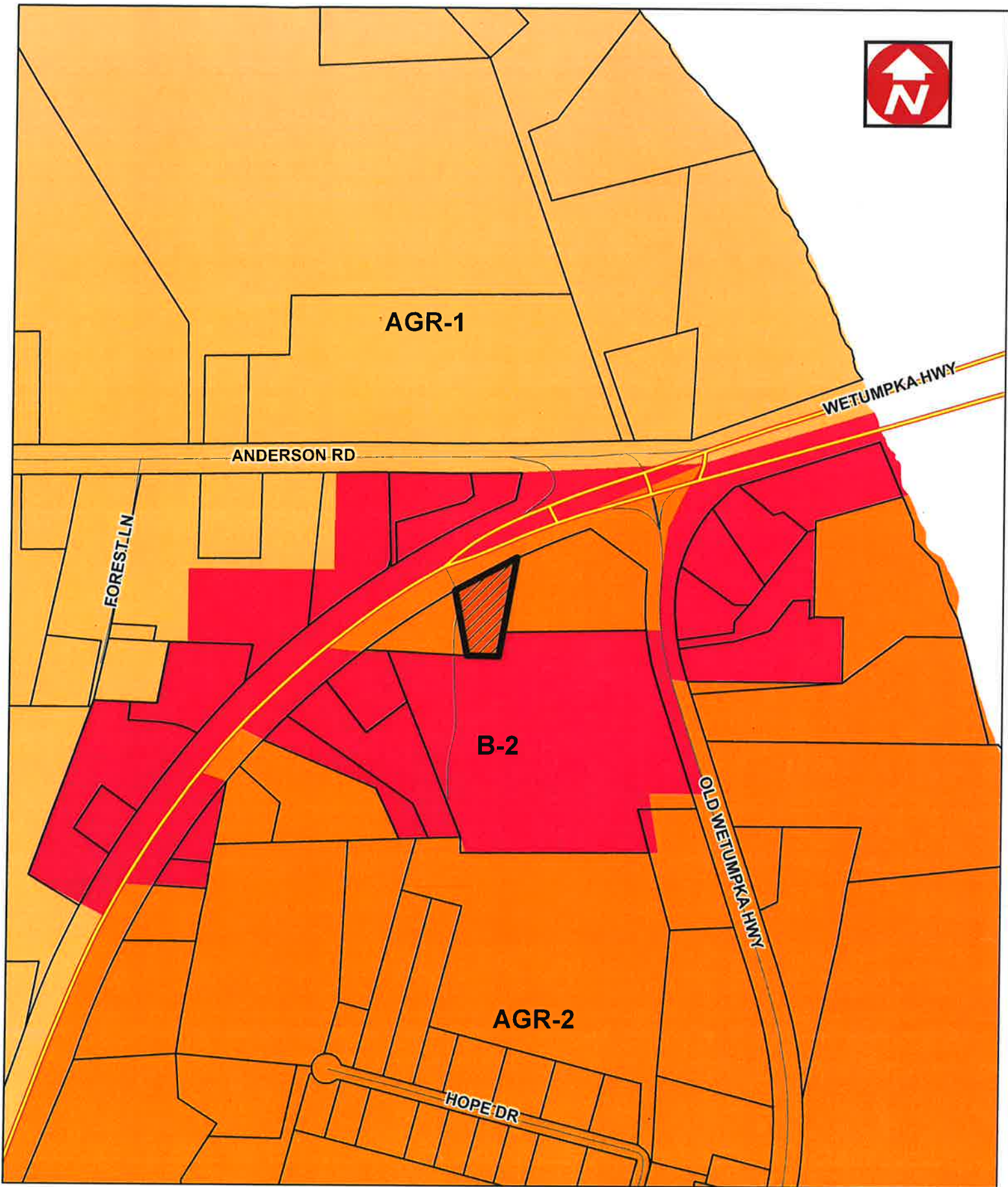
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

1 inch = 400 feet

**SUBJECT PROPERTY**



FROM AGR-2 TO M-3

FILE NO. R2-2017-021

ITEM NO. 11A



ANDERSON RD

WETUMPKA HWY

PRIVATE DR

OLD WETUMPKA HWY

**REZONING REQUEST**

**SUBJECT PROPERTY**



FILE NO. R2-2017-021

1 inch = 200 feet

FROM AGR-2 TO M-3

ITEM NO. 118

12. DP-1975-151 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Mashburn RV Park

**SUBJECT:** Public hearing for a development plan for the use of three (3) existing buildings, three (3) new buildings, and a recreational vehicle park to be located on the southwest and southeast corners of Shady Street and Lenora Street in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct three (3) new buildings and use one (1) existing building for boat storage. There are two (2) additional existing buildings that will be used for office, wash rooms and showers. There will be a controlled access gate on Lenora Street south of Shady Street (Lenora Street will be vacated). There will be a 20 ft. all weather driveway thru out the park, servicing a total of 30 RV spaces. The RV spaces will have a gravel or concrete parking pad, and a concrete patio. There are emergency access gates off of Shady Street and Joseph Street (a portion of Joseph Street will be vacated). All applicable requirements will be met. An application will be submitted to the Board of Adjustment for necessary variances at a later date.

**CITY COUNCIL DISTRICT:** 3

**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.

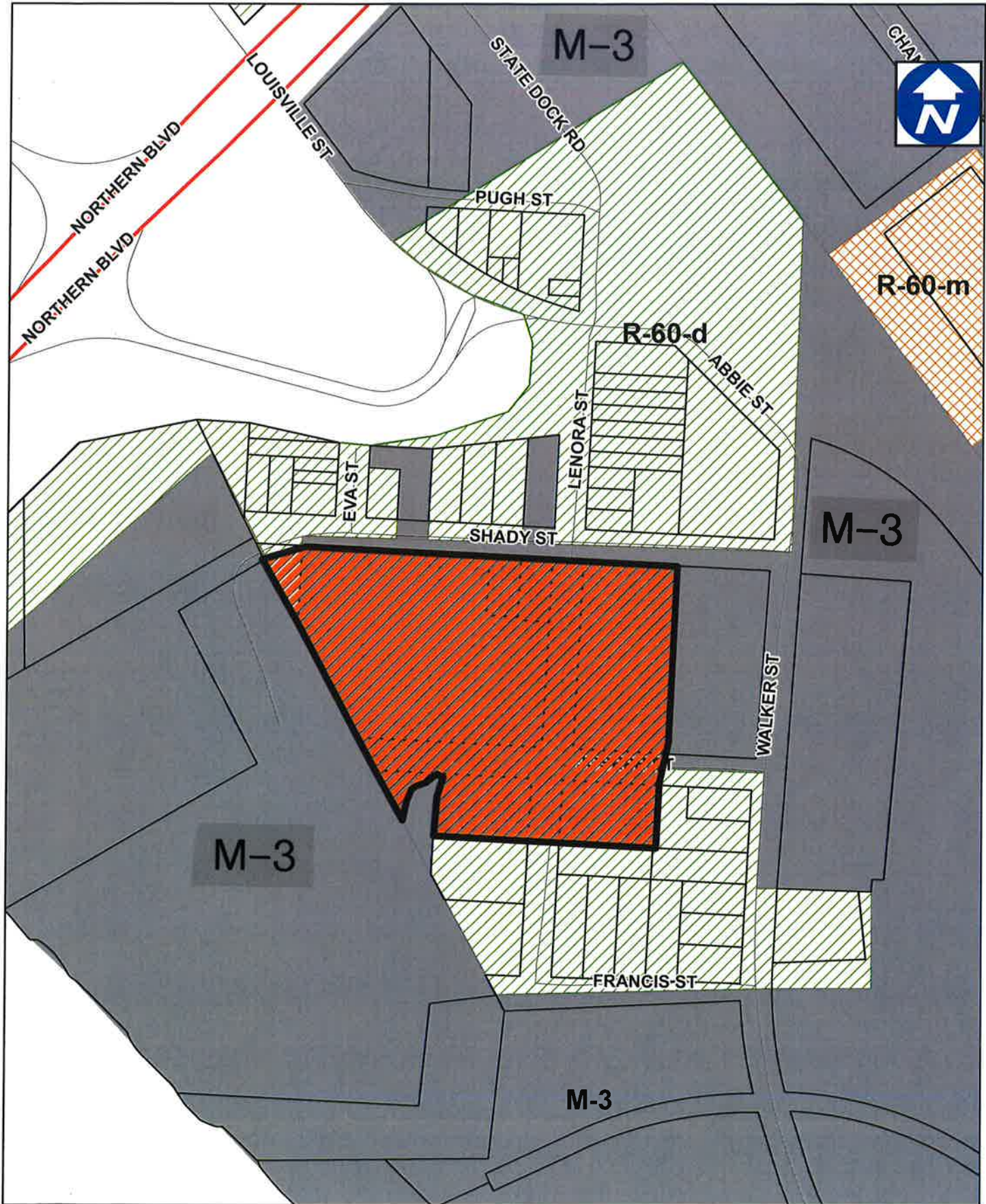
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 12A







DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 12C

13. 8936 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Lewis and Karen Mashburn, LLC

**SUBJECT:** Request final approval of Mashburn R.V. Park Plat No. 1 located on the southwest and southeast corners of Shady Street and Lenora Street in an M-3 (General Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for a recreational vehicle park. A portion of Joseph Street and Lenora Street are proposed to be vacated. Lot A (5.44 acres) will have 628 ft. of frontage along Shady Street and a depth of 450 ft. 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.

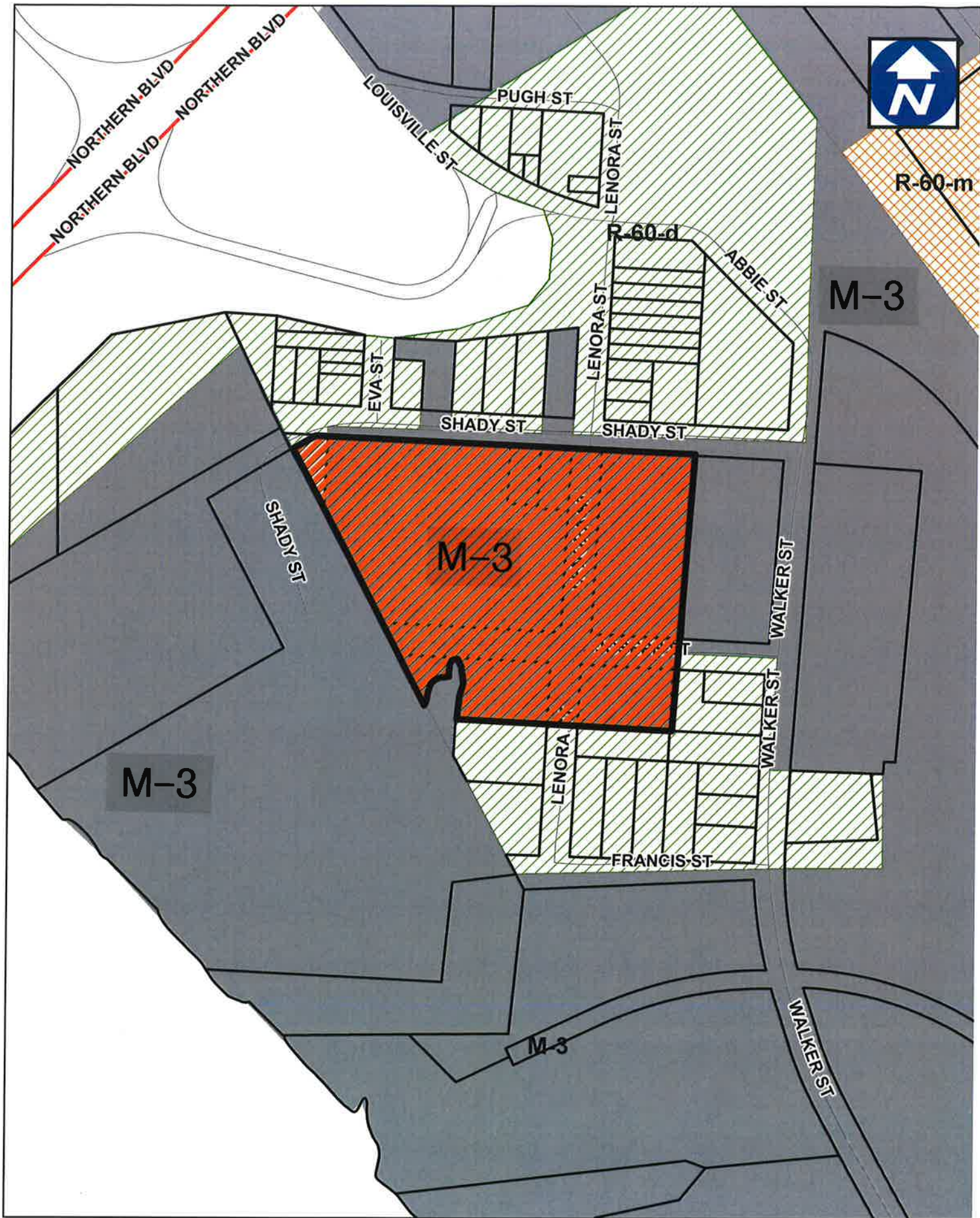
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 13A





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

130