



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
February 27, 2024
TIME: 3:00 PM**

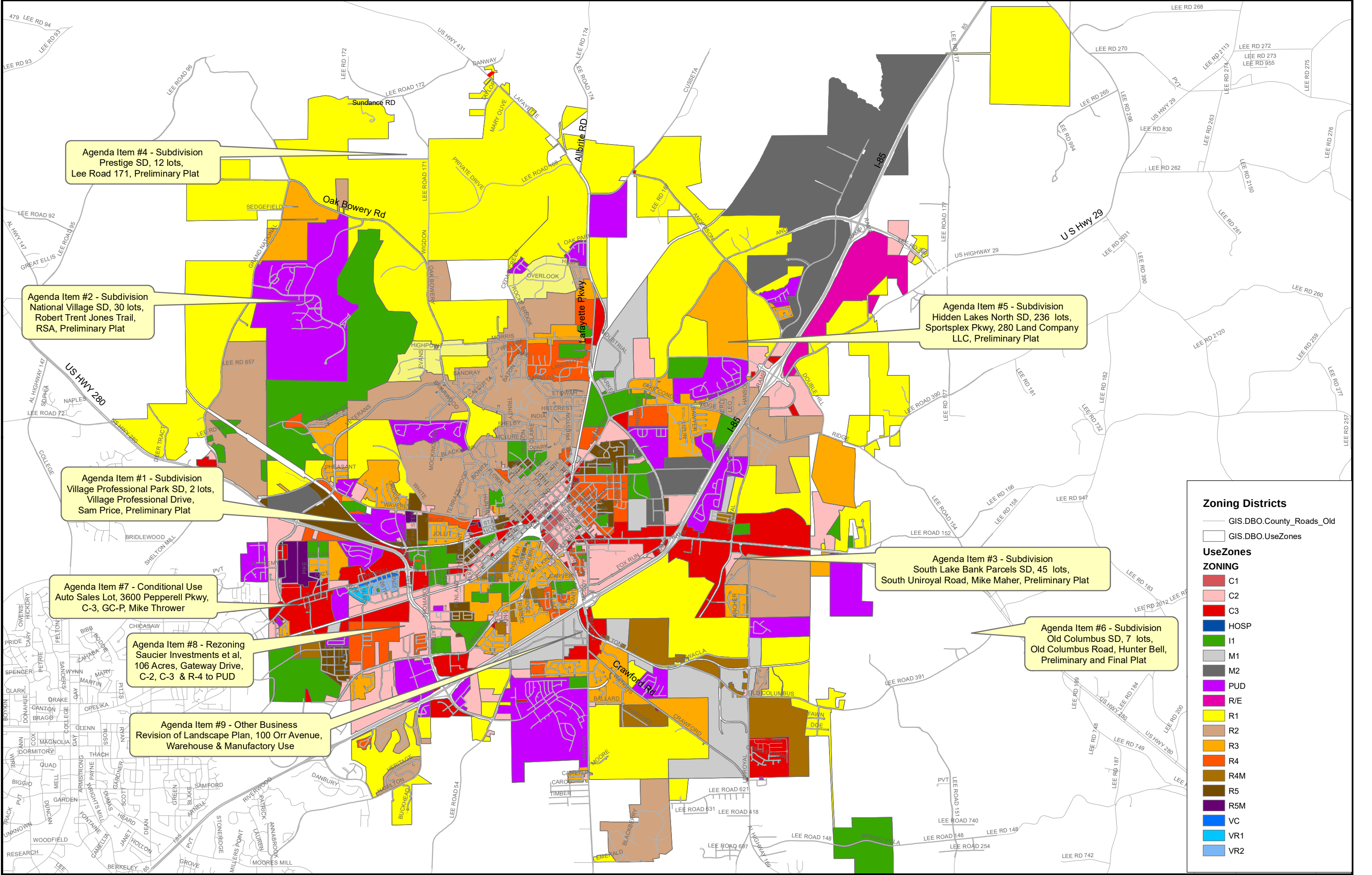
- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. UPDATE ON PREVIOUS PC CASES
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 1. Redivision of Lots 2-B-1A, 5, and 6 Village Professional Park, First Revision, 2 lots, accessed from Village Professional Parkway, Sam Price, authorized representative for East Alabama Healthcare Authority, Preliminary Approval.
 2. National Village, Plat 1E, 30 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills and Cawood, LLC, authorized representative for Retirement Systems of Alabama, Preliminary Approval
 3. South Lake Bank Parcels Redivision of Lot 2, 45 lots accessed from South Uniroyal Road, Chao Han, Preliminary Approval
 4. Prestige SD, 12 lots, accessed from Lee Road 171, David A Filgo, Preliminary Approval
 5. Hidden Lakes North SD, 236 lots, accessed from Sportsplex Parkway, Blake Rice, Barrett-Simpson, Inc., authorized representative for 280 Land Company LLC, Preliminary Approval.
 - B. **Preliminary and Final Plat - Public Hearing**
 6. Old Columbus SD, Redivision of Lot 1, 7 lots, accessed from Old Columbus Road, Hunter Bell, Preliminary and Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 7. William Robert Ogletree, authorized representative for TO Properties LLC, at 3600 Pepperell Parkway, C-3, GC-P, Auto sales lot.
 - D. **REZONING - Public Hearing**
 8. (a) Amendment to the Future Land Use Map accessed from Gateway Drive, 106 acres, from a light commercial and general commercial land use category to a mixed use category (residential and commercial).

(b) Rezoning request, Blake Rice, Barrett-Simpson authorized representative for Saucier Investments LLC and others, 106 acres, accessed at Gateway Drive and Cunningham Drive, from a C-2, C-3 and R-4 to a PUD.

E. **OTHER BUSINESS - Conditional Use Amendment**

9. Amendment to a conditional use approved at the September 2023 Planning Commission meeting for Jake Whaley, authorized representative for PFI, Ltd., The location of the front property line along Marvyn Parkway determined the approved berm & landscaping be replaced with heavier evergreen screening and oak trees to add height and plant variety. Along the south property line, hollies are proposed to enhance screening between the proposed commercial use and the adjacent residential zone. Changes to plant materials are also proposed along the north property line to enhance landscaping.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”





PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

January 23, 2024

TIME: 3:00 PM

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting January 23, 2024 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Councilman George Allen, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Jay Walters, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mrs. Claire Barber, Planning and Zoning Technician
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes December 19, 2023

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that there are no updates on previous cases.

IV. NEW BUSINESS

A. **REZONING - Public Hearing**

1. (a) Amendment to the Future Land Use Map, accessed from 414 N 10th Street, 1.24 acres, from a medium density residential land use category to an institutional land use category.

(b) Rezoning request, Mary Allison Wilmarth Kovak, authorized representative for Thomas J. Rodi, Archbishop of Mobile, a Corporation sole, 1.24 acres, accessed at 414 N 10th Street, from R-2 to I-1

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 1.24 acres accessed at 414 North 10th Street, from R-2 to I-1. He stated that Planning Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the 1.24 acres property from R-2 to I-1.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the lot is currently served by a standard ¾" Domestic and Irrigation Water meters fed from 5th Avenue.

Chair Cannon opened the public hearing for the rezoning request and the amendment to the Future Land Use Map at the same time.

Berry Whatley, 400 North 9th Street, stated that he was against this because of the rezoning and the proposed bed and breakfast. He stated that he didn't want the other uses allowed in the I-1 zone, including dentists and daycare centers, to be allowed in this neighborhood. He stated that if the owners sell the property in 5 years, it could be a daycare center and that it didn't belong in the Historic District. He stated that he was concerned about what would happen when the three other houses that the church owns go up for sale, and that he was concerned about setting a precedent. He stated that his neighbors have said that they don't want to be across the street from an event center where there will be parties at night and weddings. He stated that he felt the church should put it back on the market at a reasonable price. He stated that he would rather the house be torn down and be a green lot than be a daycare center or a dentist office.

Temple Anderson, 2607 Hillview Lane, stated that he was representing the eldership at the 10th Street Church of Christ. He stated that they were not in favor of this because of the venue and the sale and consumption of alcohol. He stated that he didn't think it was a good thing for the church.

Steve Lock, 501 North 10th Street, stated that he has put a lot of money into his house, and spends a lot of time outside on the deck. He stated that the church is loud and they don't want to have to deal with the traffic and noise that are going to go with this. He stated that this is not what they want.

Megan Perdomo, 1015 4th Avenue, asked if the Planning Commission has done any analysis on if the proposed commercial venture and the change in zoning is compatible with the surrounding area?

Chair Cannon stated that the owner of the property wants to rezone it, and that the Planning Commission hears the request.

Megan Perdomo stated that she was against this. She stated that she felt there was no research done to justify this rezoning and that this could be considered spot zoning. She stated that spot zoning could be illegal, especially if it benefits private parties and diminishes the property values of the surrounding property. She asked if there has been any plan to limit commercial activities such as noise? She stated that there are noise ordinances for residential zoning, but

that there isn't for I-1. She asked about limits for delivery and dropoffs for the event center? She stated that the property has only been on the market for 90 days and hasn't been sitting on the market for a long time. She asked if this would be more similar to an Airbnb or a bed and breakfast? She asked how the outdoor events would work?

Julie Lock, 501 North 10th Street, stated that she was speaking for her neighbors Tony and Phyllis McCarty at 505 North 10th Street. She stated that they were disappointed that this property was proposing to be rezoned. She stated that if this becomes an event center or a bed and breakfast, it defeats everything that they have done to preserve the Historic District. She read a letter from the McCarty's "concerning the property located at 414 North 10th Street, we do not want the zoning to be changed from medium density residential land use category to an institutional land use category. We are concerned that our property values will decrease with the change. We are also concerned about the noise and the traffic this change will bring to the neighborhood. Since we work during the hours of this meeting we are sending our concerns in writing. Thank you."

Charles Brewer, 315 North 10th Street, stated that his biggest concern was the rezoning and that what can be allowed in the Institutional zone is concerning. He stated that he is concerned about trash getting worse and that it could eventually become a doctors office or daycare.

Catherine Staunton, 425 Bush Creek Road, stated that she loves Opelika and she hopes this doesn't degrade the neighborhood and set off a chain reaction that will ruin that beautiful space.

Angela George, 106 North 4th Street, stated that she got excited when she saw this on the agenda. She stated that she didn't understand why people were wanting to preserve homes, but not wanting to use them for other uses. She stated that she comes from New England and that a lot of the homes there are too big and expensive so they are being turned into bed and breakfasts and boutique hotels. She stated that preservation is so important to the economy. She stated that she hoped the house could continue to stand, and she noted that the Kovaks have done exquisite work on Zazu and The Well. She stated that they are the best stewards of the property that they own and that they live in Opelika and are very involved and invested in the community. She stated that the person who is willing and able to preserve this home and bring it back to it's original glory should be given the opportunity to do that.

Rush Denson, 400 North 8th Street, stated that he is the Chairman of the Historic Preservation Commission, and that he hand picked the Kovaks to restore this home. He stated that he showed it to others who were turned off immediatly due to the work and expense required for this home. He stated that Jonathan Wilmarth is in construction and is interested in seeing this home saved and restored. He stated that at this time neither the Kovaks nor Jonathan Wilmarth can occupy this home full time, but they have not ruled that out as something that could be an option given time. He stated that with the thought of the home being torn down or purchased by someone not qualified to do what is needed, they decided to go forward with the project. He stated that their hope is to make the home a place that the community can visit by offering it as a space for smaller events or controlled overnight guests with guarded requirements and not offered as an Airbnb. He stated that their personal investments will be substantial, and therefore they will naturally be careful to protect their investments and remain cognizant of the neighbors and the community. He noted that the community was in an uproar when this home was purchased by the Catholic Church for fear of it being torn down. He stated that this is an opportunity to not only save it, but bring it back to it's former glory. He noted that the current owners could demolish this property or their other properties if a developer wanted a clean slate to build a high density development. He noted that there are similar homes in the Historic District that operate under the rules in which the Kovaks intend to abide. He stated that their

earnest desire is to address any concerns in order to be good neighbors. He noted that this home was on the market for a few years before the church bought it. He stated that there are some significant issues with the building including repairs needed to the slate roof. He stated that the cost of the work could exceed \$125,000 and that one contractor said he had no interest in taking this job. He stated that one of the inspectors walked away from the job after seeing the kitchen, saying that he did not want his name on the report due to liability. He noted that many people were reporting the zoning request was for industrial or commercial which is inaccurate and that the request is for institutional.

Brian Perdomo, 1015 4th Avenue, stated that he agreed with many of the things that were already said. He stated that if there are significant problems with the house the price should be lowered. He stated that he hoped the decision is made with the interest of the neighborhood as a whole and not in the interest of the individual buyer.

Jonathan Wilmarth, applicant, stated that they are trying to preserve the house. He stated that the house is in need of a lot of repairs and that they want to fix it up the right way. He stated that they are not turning this into an event center, but that they want to turn it into a home that people can come and enjoy. He stated that this is to preserve what is there and keep it from being turned into a parking lot or get fixed cheaply for the sake of money. He stated that during Christmas it will be opened up to the community so that people can come and see what they have done, but that they need the opportunity to do that.

Robin Weyant, 809 Shelby Avenue, stated that this was not about the house, but about what can be done in the Institutional zone. She stated that if they sell this property and it is zoned Institutional, whoever buys it has a right to do anything they want that is allowed in that zone. She stated that this is about the zoning and protecting north Opelika.

Chair Cannon closed the public hearing.

Motion to send a negative recommendation for rezoning to City Council

RESULT:	Passed
MOVER:	Leigh Whatley
SECONDER:	Jay Walters
DISCUSSION:	Mr. Sweatman asked if there are any examples in Opelika where this has been done? Mr. Mosley stated that Heritage House, which is in the C-2 zone, has a bed and breakfast and has some events there. He stated that the Brownfield House has events and holds gatherings. He stated that when staff reviewed the item, they looked at the event use as an assembly use which is similar to what the church would have. He noted that churches can be zoned institutional.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

Mayor Fuller and Guy Gunter left the meeting at 3:46 p.m.

Motion to deny the Amendment to the Future Land Use Map

RESULT:	Passed
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MOVER:	Sheldon Whittelsey
SECONDER:	Leigh Whatley
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

B. OTHER BUSINESS

2. Fred Boozer, Jr., property owner, requesting an amendment to the exterior building material requirements for a 200,000 square foot two-story climate control self-storage building at 3000 Old Opelika Road. The self-storage building was rezoned by the City Council at the June 2022 Council meeting. The Planning Commission rezoning review at the April 2022 PC meeting included conditions for approval that included the exterior materials must meet the Gateway Corridor requirements for exterior materials.

Mr. Parker left the meeting at 3:48 p.m.

Mr. Mosley presented the staff report to the Planning Commission for the requested amendment to the exterior building material requirements for a 200,000 square foot two-story climate control self-storage building at 3000 Old Opelika Road. He stated that the Self Storage project at 200,000 square feet is adjacent to residential zones or dwellings on three sides, and visible from the Frederick Road Gateway Corridor. Staff recommends the Gateway Corridor list of exterior materials in Section 7.6 be required to improve the transition from commercial to residential uses. Staff does not believe the proposed PBC metal panel is consistent with the approved primary materials in Section 7.6. Staff recommends approval subject to the following

1. For all elevations, revise all exterior materials labeled as PBC panel (see pages 4-6) and install EIFs material or another primary building façade as listed in Section 7.6.

Mr. Mosley provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Chair Cannon opened the public hearing.

Fred Boozer, applicant, stated that the building is 130,000 square feet. He stated that they are trying to do larger setbacks than normal and that they have upgraded the landscaping. He stated that Planning has made a few comments on the landscaping and that they are happy to add those. He stated that the back of the building is only 3 or 4 feet higher than the fence. He requested that instead of changing the PBC panels to the EIFs system they change it to the IPS.

Mr. Mosley stated that the IPS has a stucco appearance even though it is an insulated metal panel.

Fred Boozer stated that his architect has told him that it meets the Gateway Corridor requirements and that he wants his neighbors and the City to be happy. He stated that some of the EIFs in Tiger Town are degrading and it is harder to repair. He stated that he is happy with the recommendation from staff if the Planning Commission is not in favor of the panel system.

Chair Cannon closed the public hearing.

Mr. Whittelsey asked if the ABBA storage facility meets the gateway corridor requirements?

Mr. Mosley stated that they came in with a hardie material on one side, but that they back up to the airport. He stated that was before the Gateway Corridor requirements were changed.

Mr. Hilyer asked if the insulated panels were a staff recommendation?

Mr. Mosley stated that staff's original recommendation was that this be Gateway Corridor materials on all four sides. He stated that staff feels the corrugated material does not meet the Gateway standards, but that the insulated panel has been occasionally allowed and that Planning staff is ok with it provided the landscaping is upgraded.

Mr. Hilyer stated that the stucco insulated panel is much better then the corrugated panel and that it will be there for a long time.

Chair Cannon asked if it will be white and stated that she didn't want it to look muddy when it rains.

Mr. Mosley stated that it doesn't have to be white and that staff can work with the applicant to find a color that works for everyone.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director Mike Hilyer
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

V. ADJOURN

Motion to adjourn at 4:06 p.m.

RESULT:	Passed
MOVER:	Sheldon Whittelsey
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024

Subdivision: A Redivision of Lots 2-B-1A, 5, and 6, Village Professional Park, First Revision

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Village Professional Drive

Property Owner(s): Arthur Nettles, authorized representative
Sam Price

Current Land Use: Vacant

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0068G, panel 68 of 381
No portion of lots within a special flood hazard area

Staff Comments:

The applicant is requesting preliminary plat approval for a two-lot subdivision on Village Professional Drive and Payne Street. The purpose of the subdivision is to create a larger lot for a medical facility. The old lot lines and easements for Lots 5 and 6 will be erased. Lot 5-A will equal 7.87 acres. The remaining area is Lot 2-B-1A-1 and will be equal to 31.75 acres.

This site received conditional use approval in May 2023 from the Planning Commission for the construction of a new hospital facility. This hospital will provide mental health services in inpatient and outpatient settings. The site is located in the Village Professional Park PUD, which is primarily filled with medical office facilities. The PUD setbacks are shown in note 6 on the plat.

The master plan required sidewalks parallel to the streets throughout the development. The plan also discusses landscaping coordination for the development. The pedestrian paths should continue to have similar lighting and landscaping. Additionally, the streets should continue to be tree-lined to be consistent with the existing PUD development.

Staff recommends preliminary plat approval subject to the following:

1. Add the adjoiners across the NS Railroad R.O.W. and those across Waverly Parkway.

2. The sidewalk noted as part of the PUD should be installed parallel to the existing and new streets.
3. The landscaping noted as part of the PUD should continue the tree-lined streets to match the existing ones.
4. All utilities shall be underground.

Engineering Department Report

The applicant has submitted a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation and the Engineering and Public Works Departments has approved and issued a Land Disturbance Permit.

Construction of infrastructure and utilities is being monitored and approved prior to final plat acceptance.

The final road name shall be submitted for approval and shall be placed on the Final plat for the public roadway to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Utilities Board Report

Water is available from Payne Street (as labelled on plat) and final approval is subject to acceptance of infrastructure installation.

Opelika Power Services Report

This property is located inside the Opelika Power Services territory.

0000 33 - 2024

AGENDA ITEM # 1

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: _____ MEETING: _____

SITE ADDRESS: Village Professional ParkwayPROPERTY OWNER: East Alabama Healthcare AuthorityAPPLICANT/AUTHORIZED REPRESENTATIVE: Sam PriceMAILING ADDRESS: 2000 Pepperell Pkwy, Opelika, AL 36801PHONE NUMBER: 334-748-9200 FAX NUMBER: N/AEMAIL ADDRESS: admin@baseline-llc.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City?

☐ Annexation ☐ Rezoning ☐ Other _____
PARCEL INFORMATIONSubdivision Name: Redivision of Lots 2-B-1A,5, and 6
Village Professional Park, First RevisionCurrent Land Use: commercialCurrent Zoning: PUDProposed use of the Subdivision: commercial
☐ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional
Number of Lots: 2 x \$3.00 = \$ 6.00Number of APO: 6 x \$7.00 = \$ 42.00
(Adjacent Property Owners)Fee: \$75.00TOTAL = 123.00

PAID _____

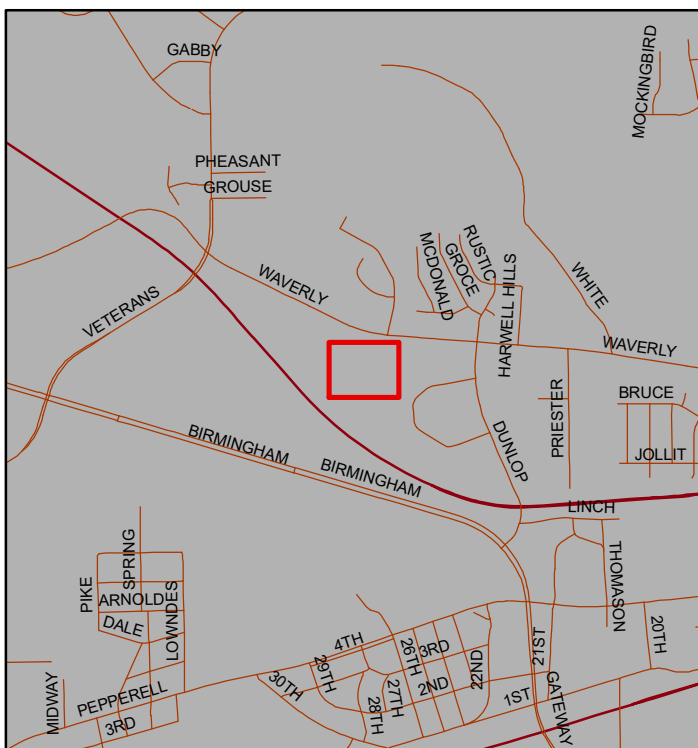
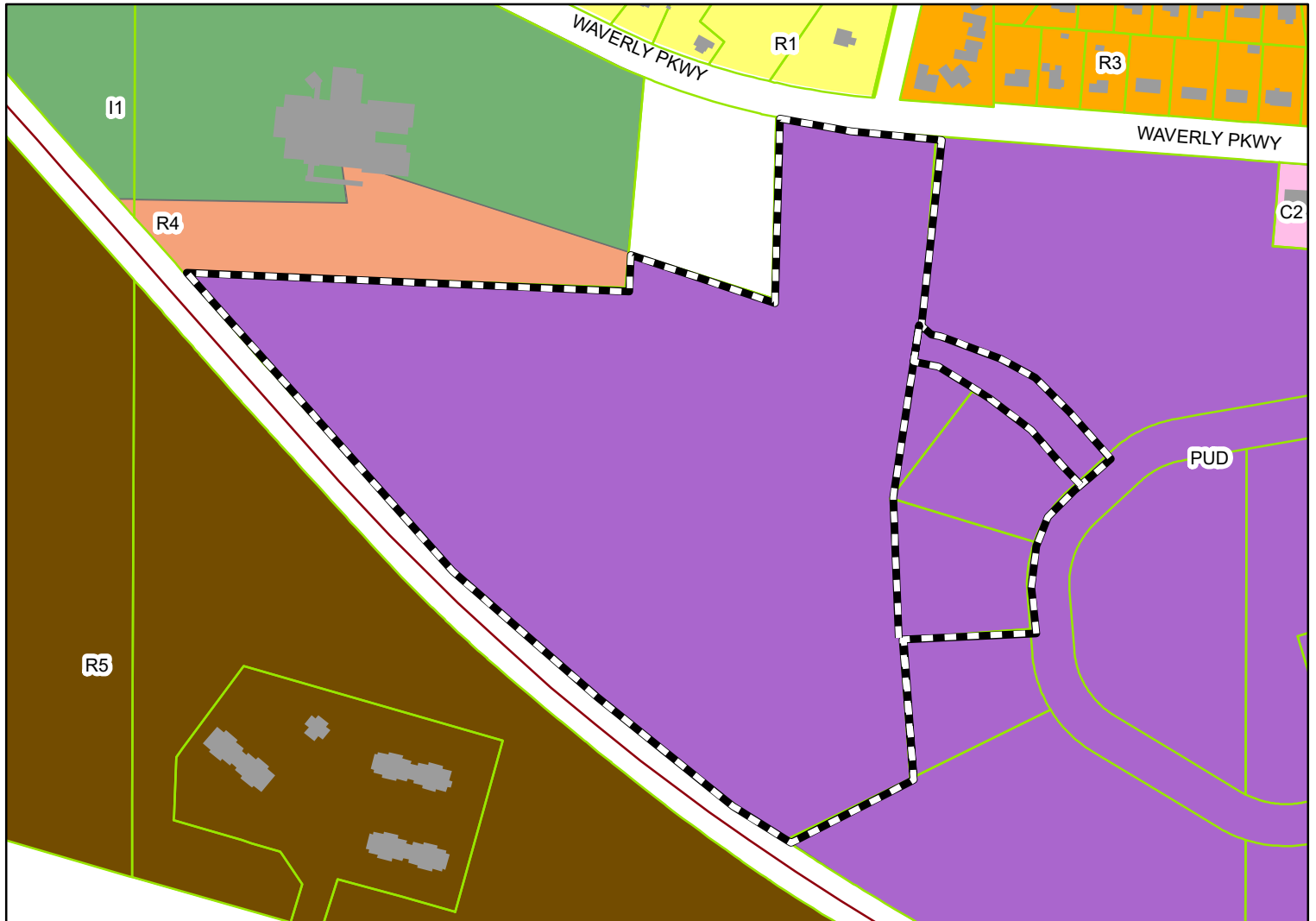
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Redivision of Lots 2-B-1A,5, and 6 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

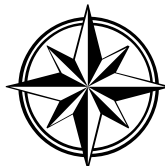
REPRESENTATIVE SIGNATURE: Samuel A. Price, Jr.(PRINT NAME) Samuel A. Price, Jr.11/11/2024

DATE

VILLAGE PROFESSIONAL PARK SUBDIVISION VILLAGE PROFESSIONAL DRIVE PRELIMINARY PLAT APPROVAL, A-1



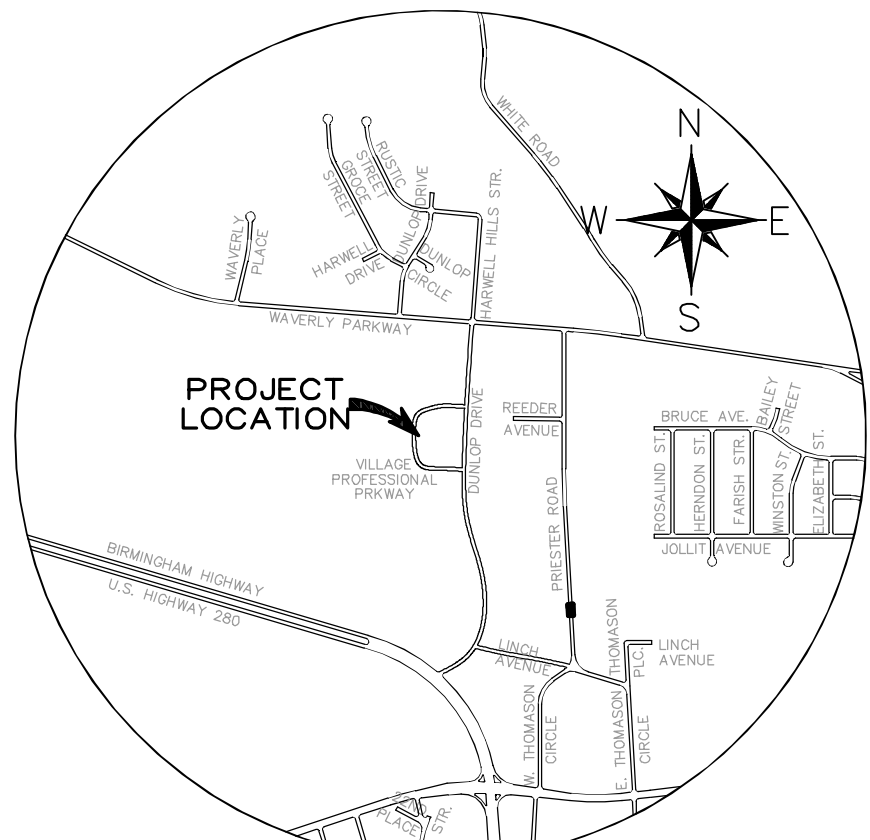
The applicant is requesting preliminary approval for two lots. The property is in a PUD zoning district.



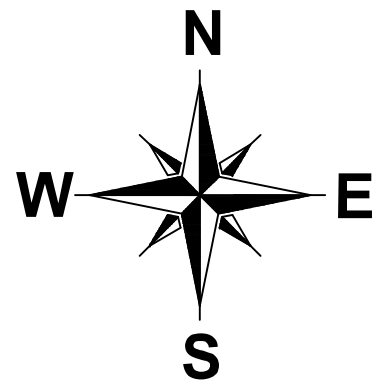
Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

REDIVISION OF LOTS 2-B-1A, 5, AND 6 , VILLAGE PROFESSIONAL PARK, FIRST REVISION



VICINITY MAP
NOT TO SCALE



SCALE: 1"= 100'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	71.49'	65.56'	S 36°35'24" E	81°55'26"
C2	450.00'	64.53'	64.53'	S 69°23'54" W	81°13'23"
C3	550.00'	78.94'	78.87'	N 69°29'54" E	81°13'23"

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, 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 INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF DECEMBER 2023.

ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND
STAMPED WITH MY SEAL

STATE OF ALABAMA
LEE COUNTY

I, SAM PRICE, VICE PRESIDENT OF EAST ALABAMA HEALTHCARE AUTHORITY, D.B.A. EAST ALABAMA MEDICAL CENTER, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF DECEMBER, 2023.

SAM PRICE, VICE PRESIDENT
EAST ALABAMA HEALTHCARE AUTHORITY, D.B.A.
EAST ALABAMA MEDICAL CENTER

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT SAM PRICE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF DECEMBER, 2023.

NOTARY PUBLIC: MY COMMISSION EXPIRES:

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON G.P.S. R.T.K. OBSERVATION, HORIZONTAL DATUM (NAD 83), ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH (G.P.S.).
- FIELDWORK COMPLETED MARCH 14, 2016. OFFICEWORK COMPLETED NOVEMBER 15, 2023.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES AND TO EXTEND BACK A DISTANCE OF NOT MORE THAN THE MINIMUM BUILDING LINE.
- CURRENTLY THIS PROPERTY IS SUBJECT TO A PUD PLAN WHICH STIPULATES THE SETBACKS. THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:
 - FRONT SETBACK- 30'
 - SIDE SETBACK- 10'
 - REAR SETBACK- 30'
- ACCORDING TO FEMA FIRM MAP NO. 01081C0068G, PANEL 68 OF 381 FOR THE CITY OF OPELIKA, ALABAMA, EFFECTIVE DATE NOVEMBER 2, 2011 THE PARCEL LIES IN ZONE X WHICH IS NOT DESIGNATED AS A FLOOD PRONE HAZARD AREA.

LEGEND

BASLINE	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-922
MCCORRY	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING JAMES L. MCCORRY'S ALABAMA SURVEYING REGISTRY NUMBER 12493
GLJ	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING GRADY L. JIMMERSON'S ALABAMA LAND SURVEYING REGISTRY NUMBER 19746
PRECISION	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING PRECISION SURVEYING, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0788
DOS	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING DOUGLAS O. SHEERAN ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-3996
BLI	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING BENJAMIN L. LOWE ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0719
CT	CRIMPED TOP
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT DIMENSION
	BARBED WIRE FENCE
	EXISTING POWER POLE AND GUY WIRE

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:
PUBLIC WORKS DIRECTOR: _____ DATE: _____

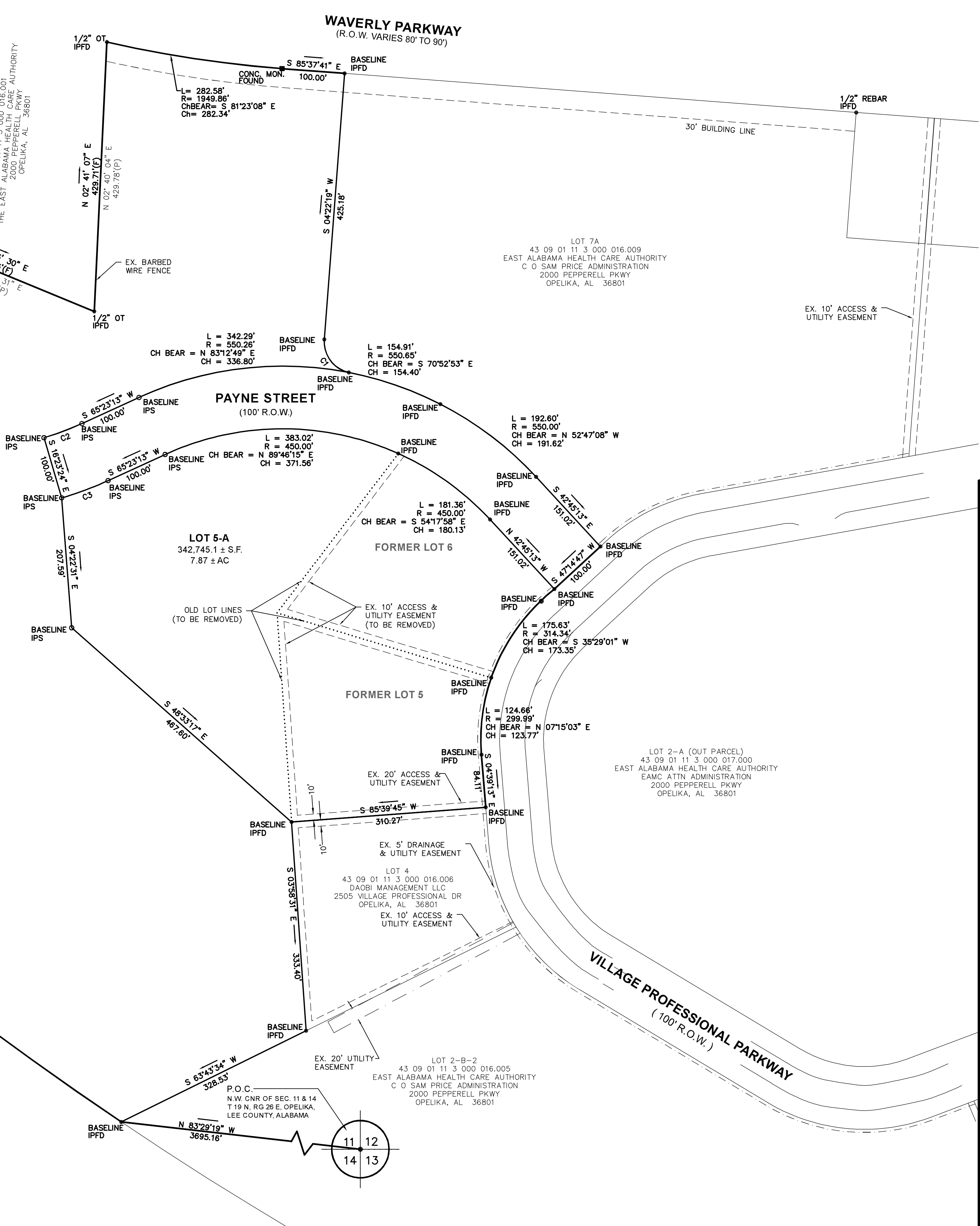
APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:
CITY PLANNER: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, OPELIKA, ALABAMA:
CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:
CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:
OPELIKA UTILITIES BOARD: _____ DATE: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:
OPELIKA POWER SERVICES: _____ DATE: _____



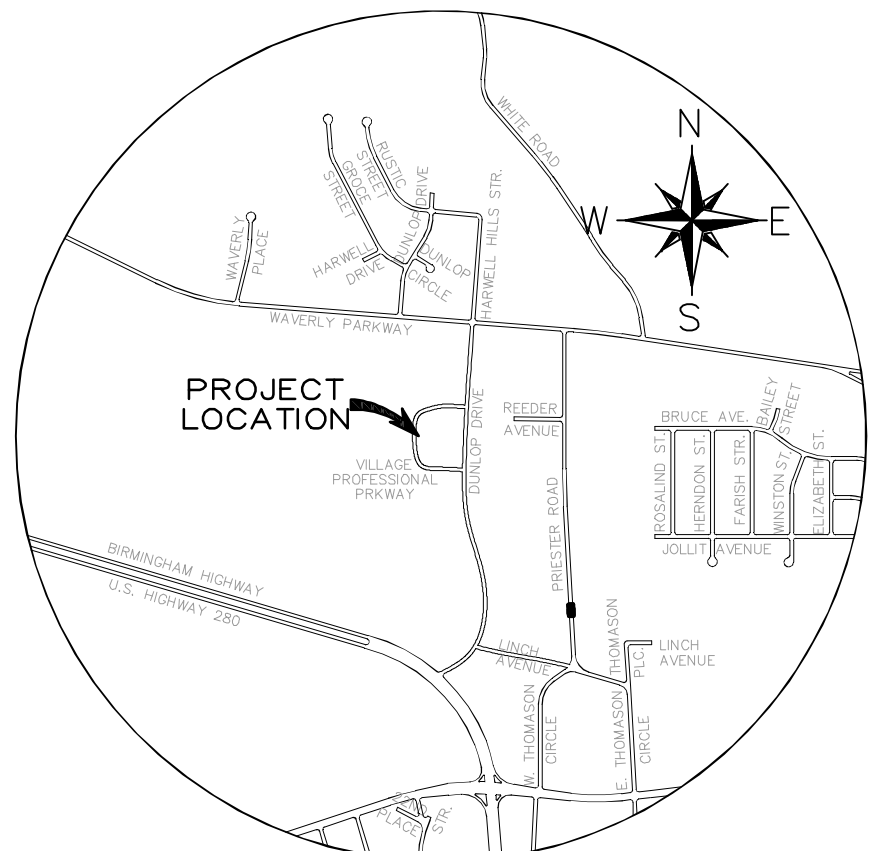
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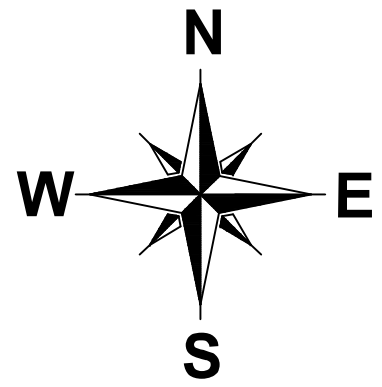
REDIVISION OF LOTS 2-B-1A, 5, AND 6, VILLAGE PROFESSIONAL PARK, FIRST REVISION
SECS 11&14 T 19 N Rg 26 E OPELIKA, LEE COUNTY ALABAMA
SCALE: 1"=200' DECEMBER 18, 2023
ARTHUR R. NETTLES AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF	DRAWN	DATE	JOB NO.
TKL	CSM	12/18/2023	B22923.02

REDIVISION OF LOTS 2-B-1A, 5, AND 6 , VILLAGE PROFESSIONAL PARK, FIRST REVISION



VICINITY MAP
NOT TO SCALE



SCALE: 1"= 100'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	71.49'	65.56'	S 36°35'24" E	81°55'26"
C2	450.00'	64.58'	64.53'	S 69°29'54" W	87°3'23"
C3	550.00'	78.94'	78.87'	N 69°29'54" E	87°13'23"

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, 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 INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 19TH DAY OF FEBRUARY 2024.

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

STATE OF ALABAMA
LEE COUNTY

I, SAM PRICE, VICE PRESIDENT OF EAST ALABAMA HEALTHCARE AUTHORITY, D.B.A. EAST ALABAMA MEDICAL CENTER, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF FEBRUARY, 2024.

SAM PRICE, VICE PRESIDENT
EAST ALABAMA HEALTHCARE AUTHORITY, D.B.A.
EAST ALABAMA MEDICAL CENTER

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT SAM PRICE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF FEBRUARY, 2024.

NOTARY PUBLIC: MY COMMISSION EXPIRES:

LEGEND

BASELINE	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-922
MCCRORY	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING JAMES L. MCCRORY'S ALABAMA SURVEYING REGISTRY NUMBER 12493
GLJ	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING GRADY L. JIMMERSON'S ALABAMA LAND SURVEYING REGISTRY NUMBER 19148
PRECISION	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING PRECISION SURVEYING, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0789
DOS	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING DOUGLAS O. SHEEHAN ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-3595
BLL	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING BENJAMIN L. LOWE ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0718
CT	CRIMPED TOP
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
Δ	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT DIMENSION
	BARBED WIRE FENCE
	EXISTING POWER POLE AND GUY WIRE

43 09 01 11 3 000 016.004
TALL OAKS, LLC C/O MIKE BOWDEN
701 13TH ST.
PHENIX CITY, AL 36867

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:
PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:
CITY PLANNER: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, OPELIKA, ALABAMA:
CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:
CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:
OPELIKA UTILITIES BOARD: _____ DATE: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:
OPELIKA POWER SERVICES: _____ DATE: _____

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON G.P.S. R.T.K. OBSERVATION, HORIZONTAL DATUM (NAD 83), ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH (G.P.S.).
- FIELDWORK COMPLETED MARCH 14, 2016. OFFICEWORK COMPLETED NOVEMBER 15, 2023.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES AND TO EXTEND BACK A DISTANCE OF NOT MORE THAN THE MINIMUM BUILDING LINE.
- CURRENTLY THIS PROPERTY IS SUBJECT TO A PUD PLAN WHICH STIPULATES THE SETBACKS. THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:
• FRONT SETBACK-37'
• SIDE SETBACK-10'
• REAR SETBACK-30'
- ACCORDING TO FEMA FIRM MAP NO. 01081C00680, PANEL 68 OF 381 FOR THE CITY OF OPELIKA, ALABAMA, EFFECTIVE DATE NOVEMBER 2, 2011 THE PARCEL LIES IN ZONE X WHICH IS NOT DESIGNATED AS A FLOOD PRONE HAZARD AREA.

43 09 01 11 3 000 011.000
GOSLIN, DANIEL L.
2609 WAVERLY PKWY
OPELIKA, AL 36801

43 09 01 11 3 000 010.000
ROGERS JUDY FLETCHER LIFE ESTATE
C/O JENNIFER ANDREWS
P.O. BOX 184
OPELIKA, AL 36803

43 09 01 11 3 000 008.000
WAVERLY PARK CONDOMINIUM ASSOCIATION INC.
500 WAVERLY PLACE #1005
OPELIKA, AL 36801

43 09 01 11 3 000 016.002
OPELIKA CITY BOARD EDUCATION
OPELIKA, AL 36801

43 09 01 11 3 000 016.001
THE EAST ALABAMA HEALTH CARE AUTHORITY
2000 PEPPERELL PKWY
OPELIKA, AL 36801

LOT 7A
43 09 01 11 3 000 016.009
EAST ALABAMA HEALTH CARE AUTHORITY
C O SAM PRICE ADMINISTRATION
2000 PEPPERELL PKWY
OPELIKA, AL 36801

LOT 2-B-1A-1
1,382,893.0 ± S.F.
31.75 ± AC

LOT 5-A
342,745.1 ± S.F.
7.87 ± AC

LOT 2-A (OUT PARCEL)
43 09 01 11 3 000 017.000
EAST ALABAMA HEALTH CARE AUTHORITY
EAMC ATTN: ADMINISTRATION
2000 PEPPERELL PKWY
OPELIKA, AL 36801

LOT 4
43 09 01 11 3 000 016.006
DAOB MANAGEMENT LLC
2505 VILLAGE PROFESSIONAL DR
OPELIKA, AL 36801

LOT 2-B-2
43 09 01 11 3 000 016.005
EAST ALABAMA HEALTH CARE AUTHORITY
C O SAM PRICE ADMINISTRATION
2000 PEPPERELL PKWY
OPELIKA, AL 36801

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2004 Yorktown Drive, Ste. A
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com



REDIVISION OF LOTS 2-B-1A, 5, AND 6 , VILLAGE PROFESSIONAL PARK, FIRST REVISION
SECS. 11&14 T.19 N. Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=200' FEBRUARY 19, 2024
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF: TKL
DRAWN: CSM
DATE: 02/19/2024
JOB NO.: B22923.02

**City of Opelika
Planning Commission
Planning Department Report**

Meeting Date: February 27, 2024

Subdivision: National Village Subdivision, Plat 1E

Agenda Item #: A-2

Action Requested: Preliminary Approval
=Location of Property: Robert Trent Jones Trail

Property Owner(s): Retirement Systems of Alabama
Max Vaughn, Goodwyn, Mills, and Cawood, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD (Grand National Planned Unit Development)

Flood Zone: FIRM Panel #01081C0055G dated 11-01-2011,
all areas in Zone X

Staff Comments:

The applicant is requesting preliminary approval for a 30-lot subdivision. The 30 lots in Phase 1E front on a residential street that connects to Grand National Parkway. The 2006 Master Plan shows no residential lots accessing Grand National Parkway. Instead, Robert Trent Jones Trail is the outlet for all residential lots to Grand National Parkway. *(Page 2 is the 2006 master plan with one entrance & exit to Robert Trent Jones Trail compared to the proposed Phase 1E plat connected to Grand National Parkway).* The applicant explained that the extension of Turkey Hill Circle into Phase 1E crosses over a ditch and the crossing would require large amounts of fill. That is, the sewer would be installed deep below the ditch. Then, the grade of the sewer line would rise significantly to tie the sewer line into an existing manhole at Robert Trent Jones Trail. The short connection from Grand National Parkway to Phase 1E eliminates large amounts of fill and a labor intensive task. Also, the length of Turkey Hill Circle is very long if Phase 1D and Phase 1E are connected. Turkey Hill begins at the Phase 1D entrance on Robert Trent Jones Trail providing access to Phase 1D lots and 30 lots in Phase 1E. The distance of Turkey Hill Circle from the entrance point on Robert Trent Jones Trail to the turnaround point back is about ½ mile long (or 1 mile back to entrance point). As an option, the short connection from Grand National Parkway to Phase 1E significantly reduces the length of Turkey Hill Circle and travel time.

Phase 1E without a link to Phase 1D will appear as a separate subdivision not part of National Village PUD. The 100 foot wide power easement between Phase 1D and 1E also provides separation. Staff prefers Phase 1D and 1E connected as other phases are linked together in National Village. If the plat is approved as submitted, staff recommends that walking trails and cart paths added on plat and labeled 'access easements' linking Phase 1E to Phase 1D on a pedestrian level.

The lots on the Phase 1E plat range from 6,501 sf to 13,464 sf and most lots are 49 to 50 feet wide. A common open space is along the rear lot lines of each lot as provided in other phases. The adjacent 25 lots in Phase 1D plat are larger lots at 20,000 sf and 70,000 sf lots with 100 foot widths. A minimum 15 foot front setback is shown on the lots. Add a note on plat providing the minimum 5' side yard and 10' rear setbacks.

Staff recommends preliminary approval subject to the following:

1. Add the right of way width of Grand National Parkway.
2. Add the adjacent property owners.
3. Add the side and rear yard setbacks on plat.
4. Install sidewalks on at least one side of all streets.
5. Add a note that Parcel A and B are open space or green space and include who will maintain these areas.
6. Add walking trails and cart paths and label them pedestrian access easements across Outparcel A to link Phase 1D to Phase 1E.



2006 Master Plan



Proposed Phase 1E

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.

The road names shall approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Utilities Board Report

Water is available from Grand National Parkway and final approval is subject to acceptance of infrastructure installation.

Opelika Power Services Report

This property is located outside of the Opelika Power Services territory.



800061-2024

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

AGENDA ITEM # 2



DEADLINE: 02/06/24 MEETING: 02/29/24

SITE ADDRESS: Robert Trent Jones Trail at Grand National Boulevard

PROPERTY OWNER: Retirement Systems of Alabama (RSA)

APPLICANT/AUTHORIZED REPRESENTATIVE: Goodwyn Mills Cawood, LLC, on behalf of RSA

MAILING ADDRESS: P.O. Box 242128, Montgomery, AL 36124

PHONE NUMBER: 334-271-3200 **FAX NUMBER:** 334-272-1566

EMAIL ADDRESS: max.vaughn@gmcnetwork.com

TYPE OF PLAT APPROVAL REQUESTED Preliminary Plat & Revised Master Plan

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: National Village

Current Land Use: undeveloped

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 30 x \$3.00 = \$ 90.00

Number of APO: 10 x \$7.00 = \$ 70.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$235.00

PAID _____

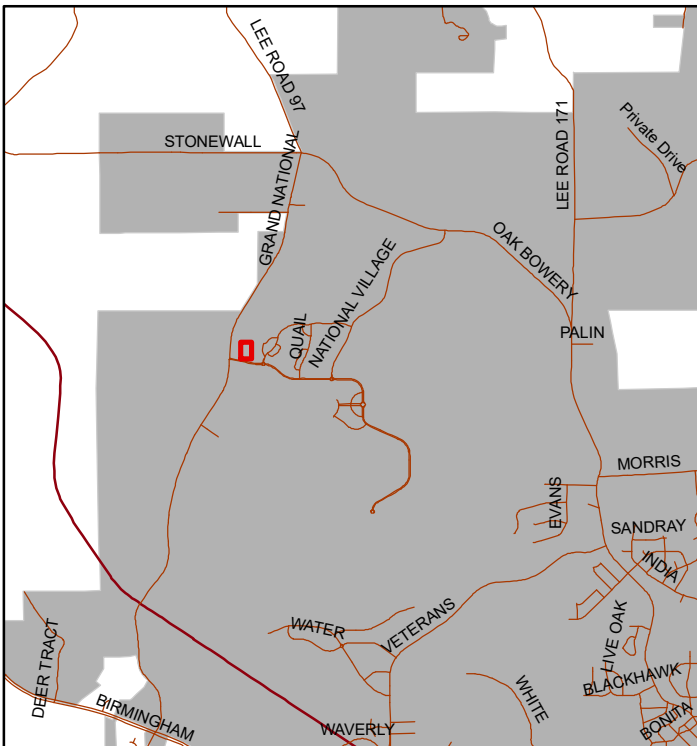
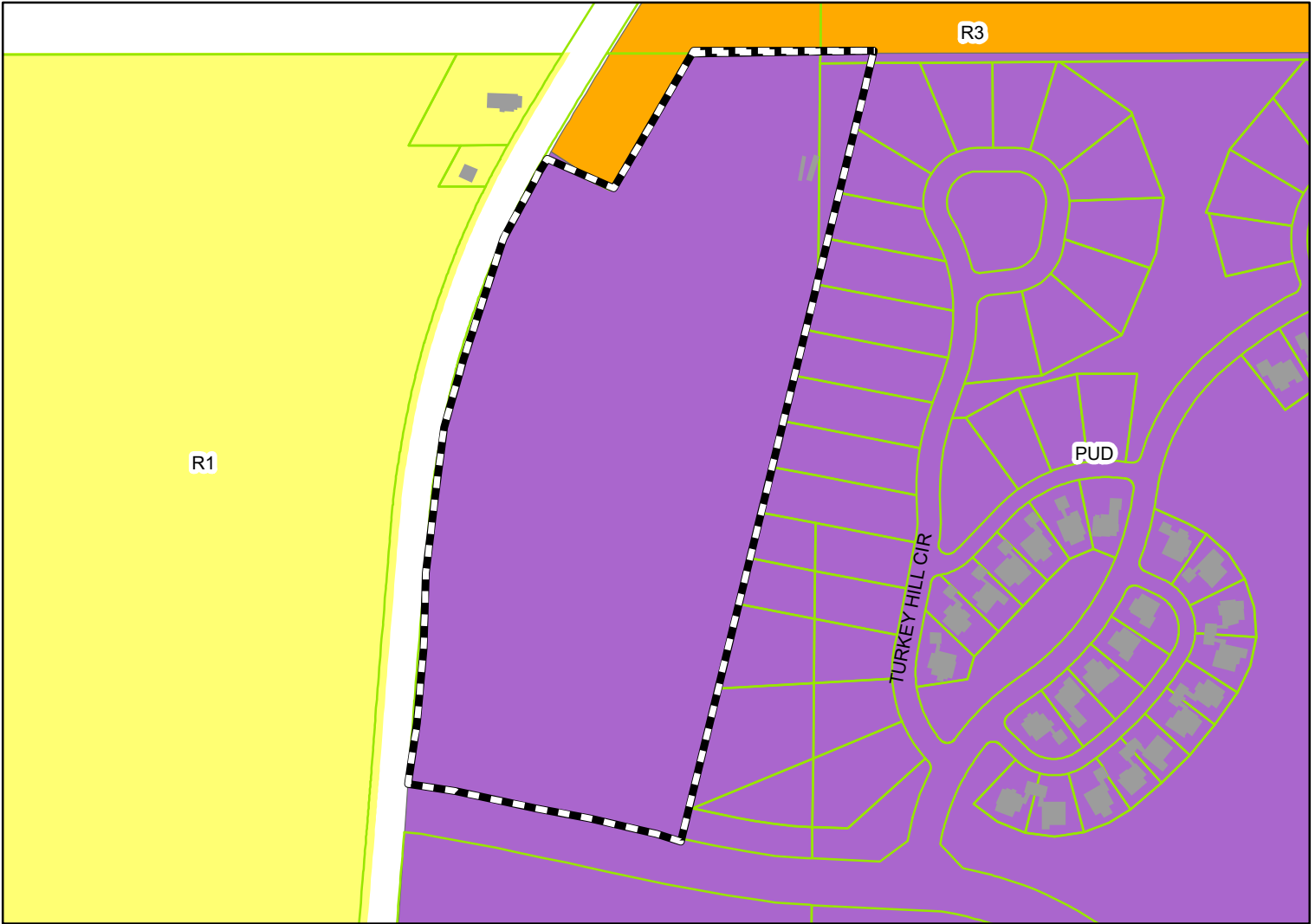
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) National Village Plat 1E Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

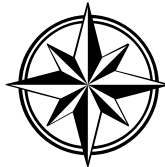
(PRINT NAME) Max Vaughn, P.E.

DATE 02/06/24

NATIONAL VILLAGE PHASE 1E SUBDIVISION GRAND NATIONAL PARKWAY PRELIMINARY PLAT APPROVAL, A-2



The applicant is requesting preliminary approval for 30 lots. The property is in a PUD zoning district.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

NATIONAL VILLAGE

AUBURN • OPELIKA

A Community on the Robert Trent Jones Golf Trail



BUILDING TYPES

- FUTURE HOME SITES
- EXISTING HOME SITES
- MARRIOTT HOTEL

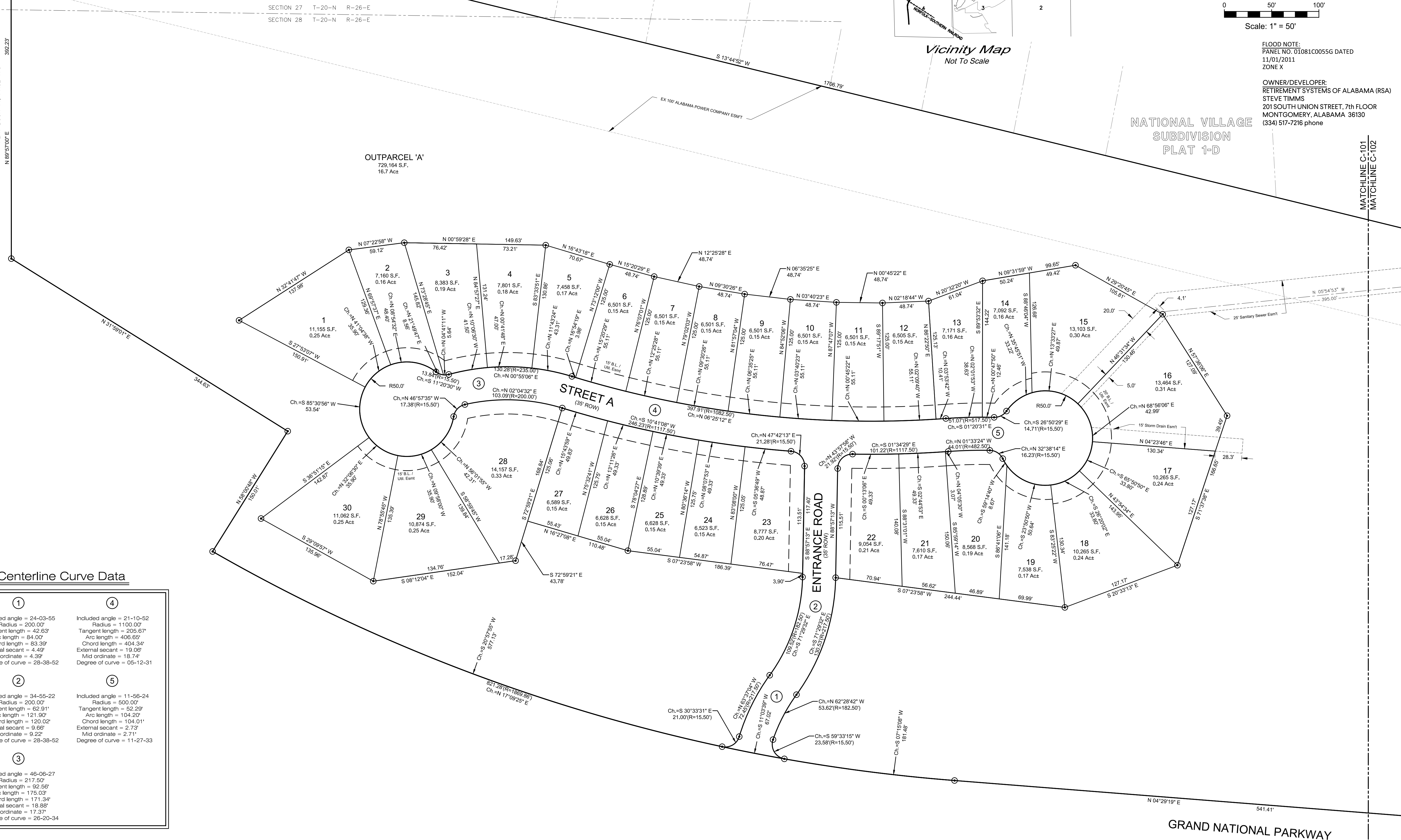
FEATURES

- A. marriott hotel
- B. community tennis courts & pool
- C. grand national golf course
- D. sales and marketing
- E. community mail kiosk
- F. community garden

NOTE: This is an illustrative plan only. Master planning is an evolving and ongoing process, thus this plan is subject to change at the owner's discretion.



PLAT BOOK 14, PAGE 178



NATIONAL VILLAGE
SUBDIVISION
PLAT 1-D

Preliminary Map of
National Village Plat 1-E

Lying in the East Half of Section 28 and the West half Corner of 27, T-20-N, R-26-E
Lee County, Alabama

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

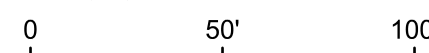
2660 EastChase Lane, Suite 200
Montgomery, Alabama 36117
Office (334) 271-3200
Fax (334) 272-1566

FEBRUARY, 2024

Scale: 1"=60'

Office Checked	Drawn By	Field Staked	Project Number	Closure Checked
	JTS		CMGM- 230085	

1,030,191 S.F. $\pm$ / 23.65 AC $\pm$



Scale: 1" = 50'

FLOOD NOTE:
PANEL NO. 01081C0055G DATED
11/01/2011
ZONE X

OWNER/DEVELOPER:
RETIREMENT SYSTEMS OF ALABAMA (RSA)
STEVE TIMMS
201 SOUTH UNION STREET, 7th FLOOR
MONTGOMERY, ALABAMA 36130
(334) 517-7216 phone

National Village Plat 1E
at RTJ Golf Trail - Grand National -
OPELIKA, ALABAMA

[illegible]

ENGINEER:
DRAWN BY:

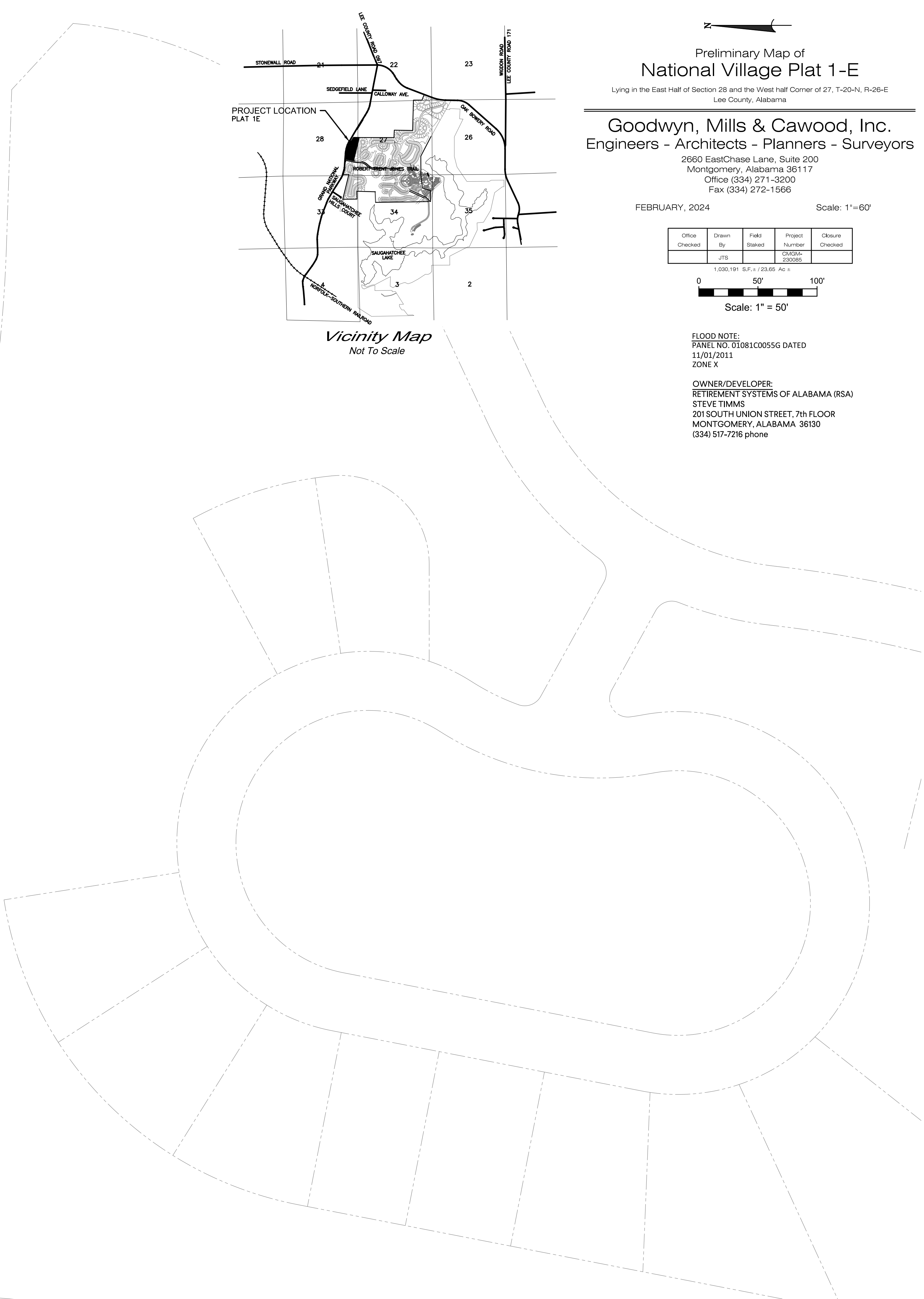


2660 East Chase Lane, Suite 200
Montgomery, AL 36117
T 334.271.3200

CMGM-23-0085

**PRELIMINARY
PLATE**

C-101



OWNER/DEVELOPER:
RETIREMENT SYSTEMS OF ALABAMA (RSA)
STEVE TIMMS
201 SOUTH UNION STREET, 7th FLOOR
MONTGOMERY, ALABAMA 36130
(334) 517-7216 phone

2660 East Chase Lane, Suite 200
Montgomery, AL 36117
T 334.271.3200

Initial	ISSUE DATE
	INITIAL
ENGINEER:	
DRAWN BY:	

**National Village Plat 1E
at RTJ Golf Trail - Grand National
OPELIKA, ALABAMA**

CMGM-23-0085

DRAWN BY:

PRELIMINARY
PLAT 1E

C-102

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024

Subdivision: South Lake Area Bank Parcels, Revision of Part of Lot 2

Agenda Item #: A-3

Action Requested: Preliminary Plat

Location of Property: 1500 block of South Uniroyal Road

Property Owner(s): Chao Han
Mike Maher, Precision Surveying(representative)

Current Land Use: Undeveloped

Current Zoning: R-2 and R-3

Staff Comments:

The applicant is requesting preliminary plat approval for a 45-lot subdivision located off South Uniroyal Road. The previous preliminary plat approval from 2021 has expired. The property is zoned R-2 and R-3. The R-2 zoned lots meet the minimum 15,000 square foot lot size requirements and the minimum lot width of 80 ft. Lot 1, 2, and 21 are in both the R-3 and R-2 zoning districts; the R-2 standards shall apply. Lot 1, 2, and 21 must meet the R-2 lot size standard of 15,000 square feet. Most R-3 zoned lots meet the minimum 10,000 square foot lot size requirements and the minimum lot width of 70 ft. Lots 4, 5, 6, 7, 22, 24, 25, 26, and 27 must meet the lot size of 10,000 square feet and width requirements of 70 ft. in the R-3 zone. These lots range from about 10,000 square feet to 198,785 square feet. This subdivision requires underground utilities and sidewalks on both sides of all streets.

Planning staff recommends that the dashed line designating a 30-foot landscape buffer on the plat be labeled “30-foot undisturbed wooded buffer not to be removed” to more clearly delineate the 30-foot residential buffer. The 30-foot buffer was required by the Planning Commission in 2005. The applicant shows a change in the location of the previously approved buffer. The Planning Commission is asked to consider moving the 30’ undisturbed buffer to the rear portions of Lots 1, 3, 4, 5, 6, 7, and 8. The required 30-foot undisturbed buffer must be replanted with a 30’ residential buffer before final plat approval. The setback lines are not required to be shown on the lots.

Staff recommend denial of the preliminary plat due to a quarter of the lots not meeting the minimum lot standards. February 23, 2024, the applicant requested to table this item.

- 1. Lots 4, 5, 6, 7, 22, 24, 25, 26, and 27 must meet the lot size of 10,000 square feet and width requirements of 70 ft. in the R-3 zone.**
- 2. Lot 1, 2, and 21 must meet the R-2 lot size standard of 15,000 square feet.**
- 2. Sidewalks shall be required on both sides of the street.**
- 3. All utilities shall be underground.**

4. Add a note Lots 44 and 43 shall have access on the new street only.
5. Lots 45 and future lots shall have shared driveways and access easements if farther divided.
6. The Planning Commission agrees to move the 30' undisturbed buffer to the rear portions of Lots 1, 3, 4, 5, 6, 7, and 8 and this buffer will be replanted with a residential buffer to be planted prior to the final plat approval.
7. Setback lines are not required to be on the lots.
8. Define the dashed lines that are easements including use and public or private drainage.

Engineering Department Report

The applicant has submitted a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation and the Engineering and Public Works Departments has approved and issued a Land Disturbance Permit.

Construction of infrastructure and utilities is being monitored and approved prior to final plat acceptance.

The final road name shall be submitted for approval and shall be placed on the Final plat for the public roadway to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Utilities Board Report

Water is available from South Uniroyal Road and final approval is subject to acceptance of infrastructure installation.

Opelika Power Services Report

This property is located inside the Opelika Power Services territory.



000066-2024

AGENDA ITEM # 3

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: _____ MEETING: _____

SITE ADDRESS: South Uniroyal Road, Opelika, Alabama 36801 PIN 63818
PROPERTY OWNER: Chao Han
APPLICANT/AUTHORIZED REPRESENTATIVE: Mike Maher
MAILING ADDRESS: 2124 Moores Mill Road Suite 110, Auburn, Al 36830
PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED Subdivision plat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? no

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: South Lake Bank parcels Rediv Lot 2

Current Land Use: Residential

Current Zoning: R2 AND R3

Proposed use of the Subdivision: residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 45 x \$3.00 = \$ 135

Number of APO: 29 x \$7.00 = \$ 203
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 413.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) South Lake Bank parcels Rediv Lot 2 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

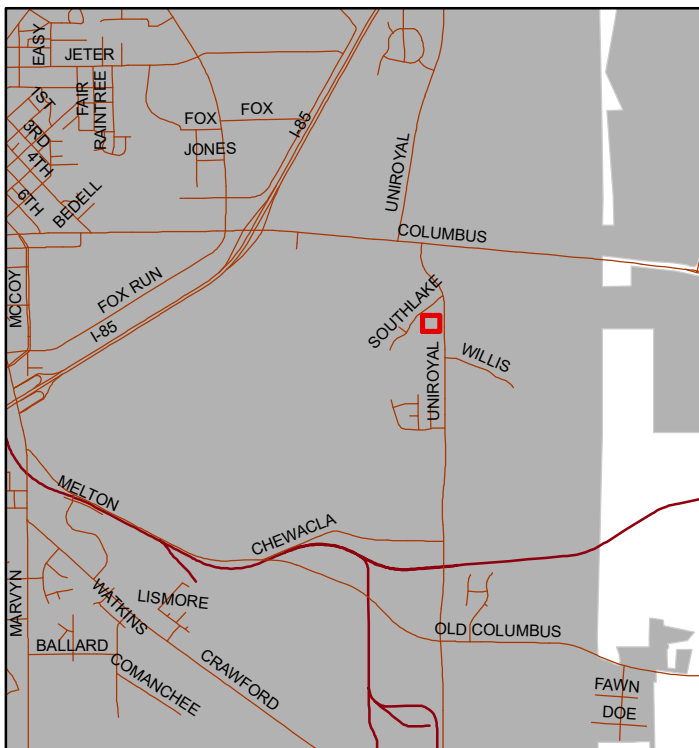
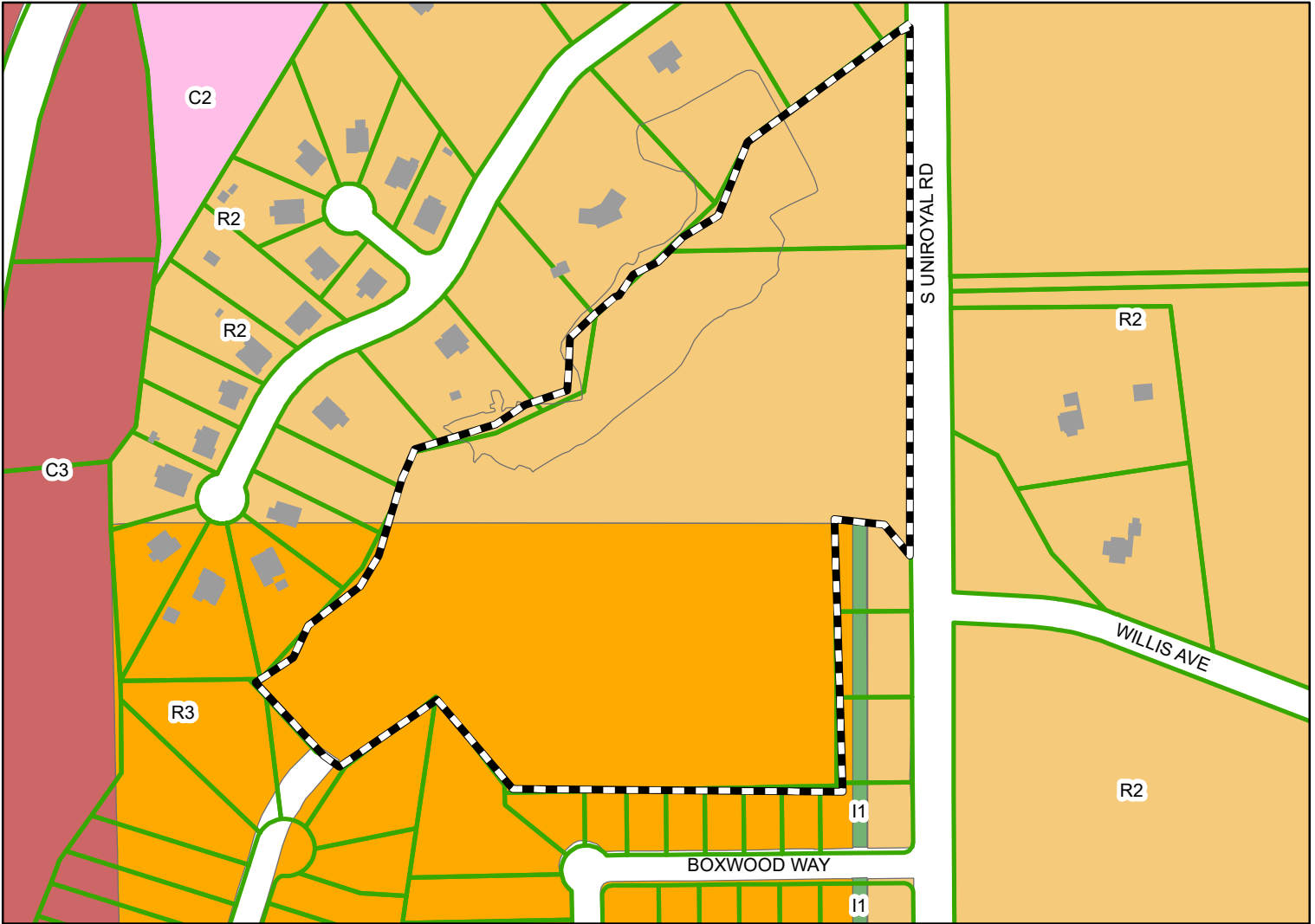
REPRESENTATIVE SIGNATURE: Chao Han

(PRINT NAME) Chao Han

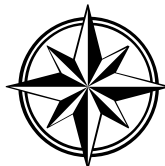
2-6-24

DATE

SOUTH LAKE BANK PARCEL LOT 2 SUBDIVISION SOUTH UNIROYAL ROAD PRELIMINARY PLAT APPROVAL, A-3



The applicant is requesting preliminary approval for 45 lots. The property is in a PUD zoning district.

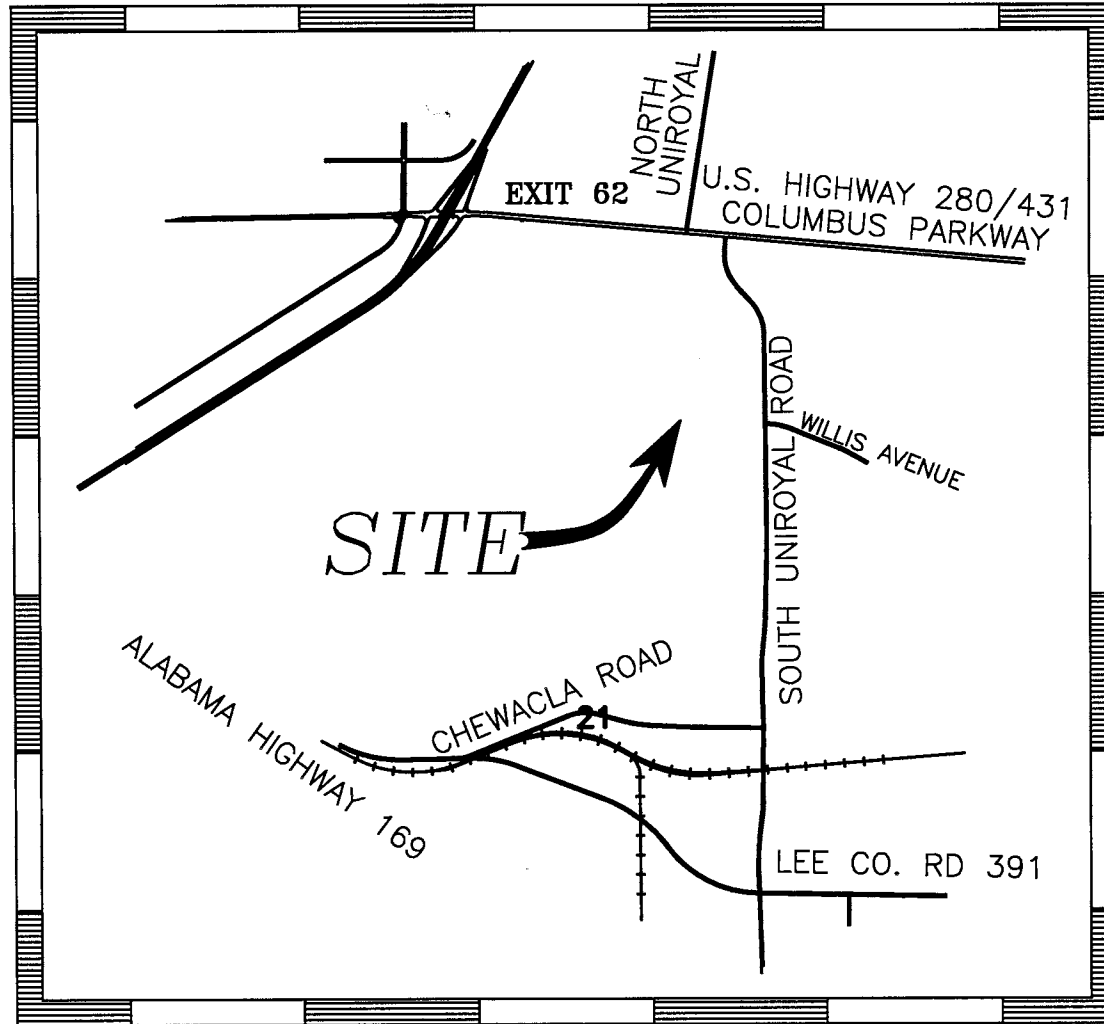


Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

VICINITY MAP

NOT TO SCALE



State of Alabama
Lee County

I, Michael T Maher, a Licensed Land Surveyor of Alabama, 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 the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2024.

Michael T Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Han Chao, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown.

In witness whereof, I have hereunto set my hand on this
the ____ day of _____, 2024.

Han Chao

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Han Chao whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2024.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

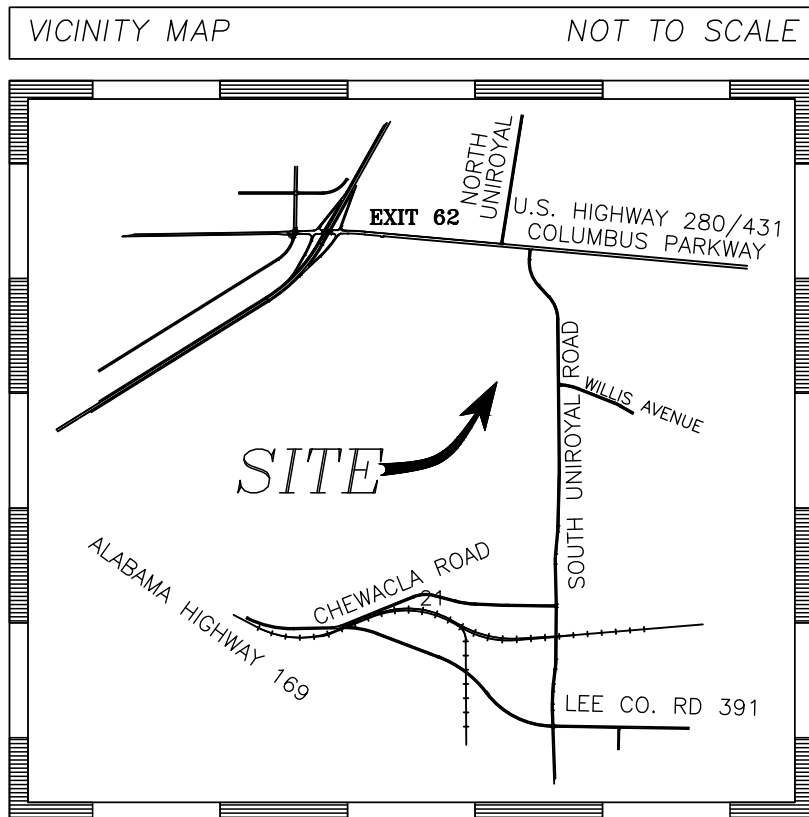
Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NOTES:

- SOURCE OF INFORMATION: SOUTHLAKE SUBDIVISION, 2ND REVISION TO PARCEL 2 - PLAT BOOK 29, PAGE 146 AND DEED BOOK 2435, PAGE 148 (SUBJECT); CREEKSTONE PHASE 4 - PLAT BOOK 42, PAGE 133 & PLAT BOOK 42, PAGE 134; SOUTHLAKE AREA BANK PARCELS, REDIVISION OF PARCEL 2 - PLAT BOOK 29, PAGE 104; SOUTHLAKE S D 5TH REVISION, PLAT BOOK 27, PAGE 159.
- BASIS OF BEARING: STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
- DATE OF FIELD SURVEY: JANUARY, 2024.
- DATE OFFICE WORK COMPLETED: FEBRUARY 6, 2024.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM 01081C0088C DATED SEPTEMBER 2, 2011.
- THIS SITE SERVED BY OPELIKA WATER SERVICES.
- THIS SITE IS NOT LOCATED IN THE SAUGHAHATCHEE WATERSHED.



OWNER AND DEVELOPER:
HAN CHAO
289 IVY LANE
AUBURN AL 36830

43 10 05 16 4 000 050.000
BELCHER BRANDON & BEVERLY
1701 SOUTHLAKE DR
OPELIKA, AL 36801

43 10 05 15 0 000 010.000
FLOYD J NEWELL
2013 COLUMBUS PKWY
OPELIKA, AL 36801

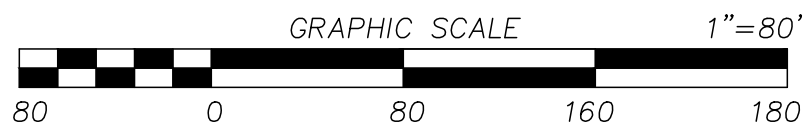
43 10 05 15 0 000 026.002
HUMPHREY KATHY G LIVING TRUST
1501 S UNIROYAL RD
OPELIKA, AL 36801

43 10 05 15 0 000 026.000
BARTLETT DAVIS D
1607 S UNIROYAL RD
OPELIKA, AL 36804

43 10 05 15 0 000 026.001
TEAL BOBBY JOE & VICKY J
1507 S UNIROYAL RD
OPELIKA, AL 36801

43 10 05 15 0 000 026.003
CRAFT LAMAR CRAIG & ALLYSON
2080 WILLIS AVE
OPELIKA, AL 36801

43 10 05 15 0 000 026.006
HUMPHREY ELTON L & CHARLOTTE
C
408 N UNIROYAL ROAD
OPELIKA, AL 36801



LEGEND
(M) = MEASURED
(R) = RECORDED
OTF = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
⚡ = POWER POLE
-X-X- = WIRE FENCE
- - - - = WOOD FENCE
○-○- = CHAIN LINK FENCE



19

43 10 05 16 4 000 050.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON, GA, 31808

43 10 05 16 4 000 051.000
HENDERSON SEAN M &
ELIZABETH H
1703 SOUTHLAKE DR
OPELIKA, AL 36801

43 10 05 16 4 000 052.000
GREGORY DAVID E & MERRI
1705 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 053.000
RISNER TIMOTHY R JR
& KARLYN N
1707 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 054.000
HAYRON KIMBERLY B
& GARRY M
1709 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 055.000
XAYSOMBATH BOUNPHAN PAM &
REOUANG
1711 SOUTHLAKE DR
OPELIKA, AL 36804

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1921 SOUTHLAKE DR
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OPELIKA, AL 36804

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POWELL ASHLEY M
1921 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 190.000
POWELL ASHLEY M
1921 SOUTHLAKE DR
OPELIKA, AL 36804

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POWELL ASHLEY M
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OPELIKA, AL 36804

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OPELIKA, AL 36804

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OPELIKA, AL 36804

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POWELL ASHLEY M
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OPELIKA, AL 36804

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OPELIKA, AL 36804

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POWELL ASHLEY M
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OPELIKA, AL 36804

43 10 05 16 4 000 197.000
POWELL ASHLEY M
1921 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 198.000
POWELL ASHLEY M
1921 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 199.000
POWELL ASHLEY M
1921 S

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024

Subdivision: Prestige Subdivision

Agenda Item #: A-4

Action Requested: Preliminary Approval

Location of Property: Lee Road 171, Wigdon Road

Property Owner(s): David Filgo
Mike Maher, Precision Surveying., authorized applicant

Current Land Use: Vacant

Current Zoning: Planning Jurisdiction and R-1

Flood Zone: FEMA – November 2, 2011 – MAP#01081C0060G – No portion of this lot is located in a Special Flood Hazard Area per FEMA FIRM 01081C0060H.

The applicant requests preliminary approval for a 12-lot subdivision located primarily in the Planning Jurisdiction at the edge of the city limits and the R-1 zoning district. The minimum Lot width in the R-1 zoning district is 100 feet. The minimum lot size in the R-1 zoning district is one acre. The minimum lot standards for the Planning Jurisdiction of the R-2 zoning apply a minimum lot width of 80 feet and a minimum lot size of 15,000 square feet. This property is also in the Saugahatchee Watershed. The Saugahatchee Watershed regulates the lot size minimum standards of three (3) acres for single-family residential when not on public sewer. All the lots will be accessed from the current dirt road, Lee Road 171, and Wigdon Road.

Lots 2, 3, 6, 7, 9, and 10 have flag-shaped portions between the 60-foot frontage along Lee Road 171. The lots range in size from 8.03 acres to 17.46 acres. Lots 6 and 7 show a cemetery with a 30-foot ingress and egress easement connected to a 120-foot ingress and egress easement. The application states these lots will be for residential use.

The lots largely meet the lot standards of a subdivision, the roadway is a great concern. The Subdivision Regulations (Section 3.3) state that street improvements shall meet all requirements of the Public Works Manual and require that streets be appropriate and safe for the proposed use of the land. The Subdivision Regulations Section 3.3 subsection A provides General Requirements, subsection B provides Relation to Adjoining Streets System, and subsection D. provides Street Improvements.

A. General Requirements

The arrangement, character, extent width, grade, and location of all streets shall conform to the Comprehensive Plan and Public Works Manual and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

B. Relation to Adjoining Streets System

When proposed new streets shall extend existing streets or their projections, the widths of the new streets shall be approved by the Planning Commission, but in no case shall the streets be less than the minimum required width, unless variations may be deemed necessary by the Planning Commission for reasons of topography or design. Where, in the opinion of the Planning Commission, it is desirable to provide street access to adjoining property, for public convenience and safety proposed streets shall extend to the boundary of such property.

D. Street Improvements

Street Improvements shall be required as set for in the Public Works Manual.

While the lots generally meet or exceed the standards of the subdivision, the roadway is of great concern. SECTION 3.3 of the Subdivision Regulations state that street improvements shall meet the requirements of the Public Works Manual and requires that the streets be appropriate and safe for the proposed use of the land served by such streets. Although the development is not dense, the increase of use and traffic by this subdivision without improvement to the remainder of the road would create a health, safety, and public welfare issue for the city. For these reasons, Planning concurs with the recommendation for denial of this plat at this time.

Engineering Department Report

This subdivision is on an unimproved street that is just outside the Opelika City limits. This road currently has a 40-ft wide ROW. The road is narrow and unimproved for approximately 1.5 miles inside the City limits (Wigdon Road) until it reaches Oak Bowery Road to the south. There is approximately 1.75 miles of unimproved county road to the north until it reaches US 431. It is a concern of the Engineering and Public Works Department, as well as Lee County Highway Department that there is so much unimproved road before a paved road is reached to have 12 lots access this roadway.

In normal situations like this, the City and County would require the applicant/property owner to dedicate the needed ROW and widen and improve the roadway all the way to the paved street. Because the 1.5 miles to the paved City Street is adjacent to different property owners, the applicant has no control over the Right of way.

The Engineering Department is recommending denial of this proposed Preliminary Plat because of the safety and access concerns of the roadways.

Opelika Utilities Board Report

Development is outside of Opelika Water's Service Area.

Opelika Power Services Report

This property is located outside of the Opelika Power Services territory.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: _____ MEETING: _____

SITE ADDRESS: Lee Road 171, Opelika, Alabama 36801 PIN 35500**PROPERTY OWNER:** David A Filgo**APPLICANT/AUTHORIZED REPRESENTATIVE:** Mike Maher**MAILING ADDRESS:** 2124 Moores Mill Road Suite 110, Auburn, Al 36830**PHONE NUMBER:** 334-821-0105 **FAX NUMBER:** 334-821-4044**EMAIL ADDRESS:** mike.precisionsurv@gmail.comTYPE OF PLAT APPROVAL REQUESTED Subdivision plat
☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL
Does the subdivision require any other official action by the City? no
☐ Annexation ☐ Rezoning ☐ Other _____
PARCEL INFORMATIONSubdivision Name: Prestige SubdivisionCurrent Land Use: ResidentialCurrent Zoning: County and R1Proposed use of the Subdivision: residential
☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional
Number of Lots: 12 x \$3.00 = \$ 36Number of APO: 8 x \$7.00 = \$ 56
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 167**PAID** _____

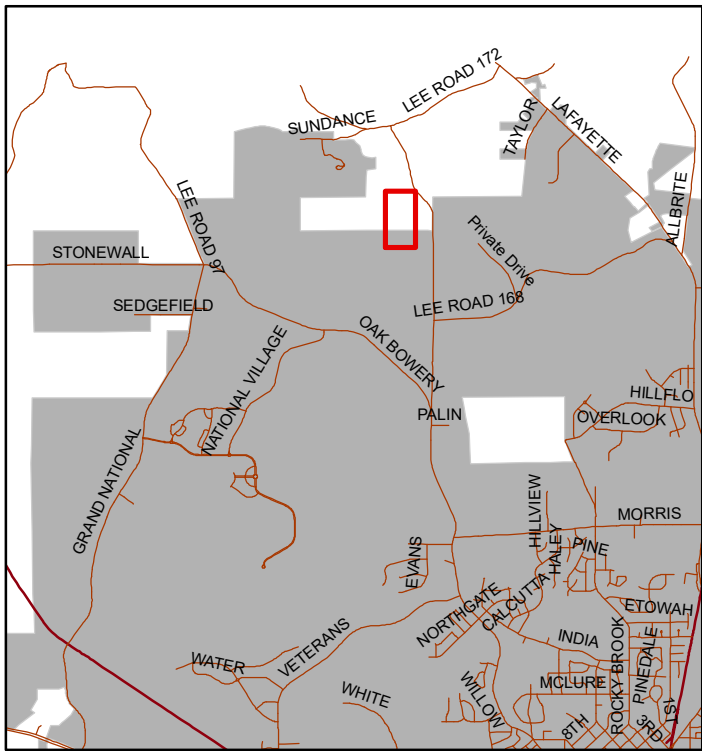
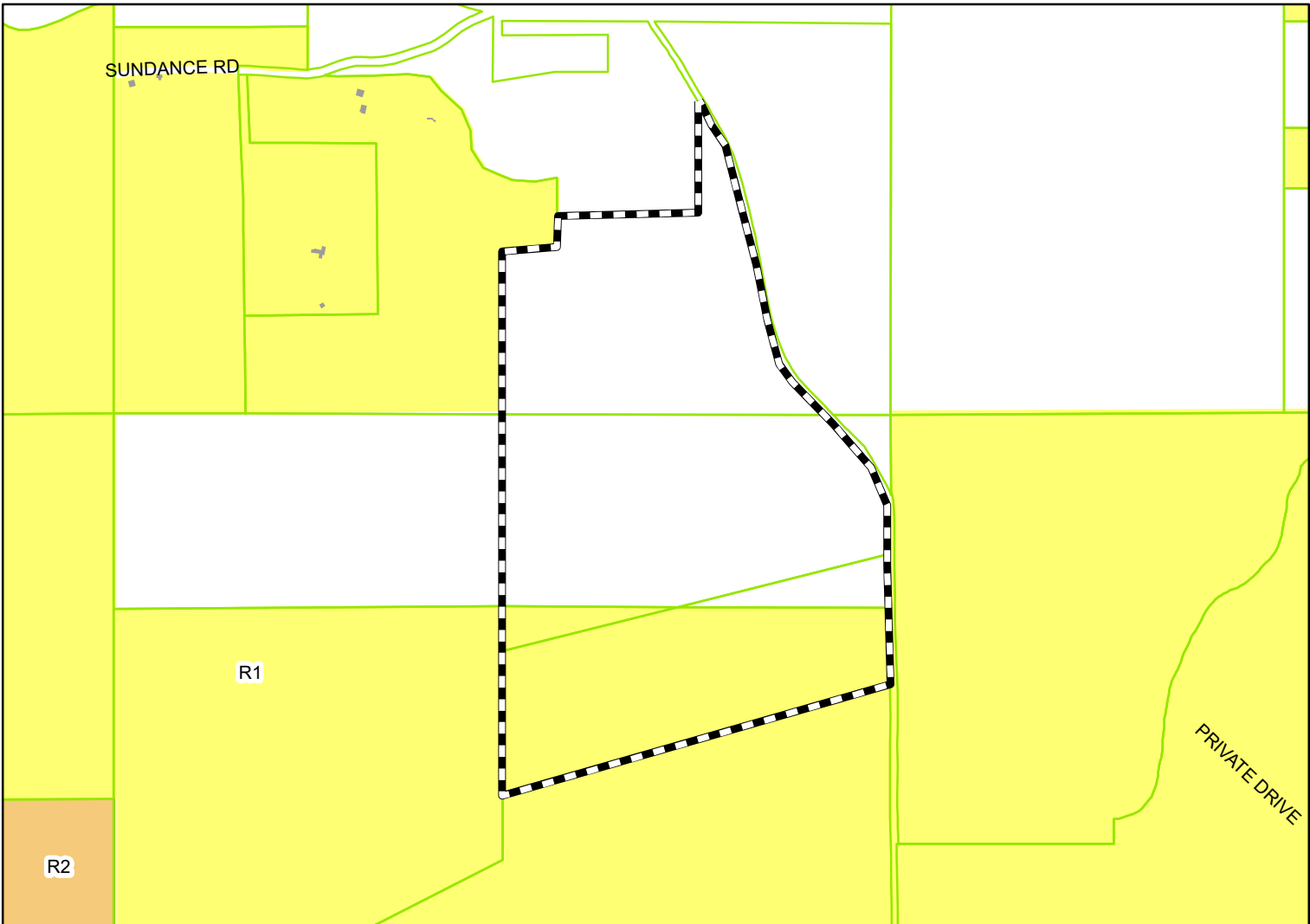
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Prestige Subdivision Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**(PRINT NAME) David A Filgo

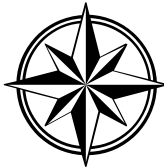
2-6-24

DATE

PRESTIGE SUBDIVISION LEE ROAD 171 PRELIMINARY PLAT APPROVAL, A-4



The applicant is requesting preliminary approval for 12 lots. Most of the property (134 acres) is outside the City limits; 54 acres is inside the City limits.



Subject Property

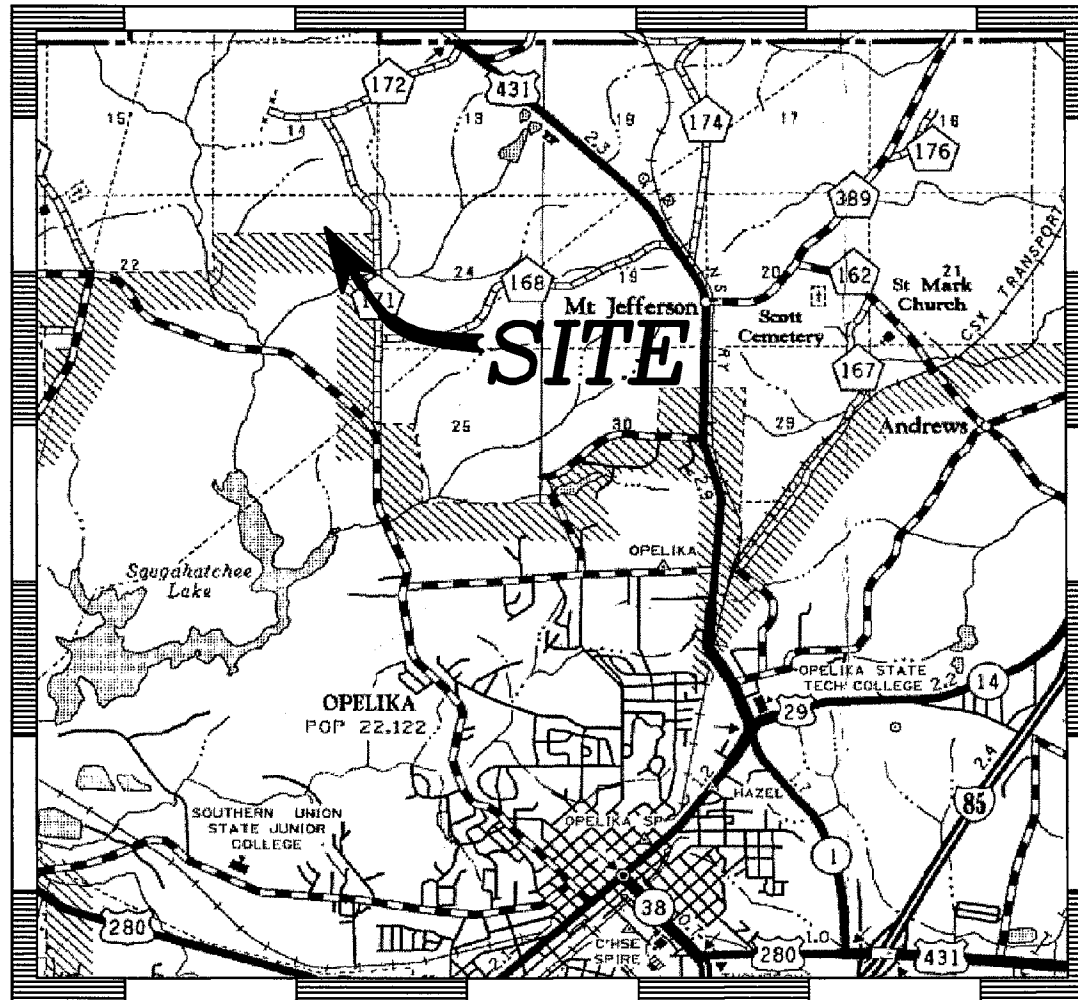
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

VICINITY MAP

NOT TO SCALE



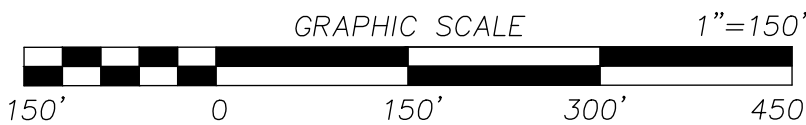
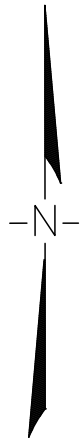
150'



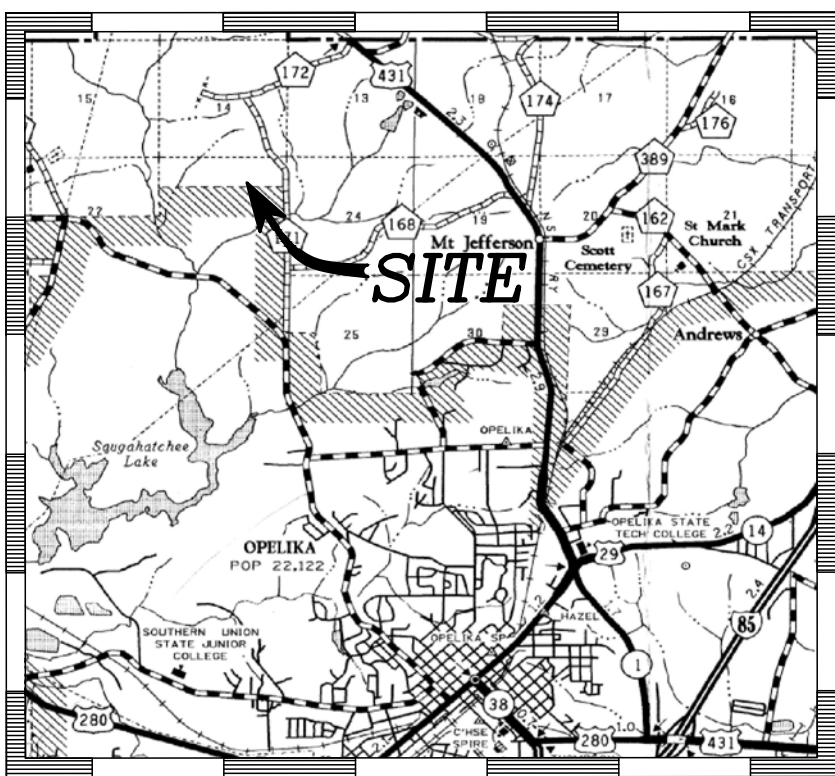
NOTES:

1. SOURCE OF INFORMATION: 2673 PAGE 660 (SUBJECT DEED)
2. DATE OF FIELD SURVEY: 1-10-2024; DATE OF OFFICE WORK: 2-3-2024.
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
4. NO PORTION OF THIS LOT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 01081C0060G DATED 11-02-2011 OR PROPOSED FEMA FIRM 01081C0060H.
5. BASED ON THE US NATIONAL WETLANDS INVENTORY WEBSITE MAPS, THERE ARE NO WETLANDS ON THIS SITE.
6. UPON ANNEXATION INTO THE CITY OF OPELIKA AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT. SITE IS NOT SERVED BY SEWER.
7. WATER SERVICE IS NOT PROVIDED TO THIS SITE.

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
⋈ = POWER POLE
-X-X- = WIRE FENCE
-//-- = WOOD FENCE
-○-○- = CHAIN LINK FENCE



VICINITY MAP NOT TO SCALE



PRESTIGE SUBDIVISION
SECTIONS 14 AND 23 T20N R26E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=150' FEBRUARY 3, 2024

State of Alabama
Lee County

I, Michael T. Maher, a Licensed Land Surveyor of Alabama, 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 the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal
on this the ____ day of _____, 2024.

Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

Prestige Worldwide Rentals LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is its purpose to subdivide the lands so platted as shown.

In witness whereof, I David A. Filgo as managing member of said LLC have hereunto set my hand on this the ____ day of _____, 2024.

David A. Filgo as managing member of
Prestige Worldwide Rentals LLC

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that David A. Filgo, whose name as managing member of Prestige Worldwide Rentals LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this
this the ____ day of _____, 2024.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out hereon.

This the ____ day of _____, 20__.

Health Officer
County of Lee, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the _____ Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this ____ day of _____, 20__.

County Engineer
County of Lee, Alabama

43 04 06 14 0 000 004.000
WALLACE PENN W & CORNELIA
355 LEE RD 0171
OPELIKA, AL 36801

FIELD CURVE
R=1227.40
L=60.08,
CHB=S25°26'32"E
CHD=60.07

FIELD CURVE
R=1227.40
L=60.01,
CHB=S28°14'42"E
CHD=60.00

FIELD CURVE
R=1227.40
L=60.01,
CHB=S38°47'15"E
CHD=390.03

FIELD CURVE
R=2663.08
L=111.17,
CHB=N46°44'02"W
CHD=111.17

FIELD CURVE
R=2663.08
L=314.22,
CHB=N42°09'28"W
CHD=314.04

FIELD CURVE
R=763.69
L=62.13,
CHB=N31°39'47"W
CHD=62.12

FIELD CURVE
R=763.69
L=380.77,
CHB=N15°02'55"W
CHD=376.83

43 04 06 23 0 000 004.001
JRB HOLDINGS LLC
P O BOX 2857
OPELIKA, AL 36803

43 04 06 23 0 000 004.000
JRB HOLDINGS LLC
P O BOX 2857
OPELIKA, AL 36803

GPS CONTROL
N: 804638.0567
E: 785277.6013
SCALE: 1.000
CONV: 000°13'37"

Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=150'		
	File Name: 23-0743-SD1		
	Date: 2-1-2024		
		Sheet Title: PRESTIGE SUBDIVISION SEC's 14 AND 23 T20N R26E OPELIKA LEE COUNTY ALABAMA	







City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024

Subdivision: Hidden Lakes North SD

Agenda Item #: A-5

Action Requested: Preliminary Approval

Location of Property: Sportsplex Parkway

Property Owner(s): 280 Land Company, LLC
Blake Rice, Barrett-Simpson, Inc.

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G
Zone X – An area 0.2% or less annual chance of flood &
Zone A

Staff Comments:

The applicant is requesting preliminary plat approval for a 236-lot subdivision on 161.38 acres. The Hidden Lakes Master Plan and PUD was approved in 2022. That plan included 233 residential lots. This plat now includes 234 lots within the same development area. These lots were comprised of 169 60-foot residential lots, 64 90-foot residential lots, 3 open space/detention/amenity lots. The 60-foot-wide lots would be approximately 7,500 square feet. The overall density for this development is 1.45 units per acre. This is slightly lower than the approved density for the master plan which was 1.54 units per acre. The 90-foot-wide lots would be 13,500 square feet. The setbacks for the lots are the following:

Front: 20 feet
Rear: 25 feet
Sides: 7 feet
Side on Street: 15 feet

The open space and amenity areas comprise approximately 70 acres or 43 percent of the area. The site also includes 25 foot undisturbed buffers along the perimeter of the property.

The plat's street layout weaves around the flood plain and wetland areas and adjoining properties. This is consistent with the proposed PUD masterplan. The proposed preliminary plat

does lengthen some of the blocks on the east side of the property. The blocks are below the city maximum and there does appear to be a great deal of topography that makes additional connections more difficult. Staff would still like to encourage the applicant to look at ways to reduce the potential of speeding through road design.

The site has limited ability for connectivity to adjacent properties due to the large amount of streams traversing this and adjacent properties. As we mentioned in the report for the PUD, we would like to work with the applicant and property owner to create a trail system through this and other properties in the area. This property is adjacent to the Sportsplex and creating pedestrian and bicycle ways through the property creates an additional amenity for both future residents and the general area. The property for this development is also the developer of the Edgefield Farm.

The plat is largely consistent with the requirements for preliminary plat approval as set forth by the subdivision regulations.

RECOMMENDATION: Approval of the preliminary plat subject to the following conditions:

1. Note the use and who will maintain the open space.
2. Confirm the buffer width along the west property line.
3. Sidewalks are required on both sides of the street.
4. All utilities shall be located underground.
5. Work with the City to create a larger greenway throughout the neighborhood and area.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.

A right turn lane and left turn lane will be required to be constructed at each entrance of this subdivision.

The road names shall approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Utilities Board Report

This development requires extension of 8" diameter main along Sportsplex Parkway from Anderson Road Roundabout to existing main on Lakeview Drive (approximately 3,000 feet). Existing main is on south side of Sportsplex Parkway and will require roadway crossings at both entrances of the new development.

Opelika Power Services Report

This property is located outside of the Opelika Power Services territory.



000058-2024

**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



AGENDA ITEM # 5

DEADLINE: 2/6/24 MEETING: 2/27/24

SITE ADDRESS: Sportsplex Parkway
PROPERTY OWNER: 280 Land Company, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.
MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801
PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367
EMAIL ADDRESS: brice@barrett-simpson.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? None

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Hidden Lakes North

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 236 x \$3.00 = \$708.00

Number of APO: 16 x \$7.00 = \$112.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL \$895.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Hidden Lakes North Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

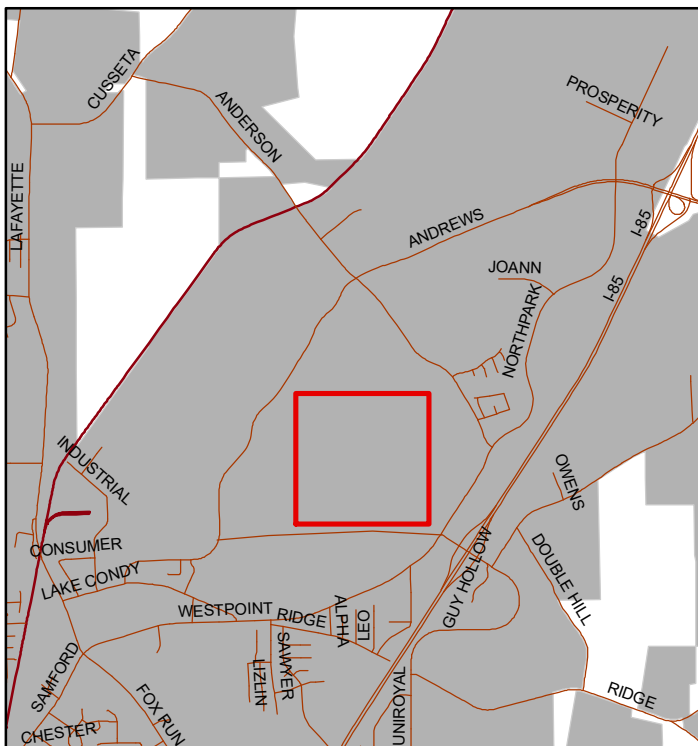
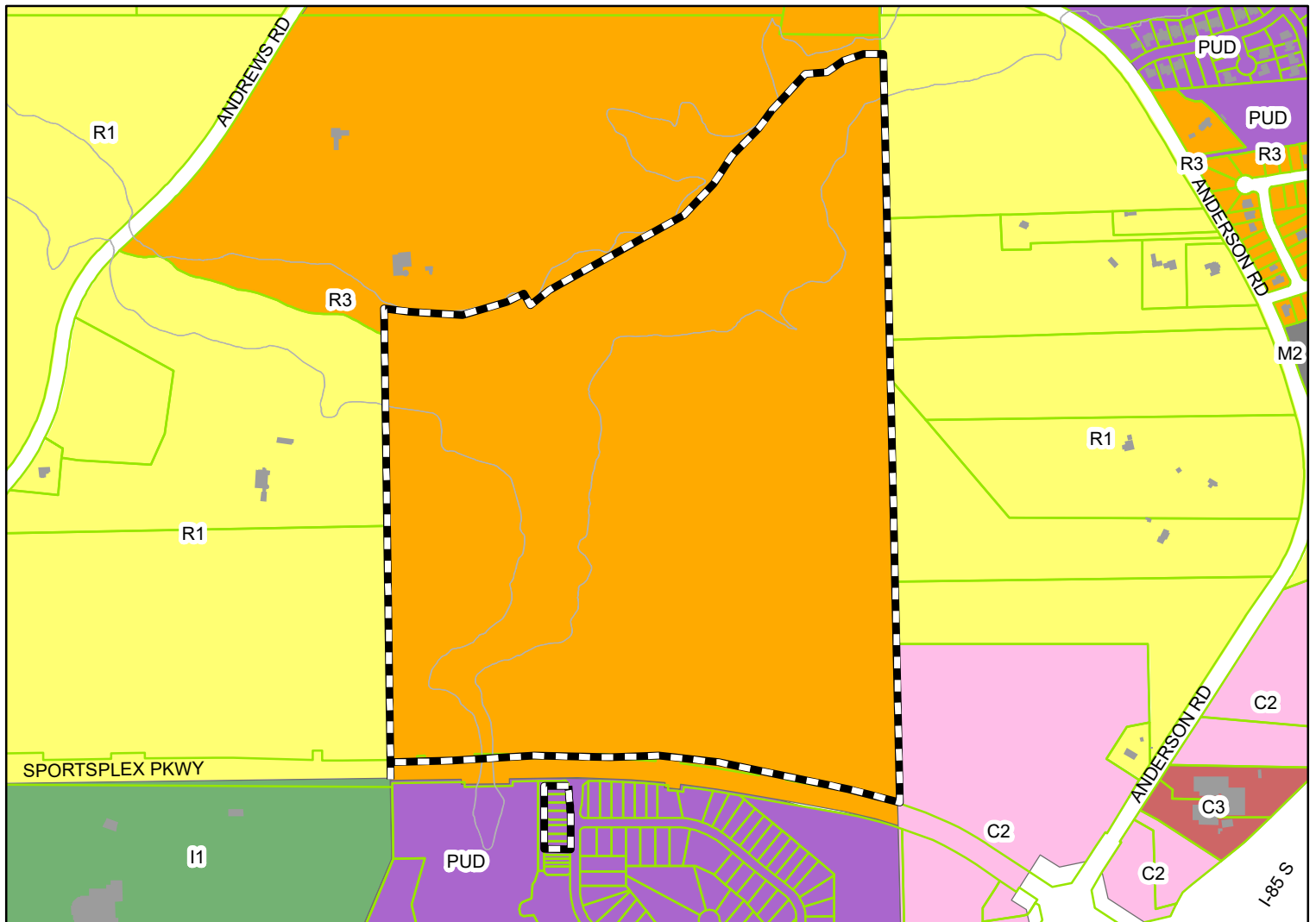
REPRESENTATIVE SIGNATURE: Blake Rice

(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

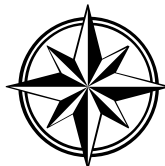
2/6/24

DATE

HIDDEN LAKES NORTH SUBDIVISION SPORTSPLEX DRIVE PRELIMINARY PLAT APPROVAL, A-5



The applicant is requesting preliminary approval for 236 single family home lots. The property is in a PUD zoning district,



Subject Property

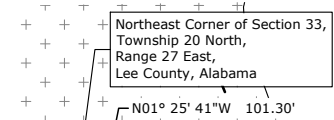
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

PRELIMINARY PLAT OF
HIDDEN LAKES NORTH

A REDIVISION OF LOT 2 OF THE CHURCH OF THE HIGHLANDS ADDITION TO OPELIKA PLAT NO. 1

BEING A PART OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

SHEET 1 OF 2



THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This drawing is for information purposes only. The purpose of this plat is to show preliminary lot layout for new subdivision construction. Lots shown are subject to change.

SURVEYOR'S CERTIFICATE

I, Austin P. Dawkins, 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.

Preliminary
For Review Only

Austin P. Dawkins, PLS
Alabama License No. 50518 Date: 02/05/2024

NOTES:

- Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS used the ALDOT CORS as reference.
- Basis for Survey:
 - Deed Book 2288, Page 22, Probate Office, Lee County, Alabama.
 - Church of the Highlands Addition to Opelika Plat No. 1, Plat Book 47, Page 54, Probate Office, Lee County, Alabama.
 - Herring Hills Subdivision, First Revision, Plat Book 47, Page 45, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
 - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone A - Special Flood Hazard Area subject to flooding by the 1% annual chance flood. No Base Flood Elevations determined.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- Wetlands shown were located and shown on wetland delineation report by Wildland Services, LLC dated March 24, 2021.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- The purpose of this plat is to show a proposed subdivision of 161.38 acre tract owned by 280 Land Company, LLC lying north of Sportsplex Parkway in Opelika, Alabama.
- Calls along north boundary line shown are chord bearing and distances.
- Development Data:
 - Total Number of Lots: 236
 - Area of Largest Lot: Lot 236 - 70.57 Acres (3,074,047 Sq. Ft.)
 - Area of Smallest Lot: Lot 42 - 0.18 Acres (7,683 Sq. Ft.)
 - Total Acreage: 161.38 Acres (7,029,904 Sq. Ft.)
- Current Property Owners:
 - 280 Land Company, LLC
 - PO Box 908
 - Annikton, AL 36202

LEGEND

- | | |
|---------|-----------------------------|
| ROW | Right-of-Way |
| N/F | Now or Formerly |
| DB: | Deed Book |
| PB: | Plat Book |
| PG: | Page |
| D.U.E. | Drainage & Utility Easement |
| —X—X—X— | Wire Fence |
| —O—O—O— | Chain Link Fence |
| —/—/—/— | Not to Scale |

PROJECT NO: 21-0036

FIELD BY: N/A
DRAWN BY: BES

FIELD DATE: N/A
DRAW DATE: 02/01/2024



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFALUA, AL 36027 (PH 334-687-4277, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

LAND SURVEYOR

Austin P. Dawkins
Ala. Reg. PLS No. 50518
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER

280 Land Company, LLC
Annikton, AL 36202

Drawing Name: S:\302121-0036 SHB - Preliminary - Hidden Lakes North.dwg Last Modified: Feb 05, 2024 - 3:02pm by adawkins

Lot Table			Lot Table			Lot Table		
Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage
1	0.28	12,072	80	0.41	17,825	159	0.22	9,750
2	0.24	10,487	81	0.45	19,405	160	0.22	9,750
3	0.31	13,631	82	0.51	22,093	161	0.22	9,750
4	0.18	7,933	83	0.60	25,989	162	0.23	10,050
5	0.19	8,412	84	0.30	13,065	163	0.23	10,172
6	0.19	8,427	85	0.22	9,758	164	0.23	10,226
7	0.23	10,122	86	0.22	9,753	165	0.41	17,948
8	0.31	13,406	87	0.28	12,410	166	0.28	12,357
9	0.51	22,327	88	0.36	15,623	167	0.24	10,619
10	0.41	18,002	89	0.33	14,360	168	0.23	9,947
11	0.40	17,576	90	0.26	11,181	169	0.22	9,796
12	0.34	14,769	91	0.22	9,750	170	0.21	9,328
13	0.28	12,112	92	0.22	9,750	171	0.21	8,994
14	0.22	9,530	93	0.22	9,750	172	0.19	8,484
15	0.20	8,564	94	0.22	9,750	173	0.20	8,682
16	0.19	8,353	95	0.22	9,750	174	0.20	8,880
17	0.19	8,144	96	0.22	9,750	175	0.21	9,077
18	0.19	8,166	97	0.22	9,750	176	0.21	9,170
19	0.19	8,425	98	0.22	9,750	177	0.21	9,130
20	0.45	19,548	99	0.22	9,750	178	0.21	9,094
21	0.39	17,081	100	0.22	9,750	179	0.29	12,424
22	0.31	13,687	101	0.22	9,750	180	0.36	15,878
23	0.34	14,650	102	0.22	9,750	181	0.29	12,820
24	0.36	15,656	103	0.22	9,750	182	0.23	10,024
25	0.46	19,901	104	0.22	9,750	183	0.21	9,146
26	0.53	23,301	105	0.22	9,750	184	0.21	8,960
27	0.53	22,905	106	0.22	9,750	185	0.20	8,917
28	0.50	21,855	107	0.22	9,750	186	0.20	8,876
29	0.46	19,906	108	0.22	9,750	187	0.20	8,835
30	0.36	15,786	109	0.22	9,750	188	0.20	8,794
31	0.37	16,215	110	0.22	9,750	189	0.20	8,753
32	0.64	28,040	111	0.22	9,698	190	0.20	8,711
33	0.49	21,167	112	0.30	12,907	191	0.20	8,859
34	0.63	27,260	113	0.25	10,782	192	0.22	9,447
35	0.60	26,227	114	0.23	9,859	193	0.23	10,106
36	0.18	8,030	115	0.22	9,742	194	0.22	9,774
37	0.25	10,674	116	0.29	12,626	195	0.27	11,908
38	0.25	10,916	117	0.37	16,237	196	0.42	18,427
39	0.19	8,085	118	0.34	14,823	197	0.34	15,000
40	0.27	11,831	119	0.31	13,500	198	0.43	18,742
41	0.20	8,893	120	0.31	13,500	199	0.27	11,833
42	0.18	7,683	121	0.31	13,500	200	0.24	10,600
43	0.19	8,343	122	0.31	13,500	201	0.23	9,928
44	0.22	9,531	123	0.31	13,500	202	0.22	9,752
45	0.41	18,018	124	0.38	16,515	203	0.22	9,750
46	0.30	12,886	125	0.40	17,419	204	0.22	9,750
47	0.29	12,544	126	0.31	13,419	205	0.22	9,750
48	0.25	11,086	127	0.31	13,500	206	0.22	9,750
49	0.25	10,955	128	0.31	13,500	207	0.22	9,750
50	0.22	9,631	129	0.33	14,580	208	0.22	9,750
51	0.35	15,095	130	0.37	15,995	209	0.22	9,750
52	0.39	17,159	131	0.36	15,815	210	0.22	9,750
53	0.32	13,808	132	0.38	16,522	211	0.22	9,750
54	0.45	19,401	133	0.37	16,194	212	0.22	9,750
55	0.39	17,017	134	0.34	14,796	213	0.23	9,995
56	0.37	16,070	135	0.31	13,719	214	0.37	16,297
57	0.34	14,990	136	0.31	13,523	215	0.25	11,086
58	0.31	13,500	137	0.30	13,059	216	0.22	9,667
59	0.31	13,500	138	0.33	14,313	217	0.22	9,750
60	0.31	13,500	139	0.38	16,356	218	0.22	9,750
61	0.31	13,500	140	0.42	18,244	219	0.22	9,750
62	0.32	14,065	141	0.43	18,885	220	0.22	9,750
63	0.32	14,037	142	0.43	18,566	221	0.22	9,750
64	0.33	14,525	143	0.38	16,435	222	0.22	9,750
65	0.32	14,117	144	0.39	16,834	223	0.22	9,750
66	0.31	13,466	145	0.40	17,248	224	0.22	9,750
67	0.31	13,504	146	0.41	17,838	225	0.22	9,750
68	0.31	13,505	147	0.27	11,648	226	0.22	9,750
69	0.36	15,887	148	0.28	12,359	227	0.22	9,750
70	0.37	16,046	149	0.26	11,114	228	0.22	9,750
71	0.37	16,098	150	0.22	9,750	229	0.22	9,750
72	0.37	15,999	151	0.22	9,673	230	0.22	9,750
73	0.37	16,039	152	0.24	10,439	231	0.22	9,750
74	0.31	13,680	153	0.31	13,348	232	0.28	12,165
75	0.32	13,738	154	0.20	8,713	233	0.44	19,154
76	0.41	17,680	155	0.22	9,749	234	0.44	19,099
77	0.40	17,572	156	0.22	9,750	235	6.30	274,217
78	0.35	15,235	157	0.22	9,750	236	70.57	3,074,047
79	0.39	17,032	158	0.22	9,750			

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	331.32'	5060.00'	N81° 48' 54"W	331.26'
C2	130.36'	5085.00'	N84° 20' 07"W	130.36'
C3	241.35'	5060.00'	N86° 36' 24"W	241.33'
C4	59.73'	5080.00'	N88° 04' 07"W	59.73'
C5	66.79'	5060.00'	N89° 01' 03"W	66.79'
C6	124.39'	5060.00'	S89° 54' 00"W	124.39'
C7	12.61'	5060.00'	S89° 07' 28"W	12.61'
C8(t)	203.80'	5060.00'	N89° 47' 35"W	203.79'
C9	38.71'	25.00'	N44° 50' 12"E	34.96'
C10	39.27'	25.00'	S36° 51' 10"E	35.36'
C11	25.77'	780.00'	S80° 54' 24"E	25.76'
C12	62.14'	780.00'	S77° 40' 41"E	62.12'
C13	59.57'	780.00'	S73° 12' 29"E	59.55'
C14	65.38'	780.00'	S68° 37' 09"E	65.36'
C15	132.60'	780.00'	S61° 20' 51"E	132.44'
C16	274.20'	780.00'	S46° 24' 23"E	272.79'
C17	19.50'	780.00'	S35° 37' 09"E	19.50'
C18(t)	639.15'	780.00'	S58° 22' 41"E	621.42'
C19	37.37'	330.00'	S31° 39' 31"E	37.35'
C20	65.75'	330.00'	S22° 42' 21"E	65.65'
C21	66.65'	330.00'	S11° 12' 41"E	66.54'
C22	15.19'	330.00'	S04° 06' 24"E	15.19'
C23(t)	184.97'	330.00'	S18° 50' 45"E	182.56'
C24	2.13'	780.00'	S02° 42' 36"E	2.13'
C25	61.97'	780.00'	S00° 21' 21"E	61.95'
C26	36.26'	780.00'	S03° 15' 07"W	36.26'
C27(t)	100.36'	780.00'	S00° 53' 52"W	100.29'
C28	21.92'	25.00'	S20° 32' 15"E	21.23'
C29	66.05'	61.00'	S14° 38' 14"E	62.87'
C30	46.51'	61.00'	S38° 13' 44"W	45.39'
C31	51.93'	61.00'	S84° 27' 35"W	50.37'
C32	39.50'	61.00'	N52° 36' 12"W	38.81'
C33(t)	203.99'	61.00'	S50° 08' 38"W	121.37'
C34	21.92'	25.00'	N59° 10' 28"W	21.23'
C35	50.59'	211.00'	N77° 25' 39"W	50.47'
C36	66.47'	211.00'	N61° 32' 03"W	66.19'
C37	66.56'	211.00'	N43° 38' 23"W	66.28'
C38	66.34'	211.00'	N25° 25' 46"W	66.07'
C39	66.72'	211.00'	N07° 21' 50"W	66.44'
C40	38.75'	211.00'	N06° 57' 23"E	38.70'
C41(t)	355.43'	211.00'	N36° 02' 20"W	314.87'
C42	40.68'	230.00'	N17° 17' 06"E	40.63'
C43	76.69'	230.00'	N31° 54' 14"E	76.34'
C44	71.85'	230.00'	N50° 24' 18"E	71.55'
C45(t)	189.21'	230.00'	N35° 47' 10"E	183.92'
C46	41.13'	25.00'	N12° 13' 31"E	36.64'
C47	44.93'	25.00'	N69° 09' 35"W	39.12'
C48	60.11'	270.00'	N11° 17' 44"W	59.99'
C49	10.03'	270.00'	N03° 51' 11"W	10.03'
C50(t)	70.14'	270.00'	S10° 13' 51"E	69.95'
C51	1.97'	720.00'	N02° 42' 36"W	1.97'
C52	90.67'	720.00'	N00° 58' 34"E	90.61'
C53(t)	92.64'	720.00'	S00° 53' 52"W	92.58'
C54	39.76'	25.00'	N50° 08' 38"E	35.70'
C55	101.76'	151.00'	S64° 59' 22"E	99.85'
C56	110.50'	151.00'	S24° 43' 07"E	108.05'
C57	42.09'	151.00'	S04° 13' 55"W	41.96'
C58(t)	254.36'	151.00'	N36° 02' 20"W	225.33'
C59	10.75'	170.00'	S14° 01' 45"W	10.75'
C60	2.64'	170.00'	S16° 17' 08"W	2.64'
C61	67.65'	170.00'	S28° 07' 52"W	67.21'
C62	58.81'	170.00'	S49° 26' 33"W	58.52'
C63(t)	139.85'	170.00'	N35° 47' 10"E	135.94'
C64	124.65'	720.00'	N39° 51' 46"W	124.49'
C65	275.45'	720.00'	N55° 46' 55"W	273.77'
C66	86.82'	720.00'	N70° 11' 47"W	86.77'
C67	81.21'	720.00'	N76° 52' 55"W	81.17'
C68	21.86'	720.00'	N80° 58' 59"W	21.86'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C69(t)	589.99'	720.00'	S58° 22' 41"E	573.62'
C70	39.21'	25.00'	S44° 27' 33"E	35.32'
C71	39.27'	25.00'	N53° 08' 50"E	35.36'
C72	27.27'	380.00'	S83° 54' 31"E	27.26'
C73	287.91'	380.00'	N72° 19' 49"E	281.07'
C74	130.78'	380.00'	N40° 45' 55"E	130.14'
C75(t)	445.96'	380.00'	N64° 31' 35"E	420.81'
C76	103.78'	320.00'	S88° 51' 23"W	103.32'
C77	145.54'	320.00'	S66° 32' 11"W	144.29'
C78	118.73'	320.00'	S42° 52' 41"W	118.05'
C79(t)	368.05'	320.00'	N65° 11' 52"E	348.09'
C80	41.42'	25.00'	S15° 13' 11"E	36.85'
C81	63.59'	230.00'	S54° 46' 01"E	63.39'
C82	76.60'	230.00'	S37° 18' 16"E	76.25'
C83	74.07'	230.00'	S18° 32' 16"E	73.75'
C84(t)	214.26'	230.00'	S36° 00' 01"E	206.60'
C85	26.29'	530.00'	S07° 53' 28"E	26.29'
C86	26.74'	530.00'	S05° 01' 28"E	26.74'
C87(t)	53.03'	530.00'	S06° 26' 45"E	53.01'
C88	49.96'	530.00'	S00° 52' 44"E	49.94'
C89	28.38'	530.00'	S03° 21' 19"W	28.37'
C90(t)	78.33'	530.00'	S04° 39' 18"W	78.26'
C91	0.95'	380.00'	S50° 54' 39"W	0.95'
C92	90.00'	380.00'	S11° 49' 03"W	89.79'
C93	90.95'	380.00'	S25° 27' 31"W	90.73'
C94	91.00'	380.00'	S39° 10' 31"W	90.78'
C95	90.57'	380.00'	S52° 51' 47"W	90.35'
C96	90.10'	380.00'	S66° 29' 00"W	89.89'
C97(t)	453.56'	210.00'	S32° 04' 57"W	427.11'
C98	65.87'	210.54'	S89° 14' 19"W	65.60'
C99	54.85'	210.54'	N81° 20' 08"W	54.69'
C100(t)	120.72'	210.54'	S82° 42' 06"W	119.07'
C101	36.98'	230.00'	N69° 15' 59"W	36.94'
C102	82.34'	230.00'	N54° 24' 12"W	81.91'
C103	83.62'	230.00'	N33° 43' 53"W	83.16'
C104	83.29'	230.00'	N12° 56' 30"W	82.84'
C105	89.28'	230.00'	N08° 33' 10"E	88.72'
C106	46.81'	230.00'	N25° 30' 10"E	46.72'
C107(t)	422.32'	230.00'	N21° 16' 12"W	365.44'
C108	39.27'	25.00'	N13° 40' 02"W	35.36'
C109	56.97'	211.00'	N50° 51' 30"W	56.79'
C110	59.71'	211.00'	N35° 00' 59"W	59.51'
C111	60.73'	211.00'	N18° 39' 51"W	60.45'
C112	33.48'	211.00'	N05° 52' 22"W	33.52'
C113(t)	210.89'	211.00'	N29° 57' 36"W	202.22'
C114	185.03'	2060.00'	N74° 50' 07"W	184.97'
C115	89.97'	2060.00'	S78° 39' 35"E	89.96'
C116(t)	275.00'	2060.00'	N76° 05' 11"W	274.79'
C117	33.20'	25.00'	S72° 22' 04"E	30.81'
C118	44.24'	25.00'	N49° 22' 13"E	38.69'
C119	39.27'	25.00'	S69° 19' 37"E	35.36'
C120	10.28'	280.00'	N89° 43' 30"E	10.28'
C121	76.82'	280.00'	S81° 09' 30"E	76.56'
C122	50.85'	280.00'	S57° 53' 27"E	50.78'
C123(t)	139.96'	280.00'	S77° 00' 27"E	138.50'
C124	37.70'	25.00'	N48° 06' 32"E	34.23'
C125	39.27'	25.00'	S72° 18' 43"E	35.36'
C126	114.41'	170.00'	N43° 24' 29"W	112.26'
C127	43.96'	170.00'	N36° 43' 12"W	43.84'
C128(t)	158.37'	170.00'	S16° 00' 01"E	152.70'
C129	47.03'	470.00'	N06° 26' 45"W	47.01'
C130	9.72'	470.00'	N02° 59' 11"W	9.72'
C131	59.74'	470.00'	N01° 14' 52"E	59.70'
C132(t)	69.47'	470.00'	S00° 39' 18"W	69.40'
C133	87.50'	320.00'	N12° 43' 22"E	87.23'
C134	111.05'	320.00'	N20° 29' 53"E	110.50'
C135	117.62'	320.00'	N50° 58' 11"E	116.96'
C136	65.77'	320.00'	N67° 23' 16"E	65.65'

Curve Table					Curve Table					Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	331.32'	5060.00'	N81° 48' 54"W	331.26'	C69	39.27'	25.00'	N53° 08' 50"E	35.36'	C137	44.54'	150.54'	N81° 45' 09"E	44.38'
C2	130.36'	5085.00'	N84° 20' 07"W	130.36'	C70	195.05'	380.00'	N83° 26' 32"E	192.92'	C138	41.77'	150.54'	S81° 49' 18"E	41.64'
C3	241.35'	5060.00'	N88° 36' 24"W	241.33'	C71	65.36'	380.00'	N63° 48' 36"E	65.28'	C139(t)	86.32'	150.54'	S89° 42' 06"W	85.14'
C4	59.73'	5080.00'	N88° 04' 07"W	59.73'	C72	54.77'	380.00'	N54° 45' 14"E	54.72'	C140	0.18'	170.00'	S73° 52' 21"E	0.18'
C5	66.79'	5060.00'	N89° 01' 03"W	66.79'	C73	130.78'	380.00'	N40° 45' 55"E	130.14'	C141	209.71'	170.00'	S38° 28' 18"E	196.67'
C6	124.39'	5060.00'	S89° 54' 00"W	124.39'	C74(t)	445.96'	380.00'	N64° 31' 35"E	420.81'	C142	102.26'	170.00'	S14° 06' 02"W	100.72'
C7	12.61'	5060.00'	S89° 07' 28"W	12.61'	C75	103.78'	320.00'	S88° 51' 23"W	103.32'	C143(t)	312.15'	170.00'	N21° 16' 12"W	270.11'
C8(t)	203.80'	5060.00'	N89° 47' 35"W	203.79'	C76	145.54'	320.00'	S62° 32' 11"W	144.29'	C144	39.27'	25.00'	S76° 19' 58"W	35.36'
C9	38.71'	25.00'	N44° 50' 12"E	34.96'	C77	118.73'	320.00'	S44° 52' 41"W	118.05'	C145	52.11'	230.00'	N65° 09' 27"W	51.99'
C10	39.27'	25.00'	S36° 51' 10"E	35.36'	C78(t)	368.05'	320.00'	N65° 11' 52"E	348.09'	C146	60.19'	230.00'	N79° 08' 40"W	60.02'
C11	25.77'	780.00'	S80° 54' 24"E	25.76'	C79	41.42'	25.00'	S15° 13' 11"E	36.85'	C147	60.55'	230.00'	S85° 49' 00"W	60.38'
C12	62.14'	780.00'	S77° 40' 41"E	62.12'	C80	63.59'	230.00'	S54° 46' 01"E	63.39'	C148	26.97'	230.00'	S74° 54' 57"W	26.95'
C13	59.57'	780.00'	S73° 12' 29"E	59.55'	C81	76.60'	230.00'	S37° 18' 16"E	76.25'	C149(t)	199.81'	230.00'	N83° 33' 18"W	193.59'
C14	65.38'	780.00'	S68° 37' 09"E	65.36'	C82	74.07'	230.00'	S30° 26' 16"E	73.75'	C150	21.68'	25.00'	N83° 36' 11"W	21.00'
C15	132.60'	780.00'	S61° 20' 51"E	132.44'	C83(t)	214.26'	230.00'	S36° 00' 01"E	206.60'	C151	3.72'	60.00'	N60° 32' 30"W	3.72'
C16	274.20'	780.00'	S46° 24' 23"E	272.79'	C84	26.29'	530.00'	S07° 53' 28"E	26.29'	C152	68.28'	60.00'	S85° 04' 50"W	64.65'
C17	19.50'	780.00'	S35° 37' 09"E	19.56'	C85	26.74'	530.00'	S05° 01' 28"E	26.74'	C153	54.60'	60.00'	S26° 24' 38"W	52.74'
C18(t)	639.15'	780.00'	S58° 22' 41"E	621.42'	C86(t)	53.03'	530.00'	S06° 26' 45"E	53.01'	C154	57.16'	60.00'	S26° 57' 08"E	55.02'
C19	37.37'	330.00'	S31° 39' 31"E	37.35'	C87	49.96'	530.00'	S00° 52' 44"E	49.94'	C155(t)	183.76'	60.00'	S33° 29' 47"W	119.91'
C20	65.75'	330.00'	S22° 42' 21"E	65.65'	C88	28.38'	530.00'	S03° 21' 19"W	28.37'	C156	17.03'	25.00'	S34° 43' 29"E	16.71'
C21	66.65'	330.00'	S11° 12' 41"E	66.54'	C89(t)	78.33'	530.00'	S04° 39' 18"W	78.26'	C157	4.64'	25.00'	S09° 53' 05"E	4.60'
C22	15.19'	330.00'	S04° 06' 24"E	15.19'	C90	0.95'	380.00'	S04° 57' 39"W	0.95'	C158(t)	21.68'	25.00'	N29° 24' 15"W	21.04'
C23(t)	184.97'	330.00'	S18° 50' 45"E	182.56'	C91	90.00'	380.00'	S11° 49' 03"W	89.79'	C159	38.49'	791.46'	S03° 10' 15"E	38.49'
C24	2.13'	780.00'	S02° 42' 36"E	2.13'	C92	90.95'	380.00'	S25° 27' 31"W	90.73'	C160	70.18'	791.46'	S05° 45' 45"W	70.16'
C25	61.97'	780.00'	S00° 21' 21"E	61.95'	C93	91.00'	380.00'	S39° 31' 31"W	90.78'	C161	74.96'	791.46'	S06° 00' 57"W	74.93'
C26	36.26'	780.00'	S03° 15' 07"W	36.26'	C94	90.57'	380.00'	S52° 51' 47"W	90.35'	C162	152.85'	791.46'	S14° 15' 43"W	152.62'
C27(t)	100.36'	780.00'	S00° 53' 52"W	100.29'	C95	90.10'	380.00'	S66° 29' 00"W	89.89'	C163	103.84'	791.46'	S23° 33' 12"W	103.77'
C28	21.92'	25.00'	S20° 32' 15"E	21.23'	C96(t)	453.56'	380.00'	S39° 04' 57"W	427.11'	C164(t)	440.32'	791.46'	N11° 22' 26"E	434.67'
C29	47.37'	61.00'	S23° 24' 42"E	46.19'	C97	65.87'	210.54'	S82° 14' 19"W	65.60'	C165	39.27'	25.00'	N17° 41' 17"W	35.36'
C30	58.56'	61.00'	S26° 20' 18"W	56.34'	C98	54.85'	210.54'	N81° 20' 08"W	54.69'	C166	86.42'	851.46'	N24° 24' 15"E	86.38'
C31	58.56'	61.00'	S81° 20' 38"W	56.34'	C99(t)	120.72'	210.54'	S89° 42' 06"W	119.07'	C167	59.45'	851.46'	N19° 29' 47"E	59.43'
C32	39.50'	61.00'	S52° 36' 12"W	38.81'	C100	36.98'	230.00'	N59° 15' 59"W	36.94'	C168	64.33'	851.46'	N15° 19' 55"E	64.32'
C33(t)	203.99'	61.00'	S50° 08' 38"W	121.37'	C101	82.34'	230.00'	N64° 24' 12"W	81.91'	C169	64.08'	851.46'	N11° 00' 40"E	64.07'
C34	21.92'	25.00'	N59° 10' 28"W	21.23'	C102	83.62'	230.00'	N33° 43' 53"W	83.16'	C170	65.47'	851.46'	N06° 39' 09"E	65.45'
C35	64.49'	230.00'	N75° 15' 46"W	64.28'	C103	83.29'	230.00'	N12° 56' 30"W	82.84'	C171	66.21'	851.46'	N02° 13' 19"E	66.19'
C36	58.79'	230.00'	N60° 54' 26"W	58.63'	C104	89.28'	230.00'	N08° 33' 10"E	88.72'	C172	64.99'	851.46'	N02° 11' 32"W	64.97'
C37	58.79'	230.00'	N46° 15' 45"W	58.63'	C105	46.81'	230.00'	N25° 30' 10"E	46.72'	C173	2.76'	851.46'	N04° 28' 17"W	2.76'
C38	58.79'	230.00'	N31° 37' 04"W	58.63'	C106(t)	422.32'	230.00'	N21° 16' 12"W	365.44'	C174(t)	473.70'	851.46'	N11° 22' 26"E	467.62'
C39	58.79'	230.00'	N16° 58' 24"W	58.63'	C107	39.27'	25.00'	N13° 40' 02"W	35.36'	C175	33.21'	25.00'	N33° 29' 47"E	30.82'
C40	27.55'	230.00'	N06° 33' 11"W	27.53'	C108	56.97'	211.00'	N50° 51' 30"W	56.91'	C176	147.69'	170.00'	S83° 33' 18"E	143.09'
C41(t)	327.19'	230.00'	N43° 32' 32"W	300.29'	C109	59.71'	211.00'	N35° 00' 59"W	59.57'	C177	39.27'	25.00'	S13° 40' 02"E	35.36'
C42	73.52'	230.00'	N60° 22' 06"E	73.20'	C110	60.73'	211.00'	N18° 39' 51"W	60.52'	C178	52.78'	230.00'	S20° 45' 31"W	52.66'
C43	52.62'	230.00'	S22° 04' 47"W	52.51'	C111	33.48'	211.00'	N05° 52' 22"W	33.45'	C179	59.70'	230.00'	S14° 44' 54"W	59.53'
C44	71.33'	230.00'	N37° 31' 08"E	71.04'	C112(t)	210.89'	211.00'	N29° 57' 36"W	202.22'	C180	18.62'	230.00'	S00° 59' 33"W	18.62'
C45	34.90'	230.00'	N50° 45' 00"E	34.86'	C113	185.03'	2060.00'	N74° 50' 07"W	184.97'	C181(t)	131.10'	230.00'	S15° 00' 11"W	129.34'
C46(t)	232.37'	230.00'	N26° 09' 15"E	222.61'	C114	89.97'	2060.00'	S78° 39' 35"E	89.96'	C182	48.50'	470.00'	S01° 37' 45"E	48.47'
C47	39.27'	25.00'	N10° 05' 49"E	35.36'	C115(t)	275.00'	2060.00'	N76° 05' 11"W	274.79'	C183	105.11'	470.00'	S10° 59' 32"W	104.90'
C48	39.27'	25.00'	N79° 54' 11"W	35.36'	C116	33.20'	25.00'	S39° 22' 04"E	30.81'	C184	81.32'	470.00'	S22° 21' 20"W	81.21'
C49	61.31'	270.00'	N28° 23' 53"W	61.18'	C117	44.24'	25.00'	N49° 22' 13"E	38.69'	C185(t)	234.93'	470.00'	N12° 59' 33"E	232.49'
C50	90.03'	270.00'	N12° 20' 27"W	89.61'	C118	39.27'	25.00'	N46° 19' 37"E	35.36'	C186	39.27'	25.00'	S72° 18' 43"W	35.36'
C51(t)	151.34'	270.00'	S18° 50' 45"E	149.36'	C119	10.28'	280.00'	N89° 43' 30"E	10.28'	C187	39.27'	25.00'	N17° 41' 17"W	35.36'
C52	34.83'	720.00'	N01° 24' 09"W	34.83'	C120	78.82'	280.00'	S81° 09' 30"E	78.56'	C188	45.85'	530.00'	N24° 50' 02"E	45.83'
C53	57.81'	720.00'	N02° 17' 01"E	57.79'	C121	50.85'	280.00'	S67° 53' 27"E	50.78'	C189	69.20'	530.00'	N18° 36' 56"E	69.15'
C54(t)	92.64'	720.00'	S00° 53' 52"W	92.58'	C122(t)	139.96'	280.00'	S77° 20' 27"E	138.50'	C190	66.65'	530.00'	N11° 22' 26"E	66.60'
C55	39.76'	25.00'	N50° 08' 38"E	35.70'	C123	37.70'	25.00'	N74° 06' 32"E	34.23'	C191	65.34'	530.00'	N04° 08' 19"E	65.30'
C56	13.40'	170.00'	S82° 02' 16"E	13.40'	C124	39.27'	25.00'	S72° 18' 43"W	35.36'	C192	17.89'	530.00'	N00° 21' 36"W	17.89'
C57	228.44'	170.00'	S41° 17' 02"E	214.63'	C125	114.41'	170.00'	S44° 24' 29"W	112.26'	C193(t)	264.92'	530.00'	N12° 59' 33"E	262.17'
C58(t)	241.84'	170.00'	S43° 32' 32"W	221.96'	C126	43.96'	170.00'	N16° 43' 12"W	43.84'	C194	96.90'	170.00'	N15° 00' 11"E	95.60'
C59	81.23'	170.00'	N10° 53' 59"W	80.46'	C127(t)	158.37'	170.00'	S36° 00' 01"E	152.70'	C195	39.27'	25.00'	N76° 19' 58"E	35.36'
C60	90.52'	170.00'	S39° 50' 32"W	89.46'	C128	47.03'	470.00'	N06° 26' 45"W	47.01'	C196	108.75'	151.00'	S38° 06' 58"E	106.42'
C61(t)	171.75'	170.00'	N26° 09' 15"E	164.54'	C129	9.72'	470.00'	N02° 59' 11"W	9.72'	C197	42.58'	151.00'	S09° 24' 19"E	42.44'
C62	86.61'	720.00'	N30° 20' 57"W	86.55'	C130	59.74'	470.00'	N01° 14' 52"E	59.70'	C198(t)	151.33'	151.00'	S30° 02' 15"W	145.08'
C63	313.49'	720.00'	S54° 16' 07"E	311.02'	C131(t)	69.47'	470.00'	S00° 39' 18"W	69.40'	C199	39.27'	25.00'	S43° 40' 23"W	35.36'
C64	86.82'	720.00'	N70° 51' 47"W	86.77'	C132	87.50'	320.00'	N12° 43' 22"E	87.23'	C200	10.05'	220.00'	S89° 58' 53"W	10.05'
C65	81.21'	720.00'	N26° 52' 55"W	81.17'	C133	111.05'	320.00'	N30° 39' 55"E	110.50'	C201	99.92'	220.00'	N75° 41' 57"W	99.06'
C66	21.86'	720.00'	N80° 58' 59"W	21.86'	C134	117.62'	320.00'	N60° 58' 11"E	116.96'	C202(t)	109.96'	220.00'	S17° 40' 02"E	108.82'
C67(t)	589.99'	720.00'	S58° 22' 41"E	573.62'	C135	65.77'	320.00'	S23° 23' 16"E	65.65'					
C68	39.21'	25.00'	S44° 27' 33"E	35.32'	C136(t)	381.94'	320.00'	N39° 04' 57"W	359.67'					

PRELIMINARY PLAT OF

HIDDEN LAKES NORTH

A REDIVISION OF LOT 2 OF THE CHURCH OF THE HIGHLANDS ADDITION TO OPELIKA PLAT NO. 1

BEING A PART OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

SHEET 2 OF 2

- ### OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama.

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

Accepted by the Opelika Public Works Director, Opelika, Alabama:

Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

The State of Alabama
Lee County)

We, 280 Land Company, LLC, as owners of the real property shown on this plat hereby join in the statement of Austin P. Dawkins and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2024.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2024

The State of Alabama
Lee County)

I, _____, a Notary Public, in and for said County in said State, hereby certify that Earlon C. McWhorter, whose name as Managing Member of 280 Land Company, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2024.

Notary Public:
My Commission Expires

I, Austin P. Dawkins, 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. The basis of this information, and belief

For Review Only

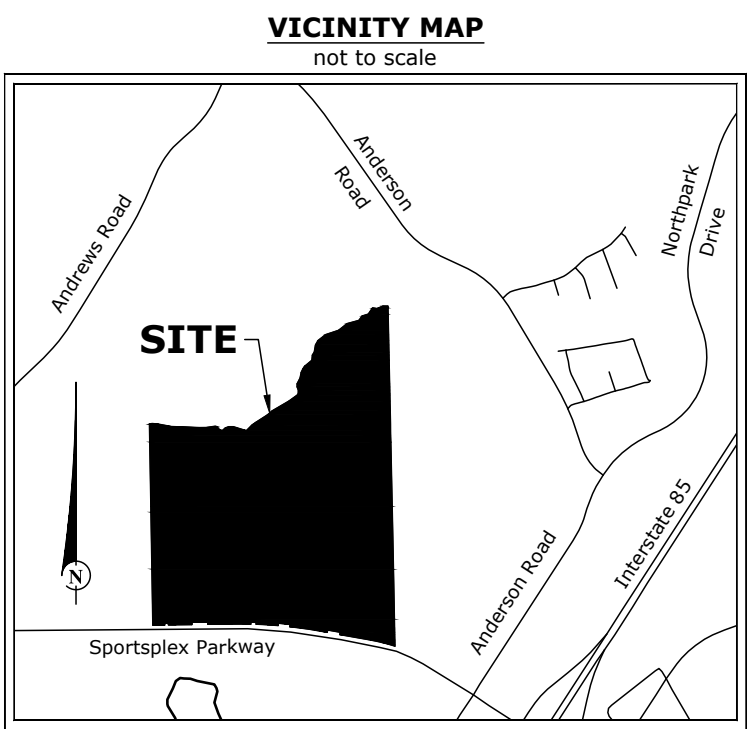
Austin P. Dawkins, PLS Date: 02/19/2024 Date

Alabama License No. 50518

PROJECT NO: 21-0036

FIELD BY: N/A
DRAWN BY: BES

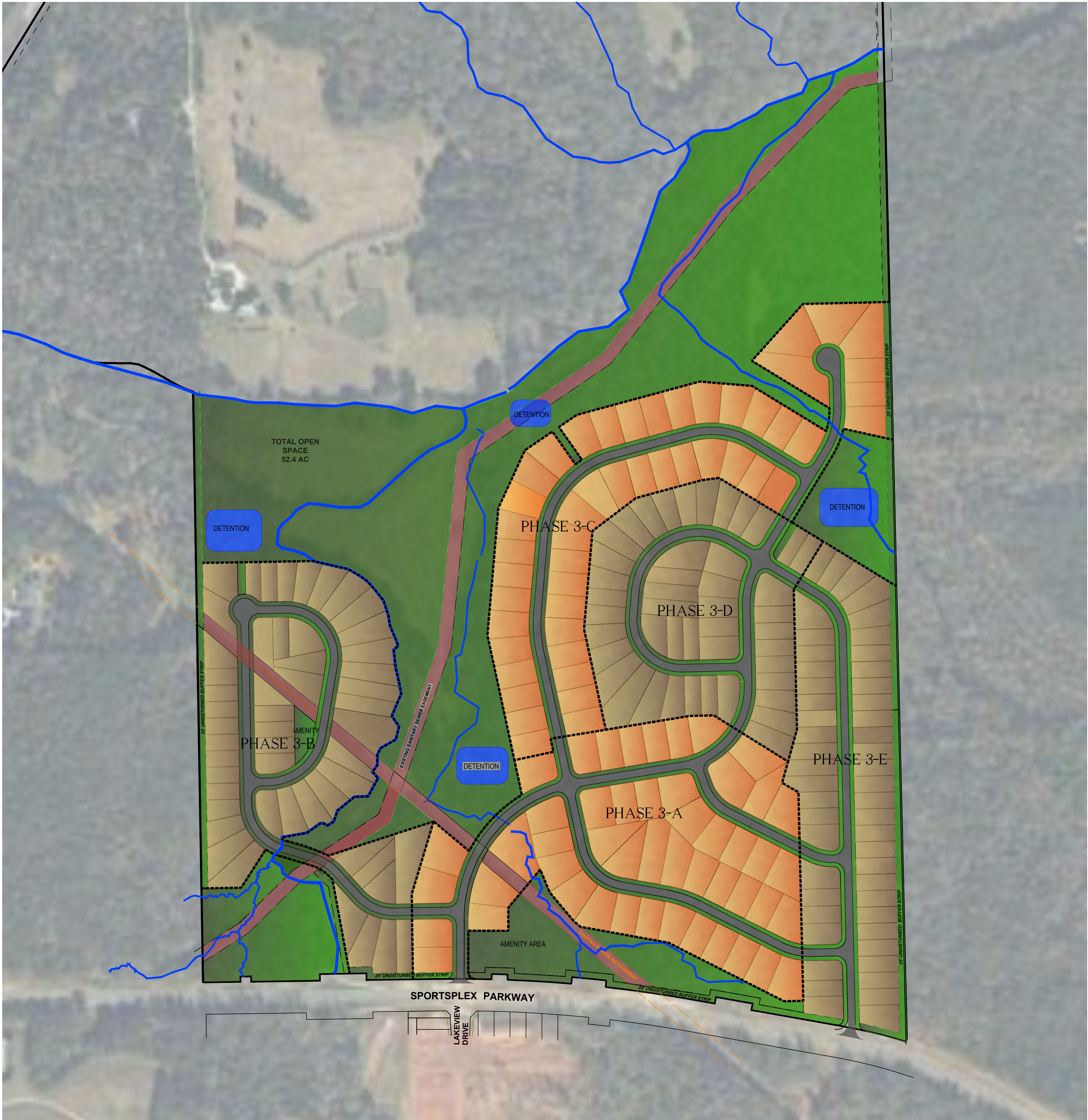
FIELD DATE: N/A
DRAW DATE: 02/01/2024



LEGEND

ROW	Right-of-Way
N/F	Now or Formerly
DB:	Deed Book
PB:	Plat Book
PG:	Page
D.U.E.	Drainage & Utility Easement
	Wire Fence
	Chain Link Fence
	Not to Scale

THIS IS NOT A PROPERTY BOUNDARY SURVEY
This drawing is for information purposes only. The purpose of this plat is to show preliminary lot layout for new subdivision construction. Lots shown are subject to change.



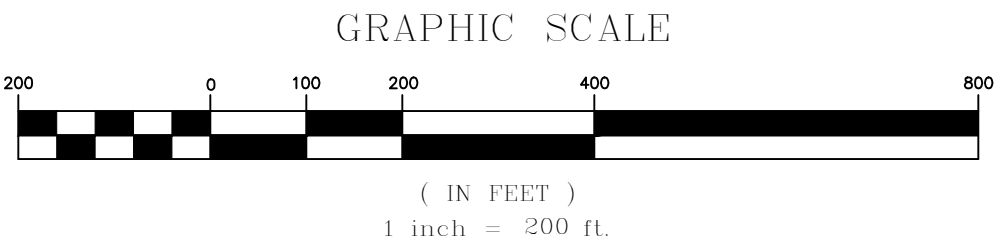
NOTE:
This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.



DEVELOPMENT DATA:

PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
CURRENT ZONING:	R-3
REQUIRED ZONING:	PUD
TOTAL LENGTH OF NEW STREETS PROPOSED:	13,560 LF±
TOTAL NUMBER OF BUILDING LOTS PROPOSED:	241
TOTAL OPEN SPACE:	52.4 ACRES ±
PHASE 3-A:	
AREA:	23.4 ACRES±
90'± WIDE BUILDING LOTS PROPOSED:	49
PHASE 3-B:	
AREA:	20.6 ACRES±
60'± WIDE BUILDING LOTS PROPOSED:	48
PHASE 3-C:	
AREA:	21.2 ACRES±
90'± WIDE BUILDING LOTS PROPOSED:	49
PHASE 3-D:	
AREA:	15.5 ACRES±
60'± WIDE BUILDING LOTS PROPOSED:	45
PHASE 3-E:	
AREA:	21.0 ACRES±
60'± WIDE BUILDING LOTS PROPOSED:	50

- TYPICAL 60' LOT
- TYPICAL 90' LOT



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors



705 12th ST. PERRY CITY, AL 36868 (PH: 334-297-2423)
223 S. 8th ST. OPELIKA, AL 36861 (PH: 334-245-1639)
1721 W. BROAD ST. EUPAULA, AL 36672 (PH: 334-687-4257)

HIDDEN LAKES NORTH

A PROPOSED SUBDIVISION OF THE LANDS OF
280 LAND COMPANY, LLC
LOCATED ON SECTION 33, TOWNSHIP 20 NORTH, RANGE 27 EAST
OPELIKA, LEE COUNTY, ALABAMA

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MASTER PLAN

DRAWN BY: BSJ
DESIGNED BY: BSJ
REVIEWED BY: BSJ
APPROVED BY: BSJ

DATE: 30 JUNE 2022

PROJECT NUMBER: 21-0036

SHEET NUMBER

C1

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024

Subdivision: Old Columbus Road SD, Rediviosn of Lot 1

Agenda Item #: B-6

Action Requested: Preliminary & Final Approval

Location of Property: Old Columbus Road

Property Owner(s): Hunter Bell

Current Land Use: Undeveloped

Current Zoning: PJ (planning Jurisdiction)

Flood Zone: FEMA – Nov 2, 2011 – Per MAP#01081C00095G and MAP#01081C00095H, Effective Date 11-2-2011 – No portion of property located in a 100 year Flood Hazard Area.

Staff Comments:

The applicant is requesting preliminary and final approval for a 7-lot subdivision on 78 acres located in the Planning Jurisdiction. All lots are vacant/undeveloped. The purpose of the subdivision is single family home lots. All lots are accessed from Lee Road 391 (Old Columbus Road). The minimum lot size in the Planning Jurisdiction is 15,000 square feet. Four lots have 60 foot lot frontage on Lee Road 391; 60 feet is the minimum width requirement on a public street to access a lot. The other three lots are at least 190 feet wide along Lee Road 391. The seven lots range from 5.8 acres to 14.2 acres.

Staff recommends preliminary and final approval subject to the following:

1. Add a symbol for the concrete monument labeled on the section corner/POC.
2. Remove all dash lines running parallel to side and front property lines.

Old Columbus Subdivision

- The County Engineer's certificate references the wrong city.
- All proposed driveway locations need to be marked in the field and approved prior to plat approval.
- The shared drives should be numbered and our shared driveway note added to the plat as standalone notes.
- Show all utility lines.
- Show all cross drains (if any).
- This plat needs to be cleaned. There should be no overlapping lines or illegible text.
- Access easements are not labeled or dimensioned.
- All streams/wetlands should be labeled.



Kendall Andrews, P.E.

Assistant Engineer I

P: (334) 737 – 7011 / F: (334) 745 – 6994

www.leeco.us

Engineering Department Report

This subdivision is in the County and is approximately 2-miles from the City limits on Old Columbus Road. This subdivision will need to have the approval of the Lee County Highway Department access management requirements.

The Opelika Engineering Department has no other comments or concerns with this preliminary and final plat.

Opelika Utilities Board Report

Development is outside of Opelika Water's Service Area.

Opelika Power Services Report

This property is located outside of the Opelika Power Services territory.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: _____ MEETING: _____

SITE ADDRESS: Old Columbus Road, Opelika, Alabama 36801 PIN 40225**PROPERTY OWNER:** Hunter Bell**APPLICANT/AUTHORIZED REPRESENTATIVE:** Mike Maher**MAILING ADDRESS:** 2124 Moores Mill Road Suite 110, Auburn, Al 36830**PHONE NUMBER:** 334-821-0105 **FAX NUMBER:** 334-821-4044**EMAIL ADDRESS:** mike.precisionsurv@gmail.comTYPE OF PLAT APPROVAL REQUESTED Subdivision plat
☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL
Does the subdivision require any other official action by the City? no
☐ Annexation ☐ Rezoning ☐ Other _____
PARCEL INFORMATIONSubdivision Name: Old Columbus Subdivision, Redivision of Lot 1Current Land Use: ResidentialCurrent Zoning: R1Proposed use of the Subdivision: residential
☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional
Number of Lots: 7 x \$3.00 = \$21Number of APO: 11 x \$7.00 = \$77
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 173**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Old Columbus Subdivision, Redivision of Lot 1 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

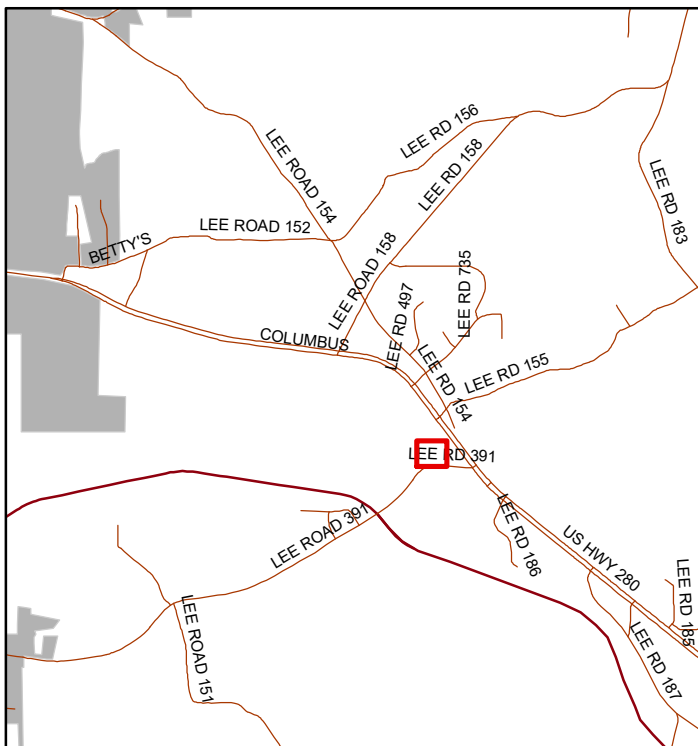
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) **Hunter Bell**

2-6-24

DATE

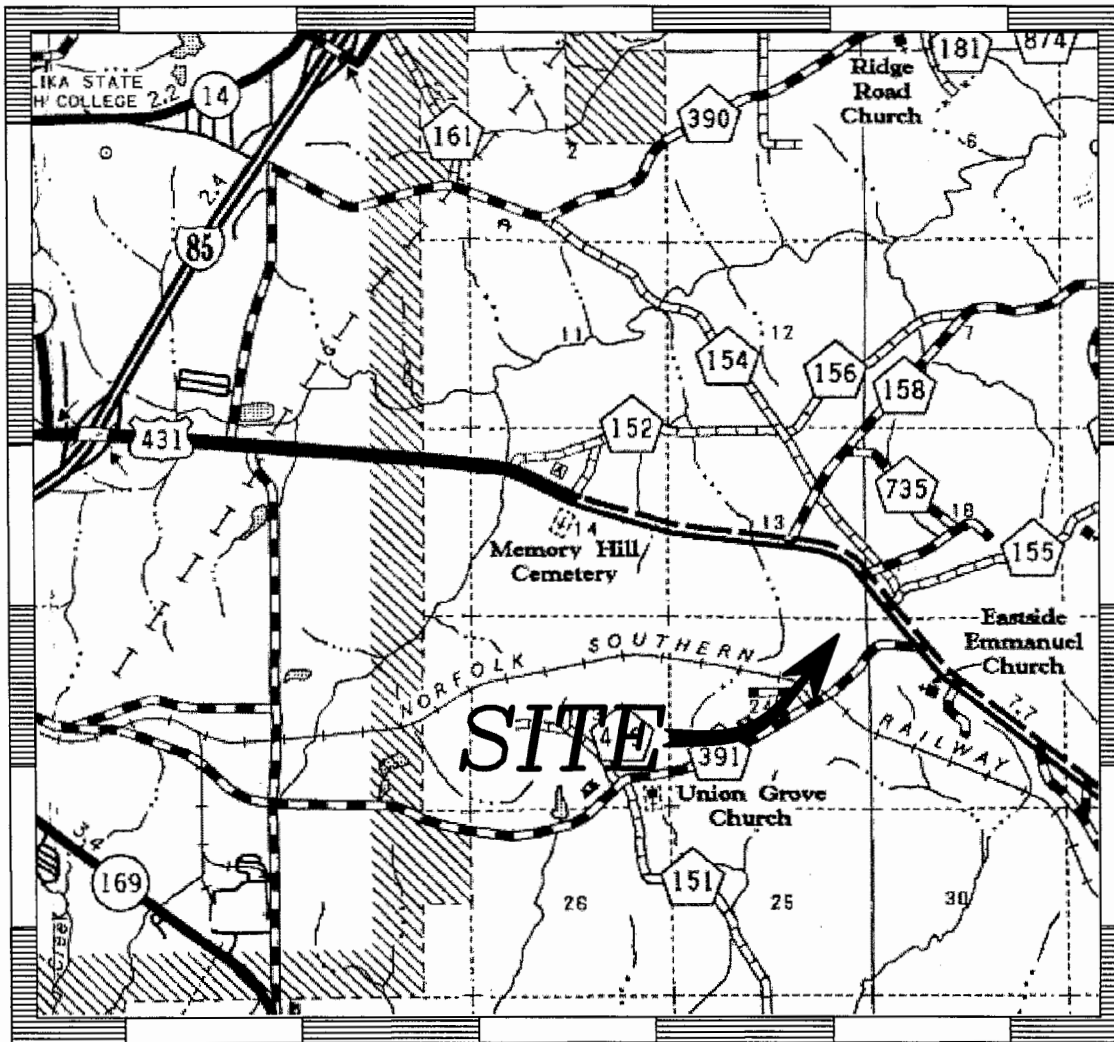
The map displays a section of Lee County, Florida, with a focus on the proposed Lee County Parkway (Columbus Pkwy). A purple shaded area in the upper left corner is labeled 'PUD' (Public Use District). A dashed line indicates the proposed route of the parkway, which runs horizontally across the middle of the map. To the right of the parkway, a red line indicates the proposed route of Lee Road 154. The map also shows existing roads, including Lee Road 158 and Lee Road 154. The map is oriented with North at the top.



The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

VICINITY MAP

NOT TO SCALE



OLD COLUMBUS SUBDIVISION
REDIVISION OF LOT 1
SECTION 24 T 19 N R 27 E
LEE COUNTY ALABAMA

State of Alabama
Lee County

I, Michael T Maher, a Professional Licensed Land Surveyor of Alabama, 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.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2024.

Michael T Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

STATE OF ALABAMA,
LEE COUNTY,

I, Hunter Bell, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

In witness whereof, I have hereunto set my hand on this
the ____ day of _____, 2024

Hunter Bell

STATE OF ALABAMA,
LEE COUNTY,

I, _____, a Notary Public, in and for said County in said State, hereby certify that Hunter Bell, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2024.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out hereon.

This the ____ day of _____, 2024.

Health Officer
County of Lee, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the City of Auburn Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this

____ day of _____, 2024.

County Engineer
County of Lee, Alabama

NOTES:

- SOURCE OF INFORMATION: PLAT BOOK 49 PAGE 117.
- DATE OF FIELD SURVEY: SCHEDULED - NOT COMPLETED, DATE OFFICE WORK COMPLETED: 2-5-2024.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
- NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YR FLOOD HAZARD AREA PER FEMA FIRM PANEL 01081C00095G, EFFECTIVE DATE 11-2-11. AND PROPOSED FEMA FIRM 01081C00095H.
- THE PURPOSE OF THIS PLAT IS TO CREATE 7 SINGLE FAMILY LOTS.
- NUMBER OF LOTS: 7; GROSS AREA = 78 ACRES ±.
- DRIVEWAY ACCESS MUST CONFORM TO LEE COUNTY HIGHWAY ACCESS MANAGEMENT PLAN.
- WATER SERVICE IS BY OPELIKA WATER. SEWAGE DISPOSAL IS ON-SITE (SEPTIC).
- UPON ANNEXATION INTO THE CITY OF OPELIKA, AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.

Seal

Drawn By:

ANW-MTM

Scale:

1"=150'

File Name:

24-0054

Date:

1-24-2024

PRECISION
SURVEYING

Sheet Title:

Old Columbus Subdivision
Redivision of Lot 1
Section 24 T19N R27E

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36890
Phone (334) 821-0105
www.precisionurveying.biz

43 10 06 13 0 000 015.000
BRUCE MAY BEATTIE (1 2) ETAL
4801 US HWY 280 E
OPELIKA, AL 36804

43 11 04 18 0 000 007.000
BOWDEN REALTY INC
701 13TH ST
PHENIX CITY, AL 36867

43 10 06 24 0 000 001.000
THORNTON THOMAS F (1 3)
VAUGHAN MARY S
VAUGHAN JOHN D
510 LOMBARD ST
MARIETTA, GA 30064

LOT 1-1
758,664 SF±
17.42 AC±

LOT 1-2
620,637 SF±
14.25 AC±

LOT 1-7
491,603 SF±
11.29 AC±

LOT 1-4
341,151 SF±
7.83 AC±

LOT 1-5
409,246 SF±
9.39 AC±

LOT 1-6
253,962 SF±
5.83 AC±

LOT 1-3
522,407 SF±
11.99 AC±

43 11 04 19 0 000 005.000
BOWDEN REALTY INC
701 13TH ST
PHENIX CITY, AL 36867

43 10 06 24 0 000 002.000
WHEELS LANOICE J & MARTHA S
5221 LEE RD 0391
OPELIKA, AL 36804

43 10 06 24 0 000 003.002
WHEELS LANOICE J & MARTHA S
5221 LEE RD 0391
OPELIKA, AL 36804

43 10 06 24 0 000 003.000
STROH GERALD L & JULIANNE H
157 PRATHER LAKE DRIVE
AUBURN, AL 36830

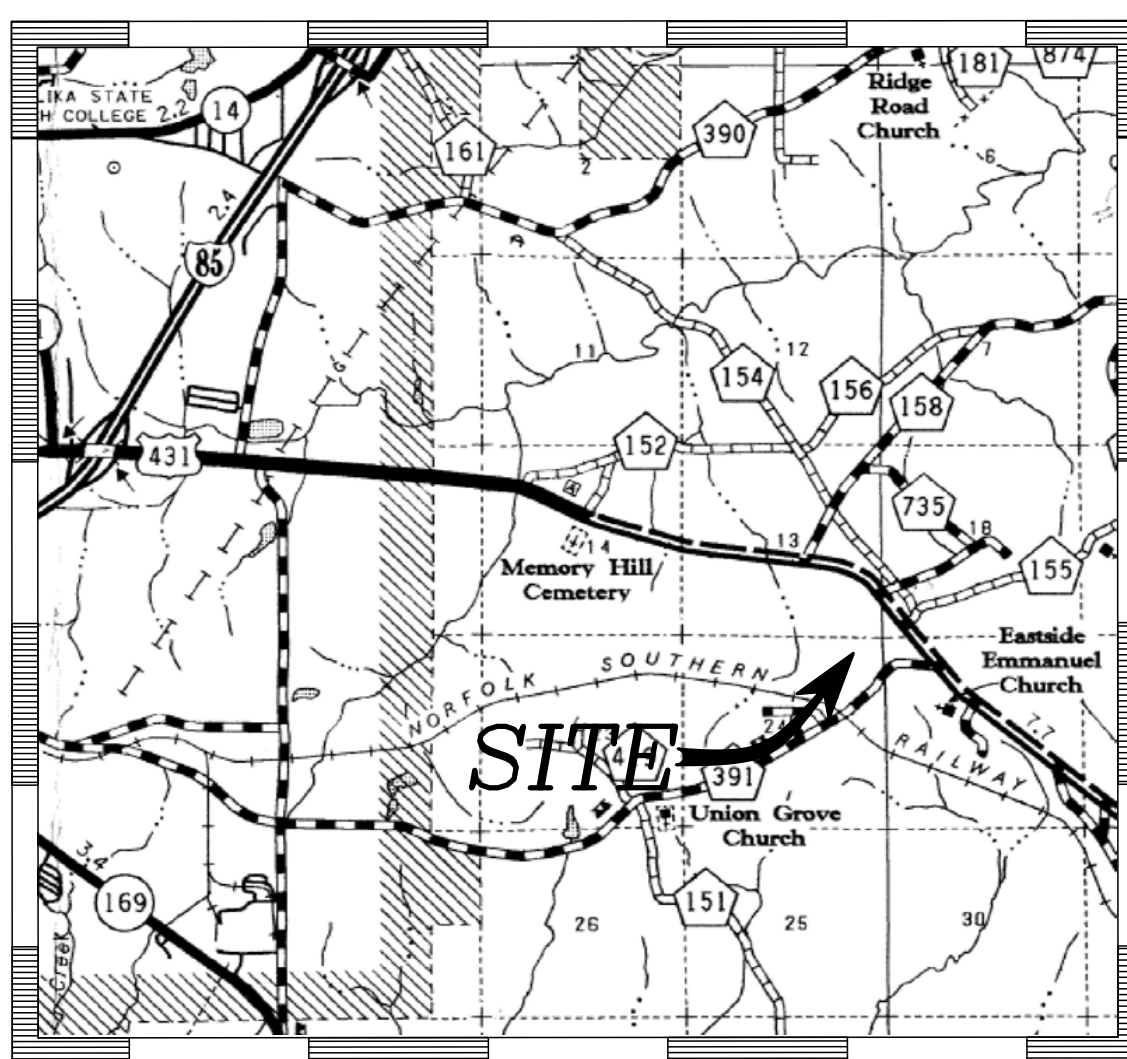
43 10 06 24 0 000 003.001
WHEELS LANOICE J & MARTHA S
5221 LEE RD 0391
OPELIKA, AL 36804

43 10 06 24 0 000 004.000
LEONARD KELLY O &
HENDERSON WENDY L
5161 LEE RD 0391
OPELIKA, AL 36804

43 10 06 24 0 000 005.000
BURNETTE BELINDA L
1751 TILLING WAY
STONE MTN, GA 30087

VICINITY MAP

NOT TO SCALE



OLD COLUMBUS SUBDIVISION
REDIVISION OF LOT 1
SECTION 24 T 19 N R 27 E
LEE COUNTY ALABAMA

State of Alabama
Lee County

I, Michael T. Maher, a Professional Licensed Land Surveyor of Alabama, 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.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2024.

Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

STATE OF ALABAMA,
LEE COUNTY,

I, Hunter Bell, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

In witness whereof, I have hereunto set my hand on this
the ____ day of _____, 2024

Hunter Bell

STATE OF ALABAMA,
LEE COUNTY,

I, _____, a Notary Public, in and for said County in said State, hereby certify that Hunter Bell, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2024.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out hereon.

This the ____ day of _____, 2024.

Health Officer
County of Lee, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

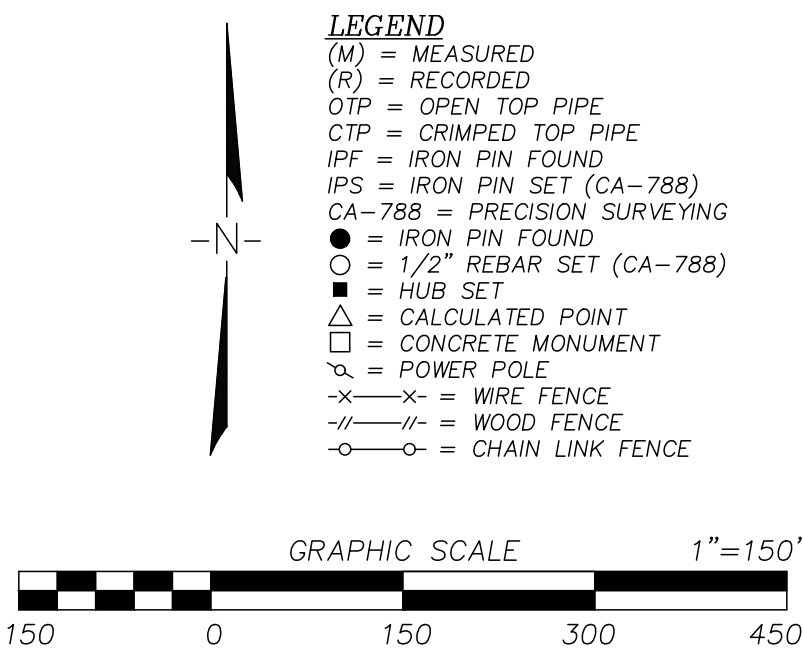
The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the City of Auburn Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this

____ day of _____, 2024.

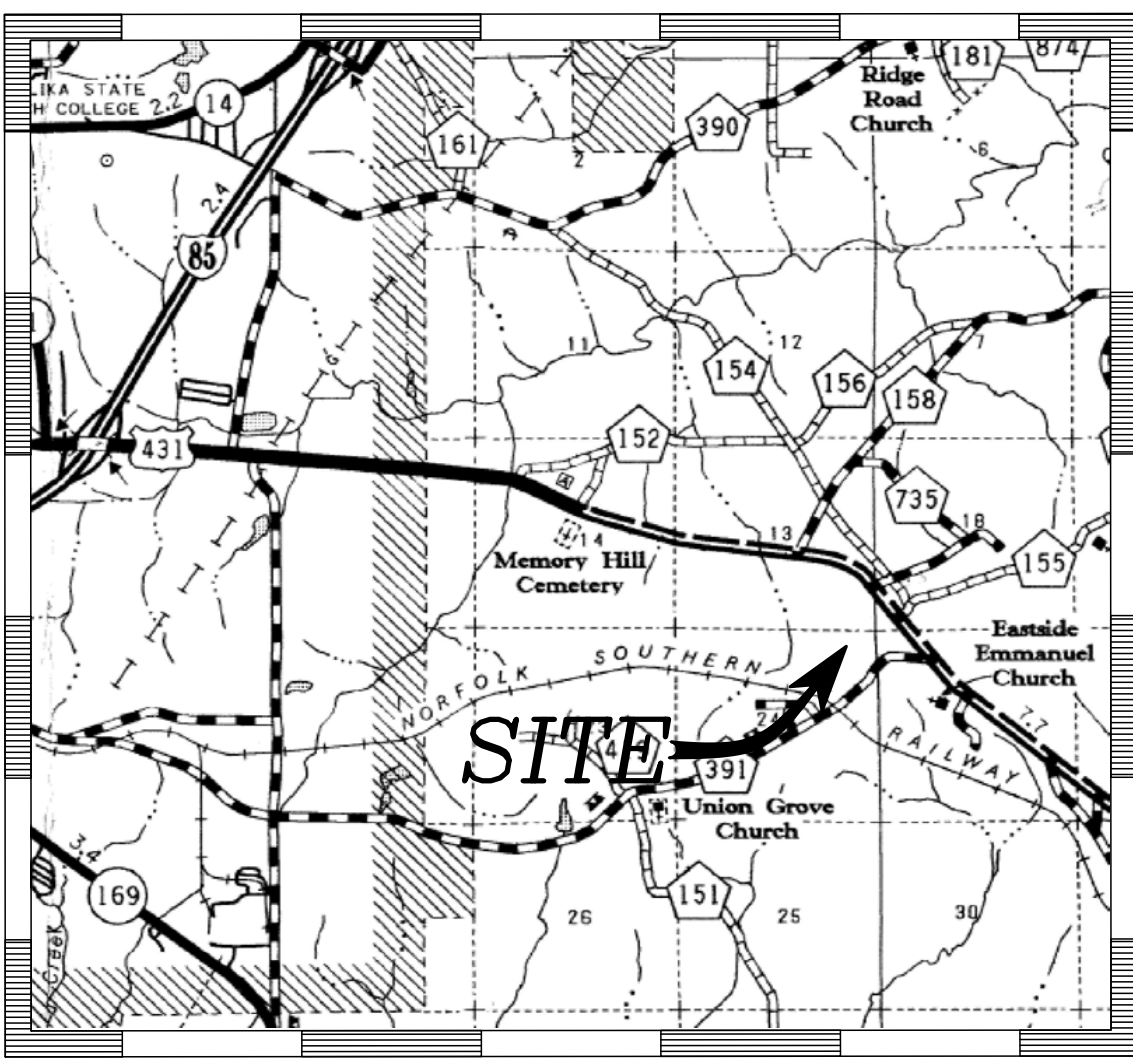
County Engineer
County of Lee, Alabama

- NOTES:
- SOURCE OF INFORMATION: PLAT BOOK 49 PAGE 117.
 - DATE OF FIELD SURVEY: 2-16-2024, DATE OFFICE WORK COMPLETED: 2-20-2024.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
 - NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YR FLOOD HAZARD AREA PER FEMA FIRM PANEL 01081C00095G, EFFECTIVE DATE 11-2-11. AND PROPOSED FEMA FIRM 01081C00095H.
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 - WATER SERVICE IS BY OPELIKA WATER. SEWAGE DISPOSAL IS ON-SITE (SEPTIC).
 - UPON ANNEXATION INTO THE CITY OF OPELIKA, AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.

Seal	Drawn By: ANW—MTM		2124 Moores Mill Road Suite 110 Auburn, Alabama 36890 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=150'		
	File Name: 24—0054		
	Date: 2—20—2024		
	Sheet Title: Old Columbus Subdivision Redivision of Lot 1 Section 24 T19N R27E		



VICINITY MAP NOT TO SCALE



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024

Agenda Item #: C-7

Action Requested: Conditional Use – Automobile Sales

Location of Property: 3600 Pepperell Parkway

Property Owner: TO Properties, LLC
Michael Thrower, authorized representative

Current Zoning: C-3, GC-P

Existing Land Use: Vacant commercial building

**Surrounding Zoning Districts
And Land Uses:**

North	C-3	Commercial (storage area)
South	C-3, GC-P	Used Auto Sales
East	C-3, GC-P	Retail, office use
West	C-3, GC-P	Mobile home sales lot

Proposal

The applicant is requesting conditional use approval for an automobile sales lot at the former FurBuds Veterinary clinic (3600 Pepperell Parkway). The applicant currently owns two other auto sales lots: one in Opelika (2nd Ave & 10th St) and East Glenn Avenue, Auburn. The Pepperell Parkway location is near several automobile uses (auto maintenance and auto repair shops), and an auto sales lot is across the street from the applicant's property. A mobile home sales lot is adjacent to the proposed auto sales lot on the west side.

The auto sales business will use the existing 5,170 square foot building as a sales office and showroom. The lot is 1.3 acres and the applicant identified 40 parking spaces to display vehicles for sale. There are 13 parking spaces designated for employees and customers that meet minimum parking requirements.

The property was originally developed as a restaurant (Shoney's) in the 1980s. At that time the landscape regulations did not exist and most of the lot was hard-surfaced as exists today. With the adoption of the Landscape Regulations in 1995, the property is legal non-conforming, because the landscape regulations are not met. Also, the property has 'physical constraints' not able to completely meet the landscape regulations because most of the property is hard surfaced (pervious surface). The Zoning Ordinance provides if physical constraints exist then the 'proposed use must

meet the landscape requirements as much as physically possible.’ The pervious or grass areas for landscaping are near the property lines. A few areas near property lines are landscaped. About 25 shrubs are along the west property line, but the front property line and most of the east property line has no landscaping except for two trees. The remaining pervious areas should be landscaped to meet landscape requirements as physically possible.

Recommendation

Planning Staff recommends conditional use approval subject to the following:

- 1. Add Landscaping to pervious (grass) areas available along the front property line (Gateway Corridor Buffer) and East side property line: From the Landscape Regulations, plant understory trees spaced apart 15 feet; between the trees plant shrubs to capacity. Along West property line: Some shrubs exist along west property line. As space allows between shrubs add understory trees and then add shrubs to capacity.**
- 2. Stripe the parking lot; one parking space must be a handicap accessible parking space (striped minimum 13x18).**

Engineering Department Report

The access shown to the east has been removed and is to remain closed with this application.

The Opelika Engineering Department has no other comments or concerns regarding this conditional use application.

Opelika Utilities Board Report

No comments.

Opelika Power Services Report

This property is located inside the Opelika Power Services territory.



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 3600 Pepperell Parkway, Opelika, AL 36801

PROPERTY OWNER: TO Properties, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Mason Michael Thrower

MAILING ADDRESS: 1655 Fairway Dr, Auburn, AL 36830

PHONE NUMBER: 334-559-5886 **FAX NUMBER:** _____

EMAIL ADDRESS: mason@fairwayautobrokers.com

PARCEL INFORMATION

Project name: Fairway Auto Brokers, LLC Address/Location: 3600 Pepperell Parkway, Opelika, AL 36801

Current Land Use: Formerly Furbuds Veterinary Clinic Current Zoning: Commercial

Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____

Description of Proposed Use: Automobile Sales - Used

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Mason Michael Thrower, being owner of the property which is the subject of this conditional use application hereby authorize William Robert Ogletree, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____ Date: 1/25/2024

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Joanne Tillery, a Notary Public in and for said County and State, hereby certify that Mason Michael Thrower, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

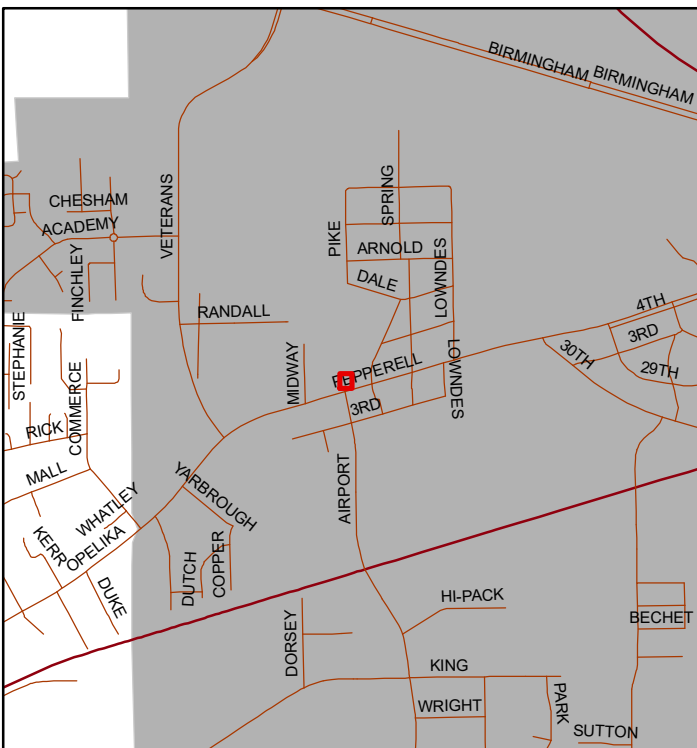
Given my hand and seal of office this 25th day of January 2024

Joanne Tillery
Notary Public

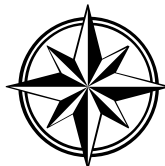
My Commission Expires: 04/04/2027



**THROWER AUTO SALES LOT
3600 PEPPERELL PARKWAY
CONDITIONAL USE, C-7**



The applicant is requesting approval for an auto sales lot on a 1.3 acre property in a C-3, GC-P zoning district.



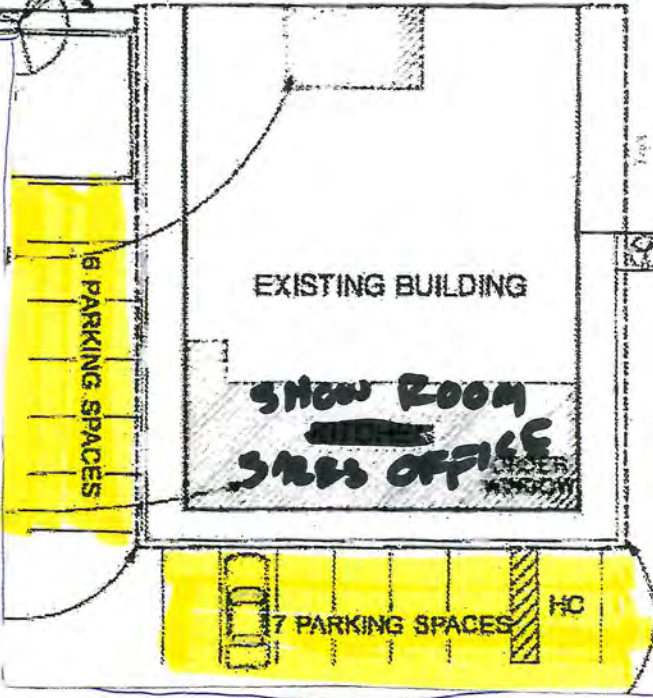
Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

~~EXISTING~~
WOODEN FENCE

BRAND NEW FENCE

308.8'



225.8'

3600 PEPPERELL PARKWAY

16'-4"

 - VEHICLES FOR SALE
 - CUSTOMER PARKING

000056-2024

AGENDA ITEM # 8**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 2/6/24 PC MEETING: 2/27/24

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: Barrett-Simpson, Inc.MAILING ADDRESS: 223 S. 9th St. Opel ka, AL 36801PHONE NUMBER: 334-745-7026 Email: br ic@barrett-simpson.c om**PARCEL INFORMATION**Site Address: Gateway DriveDescription of proposed use: Multi-family Residential & Commercial43-09-06-14-3-000-138.000, 43-09-06-23-2-000-002.002, 43-09-06-23-2-000-001.000, 43-09-06-23-1-000-013.000Tax Parcel Number: 43-09-06-23-1-000-012.000, 43-09-06-23-1-000-012.001, 43-09-06-23-1-000-001.000, 43-09-06-14-4-000-064.002Adjacent Zoning Districts: North: C2/C3 South: C2/R4 East: C2 West: R4Current Land Use: VacantCurrent Zoning: C2/R4Proposed Zoning: PUDNumber of APO: 32 x \$7.00 = \$ 224.00
(Adjacent Property Owners)Fee: \$125.00**TOTAL** = \$349.00

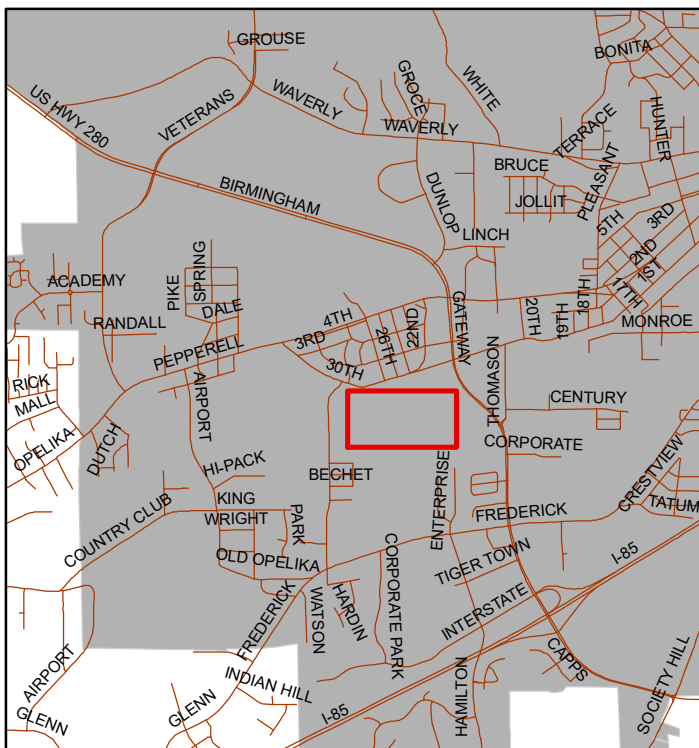
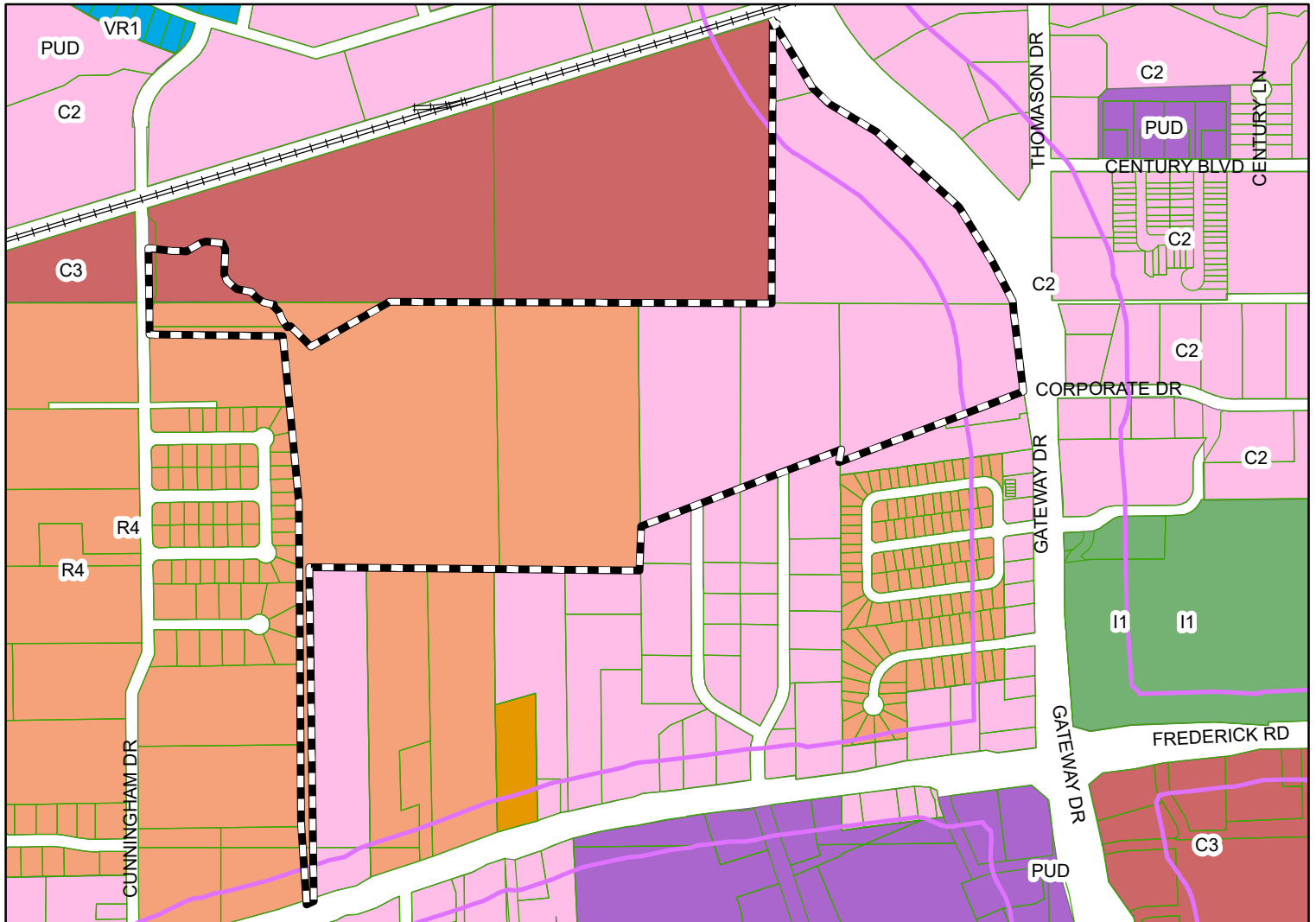
PAID: _____

I hereby request my property located at (street address) Gateway DriveTax Map parcel number See above be rezoned fromC3/R4 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

DATE

12/19/23

GATEWAY REZONING 2010 GATEWAY DRIVE C-2, C-3, & R4 TO PUD, D-8



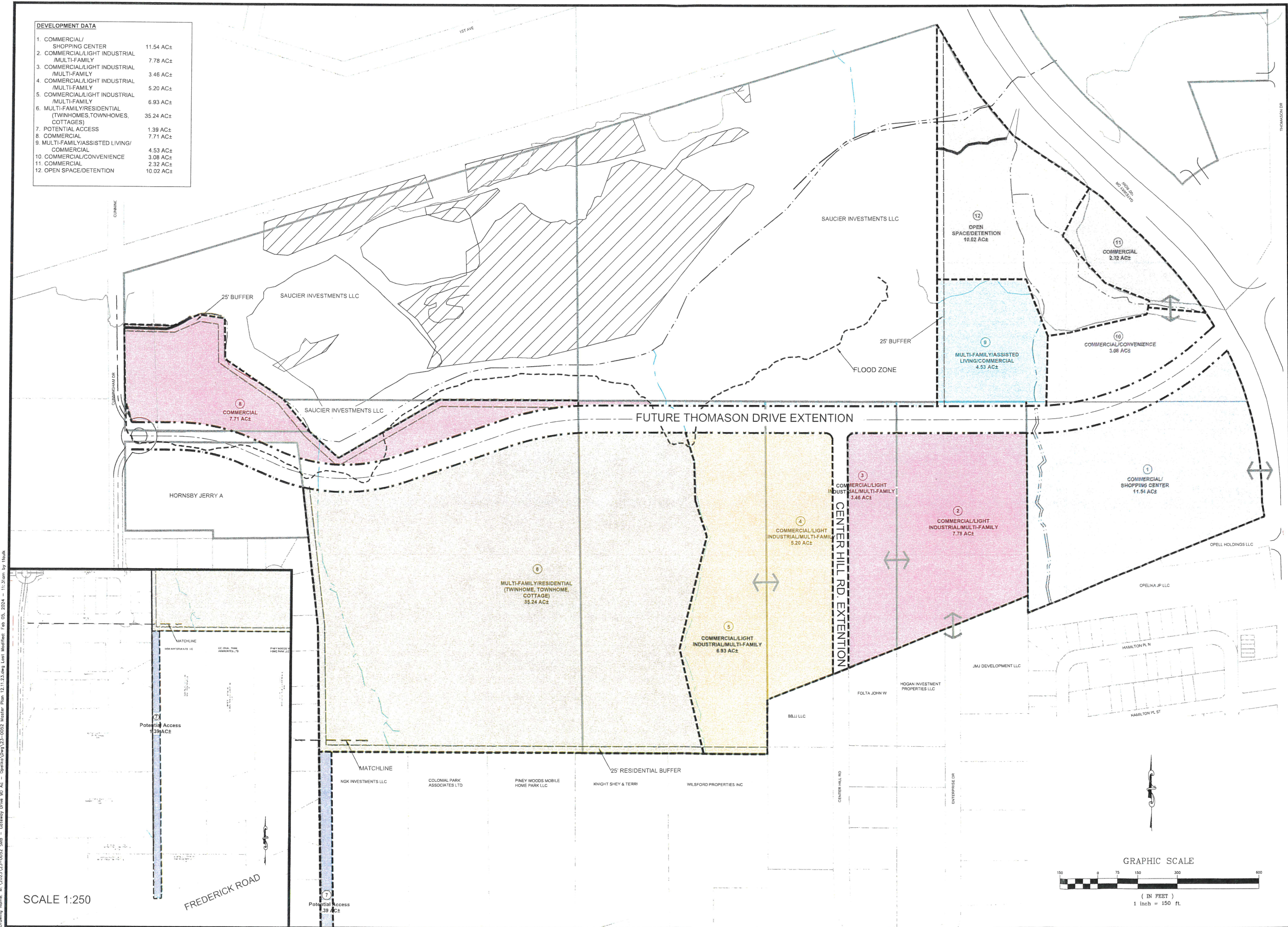
The applicant requesting rezoning of 106 acres for a mixed use development consisting of twin homes, townhomes, commercial light and commercial shopping center uses.



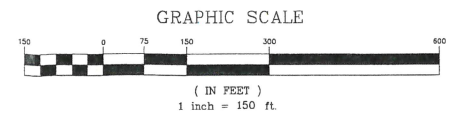
Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without

DEVELOPMENT DATA		
1. COMMERCIAL/SHOPPING CENTER	11.54 AC±	
2. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	7.78 AC±	
3. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	3.46 AC±	
4. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	5.20 AC±	
5. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	6.93 AC±	
6. MULTI-FAMILY/RESIDENTIAL (TWINHOMES, TOWNHOMES, COTTAGES)	35.24 AC±	
7. POTENTIAL ACCESS COMMERCIAL	1.39 AC±	
8. COMMERCIAL	7.71 AC±	
9. MULTI-FAMILY/ASSISTED LIVING/COMMERCIAL	4.53 AC±	
10. COMMERCIAL/CONVENIENCE	3.08 AC±	
11. COMMERCIAL	2.32 AC±	
12. OPEN SPACE/DETENTION	10.02 AC±	



SCALE 1:250



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
708 12th ST, PENSACOLA, AL 36607 (PH: 334-297-2423)
223 S 9th ST, OPELIKA, AL 36851 (PH: 334-745-7098)
121 W BROAD ST, EUPALUA, AL 36072 (PH: 334-687-4297)



SMB LAND LLC.
GATEWAY DRIVE
OPELIKA, ALABAMA

REVISIONS:

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MASTER PLAN

DRAWN BY: BS
DESIGNED BY: BS
REVIEWED BY: BS
APPROVED BY: BS
DATE: 5 FEBRUARY 2024
PROJECT NUMBER: 23-0052
SHEET NUMBER: MP

REZONING EXHIBIT
GATEWAY DRIVE PROPERTY

BEING A PART OF SECTIONS 14 & 23, TOWNSHIP 19 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA

THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This exhibit is for information purposes only. The purpose of this exhibit is to show areas to be rezoned from C2, C3, & R4 to PUD zoning.



[Signature]

Adjoining Property Owners Table		
Row	Tax Parcel No. / Owner / Address / City, State Zip Code / Recording Info	
A	43-09-06-24-2-000-007.007 / WP 121 Coosa LLC / 312 Catoma Street Suite 200 / Montgomery, AL 36104 / Lot 7A-1 Redivision of Lot 7A Hamilton Subdivision 1st Addition 1st Revision PB:18 PG:22	
B	43-09-06-24-2-000-007.014 / WP 121 Coosa LLC / 312 Catoma Street Suite 200 / Montgomery, AL 36104 / Lot 7A-2 Redivision of Lot 7A Hamilton Subdivision 1st Addition 1st Revision PB:18 PG:22	
C	43-09-06-24-2-000-007.000 / Herring Management Company LLC / 2011 Gateway Drive / Opelika, AL 36801 / Lot 2-A Hamilton Subdivision 1st Addition 1st Revision PB:13 PG:87	
D	43-09-06-23-1-000-001.115 / Opel Holdings LLC, ATTN: Alexander R. Raney / 305 N 4th Street / Opelika, AL 36801 / Lot 2-B Lawler S Business Park Section 3 Redivision of Lot 2 PB:31 PG:166	
E	43-09-06-23-1-000-065.000 / Hogan Investment Properties LLC / 1763 Platt Place / Montgomery, AL 36117 / Lot 13 Center Point Subdivision 1st Revision 1st Addition PB:14 PG:152	
F	43-09-06-23-1-000-076.000 / John W. Foltz / 2205 Center Hills Drive / Opelika, AL 36801 / Lot 21 Center Point Subdivision 3rd Addition PB:21 PG:106	
G	43-09-06-23-1-000-072.000 / BB3 LLC / 120 Lee Drive / Auburn, AL 36832 / Lot 17A Center Point Subdivision 2nd Addition 1st Revision of Lot 17 PB:20 PG:176	
H	43-09-06-23-1-000-072.000 / BB3 LLC / 120 Lee Drive / Auburn, AL 36832 / Lot 17B Center Point Subdivision 2nd Addition 1st Revision of Lot 17 PB:20 PG:176	
I	43-09-06-23-1-000-014.000 / Wilsford Properties Inc. / 600 NE Boulevard / Montgomery, AL 36043 / DB:2507 PG:550	
J	43-09-06-23-3-000-024.000 / Madison Real Property LLC / 1870 Hilton Court / Auburn, AL 36830 / Lot 1-A West Fredericks Commons Redivision of Parcel A Redivision of Lots 1, 2, & 3 PB:37 PG:106	
K	43-09-06-23-2-000-033.000 / Camelia L. & Ronald H. Rollins / 2703 Cunningham Court / Opelika, AL 36801 / Lot 6 Cunningham Drive Subdivision Plat No. 2 PB:21 PG:43	
L	43-09-06-23-2-000-033.000 / James D. & Ellen M. Abraham / 2700 Cunningham Court / Opelika, AL 36801 / Lot 7 Cunningham Drive Subdivision Plat No. 2 PB:21 PG:43	
M	43-09-06-23-2-000-033.000 / Tanner W. Grant / 2702 Cunningham Court / Opelika, AL 36801 / Lot 8 Cunningham Drive Subdivision Plat No. 2 PB:21 PG:43	
N	43-09-06-23-2-000-045.000 / Matthew W. Curtis / 2211 Suzanne Lane / Opelika, AL 36801 / Lot 9 Bechet Subdivision PB:29 PG:81	
O	43-09-06-23-2-000-046.000 / Harvey C. Nelms / 2209 Suzanne Lane / Opelika, AL 36801 / Lot 10 Bechet Subdivision PB:29 PG:81	
P	43-09-06-23-2-000-047.000 / Danielle L. Jones & Wayne A. Black / 2207 Suzanne Lane / Opelika, AL 36801 / Lot 11 Bechet Subdivision PB:29 PG:81	
Q	43-09-06-23-2-000-048.000 / Adrien L. Childs / 2205 Suzanne Lane / Opelika, AL 36801 / Lot 12 Bechet Subdivision PB:29 PG:81	
R	43-09-06-23-2-000-049.000 / Lisa Simmons / 2203 Suzanne Lane / Opelika, AL 36801 / Lot 13 Bechet Subdivision PB:29 PG:81	
S	43-09-06-23-2-000-050.000 / James H. & Haley M. Cotter / 2201 Suzanne Lane / Opelika, AL 36801 / Lot 14 Bechet Subdivision PB:29 PG:81	
T	43-09-06-23-2-000-051.000 / Donna D. Williams / 2111 Suzanne Lane / Opelika, AL 36801 / Lot 15 Bechet Subdivision PB:29 PG:81	
U	43-09-06-23-2-000-052.000 / Christopher B. King / 2109 Suzanne Lane / Opelika, AL 36801 / Lot 16 Bechet Subdivision PB:29 PG:81	
V	43-09-06-23-2-000-053.000 / Scottie Wilborn / 2107 Suzanne Lane / Opelika, AL 36801 / Lot 17 Bechet Subdivision PB:29 PG:81	
W	43-09-06-23-2-000-054.000 / Jeffrey A. Hovever / 2105 Suzanne Lane / Opelika, AL 36801 / Lot 18 Bechet Subdivision PB:29 PG:81	
X	43-09-06-23-2-000-055.000 / Amy J. Wadwick / 2103 Suzanne Lane / Opelika, AL 36801 / Lot 19 Bechet Subdivision PB:29 PG:81	

**Adjoiners information shown was taken from current GIS online maps for Lee County, Alabama as of date on this exhibit.

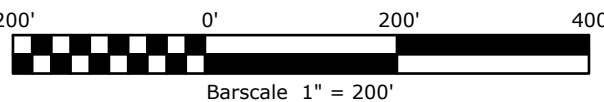
LEGEND

- ROW Right-of-Way
DB: Deed Book
PB: Plat Book
PG: Page

PROJECT NO: 23-0052

FIELD BY: N/A
DRAWN BY: JSH/BES

FIELD DATE: N/A
DRAW DATE: 02/05/2024



**106 Acres Total +/-
to be Rezoned to**

DEVELOPMENT DATA

1. COMMERCIAL OFFICE	11.34 AC
2. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
3. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
4. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
5. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
6. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
7. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
8. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
9. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
10. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
11. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
12. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
13. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
14. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC
15. COMMERCIAL OFFICE INDUSTRIAL	1.73 AC

SCALE 1:250

MASTER PLAN

23-0002

MP

Master Development Plan Narrative

Thomason Drive Extension

MASTER DEVELOPMENT PLAN NARRATIVE

INTRODUCTION

Thomason Drive Extension is proposed to be a true mixed-use, master planned development, consisting of various commercial uses, as well as several types of multi-family residential uses, with corresponding open space areas and on-site detention. The approximately +/-98.8 acres development will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment.

Barrett-Simpson, Inc., the Applicant, on behalf of the Owners, Gateway Development, LLC, Cornerstone, LLC and Clark-Adams Investments, LLC, respectfully requests that the Opelika Planning Commission rezone the proposed Thomason Drive Extension to a PUD. Currently, the subject property is zoned C2, C3 and R4, with the frontage along Gateway Drive being zoned as Primary Gateway Corridor Overlay. The proposed PUD will allow for a mix of commercial uses and medium to high density residential uses.

The following narrative outlines important aspects of the development requesting a PUD.

1

Location

The Property for the Thomason Drive Extension is located between Gateway Drive and Cunningham Drive, in southwestern Opelika. The Development will be accessed primarily from Gateway Drive and Cunningham Drive but will also have access to Frederick Road via Center Hill Drive.

The City of Opelika currently has plans for a project to construct a collector class roadway from Gateway Drive to Cunningham Drive. This roadway will be an extension of the existing Thomason Drive and will serve as a traffic corridor to help vehicles navigate around the existing Gateway Drive / Frederick Road intersection. The construction of this extension will facilitate additional development opportunities within the area.

2

Concept

The Applicant is proposing a master planned development, consisting of multi-family residential uses including townhomes, twin homes, apartments and cottages. Commercial uses are to be determined but may include a shopping center, climate-controlled storage, and other commercial/light industrial uses.

Thomason Drive Extension will be best planned and developed as a PUD which will allow for effective control, certainty of housing density and consistency of design.

3

Site Details

The proposed development consists of a total of +/-98.8 acres. Given the size of the development, infrastructure construction may be divided into phases.

Storm water detention/retention will be provided on site within the development. Open spaces are planned for the project. A property owners association may be established for proper maintenance of all common areas. Likewise, architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions and enforced by the newly established Property Owners Association.

Additionally, the architecture of this project is intended to be homogeneous and inspire a true mixed-use experience. As such, it is proposed that the entire Project be subjected to the Gateway Corridor cladding, fencing, screening, and landscape requirements of the City of Opelika Zoning Ordinance.

4

Lifestyle and Amenities

The development will provide opportunities for commercial customers and residents to live healthy and active lifestyles. Walkability between the commercial and residential uses will be ensured as sidewalks will be constructed along all streets. Not only will the multi-family portion of the development provide localized open spaces, hardscape amenities and congregational areas. All common areas and amenities will be professionally landscaped and maintained by a property owners association.

It is also important to note that while the overall project contains a multitude of potential uses, pod differentiation will be necessary. Residential buffers will be required on all commercial properties abutting a residential use.

5

Lot Information

The proposed development will comply with minimum lot areas, all maximum impervious surface ratios and open space requirements. Landscaping and screenings for buildings will meet or exceed zoning ordinance directives. Any requested changes to minimum lot areas, lot widths, setbacks, etc., from Table 7.3.A of the Opelika Zoning Ordinance, will require a PUD amendment at a later date.

6

Utilities

The proposed development will be served by City of Opelika sewer and Opelika Utilities water services. Power and communications will be provided by a combination of Opelika Power Services and Point Broadband. Natural gas, if used, will be provided by Spire.

7

Uses

As the proposed project is a mixed-use development, it is necessary to outline uses that are appropriate and approved for the project. The commercial and residential portions of the development will be represented as Pod numbers in the table below along with corresponding proposed uses from Table 7.3.C of the Opelika Zoning Ordinance.

Uses	Pod											
	1	2	3	4	5	6	7	8	9	10	11	12
Residential Use												
Single-family				A	A	A						
Duplex				A	A	A						
Apartments**	A*	A	A	A	A	A			A	A *		
Townhomes		A	A	A	A	A						
Patio Homes				A	A	A						
Assisted/Independent Living Facility		A	A	A	A	A			A			
Commercial												
Fully Enclosed Building												
less than 100,000 SF GLA	A	A	A	A	A			A	A	A	A	
more than 100,000 SF GLA	A	A	A	A	A			A	A	A	A	
Consumer Shopping Goods	A	A	A	A	A			A	A	A	A	
Grocery Store	A							A	A	A	A	
Offices, Clinical, Research & Services not Primarily Related to Goods or Merchandise												
Offices Designed to Attract & Serve Customers or Clients on Premises such as Attorney, Physicians, Other Professionals, Insurance, Stock Broker, Gov't Buildings	A	A	A	A	A			A	A	A	A	
Office of Physicians or Dentist	A	A	A	A	A			A	A	A	A	

Uses	1	2	3	4	5	6	7	8	9	10	11	12
Banks	A							A	A	A	A	
Banks with Drive-in Windows	A							A	A	A		
Office of Contractor												
Without Equipment & Material Yard		A	A	A	A			A	A		A	
Automobile Related***												
Automobile Maintenance Establishment (maximum of 1 per Pod)	A	A	A	A	A				A	A		
Convenience Store W/ Gas Station/Auto Car Wash (maximum of 1 per Pod)	A								A			
Daycare Center	A								A	A	A	
Dry Cleaner	A	A	A	A	A				A	A	A	
Church		A	A	A	A	A	A	A	A	A	A	
Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Clearing, Assembly of Goods, Merchandise & Equipment												
All Operations Conducted W/I Fully Enclosed Bldg.		A	A	A	A					A		
Bowling Alleys & Skating Rinks	A								A	A		
Indoor Fitness Center	A	A	A	A	A			A	A	A	A	
Golf Driving Range, Miniature Golf	A	A	A	A	A			A	A	A		
Restaurant, Standard	A	A	A	A	A				A	A	A	
Fast Food Restaurant (maximum of 1 freestanding per pod)	A								A	A		
Brewpub	A								A	A	A	
Micro-Breweries	A								A	A	A	
Micro-Distilleries	A								A	A	A	
Storage***												
All Storage within Completely Enclosed Structures		A	A	A	A			A	A		A	
Climate Controlled Storage											A	
Distribution Center	A	A	A	A	A			A	A		A	
Services & enterprises Related to Animals												
Veterinarian	A	A	A	A	A			A	A	A		
Medical Related												
Medical or Dental Clinic	A	A	A	A	A			A	A	A	A	
Pharmacies	A	A	A	A	A			A	A	A	A	
Medical Research Laboratories	A	A	A	A	A			A	A	A	A	
Retail Medical Supply	A	A	A	A	A			A	A	A	A	

* Apartments allowed in Pods 1 and 10 only above 1st Floor

** All apartments to be a maximum of 4 stories

*** No street-facing roll-up doors will be allowed

The uses outlined in the above table shall be considered allowed uses and will not be required to receive conditional use approval in the future.

All residential uses within the project shall provide a minimum of 15% open space. Open spaces shall include but not be limited to the following: undeveloped areas, amenities, detention facilities, etc.

All Single-Family Residential uses shall conform to the following requirements:

Minimum Lot Size	4500 sq ft
Minimum Lot Width	40' for rear loaded lots 60' for front loaded lots
Front Yard Setback	20'
Rear Yard Setback	20'
Side Yard Setback	7'
Side Yard on Street Setback	15'
Maximum Impervious Surface Area per Lot	60%

All Townhome Residential Uses will conform to the Townhome Development Standards of the City of Opelika Zoning Ordinance.

Multi-Family uses will conform to the Area Requirements in Table 7.3.A as represented in the GC-P zoning designation. Multi-Family uses in the development will not exceed the 16 units/acre maximum density requirement.

All Commercial uses will be developed under the GC-S Development Standards of the Opelika Zoning Ordinance.

8

Net Impact of Proposed Development

The proposed rezoning request does not adversely impact the City of Opelika nor its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

9

Accompanying Exhibits

Attached are several exhibits supporting the application for rezoning to PUD. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Overall Master Plan of the Proposed Development and Surrounding Property
- Deeds to Subject Properties
- Application for PUD Zoning
- Rezoning Exhibit

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: February 27, 2024
Agenda Item #: E-9
Action Requested: Amend Conditional Use Approval – Revisions to Landscape Plan
Location of Property: 95 Orr Avenue
Property Owner(s): PFI, Ltd
Jake Whaley, authorized representative
Current Zoning C-3, GC-S
Current Land Use Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	M-1	Commercial
South	R-3	Church, Wesley Memorial Methodist
East	C-2	Commercial & undeveloped
West	C-2	Commercial

Proposal

The applicant was granted conditional use approval for distribution warehouses, manufacturing, and assembly type uses at previous Planning Commission (PC) meetings. Two of three buildings (140,000 sf each) have been constructed and the third building that fronts along Marvyn Parkway is under construction. The landscape plan approved for the third building included a 12 foot high berm; the berm was installed along the east property line ¹ to visually screen the building from the Marvyn Parkway Gateway Corridor.

The Marvyn Parkway building also faces Orr Avenue on the north side. The exterior material on the north side remains the same as approved at the Sept 2023 PC meeting. The north side is the primary entrance to offices and includes nine bay doors for semi-trucks. The exterior materials are flush metal wall panels from ground level to eave height except for a 12'x 80' section of CMU painted brick at the storefront office. Also, painted CMU about 5 feet high was approved along the remaining north side. See north side elevations below.

¹ Along Marvyn Parkway, the applicant requested seamless architectural metal exterior material instead of the original proposed 12' high architectural CMU block. The Planning Commission approved the metal siding subject to a 12' berm installed along east side plus landscaping to screen the exterior wall facing Marvyn Parkway.



The property line along Marvyn Parkway was recently reviewed for location. The property line is not 43 feet from the exterior wall of the building as other plans provided. Instead, the building is setback 30 feet from the property line. (The minimum setback is 30 feet (side yard on street setback)). The 13 foot difference (43-30) is on State right-of-way not private property, and most of the 12 foot berm is on right-of-way. The berm portion on State ROW was removed decreasing the berm to a 3 or 4 foot height.

The applicant is now requesting an amendment to the landscape plan to add landscaping to screen the building along Marvyn Parkway. More evergreen trees (little gem magnolias) and oak trees for tree variety are proposed that at maturity should provide a visual buffer as affected as a 12 foot berm. Also, additional landscaping was added near the south property line adjacent to church property, and landscaping was modified near the north property line.

Recommendation

Planning recommends approval of landscape plan revisions as presented.

Engineering Department Report

The Opelika Engineering Department has no comments.

Opelika Utilities Board Report

No Comments.

Opelika Power Services Report

This property is located inside the Opelika Power Services territory.



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 2/6/24 PC MEETING: 2/27/24

SITE ADDRESS: 95 Orr Avenue, Opelika, AL 36804

PROPERTY OWNER: PFI, Ltd.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Jake Whaley

MAILING ADDRESS: 495 Lee Road 14, Auburn, AL 36830

PHONE NUMBER: (205) 317-1406

FAX NUMBER: N/A

EMAIL ADDRESS: jwhaley@portercompanies.com

PARCEL INFORMATION

Project name: Orr Distribution Center Phase 2 Address/Location: 95 Orr Avenue

Current Land Use: Light Industrial Current Zoning: C-3 Commercial

Adjacent Zoning Districts: North: M-1 South: R-3 East: C-3 West: C-3

Description of Proposed Use: Distribution Warehouse

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Howard Porter, Pres of the GP of PFI, Ltd., being owner of the property which is the subject of this conditional use application hereby authorize Jake Whaley, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Howard Porter

Date: 1/31/2024

STATE OF ALABAMA,

COUNTY OF LEE

I, Phillip E. Rawson, a Notary Public in and for said County and State, hereby certify that Howard Porter, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 31st day of January 2024.

Phillip E. Rawson
Notary Public

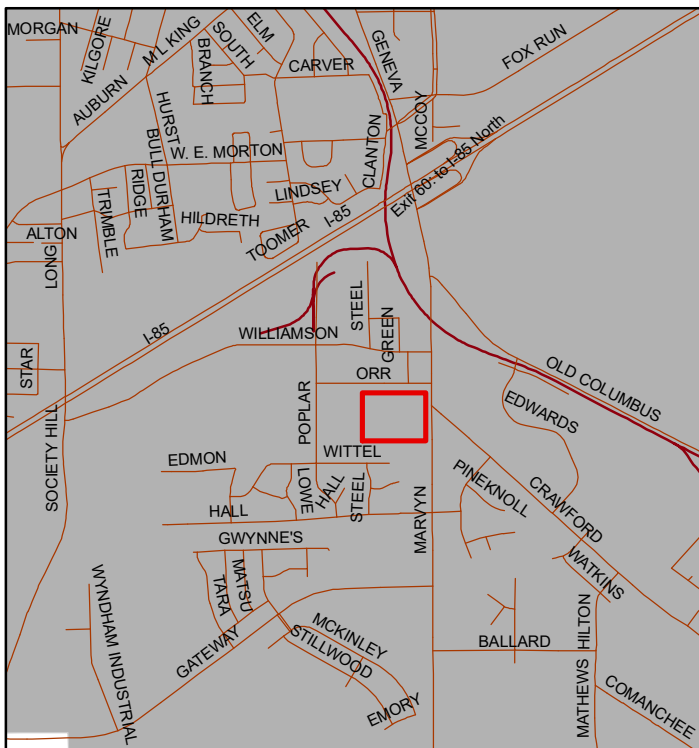
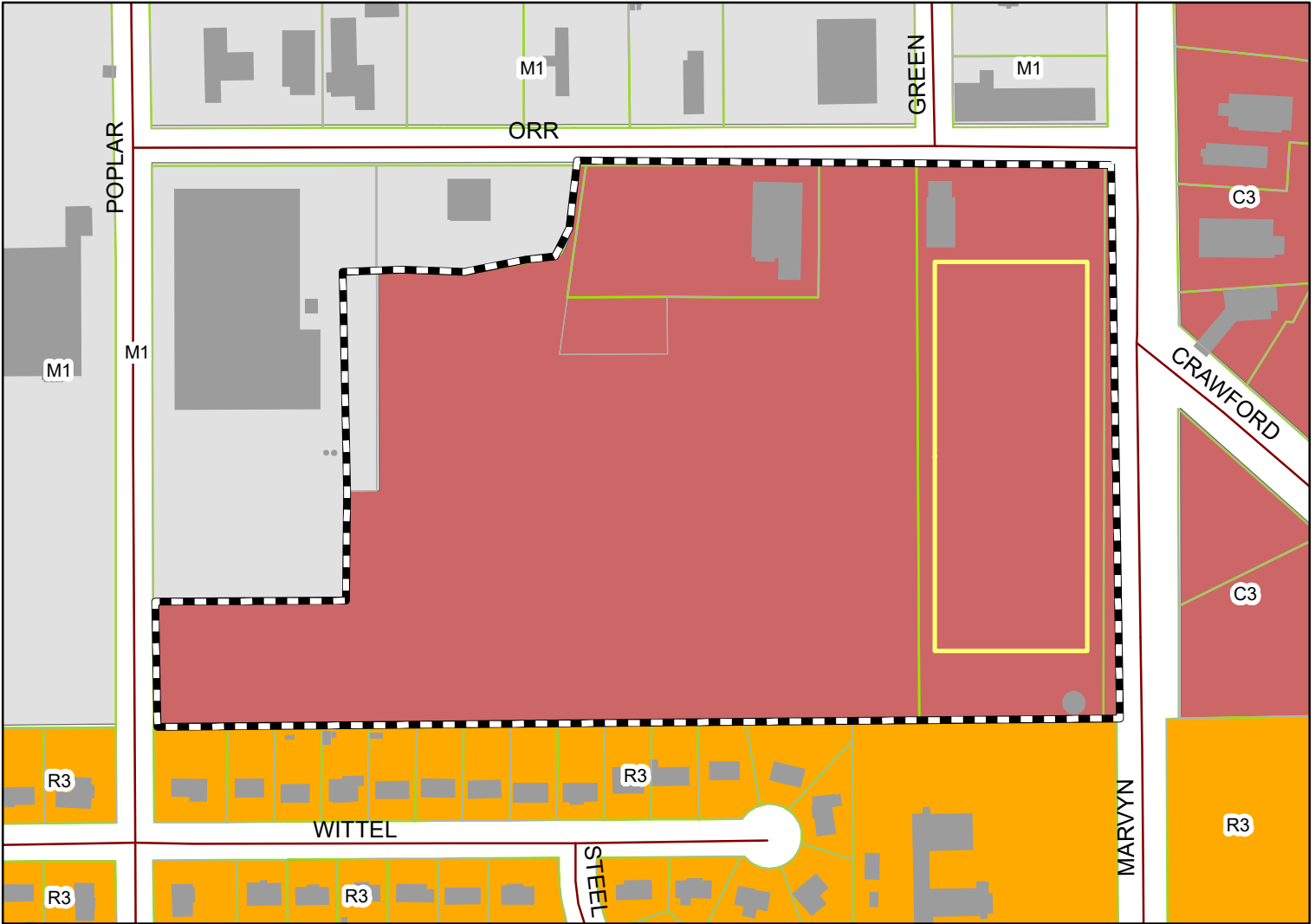
My Commission Expires: 09-22-2025



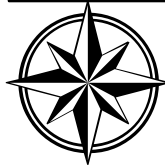
AMENDMENT TO CONDITIONAL USE APPROVAL

100 ORR AVENUE

REVISION OF LANDSCAPE PLAN, E-9



The applicant is requesting a change to the landscape plan to add evergreen trees for more dense screening and add oak trees for height. Additional Landscaping along the north and south property lines will also enhance the property.



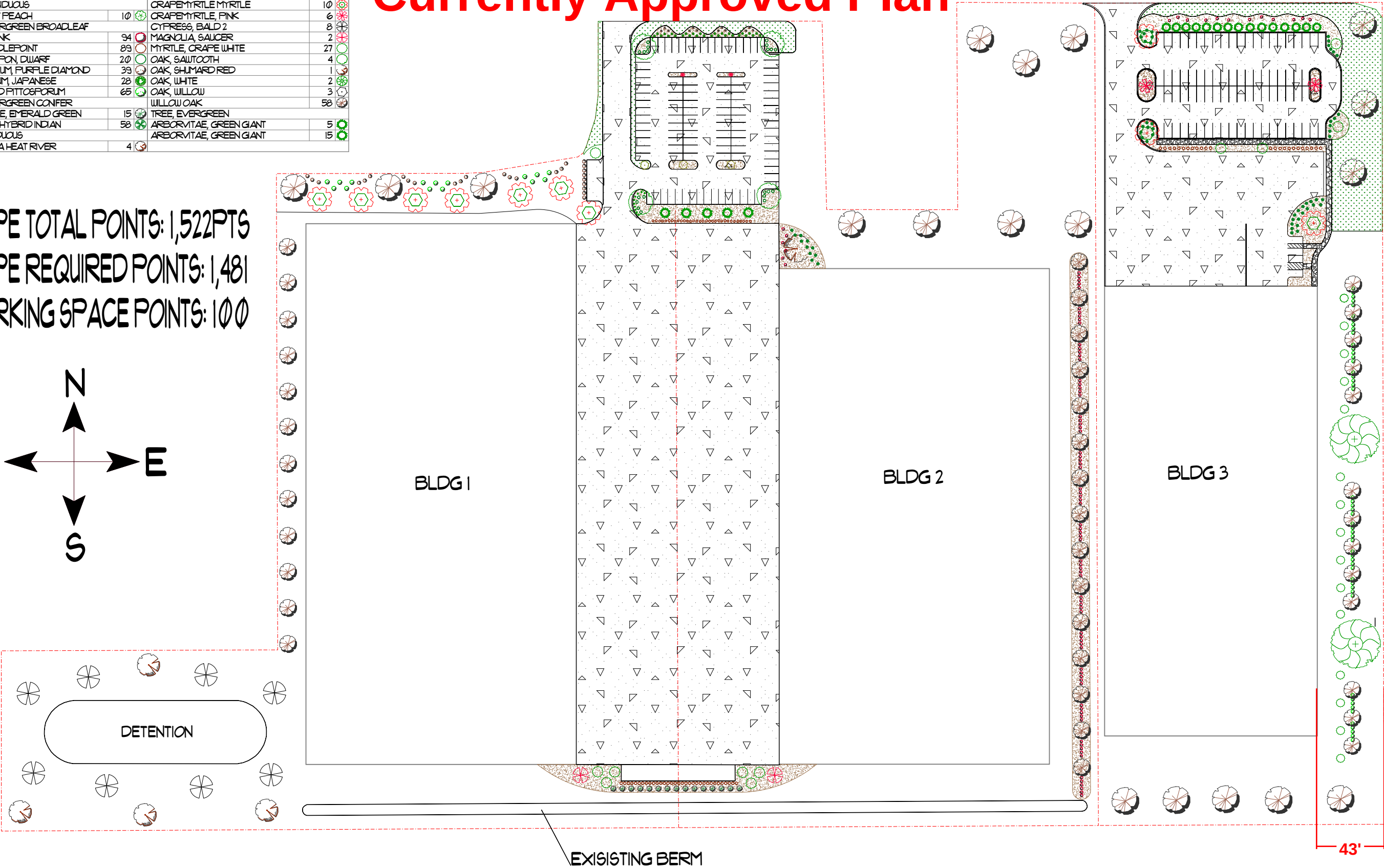
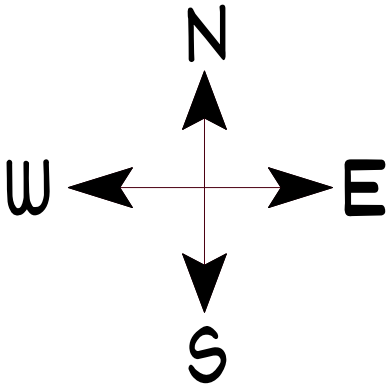
Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

LEGEND			
COMMON NAME	QTY	COMMON NAME	QTY
SHRUB, DECIDUOUS		GRAPE MYRTLE MYRTLE	10
ROSE, DRIFT PEACH	10	GRAPE MYRTLE, PINK	6
SHRUB, EVERGREEN BROADLEAF		CYPRESS, BALD 2	8
AZALEA, PINK	94	MAGNOLIA, SAUCER	2
HOLLY, NEEDLEPOINT	89	MYRTLE, GRAPE WHITE	27
HOLLY, YALFON, DWARF	20	OAK, SAWTOOTH	4
LOROFETALUM, PURPLE DIAMOND	39	OAK, SHUMARD RED	1
PITTOSPORUM, JAPANESE	28	OAK, WHITE	2
VARIEGATED PITTOSPORUM	65	OAK, WILLOW	3
SHRUB, EVERGREEN CONIFER		WILLOW OAK	58
ARBORVITAE, EMERALD GREEN	15	TREE, EVERGREEN	
HAWTHORN, HYBRID INDIAN	58	ARBORVITAE, GREEN GIANT	5
TREE, DECIDUOUS		ARBORVITAE, GREEN GIANT	15
BIRCH, DURA HEAT RIVER	4		

Currently Approved Plan

LANDSCAPE TOTAL POINTS: 1,522PTS
LANDSCAPE REQUIRED POINTS: 1,481
TOTAL PARKING SPACE POINTS: 100



Property line is shown in the wrong spot and is 13' onto the ROW.
This allowed for a taller berm, as previously shown to the Planning Commission.

LEGEND

COMMON NAME	QTY	COMMON NAME	QTY	COMMON NAME	QTY
SHRUB, DECIDUOUS		LOREPETALUM, PURPLE PIXIE DWARF	25	WILLOW OAK	43
AZALEA	86	PITTOSPORUM, JAPANESE	28	CRAPE MYRTLE	29
ROSE, DRIFT PEACH	97	VARIEGATED PITTOSPORUM	15	MAGNOLIA, SAUCER	2
SHRUB, EVERGREEN BROADLEAF		LITTLE GEM MAGNOLIA	52	OAK, SHUMARD RED	1
LOROPETALUM	39	ARBORVITAE, EMERALD GREEN	14	TREE, EVERGREEN	
HOLLY, NEEDLEPOINT	92	WHEELER DWARF PITTOSPORUM	12	ARBORVITAE, GREEN GIANT	5
HOLLY, NELLIE STEVENS	15	TREE, DECIDUOUS		INDIAN HAWTHORN	11
HOLLY, YAUPON, DWARF	20	OAK, SAWTOOTH	4	BEACON OAK	7

LANDSCAPE POINTS REQUIRED: 1,481
LANDSCAPE POINTS: 1,500

Proposed Plan

