



PLANNING COMMISSION PACKET MEETING AGENDA

June 09, 2025 - 12:00 p.m.

Development Services Building, 171 N. Ross Street, Auburn, AL

Nonet Reese, Chairman
Oscar Moseley
Jennifer Stephens

David Wisdom, Vice Chairman
Walker Davis
Dana Camp

Phil Chansler
Joseph Aistrup

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. Zoning Ordinance Text Amendment - PUBLIC HEARING

ZT-2025-001

Request: Recommendation to City Council to amend the Zoning Ordinance

Applicant: City of Auburn

NEW BUSINESS

2. Preliminary Plat - Auburn Farms Phase 1 - PUBLIC HEARING

PP-2025-016

Request: Preliminary plat approval for a 95-lot performance subdivision

General Location: Eastern terminus of Sarah Lane

Zoning District: Development District Housing (DDH) with Planned Development District (PDD)

Applicant: Mike Maher, Precision Surveying

3. Preliminary Plat - Peartree Farms Phase 2 - PUBLIC HEARING

PP-2025-019

Request: Preliminary plat approval for a 37-lot performance subdivision

General Location: Farmville Road/Pear Tree Road intersection (east of Farmville south of Pear Tree)

Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay

Applicant: Lee Tharp, Kadre Engineering

4. Conditional Use - Shug Jordan Substation - PUBLIC HEARING

CU-2025-020

Request: Recommendation to City Council for conditional use approval for a public service use (electric utility substation)

General Location: 1515 Shug Jordan Parkway

Zoning District: Comprehensive Development District (CDD)

Applicant: Chester Lachowicz, Alabama Power Company

5. Conditional Use - KFT Alabama Expansion- PUBLIC HEARING

CU-2025-021

Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing facility)

General Location: 272 Technology Pkwy

Zoning District: Industrial (I)

Applicant: David Slocum, Pinnacle Design Group, LLC

6. Conditional Use - United Rentals- PUBLIC HEARING

CU-2025-022

Request: Recommendation to City Council for conditional use approval for a road service use (equipment rental and storage)

General Location: 2490 S College Street, northeast of the Auburn Softball Complex

Zoning District: Comprehensive Development District (CDD)

Applicant: Michael Rogers, Michael Rogers Designs, LLC

7. Conditional Use - Duke Circle - PUBLIC HEARING

CU-2025-023

Request: Recommendation to City Council for conditional use approval for a performance residential (multiple-unit development) within a mixed-use development (commercial and residential)

General Location: 1908 Opelika Road

Zoning District: Corridor Redevelopment District – Suburban (CRD-S)

Applicant: Brett Basquin, Foresite Group, LLC

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT



PLANNING COMMISSION REGULAR MEETING AGENDA

June 12, 2025 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman
Oscar Moseley
Jennifer Stephens

David Wisdom, Vice Chairman
Walker Davis
Dana Camp

Phil Chansler
Joseph Aistrup

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. Zoning Ordinance Text Amendment - PUBLIC HEARING

ZT-2025-001

Request: Recommendation to City Council to amend the Zoning Ordinance
Applicant: City of Auburn

CONSENT AGENDA

Approval of Minutes

Packet Meeting May 05, 2025
Regular Meeting May 08, 2025

NEW BUSINESS

2. Preliminary Plat - Auburn Farms Phase 1 - PUBLIC HEARING

PP-2025-016

Request: Preliminary plat approval for a 95-lot performance subdivision
General Location: Eastern terminus of Sarah Lane
Zoning District: Development District Housing (DDH) with Planned Development District (PDD)
Applicant: Mike Maher, Precision Surveying

3. Preliminary Plat - Peartree Farms Phase 2 - PUBLIC HEARING

PP-2025-019

Request: Preliminary plat approval for a 37-lot performance subdivision
General Location: Farmville Road/Pear Tree Road intersection (east of Farmville south of Pear Tree)
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Lee Tharp, Kadre Engineering

4. Conditional Use - Shug Jordan Substation - PUBLIC HEARING

CU-2025-020

Request: Recommendation to City Council for conditional use approval for a public service use (electric utility substation)
General Location: 1515 Shug Jordan Parkway
Zoning District: Comprehensive Development District (CDD)
Applicant: Chester Lachowicz, Alabama Power Company

5. Conditional Use - KFT Alabama Expansion- PUBLIC HEARING

CU-2025-021

Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing facility)

General Location: 272 Technology Pkwy

Zoning District: Industrial (I)

Applicant: David Slocum, Pinnacle Design Group, LLC

6. Conditional Use - United Rentals- PUBLIC HEARING

CU-2025-022

Request: Recommendation to City Council for conditional use approval for an road service use (equipment rental and storage)

General Location: 2490 S College Street, northeast of the Auburn Softball Complex

Zoning District: Comprehensive Development District (CDD)

Applicant: Michael Rogers, Michael Rogers Designs, LLC

7. Conditional Use - Duke Circle - PUBLIC HEARING

CU-2025-023

Request: Recommendation to City Council for conditional use approval for a performance residential (multiple-unit development) within a mixed-use development (commercial and residential)

General Location: 1908 Opelika Road

Zoning District: Corridor Redevelopment District – Suburban (CRD-S)

Applicant: Brett Basquin, Foresite Group, LLC

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURMENT

AUBURN PLANNING COMMISSION
May 05, 2025 - Packet Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Monday, May 5th at 12:00 PM located at 171 N. Ross Street.

MEMBERS PRESENT Dana Camp, Phil Chansler, Oscar Moseley, David Wisdom, Joseph Aistrup, Walker Davis, Jennifer Stephens

MEMBERS ABSENT Wendy Birmingham, Nonet Reese

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Justice Wahid Cotton, Planning Director; Katie Robison, Principal Planner, Amber English, Planner; Tiffany Moore, Administrative; Brandy Ezelle, Interim Engineering Director; Dan Crowder, Civil Engineer for Development; Seven Whitest, Planning Tech; Kris Berry, Utility Engineer, Kevin Howard, Commercial Development Director

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

1. Final Plat – West Tech Park, Annex Phase A&B FP-2025-014

Final plat approval to dedicate right-of-way of the City of Auburn and approve a 2-lot subdivision (industrial and future development lot). The subject property is located on the south side of Beehive Road and east of Biltmore Lane in the Industrial District (I).

2. Final Plat – Dawson Villas, Phase 3 (Revised) FP-2025-017

Revised final plat approval for a 56-lot performance residential development (54-townhouse lots and two open space lots). The subject property is located within the Cox & Wire PDD, located at the southwest intersection of Cox and Wire Road in Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation.

NEW BUSINESS

3. Zoning Ordinance Text Amendment – PUBLIC HEARING ZT-2025-001

Planning Director Wahid Cotton stated the request for Recommendation to City Council to amend the Zoning Ordinance.

4. Preliminary Plat - ADARE (Revised) - PUBLIC HEARING PP-2025-002

Planning Director Wahid Cotton stated the request for a revised preliminary plat approval for a 64-lot subdivision. The subject property is located at Lee Road 146 (Moore's Mill Road), approximately 0.5 miles

5. Final Plat –ADARE

FP-2025-016

Planning Director Wahid Cotton stated the request for final approval for a 64-lot subdivision. The subject property is located at Lee Road 146 (Moore's Mill Road), approximately 0.5 miles east of Society Hill Road in the Rural (R) with an overlay of the Conservation Overlay District (COD) zoning district.

6. Preliminary Plat – Parker Creek Townhomes- PUBLIC HEARING

PP-2025-018

Planning Director Wahid Cotton stated the request for Preliminary plat approval for a 31-lot performance residential subdivision (townhomes). The subject property is located at the South side of East Longleaf Drive, near 270 East Longleaf Drive in the Comprehensive Development District (CDD) zoning district.

7. Final Plat – Parker Creek Townhomes

FP-2025-015

Planning Director Wahid Cotton stated the request for Final plat approval for a 31-lot performance residential subdivision (townhomes). The subject property is located at the south side of East Longleaf Drive, near 270 East Longleaf Drive in the Comprehensive Development District (CDD) zoning district.

8. Preliminary Plat - - Longleaf Crossing Phase 9- PUBLIC HEARING

PP-2025-015

Planning Director Wahid Cotton stated the request for preliminary plat approval for a 53-lot performance residential development (townhomes). The subject property is located at the Western terminus of Logan Court. The subject property is currently zoned Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation.

9. Preliminary Plat – West Tech Park Annex II, Phase C – PUBLIC HEARING

PP-2025-017

Planning Director Wahid Cotton stated the request for a preliminary plat approval for a 5-lot commercial subdivision (industrial and future development lot). The subject property is located South of Beehive Road. The subject property is currently zoned industrial (I).

10. Rezoning – Wrights Mill Road - PUBLIC HEARING

RZ-2025-004

Planning Director Wahid Cotton stated the request for a recommendation to City Council to rezone approximately 10.1 acres to Development District Housing (DDH). The subject property is located at the West side of Wrights Mill Road, just south of I-85. The subject properties are currently zoned Rural (R).

11. Rezoning– Beehive Road Rezoning - PUBLIC HEARING

RZ-2025-005

Planning Director Wahid Cotton stated the request for a recommendation to City Council to rezone approximately 15.5 acres to Industrial (I). The subject property is located at the Southeast corner of Beehive Road and Biltmore Lane. The subject properties are currently zoned Rural (R).

12. Conditional Use- Hertz Car Rental - PUBLIC HEARING

CU-2025-010

Planning Director Wahid Cotton stated the request for a recommendation to City Council for conditional use approval for a road service use (car rental office). The subject property is located at 1655-H South College Street. The subject property is currently zoned South College Corridor District (SCCD).

13. Conditional Use – Shelton Mill Phase 4- PUBLIC HEARING

CU-2025-011

Planner Whitlow stated the Recommendation to City Council for a performance residential development (multiple unit development). The subject property is located at 580 Shelton Mill Road. The subject property is currently zoned Development District Housing (DDH) & Comprehensive Development District (CDD).

14. Conditional Use – Project Webster HPC - PUBLIC HEARING

CU-2025-018

Planning Director Wahid Cotton stated the request for a recommendation to City Council for conditional use approval for an industrial use. The subject property is located at 430 Lee Road 0053 (Webster Road). The subject property is currently zoned Industrial (I).

15. Conditional Use – Greystone Commercial Development -- PUBLIC HEARING

CU-2025-019

Planning Director Wahid Cotton stated a request for a recommendation to City Council for conditional use approval for commercial support use (mini-warehouse/climate-controlled storage). The subject property is located at 1600 East Samford Avenue). The subject property is currently zoned Comprehensive Development District (CDD).

16. Waiver – La Masion

WZ-2025-002

Planning Director Wahid Cotton stated the request for a waiver of 5' to the minimum ground story height requirement of 15' for ground story residential to allow a ground story height of 10'. The subject property is located at 150 South Ross Street. The subject property is currently zoned Urban Neighborhood – East (UN-E).

OTHER BUSINESS

CHAIR'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 12:56pm.

Nonet Reese, Chairman

Dana Camp, Secretary

AUBURN PLANNING COMMISSION
May 08, 2025 - Regular Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, May 8th at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

MEMBERS PRESENT Dana Camp, Phil Chansler, Oscar Moseley, David Wisdom, Joseph Aistrup, Walker Davis, Jennifer Stephens

MEMBERS ABSENT Wendy Birmingham, Nonet Reese

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Justice Wahid Cotton, Planning Director; Katie Robison, Principal Planner, Amber English, Planner; Tiffany Moore, Administrative; Brandy Ezelle, Interim Engineering Director; Dan Crowdus, Civil Engineer for Development; Seven Whitest, Planning Tech; Kris Berry, Utility Engineer, Kevin Howard, Commercial Development Director

CITIZENS COMMUNICATION

Vice Chair Wisdom opened Citizens Communication

After no comments were received, Vice Chair Wisdom closed the citizens' communication.

OLD BUSINESS

CONSENT AGENDA

1. Final Plat – West Tech Park, Annex Phase A&B FP-2025-014

Final plat approval to dedicate right-of-way of the City of Auburn and approve a 2-lot subdivision (industrial and future development lot). The subject property is located on the south side of Beehive Road and east of Biltmore Lane in the Industrial District (I).

2. Final Plat – Dawson Villas, Phase 3 (Revised) FP-2025-017

Revised final plat approval for a 56-lot performance residential development (54-townhouse lots and two open space lots). The subject property is located within the Cox & Wire PDD, located at the southwest intersection of Cox and Wire Road in Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation.

Commissioner Chansler made a motion to approve the minutes from April 08, 2025, and the Consent agenda

Commissioner Camp seconded the motion

A vote was taken and Passed by a vote of 7-0.

NEW BUSINESS

3. Zoning Ordinance Text Amendment – PUBLIC HEARING

ZT-2025-001

Planning Director Wahid Cotton stated the request for Recommendation to City Council to amend the Zoning Ordinance.

Commissioner Moseley asked about the intent and changes in character for new uses in the rural zone

Planning Director Wahid Cotton explained the background that led to this potential amendment and confirmed that the added uses would all be conditional which would therefore have to all go to Planning Commission

Commissioner Moseley asked about infrastructure challenges in the rural zone to support the proposed uses

Planning Director Wahid Cotton confirmed that some development standards were discussed and that the lack of infrastructure in some areas serves as a bit of a self-limiting factor for development

Vice Chair Wisdom opened the public hearing

The following people spoke in favor of case ZT-2025-001

- **Brett Basquin**

After no further comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Camp mentioned an unease in a change to the character of the rural district and why the specific uses to be added

Planning Director Wahid Cotton spoke about the desire to preserve the rural district and to keep it conditional

Commissioner Camp asked nodes in the rural district and how best to protect the character

Commissioner Aistrup asked if anything was a specific concern for adding

Commissioner Camp mentioned certain issues with commercial such as Convenience stores

Planning Director Wahid Cotton mentioned taking an incremental approach to adding commercial uses and eventually look at it for the next Comprehensive plan

Commissioner Camp asked about the rural areas near the 280 highway corridor

Planning Director Wahid Cotton the difference of Future Land use for the area due to its proximity to 280 and higher capacity for commercial uses

Director of Development Services Cummings mentioned also the difference in the areas for water and

sewer

Commissioner Aistrup mentioned this is a reasonable first step for more commercial use in the rural district

Planning Director Wahid Cotton mentioned some of the desired uses of like a farm to table style restaurant among others

Commissioner Chansler Stated that these uses would be a great idea for the character of rural but just a concern for how it would be administered

Planning Director Wahid Cotton asked Commissioner Chansler to clarify is something that may help could be development standards for rural or maybe as well a corridor requirement to refine it more

Commissioner Chansler agreed that it would help with this process

Planning Director Wahid Cotton mentioned different road classifications for development requirements using Hotels as an example

Commissioner Camp gave an example of being a rural road and how this may lead to something the city does not desire even with it being locked behind the conditional use process

Planning Director Wahid Cotton agreed that with more refinement this can be looked at more given how it is written now

Commissioner Chansler made a motion to postpone ZT-2025-001 to a date certain of June 12, 2025

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 7-0.

4. Preliminary Plat - ADARE (Revised) - PUBLIC HEARING

PP-2025-002

Planning Director Wahid Cotton stated the request for a revised preliminary plat approval for a 64-lot subdivision. The subject property is located at Lee Road 146 (Moore's Mill Road), approximately 0.5 miles east of Society Hill Road in the Rural (R) with an overlay of the Conservation Overlay District (COD) zoning district.

Vice Chair Wisdom opened the public hearing

The following people spoke in opposition to the case PP-2025-002

- **Tim Hamilton**

Vice chair Wisdom closed the public hearing

Planning Director Wahid Cotton spoke on the comments received and about how the development review process works

Civil Engineer Crowds explained what engineering looks at in review for a plat

Planning Director Wahid Cotton spoke to the egress and ingress associated with a property owned by the neighbor and desire not to be land locked

Commissioner Moseley made a motion to approve PP-2025-002 with conditions

Commissioner Stephens seconded the motion

A vote was taken and Passed by a vote of 7-0.

5. Final Plat –ADARE

FP-2025-016

Planning Director Wahid Cotton stated the request for final approval for a 64-lot subdivision. The subject property is located at Lee Road 146 (Moore's Mill Road), approximately 0.5 miles east of Society Hill Road in the Rural (R) with an overlay of the Conservation Overlay District (COD) zoning district.

Commissioner Camp made a motion to approve FP-2025-016 with conditions

Commissioner Wisdom seconded the motion

A vote was taken and passed by a vote of 7-0.

6. Preliminary Plat – Parker Creek Townhomes- PUBLIC HEARING

PP-2025-018

Planner Whitlow stated the request for Preliminary plat approval for a 31-lot performance residential subdivision (townhomes). The subject property is located at the South side of East Longleaf Drive, near 270 East Longleaf Drive in the Comprehensive Development District (CDD) zoning district.

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Stephens made a motion to approve PP-2025-018

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 7-0.

7. Final Plat – Parker Creek Townhomes

FP-2025-015

Planner Whitlow stated the request for Final plat approval for a 31-lot performance residential subdivision (townhomes). The subject property is located at the south side of East Longleaf Drive, near 270 East Longleaf Drive in the Comprehensive Development District (CDD) zoning district

Commissioner Moseley made a motion to approve FP-2025-015

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 7-0

8. Preliminary Plat - - Longleaf Crossing Phase 9- PUBLIC HEARING

PP-2025-015

Principal Planner Robison stated the request for preliminary plat approval for a 53-lot performance residential development (townhomes). The subject property is located at the Western terminus of Logan Court. The subject property is currently zoned Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation.

Commissioner Chansler asked about access to the subject property

Principal Planner Robison confirmed all the access points

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Camp made a motion to approve PP-2025-015

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 7-0

9. Preliminary Plat – West Tech Park Annex II, Phase C – PUBLIC HEARING

PP-2025-017

Planner Whitlow stated the request for a preliminary plat approval for a 5-lot commercial subdivision (industrial and future development lot). The subject property is located South of Beehive Road. The subject property is currently zoned industrial (I).

Commissioner Moseley asked about tenants for the subject property

Commercial Development Director Howard confirmed no specific tenants at this time

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Aistrup made a motion to approve PP-2025-017

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 7-0

10. Rezoning – Wrights Mill Road - PUBLIC HEARING

RZ-2025-004

Planning Director Wahid Cotton stated the request for a recommendation to City Council to rezone approximately 10.1 acres to Development District Housing (DDH). The subject property is located at the

West side of Wrights Mill Road, just south of I-85. The subject properties are currently zoned Rural (R).

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Chansler asked why they chose Development District Housing over something such as Limited Development District

Planning Director Wahid Cotton confirmed it was because of the size of the homes, requirements and number of units buildable

Commissioner Moseley made a motion to approve RZ-2025-004

Commissioner Stephens seconded the motion

11. Rezoning– Beehive Road Rezoning - PUBLIC HEARING

RZ-2025-005

Planner Whitlow stated the request for a recommendation to City Council to rezone approximately 15.5 acres to Industrial (I). The subject property is located at the Southeast corner of Beehive Road and Biltmore Lane. The subject properties are currently zoned Rural (R).

Commissioner Chansler asked about any future conditional use for the subject property

Commercial Development Director Howard confirmed that they would come through the process and that the applicant has been informed of this

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Chansler made a motion to approve RZ-2025-005

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 7-0

12. Conditional Use- Hertz Car Rental - PUBLIC HEARING

CU-2025-010

Principal Planner Robison stated the request for a recommendation to City Council for conditional use approval for a road service use (car rental office). The subject property is located at 1655-H South College Street. The subject property is currently zoned South College Corridor District (SCCD).

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Aistrup made a motion to approve CU-2025-010

Commissioner Stephens seconded the motion

A vote was taken and passed by a vote of 7-0

13. Conditional Use – Shelton Mill Phase 4- PUBLIC HEARING

CU-2025-011

Planner Whitlow stated the Recommendation to City Council for a performance residential development (multiple unit development). The subject property is located at 580 Shelton Mill Road. The subject property is currently zoned Development District Housing (DDH) & Comprehensive Development District (CDD).

Vice Chair Wisdom opened the public hearing

The following people spoke in opposition to the case CU-2025-011

- Jessica Wright
- Mary Dorn

After no further comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Camp asked about any traffic studies

Applicant David Slocum spoke about traffic studies, location of road access and construction time

Commissioner Davis asked about traffic concerns and public hearing concerns

Commissioner Camp confirmed the times of construction per the City of Auburn's policies

Commissioner Moseley made a motion to approve CU-2025-011

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 7-0

14. Conditional Use – Project Webster HPC - PUBLIC HEARING

CU-2025-018

Planning Director Wahid Cotton stated the request for a recommendation to City Council for conditional use approval for an industrial use. The subject property is located at 430 Lee Road 0053 (Webster Road). The subject property is currently zoned Industrial (I).

Commissioner Moseley asked to confirm that this conditional use request is for one of the substations

Planning Director Wahid Cotton confirmed that what is on the site plan is what is being voted on

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Chansler made a motion to approve CU-2025-018

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 7-0

15. Conditional Use – Greystone Commercial Development -- PUBLIC HEARING

CU-2025-019

Planning Director Wahid Cotton stated a request for a recommendation to City Council for conditional use approval for commercial support use (mini-warehouse/climate-controlled storage). The subject property is located at 1600 East Samford Avenue). The subject property is currently zoned Comprehensive Development District (CDD).

Commissioner Moseley asked about what specifically expired with their conditional use

Planning Director Wahid Cotton confirmed that what is current is just the climate-controlled storage

Vice Chair Wisdom opened the public hearing

After no comments were received, Vice Chair Wisdom closed the public hearing

Commissioner Camp made a motion to approve CU-2025-018

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 7-0

16. Waiver – La Masion

WZ-2025-002

Planning Director Wahid Cotton stated the request for a waiver of 5' to the minimum ground story height requirement of 15' for ground story residential to allow a ground story height of 10'. The subject property is located at 150 South Ross Street. The subject property is currently zoned Urban Neighborhood – East (UN-E).

Planning Director Wahid Cotton informed the Planning Commission of an interest by Downtown Development Review Committee for a joint work session and indicated that the applicant for the subject property plans to work with the Downtown Development Review Committee

Commissioner Chansler asked if the subject property was coming premature to planning commission

Planning Director Wahid Cotton explained that this would be a by right project, but they are seeking a waiver and have not gone through the Development Review Team yet

Commissioner Moseley asked about what heights the project is looking to pursue

Planning Director Wahid Cotton explained it would be 10 feet for the interior and 12 for the exterior which would impact their aerial access

Commissioner Aistrup asked why it is 15 feet already for projects that are similar in this area
Planning Director Wahid Cotton explained the issue for townhomes given they have a garage and the 15 feet requirement

Commissioner Camp asked for clarification for how much of a waiver to the height requirement they are seeking

Applicant Lewis explained the history of the property, explained that after meeting with the DDRC they are seeking less than the original 5 feet waiver and explained a desire among buyers to have something downtown with the intent not being for students

Planning Director Wahid Cotton explained that DDRC is okay with the waiver if they go to them for the design of the building, but the legal department explained that this can't be conditional upon approval the applicant is choosing to go voluntarily

Commissioner Chansler talked about potential changes to design standards going forward and this potential precedent that is being set

Planning Director Wahid Cotton stated that this can be addressed as this comes up

Director of Development Services Cummings explained that certain housing types are already excluded in that area

Planning Director Wahid Cotton explained the different types in the table, and which are and aren't subject to the 15 feet requirement

Commissioner Camp made a motion to approve WZ-2025-002

Commissioner Aistrup seconded the motion

A vote was taken and passed by a vote of 7-0

OTHER BUSINESS

CHAIR'S COMMUNICATION

STAFF COMMUNICATION

Planning Director Wahid Cotton explained the desire for a joint work session for DDRC and the Planning Commission and looking at some of the setbacks and overall review once staff reviews the scope of these issues

ADJOURNMENT – With no further business, the meeting was adjourned at 6:44pm.

Nonet Reese, Chairman

Dana Camp, Secretary

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: ADARE Subdivision, Phase I (Case PP-2025-002)

Subject: Revised preliminary plat approval for a 64-lot subdivision in the Conservation Overlay District (COD)

Location: Lee Road 146 (Moores Mill Road), approximately 0.5 miles east of Society Hill Road

Applicant: Brett Basquin, Foresite Group, LLC

Property Zoned: Rural (R) with an overlay of the Conservation Overlay District (COD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a revised preliminary plat approval for a 64-lot subdivision in the Conservation Overlay District (COD) marked "Received" April 30, 2025, Auburn Planning Commission Case PP-2025-002, is hereby **APPROVED**, **subject to:**

- *The applicant shall provide the City with a copy of the Certificate of Incorporation from the Alabama Secretary of State for the homeowners' association, including its by-laws. This Certificate shall be recorded with the Open Space Maintenance Plan. See Article VI, Section D(4) of the City of Auburn Subdivision Regulations for information that must be contained in the Certificate of Incorporation by-laws.*

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: West Tech Park, Annex II Phases A&B (Case FP-2025-014)

Subject: Final plat approval to dedicate right-of-way to the City of Auburn and approve a 2-lot commercial subdivision (industrial and future development lot)

Location: South side of Beehive Road and east of Biltmore Lane

Applicant: Auburn Industrial Development Board

Property Zoned: Industrial (I)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval to dedicate right-of-way to the City of Auburn and approve a 2-lot commercial subdivision (industrial and future development lot) marked "Received" April 15, 2025, Auburn Planning Commission Case FP-2025-014, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Dawson Villas Subdivision, Phase 3 (Case FP-2025-017)

Subject: Final plat approval for a 56-lot performance residential development (54 townhouses lots and two open space lots)

Location: Within the Cox & Wire PDD, located at the southwest intersection of Cox and Wire Roads

Applicant: Brett Basquin, Foresite Group, Inc.

Property Zoned: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 56-lot performance residential development (54 townhouse lots and two open space lots) marked "Received" April 15, 2025, Auburn Planning Commission Case FP-2025-017, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: ADARE Subdivision, Phase I (Case FP-2025-016)

Subject: Final plat approval for a 64-lot subdivision in the Conservation Overlay District (COD)

Location: Lee Road 146 (Moores Mill Road), approximately 0.5 miles east of Society Hill Road

Applicant: Brett Basquin, Foresite Group, LLC

Property Zoned: Rural (R) with an overlay of the Conservation Overlay District (COD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 64-lot subdivision in the Conservation Overlay District (COD) marked "Received" April 30, 2025, Auburn Planning Commission Case FP-2025-016, is hereby **APPROVED, subject to:**

- *The applicant shall provide the City with a copy of the Certificate of Incorporation from the Alabama Secretary of State for the homeowners' association, including its by-laws. This Certificate shall be recorded with the Open Space Maintenance Plan. See Article VI, Section D(4) of the City of Auburn Subdivision Regulations for information that must be contained in the Certificate of Incorporation by-laws.*

STATE OF ALABAMA
LEE COUNTY

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Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Parker Creek Townhomes (Case FP-2025-015)

Subject: Final plat approval for a 31-lot performance subdivision (30 townhome lots, one open space lot)

Location: Southside of East longleaf, near 270 East Longleaf Drive

Applicant: Jim Parker Residential LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 31-lot performance subdivision, marked "Received" April 15, 2025, Auburn Planning Commission Case FP-2025-015, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 08, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Greystone Commercial Development (Case CU-2025-019)

Subject: Recommendation to City Council for conditional use approval to allow commercial support use (mini-warehouse/climate-controlled storage)

Location: 1800 East Samford Avenue

Applicant: Hydro Engineering Solutions

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval to allow commercial support use (mini-warehouse/climate-controlled storage, marked "Received" April 14, 2025, Auburn Planning Commission Case CU-2025-019, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hertz Car Rental (Case CU-2025-010)

Subject: Recommendation to City Council for conditional use approval for a road service use (car rental office)

Location: 1655-H South College Street

Applicant: Tiger WM, LLC

Property Zoned: South College Corridor District (SCCD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a road service use (car rental office), marked "Received" April 9, 2025, Auburn Planning Commission Case CU-2025-010, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

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Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Parker Creek Townhomes (Case PP-2025-018)

Subject: Preliminary plat approval for a 31-lot performance subdivision (30 townhome lots, one open space lot)

Location: Southside of East longleaf, near 270 East Longleaf Drive

Applicant: Jim Parker Residential LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a 31-lot performance subdivision, marked "Received" April 15, 2025, Auburn Planning Commission Case PP-2025-018, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 08, 2025, and as same appears of record in the Official Minutes of said Commission.

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Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Shelton Mill Phase 4 (Case CU-2025-011)

Subject: Recommendation to City Council for conditional use approval for a performance residential development [multiple-unit development].

Location: 580 Shelton Mill Road

Applicant: David Slocum, Pinnacle Design Group, Inc.

Property Zoned: Development District Housing (DDH) & Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a performance residential development [multiple-unit development], marked "Received" April 9, 2025, Auburn Planning Commission Case CU-2025-011, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

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Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Webster HPC (Case CU-2025-018)

Subject: Recommendation to City Council for conditional use approval for an Industrial Use

Location: 430 Lee Road 53 (Webster Road)

Applicant: Industrial Development Board of the City of Auburn

Property Zoned: Industrial (I)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for an Industrial Use, marked "Received" April 15, 2025, Auburn Planning Commission Case CU-2025-018, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Longleaf Crossing, Phase 9 (Case PP-2025-015)

Subject: Preliminary plat approval for a 53-lot performance residential development (52 townhouse lots and one open space lot)

Location: Western terminus of Logan Court

Applicant: Spencer Cothran, Holland Homes

Property Zoned: Comprehensive Development District (CDD) w Planned Development District (PDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 53-lot performance residential development, marked "Received" April 15, 2025, Auburn Planning Commission Case FP-2025-015, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 08, 2025, and as same appears of record in the Official Minutes of said Commission.

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Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: West Tech Park, Annex 2 Phase C (Case PP-2025-017)

Subject: Preliminary plat approval of a 5-lot commercial subdivision (industrial and future development lot)

Location: South side of Beehive Road and east of Biltmore Lane

Applicant: Auburn Industrial Development Board

Property Zoned: Industrial (I)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a 5-lot commercial subdivision, marked "Received" April 15, 2025, Auburn Planning Commission Case FP-2025-017, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Wrights Mill Road Rezoning (Case RZ-2025-004)

Subject: Recommendation to City Council to rezone approximately 10.1 acres to Development District Housing (DDH)

Location: West side of Wrights Mill Road, just south of I-85

Applicant: Michael V. Shannon

Property Zoned: Rural (R)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rezone approximately 10.1 acres from Rural (R) to Development District Housing (DDH), marked "Received" April 11, 2025, Auburn Planning Commission Case RZ-2025-004, is hereby **APPROVED, subject to:**

- A development agreement between the City and Developer should be in place prior to rezoning of the property.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Beehive Road Rezoning (Case RZ-2025-005)

Subject: Recommendation to City Council to rezone approximately 15.5 acres to Industrial (I) zoning district

Location: Southeast corner of Beehive Road and Biltmore Lane

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of the Industrial Board of the City of Auburn

Property Zoned: Rural (R)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rezone approximately 15.5 acres to Industrial (I) zoning district, marked "Received" April 11, 2025, Auburn Planning Commission Case RZ-2025-005, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 8, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 8th day of May, 2025.



Justice Wahid Cotton, AICP, Director of Planning

City of Auburn Planning Commission
Zoning Ordinance Text Amendment
ZT-2025-001
Commercial Uses in Rural

Meeting Date: June 12, 2025

Applicant: City of Auburn

Case Staff: Justice Wahid Cotton, AICP, Planning Director

Request: Recommendation to amend Article IV, Section 408 Uses Permitted by Right, Uses Permitted with Conditional Use Permits, and Uses Not Permitted Table 4-1 Table of Permitted Uses

Background: Staff may periodically recommend amendments to the zoning ordinance to reflect changes in other codes, laws, and best practices within the profession. Staff was approached about a commercial development in the Rural zoning district. We had a discussion with the Planning Commission about their desire to see changes concerning the uses in the Rural district.

(A) ARTICLE IV. GENERAL REGULATIONS

Section 408. Uses Permitted by Right, Uses Permitted with Conditional Use Permits, and Uses Not Permitted

Table 4-1 Table of Permitted Uses

All other text in this table shall remain as is. The following uses are proposed to be conditional uses in the Rural zoning district: Book, Hobby, Music, & Sporting Goods Stores (451), Brewpub (312120), Professional Studios, Restaurant, Specialty Food Stores (4452), All Others (Commercial & Entertainment Section), Community Rec. Center, Convenience Stores/Small Grocery (less than 3,000sq. ft – no fuel), and Mobile Vendor Food Court

Staff Commentary:

The current zoning regulations for the Rural Zoning District are relatively prohibitive and reserved for residential, agricultural, and a limited number of commercial uses. Many uses are not allowed in a Rural zoning district. As the footprint of our city has evolved over the years, there are number of uses that staff would be supportive of in Rural areas provided certain conditions are met. We have received more requests for more uses in the Rural zoning district to accommodate these desires. Staff has put together a number of uses that could be allowed through a conditional use process. Staff was not comfortable allowing more uses to be permitted by right. By opting to allow more uses through a conditional use, this allows staff, Planning Commission, and Council to review each individual project prior to any non-residential development in our Rural Zoning District.

City of Auburn Planning Commission
Preliminary Plat
Case PP-2025-016
Auburn Farms, Phase 1

Meeting Date: June 12, 2025

Applicant: Mike Maher, Precision Surveying

Request: Preliminary plat approval for a 95-lot performance residential development (42 single-family detached lots, 51 townhouse lots, 1 open space lot, and 1 utility lot)

Subdivision regulations state: "The Planning Commission shall approve, approve conditionally, or disapprove such Preliminary Plat within thirty (30) days after the submission thereof. If approved conditionally the conditions and reasons therefore shall be stated; and if necessary the Planning Commission may require the Subdivider to submit a revised Preliminary Plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Planning Commission should disapprove the Preliminary Plat, the reasons for such action shall be stated and, if possible, recommendations made on the basis of which the proposed Subdivision would be approved."

Location: Eastern terminus of Sarah Lane

Discussion: The purpose of this preliminary plat is to subdivide one lot of record consisting of approximately 28.38 acres into a 95-lot performance residential development (42 single-family detached lots, 51 townhouse lots, one open space lot, and one utility lot). The plat consists of Phase 1 and Phase 7 of the Auburn Farms Master Development Plan. The proposed subdivision is consistent with the layout of the adopted Master Development Plan (MDP) for the PDD.

Reviewed by: Katie Robison, AICP, Principal Planner

Current Zoning: Development District Housing (DDH) with Planned Development District (PDD) overlay

Surrounding Zoning:

Direction	Zoning District	Land Use
North	DDH/PDD	Future phases of Auburn Farms
South	DDH/PDD	Future phases of Auburn Farms
East	DDH/PDD	Future phases of Auburn Farms
West	Outside of city limits	Undeveloped

Property Description: The subject property is comprised of approximately 28.38 acres and is a portion of the overall Auburn Farms Planned Development which consists of 131.99 acres. The infrastructure has been installed, and the streets are paved within this section of the development.

Previous Action Related to this Site:

Date	Action
Dec 14, 2017	Planning Commission recommended to City Council the annexation of the subject property. City Council approved on 1/16/18 (Ord. 3075)
Dec 14, 2017	Planning Commission recommended to City Council rezoning of the subject property from Rural to DDH. City Council approved on 1/16/18 (Ord. 3076)
Dec 14, 2017	Planning Commission recommended to City Council to apply the PDD designation on the subject property. City Council approved on 1/16/18 (Ord. 3077)
Sept 13, 2018	Planning Commission approved a preliminary plat consisting of Auburn Farms, Phases 1, 7, & 8.
Sept 9, 2021	Planning Commission approved a preliminary plat consisting of Auburn Farms, Phases 1 (54-lot performance subdivision (30 single-family detached lots, 22 townhome lots, 1 open space lot, and 1 utility lot). This preliminary plat approval expired in September 2024.

Greenway/Greenspace Impact & Bike Plan Facilities: The Greenway and Greenspace Master Plan shows a proposed greenway and the Sougahatchee Creek running east to west along the southern portion of the property in the area labeled "Future Development". There are no proposed bicycle facilities on the subject property.

Major Street Plan Impact: Sarah Lane is classified as a Residential Collector.

Land Use Plan Designation: The Future Land Use Map in CompPlan 2030 designates the property as Planned Development District. This designation allows the approved Master Development Plan to provide guidance for the future development of the property.

Analysis: The proposed subdivision is a 95-lot performance residential development. Forty-two lots are proposed for single-family detached units and 51 lots are proposed for townhome units. There is one utility lot for a pump station and one lot for open space. The density of Phase 1 is 3.28 dwelling units per acre which is less than the maximum density per phase required within a PDD for a base zone of DDH (8 du/ac). The minimum open space required per phase within a PDD with a base zone of DDH is 15%, which equates to 4.26 acres. The proposed subdivision includes 3.93 acres for recreational open space, which is 14%.

General Staff Comments

The following comments shall be addressed prior to submittal of final plat:

Planning:

1. Revise Note 9
 - a. Gross area should be the area included in Phase 1
 - b. Confirm area shown in Phase 1. Staff calculates area as 28.38 acres
 - c. Current plat shows 42 single-family detached lots and 51 townhouse lots
2. Revise Note 12 to reflect the current breakdown of lots by housing type
3. The provided open space (3.93 acres) is less than the minimum required (4.26 acres)
4. Revise the easement callout on Lot 46 to read, "...and open space access easement"
5. No dwelling unit shall be located more than 750 feet from designated open space

Engineering:

1. Engineering plans have been reviewed and approved by the Development Review Team.

2. The right-of-way for Sarah Lane must be dedicated and recorded before approval of any final plat for this phase of the Auburn Farms development.

Water Resource Management:

1. Prior to acceptance of Final Plat, a lift station completion bond is needed to cover replacement of all mechanical and electrical components of the lift station. Developer shall submit a cost breakdown list to WRM for review.
2. Streams and wetlands are present. Wetland delineation shall be provided with Final Plat.

GIS:

1. Unable to obtain closure for Lot 89 and 90. Appear to be missing distance information for a small line segment where the line segment separating Lots 89 and 90 intersects at the rear of the lot.
2. Missing label for 30' Private Drainage Easement.
3. Missing label for Private Drainage Easement.
4. This site is covered by two FIRMs. On Sheet 2, please update Note 5 accordingly.
5. The 2011 floodplain is no longer applicable. Remove SFHA geometry and labels for the 2011 floodplain.
6. On Sheet 2, update Note 12. It does not accurately reflect how many lots are shown on this preliminary plat.
7. This plat is contingent on the recording of the Walker Carlton plat (FP-2024-028). Do we know the status or timeline for the Walker Carlton plat to be recorded?
8. Provide connection line across ROW between Lots 60 & 61.
9. Provide connection line across ROW between Lots 87 & 88.
10. Fix overlapping easement label on Lot 67.
11. Missing a 20' Private Drainage Easement between lots 55 & 56. See DRT plans for reference.
12. Per the DRT plans, the 20' Private Drainage Easement, shown at the back of Lots 23-29 needs to be extended to include Lots 67 - 79 and Lot 64.
13. Per the DRT plans, the 10' Private Water Easement along Sarah Lane needs to be extended to include Lots 67 - 95.
14. Copper Meadows Drive and Copper Meadows Lane may not be used together as they are considered duplicate street names. Copper Meadows Drive will work for one of the street names but an alternative name will need to be provided for Copper Meadows Lane.
15. Please verify the distance labeled for the Lot 15 line segment that parallels Copper Meadows Lane. Should it be 75.66 like what is labeled at the rear of the lot?
16. Provide breakpoint information for the line segment that separates Lots 19 & 20 where it intersects Lot 29.
17. Update all Shared Drive Easement labels. Since there is not a Note 16, it should reference Note 15.
18. The label for the sewer easement running through Lot 54 has been cut off by the title block. Please correct.
19. Label all easements with "new" or "existing" designations.
20. On Sheet 2, the lot information listed in Note 9 and Note 12 do not align with each other. Please review and update information accordingly.
21. When this prelim plat was initially approved and went through DRT, the 2011 floodplain was carved out so as to not have any buildable lots containing floodplain. With the 2025 floodplain updates, there are several buildable lots now falling within the SFHA boundary. Is Engineering okay with this?

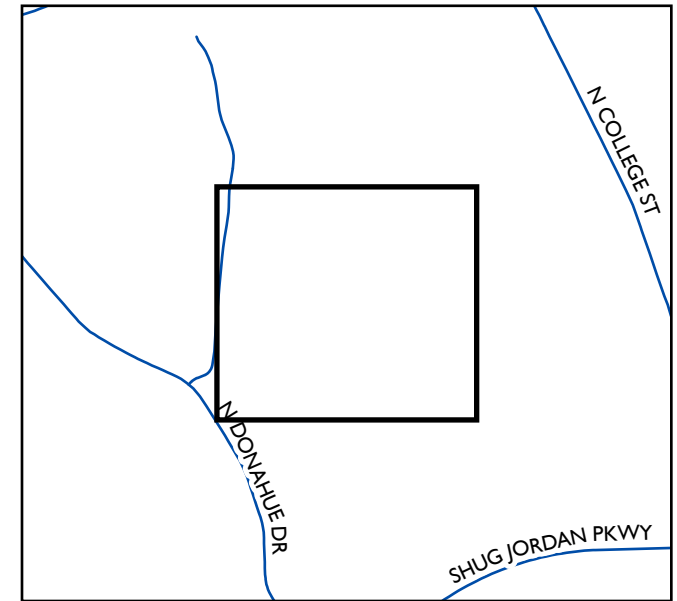
Auburn Farms, Phase 1

Preliminary Plat

Case # PP-2025-016



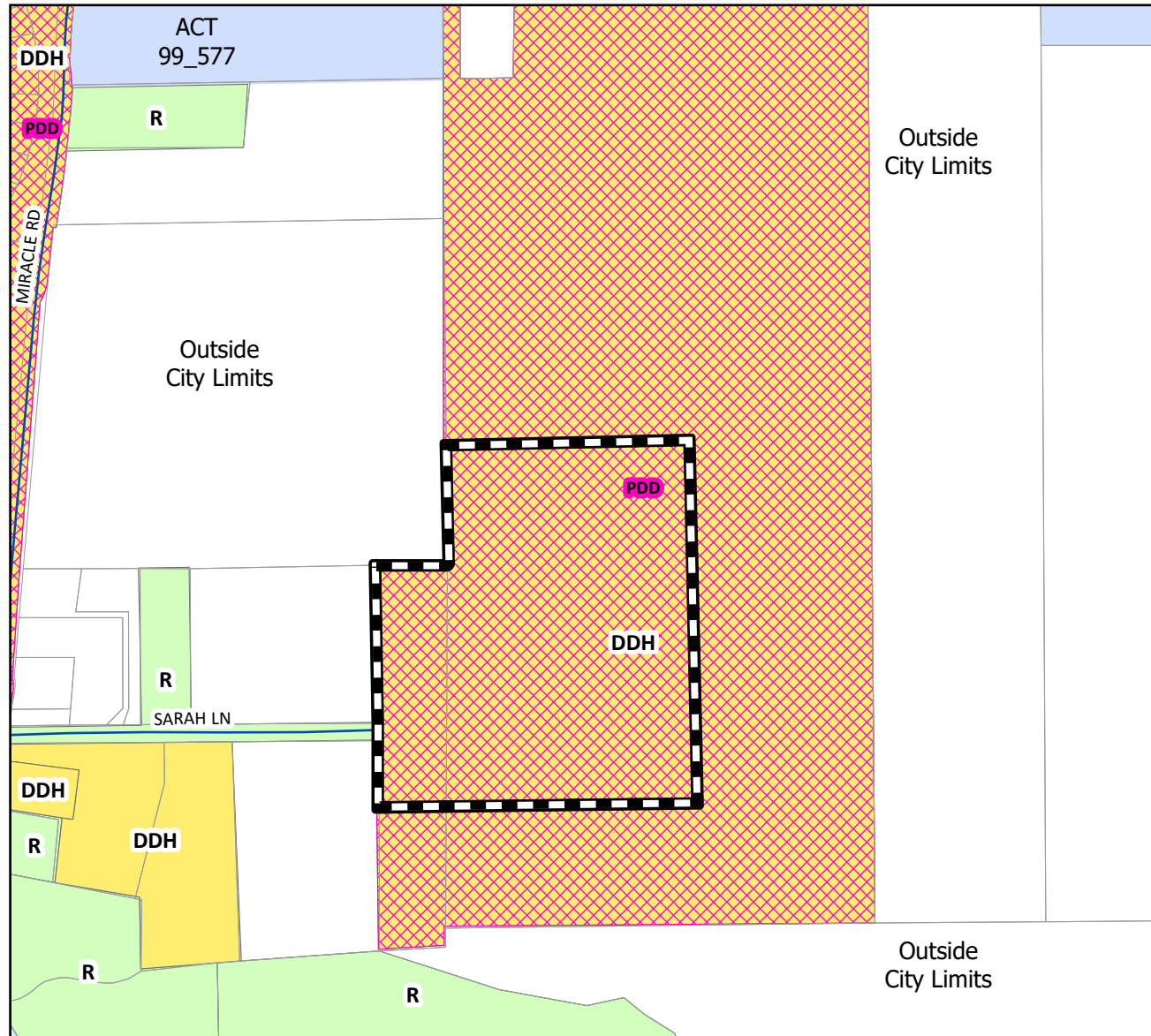
Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **6/12/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Katie Robison** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pc/>



The applicant is requesting preliminary plat approval of a 95-lot Performance Residential subdivision (Single Family/Townhouses).

N



Planning Dept.
06/03/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Auburn Farms
November 17, 2017

Developer - Tiger Creek
Development, Inc
Civil Engineer - Bolt Engineering
Surveyor - Precision Surveying

NOTES:

- SINGLE FAMILY HOMES PHASE 1
- 13.99 ACRES
 - 40 SINGLE FAMILY HOMES
 - 1 LARGE OPEN SPACE LOT
 - OPEN SPACE 2.1 AC IN LOT 305
 - DENSITY = 2.85

- SINGLE FAMILY HOMES PHASE 2
- 17.36 ACRES
 - 37 SINGLE FAMILY HOMES
 - 2 OPEN SPACE LOTS
 - OPEN SPACE 2.6 AC
 - 1.3 AC IN LOT 305;
 - 1.3 IN LOT 304
 - DENSITY = 2.24

- SINGLE FAMILY HOMES PHASE 3
- 11.37 ACRES
 - 35 SINGLE FAMILY HOMES
 - 1 LOT FOR POSSIBLE ROW
 - OPEN SPACE 1.71
 - 1.53 IN LOT 305
 - 0.17 IN LOT 304
 - DENSITY = 3.14

- SINGLE FAMILY HOMES PHASE 4
- 10.51 ACRES
 - 34 SINGLE FAMILY HOMES
 - 1 OPEN SPACE LOTS
 - OPEN SPACE 1.58 ACRES
 - 0.16 ACRES IN LOT 302
 - 1.42 IN LOT 305
 - DENSITY = 3.43

- SINGLE FAMILY HOMES PHASE 5
- 15.39 ACRES
 - 37 SINGLE FAMILY HOMES
 - 1 OPEN SPACE LOT
 - OPEN SPACE 2.31 ACRES
 - 0.35 ACRES IN LOT 1
 - 1.96 ACRES IN LOT 305
 - DENSITY = 2.47

- SINGLE FAMILY HOMES PHASE 6
- 10.04 ACRES
 - 21 SINGLE FAMILY HOMES
 - OPEN SPACE 1.58 ACRES
 - 1.58 ACRES IN LOT 303
 - DENSITY = 2.09

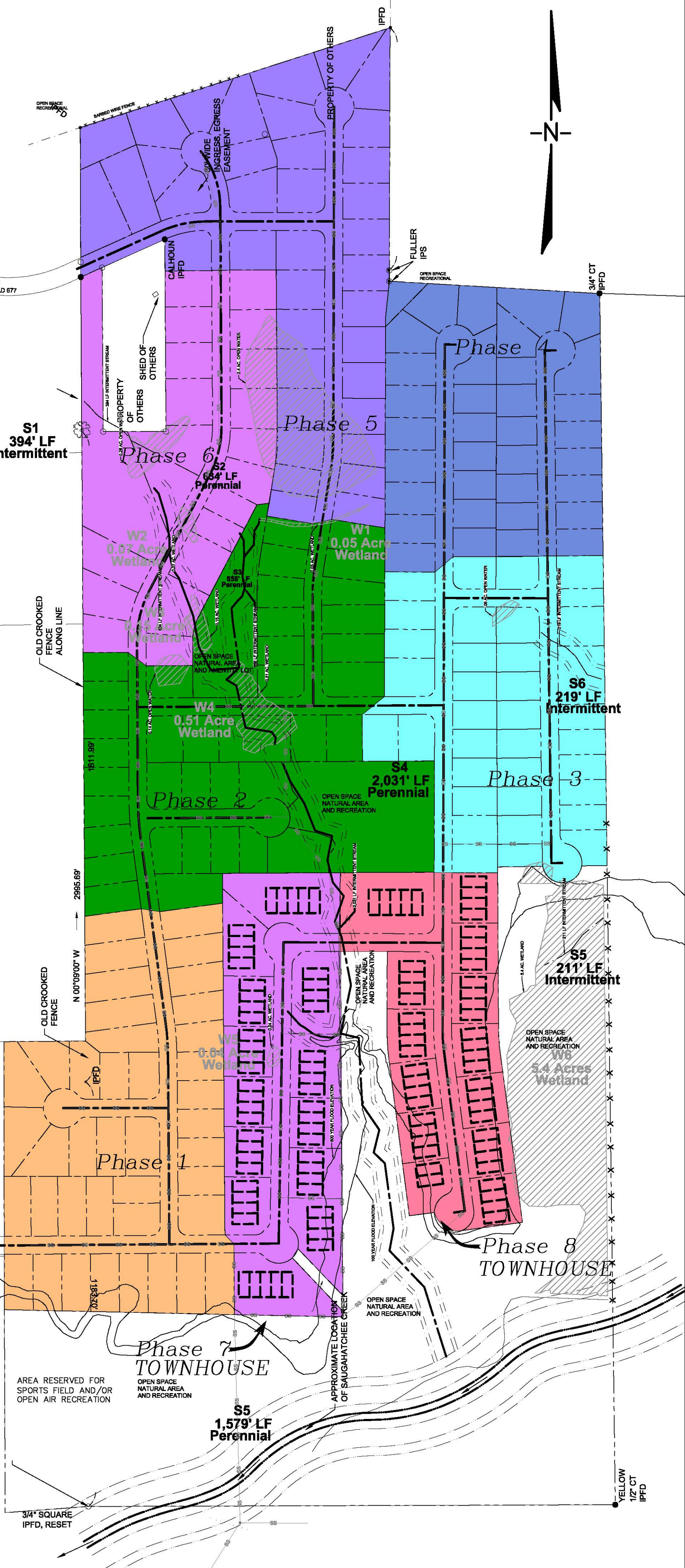
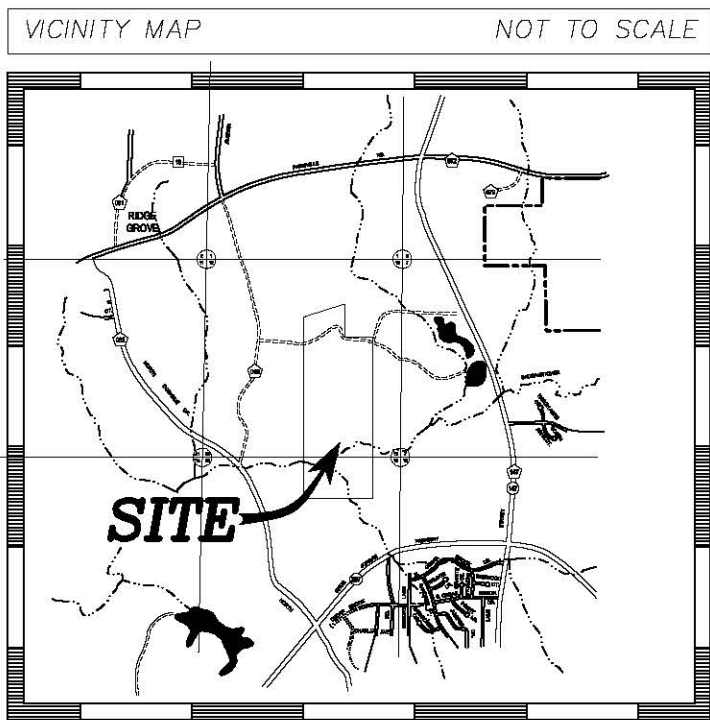
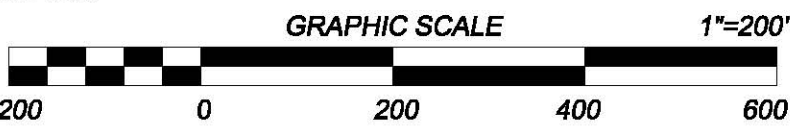
- TOWNHOMES PHASE 7
(fee simple lots)
- 9.17 ACRES
 - 54 UNITS
 - OPEN SPACE 1.25 ACRES
 - 1.38 ACRES IN LOT 305
 - DENSITY 5.90

- TOWNHOMES PHASE 8
(fee simple lots)
- 7.66ACRES
 - 51 UNITS
 - OPEN SPACE 1.15 ACRES
 - 1.15 ACRES IN LOT 305
 - DENSITY 6.66

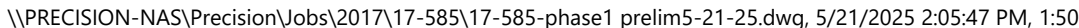
- SINGLE FAMILY HOMES
- 204 HOMES
 - 79 ACRES
 - DENSITY 2.6

- TOWNHOMES
- 105 UNITS
 - 7.66 ACRES
 - DENSITY 13.58

- TOAL BUILD - OUT
- 309UNITS
 - 130 ACRES
 - DENSITY 2.38



RECEIVED
DATE 5/21/25
CASE NO. PP-2025-016
DEPARTMENT OF PLANNING



City of Auburn Planning Commission
Preliminary Plat
Case PP-2025-019
Peartree Farms, Phase 2

Meeting Date: June 12, 2025

Authorized Representative: Lee Tharp, Kadre Engineering

Request: Preliminary plat approval of a 37-lot performance residential development (34 single-family detached lots and 3 open space lots)

Subdivision regulations state: "The Planning Commission shall approve, approve conditionally, or disapprove such Preliminary Plat within thirty (30) days after the submission thereof. If approved conditionally the conditions and reasons therefore shall be stated; and if necessary the Planning Commission may require the Subdivider to submit a revised Preliminary Plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Planning Commission should disapprove the Preliminary Plat, the reasons for such action shall be stated and, if possible, recommendations made on the basis of which the proposed Subdivision would be approved."

Location: Farmville Road/Pear Tree Road intersection (east of Farmville south of Pear Tree)

Discussion: The purpose of this preliminary plat is to subdivide one lot of record consisting of approximately 12.45 acres into a 37-lot performance residential development (34 single-family detached lots and 3 open space lots). The proposed subdivision is consistent with the layout of the adopted Master Development Plan (MDP) for the PDD.

Reviewed by: Katie Robison, AICP, Principal Planner

Current Zoning: Development District Housing (DDH) with Planned Development District (PDD) overlay

Surrounding Zoning:	Direction	Zoning District	Land Use
	North	Outside of city limits	Residential
	South	Rural	Residential
	East	DDH/PDD	Residential
	West	Outside of city limits	Undeveloped

Property Description: The subject property comprises approximately 12.45 acres located near the intersection of Farmville Road and Pear Tree Road. The property is heavily wooded and does not contain any structures.

Previous Action Related to this Site:

Dates	Action
March 21, 2006	The property was annexed into the city. [Ordinance 2386]

July 12, 2018	The Planning Commission approved a preliminary plat (PL-2018-00311) for a nineteen (19) lot single-family conventional subdivision with a remaining parcel. This site is that parcel of the subdivision.
October 11, 2018	The Planning Commission made a favorable recommendation to City Council to rezone this property from Rural (R) (PL-2018-00497) to Development District Housing (DDH) with a Planned Development District (PDD) overlay (PL-2018-00498).
November 20, 2018	The City Council approved the rezoning of this property from Rural (R) (Ord #. 3132) to Development District Housing (DDH) with a Planned Development District (PDD) overlay (Ord# 3133).

Greenway/Greenspace Impact & Bike Plan Facilities: The Greenway and Greenspace Master Plan shows a proposed greenway and greenspace to the east of the subject property within The Preserve Master Development Plan area. There are no bike facilities in the immediate area. There are bike paths identified to the south and east along Mrs. James Road, Farmville Road east of the intersection with Mrs. James Road and along North Donahue Drive south of Farmville Road.

Land Use Plan Designation: The land use designation from the Future Land Use Map is shown as Rural; however, the property was rezoned on November 20, 2018 to Development District Housing with a Planned Development District overlay and, therefore, the Future Land Use Plan needs to be updated to Planned Development District to reflect the change in land use. The properties to the north, south and west are designated as Rural in CompPlan 2030 and the property to the east is designated as Planned Development District (The Preserve). This subdivision proposal is consistent with the Peartree Farms Master Development Plan.

Analysis: The proposed subdivision is a division of approximately 12.45 acres into thirty-four (34) single-family residential lots and three (3) open space lots. The largest single-family lot is 16,702 square feet (0.38 acres) and the smallest single-family lot is 7,259 square feet (0.17 acres). The open space lots are 144,252 square feet (3.31 acres), 11,165 square feet (0.26 acres) and 7,235 square feet (0.17 acres), totaling 3.73 acres. The percentage of open space required in a Development District Housing (DDH) zone performance development is 30% and 30% has been provided.

The Planning Commission placed a condition on the approval of the Planned Development District (PDD) zoning to limit the overall density of a subdivision in this area to a similar density as The Preserve subdivision adjacent to the east. The density of this subdivision is approximately 2.73 units per acre and this is similar to the adjacent PDD. The plat meets the requirements of the Subdivision Regulations for preliminary plat approval.

General Staff Comments

The following comments shall be addressed prior to submittal of final plat:

Planning:

1. Designate the type of open space provided

Engineering:

1. An engineering certification has been submitted.
2. Improvements to Peartree Road may be required by Lee County. This will be determined during their review of the engineering plans.

3. Provide an easement to accommodate a temporary turnaround at the end of Street A.
4. Label the width of the right-of-way.
5. Provide minimum finished floor elevations for lots adjacent to water features.

Water Resource Management:

1. Streams and wetlands are present. Wetland delineation shall be provided during DRT.
2. Property is located in the Saugahatchee Creek Watershed.
3. The Water Works Board of the City of Auburn does not provide water service to this area.
4. The City of Auburn can provide sanitary sewer service to this area with system expansion. Sanitary sewer access is contingent upon system expansion through The Preserve development to the East.
5. Property is located in the Saugahatchee Creek Watershed.

GIS:

1. Control points not included. Please provide.
2. Unable to verify lot geometries. Please provide bearing information for all line segments.
3. On prior preliminary plat, PL-2018-00724, Street A was proposed to be Austin Drive. Is that name still going to be used? If so, please update label to include Austin Drive and the ROW width. If not, please update label to include the new street name and the ROW width.

Please coordinate with the developers of the Preserve PH7 to make sure the street name aligns between both subdivisions.

4. There is a Natural Conservation Area shown on LPB: 42-43 recorded on 4/15/2019 and LPB: 43-54 recorded on 12/27/2019 that is not being shown on this plat. It appears that a portion of the conservation area falls on this plat and will need to be shown along with a note about the area needing to remain undisturbed.
5. The FIRM information entered into Note 6 is incorrect. Please update the FIRM panel, the effective date, and the flood zones.

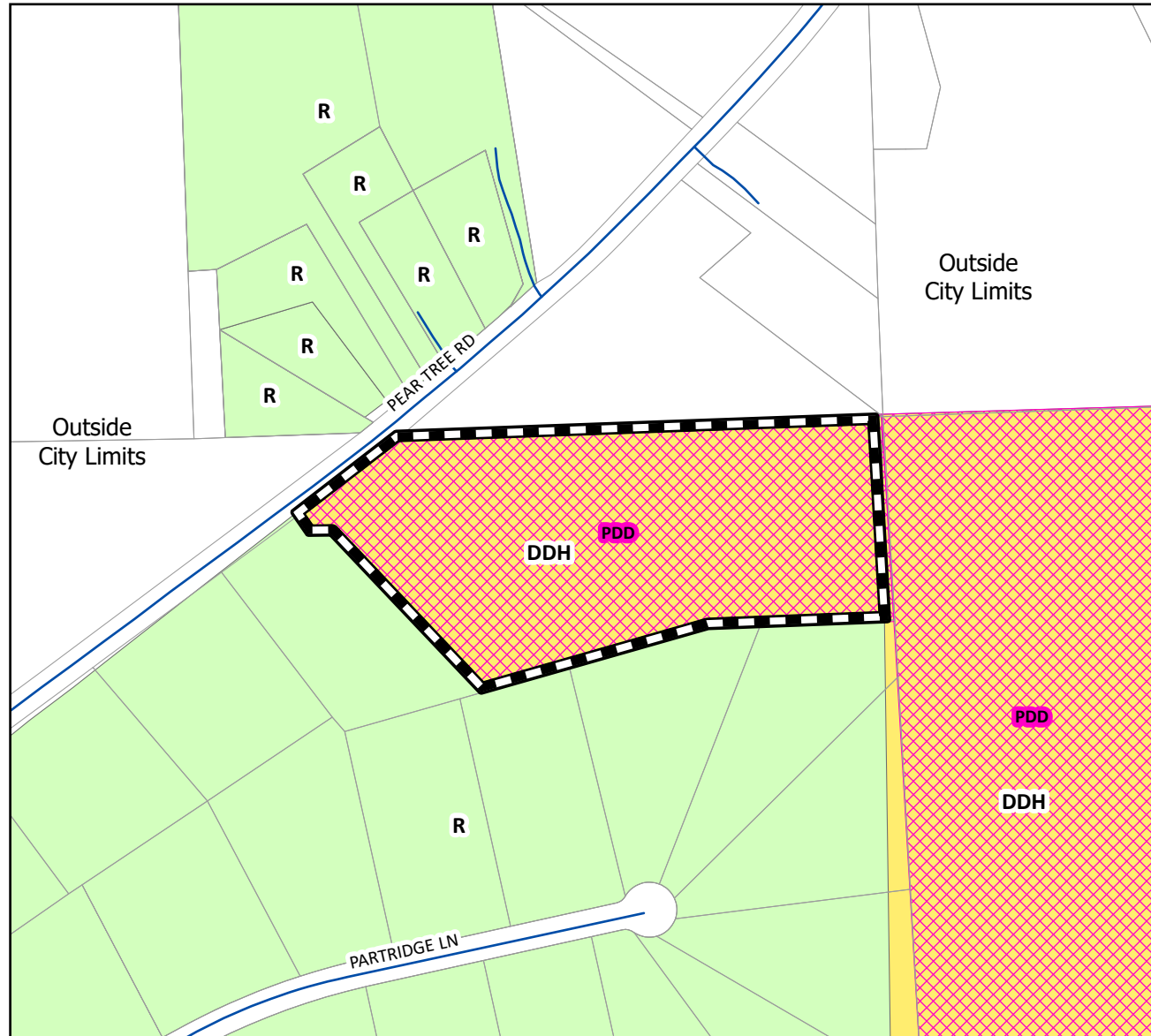
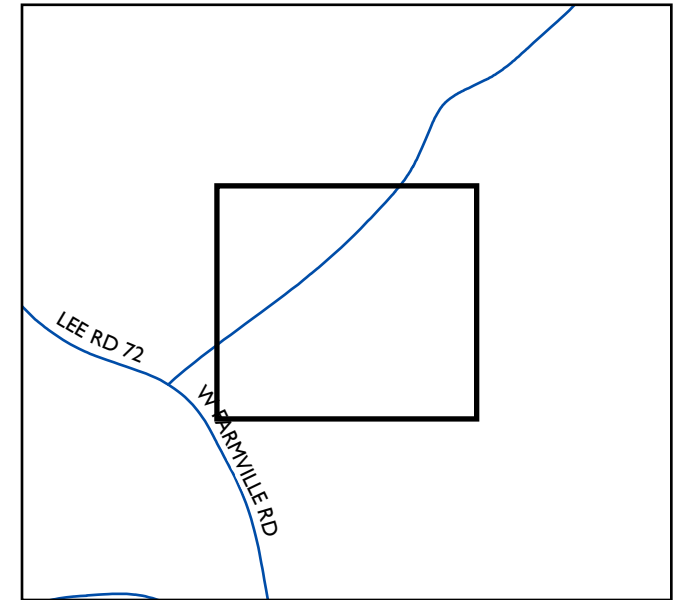
Peartree Farms, Phase 2

Preliminary Plat

Case # PP-2025-019



Vicinity Map



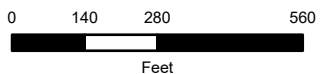
PUBLIC HEARING NOTICE

The Planning Commission will meet **6/12/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **Katie Robison** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pc/>



Subject Property



The applicant is requesting preliminary plat approval of a 37-lot Performance subdivision.

N



Planning Dept.
06/03/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

City of Auburn Planning Commission
Conditional Use
Case CU-2025-020
Shug Jordan Parkway Substation

Meeting Date: June 12, 2025

Applicant: Chester Lachowicz, Alabama Power Company

Request: Conditional use approval for a public service use (electric utility substation)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 1515 Shug Jordan Parkway

Discussion: The applicant is proposing to construct an electric utility substation fronting Shug Jordan Parkway.

Reviewed by: John Whitlow, Planner

Current Zoning: Comprehensive Development District (CDD)

Surrounding Zoning:

Direction	Zoning	Land Use
North	CDD	Single-family residential
South	CDD	Former City Fire Training Facility& Shug Jordan Parkway
East	CDD	Auburn Soccer Fields & Shug Jordan Parkway
West	CDD	Former City Fire Training Facility

Property Description: The subject property is comprised of approximately 3.05 acres and is currently undeveloped.

Previous Action Related to this Site:

Date	Action
December 2021	Subject property is created with the recording of the Shug Jordan Parkway Distribution Substation administrative subdivision plat (PL-2021-00582).

Greenway/Greenspace & Bike Plan Facilities Impact: There are no greenway/greenspace improvements that affect the subject property. There are proposed bike paths/facilities along Shug Jordan Parkway.

Major Street Plan Impact: None.

Land Use Plan Designation: The property is designated as Institutional. The Institutional uses include schools, churches, and government buildings.

Analysis:

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

- A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.**

Staff Comment

The CDD zoning district is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and will allow most uses by right. It is intended to provide the zoning and capital improvements that attract development. It consists of the areas where development should logically locate as a consequence of planned public facilities and associated capital expenditures. The future land use designation of Institutional is intended to provide uses like schools, churches, and government buildings. The CDD allows many and varied uses while placing the emphasis on minimizing or buffering any nuisances between uses.

The applicant is proposing to construct an electric utility substation on 3.05 acres fronting Shug Jordan Parkway. The property neighbors the city's former Fire Training Facility and is south of the Northpointe neighborhood, so the site would not be ideal for accommodating a high intensity use. The proposed use is consistent with the intent and language of the zoning district while also being low intensity.

- B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.**

Staff Comment

Most of the public services uses listed in the Table of Permitted Uses (Table 4-1) are conditional uses. Conditional use consideration will allow the Planning Commission to place additional criteria dealing with bufferyards, parking lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property.

- C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide**

such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Staff Comment

Utilities are available in this area. This should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

Staff Comment

There are no staff recommended conditions of approval.

Staff Comments:

Planning:

1. *A formal site plan review will be conducted as part of the city's administrative development review process (DRT). Compliance with development standards will be reviewed at that time. Bufferyards will also be finalized and reviewed at that time.*
2. *Screening will be provided using a brick wall surrounding the substation. Elevations will be required during the development review process to check screening and materials are correct.*
3. *Landscape plan will be submitted and reviewed during DRT.*
4. *No parking is going to be required at the subject property. If a truck came to the site, the driver would park on the entrance driveway to the facility, which would be suitable as a parking space, in order to service the substation.*
5. *Add site data table before DRT, to include:*
 - a. *Address and parcel number of site*
 - b. *Total size of tract, expressed in square feet and acres*
 - c. *Zoning district*
 - d. *Zoning district and land use of adjacent properties*
 - e. *Impervious surface area and impervious surface ratio, maximum & proposed*
 - f. *Widths of bufferyards required & provided (can only be determined with ISR & structure height)*
 - g. *Structure height*
 - h. *List exterior building and/ or screening materials*
 - i. *Land Use Intensity (can only be determined with ISR & structure height)*
6. *Show and label setbacks and bufferyards on all sides of the property (will be determined during DRT when ISR & structure height have been provided).*

Engineering:

1. *An engineering certification has been submitted.*
2. *There are no engineering concerns with this conditional use request.*

Water Resource Management:

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *Property located in the Unnamed Trib. 2 of Saugahatchee Creek.*
4. *WRM has no issues with this conditional use.*

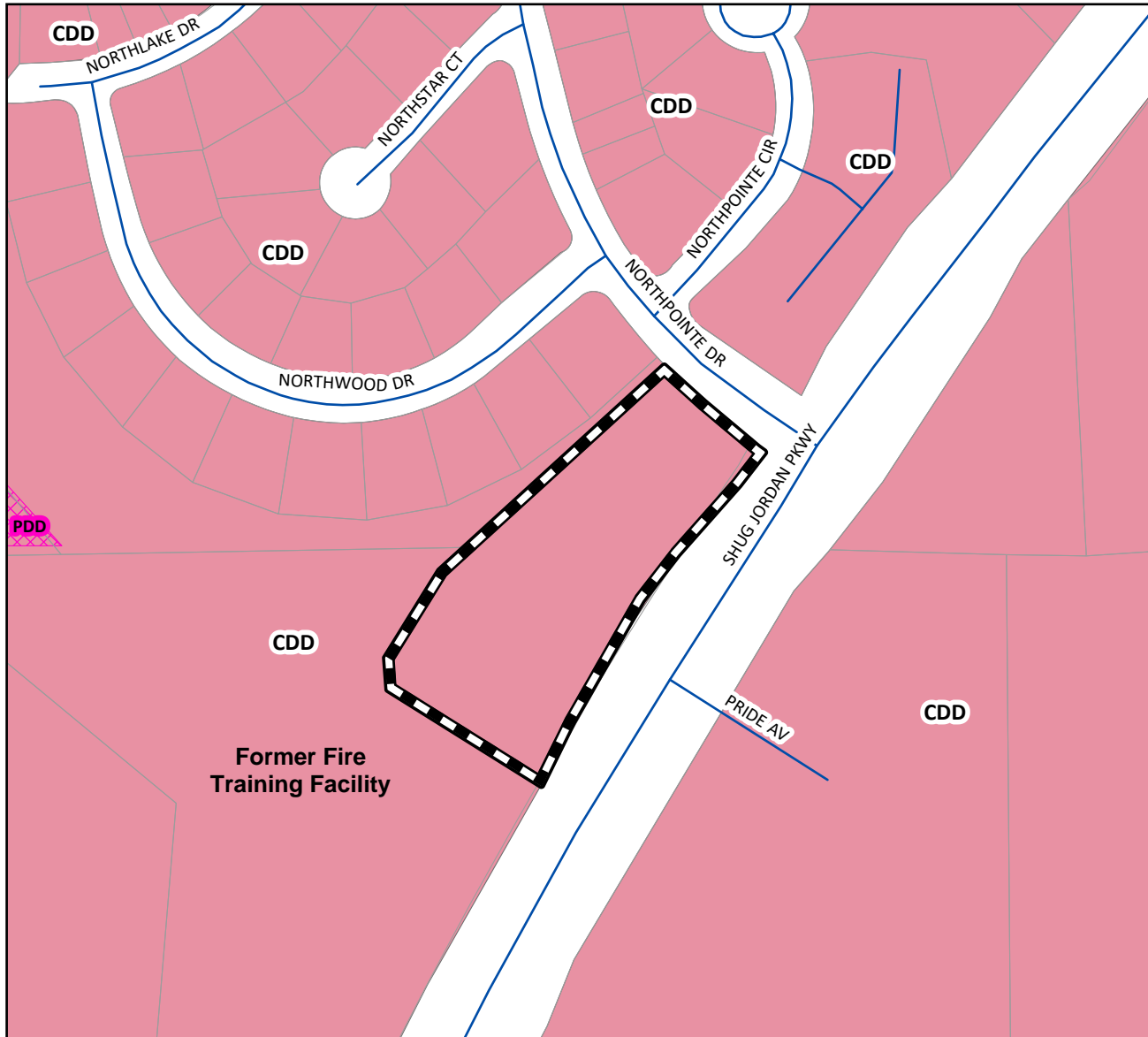
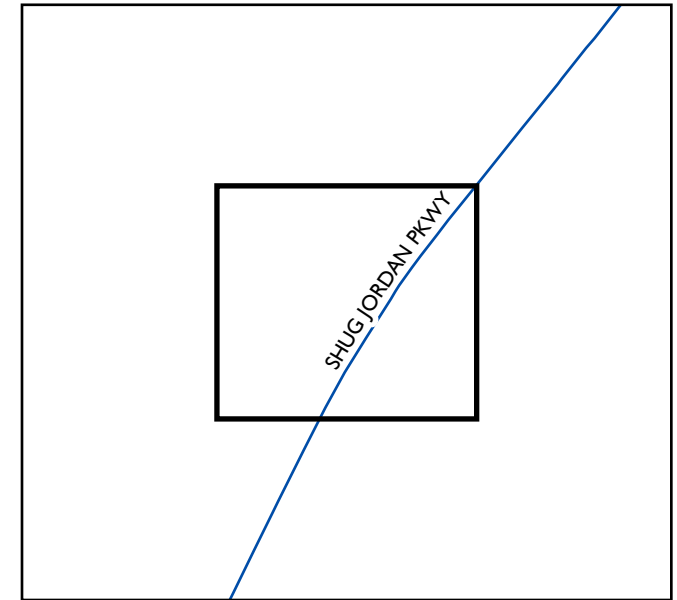
Shug Jordan Substation

Conditional Use Request

Case # CU-2025-020



Vicinity Map



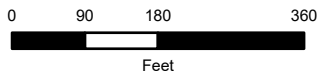
PUBLIC HEARING NOTICE

The Planning Commission will meet **6/12/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **John Whitlow** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

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Subject Property



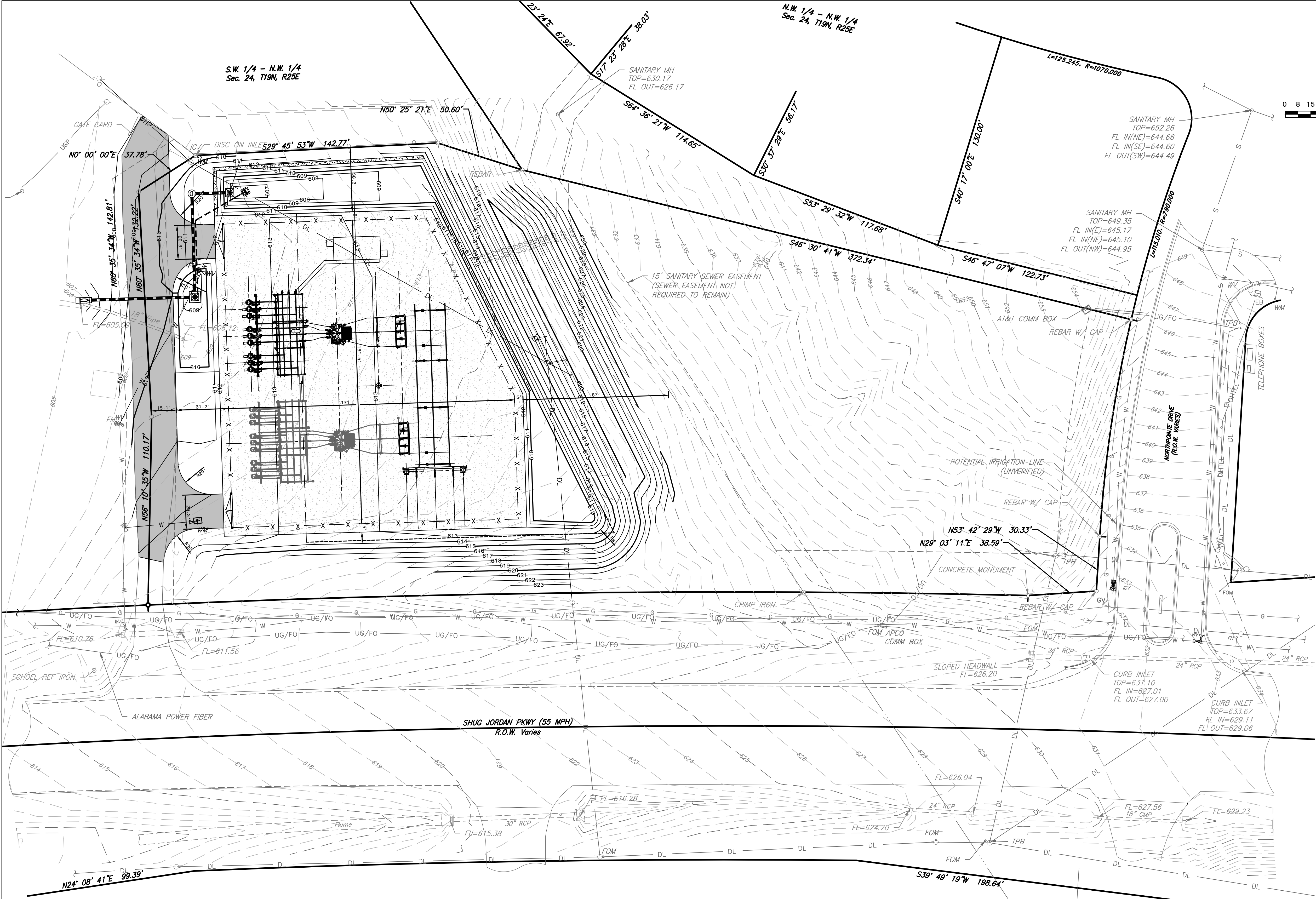
The applicant is seeking conditional use approval for a public service use (electric utility substation) to be located at 1515 Shug Jordan Parkway in the Comprehensive Development District (CDD).

N



Planning Dept.
06/02/2025

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CIVIL DEPARTMENT

911 ADDRESS

1515 SHUG JORDAN PARKWAY

AUBURN, ALABAMA 36832

LEE COUNTY

LAT: 32.624231 N

LONG: 85.503920 W

FLOOD ZONE: X

BASE FLOOD ELEV.: N/A

MAP: (01081C0182G) (01081C0044G)

EFF. DATE: 11/02/2011

SLOSH STORM SURGE ELEVATION: CATEGORY - AT N/A

PROPERTY ACRES: 3.06±

PI NUMBER: 2382901

DISTURBED ACRES: > 1 ACRE

LEGEND

780

EXISTING MAJOR CONTOUR

781

EXISTING MINOR CONTOUR

TL

EXISTING TRANSMISSION LINE

DL

EXISTING DISTRIBUTION LINE

LIMITS OF PROPERTY

UG/FO

EXISTING UNDERGROUND FIBER LINE

EXISTING STORM SEWER LINE

W

EXISTING WATER LINE

OHTEL

EXISTING OVERHEAD TELEPHONE LINE

UGP

EXISTING UNDERGROUND POWER LINE

G

EXISTING GAS LINE

S

EXISTING SANITARY SEWER LINE

EXISTING POWER POLE

EXISTING GUY ANCHOR

101

GEOMETRIC CONTROL POINT

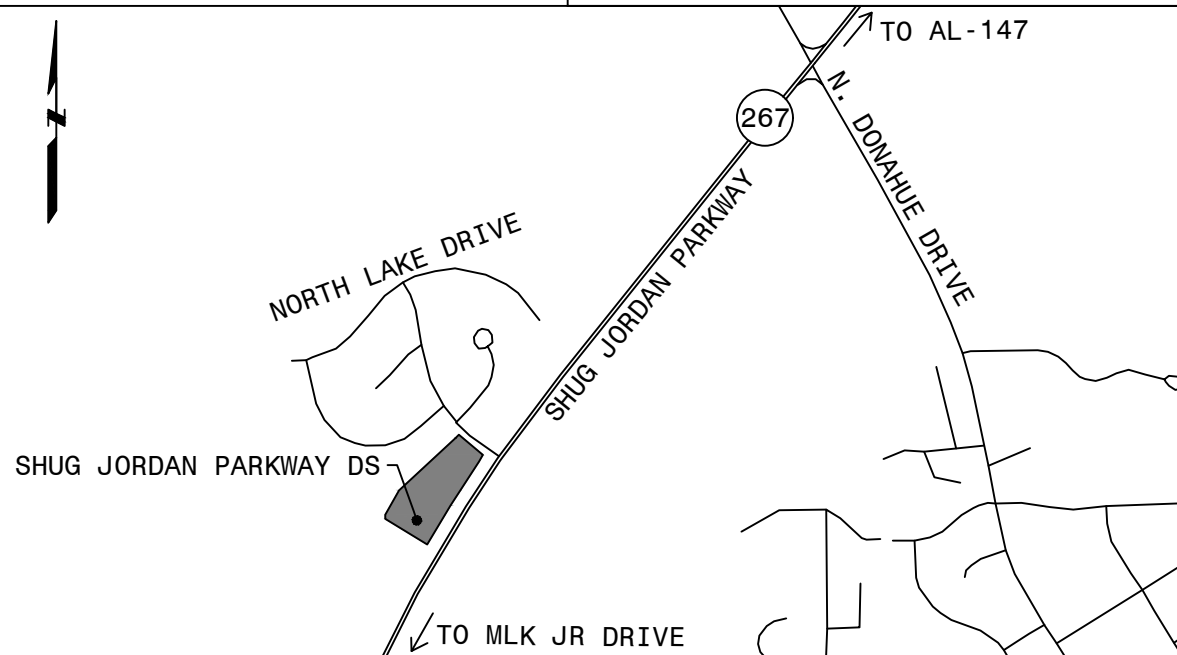
REFERENCE
C-000005-01 CIVIL/ENVIRONMENTAL/PHYSICAL LOCATION PLAN

RECEIVED
DATE 5/14/2025
CASE NO. CU-2025-020
DEPARTMENT OF PLANNING

OWNER AND DEVELOPER
ALABAMA POWER COMPANY
600 18TH STREET NORTH
BIRMINGHAM, ALABAMA 35203
PHONE: (205) 257-1000

CIVIL AREA LEAD
JOSEPH AARON GODWIN
PHONE: (205) 438-0887

PRELIMINARY
NOT FOR
CONSTRUCTION



PI:	PI:	PI:	PI:	PI:	02 MBS JFG WPRM 10/07/2024 PI: 2382901	03 MBS JFG WPRM 10/31/2024 PI: 2382901	04 MBS JFG JAG 02/14/2025 PI: 2382901
EXISTING SITE CONDITIONS					PROPOSED SITE IMPROVEMENTS AND FENCE EXPANSION, USING PRELIMINARY PHYSICAL DESIGN LAYOUT	REVISED PRELIMINARY PHYSICAL DESIGN LAYOUT	



FACILITY NAME:	SHUG JORDAN PARKWAY DS	FACILITY #:	FN05628
TITLE:	CIVIL / ENVIRONMENTAL / PHYSICAL LOCATION PLAN		
DRAWN:	MBS	TYPE:	37
CHECKED:	JFG	SCALE:	AS SHOWN
APPROVED:	WPRM	DATE:	10/07/2024
BOM:	ASC	ASC FACs:	ALT DWG NUM:

SHEET: 001
C-5-REV-04

City of Auburn Planning Commission
Conditional Use
Case CU-2025-021
KFT Alabama Expansion

Meeting Date: June 12, 2025

Applicant: David Slocum, Pinnacle Design Group, Inc.

Request: Conditional use approval for an industrial use (manufacturing facility)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 272 Technology Parkway

Discussion: The applicant is proposing to construct a 26,000 square foot addition onto an existing 87,000 square foot manufacturing facility located in the Auburn Technology Park South.

Reviewed by: Katie Robison, AICP, Principal Planner

Current Zoning: Industrial (I)

Surrounding Zoning:

Direction	Zoning	Land Use
North	I	Industrial
South	I	Industrial
East	I	Fire Station #5
West	I	Industrial

Property Description: The subject property is located in Auburn Technology Park South at the southeast corner of Technology Parkway and Enterprise Drive. The property is identified as Lot 13 of the Auburn Technology Park Subdivision, First Addition and is approximately 17.48 acres.

Previous Action Related to this Site:

Date	Action
October 1994	Planning Commission made a recommendation of approval to City Council for a conditional use for an industrial use (87,000 square foot manufacturing facility) (Z-46-94).
October 1994	City Council approved a conditional use for an industrial use (manufacturing facility) (94-144).
April 2006	Planning Commission recommended approval of conditional use for an industrial use (Z-18-06).
April 2006	The City Council approved the conditional use for an industrial use. (Resolution No. 06-109).

Greenway/Greenspace & Bike Plan Facilities Impact: According to the Auburn Greenspace and Greenways Master Plan, there are no improvements that affect the subject property.

Major Street Plan Impact: None.

Land Use Plan Designation: The property is designated as Industrial. This designation is for existing industrial uses. Future industrial uses will be accommodated through future industrial parks, with locations to be determined.

Analysis:

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

Staff Comment

The applicant is proposing to construct a 26,000 square foot addition onto an existing 87,000 square foot building within Technology Park South. The site plan appears to be consistent with the intent language of both the zoning district and the future land use designation.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

Staff Comment

Access to the development will be taken from existing curb cuts. Staff does not foresee any adverse effect on adjacent properties by the proposed addition.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Staff Comment

Utilities are available in this area. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

There are no staff recommended conditions of approval.

Staff Comments:

Planning:

1. A detailed site plan that includes existing and proposed conditions will be required for DRT review.

Engineering:

1. *An engineering certification has been submitted.*
2. *There are no engineering concerns with this conditional use request.*

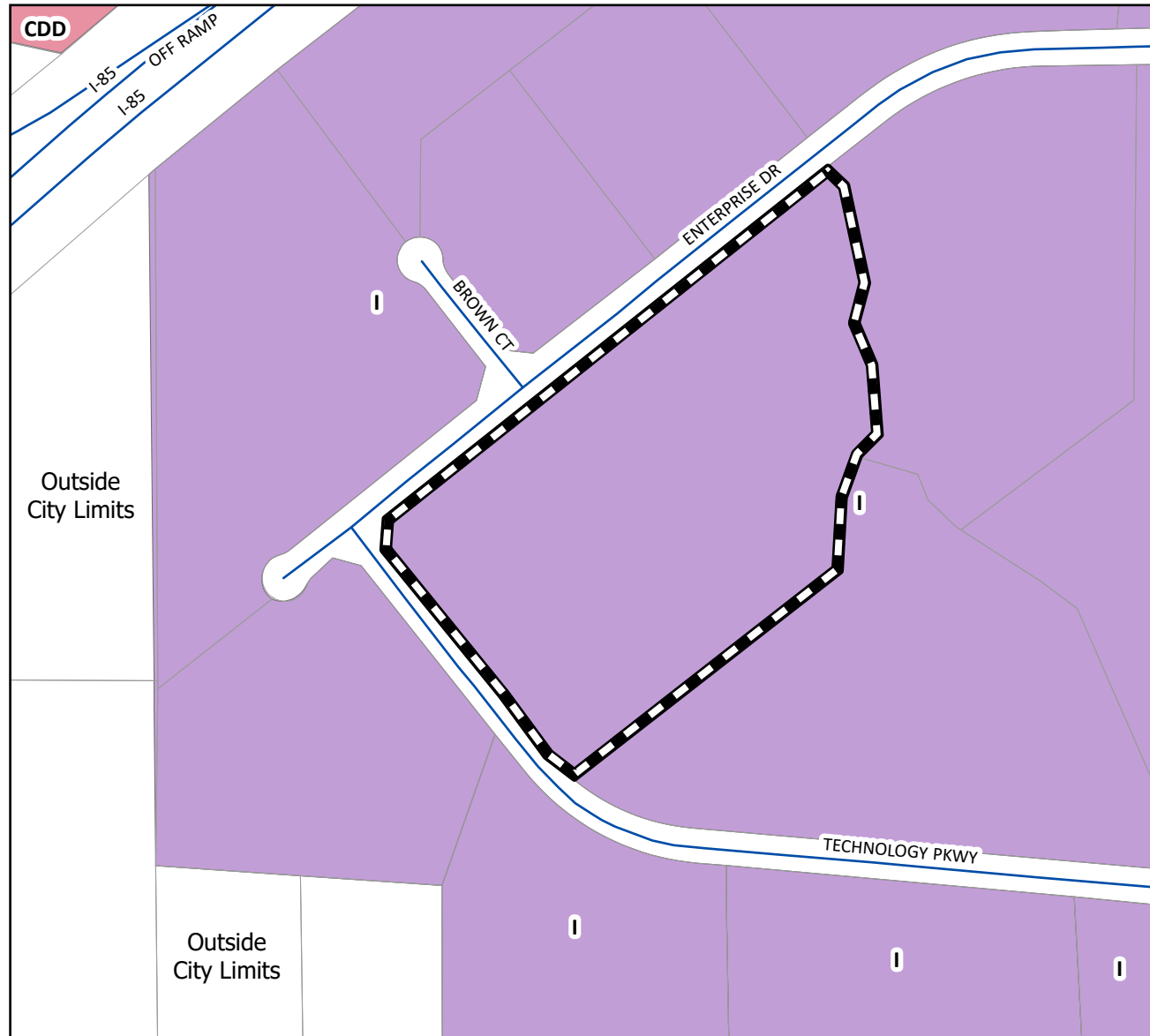
Water Resource Management:

1. *Streams and wetlands are present. Wetland delineation shall be provided during DRT.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *The Water Works Board of the City of Auburn can provide water service to this area.*
4. *Property is located in the Parkerson Mill Creek Watershed*
5. *WRM has no issues with this conditional use.*

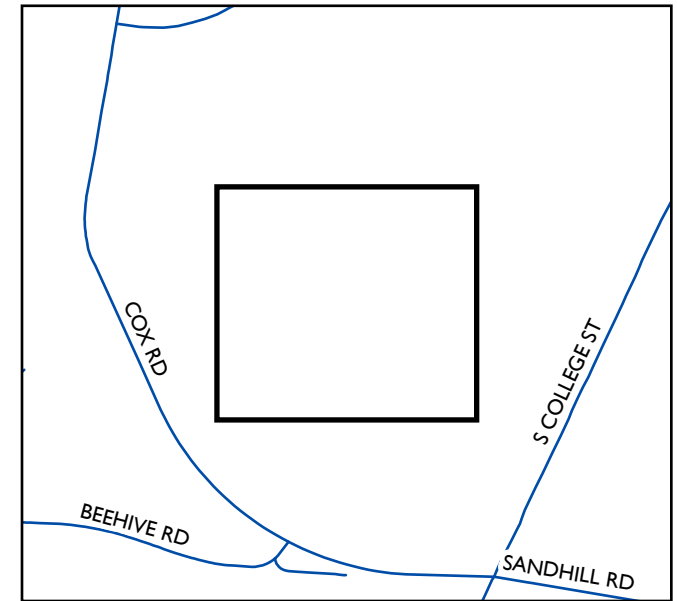
KFT Alabama Expansion

Conditional Use Request

Case # CU-2025-021



Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will meet **06/12/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **KATIE ROBISON** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

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Subject Property

0 140 280 560
Feet

The applicant is seeking conditional use approval for an industrial use (manufacturing facility) to be located at 272 Technology in the Industrial (I) zoning district.

N

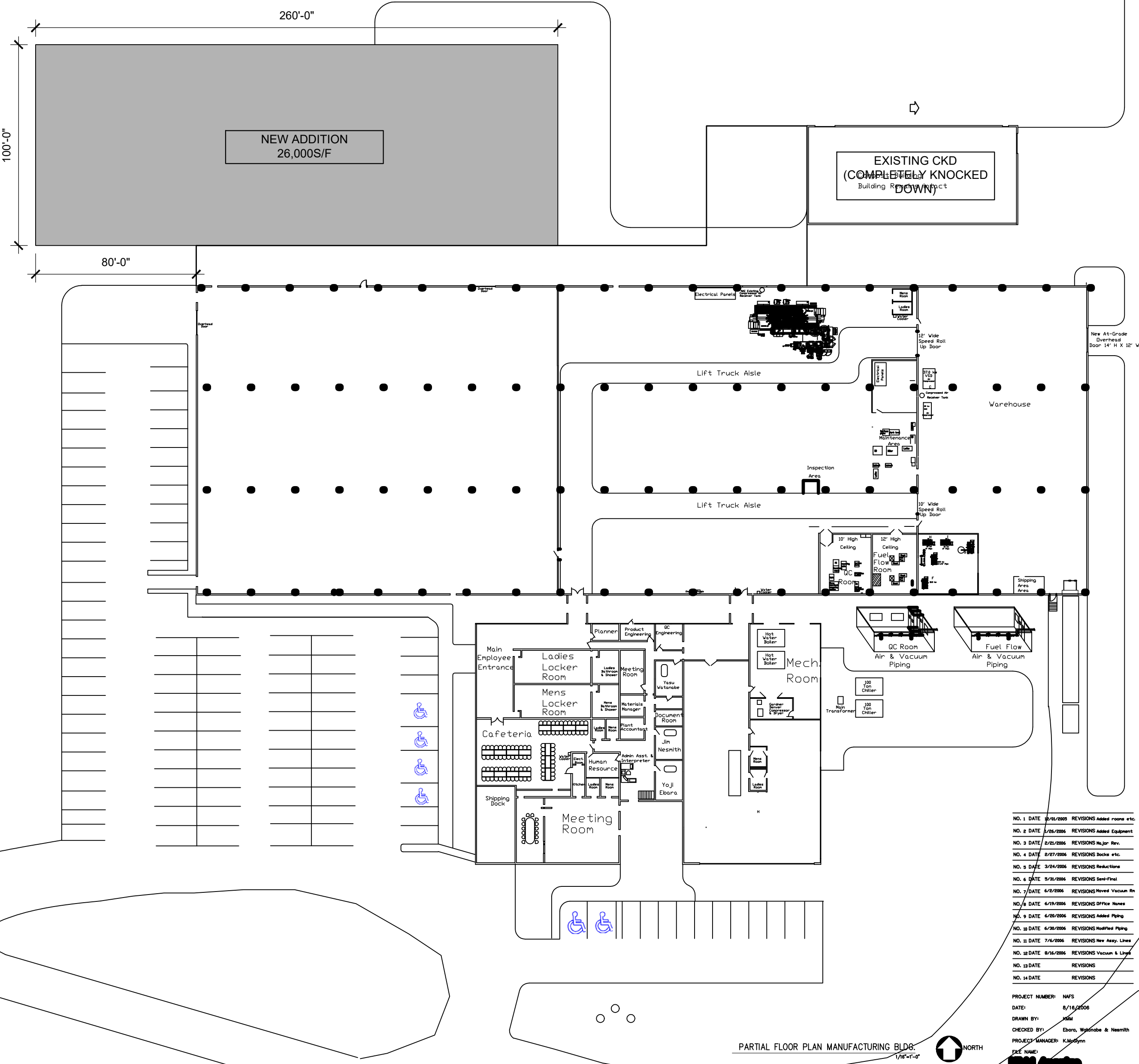


Planning Dept.
06/04/2025

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Enterprise Drive

Technology Parkway



City of Auburn Planning Commission
Conditional Use
Case CU-2025-022
United Rentals

Meeting Date: June 12, 2025

Applicant: Michael Rogers

Request: Conditional use approval for a road service use (equipment rental and storage)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 2490 South College Street

Discussion: The applicant is proposing to use the subject property of approximately 3.5 acres to rent and store portable and fixed sanitation equipment

Reviewed by: John Whitlow, Planner

Current Zoning: Comprehensive Development District (CDD)

Surrounding Zoning:

Direction	Zoning	Land Use
North	CDD	Interstate (I-85)
South	CDD	Auburn Softball Complex
East	CDD	Hotel and Gas Station
West	CDD	Auburn Softball Complex

Property Description: The proposed use is on a parcel comprised of approximately 3.5 acres within lot 5-A of the Golfview Subdivision, First Addition. The former use of the property is for sales and rental of equipment.

Previous Action Related to this Site:

Date	Action
March 7, 1991	Golfview Subdivision plat approved showing this area as “future development”
January 13, 1992	Preliminary and final plat approval for the Golfview Subdivision, First Addition. Parcel shown as lot 5 in a flag lot configuration.

June 12, 1992	Preliminary and final plat approval for the Golfview Subdivision, First Addition, First Revision. The parcel is now lot 5-A with access off a proposed extension of Shell Toomer Parkway
April 1994	An administrative subdivision amendment shows access for lot 5-A off a public access easement extending from Shell Toomer Parkway.
January 11, 1996	Site plan approval for a "Family Entertainment Center".
December 2007	Conditional use approval was granted for equipment sales and rental on the subject property (PL-2007-001009)

Greenway/Greenspace & Bike Plan Facilities Impact: There are no greenways on the property, but it is adjacent to the Auburn Softball Complex, public ball fields that are part of a significant green space facility identified in the Greenways/Greenspace Master Plan 2011. It is through a public access easement on this park facility that one accesses the subject property, however, the intensity of the use is not significantly changing, so the impacts of vehicular flow that currently exist shall remain consistent when the proposed use is made active. There are no proposed bike paths/facilities along Shug Jordan Parkway.

Major Street Plan Impact: None.

Land Use Plan Designation: The property is designated as Interstate Commercial which includes uses to serve the traveling public, such as hospitality uses, restaurants, and gas stations.

Analysis:

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

- A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.**

Staff Comment

The CDD zoning district is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and will allow most uses by right. It is intended to provide the zoning and capital improvements that attract development. It consists of the areas where development should logically locate as a consequence of planned public facilities and associated capital expenditures. The future land use designation of Interstate Commercial is intended to provide uses to serve the traveling public, such as hospitality uses, restaurants, and gas stations. The CDD allows many and varied uses while placing the emphasis on minimizing or buffering any nuisances between uses.

The applicant is proposing to use the subject property comprising of approximately 3.5 acres to rent and store portable and fixed sanitation equipment. Specifically, the applicant wants the site to accommodate rentals, storage (including indoor and outdoor storage), warehousing, maintenance, and repair of portable and fixed sanitation equipment (including, without limitation, portable toilets, restroom trailers, sanitation products and solutions, ancillary equipment, parts and supplies related to such equipment products and solutions). The proposed use appears to be consistent with the intent language of the zoning district.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

Staff Comment

As mentioned earlier, the subject property's impact, when considering its former use and types of trips to and from the property (through the access easement on the park property), are not changing significantly. The applicant's use will include outdoor parking and storage of large and small equipment for rent. The CDD zone was intended to have a broad mix of land uses with a focus on buffering. A 20-foot buffer currently exists along the western property line. The applicant has not expressed any additions or sentiments to pursue buffer reductions. Conditional use consideration will allow the Planning Commission to place additional criteria dealing with bufferyards or any other aspect of the proposed use approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Staff Comment

Utilities are available in this area. This should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

Staff Comment

There are no staff recommended conditions of approval.

Staff Comments:

Planning:

- 1. Any outside display of vehicles, equipment or other merchandise for sale, lease or storage shall be on a paved surface.*
- 2. No display of merchandise shall be allowed on the right-of-way or in any required bufferyard.*

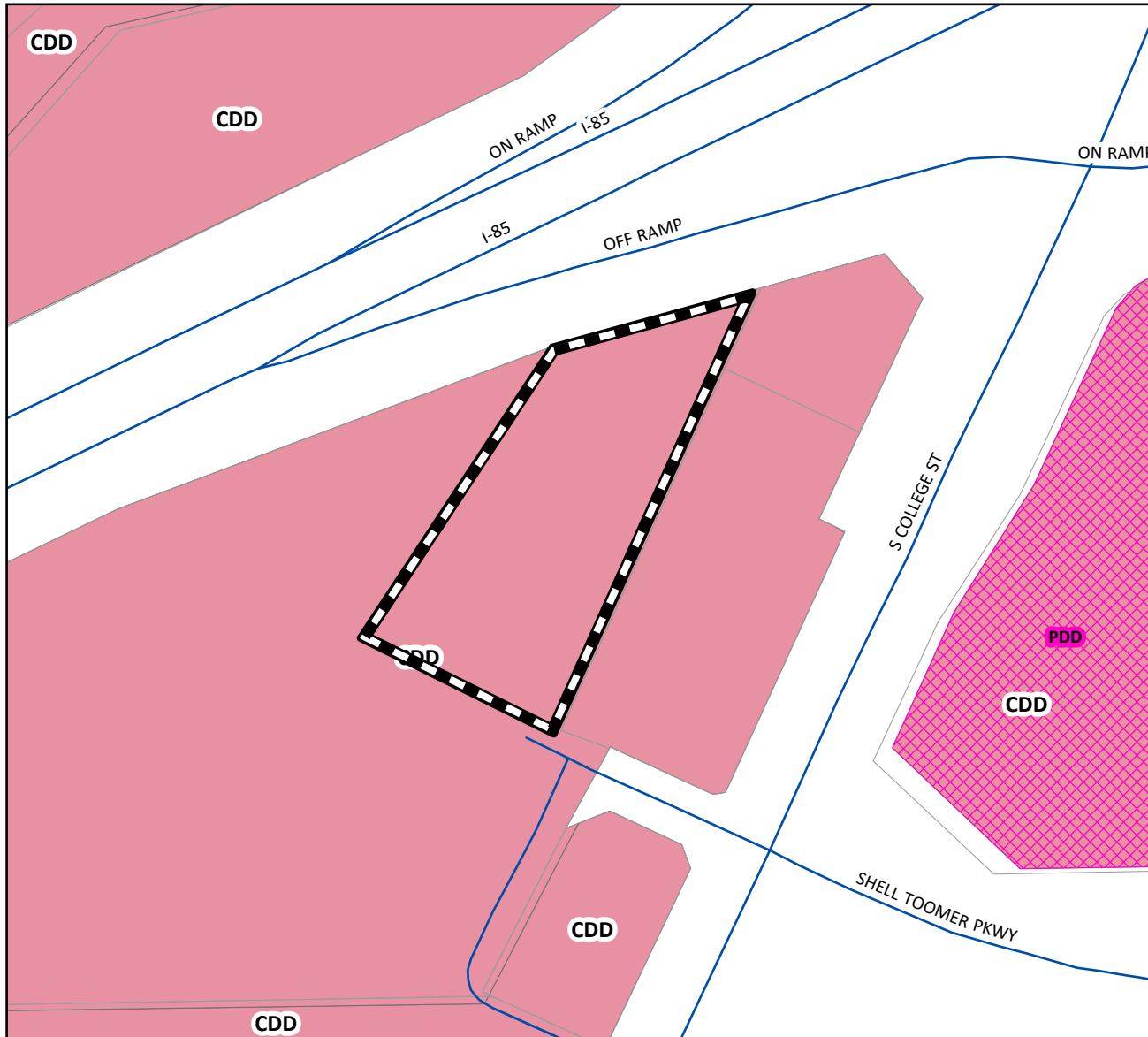
Engineering:

1. *There are no engineering concerns with this conditional use request.*

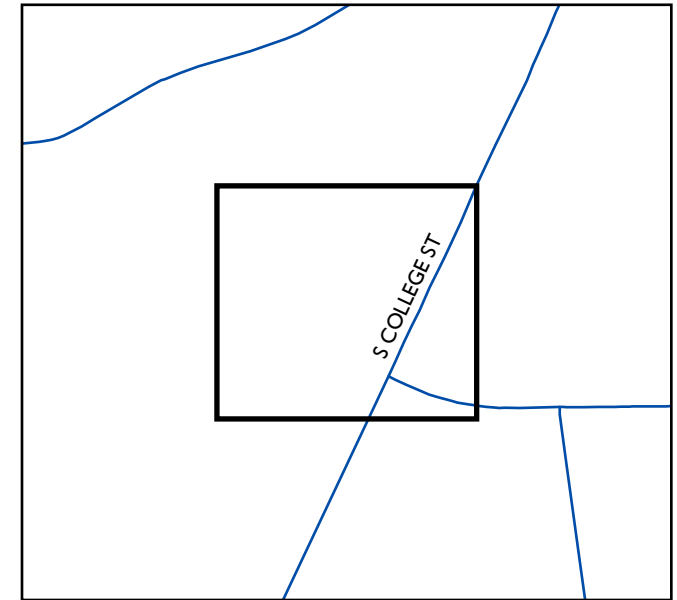
Water Resource Management:

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *Property located in the Mill Creek Watershed.*
4. *WRM has no issues with this conditional use.*

United Rentals
Conditional Use Request
Case # CU-2025-022



Vicinity Map



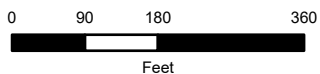
PUBLIC HEARING NOTICE

The Planning Commission will meet **6/12/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **John Whitlow** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pc/>



Subject Property



The applicant is seeking conditional use approval for a road service use (equipment rental and storage) to be located at 2490 South College Street in the Comprehensive Development District (CDD).

N



Planning Dept.
06/02/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.



NORTH

PROPOSED SITE PLAN

1"=30'-0"

City of Auburn Planning Commission
Conditional Use
Case CU-2025-023
Duke Circle

Meeting Date: June 12, 2025

Applicant: Brett Basquin, Foresite Group, LLC on behalf of the James Van Duke Revocable Living Trust

Request: Conditional use approval for a performance residential development (multiple-unit development) within a mixed-use development (commercial and residential)

Zoning Ordinance Requires: Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 1908 Opelika Road

Discussion: The applicant is proposing to construct a 38-unit multiple-unit development with a total of 89 bedrooms within a mixed-use development (commercial and residential).

Reviewed by: Amber English, Planner

Current Zoning: Corridor Redevelopment District – Suburban (CRD-S)

Surrounding Zoning:	Direction	Zoning	Land Use
	North	CRD-S	Commercial and entertainment (self-storage, retail)
	South	CDD	Public Service (Pines Crossing Golf Course) and CSX right-of-way
	East	CRD-S	Commercial and entertainment (retail) and vacant
	West	CRD-S	Commercial and entertainment (restaurant) and road service (towing company)

Property Description: The subject property is approximately 4 acres with approximately 190 feet of frontage on Opelika Road. A commercial building on the property faces Opelika Road. Fourteen residential units are located along Duke Circle, which is a private drive that runs perpendicular to Opelika Road. There is also a vacant storage building on the site. The applicant is proposing to demolish all the existing structures on the site to construct the new mixed-use development.

Previous Action Related to this Site:

Date	Action
June 1, 1960	The subject property was annexed into the City limits (Ordinance No. 386).
June 17, 2014	The subject property was rezoned from Commercial Conservation (CC) to CRD-S as part of the Renew Opelika Road zoning implementation (Ordinance No. 2875).

Greenway/Greenspace & Bike Plan Facilities Impact: According to the Auburn Greenspace and Greenways Master Plan, there are no improvements that affect the subject property.

Major Street Plan Impact: None. Opelika Road is an arterial street.

Land Use Plan Designation: The property is designated as Mixed-Use 1. This designation may include retail, commercial, residential, and office uses. A mixture of uses is expected to be more horizontal than vertical.

Analysis:

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

- A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.**

Opelika Road has developed over the years as primarily a commercial thoroughfare. The zoning ordinance now prohibits residential uses from developing on or residential units taking direct access from the corridor frontage in this section of the CRD zone. However, new residential development in this location may occur by being sited behind commercial space within a mixed-use development. The CRD-S zoning district is intended to promote the renewal of the traditional auto-oriented commercial corridors of the city and specifically promotes growth with strong aesthetic and increased design guidance. Residential density of up to 10 dwelling units per acre is allowed. Development and design standards for the CRD zoning district are specified in Table 5-8 of the zoning ordinance.

The applicant is proposing to construct a mixed-use development, which will consist of 10,150 square feet of commercial space and 38 residential units divided among seven buildings (89 total bedrooms). Currently, only the multiple-unit development component of the development requires conditional use approval. Approval for any use in the commercial space would be in accordance with Table 4-1, Table of Permitted Uses, of the zoning ordinance. Most of the specific commercial and entertainment uses listed in the table are permitted by right in CRD-S. The site plan appears to be consistent with the intent language of both the zoning district and the future land use designation.

- B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration**

pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

The proposed development is compatible with existing land uses. While the proposed density is greater than what is currently on-site, it is permitted by the zoning district. Staff does not foresee any adverse effect on adjacent properties, granted the development is constructed in accordance with the development and design standards in place for the CRD-S zone.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Utilities are available in this area. To address fire protection and water volume concern in the area, the Water Works Board has planned to install a bore across Opelika Road to improve water pressure. Additionally, standard development review and the satisfaction of the Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

There are no staff recommended conditions of approval.

Staff Comments:

Planning:

- 1. A formal site plan review will be conducted as part of the city's administrative development review process (DRT). Compliance with development standards will be reviewed at that time.*
- 2. For review purposes, a separate development site for each land use category shall be delineated within the mixed-use development (Section 506 of the zoning ordinance).*
- 3. Parking for non-residential and mixed-use developments must be located behind the front building façade. This shall apply to the commercial portion of the development along Opelika Road.*
- 4. Corridor Overlay Regulations apply (Section 429 of zoning ordinance).*
- 5. Floor plans are required.*
- 6. A landscape plan is required.*
- 7. A Master Signage Plan may be submitted for the mixed-use development, if desired (Section 606 of zoning ordinance).*
- 8. Occupancy for a multiple-unit development use in the CRD-S zone allows up to 5 unrelated individuals.*

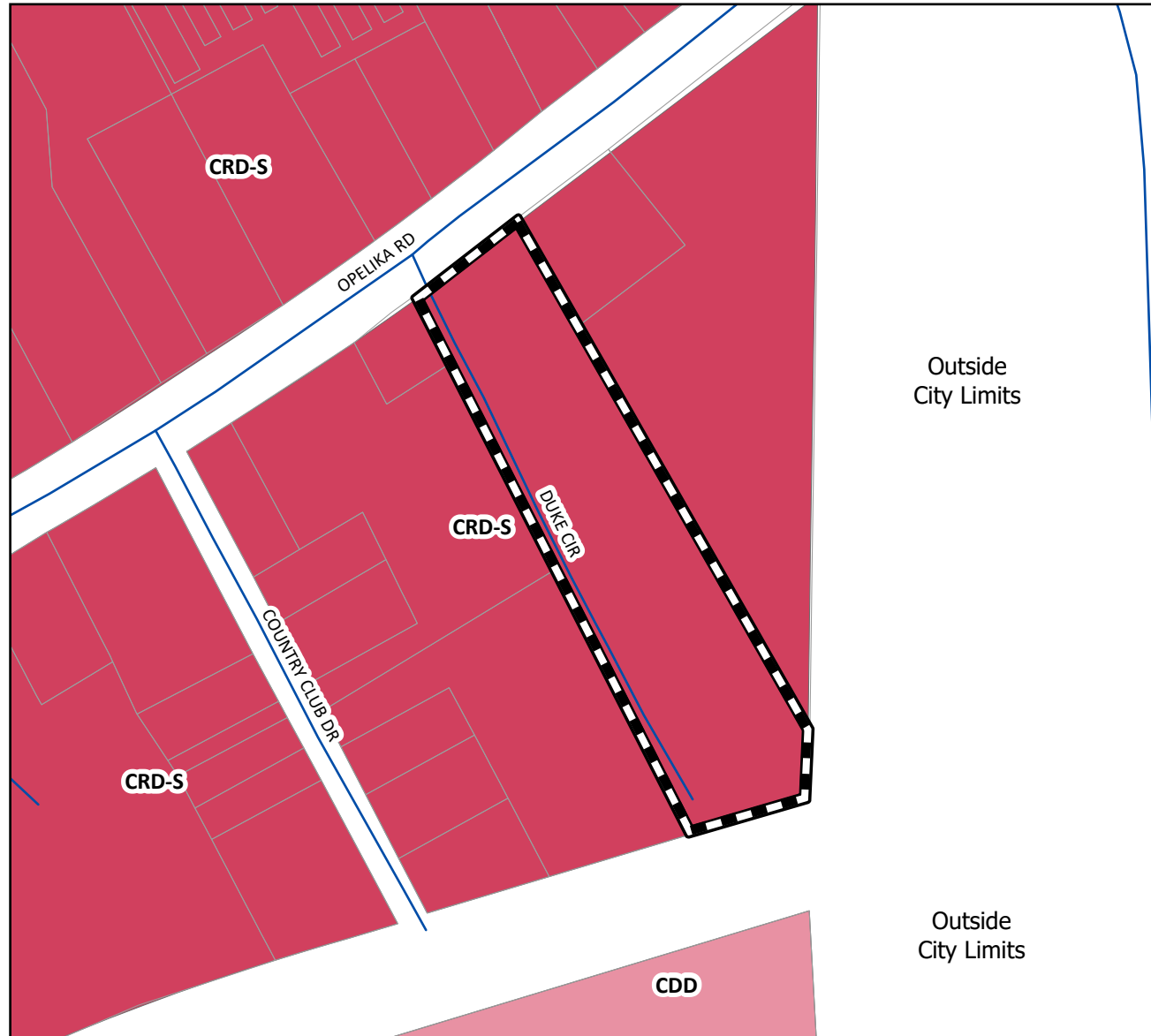
Engineering:

- 1. Provide stub-outs for future vehicular cross-access. The locations of the stub-outs can be determined during review of the engineering plans.*
- 2. An engineering certification has been submitted.*

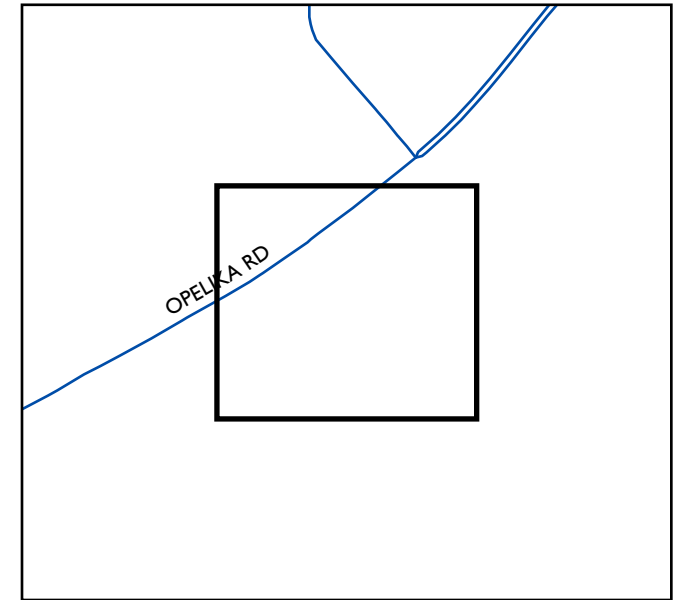
Water Resource Management:

1. *The Water Works Board has fire protection and water volume concern. The Board is going to install a bore across Opelika Road to improve water pressure in the area.*
2. *The Water Works Board of the City of Auburn provides water service to this area.*
3. *The City of Auburn can provide sanitary sewer service to this area.*
4. *The development is in Unnamed Tributary 3 of Saugahatchee Creek.*

Duke Circle
Conditional Use Request
Case # CU-2025-023



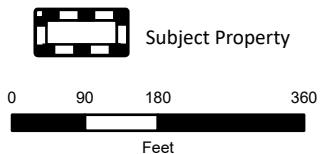
Vicinity Map



PUBLIC HEARING NOTICE

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The applicant is seeking conditional use approval for a performance residential development (multiple unit development) to be located at 1908 Opelika Road in the Corridor Redevelopment District - Suburban (CRD-S).



Planning Dept.
06/03/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

TOTAL SITE AREA:	4.04 AC.
BUILDING AREA:	93,750 S.F. (10,150 SF COMMERCIAL; 83,600 SF RESIDENTIAL)
TOTAL UNITS PROVIDED:	38 UNITS
TOTAL BEDS PROVIDED:	89 BEDS
PARKING REQUIRED:	115 SPACES
TOTAL PARKING PROVIDED (ON-SITE):	115 SPACES (2 ACCESSIBLE SPACES BASED UPON 26 COMMERCIAL PARKING SPACES)

- 1.) THIS PROJECT IS A MIXED USE DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE. THIS PROJECT IS SUBJECT TO THE CORRIDOR REDEVELOPMENT REGULATIONS.
- 2.) LOCATED IN 1906 OPELIKA ROAD AND 1028-1058 DUKE CIRCLE
- 3.) SITE AREA: 4.04 AC. (176,022 ±SF)
- 4.) CURRENT ZONING: CRD-S
- 5.) ADJACENT ZONING: ZONING: CRD-S, CDD AND CITY OF OPELIKA
- 6.) CURRENT LAND USE: MIXED-USE COMMERCIAL RESIDENTIAL
- 7.) LAND USE INTENSITY CLASSIFICATION: VIII
- 8.) BUFFER YARD REQUIREMENTS: 20' FRONT, 10' SIDE, AND 20' REAR
- 9.) OVERALL BUILDING HEIGHT: +/- 19'
- 10.) NUMBER OF FLOORS: 2 STORIES ABOVE GROUND
- 11.) SETBACK: 20' FRONT, 10' SIDE, AND 20' REAR
- 12.) TOTAL IMPERVIOUS SURFACE AREA: 2.22 AC.
- 13.) TOTAL PERVIOUS SURFACE AREA: 1.82 AC.
- 14.) MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED: 0.80 COMMERCIAL (0.48 FOR CLASS VII AND 0.75 FOR CLASS VIII)
- 15.) IMPERVIOUS SURFACE RATIO PROVIDED: 2.22 AC ÷0.55
- 16.) THE IMPERVIOUS SURFACE AREA INCLUDES THE FOLLOWING: BUILDING FOOTPRINT (GROSS SF), DRIVEWAYS, SIDEWALK, PARKING LOT.
- 17.) MINIMUM OPEN SPACE REQUIRED: 20% = 0.81 AC
- 18.) OPEN SPACE PROVIDED: 0.88 AC = 21%
- 19.) REQUIRED PARKING= 1.1 PARKING SPACE PER BEDROOM FOR RESIDENTIAL; 1/400 SF FOR COMMERCIAL/ENTERTAINMENT (26 SPACES).
- 20.) PARKING SPACES PROVIDED: 26 SPACES COMMERCIAL (INCLUDES 2 ACCESSIBLE SPACES) AND 98 SPACES RESIDENTIAL (BASED UPON 89 BEDROOMS)
- 21.) MAXIMUM FLOOR AREA RATIO (FAR): 0.70 FOR COMMERCIAL AND 0.85 RESIDENTIAL
- 22.) PROPOSED FLOOR AREA: 10,150 SF COMMERCIAL + 83,600 SF RESIDENTIAL = 93,750 SF = 2.15 AC (0.53)
- 23.) CLADDING TYPE: BRICK AND CEMENTITIOUS SIDING
- 23.) DENSITY ALLOWED: 10 UNITS/ACRE FOR RESIDENTIAL PER CRD-S ZONING
- 24.) DENSITY PROVIDED = 9.16 UNITS/ACRE
- 25.) MINIMUM PARKING STALL= 9'X18'
- 26.) PROVIDED PARKING STALL= 9'X18'

	CONCRETE SIDEWALK PAVING
	OPEN SPACE
	PROPERTY LINE
	PARKING COUNT



FORESITE
group

CONTACT:

PROJECT:

REVISIONS

ATE

PROJECT MANAGER:

BCB

DRAWING BY:

ZLR

JURISDICTION:

UBURN, AL

DATE:

05/20/2025

SALE:

 $\approx 40'$

TITLE:

SHEET NUMBER:

COMMENTS:

<NOT RELEASED FOR CONSTRUCTION>

DB/FILE NUMBER:

6.010

Administrative Subdivisions (10) – May 2025

Café Racer Subdivision (AS-2025-006) Commercial Subdivision
Dawson Villas (AS-2025-019) Redivision of Lots 65-68, 34, and 36-A
Oak Creek (AS-2025-027) Redivision of Lots 79 and 80
The District (AS-2025-015) Mixed-Use and Commercial Subdivision
Harper Avenue III (AS-2025-033) Revision 1
Anders Bookstore (AS-2024-066) Revision of Lot 1
Parkerson Mill Phase 2 (AS-2025-016) First Revision of Lot 1B
Chambers Map (AS-2025-023) Revision of Lots 1-4
Grove Hill Windway Subdivision (AS-2024-057) Third Addition
Chambers Map (AS-2025-024) Redivision of Lots 1, 2, & 4-A, Block 140

CAFE RACER
SUBDIVISION

RECEIVED
DATE 4/30/2025
CASE NO. AS-2025-006
DEPARTMENT OF PLANNING

51 149
Recorded in the Above
PLAT Book & Page
04-30-2025 11:51:09 AM
Jere Colley - Probate Judge
Lee County, AL
Book/Pg: 51/149
Term/Cashier: CIP/REG02 / 00
Tran: 32396-485723-623307
Recorded: 04-30-2025 11:51:58
PLA PLAT
Total Fees: \$ 20.00

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 3rd DAY OF APRIL, 2025.

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

STATE OF ALABAMA
LEE COUNTY

I, KATHERINE TEMPLIN, AS PRESIDENT OF RB 220 OPELIKA RD, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE 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 9 DAY OF APRIL, 2025

KATHERINE TEMPLIN, PRESIDENT
RB 220 OPELIKA RD, LLC

STATE OF ALABAMA
LEE COUNTY

THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT KATHERINE TEMPLIN, 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 9 DAY OF APRIL, 2025

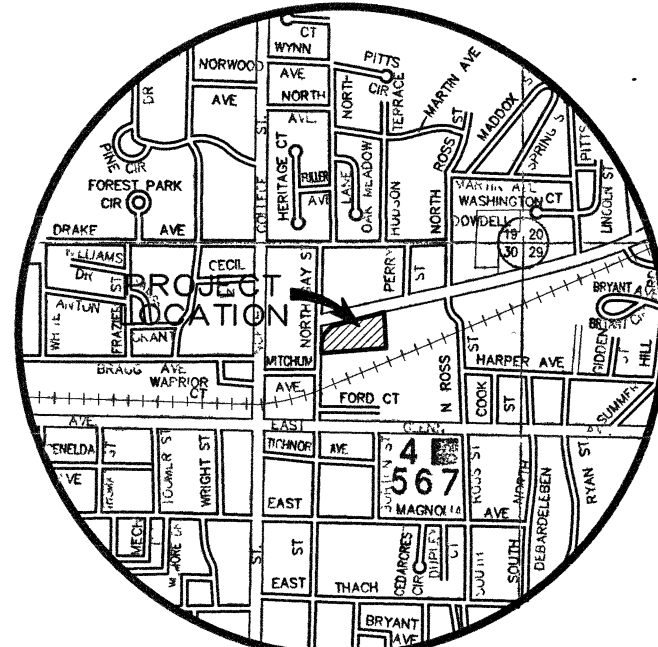
NOTARY PUBLIC MY COMMISSION EXPIRES

- NOTES:
- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST
 - BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS HORIZONTAL DATUM IS NAD 83 ALABAMA EAST
 - ZONE STATE PLANE COORDINATE SYSTEM
 - NORTH IS BASED ON GRID NORTH
 - THE SUBJECT PROPERTY ADDRESS IS 204 AND 220 OPELIKA ROAD, AUBURN, ALABAMA 36803
 - FIELDWORK COMPLETED MAY 15, 2024 OFFICEWORK COMPLETED APRIL 3, 2025
 - NO TITLE SEARCH WAS DONE OR PROVIDED TO THE SURVEYOR NO EASEMENT WAS DISCOVERED FOR THE STORM DRAIN LINE CROSSING THE PROPERTY, BUT A TITLE SEARCH COULD REVEAL IF IT EXISTS
 - SOURCES OF INFORMATION USED IN THIS SURVEY
 - PLAT BOOK 35, PAGE 150 TITLED, "REDIVISION OF LOTS 2 AND 3 BLOCK 119, CHAMBERS MAP" BY PRECISION SURVEYING
 - DEED BOOK 2382, PAGE 439
 - "SURVEY FOR SADDLER OIL COMPANY, INC. OF THE TEXACO STATION LOCATED AT THE INTERSECTION OF NORTH GAY STREET AND OPELIKA ROAD" BY T. RICHARD FULLER DATED APRIL 5, 2002
 - ACCORDING TO FEMA FIRM NO. 01081C0201H, EFFECTIVE DATE JANUARY 17, 2025, PANEL 201 OF 381, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD)
 - NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULAR ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED IF THE GATE IS TO BE LOCKED. THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES
 - BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT
 - BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS - THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY - IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY
 - THE GROSS ACREAGE OF THE CAFE RACER SUBDIVISION IS 1.2 ACRES
 - THE PURPOSE OF THIS PLAT IS TO ADJUST A LOT LINE & RETAIN TWO LOT CONFIGURATION

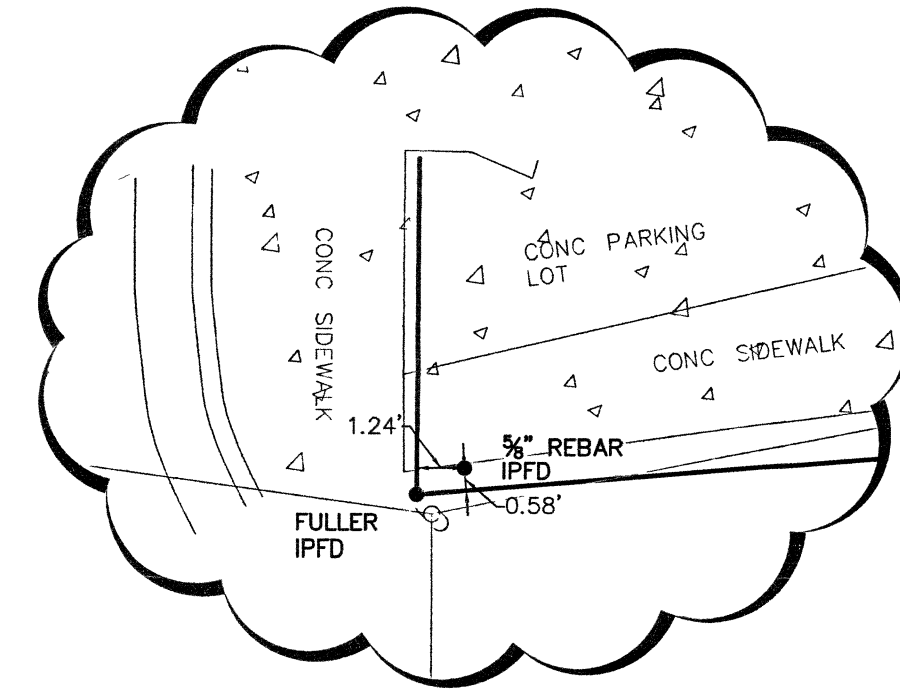
APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA
PLANNING DIRECTOR DATE 4/24/25

APPROVED BY THE AUBURN CITY ENGINEER
CITY ENGINEER DATE 4/23/2025

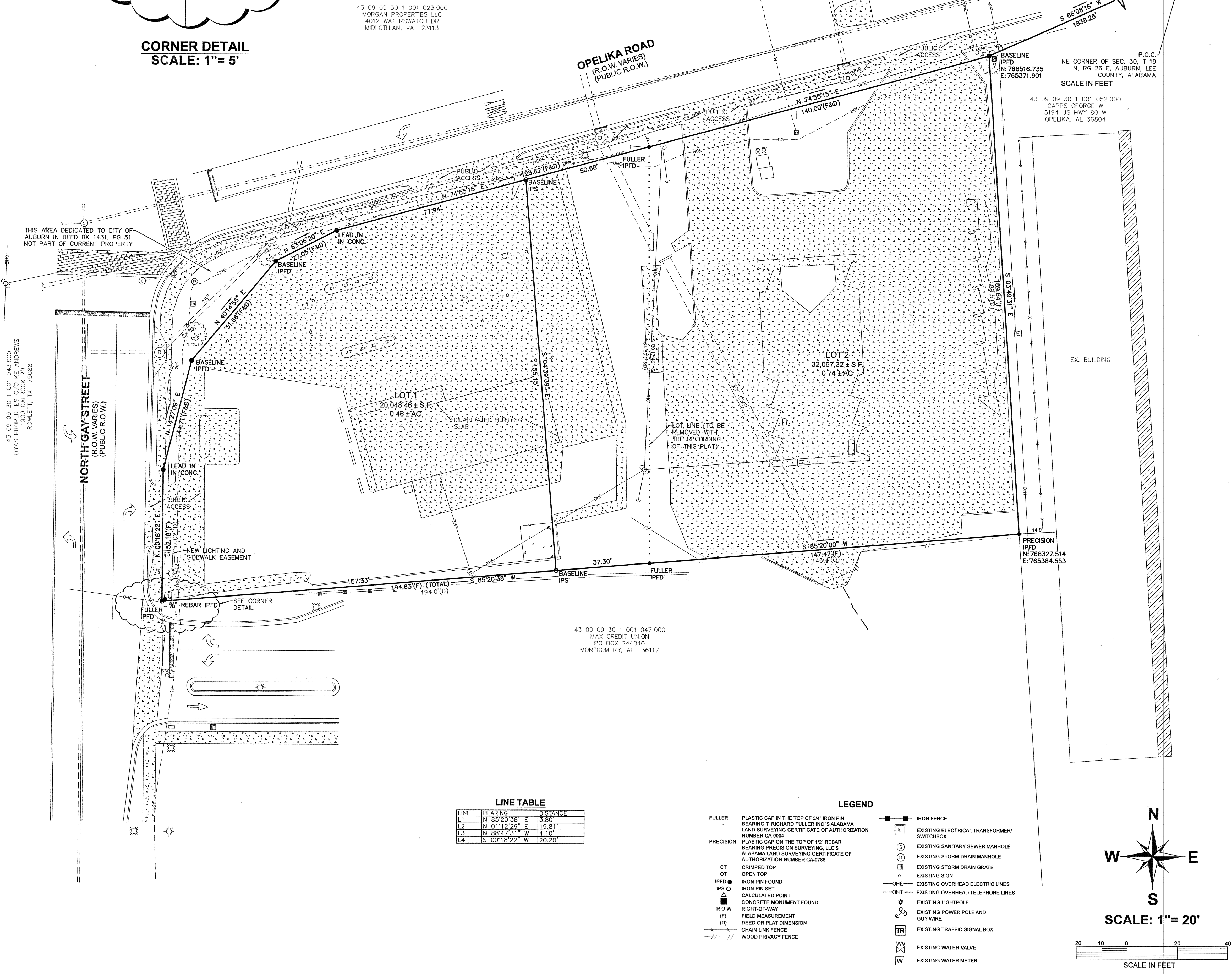
APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA
MAYOR DATE 4/28/25



VICINITY MAP
NOT TO SCALE



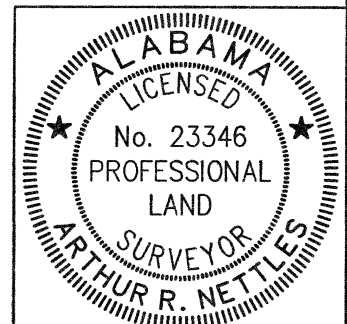
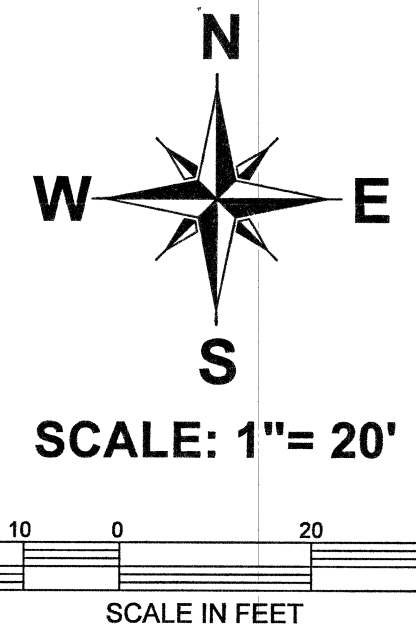
CORNER DETAIL
SCALE: 1"= 5'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°20'38" E	3.80'
L2	N 01°12'29" E	19.81'
L3	N 88°47'51" W	4.10'
L4	S 00°18'22" W	20.20'

- LEGEND
- FULLER: PLASTIC CAP IN THE TOP OF 3/4" IRON PIN BEARING T. RICHARD FULLER INC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0004
 - PRECISION: PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING PRECISION SURVEYING, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0788
 - CT: CRIMPED TOP
 - OT: OPEN TOP
 - IPFD: IRON PIN FOUND
 - IPS: IRON PIN SET
 - Δ: CALCULATED POINT
 - CONC: CONCRETE MONUMENT FOUND
 - R.O.W.: RIGHT-OF-WAY
 - (F): FIELD MEASUREMENT
 - (D): DEED OR PLAT DIMENSION
 - : CHAIN LINK FENCE
 - : WOOD PRIVACY FENCE
 - : IRON FENCE
 - : EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
 - : EXISTING SANITARY SEWER MANHOLE
 - : EXISTING STORM DRAIN MANHOLE
 - : EXISTING STORM DRAIN GRATE
 - : EXISTING SIGN
 - : EXISTING OVERHEAD ELECTRIC LINES
 - : EXISTING OVERHEAD TELEPHONE LINES
 - : EXISTING LIGHTPOLE
 - : EXISTING POWER POLE AND GUY WIRE
 - : EXISTING TRAFFIC SIGNAL BOX
 - : EXISTING WATER VALVE
 - : EXISTING WATER METER



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

CREW CHIEF	DRAWN	DATE	JOB NO.
RAB	CSM	04/03/2025	B80123.01



CAFE RACER
SUBDIVISION
SEC. 30 T. 19 N. Rg. 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 20'
APRIL 3, 2025
ARTHUR R. NETTLES, AL PLS REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

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 10TH DAY OF APRIL, 2025.

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

STATE OF ALABAMA
LEE COUNTY

I, WARREN JOLLY, AS MANAGER OF TPG HOMES, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN

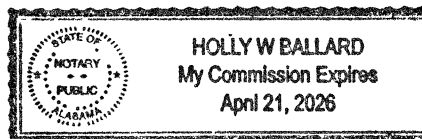
IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE 14TH DAY OF APRIL, 2025

WARREN JOLLY, MANAGER
TPG HOMES, LLC

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WARREN JOLLY, 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 14TH DAY OF APRIL, 2025



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 AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORNERS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM VERTICAL DATUM IS NAVD 88
- NORTH IS BASED ON GRID NORTH
- NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERRECTED PERPENDICULAR ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED IF THE GATE IS TO BE LOCKED. THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES
- FIELDWORK COMPLETED SEPTEMBER 2, 2023. OFFICEWORK COMPLETED APRIL 8, 2025
- BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS - THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY - IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY
- ACCORDING TO FEMA FIRM MAP NO. 10101010101, PARCEL 184 OF 381, EFFECTIVE DATE JANUARY 17, 2025, THE PROPERTY LIES IN ZONE X WHICH IS NOT A FLOOD PRONE AREA (LESS THAN A 0.2% CHANCE OF ANNUAL FLOOD)
- OWNER INFORMATION: TPG HOMES, 456 WEST PACES FERRY ROAD, NW, ATLANTA, GEORGIA 30305
- ALL SANITARY SEWER CONNECTIONS ALONG THE PUBLIC SANITARY SEWER EASEMENT ARE PRIVATE TO THE SANITARY SEWER MAIN
- THE PURPOSE OF THIS PLAT IS TO REDIVIDE 6 LOTS (24, 36-A, 55, 66, 67, AND 68) IN ORDER TO PROVIDE MORE SITE AREA TO MEET THE IRR AND FAR REQUIREMENTS FOR TWIN HOME DESIGNATION

CURVE TABLE

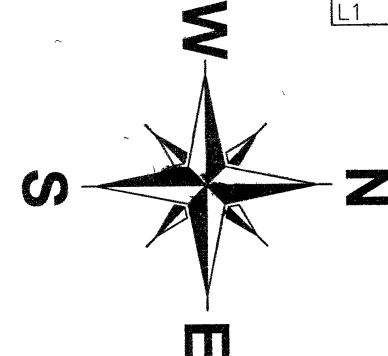
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2482.22'	108.86'	108.85'	N 49°40'18" E
C2	2482.22'	50.01'	50.01'	S 47°50'15" W
C3	2482.22'	551.88'	550.74'	S 40°53'29" W
C4	225.00'	40.43'	40.43'	S 46°18'35" E
C5	225.00'	71.35'	71.05'	N 60°32'53" W
C6	225.00'	7.41'	7.41'	S 70°34'54" E
C7	475.00'	81.54'	81.54'	N 10°32'21" E
C8	475.00'	18.00'	18.00'	N 04°31'46" E
C9	475.00'	50.26'	50.23'	N 02°24'46" E
C10	475.00'	38.11'	38.10'	S 04°55'00" E
C11	475.00'	18.00'	18.00'	N 08°18'02" W
C12	475.00'	18.00'	18.00'	N 10°28'18" W
C13	475.00'	38.04'	38.03'	N 13°51'05" W
C14	475.00'	12.50'	12.50'	S 18°53'57" E
C15	225.00'	12.60'	12.59'	N 20°31'49" W
C16	225.00'	18.00'	18.00'	S 25°42'00" E
C17	225.00'	18.00'	18.00'	N 30°17'08" W
C18	175.00'	17.08'	17.07'	N 30°14'48" W
C19	175.00'	29.92'	29.89'	S 22°33'06" E
C20	175.00'	53.63'	53.42'	S 63°34'03" W
C21	175.00'	39.12'	39.04'	S 48°23'02" W
C22	175.00'	18.01'	18.00'	N 39°01'54" E
C23	175.00'	18.01'	18.00'	N 33°08'09" E
C24	175.00'	31.53'	31.48'	N 25°01'38" E
C25	175.00'	35.22'	35.16'	N 14°08'05" E
C26	175.00'	18.01'	18.00'	N 05°23'19" E
C27	175.00'	9.49'	9.49'	S 00°53'15" W
C28	175.00'	16.43'	16.42'	S 03°21'16" E
C29	175.00'	35.78'	35.71'	S 11°54'00" E
C30	175.00'	33.65'	33.60'	S 23°15'56" E
C31	175.00'	18.01'	18.00'	S 31°43'21" E
C32	175.00'	18.01'	18.00'	S 37°37'06" E
C33	175.00'	10.37'	10.37'	S 42°15'50" E
C34	425.00'	119.79'	119.39'	S 57°59'18" W
C35	425.00'	79.70'	79.58'	S 71°26'00" W
C36	425.00'	92.74'	92.74'	S 83°04'15" W
C37	457.1392'	1.83'	1.83'	S 32°48'36" E
C38	457.1392'	2.64'	2.64'	S 89°10'16" W
C39	464.00'	54.61'	54.58'	S 85°38'09" W
C40	464.00'	58.91'	58.87'	S 78°37'57" W
C41	464.00'	68.20'	68.14'	S 70°46'45" W
C42	475.00'	228.49'	228.29'	N 52°47'17" E
C43	475.00'	70.00'	69.84'	N 14°47'08" E
C44	475.00'	75.16'	75.09'	N 26°01'49" E
C45	175.00'	52.36'	52.17'	N 49°43'38" W
C46	175.00'	40.38'	40.29'	N 64°54'35" W

LINE TABLE

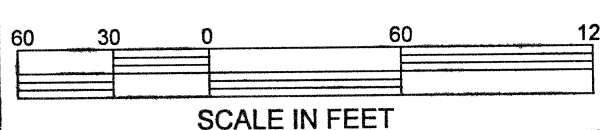
LINE	BEARING	DISTANCE
L1	N 23°25'54" W	111.00'

LEGEND

- FULLER
PLASTIC CAP IN THE TOP OF 3/4" IRON PIN
BEARING T. RICHARD FULLER INC.'S ALABAMA
LAND SURVEYING CERTIFICATE OF AUTHORIZATION
NUMBER CA-0004
- 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
- CT
CRIMPED TOP
- OT
OPEN TOP
- IPF
IRON PIN FOUND
- IPSO
IRON PIN SET
- CP
CALCULATED POINT
- CM
CONCRETE MONUMENT FOUND
- SN
SPIKE NAIL SET
- R.O.W.
RIGHT-OF-WAY
- (F)
FIELD MEASUREMENT
- (P)
PLAT DIMENSION



SCALE: 1" = 60'



REDIVISION OF LOTS 65-68, 34, AND 36-A DAWSON VILLAS SUBDIVISION PHASE 2-A

APPROVED BY THE LOACHAPOKA WATER AUTHORITY

AUTHORIZED REPRESENTATIVE *Shay Sugony*

DATE 4/23/25

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA

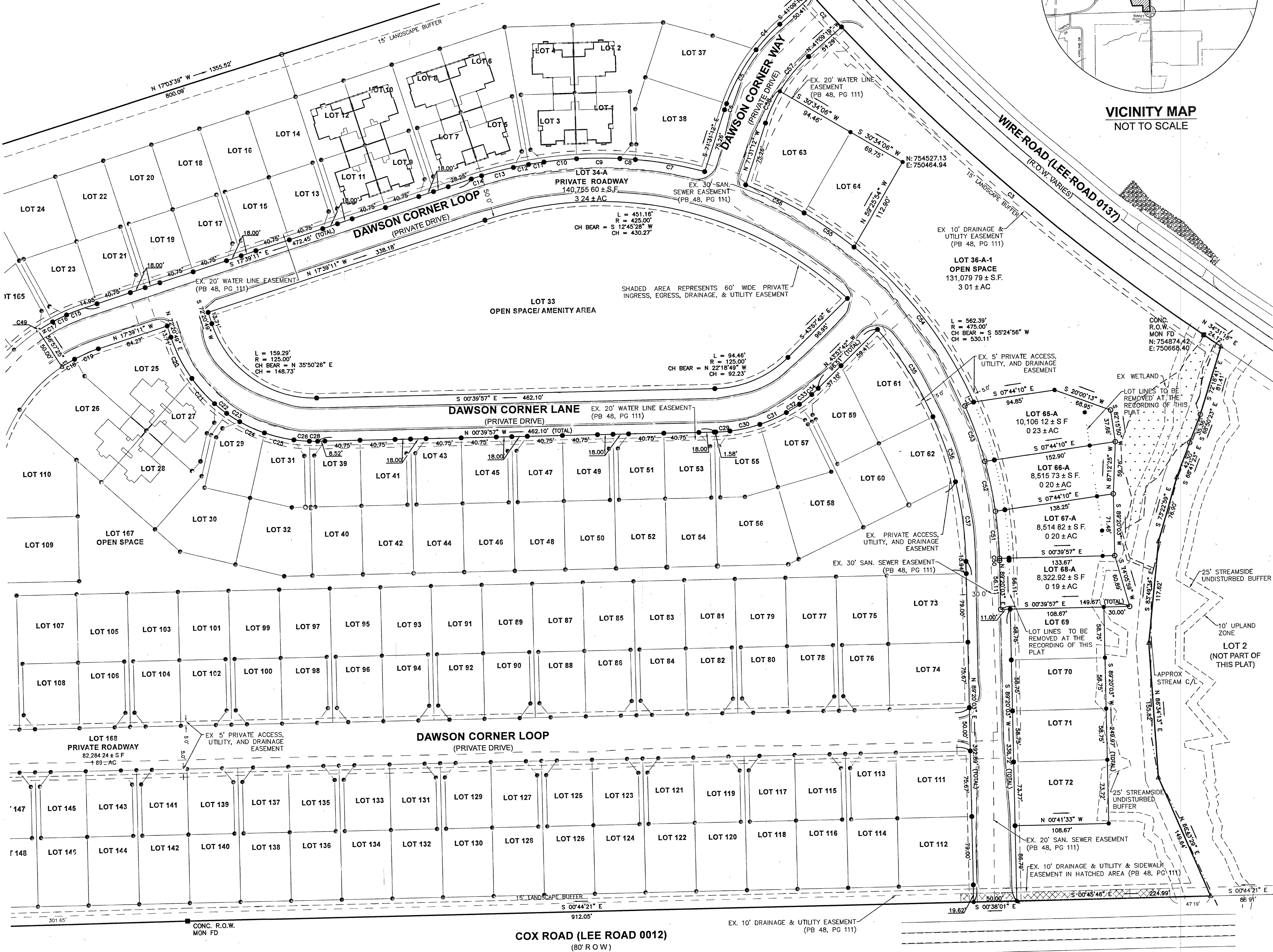
PLANNING DIRECTOR *LA Wilder*

DATE 4/24/25

APPROVED BY THE AUBURN CITY ENGINEER

CITY ENGINEER *D. [Signature]*

DATE 4/23/2025



RECEIVED

5/6/2025

DATE

CASE NO. AS-2025-019

DEPARTMENT OF PLANNING

51 144
Recorded in the Above
PLAT Book & Page
04-28-2025 12:39:21 PM
Jere Colley - Probate Judge
Lee County, AL
Book/Pat: 51/144
Term/Cashier: CJPJED02 / CO
Trant: 23304, 485484, 628742
Recorded: 04-28-2025 12:39:22
PLA PLAT
Total Fees: \$ 20.00

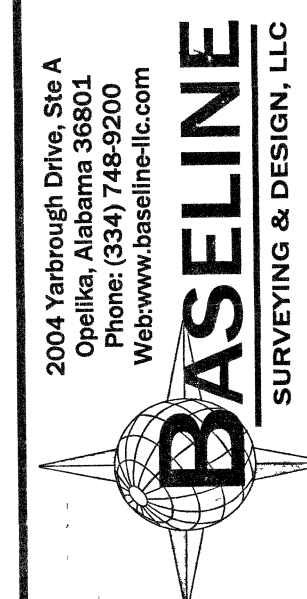


THE DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC
It is to be used only for the project and site identified herein and may not be
reproduced in whole or in part without the expressed consent of either party or
written notice to the other party and design, LLC

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 344-1111
www.baseline-llc.com

REVISION OF LOTS 65-68, 34, AND 36-A
DAWSON VILLAS SUBDIVISION PHASE 2-A
SEC. 3 T 18 N Rg 25 E
AUBURN LEE COUNTY ALABAMA
APRIL 8, 2025
SCALE: 1" = 60'
ARTHUR R. NETTLES, A.P.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

JOB NO. B75922.02
DRAWN CSM
CREW CHIEF RAB



ADMINISTRATIVE PLAT
OAK CREEK PLAT NO. 1
A RE-DIVISION OF LOTS 79 & 80 OF OAK CREEK RECORDED IN PLAT BOOK
47, PAGES 173 & 174, PROBATE OFFICE, LEE COUNTY, ALABAMA.

BEING A PART OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA

NOTES

- Survey North & Basis for Survey:
-Oak Creek, Plat Book 47, Page 173, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0181H effective January 17, 2025, the subject property is located:
-Zone X (Not Shaded) - Areas determined to be outside the 0.2% annual chance of floodplain.
- 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 BSI Engineering Surveying, Inc.
- The purpose of this plat is to redivide Lots 79 & 80 of Oak Creek.

- Current Property Owners:
-Stone Martin Builders, LLC
13 N. 8th Street
Opelika, AL 36801
Ashley & Lanny Carmack
2441 Ridgecrest Dr.
Auburn, AL 36832
- Development Data:
-Total Number of Lots: 2
-Area of Largest Lot: Lot 79A - 0.42 Acres (18,381 Sq. Ft.)
-Area of Smallest Lot: Lot 80A - 0.41 Acres (17,917 Sq. Ft.)
-Total Acreage: 0.83 Acres (36,298 Sq. Ft.)

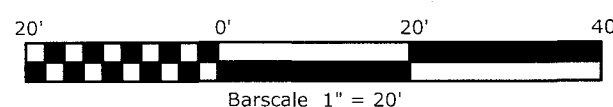
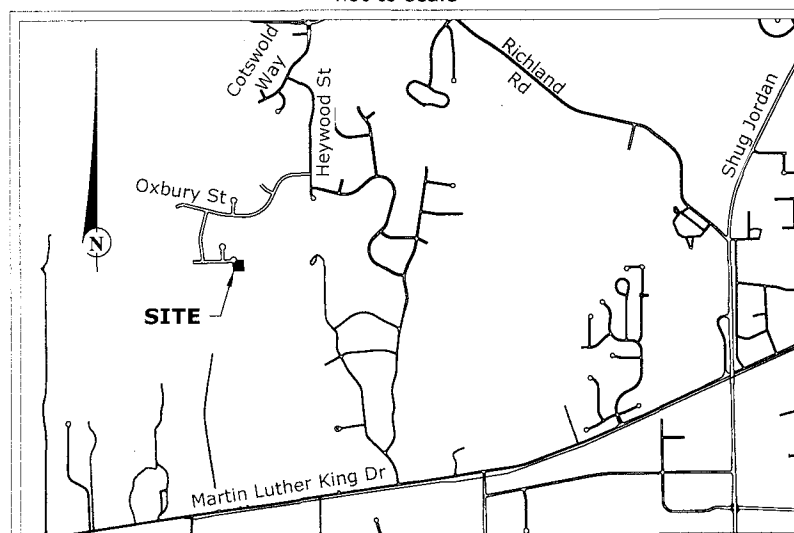
CITY OF AUBURN NOTES

- No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum twelve (12) foot wide access gate installed. If the gate is to be locked there must be a City approved lock installed in conjunction with the owners lock. No canopy trees shall be planted within ten (10) feet of utilities.
- By placing obstructions within or encroaching onto the easement, the property owner(s) does for itself, its successors, and assigns agree to indemnify, hold harmless and defend the City of Auburn, its officials, representatives, agents, servants and employees from and against all liability and loss which may be sustained as a result of claims, demands, costs or judgments arising out of the location of the obstruction within the easement including its reasonable costs in defending against any such claims and further agrees to release and discharge the City of Auburn from any damages to the obstruction arising from utility maintenance work within the easement or any damages to the obstruction resulting from its placement in the easement.
- Placing any portion of an irrigation system within the easements or right of way, the property owner does for itself, its successors, and assigns agree to hold harmless and defend the City of Auburn, its officials, representatives, agents, servants, and employees from and against all liability and loss which may be sustained as a result of claims, demands, cost or judgments arising out of the location of the obstruction within the easements or right of way including its reasonable cost in defending against any such claims. The property owner further agrees to release and discharge the City of Auburn from any damages to the irrigation system arising from any work or maintenance work within the granted easement or right of way or any damages to the irrigations system resulting from its placement within the easement or right of way. Irrigation systems are limited to only laterals being placed within any easements or right of way.

LEGEND

- 1/2" Rebar Found - Orange Cap
Stamped AL CA 718 LSF000600
(unless otherwise noted)
- 1/2" Rebar Set - Orange Cap
Stamped AL CA 718 LSF000600
- ROW Right-of-Way
- N/F Now or Formerly
- DB: Deed Book
- PB: Plat Book
- PG: Page
- D.U.E. Drainage & Utility Easement
- HDPE High Density Polyethylene
- Water Meter
- AC Unit
- Gas Meter
- Electric Box / Meter

VICINITY MAP
not to scale



RECEIVED
DATE 5/6/2025
CASE NO. AS-2025-027
DEPARTMENT OF PLANNING

AUBURN CERTIFICATES

Approved by the Auburn City Planning Commission, Auburn, Alabama Planning

Director: [Signature] Date: 5/6/25

Approved by the Auburn City Engineer

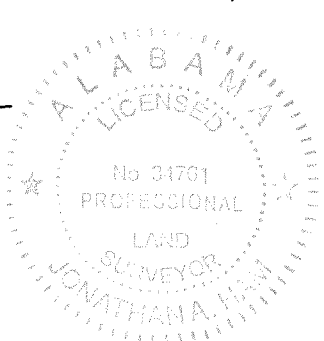
Engineer: [Signature] Date: 5/5/2025

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, 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.

[Signature]
Jonathan A. Ham, PLS
Alabama License No. 34761

4/23/25
Date



DEDICATION

The State of Alabama
Lee County

I, Nick Howard, as Chief Financial Officer of Stone Martin Builders, LLC, an Alabama limited liability company, and the owners of said lands surveyed by BSI Engineering Surveying Inc., do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said BSI Engineering Surveying Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is our intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Nick Howard
Chief Financial Officer

ACKNOWLEDGEMENT

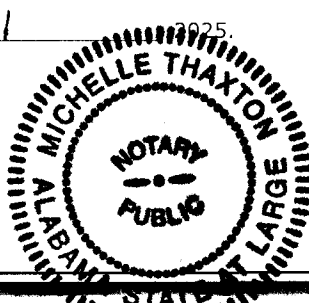
The State of Alabama
Lee County

I, Michelle Thaxton, a Notary Public in and for said County in said State, hereby certify that Nick Howard, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the date of this notary acknowledgment.

Given under my hand this 24th day of April, 2025.

M. Thaxton
Notary Public

My Commission Expires 7/9/28



N/F
University Station RV Resort, LLC
P.O. Box 96
Loachapoka, AL 36865

The State of Alabama
Lee County

We, Derek & Ashley Carmack, the owners of said lands surveyed by BSI Engineering Surveying Inc., do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said BSI Engineering Surveying Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is our intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Derek Carmack

Ashley Carmack

ACKNOWLEDGEMENT

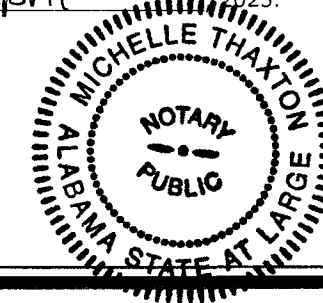
The State of Alabama
Lee County

I, Michelle Thaxton, a Notary Public in and for said County in said State, hereby certify that Derek & Ashley Carmack, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the date of this notary acknowledgment.

Given under my hand this 24th day of April, 2025.

M. Thaxton
Notary Public

My Commission Expires 7/9/28



PROJECT NO: 16-0264

FIELD BY: CAJ
DRAWN BY: BES

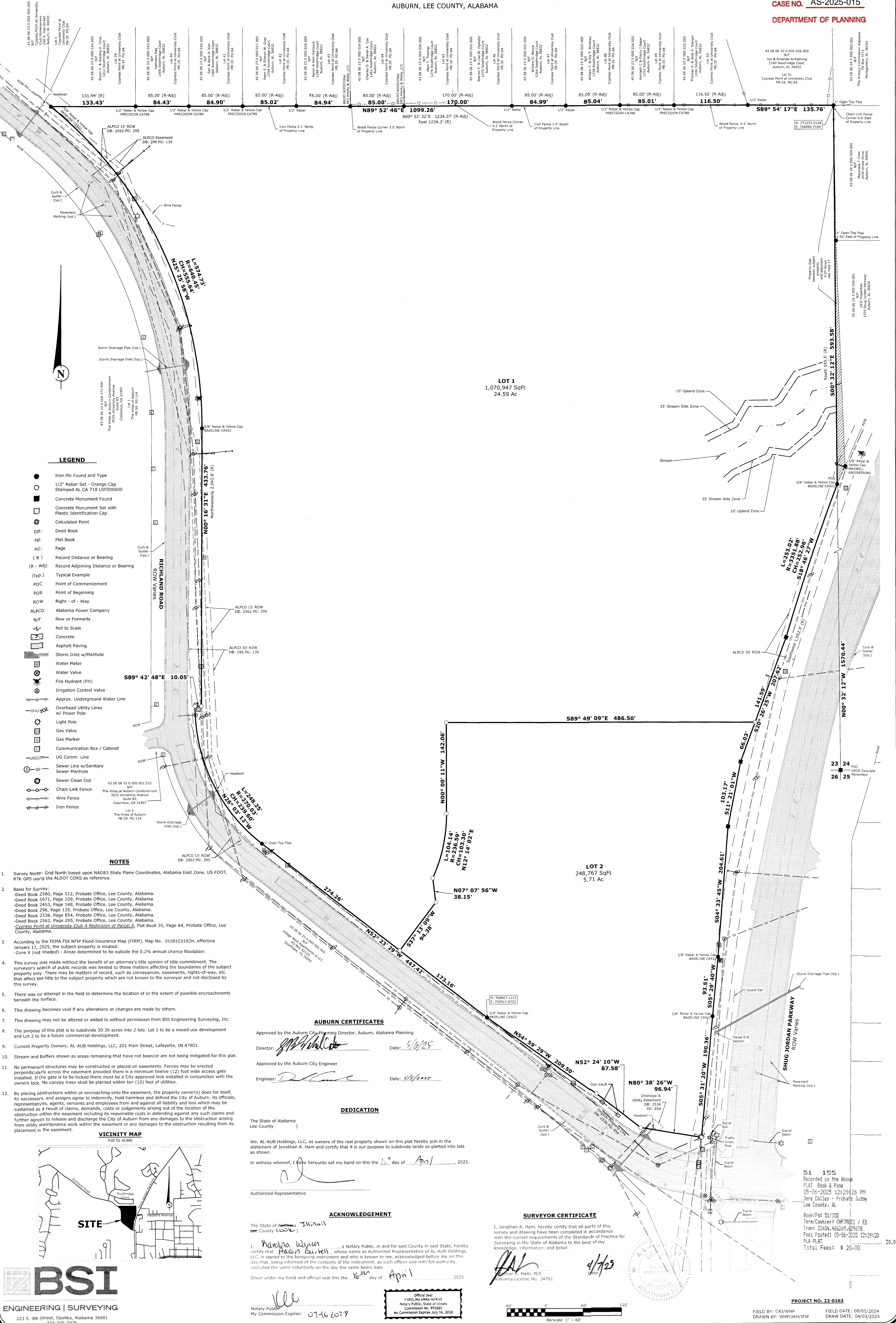
FIELD DATE: 11/05/24
DRAW DATE: 11/13/24



223 S. 9th Street, Opelika, Alabama 36801
334-745-7026

ADMINISTRATIVE PLAT OF
THE DISTRICT
BEING A PART OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA

RECEIVED
DATE 5/6/2025
CASE NO. AS-2025-015
DEPARTMENT OF PLANNING



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 29th DAY OF APRIL, 2025

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, BRYAN E. AUSTIN, MANAGING MEMBER OF NEOH HOLDINGS, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE 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 29th DAY OF April, 2025

BRYAN E. AUSTIN, MANAGING MEMBER
NEOH HOLDINGS, LLC

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRYAN E. AUSTIN, AS MANAGING MEMBER OF NEOH HOLDINGS, LLC 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 29th DAY OF April, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-10-2025

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- NORTH IS BASED ON GRID NORTH
- ACCORDING TO FEMA FIRM MAP NO. 01081C0201H, FOR AUBURN, LEE COUNTY, ALABAMA PANEL 210 OF 381, EFFECTIVE DATE JANUARY 17, 2025 THE PARCELS SHOWN LIE IN ZONE X (AREAS OF MINIMAL FLOODING) WHICH IS NOT A DESIGNATED FLOOD RISK ZONE.
- FIELDWORK COMPLETED JUNE 2, 2022. OFFICEWORK COMPLETED APRIL 29, 2025
- NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULAR ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
- BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATION SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE FOUR LOTS INTO ONE

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA

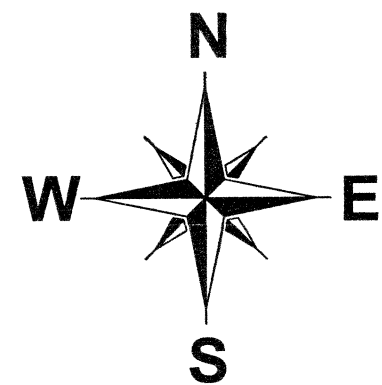
PLANNING DIRECTOR: *[Signature]* DATE: 5/6/25

APPROVED BY THE AUBURN CITY ENGINEER

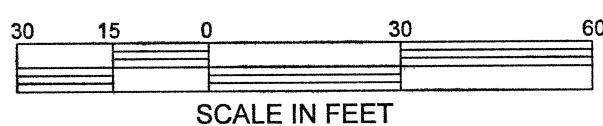
CITY ENGINEER: *[Signature]* DATE: 5/5/2025

LEGEND

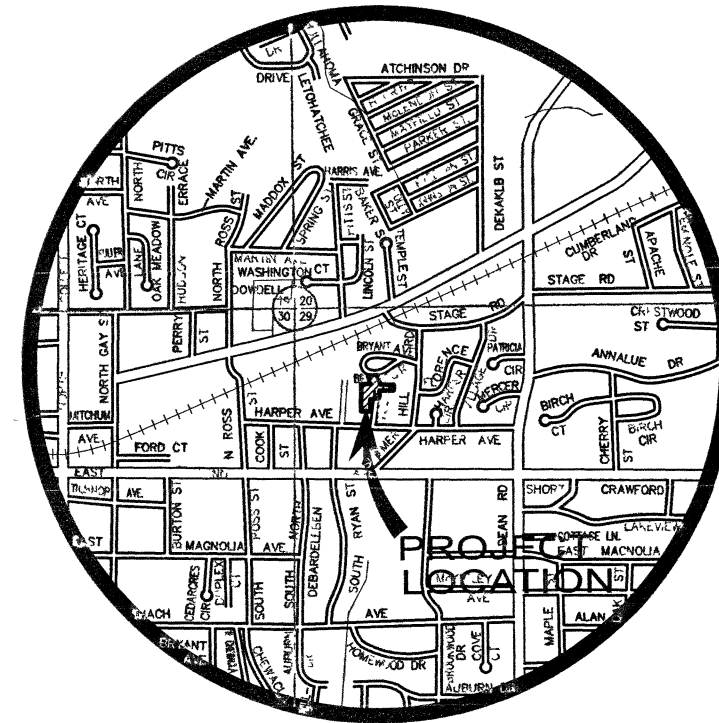
MCCRORY	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING JAMES L. MCCORRY'S ALABAMA SURVEYING REGISTRY NUMBER 12493	OT	CRIMPED TOP
WHITE	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING WALTER PRYOR WHITE'S ALABAMA LAND SURVEYING REGISTRY NUMBER 12504	IPFD	IRON PIN FOUND
BASLINE	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING BASLINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-622	IPS	IRON PIN SET
RDR	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING ROGER D. ROBERTSON'S ALABAMA LAND SURVEYING REGISTRY NUMBER 15722	△	CALCULATED POINT
		ROW	RIGHT-OF-WAY
		CL	CHAIN LINK FENCE
		SS	EXISTING SANITARY SEWER MANHOLE
		GL	EXISTING GAS LINE (SERVICE LINE)
		OHE	EXISTING OVERHEAD ELECTRIC LINES
		SSCO	EXISTING SANITARY SEWER CLEANOUT
		GM	EXISTING GAS METER
		PP	EXISTING POWER POLE AND GUY WIRE



SCALE: 1"= 30'



HARPER AVENUE III SUBDIVISION REVISION 1, FIRST ADDITION - FINAL PLAT



VICINITY MAP

NOT TO SCALE

RECEIVED

5/7/2025

DATE

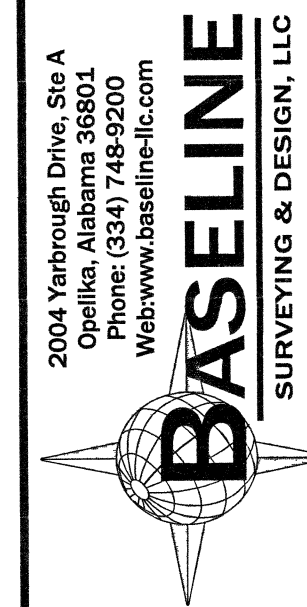
CASE NO. AS-2025-033

DEPARTMENT OF PLANNING

51 157
Recorded in the Above
Plat Book & Page
05-07-2025 11:05:24 AM
Jera Colley - Probate Judge
Lee County, AL
Book/Est: 51/157
Term/Cashier: CHPJREC1 / ES
Trans: 32442, 483365, 629830
Fees Posted: 05-07-2025 11:06:03
PLA PLAT
Total Fees: \$ 20.00



THIS DRAWING IS THE PROPERTY OF BASLINE SURVEYING & DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BASLINE SURVEYING & DESIGN, LLC IS STRICTLY PROHIBITED.	
2004 Yarrowbrough Drive, Ste A Opelika, Alabama 36801 Phone: (334) 748-9200 Web: www.baseline-llc.com	
BASLINE SURVEYING & DESIGN, LLC	
CREW CHIEF	ARN
DRAWN	ARV/LAS
JOB NO.	B40425.02



HARPER AVENUE III SUBDIVISION
REVISION 1, FIRST ADDITION - FINAL PLAT
SEC. 29 T.19 N. Rg. 28 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 30'
APRIL 29, 2025
ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

ANDERS BOOKSTORE SUBDIVISION, FIRST ADDITION
AND REVISION OF LOT 1

RECEIVED
DATE 5/12/2025
CASE NO. AS-2024-066
DEPARTMENT OF PLANNING

51 158
Recorded in the Above
PLAT Book & Page
05-09-2025 01:49:33 PM
Jere Colley - Probate Judge
Lee County, AL
Book/Pg: 51/158
Term/Cashier: CHP3REC02 / CO
Tran: 32456.486666.630144
Recorded: 05-09-2025 13:50:05
PLA FLAT
Total Fees: \$ 20.00

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 31ST DAY OF JANUARY, 2025.

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

STATE OF ALABAMA
LEE COUNTY

I, RYAN DOYLE, AS MANAGER/MEMBER OF GAAL OWNER, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN

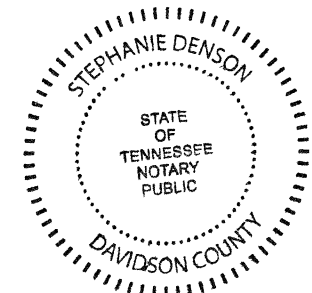
IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE 16th DAY OF February, 2025

RYAN DOYLE, MANAGER/MEMBER
GAAL-OWNER, LLC

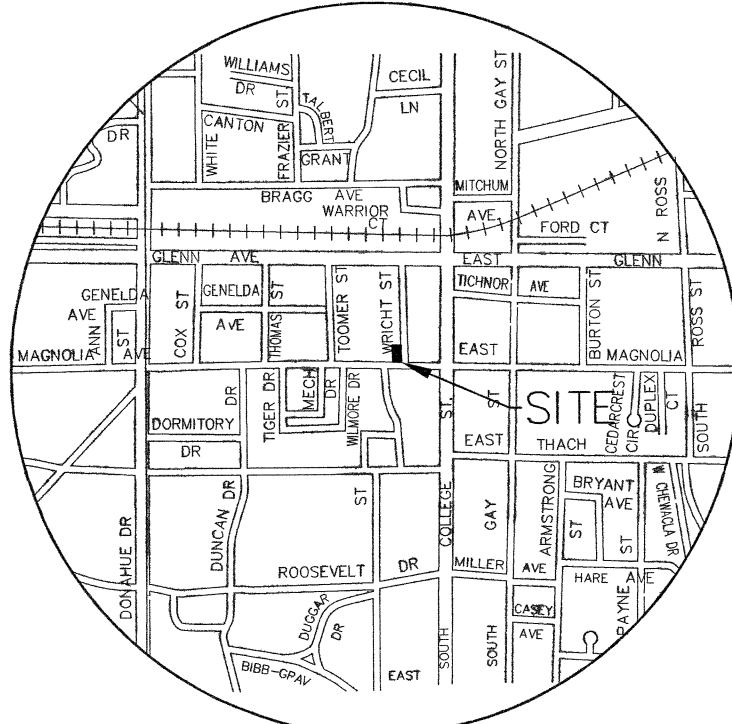
STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RYAN DOYLE, 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 16th DAY OF February, 2025.



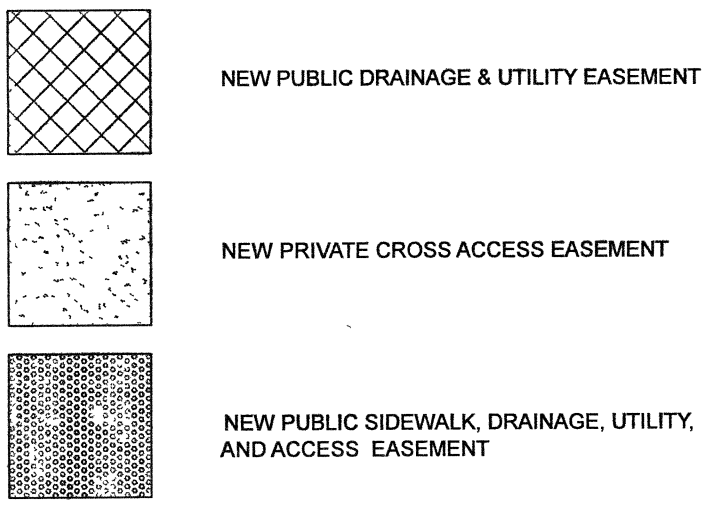
NOTARY PUBLIC, MY COMMISSION EXPIRES:
May 3, 2027



VICINITY MAP

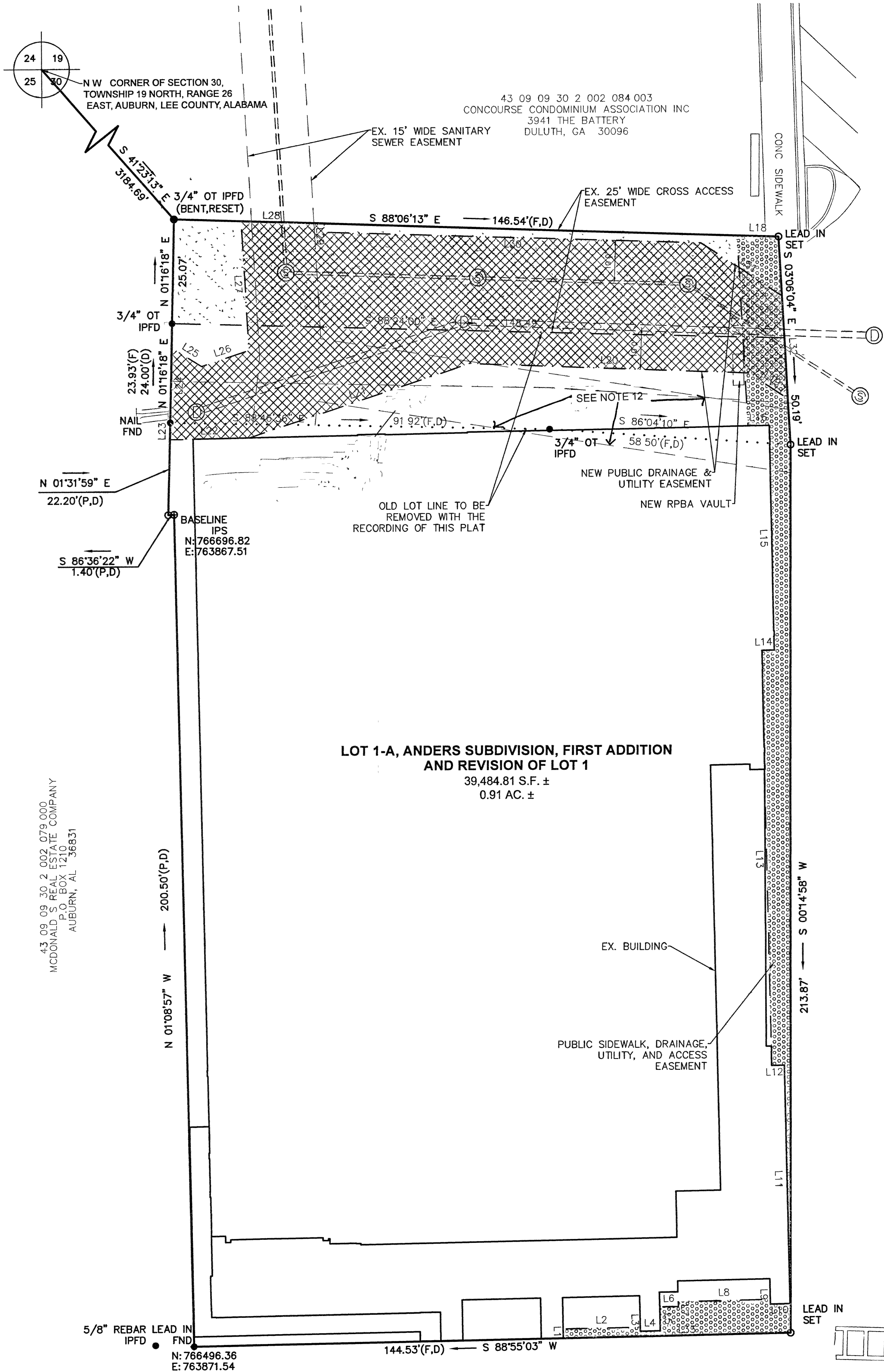
LINE	BEARINGS	DISTANCE
L1	N 01°04'57" W	2.22'
L2	N 88°55'03" E	18.67'
L3	S 01°04'57" E	1.00'
L4	N 88°55'03" E	4.83'
L5	N 01°04'57" W	5.71'
L6	N 88°55'03" E	4.51'
L7	N 01°04'57" W	1.13'
L8	N 88°55'03" E	22.32'
L9	S 01°04'57" E	1.13'
L10	N 88°55'03" E	4.75'
L11	N 01°04'57" W	57.62'
L12	S 88°55'03" W	3.08'
L13	N 01°04'57" W	100.00'
L14	N 88°55'03" E	3.01'
L15	N 01°04'57" W	24.01'
L16	S 88°55'03" W	5.13'
L17	N 03°06'04" W	45.96'
L18	S 88°08'13" E	10.04'
L19	N 56°46'52" W	11.39'
L20	N 87°47'22" W	67.61'
L21	S 71°14'06" W	56.29'
L22	S 88°55'03" W	19.24'
L23	N 01°31'59" E	4.08'
L24	N 01°16'18" E	18.06'
L25	S 57°53'24" E	8.51'
L26	S 71°14'06" E	12.15'
L27	N 03°14'47" W	31.15'
L28	S 88°06'13" E	20.08'
L29	S 03°14'38" E	2.05'
L30	S 88°08'07" E	91.17'
L31	S 56°46'52" E	23.47'
L32	S 03°06'04" E	24.82'
L33	S 88°55'03" W	55.09'

LEGEND FOR EASEMENTS



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-822
- (D) PLAT OR DEED DIMENSION
(F) FIELD MEASUREMENT
R O W RIGHT-OF-WAY
OT OPEN TOP
● IPFD IRON PIN FOUND
○ IPS IRON PIN SET
⊙ SANITARY SEWER MANHOLE
⊖ STORM DRAIN MANHOLE



LOT 1-A, ANDERS SUBDIVISION, FIRST ADDITION
AND REVISION OF LOT 1
39,484.81 S.F. ±
0.91 AC. ±

WEST MAGNOLIA AVENUE
(R O W VARIES)

WRIGHT STREET
(R O W VARIES)

43 09 09 30 2 002 066 000
129 NORTH COLLEGE FUND LLC
PO BOX 1311
AUBURN, AL 36831

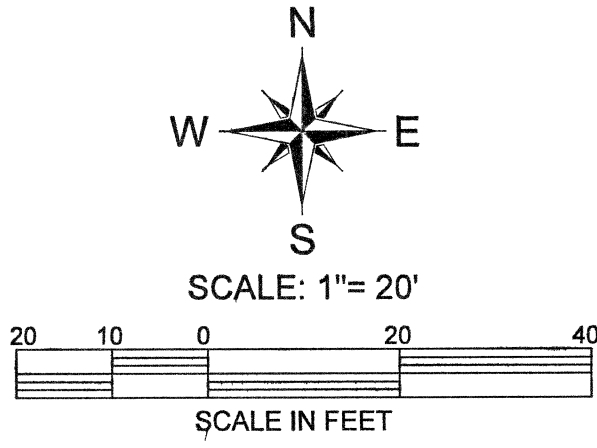
43 09 09 30 2 002 076 000
GRID ENTERPRISES, LLC
2232 MT VERNON LN
AUBURN, AL 36830



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT EITHER WRITTEN OR VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.	JOB NO.	B14722.01
2004 Yarbrough Drive, Ste A Opelika, Alabama 36801 Phone: (256) 342-0200 Web: www.baseline-sd.com	DRAWN	ARN
BASELINE SURVEYING & DESIGN, LLC	CREW CHIEF	RAB



ANDERS BOOKSTORE SUBDIVISION, FIRST ADDITION
AND REVISION OF LOT 1
Sec. 30 T. 19 N Rg. 26 E
LEE COUNTY ALABAMA
SCALE: 1"= 20'
JANUARY 31, 2025
ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA
MAYOR: [Signature] DATE: 5/12/25
APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA
PLANNING DIRECTOR: [Signature] DATE: 5/12/25
APPROVED BY THE AUBURN CITY ENGINEER
CITY ENGINEER: [Signature] DATE: 5/13/2025

I, COY TROSCLAIR, AS VICE PRESIDENT OF TECHNOLOGY AND INFRASTRUCTURE SERVICES OF SOUTHERN COMPANY SERVICES INC., AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN

Coy Tronclair
COY TRONCLAIR
VP TECHNOLOGY, INFRASTRUCTURE SERVICES
SOUTHERN COMPANY SERVICES, INC

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT COY TROSCLAIR, 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

John W. Hahn
NOTARY PUBLIC. MY COMMISSION EXPIRES 05-23-2020

19 01 11 0 000 006 000
DAWSON JOHN M & MARTHA
W LIFE ESTATE
2033 LEE RD 0012
AUBURN AL 36832


19 01 11 0 000 001 000
TIGER CROSSING
1695 E UNIVERISTY DR
AUBURN AL 36830


19 01 11 0 000 006 003
DAWSON HENRY L
2037 COX RD
AUBURN AL 36832

19 01 11 0 000 008 000
AUBURN INDUSTRIAL
DEVELOPMENT BOARD
144 TICHENOR AVE SUITE 1
AUBURN AL 36830

RECEIVED
5/12/2025
DATE _____
CASE NO. AS-2025-016
DEPARTMENT OF PLANNING

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.


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

51 159
Recorded in the Above
PLAT - Book & Page
05-09-2025 01:58:12 PM
Jura Colley - Probate Judge
Joe Colley, Jr.
REBY CERT. THAT
HE CURRENT
MA TO THE BEST OF MY
APRIL, 2025

REG NO. 23346
LESS SIGNED AND
Book /
Jura/Cashier: CNPJREC02 / C
Trans: 32456, 46666, 63014
Recorded: 05-09-2025 13:59:
PLA FLAT
Total Fees: \$ 20.00

VICINITY MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

Trans: 32856, 44
Recorded: 05-
PLA FLAT
Total Fees: \$

PROJECT LOCATION

Recorded in the
PLA1 Book &
05-09-2025
Jere Collier
Lee County, AL

A circular professional seal for an Alabama Licensed Professional Land Surveyor. The outer ring contains the text "ALABAMA" at the top and "ARTHUR H. NETTLES" at the bottom. Inside this ring, the word "LICENSED" is at the top and "SURVEYOR" is at the bottom. The center of the seal contains the text "No 23346" and "PROFESSIONAL LAND". Two five-pointed stars are positioned on the left and right sides of the inner circle, flanking the central text.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°47'35" W	23 14'
L2	N 59°12'25" E	20 00'
L3	S 30°47'35" E	9 64'
L4	N 59°12'25" E	8 60'
L5	S 30°47'35" E	13 20'
L6	S 58°36'11" W	28 60'

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BASELINE SURVEYING & DESIGN, LLC.

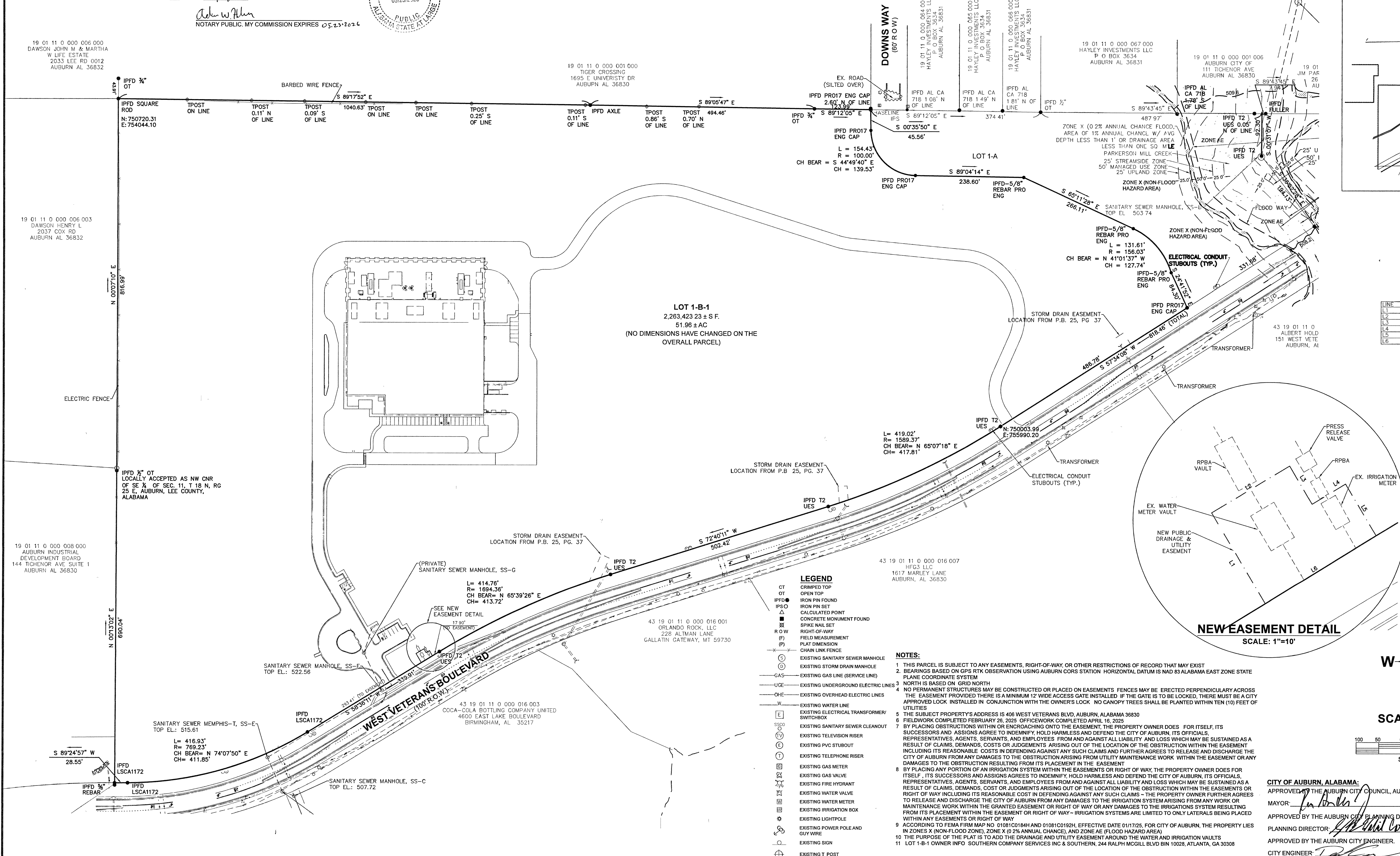
2004 Yarbrough Drive, Ste A
Orem, UT 84057-2004

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

BASLINE
SURVEYING & DESIGN, LLC

ARKERSON MILL SUBDIVISION, PHASE 2,
DIVISION OF LOT 1, FIRST REVISION OF LOT 1B
SEC. 11 T 18 N Rg 25 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 100' APRIL 16, 2025
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346

P. REDI



REVISION OF LOTS 1-4, REDIVISION OF LOT 3 & 4, BLOCK 140
CHAMBERS MAP

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 22 DAY OF APRIL, 2025.

Arthur R. Nettles
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, WILLIAM KENNEY, AS PRESIDENT OF VENTURE SOLUTIONS GROUP, INC., AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE 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 20 DAY OF APRIL, 2025.

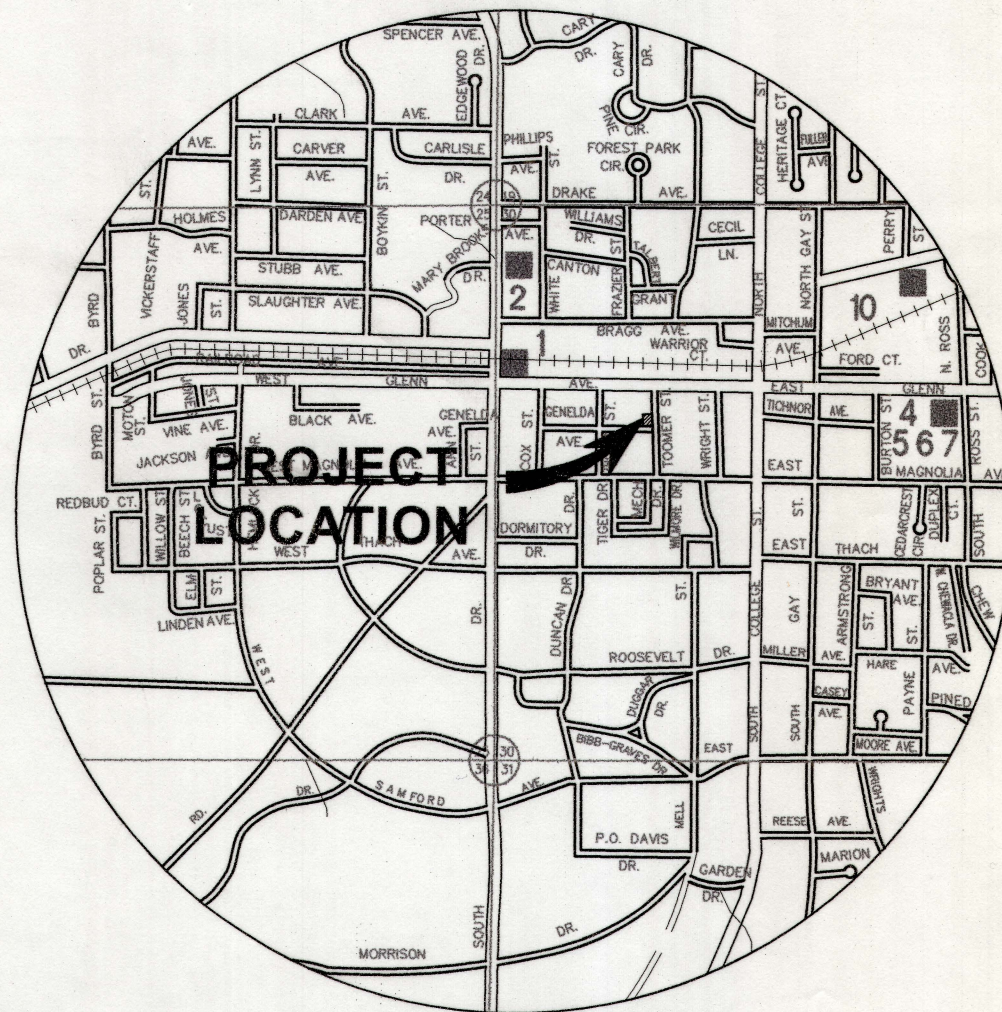
William Kenney
WILLIAM KENNEY, PRESIDENT
VENTURE SOLUTIONS GROUP, INC.

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WILLIAM KENNEY, 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 20 DAY OF APRIL, 2025.

Zadler
NOTARY PUBLIC; MY COMMISSION EXPIRES: 3-10-2025



VICINITY MAP
NOT TO SCALE

APO'S ACROSS TOOMER STREET

43 09 09 30 2 002 049.000
141 WRIGHT LLC
ADDRESS: 248 S GAY ST
AUBURN, AL 36830
43 09 09 30 2 002 083.000
141 WRIGHT LLC
248 S GAY ST
AUBURN, AL 36830

43 09 09 30 2 002 045.000
311 WEST GLENN LLC
1875 MOORES MILL RD
AUBURN, AL 36830

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- NORTH IS BASED ON GRID NORTH.
- NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
- THE SUBJECT PROPERTY'S ADDRESS IS 145 & 149 TOOMER STREET, AUBURN, ALABAMA 36830.
- FIELDWORK COMPLETED APRIL 16, 2024. OFFICEWORK COMPLETED APRIL 22, 2025.
- BY PLACING OBSTRUCTIONS WITHIN OR ENCRDACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS - THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY - IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE FOUR LOTS INTO FOUR.
- ACCORDING TO FEMA FIRM MAP NO. 01081C0201H, PANEL 320 OF 460, FOR THE COUNTY OF LEE COUNTY, AL, EFFECTIVE DATE JANUARY 17, 2025, THE PROPERTY LIES IN ZONE X (AREAS OF 0.2% CHANCE OF ANNUAL FLOOD).

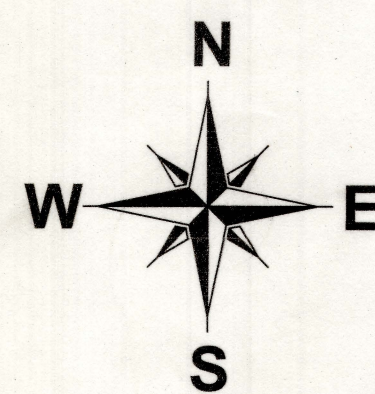
CITY OF AUBURN, ALABAMA:

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR: *[Signature]* DATE: 5/15/25

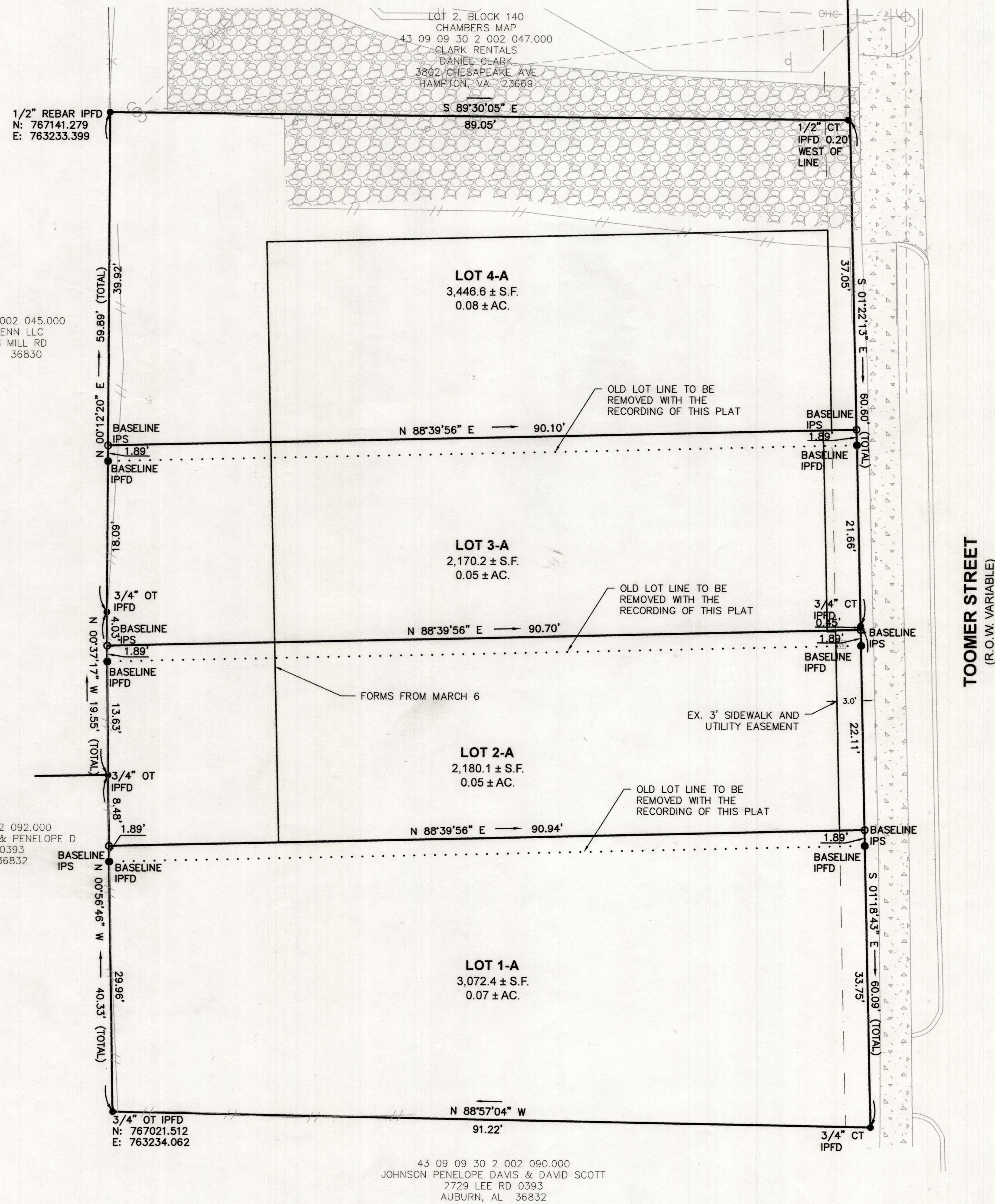
APPROVED BY THE AUBURN CITY ENGINEER:

CITY ENGINEER: *[Signature]* DATE: 5/16/25



SCALE: 1"= 10'

SCALE IN FEET



W GLENN AVE.
(R.O.W. VARIES)

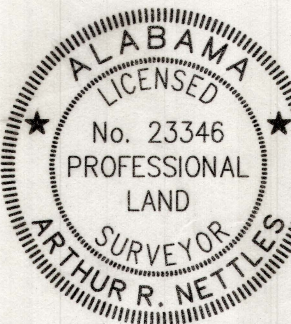
TOOMER STREET
(R.O.W. VARIABLE)

51 171
Recorded in the Above
PLAT Book & Page
05-21-2025 12:10:18 PM
Jere Colley - Probate Judge
Lee County, AL
Book/Pg: 51/171
Term/Cashier: CHP3REC1 / ES
Tran: 32523, 487532, 631159
Fees Posted: 05-21-2025 12:10:156
PLA PLAT
Total Fees: \$ 20.00

RECEIVED
DATE 5/21/2025

CASE NO. AS-2025-023

DEPARTMENT OF PLANNING



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BASELINE SURVEYING & DESIGN, LLC IS PROHIBITED.	JOB NO.	BT0923.05
	DRAWN	CSM
	CREW CHIEF	ARN



REVISION OF LOTS 1-4, REDIVISION OF
LOT 3 & 4, BLOCK 140 CHAMBERS MAP
SEC. 30 T 19 N Rg 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 10'
APRIL 22, 2025
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

REDIVISION OF LOTS 1, 2 & 4-A, BLOCK 140
CHAMBERS MAP

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 30TH DAY OF APRIL, 2025

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, WILLIAM KENNEY, AS PRESIDENT OF VENTURE SOLUTIONS GROUP, INC., AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE 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 10th DAY OF May, 2025

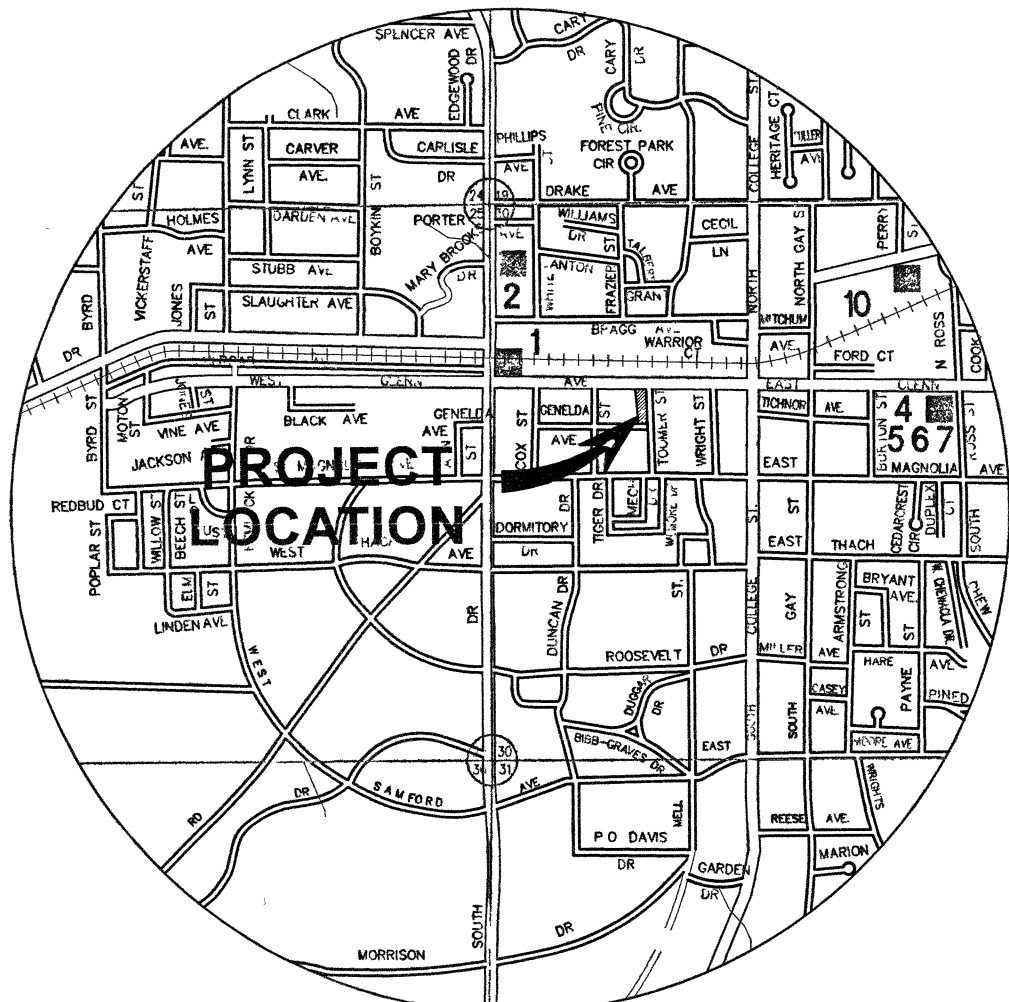
WILLIAM KENNEY, PRESIDENT
VENTURE SOLUTIONS GROUP, INC.

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WILLIAM KENNEY, 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 10th DAY OF May, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES 8-10-2025



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULAR ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12" WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
5. THE SUBJECT PROPERTY'S ADDRESS IS 145 & 149 TOOMER STREET, AUBURN, ALABAMA 36830.
6. FIELDWORK COMPLETED APRIL 16, 2024. OFFICEWORK COMPLETED APRIL 30, 2025.
7. BY PLACING OBSTRUCTIONS WITHIN OR ENCRDACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
8. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS - THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY - IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
9. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THREE LOTS INTO FIVE.
10. ACCORDING TO FEMA FIRM MAP NO. 01081C0201H, PANEL 320 OF 460, FOR THE COUNTY OF LEE COUNTY, AL, EFFECTIVE DATE JANUARY 17, 2025, THE PROPERTY LIES IN ZONE X (AREAS OF 0.2% CHANCE OF ANNUAL FLOOD).

51 179
Recorded in the Above
PLAT Book & Page
05-23-2025 01:09:08 PM
Jere Colley - Probate Judge
Lee County, AL
Book/Pat 51/179
Trans/Chasler: CHP35202 / CO
Trans: 32536.487706.631433
Recorded: 05-23-2025 13:08:54
PLA PLAT
Total Fees: \$ 20.00

RECEIVED
5/27/2025

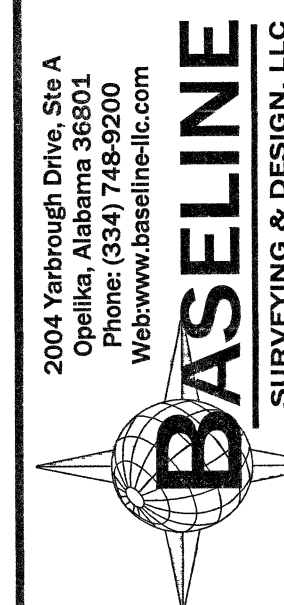
DATE

CASE NO. AS-2025-024

DEPARTMENT OF PLANNING



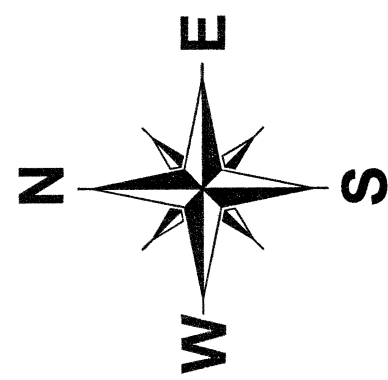
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC
REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT EITHER WRITTEN OR
VERBAL FROM BASELINE SURVEYING & DESIGN, LLC



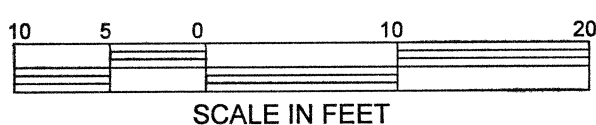
REDIVISION OF LOTS 1, 2 & 4-A-1, BLOCK 140
CHAMBERS MAP
SEC. 30 T. 19 N.
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 10'
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

APO'S ACROSS TOOMER STREET

43 09 09 30 2 002 049 000
141 WRIGHT LLC
ADDRESS 248 S GAY ST
AUBURN, AL 36830
43 09 09 30 2 002 083 000
141 WRIGHT LLC
248 S GAY ST
AUBURN, AL 36830



SCALE: 1"= 10'



CITY OF AUBURN, ALABAMA:

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR *[Signature]* DATE 5/19/25

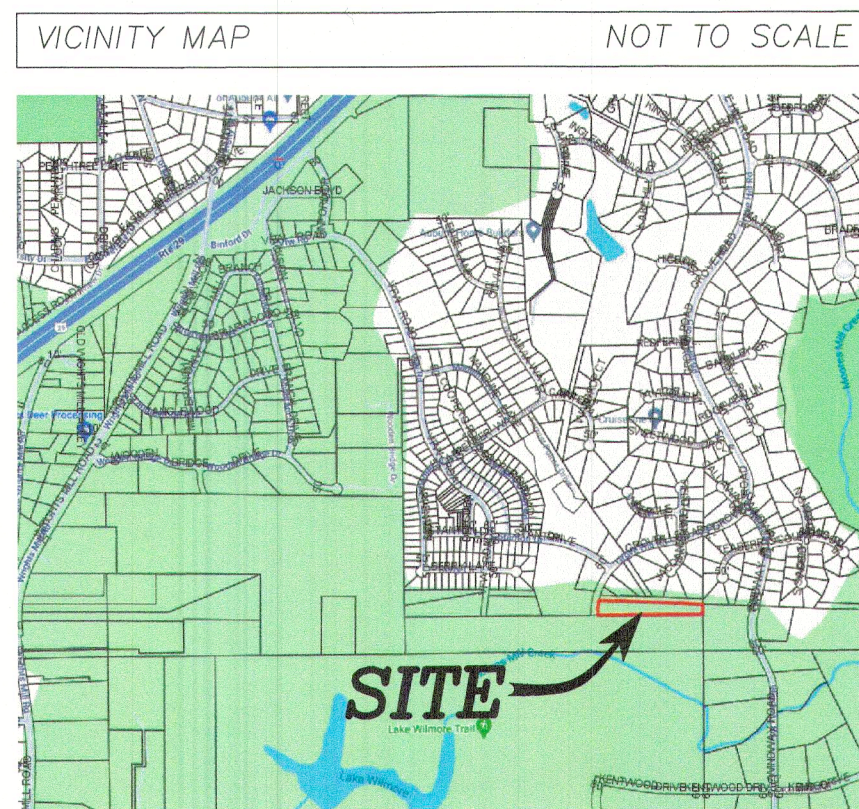
APPROVED BY THE AUBURN CITY ENGINEER

CITY ENGINEER *[Signature]* DATE 5/19/25

APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA:

MAYOR *[Signature]* DATE 5/19/25

LOT 1, MARY
E. COX S/D




NOTES:

1. SOURCE OF INFORMATION: PLAT BOOK 23, PAGE 180 (GROVE HILL WINDAWAY, SECOND ADDITION).
2. DATE OF FIELD SURVEY: AUGUST 2024. DATE OF OFFICE WORK: MARCH 1, 2025.
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ADT02 CORS AS CONTROL.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPETUALLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM OF TWELVE (12) FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNERS LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
5. THE PROPERTY OWNER HAS OBSERVED AND IS NOT KNOWING OF ANY ENCROACHMENT ON THE EASEMENT. THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREE TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
6. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY. THE CITY OF AUBURN AGREES TO HOLD THE PROPERTY OWNER FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
7. A PORTION OF LOTS 1 AND 2 ARE IMPACTED BY THE 100 YEAR FLOOD PLAIN PER FEMA FIRM 0108001000H DATED 01/01/2025.
8. GROSS AREA = 2.36 AC; TOTAL LOTS = 2 LOTS.
9. THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE THIS PROPERTY INTO 1 LOT FOR A RESIDENTIAL DEVELOPMENT.
10. THE STORM BUFFERS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY, AN ACTUAL DELINEATION MAY BE REQUIRED UPON APPLICATION FOR DEVELOPMENT APPROVAL.

Dilworth Development Inc. Michael Dilworth as president of said corporation, owner of the real property shown on this plot, 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 25th day of APRIL, 2025.


 Michael Dilworth as president of Dilworth Development Inc.


State of Alabama
Lee County

I, Shawna James Leake, a Notary Public, in and for said County in said State, hereby certify that Michael Dilworth, whose name as president of Dilworth Development Inc 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 20th day of April, 2025.
Notary Public: [Signature] My commission expires: 9/11/2028
State of Alabama
Lee County

William A Cleveland as Secretary of Cleveland Brothers Inc, owner of the real property shown on this plot, 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 28th day of April, 2025.

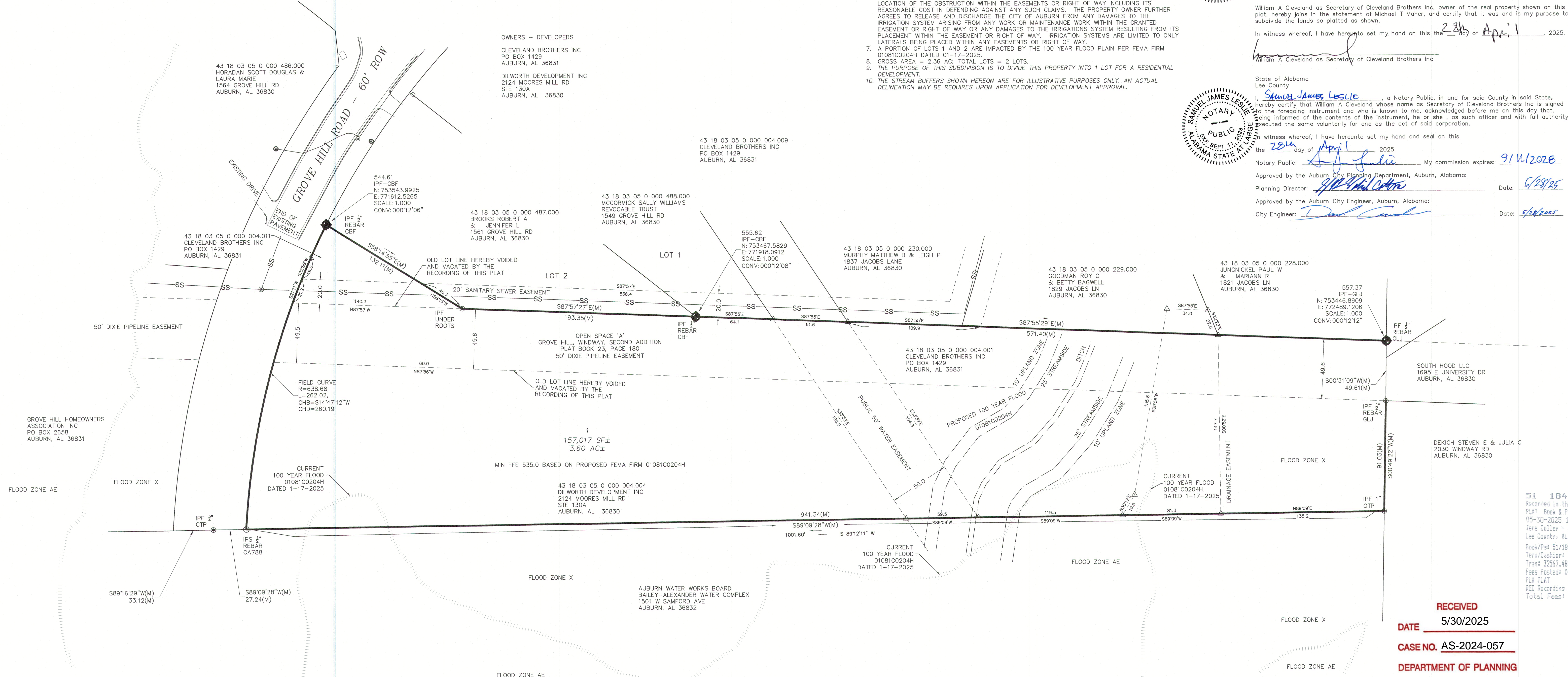

William A Cleveland as Secretary of Cleveland Brothers Inc

State of Alabama
Lee County

I, Shawna James Leslie, a Notary Public, in and for said County in said State, hereby certify that William A Cleveland whose name as Secretary of Cleveland Brothers Inc 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.



witness whereof, I have hereunto set my hand and seal on this
the 28th day of April, 2025.
Notary Public: [Signature] My commission expires: 9/11/2028
Approved by the Auburn City Planning Department, Auburn, Alabama:
[Signature] E/68105

Planning Director: [Signature] Date: 5/14/25
Approved by the Auburn City Engineer, Auburn, Alabama:
City Engineer: [Signature] Date: 5/18/2025



51 184
Recorded in the Above
PLAT Book & Page
05-30-2025 10:39:04 AM
Jere Colley - Probate Judge
Lee County, AL
Book/Pg: 51/184
Term/Cashier: CHPJREC1 / ES
Tran: 32567.488144.631934
Fees Posted: 05-30-2025 10:40:43
PLA PLAT
REC Recordings Fee
Total Fees: \$ 21.00

RECEIVED
DATE 5/30/2025
CASE NO. AS-2024-057
DEPARTMENT OF PLANNING

	Drawn By: MTM		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1" = -40'		
	File Name: 24-0183-SD1		
	Date: 3-13-2025		

Zoning Certificate Report

May 2025

Number	Address	Issued Date
ZC-2025-276	440 Martin Av 6	05/29/2025
ZC-2025-275	505 S Heritage Ct	05/19/2025
ZC-2025-274	189 E University Drive (Food Truck)	05/16/2025
ZC-2025-273	317 Northgate Blvd	05/15/2025
ZC-2025-272	311 Northgate Blvd	05/15/2025
ZC-2025-270	719 Mercer Circle	05/09/2025
ZC-2025-271	731 Mercer Circle	05/09/2025
ZC-2025-269	1477 N Donahue Drive 3406	05/06/2025

DRT Monthly Report

MAY 2025



1. Webster Road Property

Permit Number: DR-2025-00049
Submittal Date: 5/8/2025
Engineer of Record: Foresite Group, Inc.
General Location: 430 Webster Road

2. Piper Glen Lots 1-A, 1-B, 1-C, 2-A, 3, 4

Permit Number: DR-2025-00051
Submittal Date: 5/9/2025
Engineer of Record: AuburnCivil Pros
General Location: 654 Alberta Street

3. Cedarcrest Circle Multi-Unit

Permit Number: DR-2025-00052
Submittal Date: 5/14/2025
Engineer of Record: Foresite Group, Inc.
General Location: 120 Cedar Crest Circle

4. SCA Innotive Expansion 2025

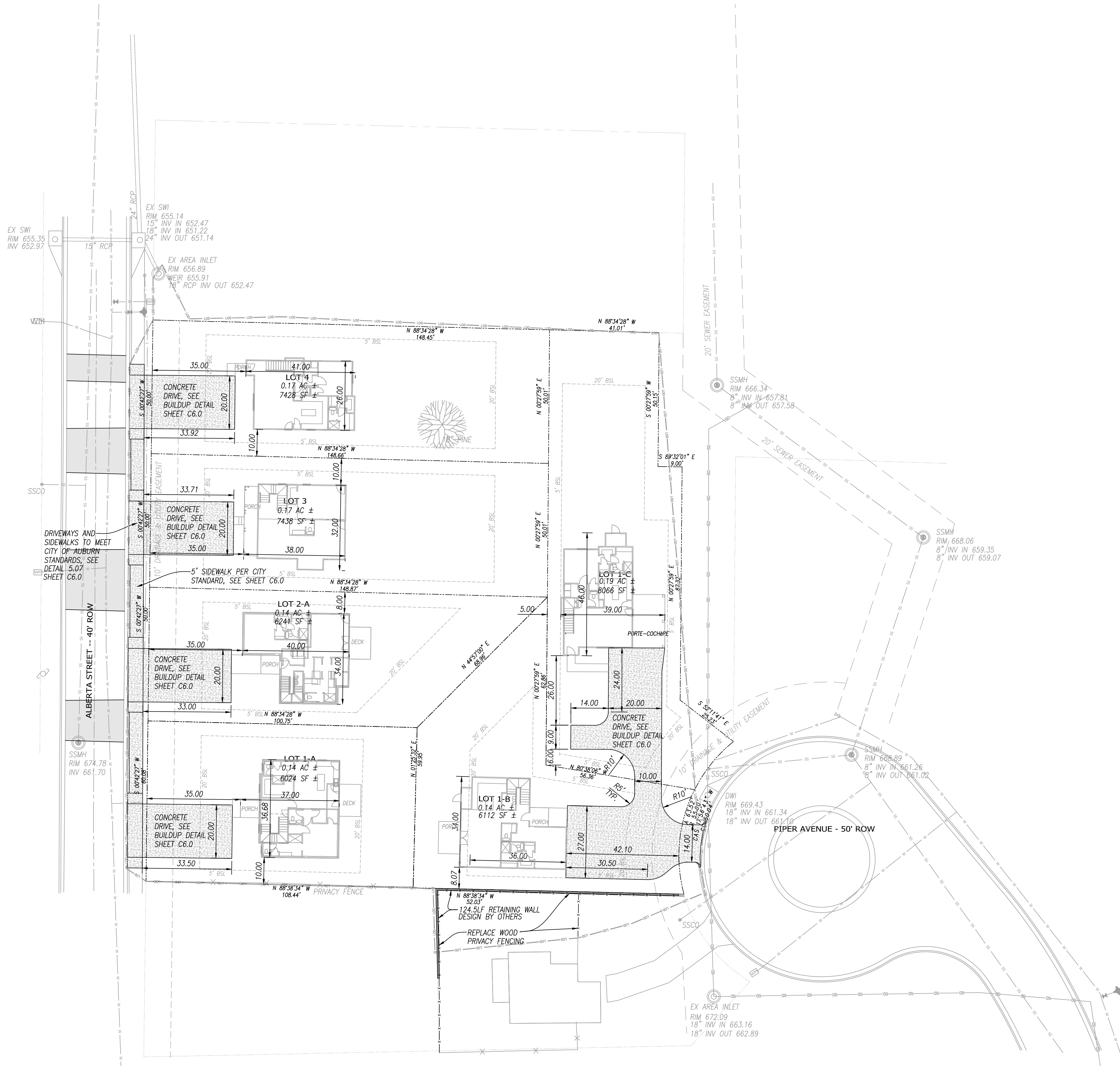
Permit Number: DR-2025-00055
Submittal Date: 5/20/2025
Engineer of Record: Praestare Engineering
General Location: 2456 West Tech Lane

5. Hickory Woods Drive

Permit Number: DR-2025-00060
Submittal Date: 5/28/2025
Engineer of Record: Foresite Group, Inc.
General Location: End of Hickory Woods Dr

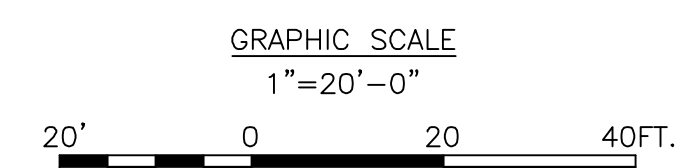
6. Beehive Road Widening

Permit Number: DR-2025-00062
Submittal Date: 5/30/2025
Engineer of Record: Foresite Group, Inc.
General Location: Beehive Rd East of Biltmore



PROJECT NOTES:

1. SITE = 0.95 ACRES
2. CURRENT ZONING: RDD
3. ADJACENT ZONING: NORTH-RDD, SOUTH-RDD, EAST-RDD, WEST-RDD (ALL RESIDENTIAL)
4. CURRENT LAND USE: VACANT
PROPOSED USE: RESIDENTIAL (2 STORIES)
5. THIS PARCEL IS NOT IN THE FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 01081C0182H EFFECTIVE DATE 1/17/2025.
6. PROPOSED TOTAL IMPERVIOUS AREA= 11,414 SF
PROPOSED TOTAL DISTURBED AREA= 41,309 SF
PROPOSED TOTAL FAR = 0.15
PROPOSED TOTAL ISR = 0.28
LOT 1-A ISR = 0.31
FAR = 0.18
LOT 1-B ISR = 0.36
FAR = 0.16
LOT 1-C ISR = 0.25
FAR = 0.13
LOT 2-A ISR = 0.31
FAR = 0.17
LOT 3 ISR = 0.23
FAR = 0.13
LOT 4 ISR = 0.22
FAR = 0.13
7. PARKING SPACES PROVIDED = 2 PER LOT
LOTS 1-B & 1-C = 3 PER LOT



LEGEND	
	STANDARD DUTY ASPHALT PAVING
	COA STD. UTILITY PATCH
	COA STD., 1" ASPHALT OVERLAY
	CONCRETE SIDEWALK PAVING
	COA CONCRETE APRON
	PROPOSED HEAVY DUTY CONCRETE PAVING
	PROPOSED PERVIOUS PAVERS
	PROPERTY LINE
	PARKING COUNT
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	VEHICLE STACKING POSITION

GENERAL NOTES:

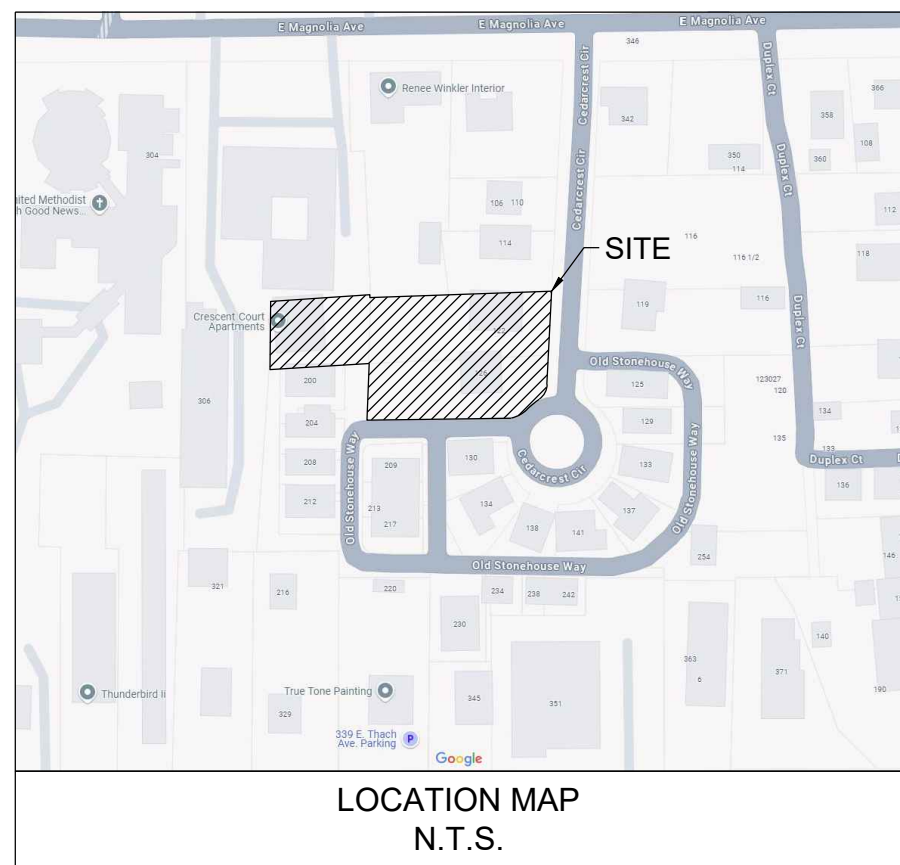
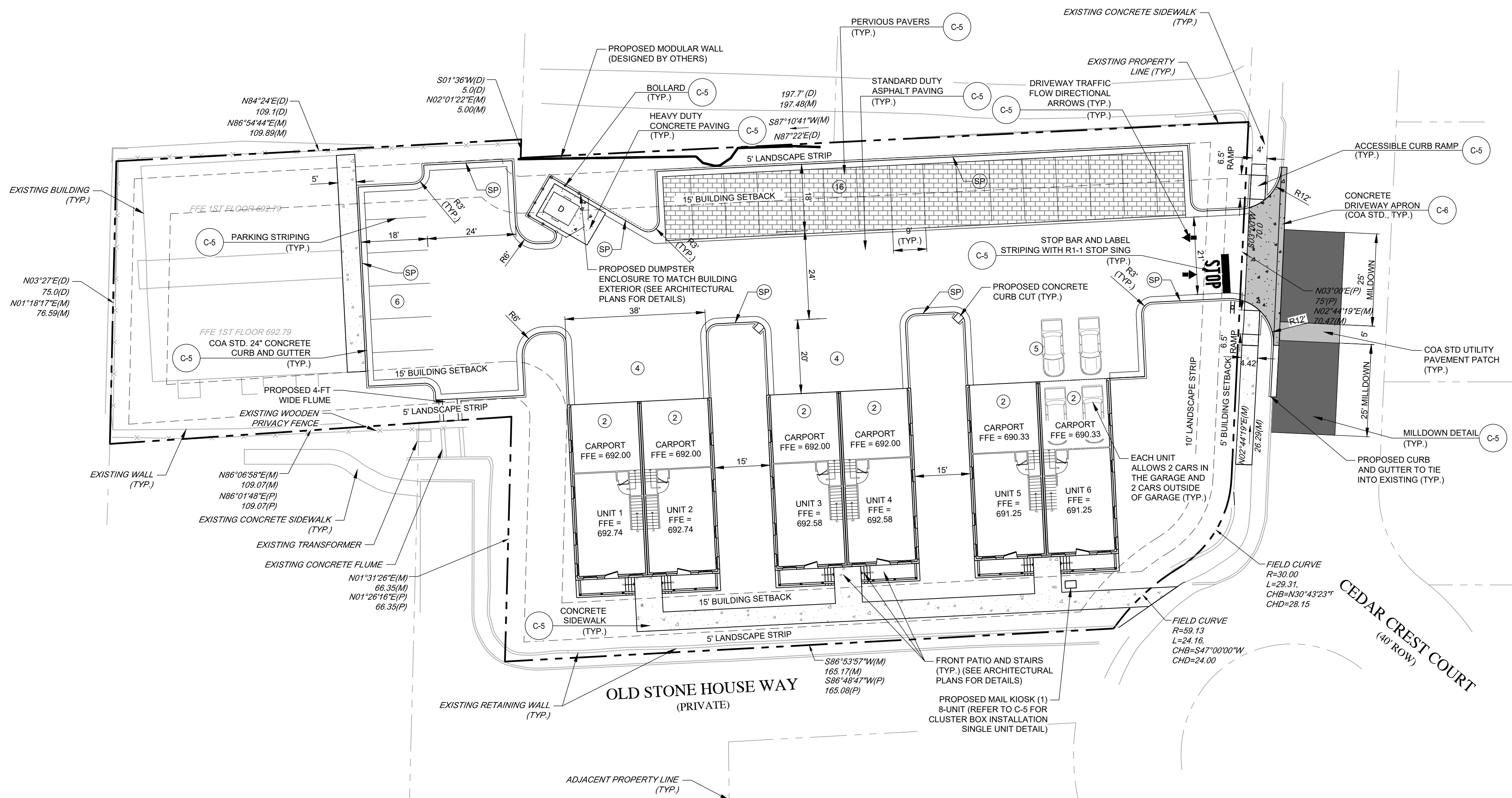
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: UN-E (URBAN NEIGHBORHOOD EAST)
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 6) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 7) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 8) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.
- 9) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 10) ALL PAVEMENT MARKING WITHIN CITY OF AUBURN RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO CITY OF AUBURN SPECIFICATIONS.
- 11) MAXIMUM CUT OR FILL SLOPE=3H:1V
- 12) 24 HOUR CONTACT: ANDY YOUNG, P.E., (334) 887-6064
- 13) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE. ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
- 14) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BY THE OWNER. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 15) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.

SITE DATA	
ZONING:	UN-E (URBAN NEIGHBORHOOD EAST)
ADJACENT ZONING:	UN-E (URBAN NEIGHBORHOOD EAST)
CURRENT LAND USE:	UN-E (URBAN NEIGHBORHOOD EAST)
LAND USE INTENSITY:	VIII
PARCEL IDENTIFICATION NUMBER:	0909304002031000, 0909304002024000, 0909304002025000
TOTAL SITE AREA:	0.79 AC.
PERVIOUS SURFACE AREA:	0.25 AC.
IMPERVIOUS SURFACE AREA:	0.54 AC.
IMPERVIOUS SURFACE RATIO:	0.54/0.79 AC. = 0.68
LANDSCAPE BUFFER -	FRONT: 5 FT SIDE: 5 FT REAR: 5 FT
BUILDING SETBACK -	FRONT: 15 FT SIDE: 15 FT REAR: 15 FT
FLOOR AREA RATIO MAXIMUM:	1.50
FLOOR AREA RATIO PROPOSED:	0.53
NUMBER OF FLOORS:	3
NUMBER OF PROPOSED UNITS:	6
NUMBER OF PROPOSED BEDROOMS:	30
NUMBER OF EXISTING UNITS:	12
NUMBER OF EXISTING BEDROOMS:	12
TOTAL BEDROOMS:	42
DENSITY ALLOWED:	86 BEDROOMS/AC
PROPOSED DENSITY:	53.16 BEDROOMS/AC
PARKING RATIO REQUIRED -	1.1 SPACE / 1 BEDROOM
PARKING REQUIRED:	47 SPACES
PARKING PROVIDED:	47 SPACES
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'



LOCATION MAP
N.T.S.

ENGINEER:

FORESITE
group

Foresite Group, LLC
2301 Ogletree Village Lane
Suite 200
Auburn, AL 36830
P | 334.887.6064
F | 334.887.6024
W | www.foresitegroup.net

DEVELOPER:

BILL & LOU DILLARD

120 CEDARCREST CIRCLE
AUBURN, AL 36830
RYAN.CLEMENTS@ACICMS.COM

CONTACT:

RYAN CLEMENTS

PROJECT:

CEDARCREST CIRCLE MULTI-UNIT

120 CEDARCREST CIRCLE
AUBURN, AL 36830
SECTION 30, TOWNSHIP 19 N, RANGE 26 E

SEAL:

REVISIONS DATE

PROJECT MANAGER: ADY

DRAWING BY: ZLR

JURISDICTION: AUBURN, AL

DATE: 05/14/2025

SCALE: 1" = 20'

TITLE:

SITE & PAVING PLAN

SHEET NUMBER:

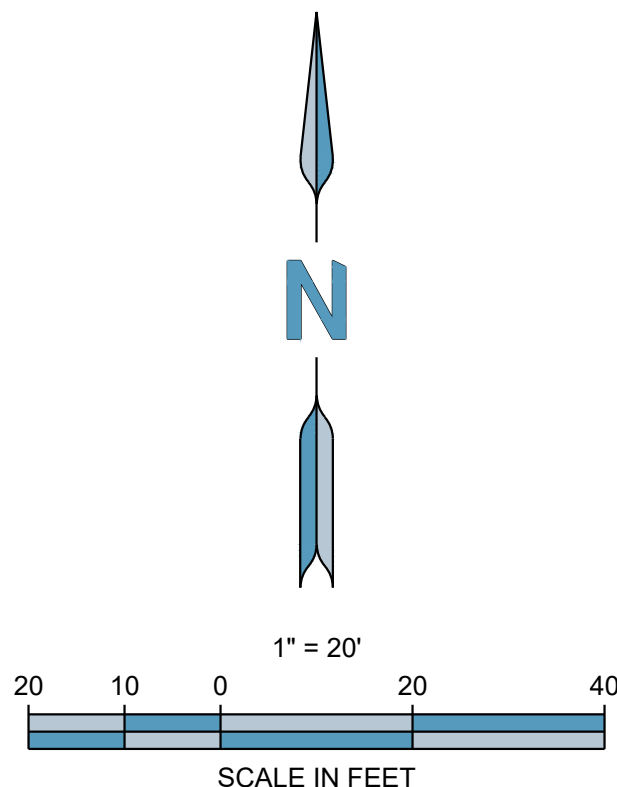
C-1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2279.001



Know what's below
Call before you dig





TOTAL LOT SIZE: 13.71 ACRES (597,254 SF)
LAND USE INTENSITY CLASS:
CLASS XI, SITE DESIGN STANDARD E

IMPERVIOUS SURFACE AREA (EXISTING)=278,710 SF
IMPERVIOUS SURFACE AREA (PROPOSED)=339,740 SF
ISR MAXIMUM=0.90
ISR PROPOSED=0.569

FLOOR AREA (EXISTING)=148,340 SF
FLOOR AREA (PROPOSED)=200,565 SF
FAR MAXIMUM=0.94
FAR PROPOSED=0.336

NUMBER OF PARKING SPACES (LARGEST SHIFT)
REQUIRED=20 SPACES
EXISTING=144 SPACES
PROPOSED=144 SPACES

OTHER INFORMATION
BUILDING HEIGHT MAXIMUM=60'
BUILDING EAVE HEIGHT PROPOSED=26'-8"

EXTERIOR BUILDING MATERIAL:
CONCRETE TILT-UP PANELS

ZONING OF THIS AND ADJACENT
PROPERTIES: INDUSTRIAL

PRAESTARE
ENGINEERING

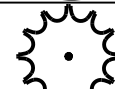
148 E MAIN STREET * DOTHAN, AL 36301 * 334-699-8703

ALABAMA REGISTERED PROFESSIONAL ENGINEER
No. 18808
ALAN PARKER
03/26/2025

OVERALL SITE PLAN
A NEW BUILDING EXPANSION
for SCA INNOTIVE
2456 WEST TECH LANE, AUBURN, ALABAMA

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DES.	CHK.	DATE	DESCRIPTION
AJP	AJP	03/26/2025	ISSUE FOR DRT REVIEW
			NOT FOR CONSTRUCTION

PLANT SCHEDULE REMAINING SITE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	67	CANOPY TREE / SITE TREE	B & B	2.5" CAL	
	25	UNDERSTORY TREE / EVERGREEN	B & B	2" CAL	
	24	UNDERSTORY TREE / DECIDUOUS	B & B	2.5" CAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	122	LARGE SHRUB	7 GAL.		60" o.c.
	305	SMALL SHRUB	3 GAL.		36" o.c.

LANDSCAPE REQUIREMENTS:

PERIMETER BUFFERS ON NORTH, WEST, AND SOUTH PERIMETER:
CANOPY TREES, 74' UNDERSTORY TREES, 284 SHRUBS REQUIRED
111" CANOPY TREES, 74" UNDERSTORY TREES, 284 SHRUBS PROPOSED

NORTH BUFFER:
51" CANOPY TREES, 45" UNDERSTORY TREES, 162 SHRUBS PROPOSED

WEST BUFFER:
27" CANOPY TREES, 28" UNDERSTORY TREES, 45 SHRUBS PROPOSED

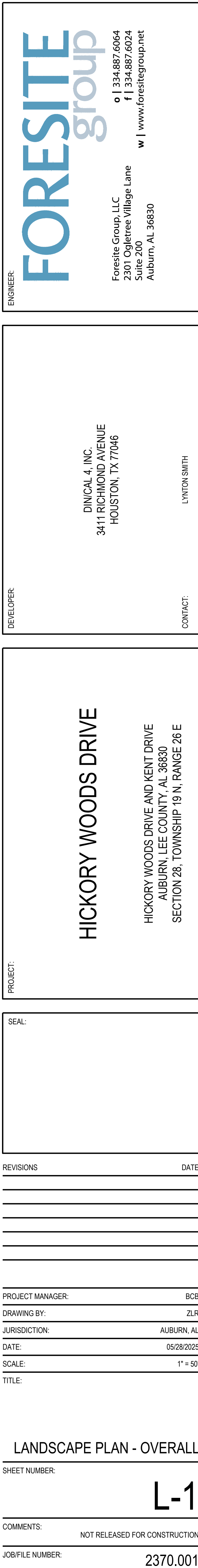
SOUTH BUFFER:
33" CANOPY TREES, 27 SHRUBS PROPOSED

REMAINING SITE LANDSCAPE:
166" CANOPY TREES, 110" UNDERSTORY TREES, 427 SHRUBS REQUIRED
167.3" CANOPY TREES, 110" UNDERSTORY TREES, 427 SHRUBS PROPOSED

TOTAL SITE LANDSCAPE:
111" CANOPY TREES, 154" UNDERSTORY TREES, 711 SHRUBS REQUIRED
278.5" CANOPY TREES, 154" UNDERSTORY TREES, 711 SHRUBS PROPOSED

- ## GENERAL LANDSCAPE NOTES:
1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
 2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
 3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WITH NO DEFECTS.
 4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
 5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
 6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
 7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE AND PLANTING DESIGN, TREES, SHRUBS AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. OWNER'S REPRESENTATIVE SHALL REVIEW AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
 8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE OF THE PLANT IS TOWARD THE VIEWER.
 9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
 10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.

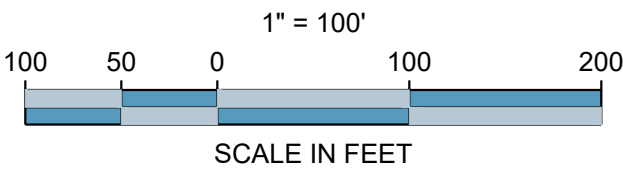
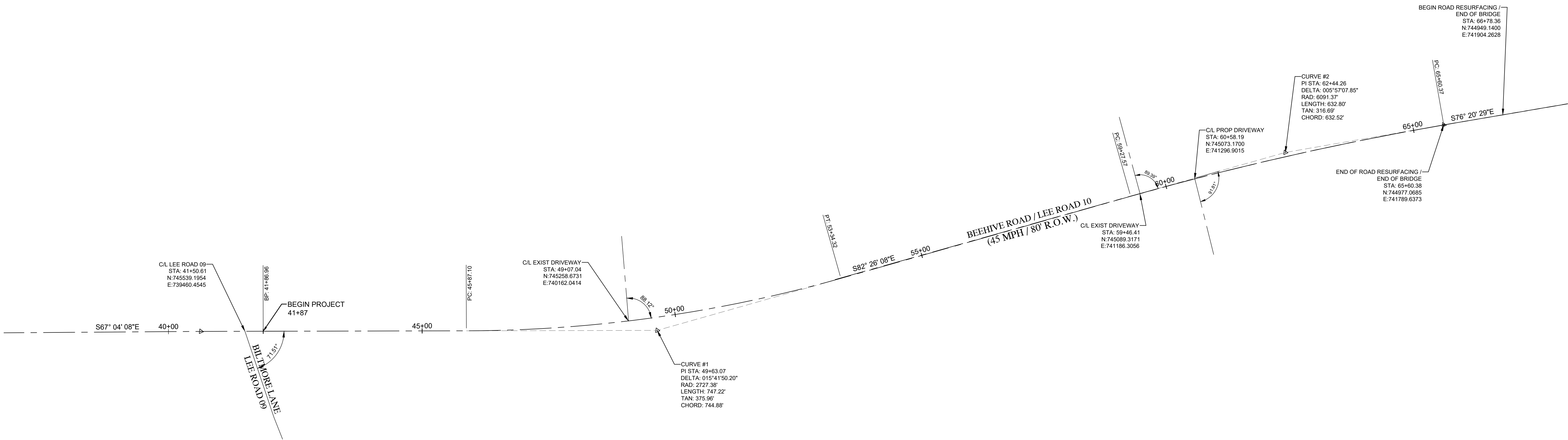
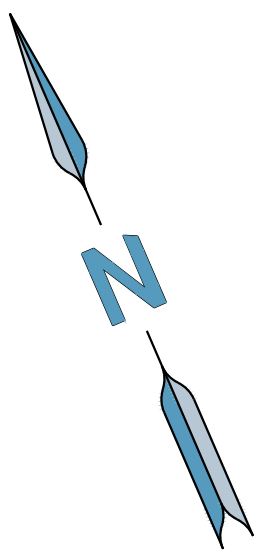
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE "THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN PLANTING BEDS SHALL BE PULVERIZED OR SHREDDED PRIOR TO FINAL WALK-THROUGH. OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE USED TO DETERMINE CONTRACTOR'S ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR THE CONTRACTOR'S USE. THE CONTRACTOR'S ESTIMATES SHALL BE COMPARED WITH THE OWNER'S ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. THE CONTRACTOR'S COMPENSATION SHALL BE ALLOWED FOR EXCESS QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AS DRIVE COVERED PARKING AREAS, THE LANDSCAPE AREAS SHALL BE MAINTAINED FOR PURPOSES OF MAINTENANCE, AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED WARRANTY FOR THE REPAIR OF THE DRIVE COVERED PARKING AREAS. ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM TO PROVIDE 100% FULL COVERED WATER. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.





GEOMETRIC LAYOUT

HORIZONTAL ALIGNMENT DATA PLAN VIEW SHEET

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
STPSU-4124 ()	2025	1E

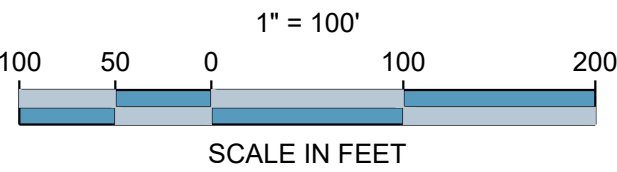
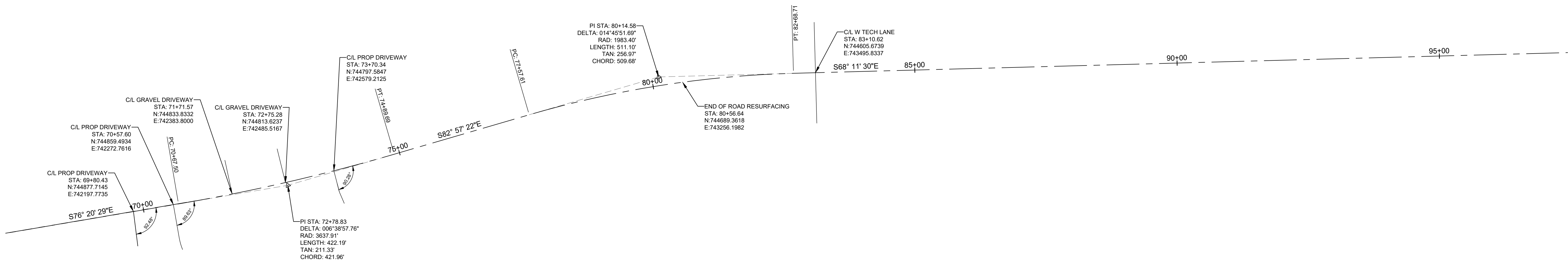
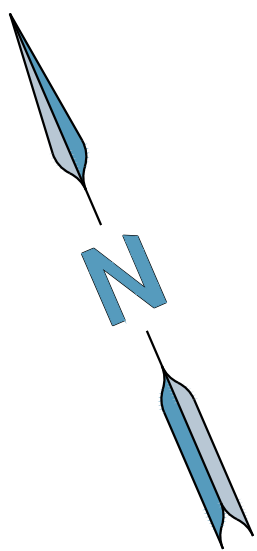




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			DATE	MAY 12TH, 2025	OFFICE ENGINEER	BCB	GEOMETRIC LAYOUT	10

GEOMETRIC LAYOUT

HORIZONTAL ALIGNMENT DATA PLAN VIEW SHEET

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
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