



10 Jack Gray Way, Helena, AL 35080
City Hall Council Chambers
August 20, 2026

Helena Planning Commission

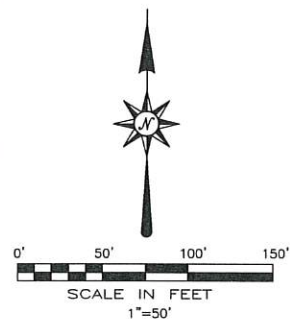
Agenda
6:00PM

1. Meeting Called to Order
2. Prayer
3. Pledge of Allegiance
4. Roll Call
5. Approval/Correction of Minutes of July 16, 2026, meeting
6. Communication from City Council
7. Unfinished Business
8. Hearing of Applications

Final Plat Approval Riverwoods Sector 12 (30 lots)-Harris Doyle-Special District Planned Residential.

9. Committee Reports
10. Resolutions
11. Communications and Miscellaneous Business
12. Adjourn

Next Meeting
September 17, 2026
Posted 07/14/2026-

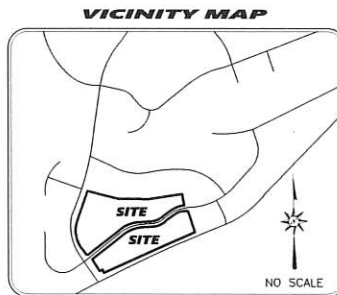


NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
2. According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community-panel number 01117C 0211 F, dated September 24, 2021), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
3. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
M	MEASURED
(C)	CALCULATED
S.B.	SETBACK
T20S	TOWNSHIP 20 SOUTH
R3W	RANGE 3 WEST
SEC.	SECTION
R.R.	RAILROAD
EL.	ELEVATION
BLDG.	BUILDING
RCP	REINFORCED CONCRETE PIPE
PVC	POLY VINYL CHLORIDE

LEGEND	
●	IRON PIN FOUND
△	CALCULATED POINT
■	FOUND CONCRETE MONUMENT
— R.O.W.	RIGHT OF WAY
○	IPS-CAPPED REBAR (CA-560LS)



STATE OF ALABAMA
SHELBY COUNTY

The as-built survey shall contain an acknowledgment from the engineer-of-record stating that the engineer-of-record has reviewed the as-built survey and that the subdivision was constructed in accordance with the engineer's approved plans.

Given under my hand and seal this the _____ day of _____, 2025.

Engineer Signature _____

My commission expires: _____

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Derek S. Meadows, a Professional Land Surveyor of the State of Alabama, as Surveyor, Riverwoods Properties LLC, as Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct plat or map of lands shown hereon and known as Riverwood's Sector 12, showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the plat for Final Plat of Riverwoods Commercial-Phase II, Map Book 39, Page 107, and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and designated by small, open circles on said plat or map. The undersigned appoint the City of Helena as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map.

OWNER
Riverwoods Properties LLC

Dated: _____
Gonzalez-Strength & Associates, Inc.

Derek S. Meadows
Ala. Reg. No. 29996

Representative _____

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Corporate Partner of Gonzalez-Strength & Associates, Inc., as Surveyor, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2026.

Notary Public _____

My commission expires: _____

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify _____ as _____ for Riverwoods Properties LLC, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2026.

Notary Public _____

My commission expires: _____

By: _____
Planning & Zoning Chairman

Date: _____

By: _____
City Clerk

Date: _____

By: _____
City Engineer

Date: _____

By: _____
Mayor of the City of Helena

Date: _____

THE PURPOSE OF THIS PLAT IS TO CREATE 30 LOTS FROM 7
EXISTING LOTS FOR RESIDENTIAL DEVELOPMENT.

FINAL PLAT

RIVERWOOD'S SECTOR 12

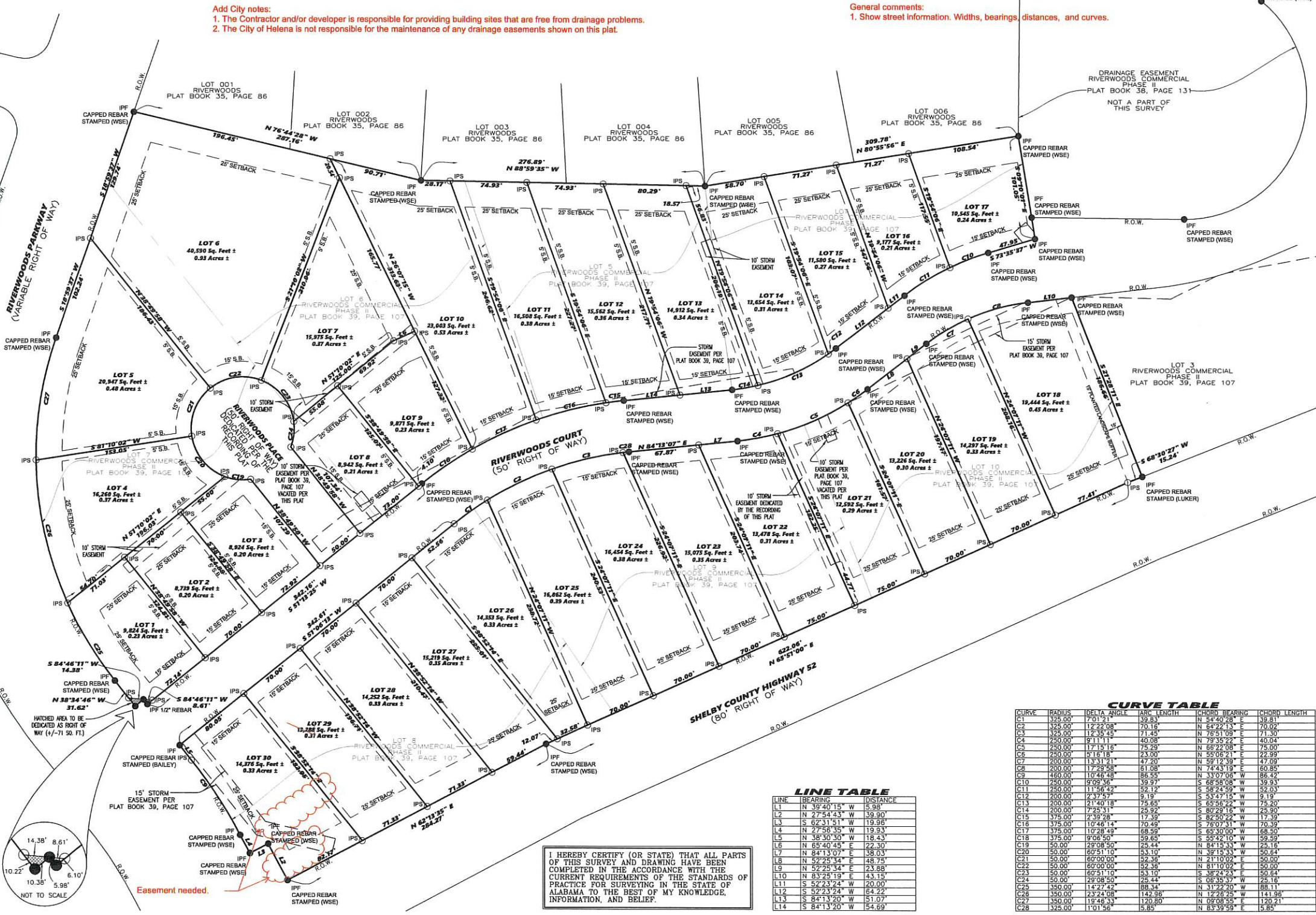
BEING A RESURVEY OF LOTS 4-10 OF RIVERWOODS COMMERCIAL
PHASE II AS RECORDED IN PLAT BOOK 39, PAGE 107 AND BEING
SITUATED IN THE SOUTH ONE-HALF OF SECTION 17, TOWNSHIP 20
SOUTH, RANGE 03 WEST, SHELBY COUNTY, ALABAMA.

Prepared by:



JULY 2025

JOB #25-0469



HEREBY CERTIFY (OR STATE) THAT ALL PARTS
OF THIS SURVEY AND DRAWING HAVE BEEN
COMPLETED IN THE 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°40'15" W	5.98'
L2	N 27°54'43" W	39.90'
L3	S 62°31'51" W	19.95'
L4	N 27°56'35" W	19.93'
L5	N 38°30'30" W	18.43'
L6	N 65°40'45" E	22.30'
L7	N 84°13'07" E	38.03'
L8	N 52°25'34" E	48.75'
L9	N 52°25'34" E	23.88'
L10	N 83°25'19" E	43.15'
L11	S 52°23'24" W	20.00'
L12	S 52°23'24" W	64.22'
L13	S 84°13'20" W	51.07'
L14	S 84°13'20" W	54.69'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	7°01'21"	39.53'	N 54°40'28" E	39.81'
C2	325.00'	12°22'08"	70.16'	N 64°22'13" E	70.02'
C3	325.00'	12°23'15"	71.45'	N 76°51'09" E	71.30'
C4	250.00'	9°11'11"	40.08'	N 75°35'22" E	40.04'
C5	250.00'	17°15'16"	75.29'	N 68°22'08" E	75.00'
C6	250.00'	10°48'14"	47.20'	N 55°06'21" E	22.99'
C7	200.00'	13°11'21"	61.08'	N 57°12'39" E	47.09'
C8	200.00'	17°29'58"	81.08'	N 74°43'19" E	60.85'
C9	460.00'	10°46'48"	86.55'	N 33°07'08" W	86.42'
C10	250.00'	9°09'56"	39.97'	S 68°58'08" W	39.93'
C11	250.00'	11°56'42"	52.12'	S 58°24'59" W	52.03'
C12	200.00'	2°37'57"	9.19'	S 53°47'15" W	9.19'
C13	200.00'	21°40'18"	75.85'	S 63°56'22" W	75.20'
C14	200.00'	7°25'31"	25.92'	S 80°29'16" W	25.90'
C15	375.00'	2°39'28"	17.39'	S 82°50'22" W	17.39'
C16	375.00'	10°48'14"	70.49'	S 76°07'31" W	70.39'
C17	375.00'	10°28'49"	68.99'	S 65°30'00" W	68.90'
C18	375.00'	9°08'50"	59.65'	S 55°42'10" W	59.59'
C19	50.00'	29°08'30"	25.44'	N 84°15'33" W	25.16'
C20	50.00'	60°51'10"	53.10'	N 37°15'33" W	50.64'
C21	50.00'	60°00'00"	52.36'	N 21°10'02" E	50.00'
C22	50.00'	60°00'00"	52.36'	N 81°10'02" E	50.00'
C23	50.00'	60°51'10"	53.10'	S 38°24'23" E	50.64'
C24	50.00'	29°08'30"	25.44'	S 05°35'37" W	25.16'
C25	350.00'	14°27'42"	88.34'	N 31°22'20" W	88.11'
C26	350.00'	23°22'28"	142.98'	N 12°28'25" W	141.98'
C27	350.00'	19°46'33"	120.80'	N 08°08'55" E	120.21'
C28	325.00'	1°01'56"	5.85'	N 83°39'59" E	5.85'