

Planning Commission Agenda

May 24, 2018

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Clay McInnis

Jerome Moore

Patrick Moss

Crews Reaves

Kippy Tate

**Planning Controls Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the April 26, 2017 meeting

May 24, 2018

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2017-011	Pilgreen Engineering	Taylor Road	Rezoning	1
2.	8957	“ “	EastChase Parkway	Plat	2
3.	DP-2018-007	“ “	McLemore Drive	DP	3
4.	8958	“ “	McLemore Drive	Plat	4
5.	8956	Flowers & White Engineering	Upper James Street	Plat	5
6.	DP-2010-034	Minho Jang	Folmar Parkway	DP	6
7.	DP-1969-025	RTM Alabama Inc.	Atlanta Highway	DP	7
8.	DP-1986-157	J. M. Garrett & Son	Mobile Highway	DP	8
9.	8961	“ “	Mobile Highway	Plat	9
10.	RZ-2018-012	Matt Durie	Troy Highway	Rezoning	10
11.	RZ-2018-010	Guice Slawson	Carter Hill Road	Rezoning	11
12.	RZ-2018-011	Wesley Nummy	Williams Drive	Rezoning	12
13.	DP-2002-036	Larry E. Speaks & Associates	Old Wetumpka Hwy.	DP	13
14.	8960	“ “	Old Wetumpka Hwy.	Plat	14
15.	DP-2010-014	“ “	Mobile Road	DP	15
16.	8959	“ “	Mobile Road	DP	16

***The next Planning Commission meeting is on
June 28, 2018***

1. RZ-2017-011 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: City of Montgomery

SUBJECT: Request to rezone two (2) acres on the southeast corner of Taylor Road and Halcyon Boulevard from PGH-35 (Patio-Garden Home) Zoning District and B-2-Q (Commercial-Qualified) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has INST (Institutional) zoning to the north, PGH-35 (Patio-Garden Home) zoning to the south and east, and R-20-t (Townhouse) zoning to the west. This is a baseball/softball complex (Buddy Watson Ballfields). The initial use for this is a billboard. The Land Use Plan recommends low and medium density residential use.

This request was delayed at the April 26, 2018 meeting.

STAFF COMMENT(S): This is considered spot zoning. It is not consistent with the land use plan and there is no commercial zoning within approximately 2,000 ft.

CITY COUNCIL DISTRICT: 9

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

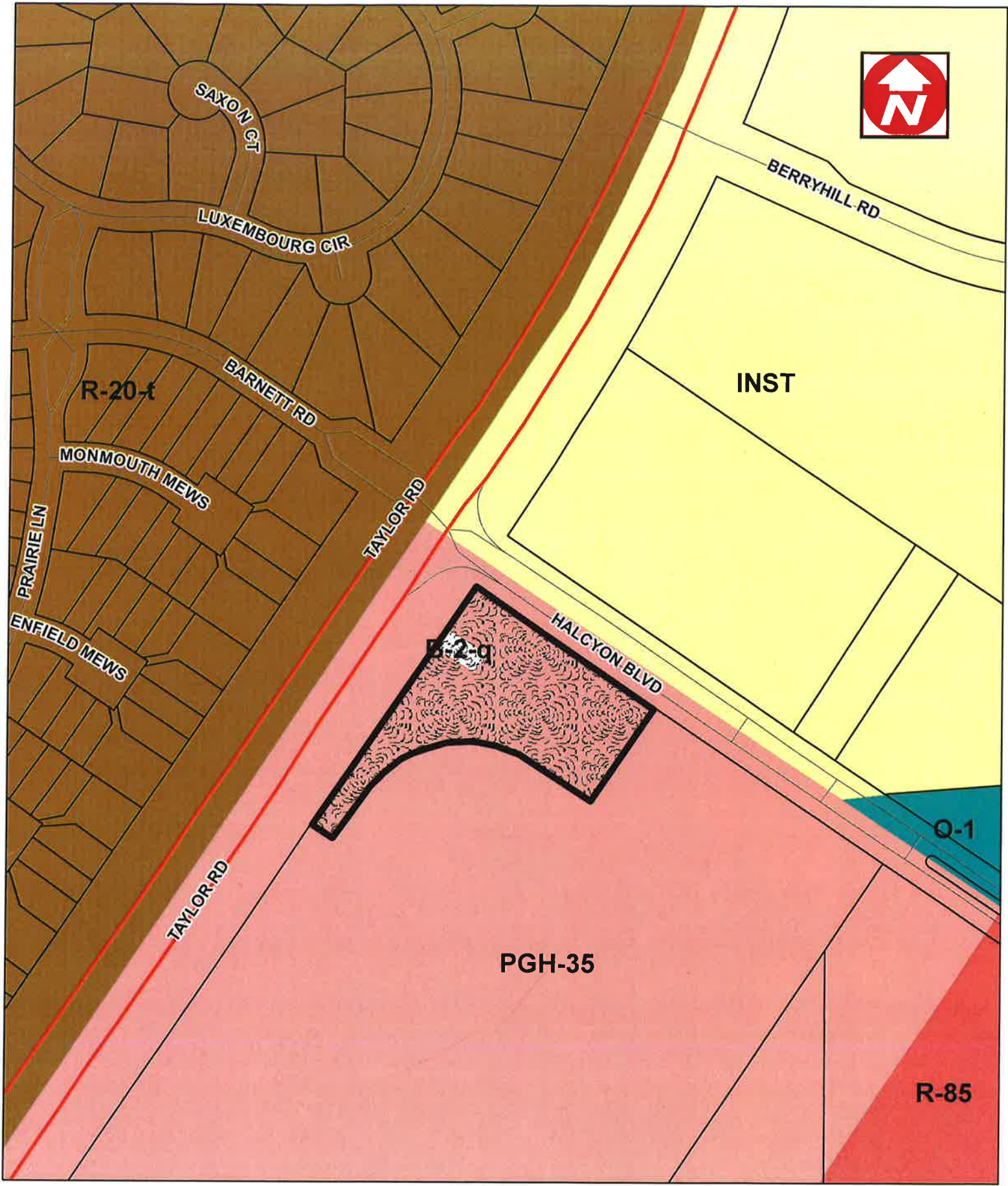
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



FROM PGH-35
B-2-Q TO B-2

FILE NO. R2-2017-011

ITEM NO. 1A



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY

PGH-35

FROM B-2-Q TO B-2



FILE NO. 22-2017-011

ITEM NO. 1B

2. 8957 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Texas Roadhouse

SUBJECT: Request final approval of EastChase Plat No. 18A located on the north side of EastChase Parkway, approximately 500 ft. east of Berryhill Road, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats two (2) lots into two (2) lots by moving the interior property line approximately 60 ft. to the east. Lot 1A (2.172 acres) is the site of the Texas Roadhouse and the additional property is to expand their parking lot. Lot H-1A (4.065 acres) is a detention pond. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

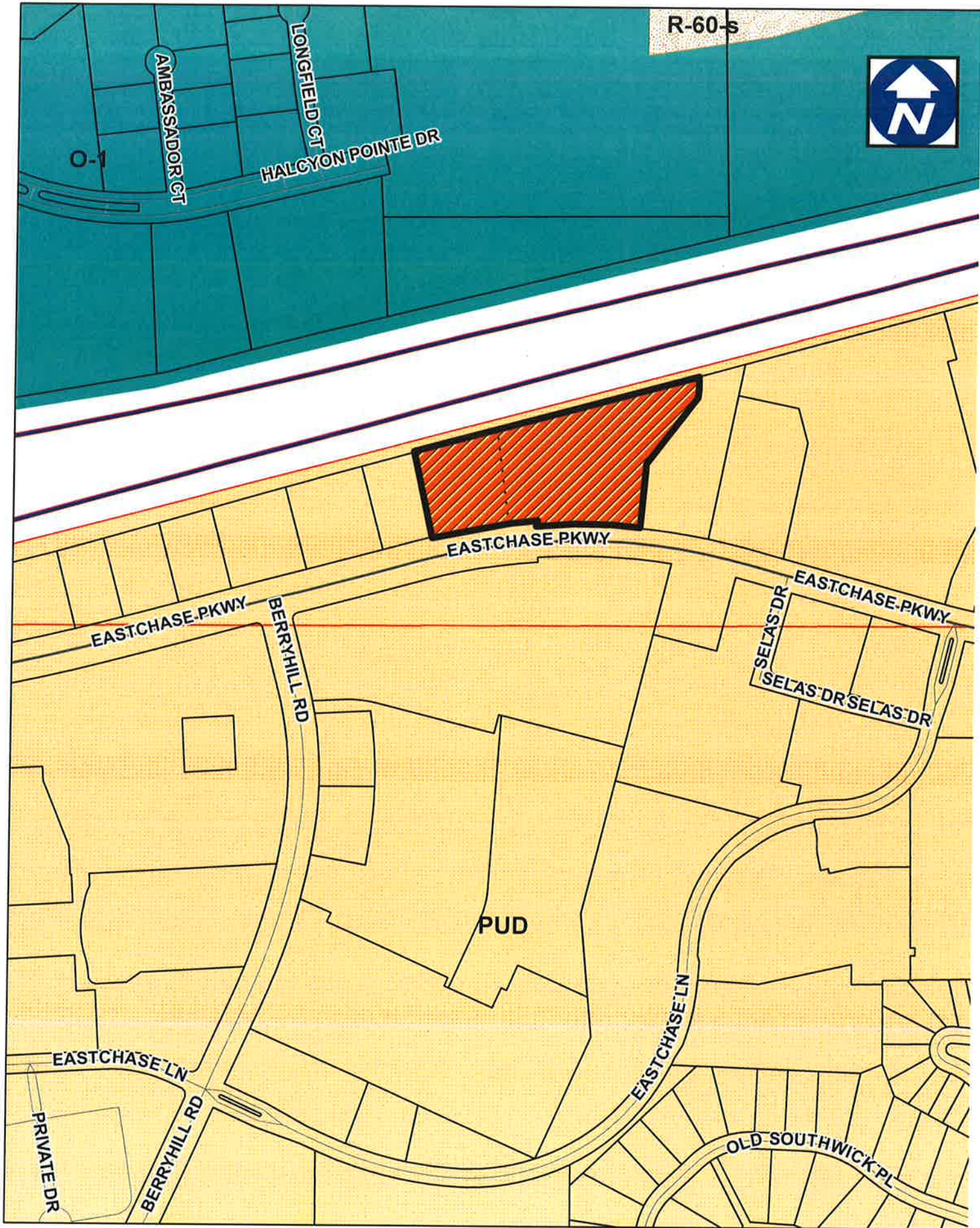
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

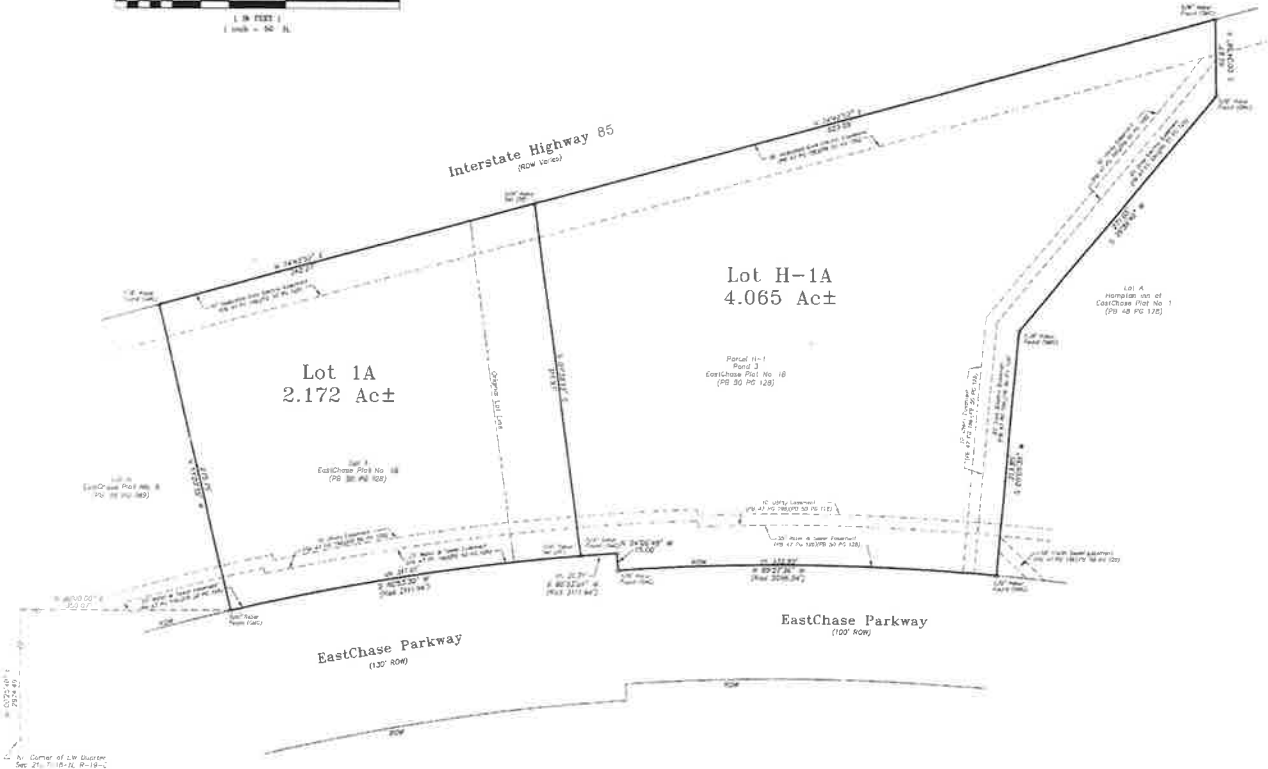
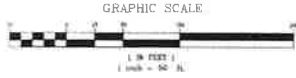
SUBJECT PROPERTY



ITEM NO. 2A

28

EastChase Plat No. 18-A



BEING A REPLAT OF
LOT 1 AND PARCEL H-1 (FOUND 3)
EASTCHASE PLAT NO. 18
(PLAT BOOK 50 PAGE 128)

LOCATED IN
SE 1/4 OF SECTION 16, T-16-N, R-19-E
MONTGOMERY COUNTY, ALABAMA
CONTAINING 8,237 AC±

Pilgreen Engineering, Inc.

DATE	DRAWN	FIELD	FIELD	BLK.	BOOK
APR 1, 2018					

MONTGOMERY ALABAMA
1" = 50'

Drawn By	Checked By	Field	Field	Blk.	Book
MSE	WFD	MLA	MLA		(18-128)

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BEETHAM, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT; THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
ACCORDING TO MY SURVEY THIS IS THE _____ DAY OF _____ 2018.

MARTIN T. BEETHAM
ALABAMA REG. NO. 14728

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, IDEAL ROADHOUSE HOLDINGS LLC, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND APPROVES SAID PLAT THIS _____ DAY OF _____ 2018.
TEXAS ROADHOUSE HOLDINGS LLC

BY: _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT _____ WHOSE NAME IS _____ OF TEXAS ROADHOUSE HOLDINGS LLC, IS BOUND TO MY FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE SIGNATURE IS KNOWN TO ME, ACKNOWLEDGES BEFORE ME ON THIS DAY THAT SAID PERSON HAS BEEN INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BECAME DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS IS THE _____ DAY OF _____ 2018
NOTARY PUBLIC BY COMMISSION EXPIRES _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, TAYLOR RYAN IMPROVEMENT DISTRICT, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND APPROVES SAID PLAT THIS _____ DAY OF _____ 2018.
TAYLOR RYAN IMPROVEMENT DISTRICT

BY: _____

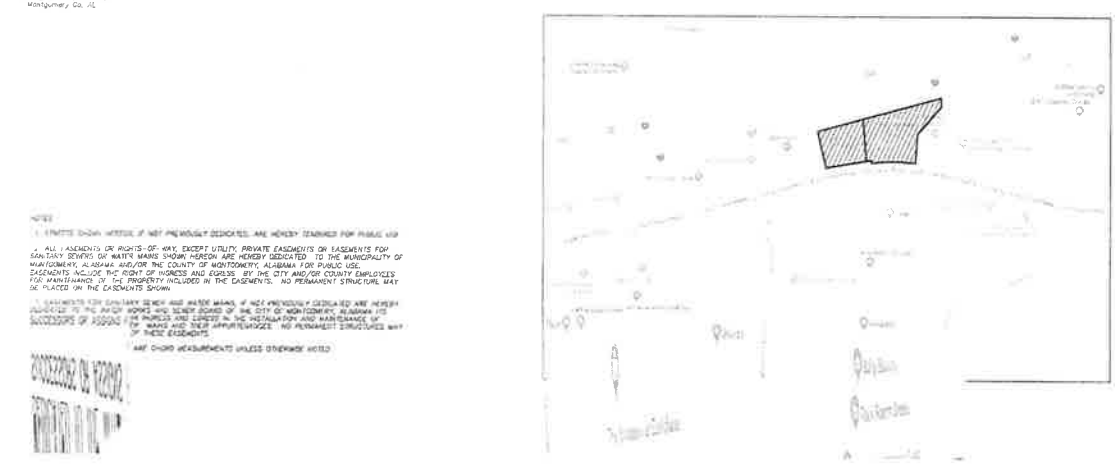
STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT _____ WHOSE NAME IS _____ OF TAYLOR RYAN IMPROVEMENT DISTRICT, IS BOUND TO MY FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE SIGNATURE IS KNOWN TO ME, ACKNOWLEDGES BEFORE ME ON THIS DAY THAT SAID PERSON HAS BEEN INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BECAME DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS IS THE _____ DAY OF _____ 2018
NOTARY PUBLIC BY COMMISSION EXPIRES _____

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

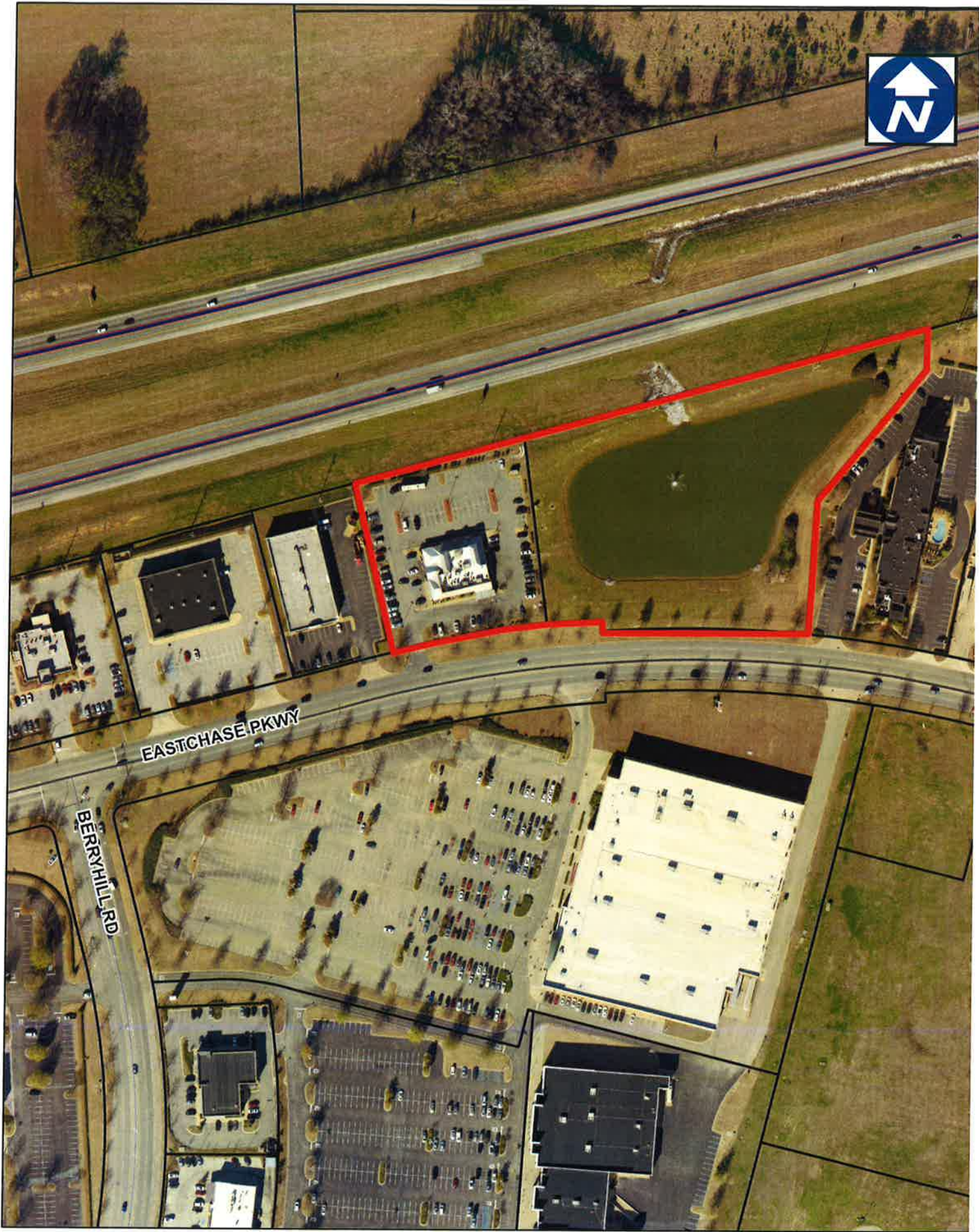
BY: THOMAS W. TYSON, JR.
EXECUTIVE SECRETARY

RECEIVED
APR 7 2018
PLANNING DEPT. 255-1500



NOTES
1. EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR. PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR. PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR.
2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR. PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR.
3. EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR. PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR.
4. EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR. PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, SHALL BE SHOWN BY THE SURVEYOR.

APPROVED BY: [Signature]



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. DP-2018-007 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Z-TEC

SUBJECT: Public hearing for a development plan for a new building to be located on a triangular piece of land in the middle of the intersection of McLemore Drive and Wares Ferry Road in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,000 sq. ft. building and a 1,920 sq. ft. of canopy. There are 44 paved parking spaces indicated on the site plan. This is a triangular shaped parcel that is bounded by Wares Ferry Road on the north and south, and McLemore Road on the east. There are two (2) access drives to Wares Ferry Road on the north side, one (1) access drive to Wares Ferry Road on the south side, and one (1) access drive to McLemore Road. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-2

WARES FERRY RD

R-65-s

B-3

B-2

R-85

R-65-m

MCLEMORE DR

O-1

DEVELOPMENT SITE

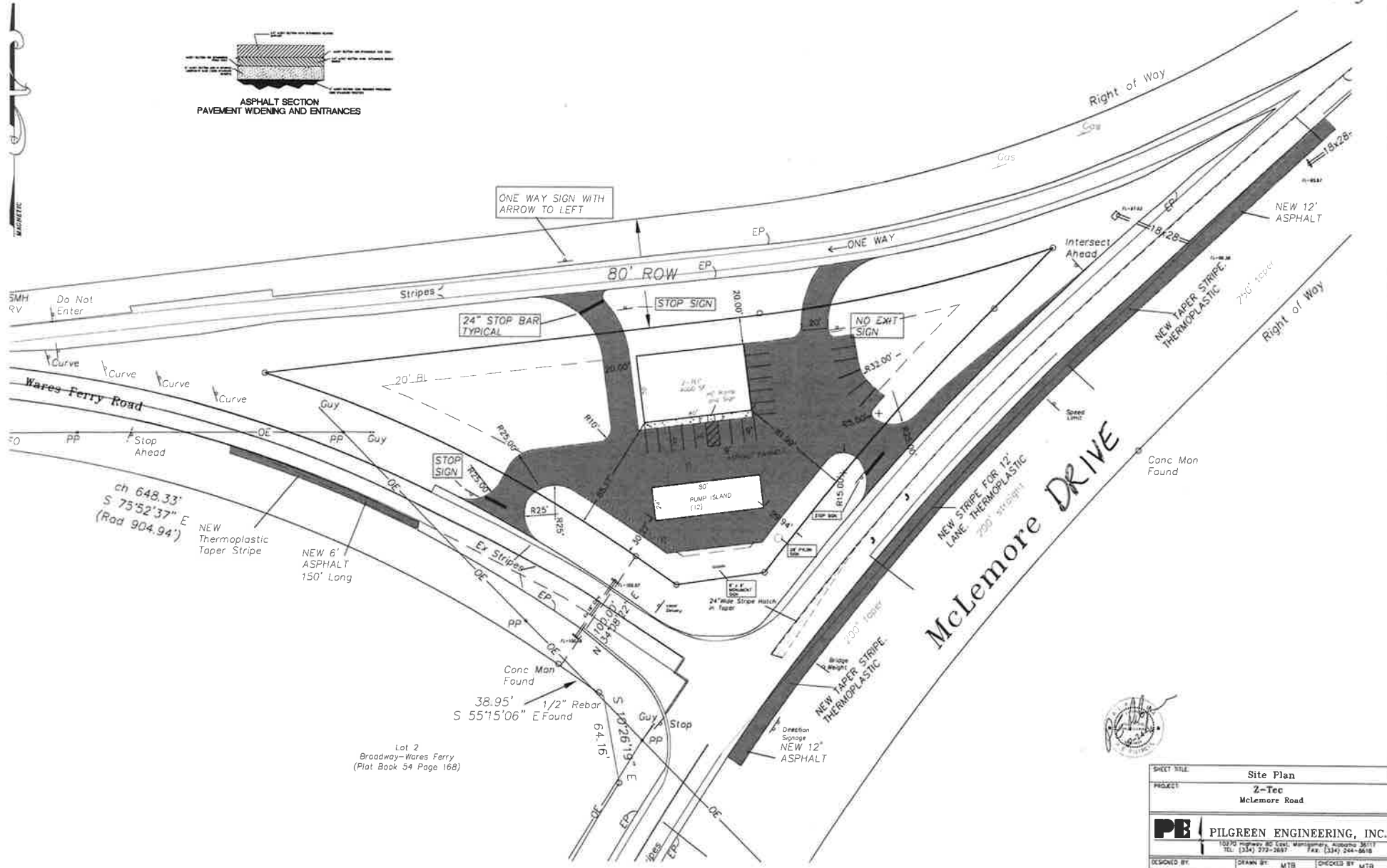
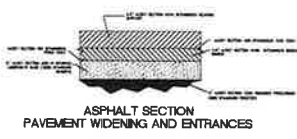
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 3A

3P



ch 648.33'
S 75°52'37" E
(Rod 904.94')

Lot 2
Broadway-Wares Ferry
(Plat Book 54 Page 168)

38.95' 1/2" Rebar
S 55°15'06" E Found



SHEET TITLE		Site Plan	
PROJECT		Z-Tec McLenore Road	
PILGREEN ENGINEERING, INC. 10770 Highway 80 East, Marietta, Georgia 30067 TEL. (770) 272-2827 FAX. (770) 244-9618			
DESIGNED BY	DATE	DRAWN BY	CHECKED BY
MTB	4-23-18	MTB	MTB
SCALE: 1" = 30'		FILENAME: 18-503	
		SHEET 2 OF 5	



WARES FERRY RD

MCLEMORE DR

DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 8958 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: A. J. McLemore Development Properties

SUBJECT: Request final approval of Z-Tec McLemore Drive Plat No. 1 located on a triangular piece of land in the middle of the intersection of McLemore Drive and Wares Ferry Road in a B-3 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (1.30 acres) has 258 ft. of frontage along McLemore Drive; 305 ft. of frontage along one side of Wares Ferry Road and approximately 600 ft. of frontage along the other side of Wares Ferry Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-2

WARES FERRY RD

WARES FERRY RD

WARES FERRY RD

WARES FERRY RD

MCLEMORE DR

B-3

R-85

R-65-m

MCLEMORE DR



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4A

43

NOTES

- 1. EASEMENTS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY GRANTED FOR PUBLIC USE.
- 2. ALL EASEMENTS OR RIGHTS-IN-THAT, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR BY THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INSPECTION AND ENTRY BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
- 3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED AND HEREBY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, FOR SUCCESSORS OF ASSIGNS FOR INSPECTION AND ENTRY IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED ON ANY PART OF THESE EASEMENTS.
- 4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

Z-Tec McLemore Drive Plat No. 1

LOCATED IN
SW 1/4 OF SECTION 33, T-17-N, R-19-E
MONTGOMERY COUNTY, ALABAMA
CONTAINING 1.30 AC±

Pilgreen Engineering, Inc.

MONTGOMERY		ALABAMA	
February 2018		1" = 100'	
Drawn By	Chris Starks	Field Check	Chris Starks
Scale	AS SHOWN	Job No.	18-003

STATE OF ALABAMA)
MONTGOMERY COUNTY)

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

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

ACCORDING TO MY SURVEY THIS THE _____ DAY OF _____ 2018.

MARTIN T. BLETHEN
ALABAMA REG. NO. 14728

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, A J MCLEMORE DEVELOPMENT PROPERTIES LLC, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS THE _____ DAY OF _____ 2018.

A J MCLEMORE DEVELOPMENT PROPERTIES LLC

BY: _____
OWNER

STATE OF ALABAMA)
MONTGOMERY COUNTY)

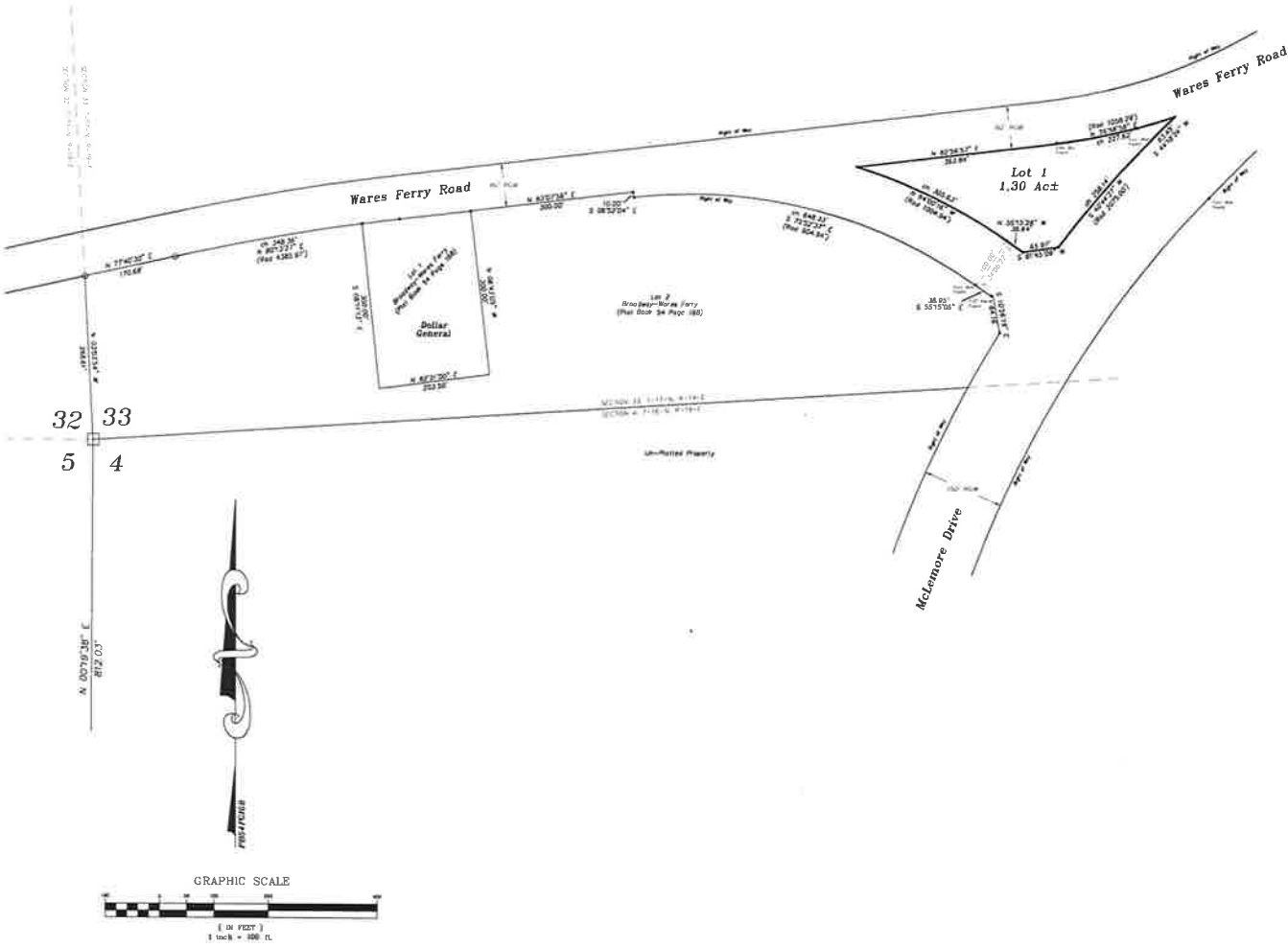
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF A J MCLEMORE DEVELOPMENT PROPERTIES LLC, IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

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

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





PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8956 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 25B located along the east side of Upper James Street, approximately 150 ft. north of Portman Street, in a T4-O (General Urban Zone-Open) SmartCode Zoning District.

REMARKS: This plat replats six (6) lots into nine (9) lots for residential use. The lots range from 20 ft. to 23 ft. in width and have a depth of 100 ft. There is a 5 ft. wide pedestrian parcel in the middle of the block to the private alley in the rear of the lots. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

5A

LEGEND

- IRON PIN SET (CAPPED CA0966)
- IRON PIN FOUND (CAPPED CA0966)
- NEW LOT LINE
- RIGHT OF WAY LINE
- - - - - EXISTING RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- - - - - FUTURE DEVELOPMENT
- - - - - LAKE EDGE
- - - - - FLOOD HAZARD LINE

THIS PROPERTY ON THIS PLAT SHALL BE SUBJECT TO:

1. THAT CERTAIN HAMPSTEAD COMMUNITY OPERATING AGREEMENT RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN REAL PROPERTY BOOK 3810, AT PAGE 449, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME,
2. EITHER THE
 - A. HAMPSTEAD RESIDENTIAL DECLARATION RECORDED IN REAL PROPERTY BOOK 3810, AT PAGE 317 IN SAID OFFICE AND AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, OR
 - B. HAMPSTEAD COMMERCIAL DECLARATION AS RECORDED IN REAL PROPERTY BOOK 3810, AT PAGE 384 AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, AND
3. OTHER DOCUMENTS AND AGREEMENTS RELATING TO ANY OF THE FOREGOING OR TO THE HAMPSTEAD DEVELOPMENT (ALL OF THE FOREGOING DOCUMENTS ARE COLLECTIVELY REFERRED TO AS THE "COMMUNITY DOCUMENTS"). ANY CIVIC LOTS, PRIVATE DRIVES, PRIVATE ALLEYS OR OTHER SIMILARLY DESIGNATED LOTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AS SET OUT IN THE COMMUNITY DOCUMENTS.

NOTES:

1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
2. ALL EASEMENTS, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS.
4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, BRYAN K. TUCKER, MANAGER OF HAMPSTEAD, L.L.C., OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS THE _____ DAY OF _____, 2018.

HAMPSTEAD L.L.C.,

BRYAN K. TUCKER - MANAGER

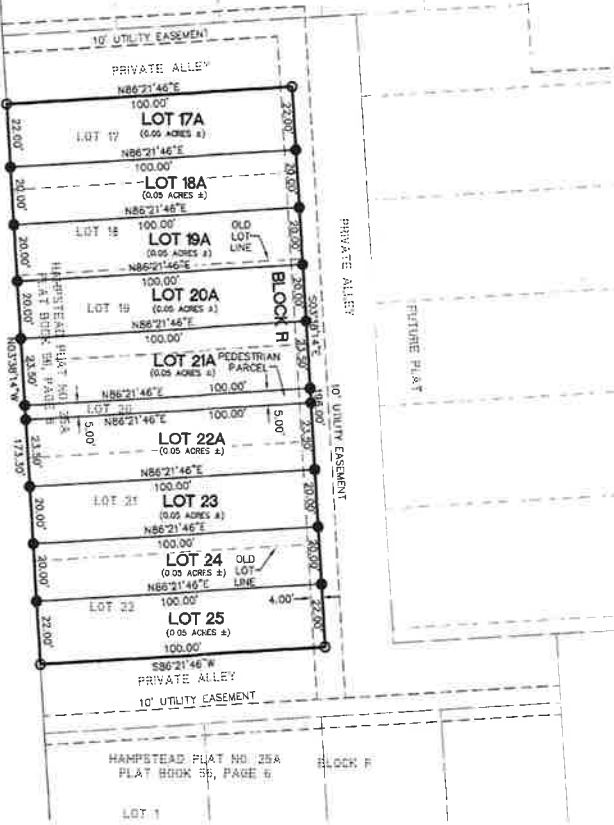
STATE OF ALABAMA)
MONTGOMERY COUNTY)

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ 2018.

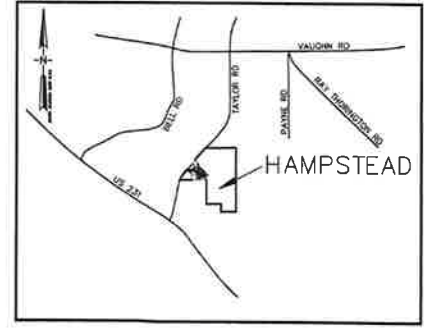


UPPER JAMES STREET
(60' RIGHT OF WAY)

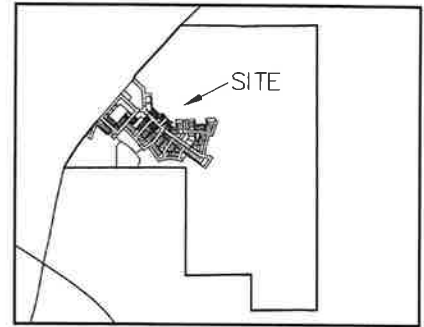


**HAMPSTEAD
PLAT NO. 25B**

BEING A REPLAT OF LOTS 17 THROUGH 22, BLOCK R OF HAMPSTEAD PLAT NO. 25A, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 56, PAGE 6 LYING IN THE NORTHWEST QUARTER OF SECTION 5, T-15-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP
NO SCALE



PLAT KEY
NO SCALE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

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

ACCORDING TO MY SURVEY THIS THE _____ DAY OF _____, 2018.

APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

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

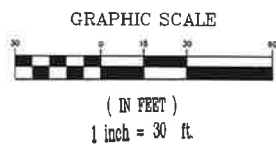
BY: THOMAS N. TYSON, JR., EXECUTIVE SECRETARY

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

RECEIVED

APR 24 2018

Flowers & White Engineering, L.L.C.

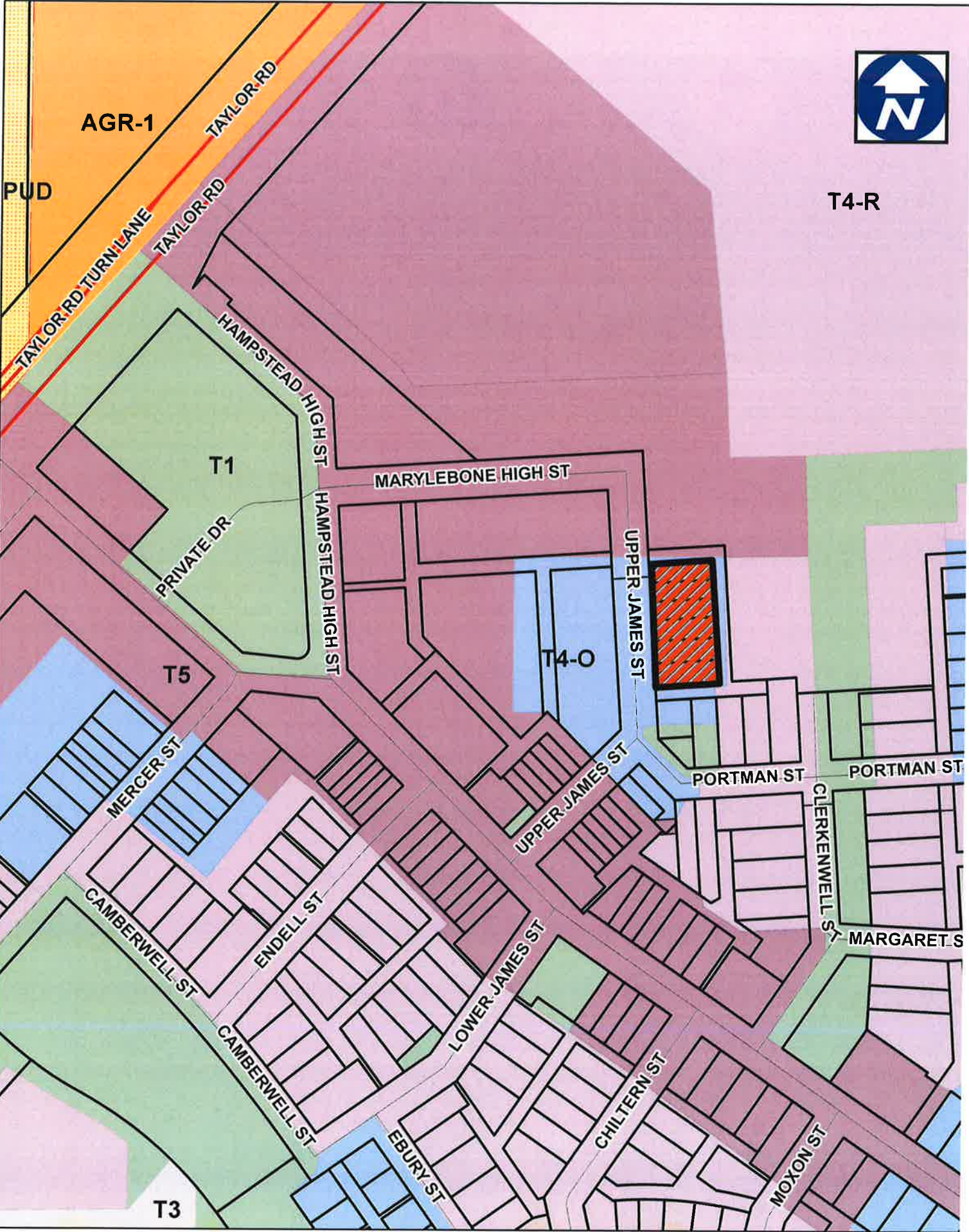




PUD

AGR-1

T4-R



T1

MARYLEBONE HIGH ST

T4-O

T5

MERCER ST

PORTMAN ST

PORTMAN ST

CAMBERWELL ST

ENDELL ST

UPPER JAMES ST

CLERKENWELL ST

MARGARET ST

CAMBERWELL ST

LOWER JAMES ST

CHILTERN ST

MOXON ST

T3

EBURY ST

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. DP-2010-034 **PRESENTED BY:** Minho Jang

REPRESENTING: Hyundai Power Transformer USA

SUBJECT: Public hearing for a development plan for additions to existing buildings and a new building to be located at 201 Folmar Parkway in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct 328,616 sq. ft. of (3) three story additions to the existing building, and a new 39,286 sq. ft. building. There will no changes to parking or access drives. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

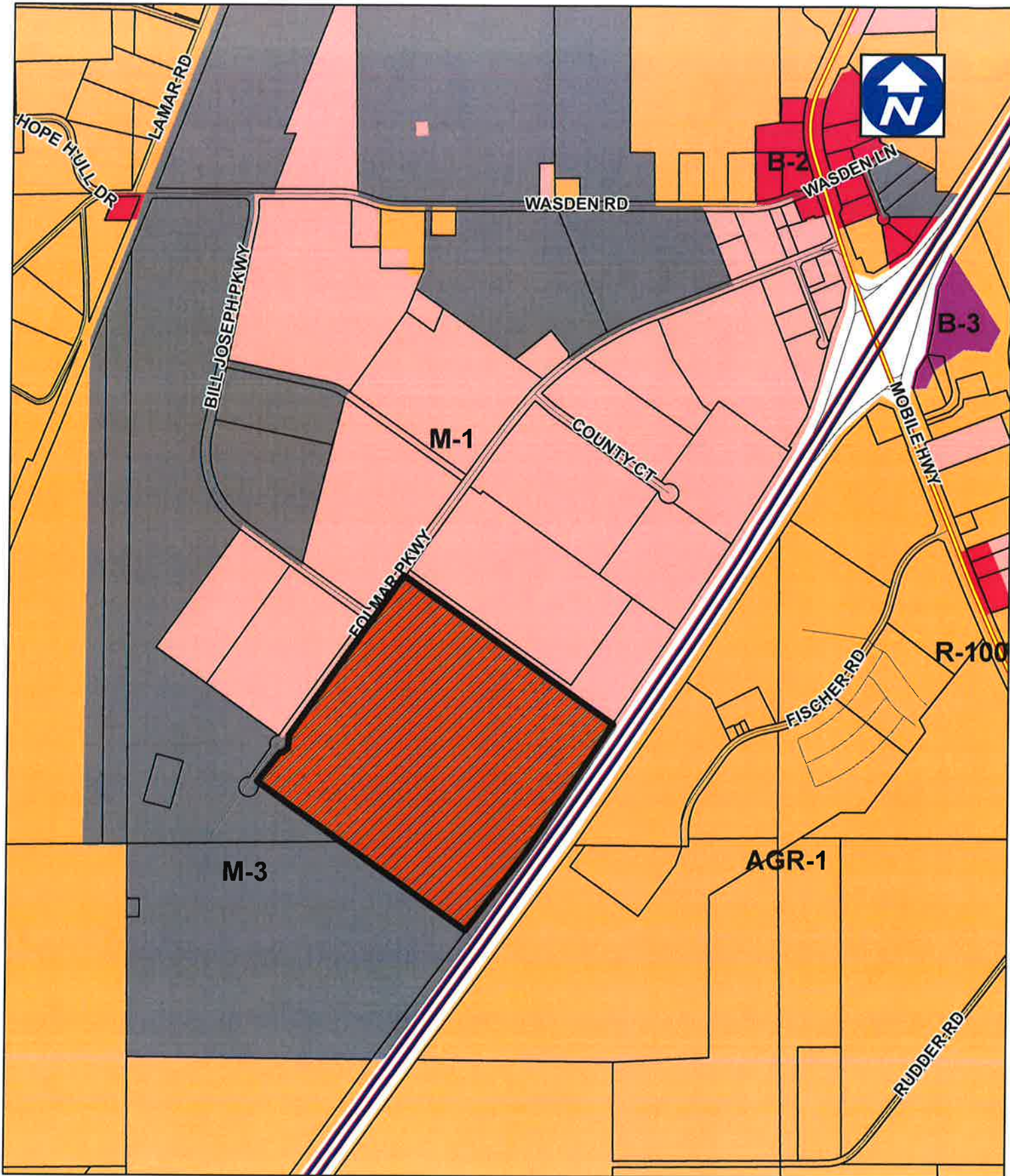
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY



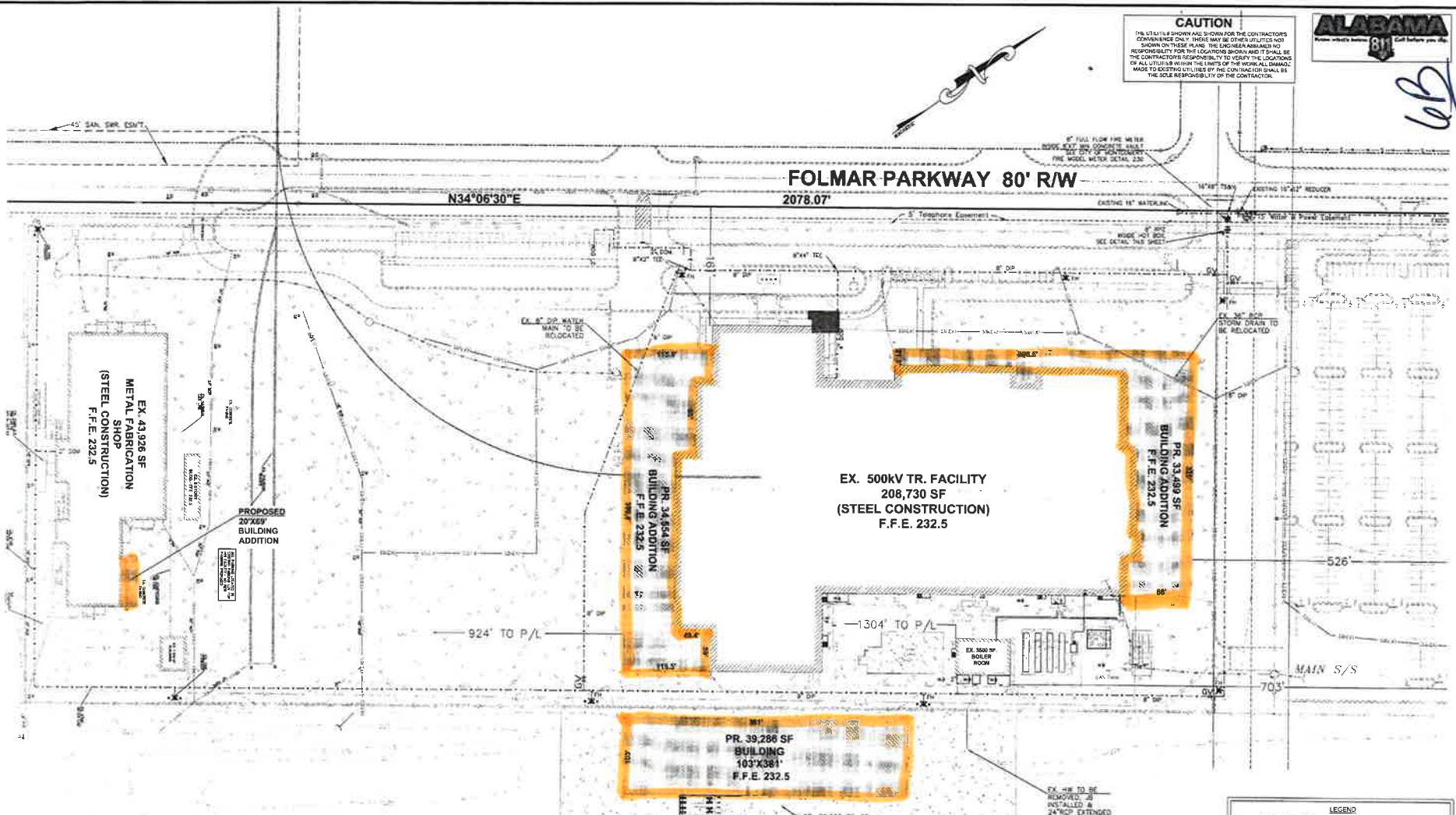
ITEM NO. 6A

1 inch = 1,000 feet



66b

CAUTION
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



FOLMAR PARKWAY 80' R/W
2078.07

N34°06'30"E

EX. 43,926 SF
METAL FABRICATION
SHOP
(STEEL CONSTRUCTION)
F.F.E. 232.5

PROPOSED
20'x28'
BUILDING
ADDITION

PR. 33,499 SF
BUILDING ADDITION
103'x381'
F.F.E. 232.5

EX. 500kV TR. FACILITY
208,730 SF
(STEEL CONSTRUCTION)
F.F.E. 232.5

PR. 33,499 SF
BUILDING ADDITION
103'x381'
F.F.E. 232.5

PR. 39,286 SF
BUILDING
103'x381'
F.F.E. 232.5

GENERAL NOTES:

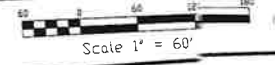
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXISTENCE OF ALL UTILITIES SHOWN AND NOT SHOWN PRIOR TO THE START OF ANY WORK.
2. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL VERIFY CONFORMANCE.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR INSPECTION OF THE PROPOSED IMPROVEMENTS.
4. FILL MATERIAL SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL AND HAVE A MINIMUM DENSITY OF 100 PCF.
5. FILL MATERIAL SHALL BE PLACED IN 8" LIFTS (LOOSE) AND COMPACTED TO BE THE MAXIMUM STANDARD PROCTOR DENSITY.
6. FILL OPERATIONS SHOULD BE OBSERVED BY A SOILS ENGINEER AND IN PLACE DENSITY TESTS SHOULD BE PERFORMED BY THE SOILS ENGINEER TO CHECK COMPACTON.
7. AREAS TO RECEIVE FILL SHALL BE CLEARED OF TOPSOIL, TREES, VEGETATION, AND ANY ORGANIC OR DELETERIOUS MATERIAL PRIOR TO FILLING OPERATIONS. SUBSANCE CONDITIONS SHOULD BE INVESTIGATED BY A SOILS ENGINEER PRIOR TO CONSTRUCTION.
8. ROOF DRAINS FROM BUILDING TO BE CONNECTED DIRECTLY TO STORMSEWER SYSTEM.

THE PROPERTY IS CURRENTLY DEVELOPED WITH A MANUFACTURING FACILITY.
THE PROPERTY IS CURRENTLY DEVELOPED WITH A MANUFACTURING FACILITY.

Additions

OWNER/DEVELOPER:
24 HOUR CONTACT
K.S. PARK
HYUNDAI POWER
TRANSFORMERS USA, INC.
201 FOLMAR PKWY.
MONTGOMERY, AL 36105

LEGEND	
POB	POINT OF BEGINNING
POE	POINT OF END/START
D & P	DRAIN PIPING
W & P	WATER PIPING
S & P	SEWER PIPING
W	WATER MAIN
S	SEWER MAIN
C & P	CONCRETE MONUMENT - CONDUIT
L	LAND TO LINE
B & C	BACK OF CURB
L	LIGHT PIPING
J & W	JUNCTION BOX - WIRE
S & W	SEWER MAIN - WIRE
D	DRAINAGE DRAIN
T	TRAIL PROPOSED TRENCH
PROF	PROPOSED FLOOR FINISH
EXIST	EXISTING FLOOR FINISH
PROF	PROPOSED WALL FINISH
EXIST	EXISTING WALL FINISH
PROF	PROPOSED CEILING FINISH
EXIST	EXISTING CEILING FINISH



Paramount
ENGINEERING, LLC
11 E. BROAD ST.
MONTGOMERY, AL 36103
PH: (205) 474-9576
FAX: (205) 474-9565

REGISTERED PROFESSIONAL ENGINEER
STATE OF ALABAMA
No. 2022
Carl Johnson

PROJECT: HYUNDAI POWER TRANSFORMERS USA
CITY OF MONTGOMERY
MONTGOMERY COUNTY

SHEET: OVERALL SITE PLAN

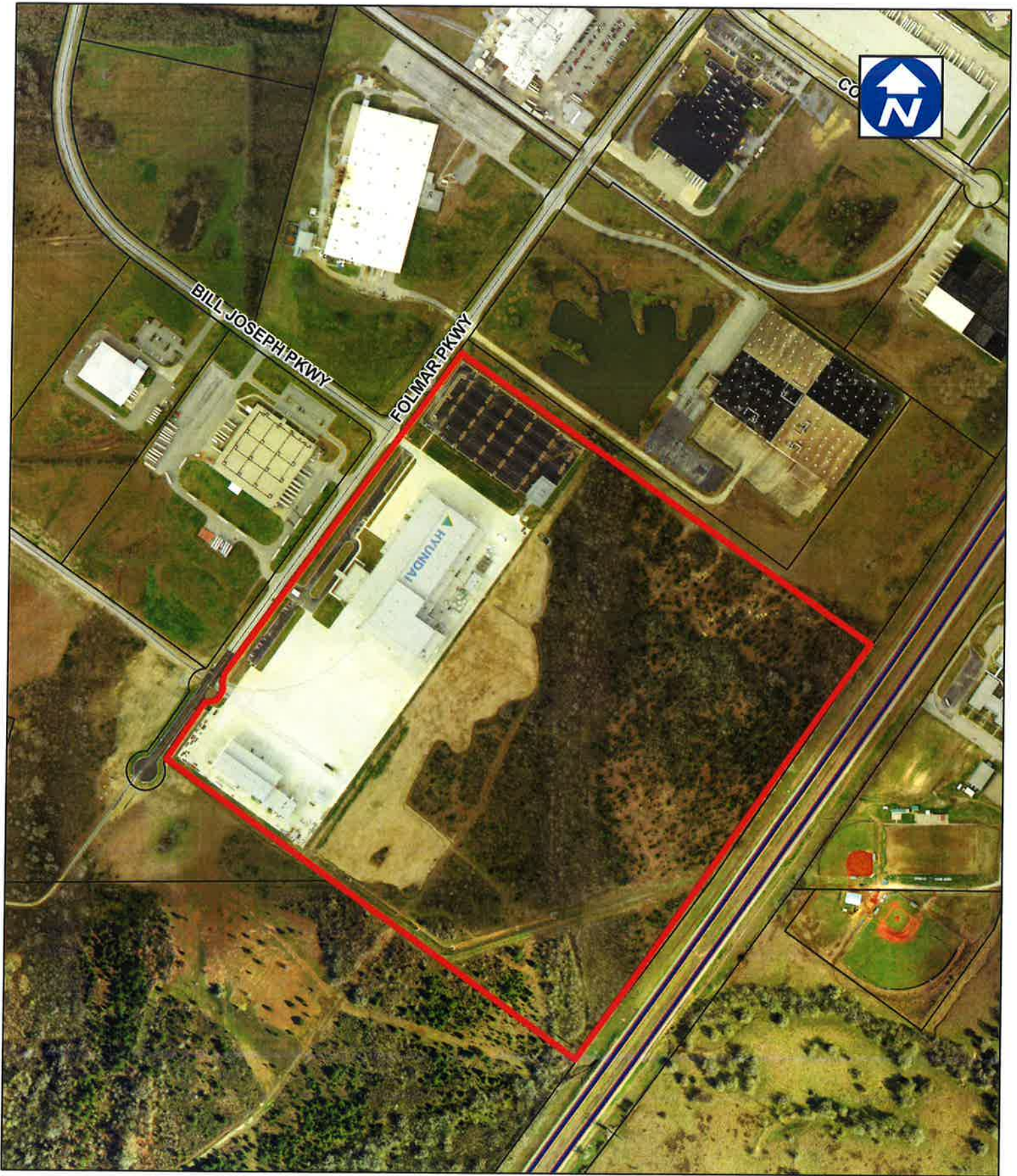
DATE: 04-27-18

DRAWN BY: GPH

SCALE: 1" = 60'

DRAWING NO.: HPT ADDITIONS

REVISIONS
APR 27 2018
C2



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. DP-1969-025 **PRESENTED BY:** RTM Alabama Inc.

REPRESENTING: Arby's

SUBJECT: Public hearing for a development plan for a new building to be located at 3853 Atlanta Highway in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 2,385 sq. ft. building with an 85 sq. ft. canopy (existing building will be demolished). There are 24 paved parking spaces indicated on the site plan. There will improved access drives to Cecil Lane and Atlanta Highway. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

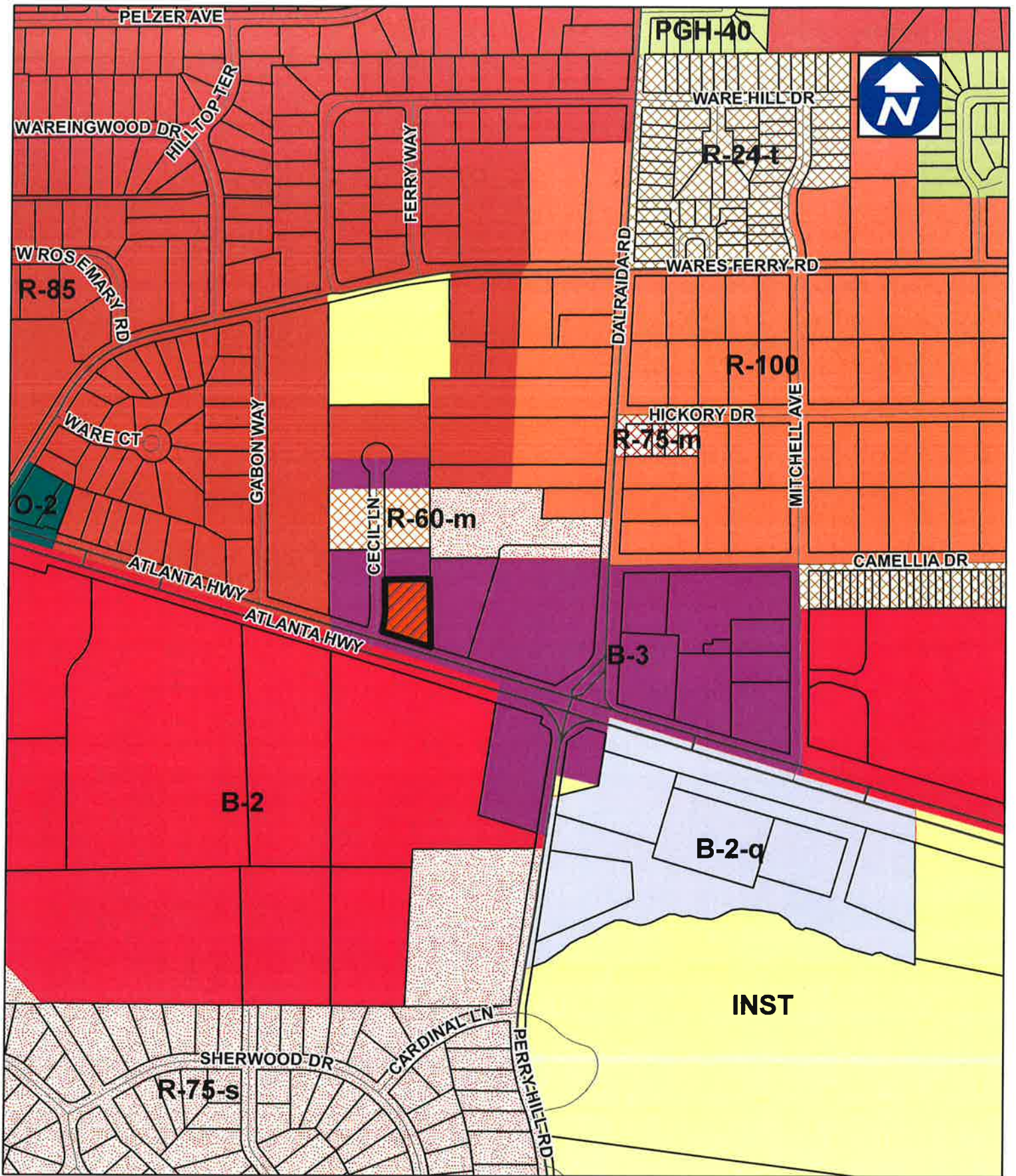
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



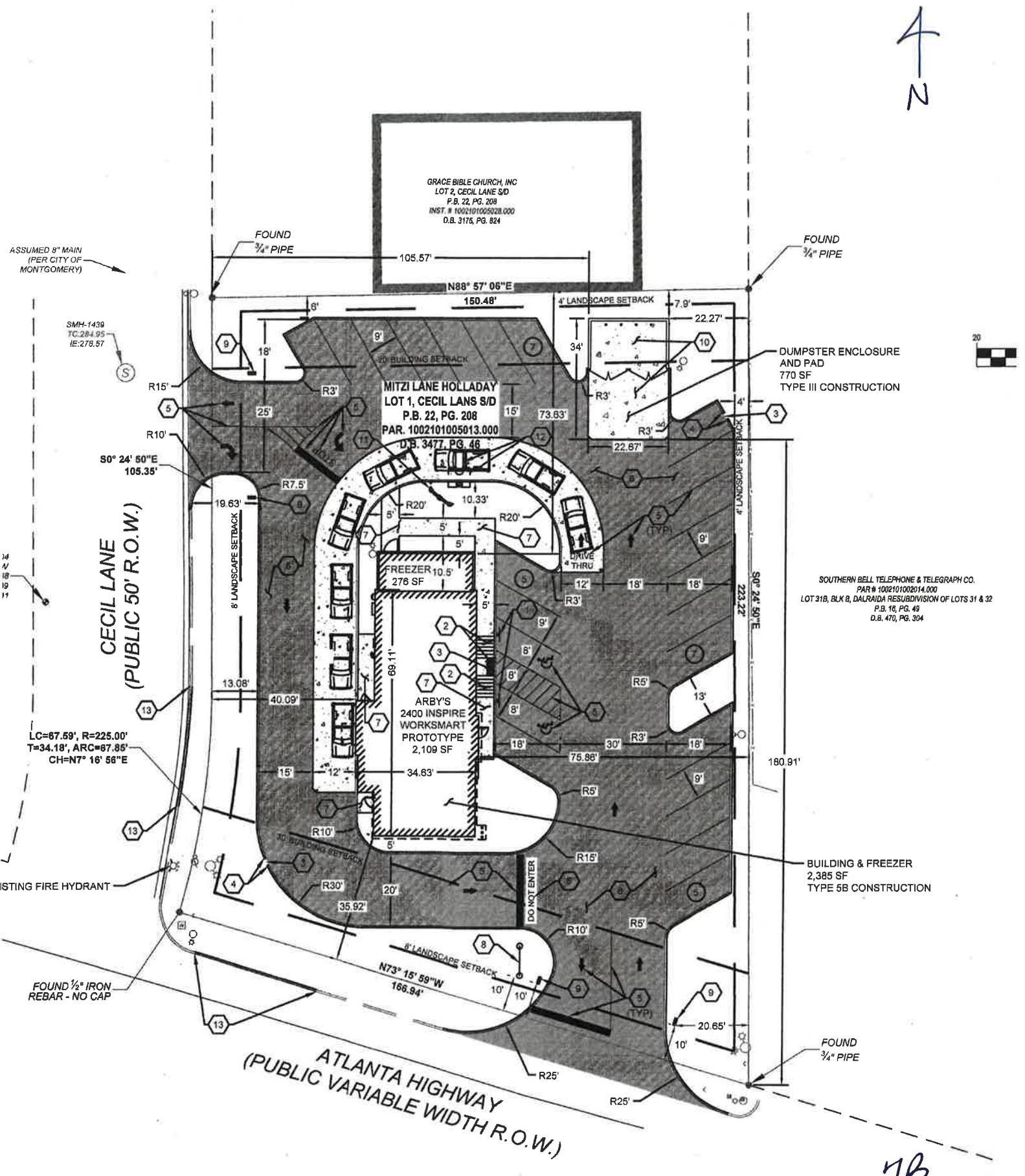
DEVELOPMENT SITE

SUBJECT PROPERTY

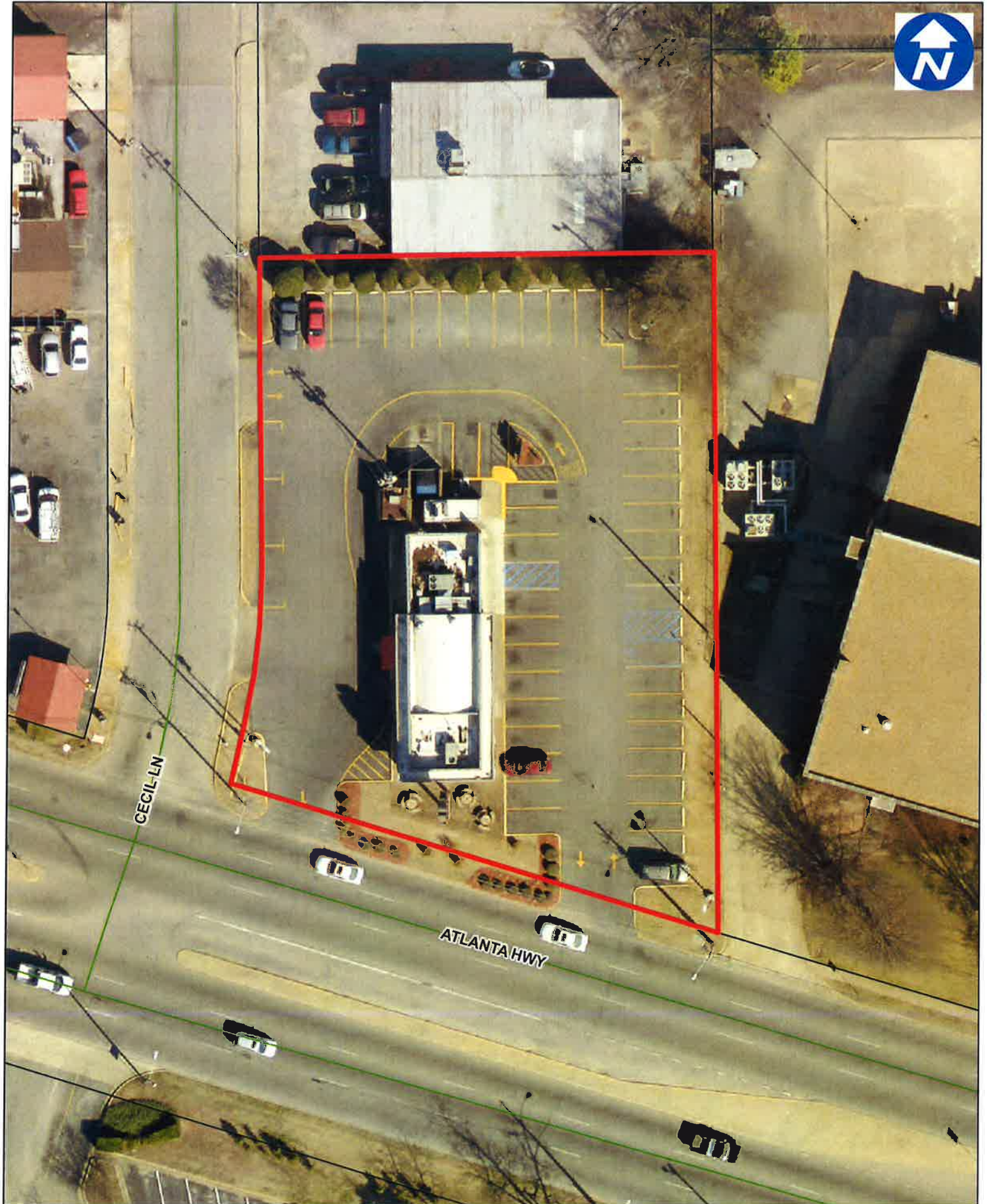
1 inch = 400 feet



ITEM NO. 7A



7B



CECILE LN

ATLANTA HWY

DEVELOPMENT SITE

1 inch = 40 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-1986-157 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: AA Auto LLC

SUBJECT: Public hearing for a development plan for a new building to be located at 3307 Mobile Highway in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a new 1,260 sq. ft. building to be used for storage. There are no changes to parking or access drives.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

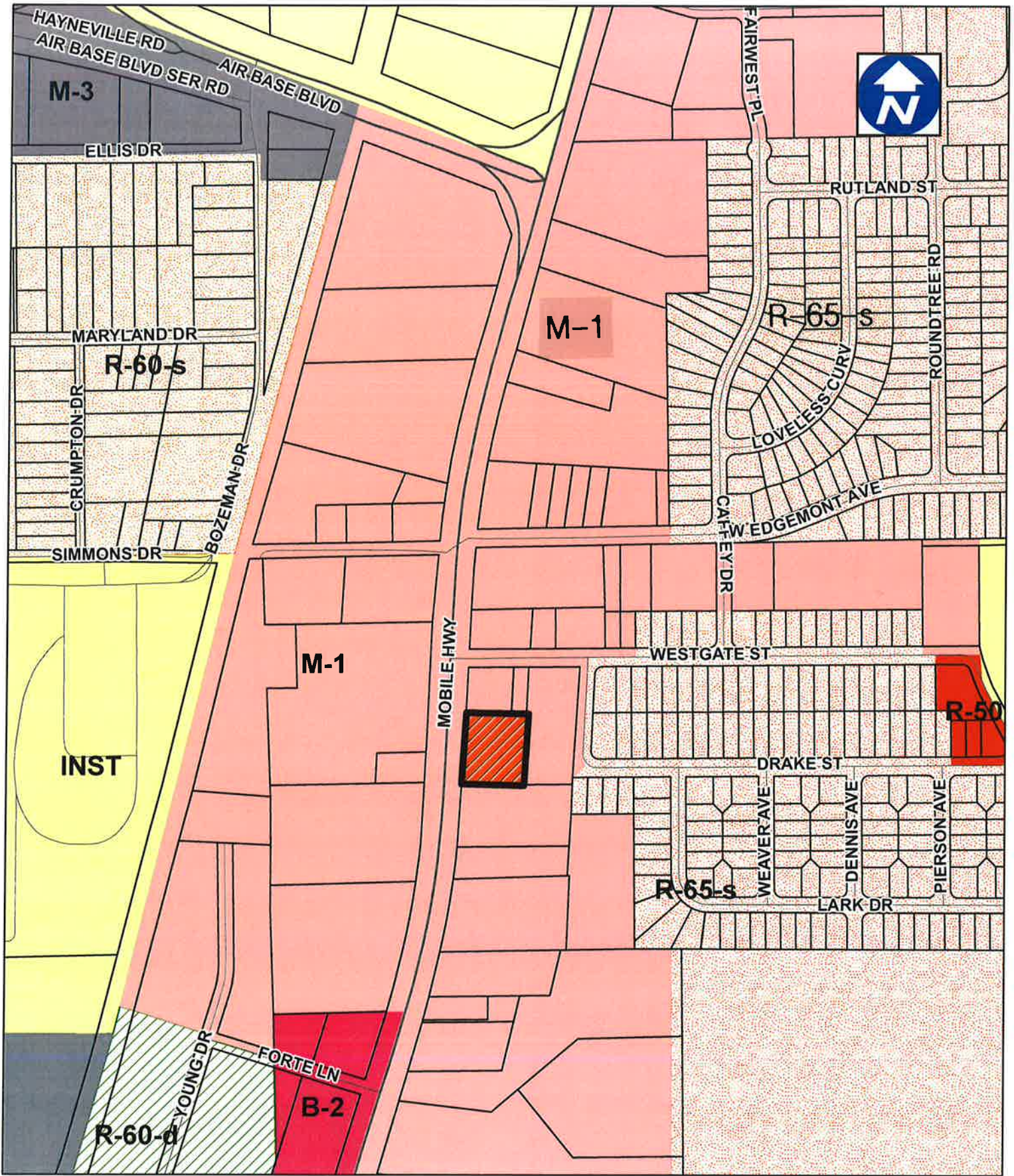
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

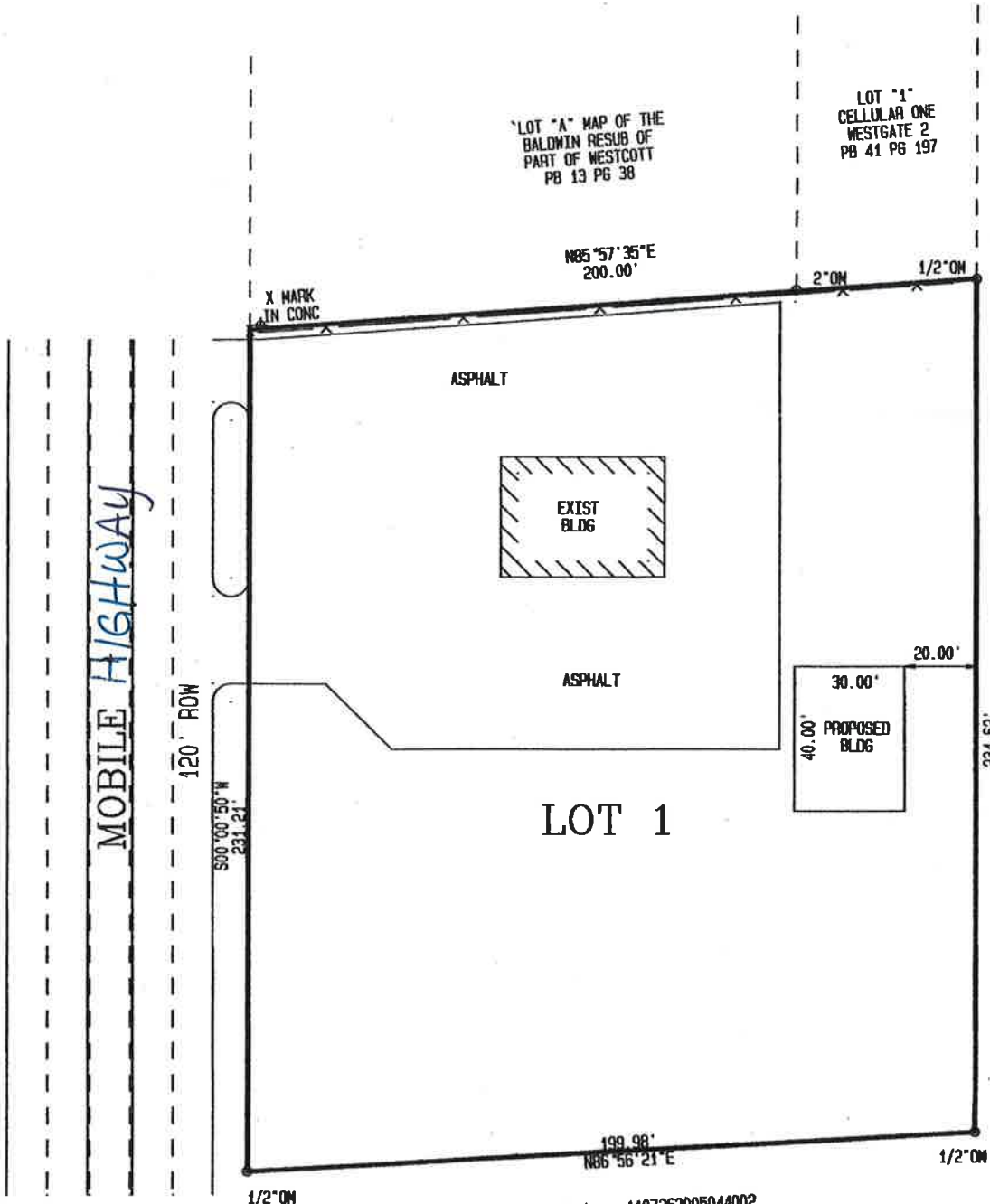
SUBJECT PROPERTY



ITEM NO. 8A

1 inch = 400 feet

A
2



'LOT "A" MAP OF THE
BALDWIN RESUB OF
PART OF WESTCOTT
PB 13 PG 38

LOT "1"
CELLULAR ONE
WESTGATE 2
PB 41 PG 197

N85° 57' 35" E
200.00'

X MARK
IN CONC

2" OM

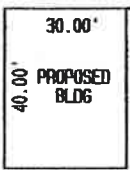
1/2" OM

ASPHALT



EXIST
BLDG

ASPHALT



40.00'
30.00'
PROPOSED
BLDG

20.00'

LOT 1

120' ROW

500' 00" 50" W
231.21'

234.62'
500' 02' 00" E

1/2" OM

199.98'
N86° 56' 21" E

1/2" OM

Parcel Number: 1107262005044002
Owner Name: GP PORTFOLIO LANDLORD NO 1 LLC

Parcel Number: 1107262005044000
Owner Name: MCGOUGH MANAGEMENT INC

JB



DEVELOPMENT SITE

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. 8961 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Ahmed Alshagga

SUBJECT: Request final approval of AA Auto Plat No. 1 located on the east side of Mobile Highway, approximately 150 ft. south of Westgate Street (3307 Mobile Highway), in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats portions of two (2) lots into one (1) lot for commercial use. Lot 1 (1.074 acres) has 231 ft. of frontage along the Mobile Highway and a depth of 199 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

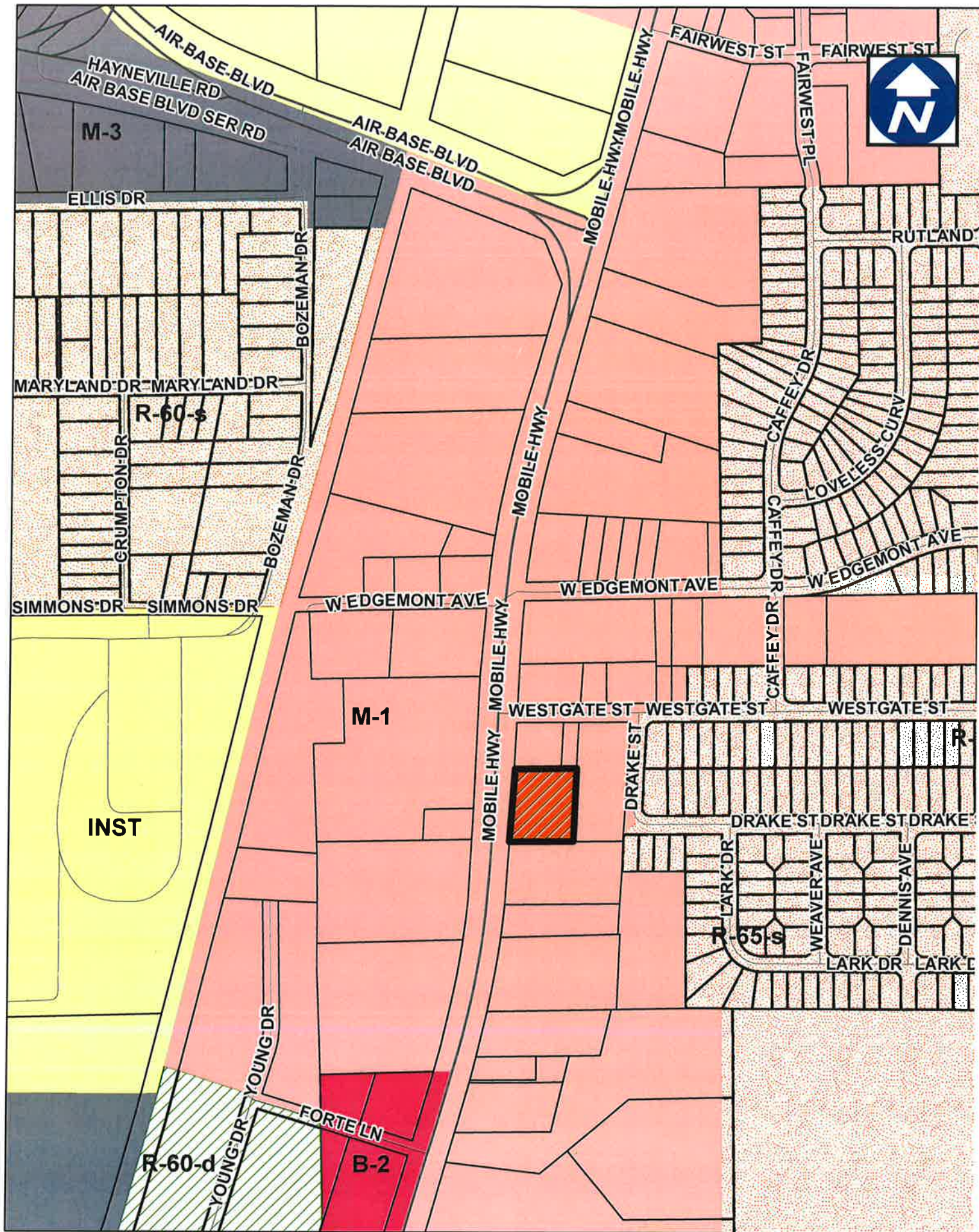
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A

4
N

MOBILE HIGHWAY

120' ROW

500.100' 50" W
231.21'

1/2" ON

X MARK
IN CONC

LOT "A" MAP OF THE
BALDWIN RESUB OF
PART OF WESTCOTT
PB 13 PG 38

N85°57'35"E
200.00'

2" ON

1/2" ON

LOT "1"
CELLULAR ONE
WESTGATE 2
PB 41 PG 197

LOT 1

199.98'
N85°56'21"E

1/2" ON

234.62'
S00°02'00"E

Parcel Number: 1107262005044002
Owner Name: GP PORTFOLIO LANDLORD NO 1 LLC

Parcel Number: 1107262005044000
Owner Name: MCSLOUGH MANAGEMENT INC

9B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. RZ-2018-012 **PRESENTED BY:** Matt Durie

REPRESENTING: Recon Builders

SUBJECT: Request to rezone one (1) parcel of land located on the east side of the Troy Highway, approximately 400 ft. north of Jenkins Lane (6001 Troy Highway), from an AGR-1 (Residential Agriculture) Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The adjacent property has B-3 (Commercial) zoning to the north and south, AGR-1 (Residential Agriculture) zoning to the east, and M-1 (Light Industrial) zoning to the west. The intended use for this property if rezoned is for office use. The Land Use Plan recommends agricultural and low density residential use.

STAFF COMMENT(S): This parcel is surrounded by B-3 (Commercial) zoning on the north and south. This is not consistent with what the land use plan recommends; however there have been changes in the zoning, in this area, which do not correspond with the existing land use plan.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

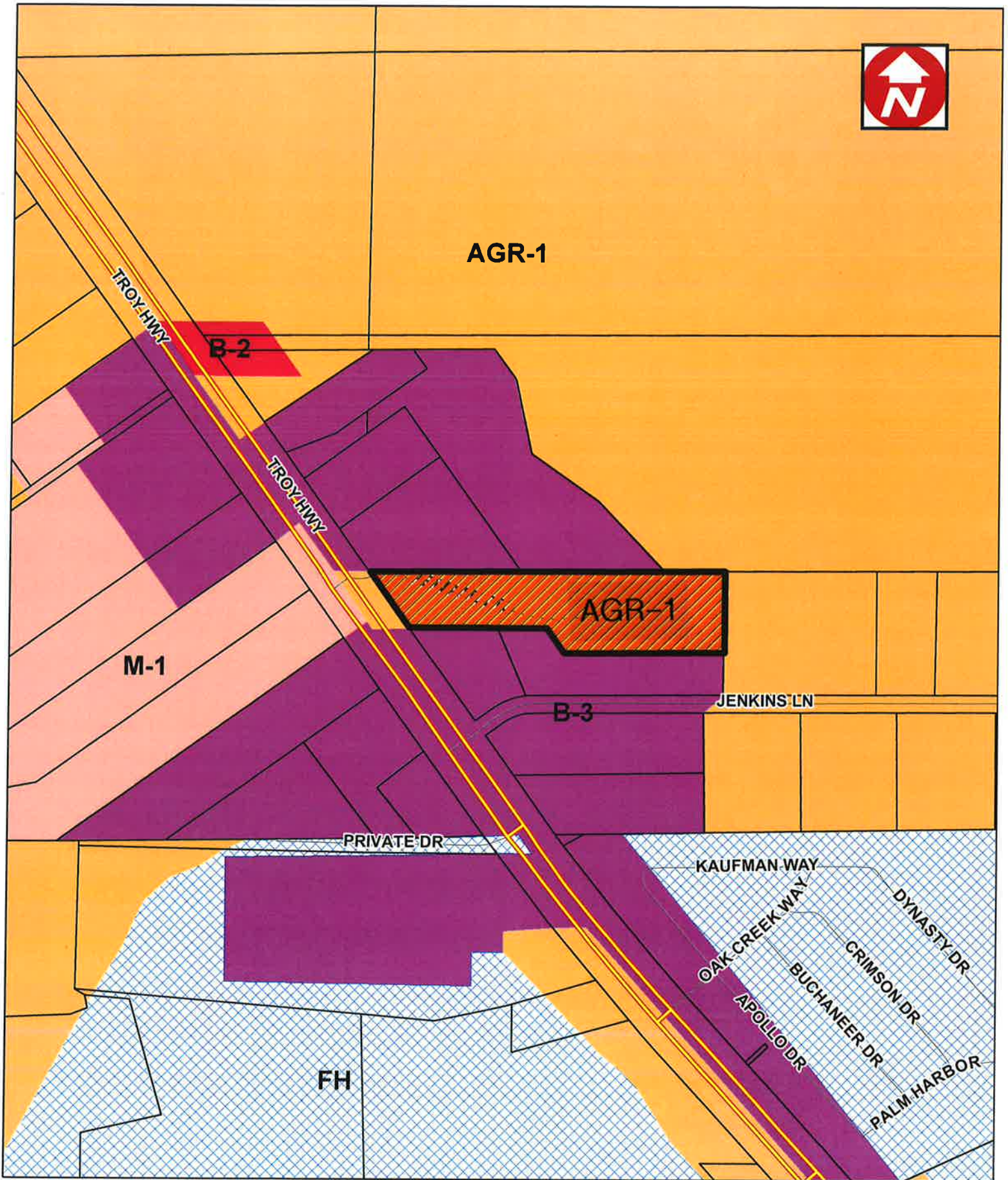
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 400 feet

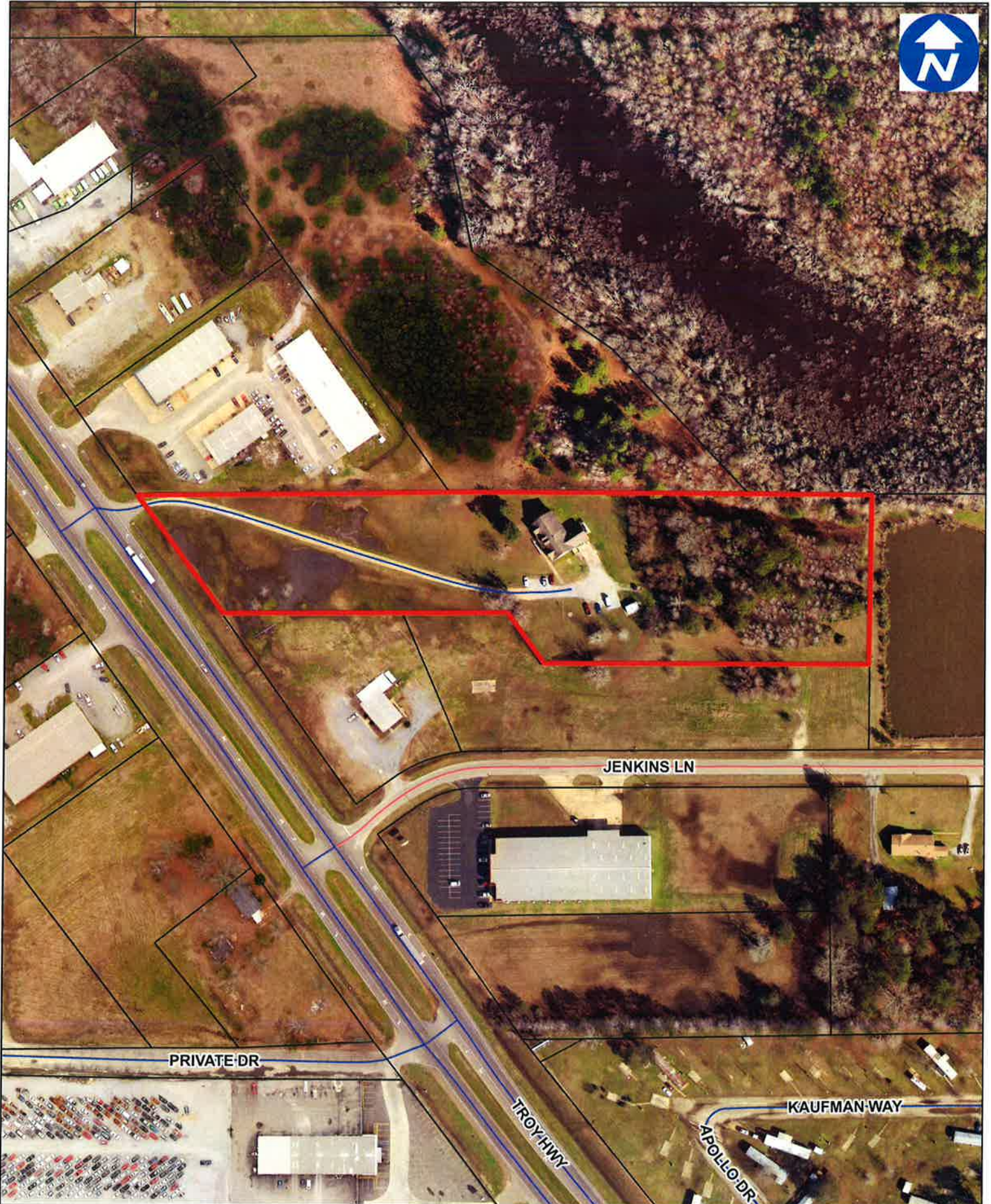
SUBJECT PROPERTY



FROM AGR-1 TO B-3

FILE NO. RZ-2018-012

ITEM NO. 10A



REZONING REQUEST

SUBJECT PROPERTY

FILE NO. RZ-2018-012

1 inch = 200 feet

FROM AGL-1 TO B-3

ITEM NO. 10B

11. RZ-2018-010 **PRESENTED BY:** Guice Slawson

REPRESENTING: Same

SUBJECT: Request to rezone property located at 3077 Carter Hill Road from an O-1 (Office) Zoning District to a B-3-Q (Commercial-Qualified) Zoning District.

REMARKS: The adjacent property has O-1 (Office) zoning to the north and south, INST (Institutional) zoning to the east, and R-85 (Single-Family) zoning to the west. The intended use for this property if rezoned is for pine straw sales and office use. The Land Use Plan recommends office use.

STAFF COMMENT(S): This is spot zoning. There is office to the north and south of this lot and residential across the street. The closest commercial is over 500 ft. to the north. Office zoning has typically been used as a buffer between residential and commercial; however this request will restrict the use to office and pine straw sales.

CITY COUNCIL DISTRICT: 5

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

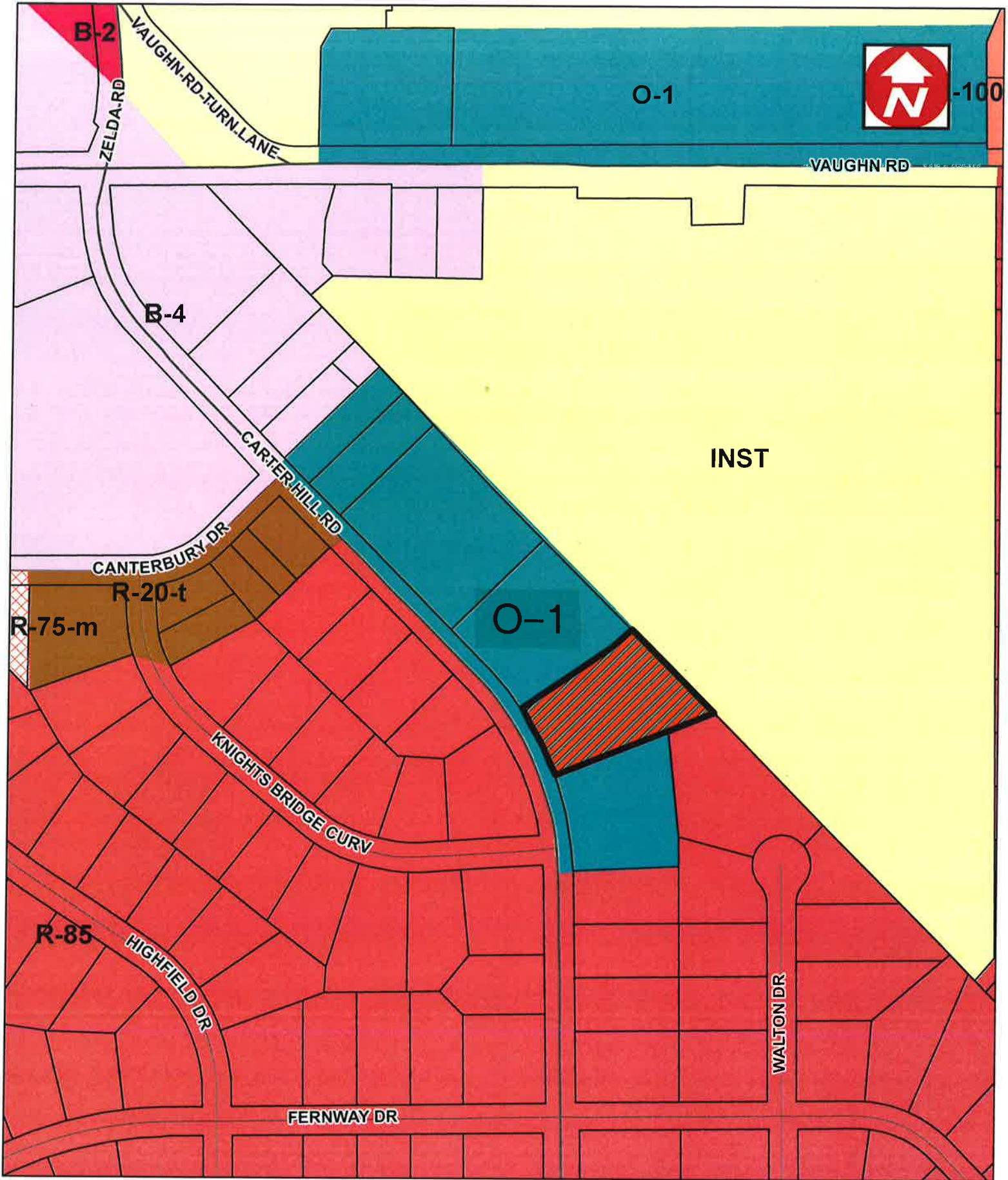
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



FROM O-1 TO B-3-Q

FILE NO. RZ-2018-010

ITEM NO. 11A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2018-010

1 inch = 200 feet

FROM D-1 TO B-3-Q

ITEM NO. 11B

12. RZ-2018-011 **PRESENTED BY:** Wesley Nummy

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located on the north side of Williams Drive, approximately 100 ft. west of Franson Road, from an R-50 (Single-Family Residential) Zoning District to an R-99-s-Q (Mobile Home Subdivision-Qualified) Zoning District.

REMARKS: The adjacent property has FH (Flood Hazard) zoning to the north, and R-50 (Single-Family Residential) zoning to the south, east and west. The intended use for this property if rezoned is for one (1) mobile home for living purposes. The Land Use Plan indicates Flood Plain area.

STAFF COMMENT(S): This appears to be spot zoning; however this is changing single-family residential to mobile home residential.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

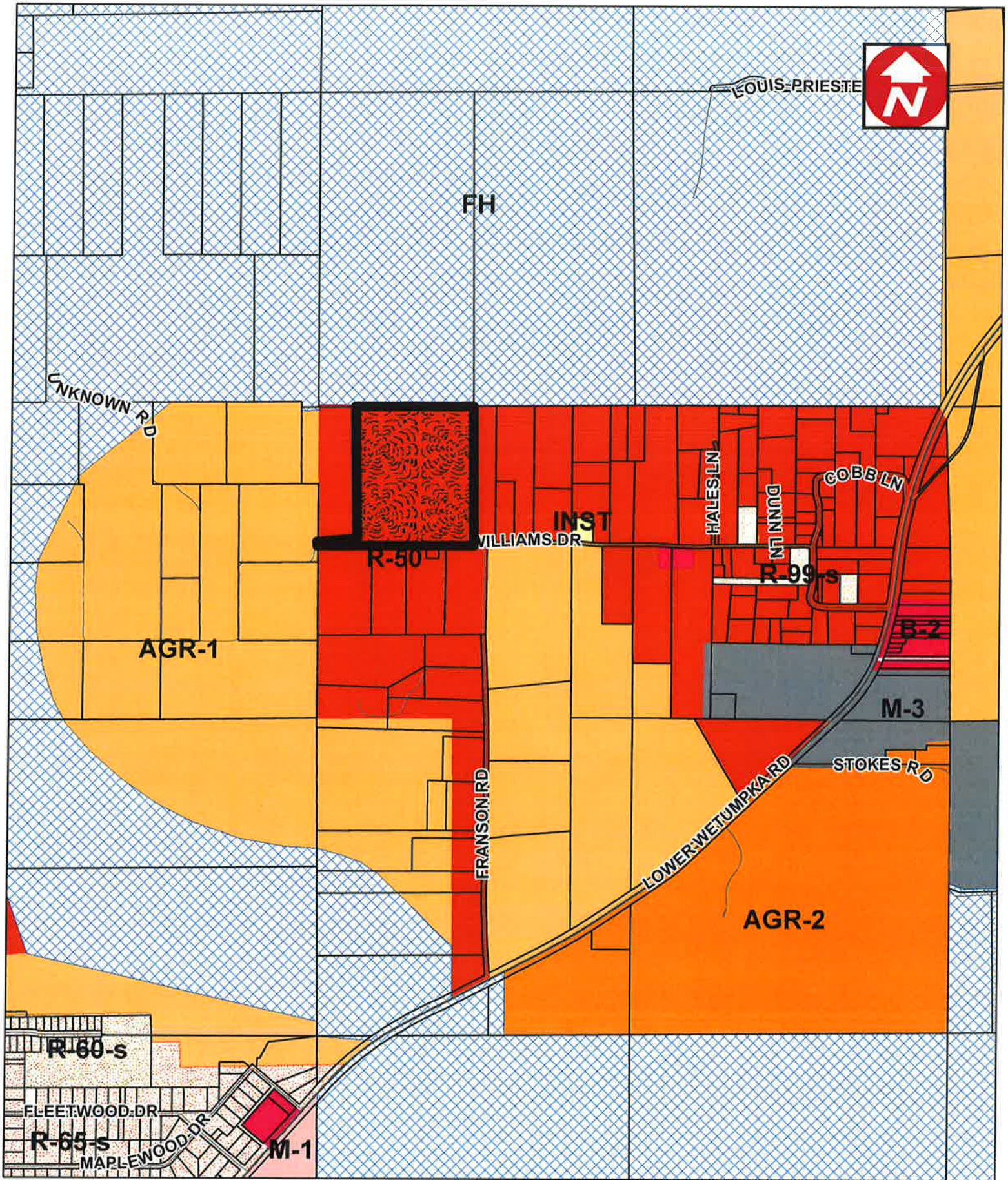
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY

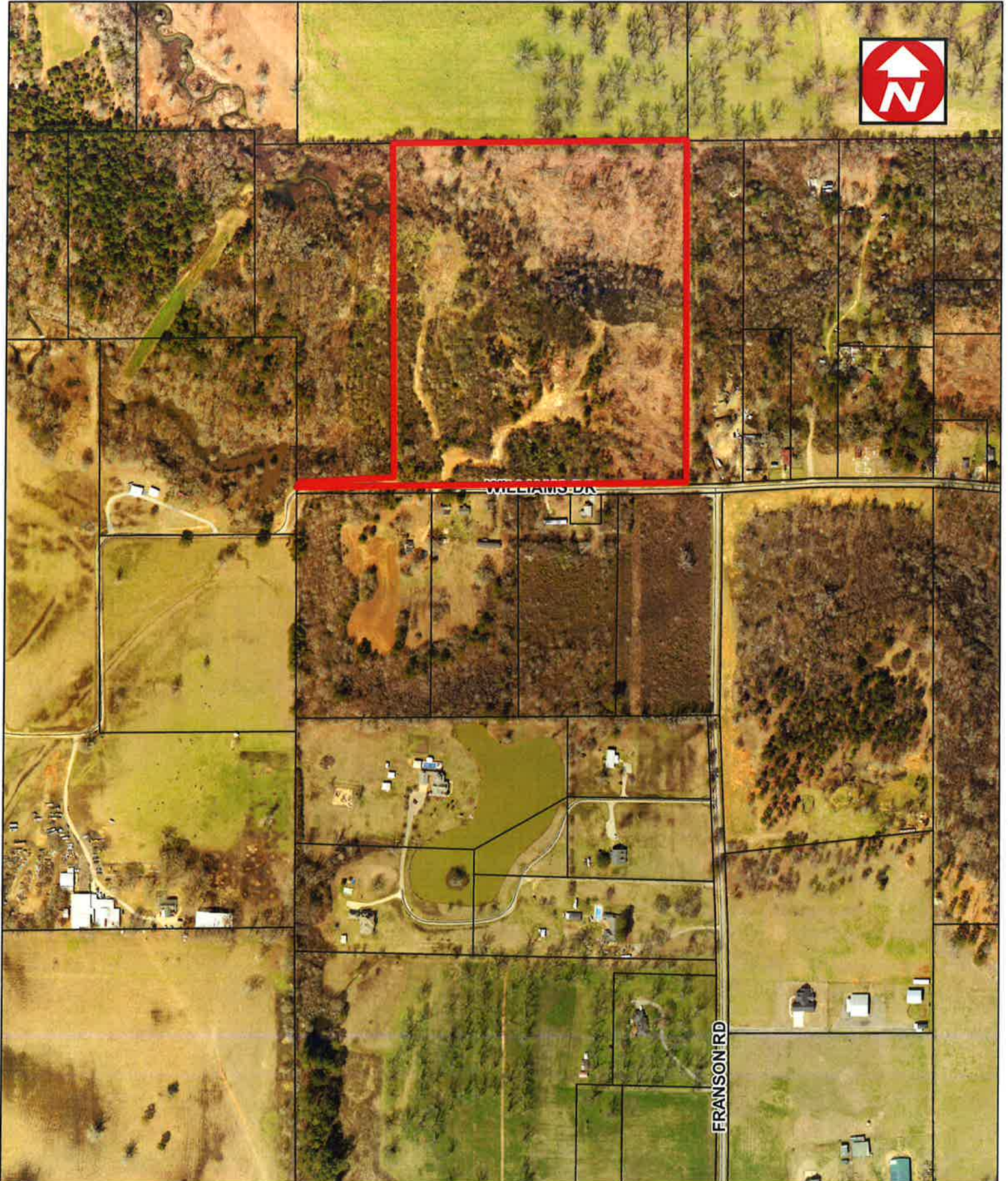


FILE NO. RZ-2018-011

1 inch = 1,000 feet

FROM R-50 TO R-99-s-Q

ITEM NO. 12A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2018-011

1 inch = 400 feet

FROM R-50 TO R99-S-Q

ITEM NO. 12B

13. DP-2002-036 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Capitol R.V. Park

SUBJECT: Public hearing for a development plan to expand the recreational vehicle park located at 4655 Old Wetumpka Highway in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to expand the recreational vehicle park to add 42 RV spaces. There are no changes to the access drives. All applicable requirements will be met.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____

AGR-1



ANDERSON RD

WETUMPKA HWY

FOREST LN

B-2

M-3

B-2

B-2

OLD WETUMPKA HWY

HOPE DR

AGR-2

R-99-p

B-3

M-1

DEVELOPMENT SITE

SUBJECT PROPERTY



1 inch = 400 feet

ITEM NO. 13A

**SITE DEVELOPMENT PLAN
FOR
CAPITOL R.V. PARK EXPANSION
MONTGOMERY COUNTY, ALABAMA**

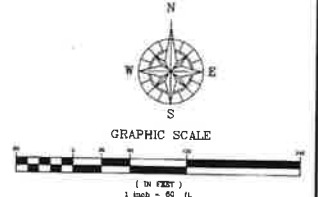
**LOT A-1
CAPITOL R.V. PARK PLAT NO. 2
PLAT BOOK 52, PAGE 51**

**16.26 ACRES
MORE OR LESS**



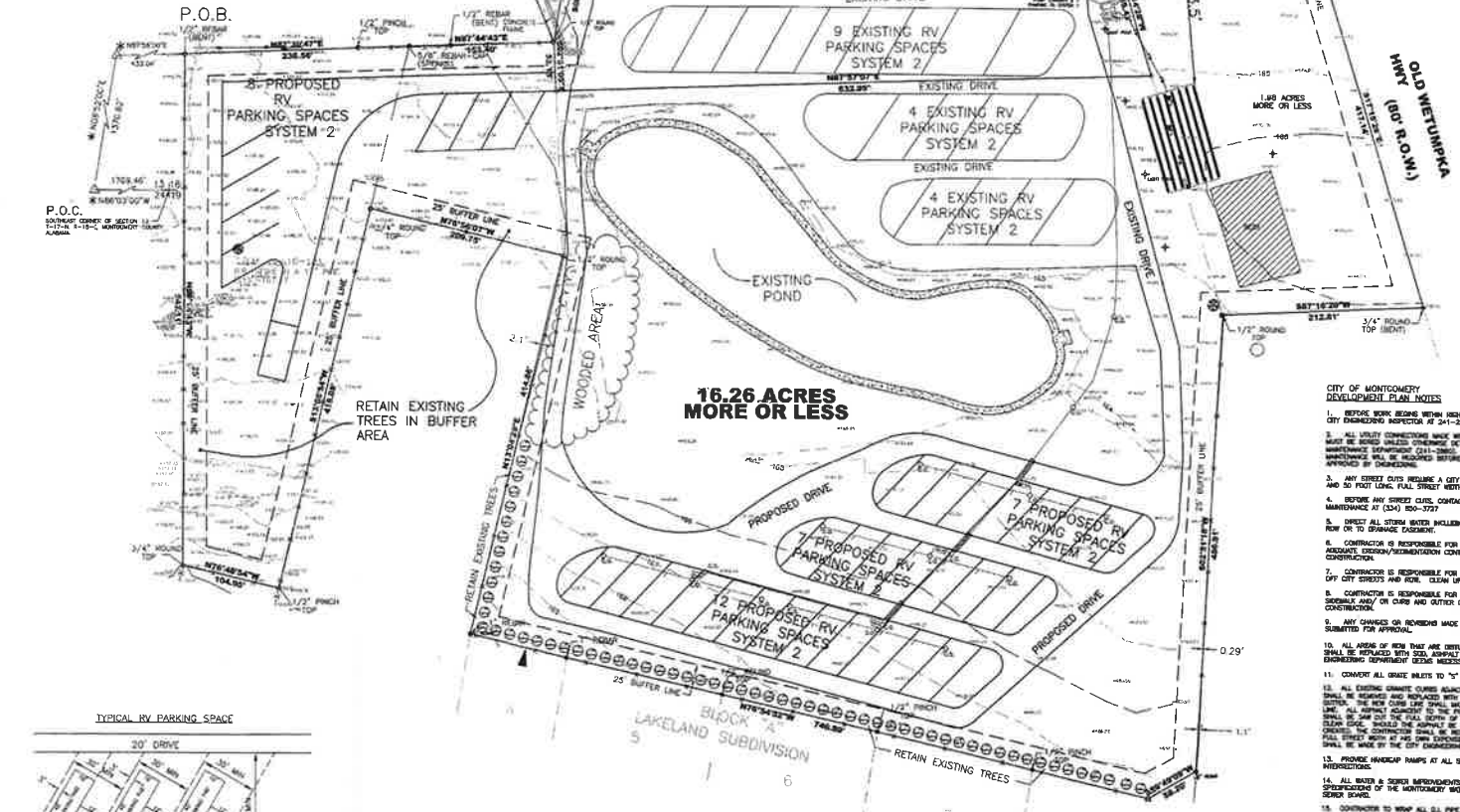
LOCATION MAP
MONTGOMERY COUNTY
SCALE: 1" = 1 MILE

*NOTE: BEARINGS ROTATED TO MATCH
AND BE TAKEN FROM DEED AS RECORDED
IN RLPY 1469, PG 0279
MONTGOMERY COUNTY, ALABAMA



- LEGEND:**
- FOUND IRON PIN
 - SET IRON PIN (5/8" BEARER CAPPED) W/ # 4 CA-00017-LS
 - ▲ CALCULATED POINT
 - ⊕ FENCE CORNER
 - FENCE
 - ⊙ SET NAIL
 - FOUND CONCRETE MARKER
 - ▲— POWER POLE / LINE / CUY
 - △ SERVICE POLE
 - CONCRETE
 - 100.0 SPOT ELEVATION
 - EXISTING CONTOUR

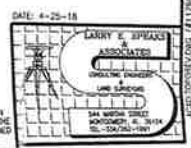
NOTE:
1. NO NEW WATER TAPS ARE REQUIRED
2. ON-SITE SEWER DISPOSAL SYSTEM IS PERMITTED BY ADPR.



- CITY OF MONTGOMERY
DEVELOPMENT PLAN NOTES**
1. BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING INSPECTOR AT 241-2641.
 2. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE DONE UNDER CLOSE SUPERVISION BY CITY MAINTENANCE DEPARTMENT (241-2880). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVELOPMENT PLAN CAN BE APPROVED BY ENGINEERING.
 3. ANY STREET CUTS REPAIR A CITY STANDARD PAVEMENT PATCH AND DO NOT LEAVE PAUL STREET WATER APPROVAL CLOSURE.
 4. BEFORE ANY STREET CURB, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT (241) 260-7777.
 5. DIRECT ALL STREET WATER INCLUDING HOOP DRAINS TO STREET ROW OR TO DRAINAGE TIE-IN.
 6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING CLOSURES, EXPOSURE/CONTAMINATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
 7. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DIRT OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
 8. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIGNALS ANY ON CURB AND OTHER CHANGES DURING CONSTRUCTION.
 9. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
 10. ALL AREAS OF ROW THAT ARE OBTAINED DURING CONSTRUCTION SHALL BE REPAIRED WITH SLOE ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
 11. CONVERT ALL GRATE BULLETS TO "S" TYPE BULLETS.
 12. ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REPAIRED AND REPAVED WITH 14" CONCRETE CURB AND DUTCH. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL REPAIRS SHALL BE TO THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE FOUND TO BE A SLOTTED FULL STREET WIDTH AT ANY ONE LOCATION, THE RECONSTRUCTION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
 13. PROVIDE MANHOLE RAMPS AT ALL MANHOLES AND DRAINAGE INTERSECTIONS.
 14. ALL LEAKED WATER AND SANITARY SEWER SERVICES MUST BE CONTROLLED WITH WATER SERVICES BEING KEPT AT THE MAIN.
 15. CONDUIT TO BE W/SP ALL 6.0 PIPE.
 16. 30" OF COVER IS REQUIRED AT ALL TRAPS OVER WALK AND SANITARY SEWER MAINS.
 17. ALL LEAKED WATER AND SANITARY SEWER SERVICES MUST BE CONTROLLED WITH WATER SERVICES BEING KEPT AT THE MAIN.
 18. PRIVATE SANITARY SEWER LATERAL SHALL BE AIR TESTED IN COMPLIANCE WITH IMHSS STANDARDS PRIOR TO BEING PUT IN SERVICE.



RECEIVED
APR 27 2016
PLANNING DIVISION



THIS SURVEY IS NOT VALID WITHOUT AN
EMPOWERED SEAL APPEARED HEREON OF THE
REGISTERED LAND SURVEYOR WHO SIGNED
THE SURVEY.

AEC/000000000 (8/17/16)



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 13C

14. 8960 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Mike and Mick Ashcraft

SUBJECT: Request final approval of Capitol R. V. Park Plat No. 3 located on the west side of Old Wetumpka Highway, approximately 400 ft. south of Wetumpka Highway, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats a lot and unplatted property into one lot for a recreational vehicle park. Lot A-2 (29.56 acres) has 1,044 ft. along the Old Wetumpka Highway. This plat combines additional land which is being developed for additional space in the recreational vehicle park. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-1

ANDERSON RD

ANDERSON RD

WETUMPKA HWY

FOREST LN

WETUMPKA HWY

WETUMPKA HWY

M-3

B-2

OLD WETUMPKA HWY

WETUMPKA HWY

HOPE DR

AGR-2

HOPE DR

HOPE DR

R-99-p

OLD WETUMPKA HWY

B-3

M-1

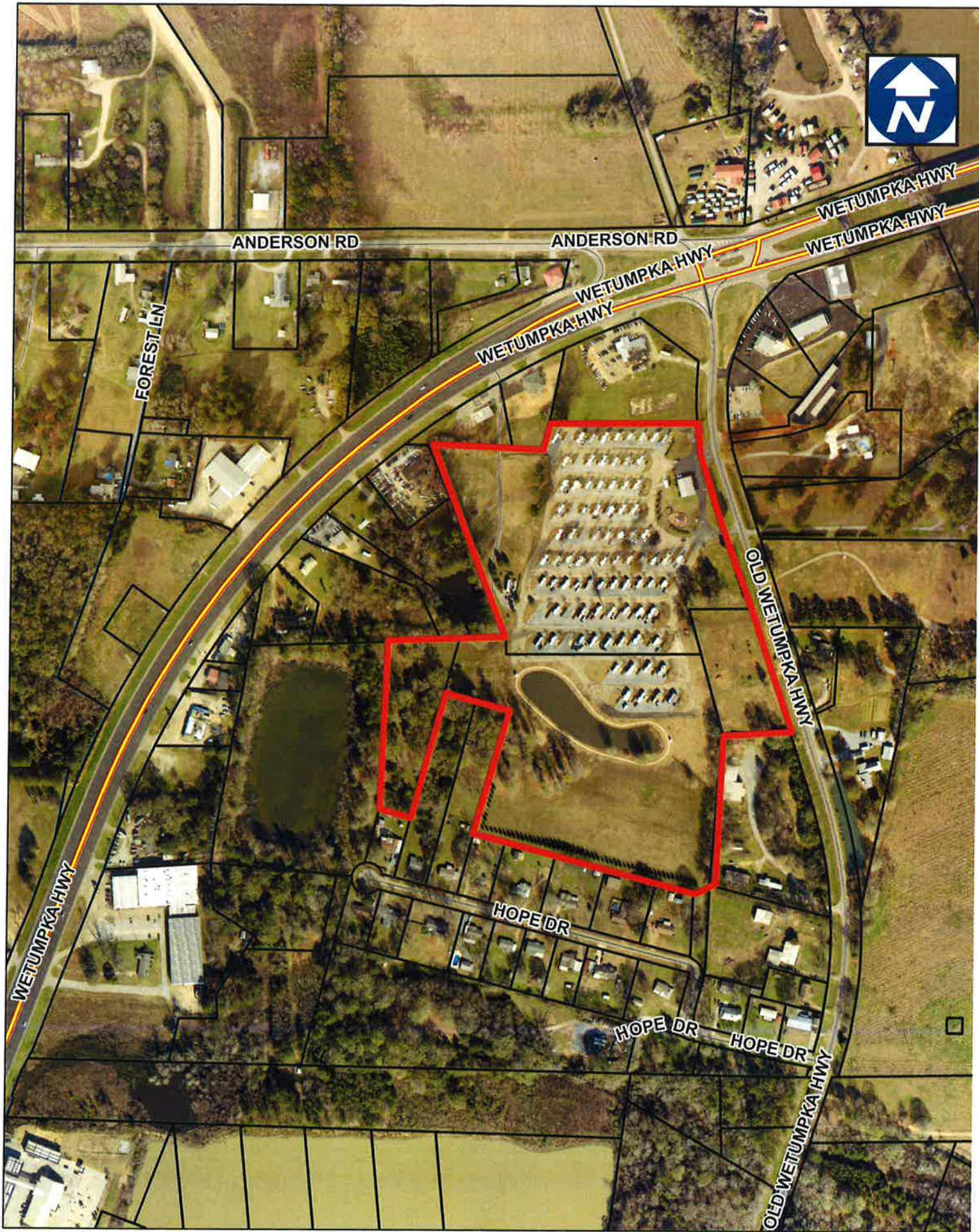
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 14A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

14C

15. DP-2010-014 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Common Ground Montgomery

SUBJECT: Public hearing for a development plan for a new building to be located at 1516 Mobile Road in M-1 (Light Industrial) Zoning District and a B-2 (Commercial) Zoning Districts.

REMARKS: The petitioner has submitted plans to construct a 2,530 sq. ft. multi-purpose building. There are two (2) additional paved handicapped parking spaces and 19 gravel parking spaces indicated on the site plan. There is one (1) new access drive to Terminal Road. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

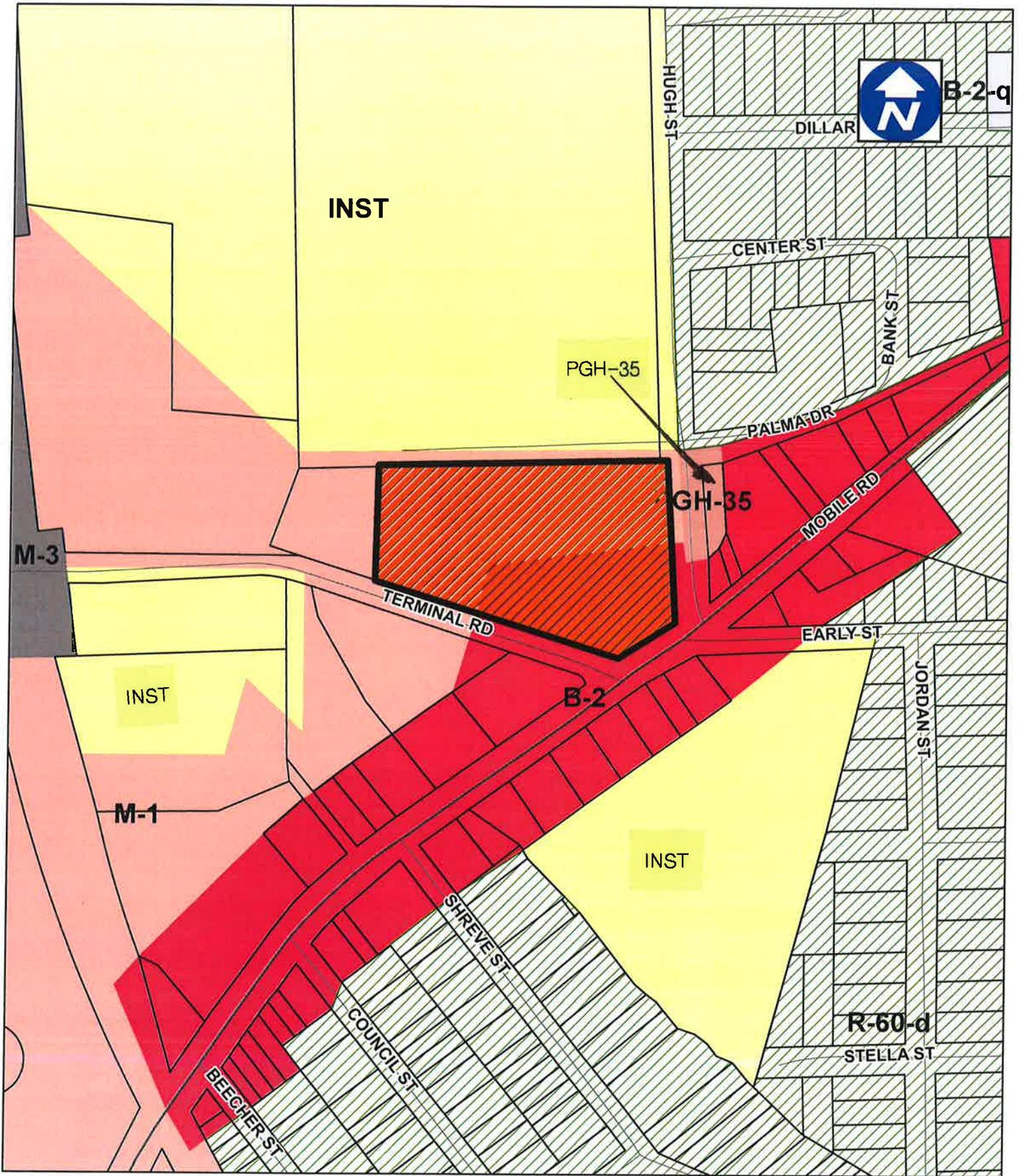
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



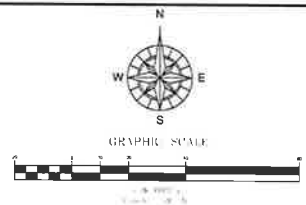
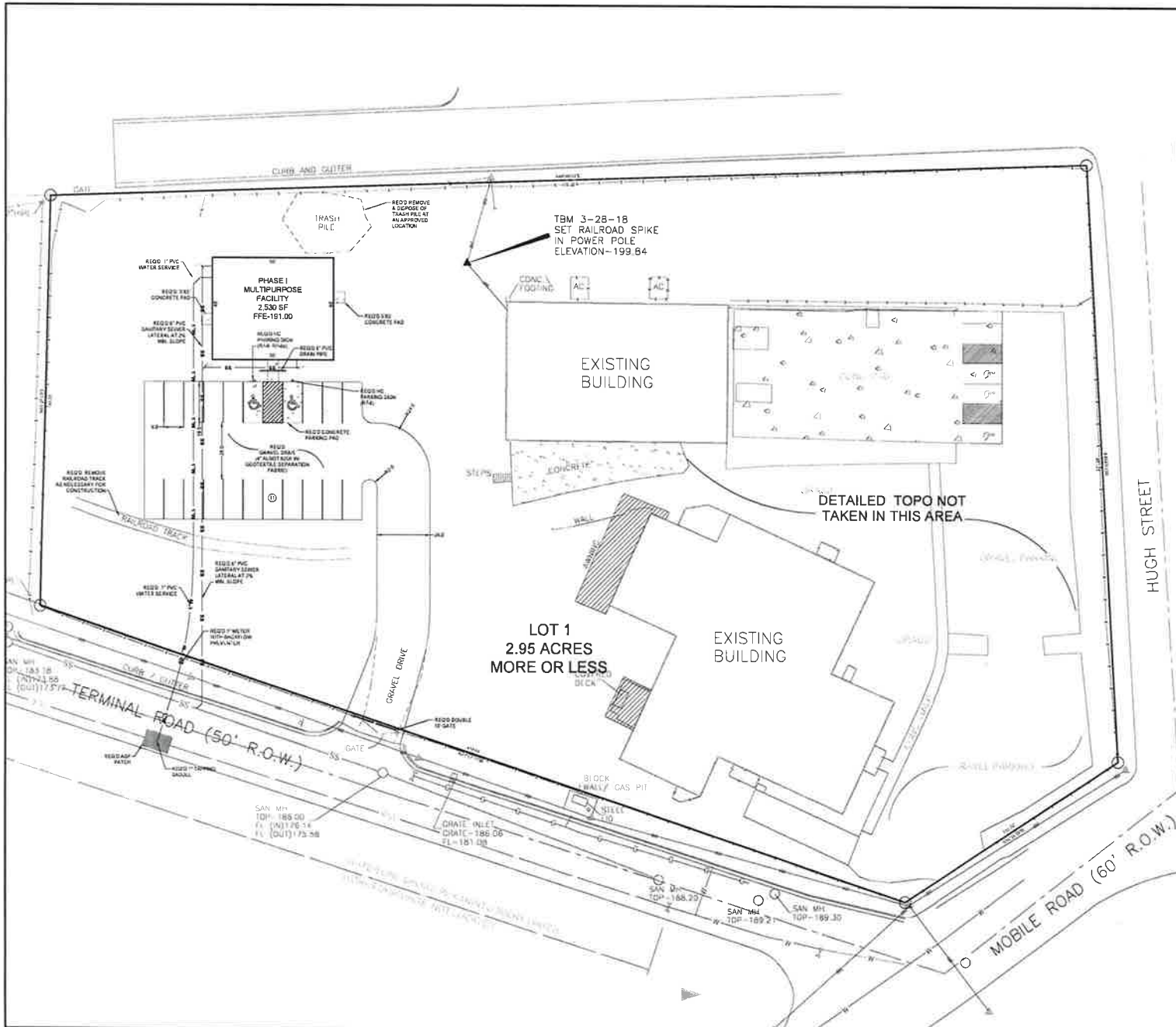
DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15A



LEGEND:

EXISTING	PROPOSED
ASPHALT	GRAVEL
CONCRETE	CONCRETE
FOUND ROW FIN	CONTOUR
CALCULATED POINT	SWALES
EXISTING CONTOUR	WATTLE
FIRE HYDRANT	SILT FENCE
POWER POLE LINE / GUY	SANITARY SEWER
SANITARY SEWER MANHOLE	WATER SERVICE

NOTE ELEVATIONS ESTABLISHED BY GPS AL 60 ALDOT 6 DIVISION CORRS STATION NAD 83 MONTGOMERY COUNTY

DEVELOPMENT PLAN NOTES

- BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING INSPECTOR AT 241-2803
- ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE RECORDED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT (241-2803). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVELOPMENT PLAN CAN BE APPROVED BY ENGINEERING.
- ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50' FOOT CONC. FIN. STREET ASPHALT OVERLAY.
- BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT (334) 850-3727
- DIRECT ALL STORM WATER INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EASEMENT!
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/ OR CURB AND CUTTER DAMAGED DURING CONSTRUCTION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED WITH SOI, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
- CONVERT ALL GRATE INLETS TO "3" TYPE INLETS.
- ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" CONCRETE CURB AND CUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND CUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A ROUGH EDGE CREATED, THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
- PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.
- ALL WATER & SEWER IMPROVEMENTS SHALL MEET THE SPECIFICATIONS OF THE MONTGOMERY WATER WORKS & SANITARY SEWER BOARD.
- CONTRACTOR TO WRAP ALL 3" PIPE.
- 36" OF COVER IS REQUIRED AT ALL TIMES OVER WATER AND SANITARY SEWER MAINS.
- ALL UNUSED WATER AND SANITARY SEWER SERVICES MUST BE CAPPED, WITH WATER SERVICES BEING KILLED AT THE MAIN.
- PRIVATE SANITARY SEWER LATERAL SHALL BE AIR TESTED IN COMPLIANCE WITH MWWSB STANDARDS PRIOR TO BEING PUT IN SERVICE.

NOTE:
THE CONTRACTOR SHALL PROVIDE, ESTABLISH, AND MAINTAIN TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES TO CONTROL EROSION DURING THE LIFE OF THE PROJECT, BOTH ON AND BEYOND THE PROJECT LIMITS.

NOTE:
THE CONTRACTOR SHALL PROVIDE A CASHIERS CHECK CERTIFIED CHECK, LETTER OF CREDIT, OR CORPORATE SURETY BOND IN THE AMOUNT OF \$1,000 TO THE CITY OF MONTGOMERY FOR GRADING PERMIT PRIOR TO BEGINNING CONSTRUCTION. IN ADDITION TO THE GRADING PERMIT APPLICATION FEE OF \$400, CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO SUBMITTING SECURITY.

15B

PHASE I MULTIPURPOSE FACILITY
COMMON GROUND MONTGOMERY
LOCATED IN THE SOUTH 1/2 OF SECTION 14
T16-N, R16-E
MONTGOMERY COUNTY, ALABAMA

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE & UTILITY PLAN

SHEET
2

2 OF 4



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. 8959 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Common Ground Montgomery

SUBJECT: Request final approval of Common Ground Plat No. 1 located on the northwest corner of Mobile Road and Terminal Road in B-2 (Commercial) and M-1 (Light Industrial) Zoning Districts.

REMARKS: This plat creates one (1) lot for additional buildings to be used in conjunction with Common Ground Ministries. Lot 1 (2.95 acres) has 271 ft. of frontage along Hugh Street; 115 ft. of frontage along Mobile Road and 414 ft. along Terminal Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

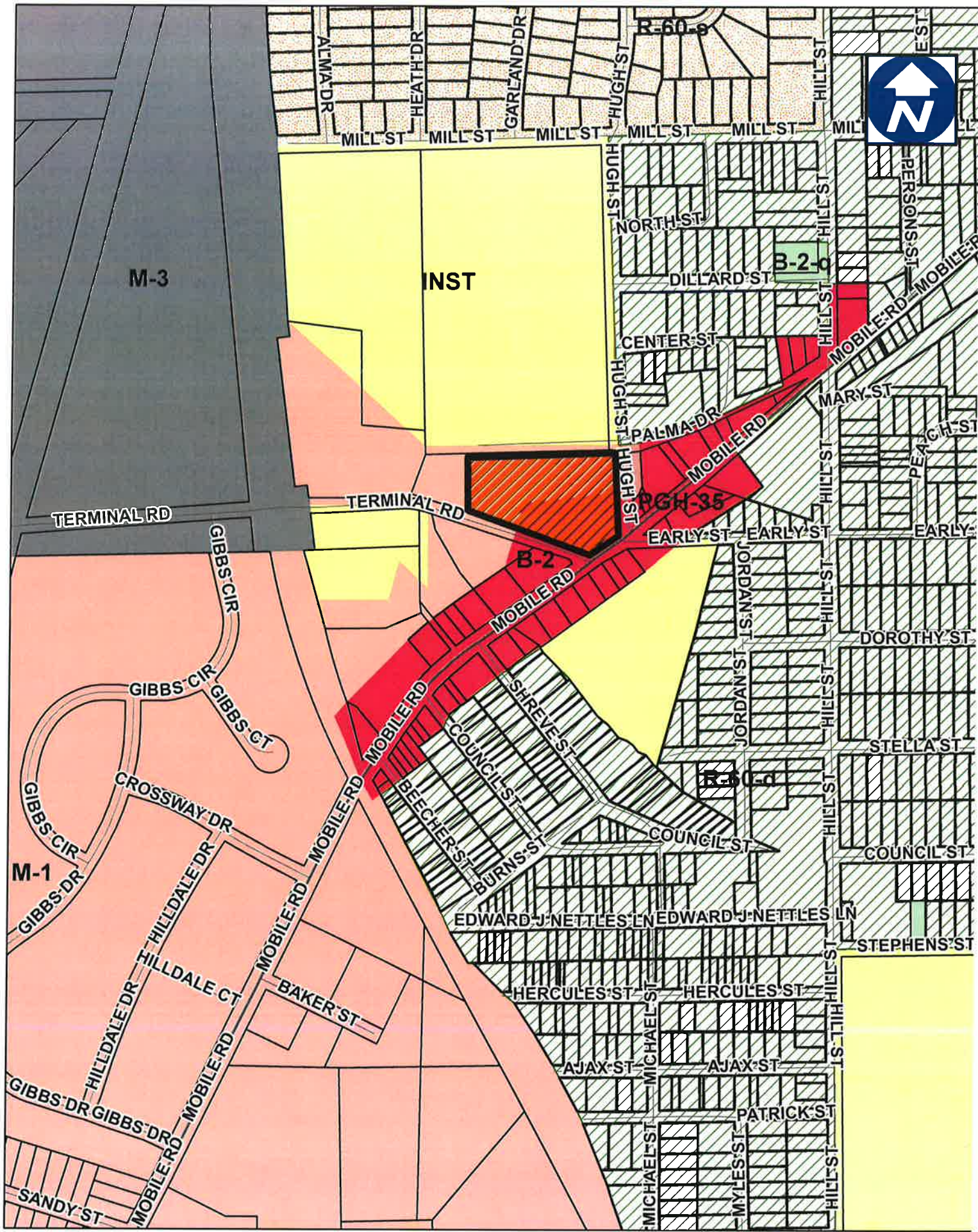
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



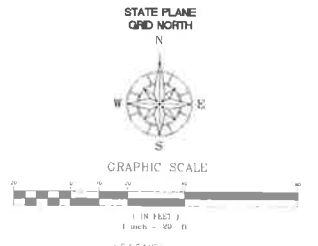
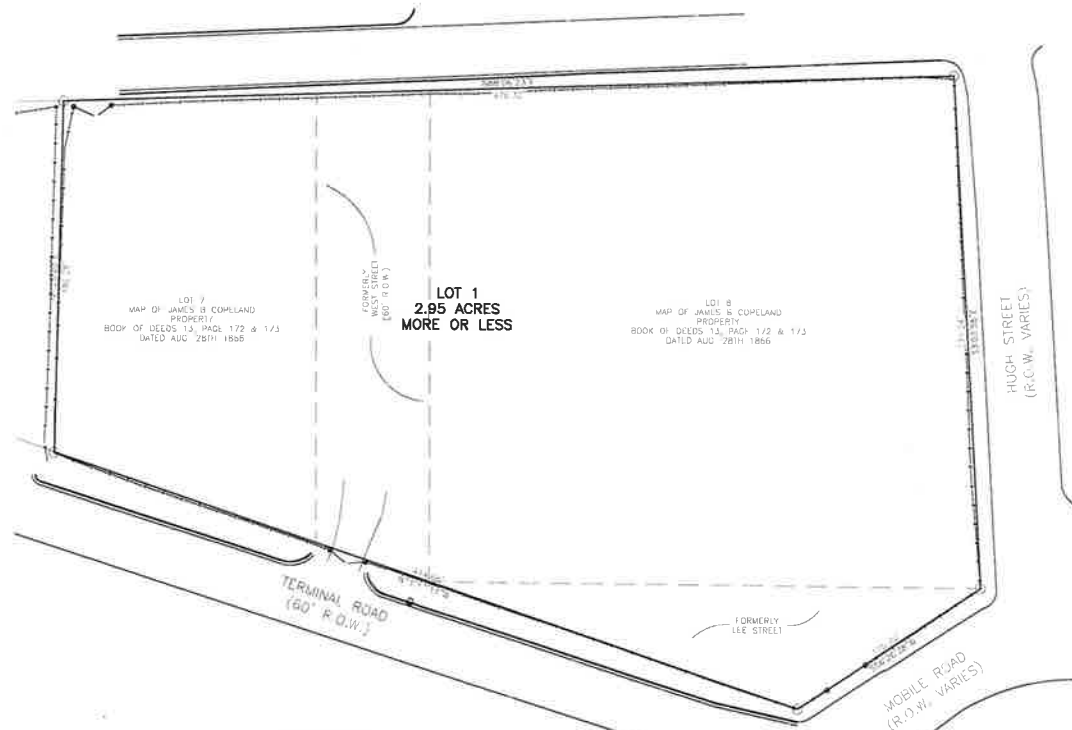
PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 16A

16B



- LEGEND**
- (DASH) W.P. PA.
 - (SOLID) W.P. PA.
 - (SOLID) W.P. PA. (SOLID) W.P. PA.
 - (SOLID) W.P. PA. (SOLID) W.P. PA.
 - (SOLID) W.P. PA.
 - (SOLID) W.P. PA.

COMMON GROUND PLAT NO. 1
 BEING A REPLAT OF A PORTION OF
 LOT 7 AND LOT 8
 MAP OF JAMES B. COPELAND PROPERTY
 BOOK OF DEEDS 13, PAGE 172 & 173
 OF LOT 7 AND LOT 8
 MONTGOMERY, ALABAMA

SUBMITTER'S CERTIFICATE

I, the undersigned, being a duly qualified and Licensed Professional Land Surveyor, hereby certify that I have prepared this plat in accordance with the laws and regulations of the State of Alabama, and that the same are true and correct to the best of my knowledge, information and belief, and that the same have been prepared and submitted to the Board of Land Surveyors of the State of Alabama, and that the same have been approved by said Board.

Surveyor's Name: _____
 License No.: _____

DEDICATION

I, the undersigned, being a duly qualified and Licensed Professional Land Surveyor, hereby certify that I have prepared this plat in accordance with the laws and regulations of the State of Alabama, and that the same are true and correct to the best of my knowledge, information and belief, and that the same have been prepared and submitted to the Board of Land Surveyors of the State of Alabama, and that the same have been approved by said Board.

Surveyor's Name: _____
 License No.: _____

COMMON GROUND MONTGOMERY

of Alabama has full authority to

ACKNOWLEDGMENT

I, the undersigned, being a duly qualified and Licensed Professional Land Surveyor, hereby certify that I have prepared this plat in accordance with the laws and regulations of the State of Alabama, and that the same are true and correct to the best of my knowledge, information and belief, and that the same have been prepared and submitted to the Board of Land Surveyors of the State of Alabama, and that the same have been approved by said Board.

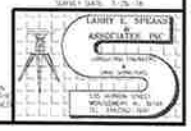
Surveyor's Name: _____
 License No.: _____

CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and it is approved according to the Code of Alabama 11-57-22.

EXEMPT NOTES

1. ALL EASEMENTS OR RIGHTS-OF-WAY (EXCEPT UTILITY) SHALL EASEMENTS COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF ACCESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE TO THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT HEREBY DEDICATED, ARE HEREBY DEDICATED TO THE WATER MAINS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR AGENTS, FOR INSTALLATION AND CONSTRUCTION OF SANITARY SEWERS AND WATER MAINS AND THE MAINTENANCE THEREOF. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
3. STREETS SHOWN HEREON, IF NOT HEREBY DEDICATED, ARE HEREBY HEREBY INTENDED FOR DEDICATION TO PUBLIC USE.
4. A 10' (10') EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF EACH LOT ADJACENT A DEDICATED STREET. EASEMENTS FOR UTILITIES PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY ENTITY WHICH MAY REQUIRE THEM FOR UTILITY DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.
5. THIS PROPERTY IS LOCATED OUTSIDE THE FLOOD ZONE ACCORDING TO FEMA FIRM NUMBER 160600202, DATED JANUARY 7, 2015.



THIS PLAT IS TO NOT VALID WITHOUT AN APPROVED & L.S. APPROVED HEREON OF THE REGISTERED LAND SURVEYOR FOR THIS STATE.



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 16C