

Planning Commission Agenda

August 23, 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

**Land Use 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 July 26, 2018 meeting

August 23, 2018

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2018-019	Five Points Cultural Commission	Goldthwaite Street	Rezoning	1
2.	RZ-2018-020	Alfred Barnett	South Court Street	Rezoning	2
3.	DP-1981-116	CTC Engineering	West South Boulevard	DP	3
4.	DP-2002-037	Gonzalez-Strength & Assoc.	Eastern Boulevard	DP	4
5.	8971	“ “	Woodmere Boulevard	Plat	5
6.	8972	Jeffcoat Engineering	Ray Thorington Road	Plat	6
7.	8973	“ “	West McLean Road	Plat	7
8.	DP-2017-038	Goodwyn, Mills & Cawood	EastChase Parkway	DP	8
9.	DP-2017-039	“ “	EastChase Parkway	DP	9
10.	DP-2017-040	“ “	EastChase Parkway	DP	10
11.	8930	“ “	EastChase Parkway	Plat	11
12.	8975	“ “	Lockwood Place*	Plat	12
13.	8974	“ “	Blevins Circle*	Plat	13

**Private Street*

***The next Planning Commission meeting is on
September 27, 2018***

1. RZ-2018-019 **PRESENTED BY:** Five Points Cultural Commission

REPRESENTING: Same

SUBJECT: Request to rezone two (2) lots located at 416 & 418 South Goldthwaite Street from a T4-R (General Urban Zone-Restricted) to a T4-O (General Urban Zone-Open) SmartCode Zoning District.

REMARKS: The adjacent property has T4-O (General Urban Zone-Open) to the north, and T4-R (General Urban Zone-Restricted) zoning to the east, south and west. The intended use for this property if rezoned is for restaurant/retail use. The Land Use Plan recommends central business use; however the Downtown Master Plan approved in 2007 recommends General Urban Zone-Restricted use.

Land Use Division Comment(s): This property abuts T4-O zoning.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

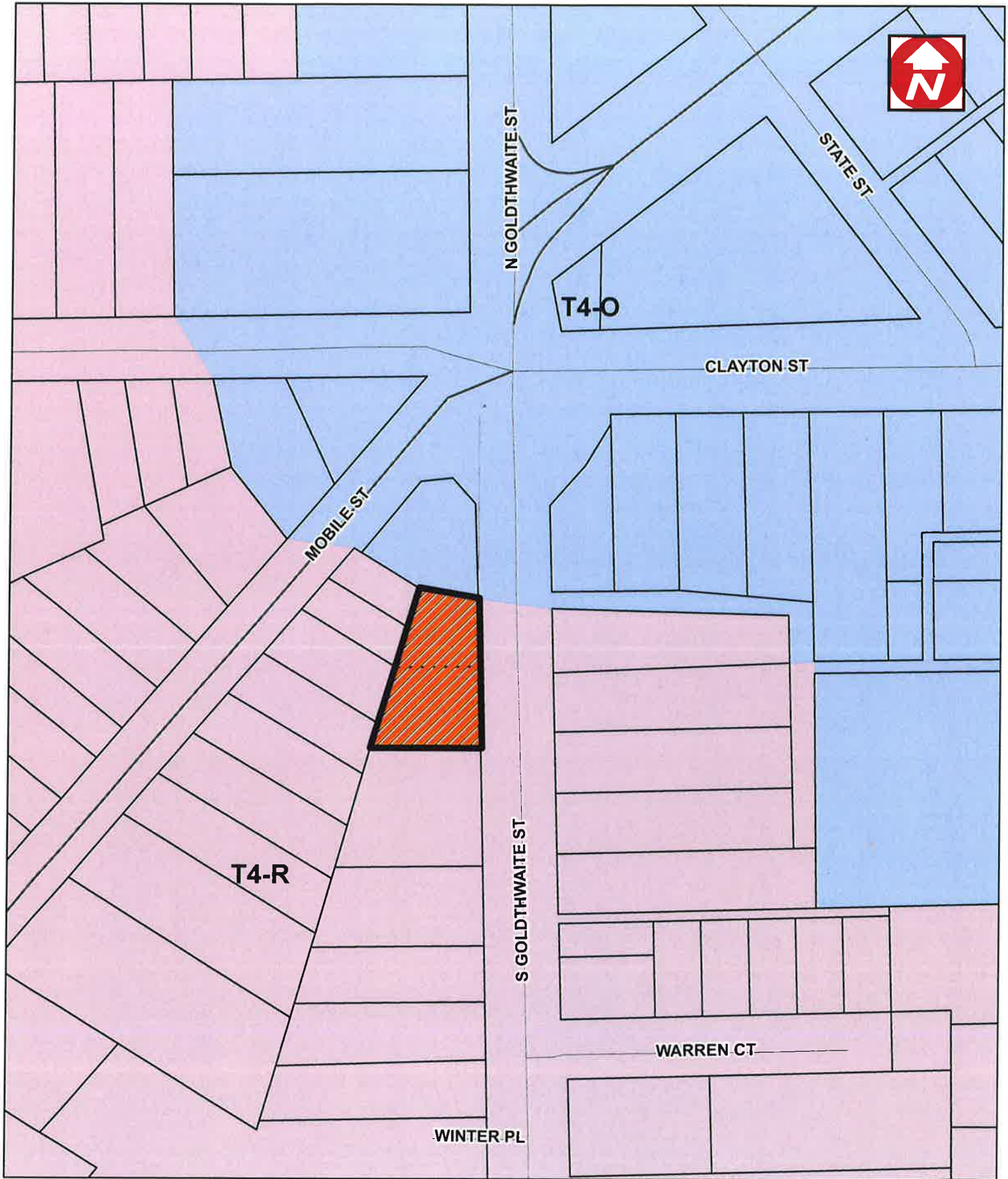
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-019

1 inch = 100 feet

FROM T4-R TO T4-O

ITEM NO. 1A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-019

1 inch = 50 feet

FROM T4-R TO T4-0

ITEM NO. 1B

2. RZ-2018-020 **PRESENTED BY:** Alfred Barnett

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel located on the west side of South Court Street, approximately 350 ft. north of Mildred Street (464 South Court Street), from a T4-R (General Urban Center Zone-Restricted) SmartCode Zoning District to a T4-O (General Urban Center Zone-Open) SmartCode Zoning District.

REMARKS: The adjacent property has T4-R (General Urban Zone-Restricted) zoning to the north and east, and T4-O (General Urban Zone-Open) zoning to the south and west. The intended use for this property if rezoned is for office/retail space. The Land Use Plan recommends central business use; however the Downtown Master Plan approved in 2007 recommends General Urban Zone-Restricted use.

STAFF COMMENT(S): This property abuts T4-O zoning.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

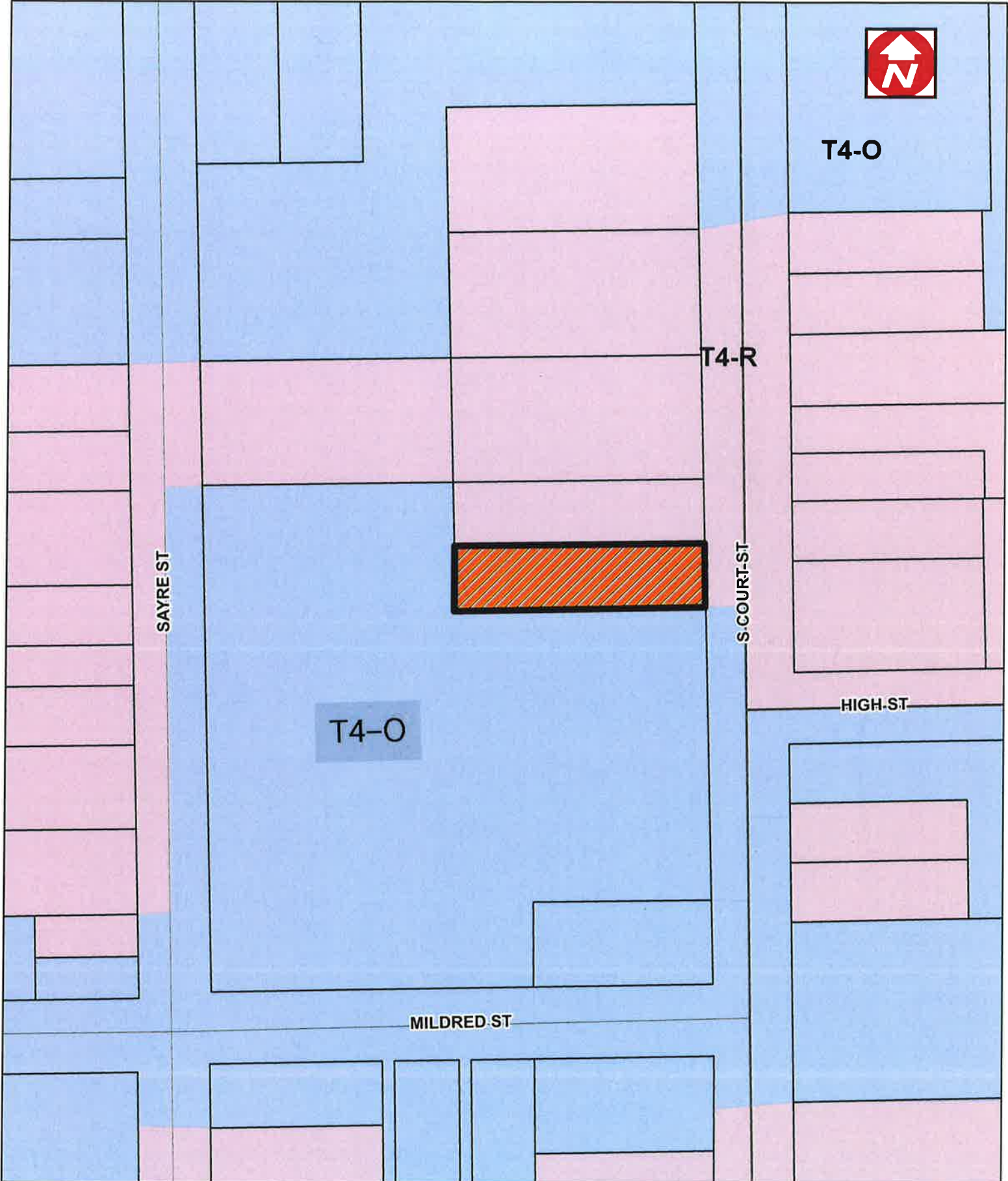
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-020

1 inch = 100 feet

FROM T4-R TO T4-O

ITEM NO. 2A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-020

1 inch = 100 feet

FROM T4-R **TO** T4-0

ITEM NO. 2B

3. DP-1981-116 **PRESENTED BY:** CTC Engineering

REPRESENTING: One Stop 72-Liberty

SUBJECT: Public hearing for a development plan for an addition to a building located at 1175 West South Boulevard in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct two (2) additions totaling 1,150 sq. ft. to the existing building. The existing canopies in the front and rear will be retained. There will be no changes to the access drives or the parking. 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.

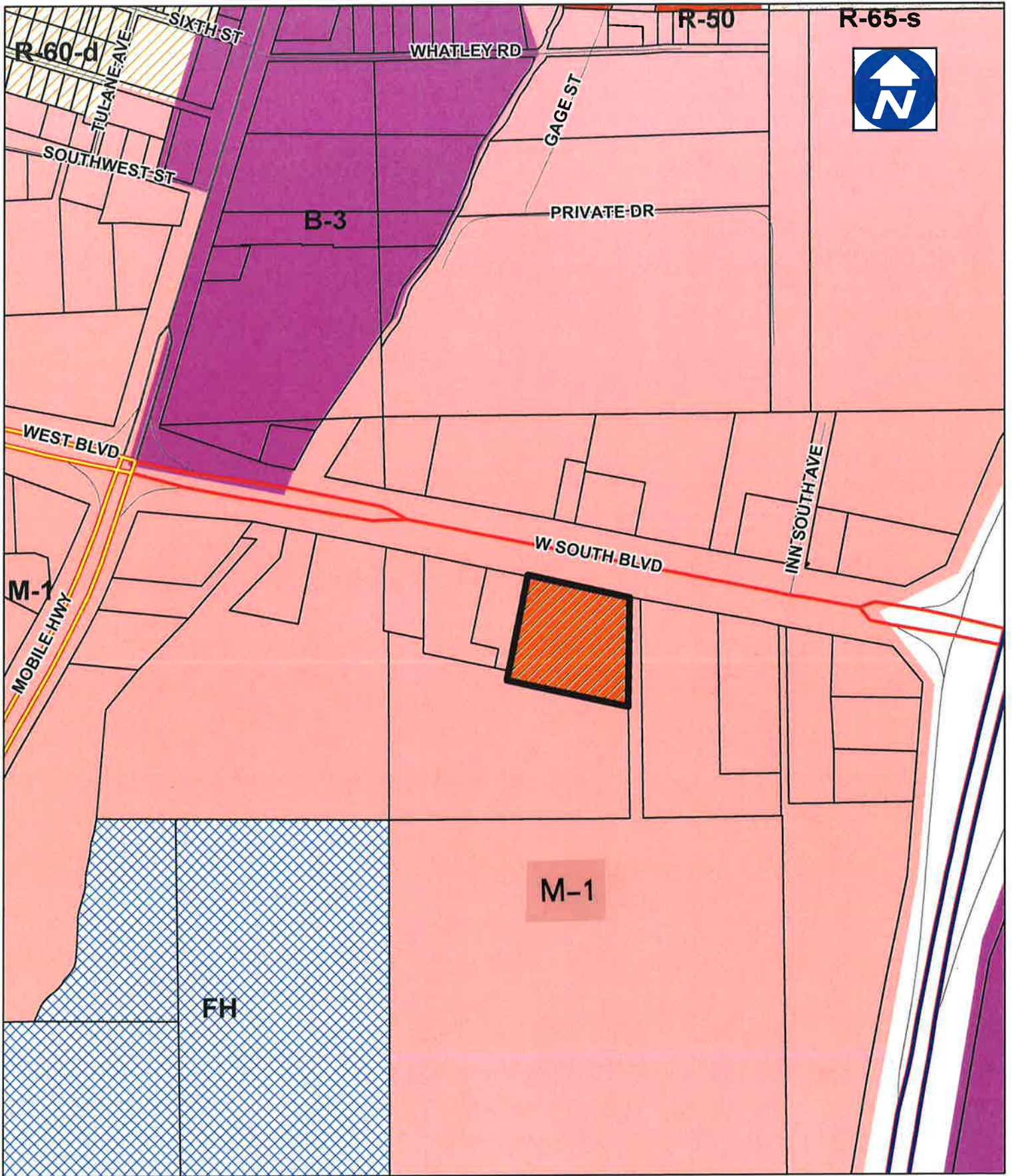
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

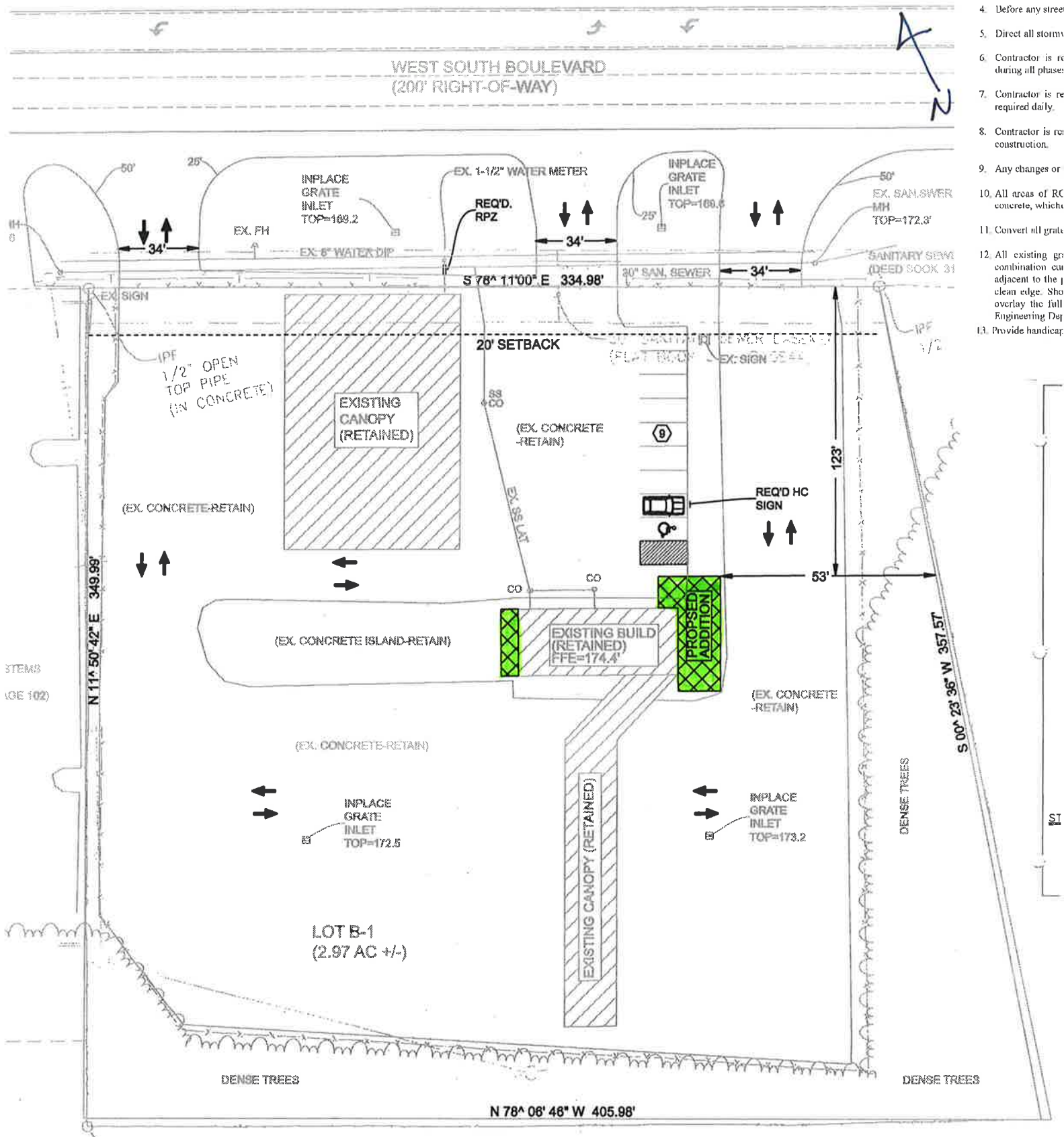
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A

- overlay.
- 4. Before any street
- 5. Direct all storm
- 6. Contractor is re
- during all phases
- 7. Contractor is re
- required daily.
- 8. Contractor is re
- construction.
- 9. Any changes or
- 10. All areas of RC
- concrete, which
- 11. Convert all grates
- 12. All existing gr
- combination cur
- adjacent to the
- clean edge. Sho
- overlay the full
- Engineering Det
- 13. Provide handcap



STEMS
 (GE 102)

1/2" REBAR
 (CAPPED "L&C")

Additions

OBEINHAUS PROPERTY
 (DEED BOOK 586 PAGE 479)

3B



DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. DP-2002-037 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: ALDI, Inc.

SUBJECT: Public hearing for a development plan for a new building to be located 1568 Eastern Boulevard in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct 21,412 sq. ft. building with a 700 sq. ft. canopy. There are 103 paved parking spaces indicated on the site plan within the proposed lot, and additional cross-over parking and access to Woodmere Boulevard, Haskell Drive and the Eastern Boulevard service road. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 5

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.

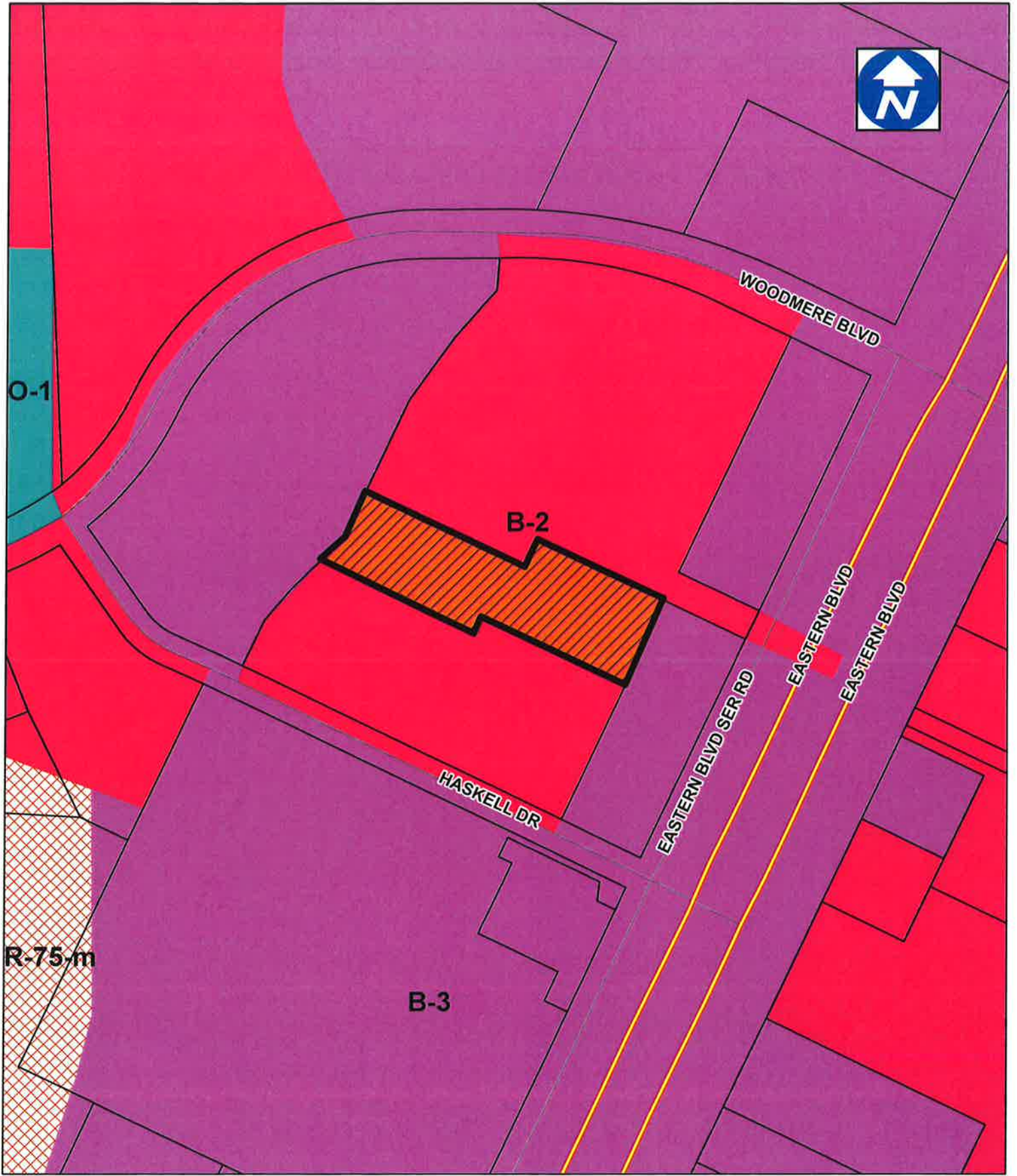
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



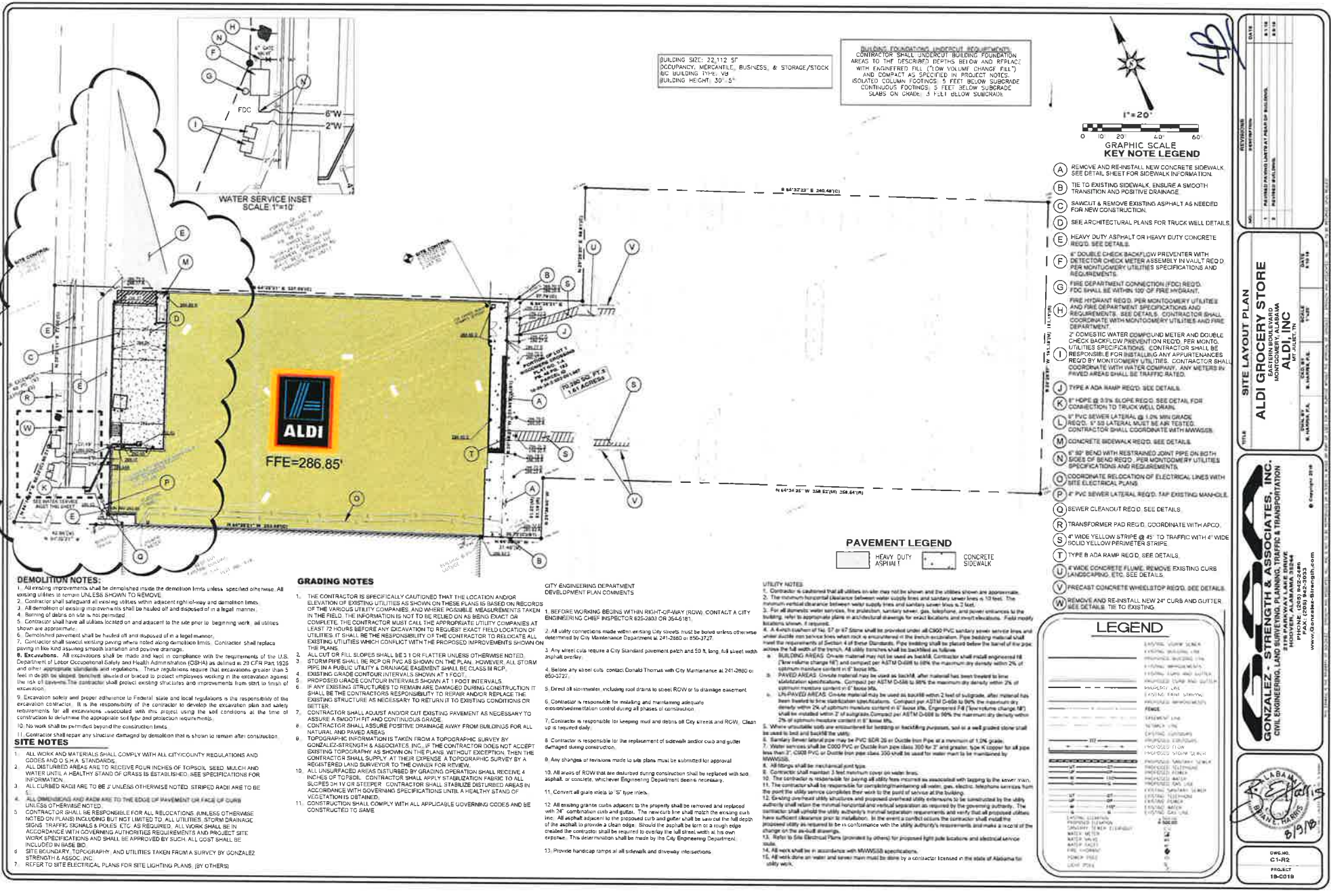
DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY

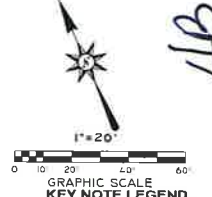


ITEM NO. 4A



BUILDING SIZE: 32,312 SF
 OCCUPANCY: MERCANTILE, BUSINESS, & STORAGE/STOCK
 BIG BUILDING TYPE: V8
 BUILDING HEIGHT: 30'-5"

BUILDING FOUNDATIONS SUBJECT TO SEPARATE CONTRACTOR SHALL UNDERGO BUILDING FOUNDATION AREAS TO THE DESCRIBED DEPTHS BELOW AND REPLACE WITH FACED REEF FILL (LOW VOLUME CHANGING FILL) AND COMPACT AS SPECIFIED IN PROJECT NOTES. ISOLATED COLUMN FOOTINGS 3 FEET BELOW SUBGRADE. CONTINUOUS FOOTINGS 3 FEET BELOW SUBGRADE. SLABS ON GRADE: 3 FEET BELOW SUBGRADE.



- (A) REMOVE AND RE-INSTALL NEW CONCRETE SIDEWALK. SEE DETAIL SHEET FOR SIDEWALK INFORMATION.
- (B) TIE TO EXISTING SIDEWALK. ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
- (C) SAWCUT & REMOVE EXISTING ASPHALT AS NEEDED FOR NEW CONSTRUCTION.
- (D) SEE ARCHITECTURAL PLANS FOR TRUCK WELLS DETAILS.
- (E) HEAVY DUTY ASPHALT OR HEAVY DUTY CONCRETE REQ'D. SEE DETAILS.
- (F) 4" DOUBLE CHECK BACKFLOW PREVENTER WITH DETECTOR CHECK METER ASSEMBLY IN VAULT REQ'D PER MONTGOMERY UTILITIES SPECIFICATIONS AND REQUIREMENTS.
- (G) FIRE DEPARTMENT CONNECTION (FDC) REQ'D. FDC SHALL BE WITHIN 100' OF FIRE HYDRANT.
- (H) FIRE HYDRANT REQ'D. PER MONTGOMERY UTILITIES AND FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS. SEE DETAILS. CONTRACTOR SHALL COORDINATE WITH MONTGOMERY UTILITIES AND FIRE DEPARTMENT.
- (I) 2" DOMESTIC WATER COMPOUND METER AND DOUBLE CHECK BACKFLOW PREVENTION REQ'D. PER MONTGOMERY UTILITIES SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES REQ'D BY MONTGOMERY UTILITIES. CONTRACTOR SHALL COORDINATE WITH WATER COMPANY. ANY METERS IN PAVED AREAS SHALL BE TRAFFIC RATED.
- (J) TYPE A ADA RAMP REQ'D. SEE DETAILS.
- (K) 1/2" HOPE @ 3.0% SLOPE REQ'D. SEE DETAIL FOR CONNECTION TO TRUCK WELL DRAIN.
- (L) 1/2" PVC SEWER LATERAL @ 1.0% SLOPE REQ'D. 1/2" SO LATERAL MUST BE AIR TESTED. CONTRACTOR SHALL COORDINATE WITH MWWSSD.
- (M) CONCRETE SIDEWALK REQ'D. SEE DETAILS.
- (N) 1" 80' BEND WITH RESTRAINED JOINT PIPE ON BOTH SIDES OF BEND REQ'D. PER MONTGOMERY UTILITIES SPECIFICATIONS AND REQUIREMENTS.
- (O) COORDINATE RELOCATION OF ELECTRICAL LINES WITH SITE ELECTRICAL PLANS.
- (P) 4" PVC SEWER LATERAL REQ'D. TAP EXISTING MANHOLE.
- (Q) SEWER CLEANOUT REQ'D. SEE DETAILS.
- (R) TRANSFORMER PAD REQ'D. COORDINATE WITH APCO.
- (S) 6" WIDE YELLOW STRIPE @ 45° TO TRAFFIC WITH 6" WIDE SOLID YELLOW PERIMETER STRIPE.
- (T) TYPE B ADA RAMP REQ'D. SEE DETAILS.
- (U) 4" VANCE CONCRETE FLARE. REMOVE EXISTING CURB (LANDSCAPING, ETC.) SEE DETAILS.
- (V) PRECAST CONCRETE WHEELSTOP REQ'D. SEE DETAILS.
- (W) REMOVE AND RE-INSTALL NEW 2" CURB AND GUTTER. SEE DETAILS. TIE TO EXISTING.



DEMOLITION NOTES:

- All existing improvements shall be demolished inside the demolition limits unless specified otherwise. All existing utilities to remain UNLESS SHOWN TO REMOVE.
- Contractor shall safeguard all existing utilities within adjacent right-of-way and demolition limits.
- All demolition of existing improvements shall be hauled off and disposed of in a legal manner.
- Removal of debris on site is not permitted.
- Contractor shall have all utilities located on and adjacent to the site prior to beginning work. All utilities shown are approximate.
- Demolished pavement shall be hauled off and disposed of in a legal manner.
- Contractor shall sweep existing paving where noted along demolition limits. Contractor shall replace paving in like kind assuming smooth transition and positive drainage.
- Excavations: All excavations shall be made and kept in compliance with the requirements of the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) as defined in 29 CFR Part 1926 and other applicable standards and regulations. These regulations require that excavations greater than 5 feet in depth be shored, braced, or shielded to protect employees working in the excavation against the risk of collapse. The contractor shall protect existing structures and improvements from debris to finish of excavation.
- Excavation safety and proper adherence to Federal, state and local regulations is the responsibility of the excavation contractor. It is the responsibility of the contractor to develop the excavation plan and safety requirements for all excavations associated with this project using the soil conditions at the time of construction to determine the appropriate soil type and protection requirements.
- No work shall be performed beyond the construction limits.
- Contractor shall repair any structure damaged by demolition that is shown to remain after construction.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.S.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE SPECIFICATIONS FOR INFORMATION.
- ALL CURBED RADI ARE TO BE "Z" UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE "Z" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO BE TO THE EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY TOPOGRAPHY AND UTILITIES TAKEN FROM A SURVEY BY GONZALEZ STRENGTH & ASSOC., INC.
- REFER TO SITE ELECTRICAL PLANS FOR SITE LIGHTING PLANS (BY OTHERS)

GRADING NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 5:1 OR FLATTER UNLESS OTHERWISE NOTED.
- STORM PIPE SHALL BE RCP OR PVC AS SHOWN ON THE PLAN. HOWEVER, ALL STORM PIPE IN A PUBLIC UTILITY & DRAINAGE BASEMENT SHALL BE CLASS II RCP.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1' FOOT.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1' FOOT INTERVALS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY GONZALEZ-STRENGTH & ASSOCIATES, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SIGNS OR 1/4" OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

CITY ENGINEERING DEPARTMENT DEVELOPMENT PLAN COMMENTS

- BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR 636-2800 OR 364-6181.
- All utility connections made within existing City streets must be boxed unless otherwise determined by City Maintenance Department at 241-2860 or 850-3727.
- Any street curb require a City Standard pavement patch and 50' long full street width asphalt overlay.
- Direct all stormwater, including roof drains to street ROW to drainage easement or better.
- Contractor is responsible for making and maintaining adequate construction site 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 curb and gutter damaged during construction.
- Any changes of revisions made to site plans must be submitted for approval.
- All areas of ROW that are disturbed during construction shall be replaced with sod, asphalt, or concrete, whichever Engineering Department deems necessary.
- Convert all grade elevations to "5" type notes.
- All existing granite curbs adjacent to the property shall be removed and replaced with 14" combination curb and gutter. The new curb line shall match the existing curb line. All asphalt adjacent to the proposed curb and gutter shall be saw cut the full depth of the asphalt to provide a clean edge. Should the asphalt be torn or a rough edge created the contractor shall be required to overlay the full street width at his own expense. The determination shall be made by the City Engineering Department.
- Provide handicap ramps at all sidewalk and driveway intersections.

UTILITY NOTES

- Contractor is cautioned that all utilities in-situ may not be shown and the utilities shown are approximate.
- The minimum horizontal clearance between water supply lines and sanitary sewer lines is 10 feet. The minimum vertical clearance between water supply lines and sanitary sewer lines is 2 feet.
- All domestic water services, fire protection, sanitary sewer, gas, telephone, and power entrances to the building, refer to appropriate plans in architectural drawings for exact locations and elevations. Field verify locations shown. 2' report.
- A trench location of 1/2" 37 or 47 Stone shall be provided under all 4" COB PVC sanitary sewer service lines and under storm main service lines which rock is encountered at the trench location. Pipe bedding material shall meet the requirements of Section 4 of these Standards. Pipe bedding shall be placed below the barrel of the pipe, within the full width of the trench. All utility trenches shall be backfilled as follows:
 - BLINDING AREAS: Crushed material may not be used as backfill. Contractor shall install engineered fill (Three inches change 1E) and compact per ASTM D-938 to 98% the maximum dry density within 2% of optimum moisture content in 6" loose lifts.
 - UNPAVED AREAS: Crushed material may be used as backfill after material has been treated to fine stabilization specifications. Compact per ASTM D-938 to 98% the maximum dry density within 2% of optimum moisture content in 6" loose lifts. Engineer 1A (Three inches change 1E) shall be installed within 2' of subgrade. Compact per ASTM D-938 to 98% the maximum dry density within 2% of optimum moisture content in 6" loose lifts.
 - Where unavoidable earths are encountered but bedding or backfilling purposes, soil in a well graded stone shall be used to bed and backfill the vaults.
 - Sanitary Sewer lateral pipe size 4" COB PVC or 4" O.D. 37 or 47 Stone for a minimum of 1.5% grade.
 - Water services shall be 4" COB PVC or 4" O.D. 37 or 47 Stone for a minimum of 1.5% grade.
 - Water services shall be 4" COB PVC or 4" O.D. 37 or 47 Stone for a minimum of 1.5% grade.
 - Water services shall be 4" COB PVC or 4" O.D. 37 or 47 Stone for a minimum of 1.5% grade.
- All fittings shall be mechanical joint type.
- Contractor shall maintain 3' bed minimum depth on water lines.
- The contractor shall maintain for paying all utility fees remain associated with tapping to the sewer main.
- The contractor shall be responsible for coordinating all water, gas, electric, telephone services from the point the utility service connects their work to the point of service at the building.
- Existing overhead utility structures and proposed overhead utility extensions to be constructed by the utility authority shall remain the minimal horizontal and vertical separations as required by the governing authority. The contractor shall verify the utility authority's vertical separation requirements and verify that all proposed utilities have sufficient clearance prior to installation. In the event a conflict occurs the contractor shall request the engineer's advice as required to be in accordance with the utility authority's requirements and make a record of the change on the as-built drawings.
- Note to Site Electrician (Items provided by others) for proposed light pole locations and electrical service.
- All work shall be in accordance with MWWSSD specifications.
- All work shall be in accordance with MWWSSD specifications.
- All work shall be in accordance with MWWSSD specifications.



DATE	BY	REVISIONS

SITE LAYOUT PLAN
ALDI GROCERY STORE
 600 S. GARDNER BLVD.
 MONTEAGUE, ALABAMA 36053
ALDI, INC.
 PROJECT NO. 241-2860
 1/14/2020

GONZALEZ-STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 1010 N. MOBILE BLVD. SUITE 100
 MOBILE, ALABAMA 36688
 PHONE: (904) 852-2286
 FAX: (904) 852-2287
 www.GonzalezStrength.com

PROJECT
 18-0018



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 8971 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: Aldi

SUBJECT: Request final approval of Woodmere Crossing Plat No. 2 located on the south side of Woodmere Boulevard, approximately 145 ft. west of Eastern Boulevard, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots. Lot 1-B (5.73 acres) has approximately 505.00 ft. of frontage along Woodmere Boulevard and 51.42 ft. of frontage along Eastern Boulevard. Lot 1-C (1.61 acres) has a width of 151.18 ft. and a depth of 512.21 ft. A cross-access and a cross-parking agreement will be recorded with the Montgomery County Judge of Probate Office for Lot 1-C. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 5

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.

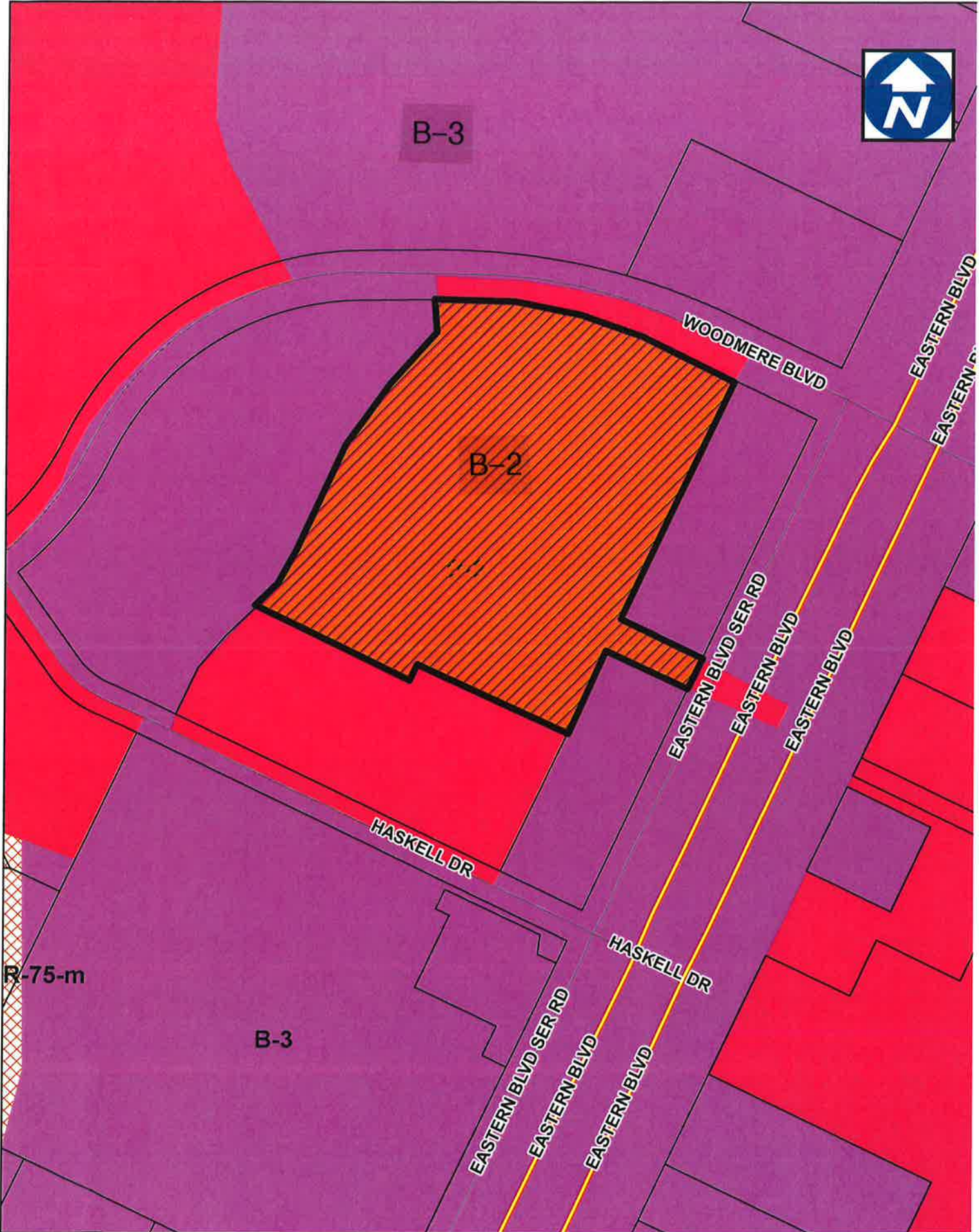
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5A

501

VICINITY MAP



LEGEND

- Legend items: 200 FT ROAD, 100 FT SIDE SW/1/4 CORNER, 1/4 CORNER POB.



STATE OF ALABAMA
MONTGOMERY COUNTY
I, Denise S. Meadows, a registered Land Surveyor in the State of Alabama, hereby certify that the property shown on this map is true and correct and was prepared from an actual survey made of the property...

Denise S. Meadows, PLS #1 Reg. No. 29998

STATE OF ALABAMA
MONTGOMERY COUNTY
I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Denise S. Meadows, whose name is signed to the foregoing surveyor's certificate, map and plot as surveyor of the property shown hereon, executed the same voluntarily on the day the same were done.

Given under my hand and official seal this ___ day of ___ 2016.

Notary Public My commission expires: ___

The undersigned, as owner of the property shown hereon, hereby joins in and approves the foregoing surveyor's certificate, plot and map, and accepts and approves said plot and map on this ___ day of ___ 2016.

STATE OF ALABAMA
COUNTY OF MONTGOMERY
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ___ whose name as instrument and who is known to me, acknowledged before me on this day that, being of full age and sound mind, he, she or it, with full authority, executed the same voluntarily for and as the act of said limited liability company on the date of this notary acknowledgment.

Given under my hand this ___ day of ___ 2016.

Notary Public My commission expires: ___

NOTE:
All existing easements shown hereon are for informational purposes only and are not dedicated by this plot.

Easements for sanitary sewer and water mains shown hereon, if any or if not previously dedicated, are hereby dedicated to the water works and sanitary sewer board of the City of Montgomery, AL, its Successors and Assigns for ingress/egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. No permanent structure may be placed or erected in any part of these easements.

All easements or rights of way, except utility, private drainage, private access, and beautification easements, shown on the plot, if any, are hereby dedicated to the City of and/or county of Montgomery, Alabama, for public use. These dedicated easements include the rights of ingress and egress by the City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER
This plot has been submitted and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

George C. Spitzer Montgomery County Engineer

This plot 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

LAST FIELD SURVEY DATE: 04/19/2016

WOODMERE CROSSING PLAT NO. 2

BEING A REPLAT OF LOT 1, WOODMERE CROSSING PLAT NO. 1-A AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY, ALABAMA IN PLAT BOOK 48, PAGE 133. LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA.

Gonzalez-Strength & Associates, Inc. ENGINEERING, LAND PLANNING, & SURVEYING. 3176 PARKWAY LAKE DRIVE HOOPER, ALABAMA 36208. PHONE: (205) 842-2666 FAX: (205) 842-3033

SITE DATA TABLE

ZONING B-1.2
BUILDING SETBACKS:
Setback requirements for pump tanks at water stations located in B-1.2 district shall be at least 100 feet from all property lines, and in the B-1.2 district they shall be at least 20 feet from all property lines and be part of any sign or canopy and be closer to the street property line than ten feet.
HEIGHT: 45 FEET OR 3 STORIES

A-OR-EAL
PARCEL ID
1060630200000000
MAY, UNCLD LTO
P.O. BOX 2024
MONTGOMERY, AL 36104

LOT 1-B
243,708 SQ. FT.
5.75 ACRES

LOT 1
WOODMERE CROSSING PLAT NO. 1-A
P.O. BOX 143
PARCEL ID
1060630200000000

LOT 3
WOODMERE CROSSING PLAT NO. 1
P.O. BOX 143
PARCEL ID
1060630200000000

LOT 1-C
76,380 SQ. FT.
1.74 ACRES

LOT 1-A
WOODMERE CROSSING PLAT NO. 1
PARCEL ID
1060630200000000

LOT 2
WOODMERE CROSSING PLAT NO. 1
P.O. BOX 143
PARCEL ID
1060630200000000

- 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.
2. According to the Flood Insurance Rate Map (FIRM) for Montgomery County, Alabama (Community-panel number 01101C 0228 N, dated February 28, 2014), all of the subject property's lies within Zone 3, defined as "areas determined to be outside the 0.22 annual chance floodplain."
3. North arrow and bearings shown hereon are based on True North Meridian Projection - Alabama East Zone - NAD 83 adjusted 2011 Using Global Positioning System (GPS) and defined by static observations, using Trimble Static Observations AL 80 CORS APP, PD 03264 Combined Error: 0.0007362 Convergence Factor: -0.14 03L

N:\2016 Projects\AL 18-0019-AL 2016\18-0019-AL 2016\18-0019-AL 2016.dwg Job #18-0019 - 6/28/16



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 8972 **PRESENTED BY:** Jeffcoat Engineers & Surveyors LLC

REPRESENTING: HMW Investments Inc.

SUBJECT: Request a waiver to the Subdivision Regulations and final approval of HMW Investments Plat No. 1 located approximately 260.00 ft. south of Vaughn Road between Payne Road and Ray Thorington Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates three (3) lots for residential or agriculture use. Lot 1 (1.59 acres) has 571.96 ft. of frontage along Payne Road and 619.74 ft. of frontage along Ray Thorington Road. Lot 2 (1.50 acres) has 217.50 ft. of frontage along Payne Road and approximately 245.00 ft. of frontage along Ray Thorington Road. Lot 3 (1.78 acres) has 182.50 ft. of frontage along Payne Road and approximately 226.00 ft. of frontage along Ray Thorington Road. All three (3) lots will have denied access to Payne Road with a 10 ft. wide beautification easement. A waiver to the Subdivision Regulations to allow access to the traffic artery (Ray Thorington Road) is requested. **This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district if the waiver to allow access to the traffic artery is approved.**

Section IV. Design Standards

5. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages to topography and orientation. A planting screen reservation of at least ten (10) feet, across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

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.

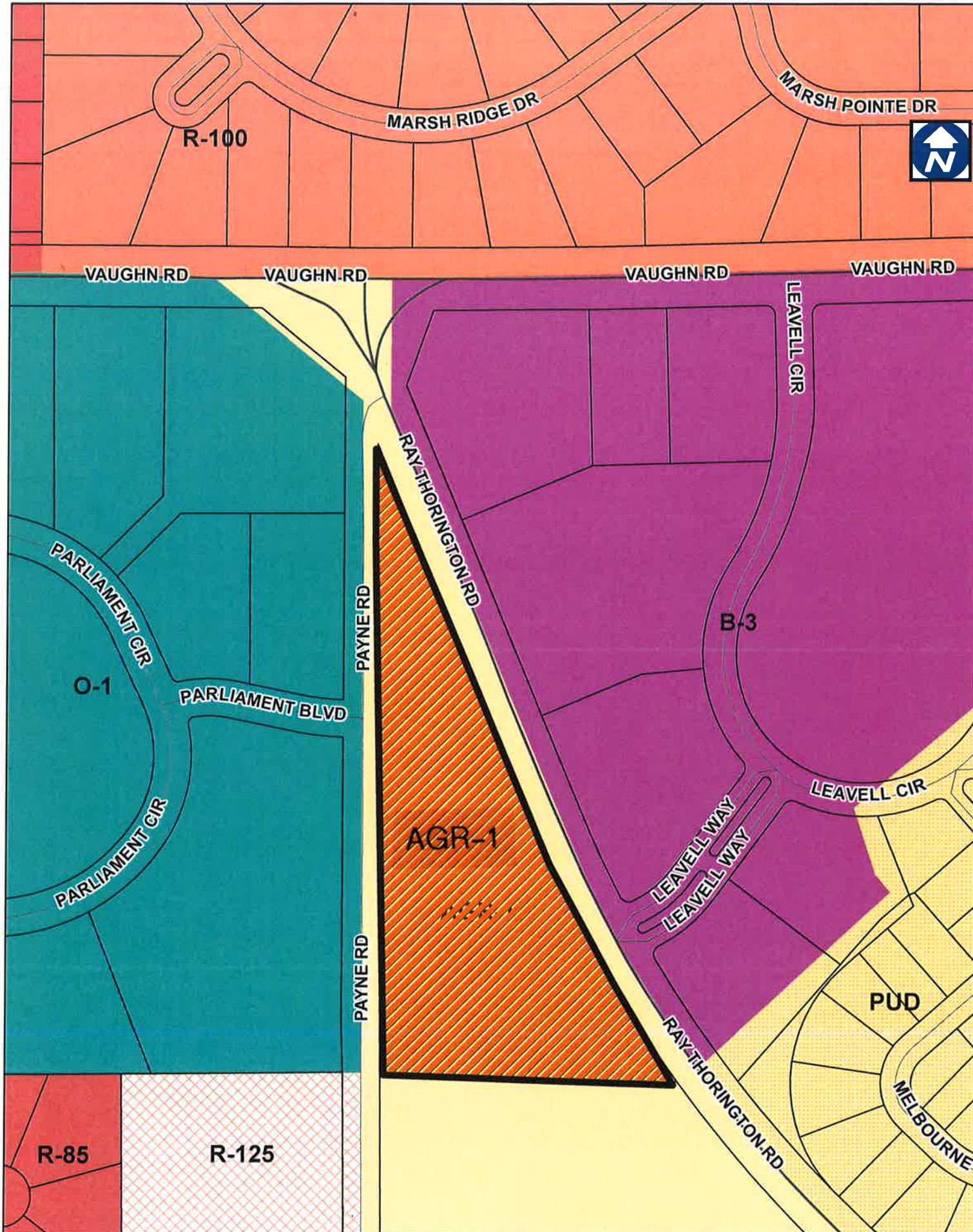
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6A

HMW INVESTMENTS PLAT NO. 1

LYING IN THE SE 1/4 OF SECTION 28, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA



42

VAUGHN ROAD
(100' ROW)

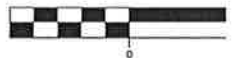
SPECIAL NOTES:

1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0307H, DATED 2/5/14.

LEGEND:

- IPS - IRON PIPE
- IPF - IRON PIPE
- ✕✕ - FENCE
- △ - CALCULATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF CONTACT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT
- C.T. - CRIMP
- O.T. - OPEN

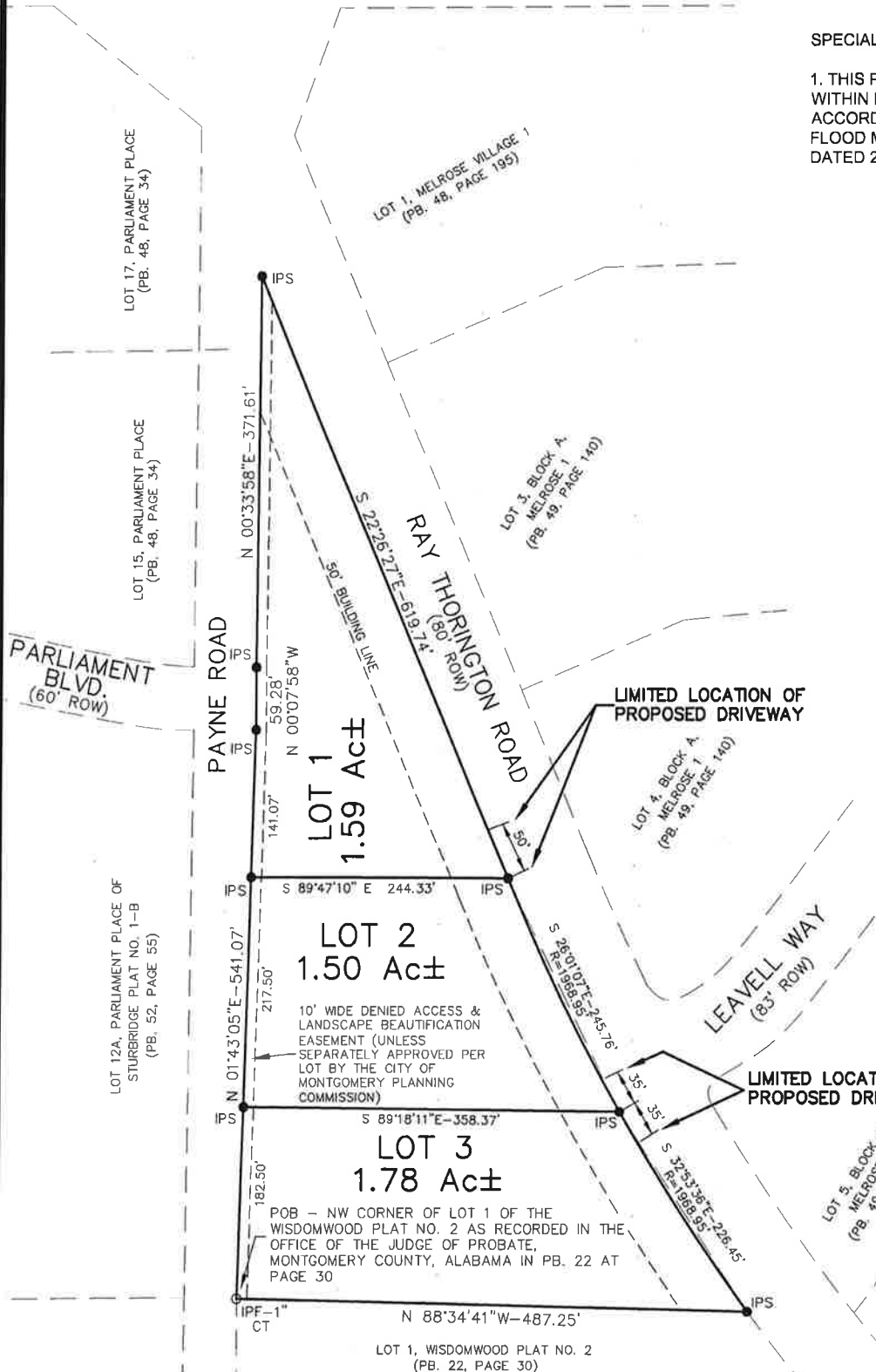
SCALE: 1" = 10'



BASIS OF BEAR
THIS SURVEY IS
ROTATED TO THE
STATE PLATE
COORDINATE SYSTEM
(ALABAMA EAST
REGION)

SOURCE:

- RLPY 22'
- RLPY 29'
- PARLIAM PLAT NO
- MELROS (PB. 49, F
- WISDOM (PB. 22, F
- MELROS (PB. 48, F





PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 60

7. 8973 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Alfredo Canul

SUBJECT: Request final approval of Canul Plat No. 1 located on the west side of West McLean Road approximately 4,300 ft. south of Wasden Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates four (4) lots for residential or agriculture use. Lot 1 (0.89 acres) has approximately 358.00 ft. of frontage along West McLean Road and a depth of approximately 210.59 ft. Lot 2 (1.50 acres) has approximately 192.00 ft. of frontage along West McLean Road and a depth of 322.27 ft. Lot 3 (1.50 acres) has 181.01 ft. of frontage along West McLean Road and a depth of 401.17 ft. Lot 4 (1.50 acres) has 151.01 ft. of frontage along West McLean Road and a depth of 469.31 ft. **This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to Lot 1 being 0.89 acres instead of the required 1.5 acres.**

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

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.

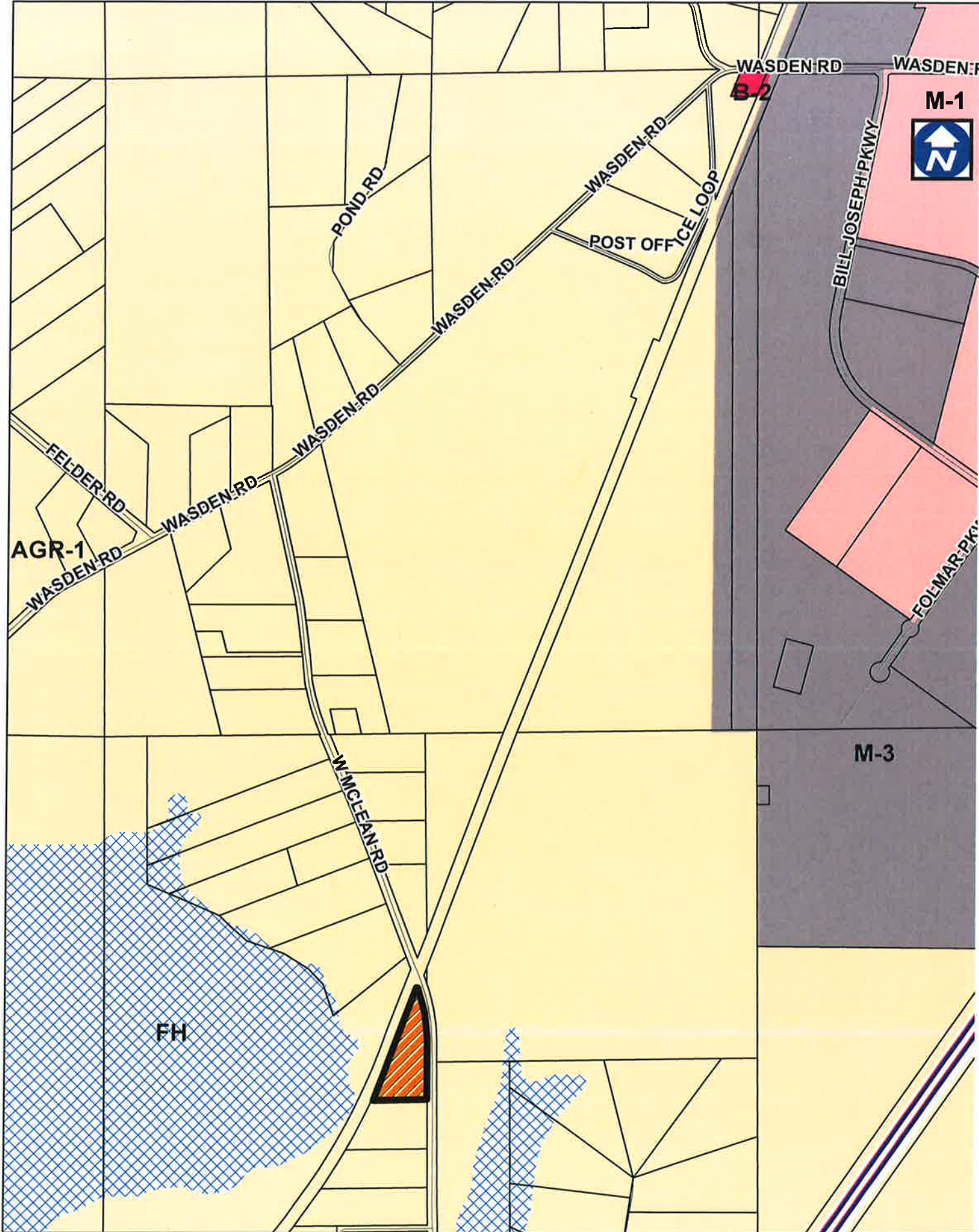
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 7A

CANUL PLAT NO. 1

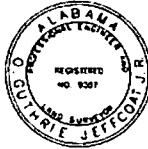
LYING IN THE W 1/2 OF SECTION 29, T-15-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

LEGEND

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- M-W - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- ROW - RIGHT OF WAY
- CH - CHORD
- () - PLAT OR DEED CALL
- C1 - CRIMP TOP PIPE
- O1 - OPEN TOP PIPE

SPECIAL NOTES

1 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0307H, DATED 2/5/14

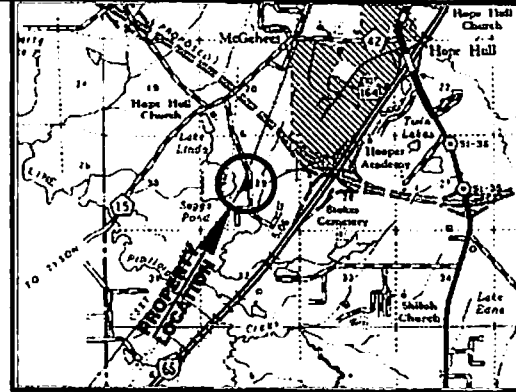
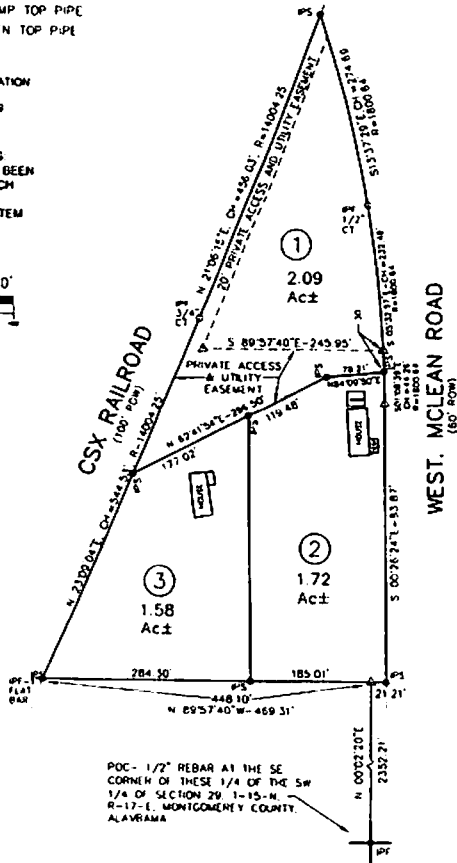
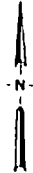


SOURCE OF INFORMATION

ALPY 2667, PAGE 148

BASIS OF BEARING THIS SURVEY HAS BEEN NOTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)

SCALE 1" = 100'



VICINITY MAP
SCALE: N.T.S.

RESERVED FOR COURTHOUSE RECORDING

PREPARED BY

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

928 S. HALL ST.
MONTGOMERY, AL 36104
PHONE 255-1248
FAX 255-1268
CLANTON
PHONE 755-3677
TEXT PHONE 368-0630

PROJECT NO. 18-123
PROJECT: CANAL
DRAWN BY: SM
REVIEWED BY: SM
FIELD SURVEY: 4/24/18 (JRM)
APPROVED BY: OGI
SCALE NOTED
DATE: 7/2/18
DRAWING NAME: 18132PLAT.DWG

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 13th day of April, 2018

D. GUTHRIE JEFFCOAT, JR., P.E. & L.S.
AL REG 9587

State of Alabama
Montgomery County

I, Alfredo Conul, as owner, shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the _____ day of _____, 2018.

Alfredo Conul, owner

State of Alabama
County of Montgomery

I, _____, the undersigned authority, a Notary Public in and for the said State of Large hereby certify that Alfredo Conul, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat he, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the _____ day of _____, 2018.

NOTARY PUBLIC

My Commission Expires _____

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY

State of Alabama
Montgomery County

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 W. Ipson, Jr. (Executive Secretary)

CERTIFICATE OF APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT

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

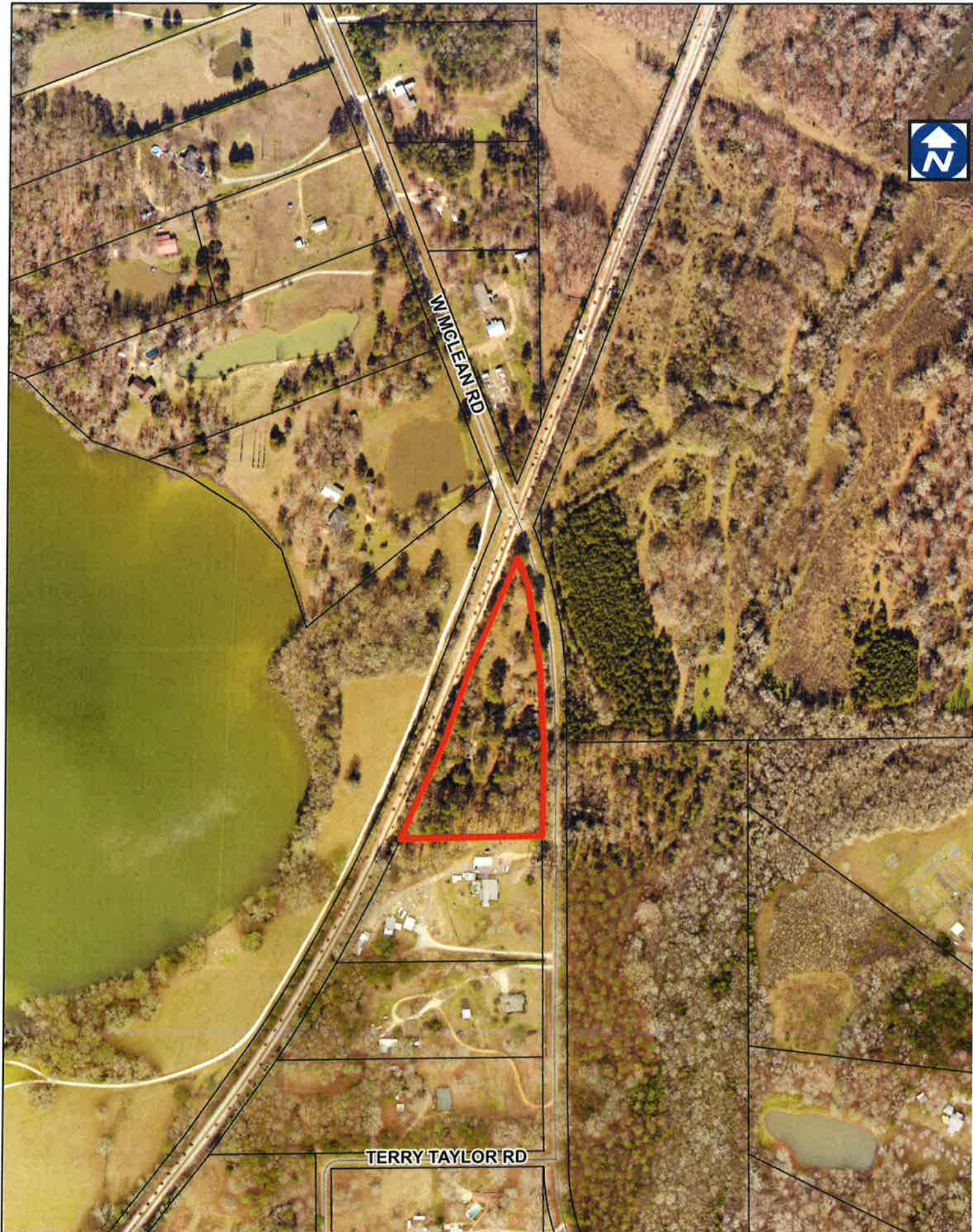
HEALTH OFFICER

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

This plat has been submitted to and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

George C. Speake
MONTGOMERY COUNTY ENGINEER

SPACE RESERVED FOR COURTHOUSE RECORDING



WINGLEAN RD

TERRY TAYLOR RD

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-2017-038 **PRESENTED BY:** Goodwyn Mills & Cawood

REPRESENTING: Venue at EastChase (Lot 1)

SUBJECT: Public hearing for a development plan for a new building to be located on the north side of EastChase Parkway, approximately 350 ft. east of Selas Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 2,500 sq. ft. building with a drive-thru for a restaurant. There are 35 paved parking spaces provided onsite. There is an access drive to the adjoining lot 2 and an access drive to the adjoining lot 3. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 9

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: _____

O-1



PUD

EASTCHASE-PKWY

SELAS DR

EASTCHASE LN

DEVELOPMENT SITE

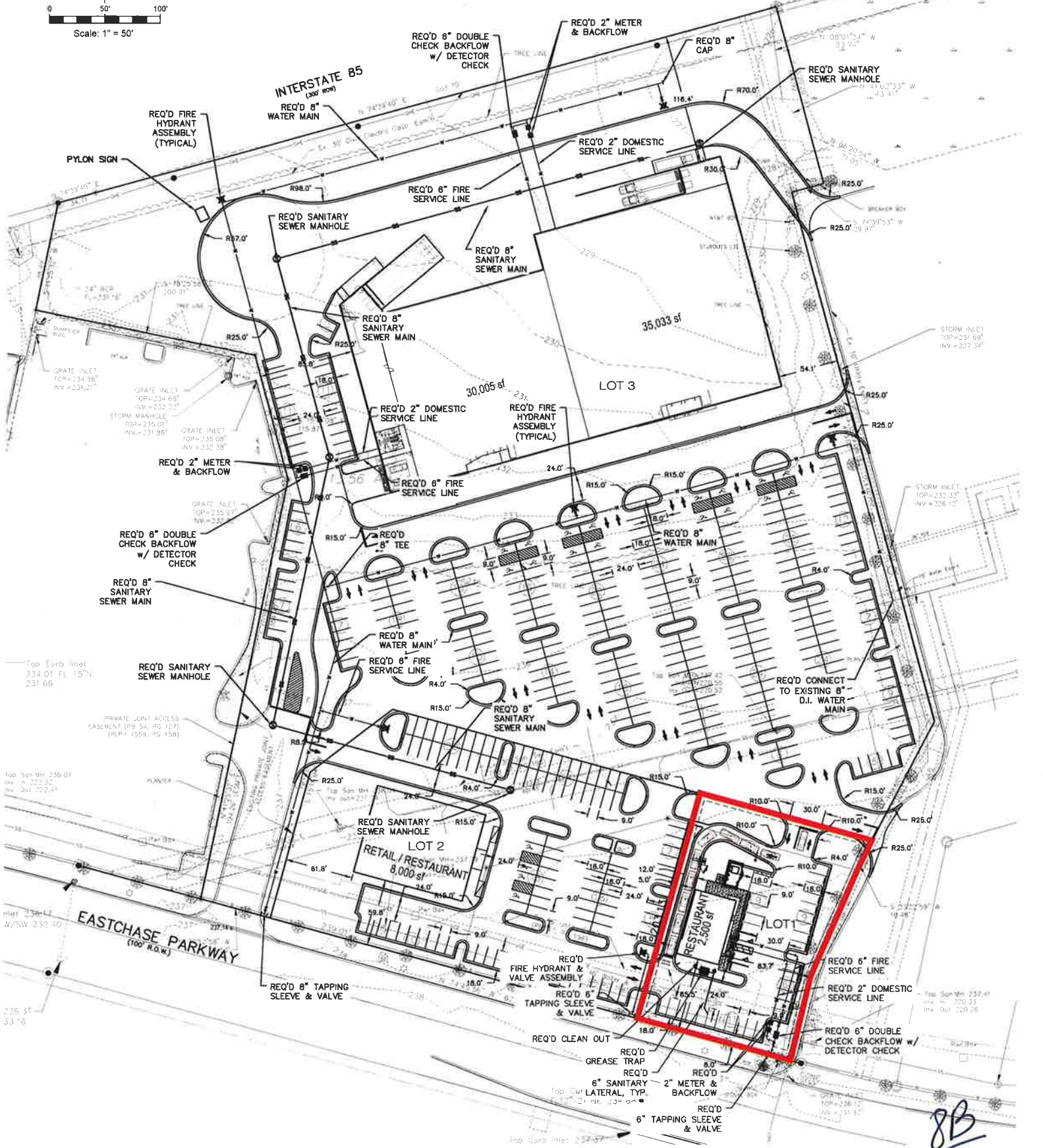
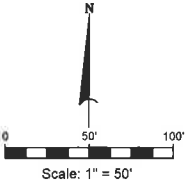
SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 8A

Lot 1



8B



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. DP-2017-039 **PRESENTED BY:** Goodwyn Mills & Cawood

REPRESENTING: Venue at EastChase (Lot 2)

SUBJECT: Public hearing for a development plan for a new building to be located on the north side of EastChase Parkway, across the street from the intersection of Selas Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct an 8,000 sq. ft. building for retail/restaurant. There are 117 paved parking indicated on the site plan. There is (1) one access drive to a joint access easement, two (2) access drives to the lot to the north (Lot 3) and one (1) access drive to the lot to the east (Lot 1). All applicable requirements will be met.

CITY COUNCIL DISTRICT: 9

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.

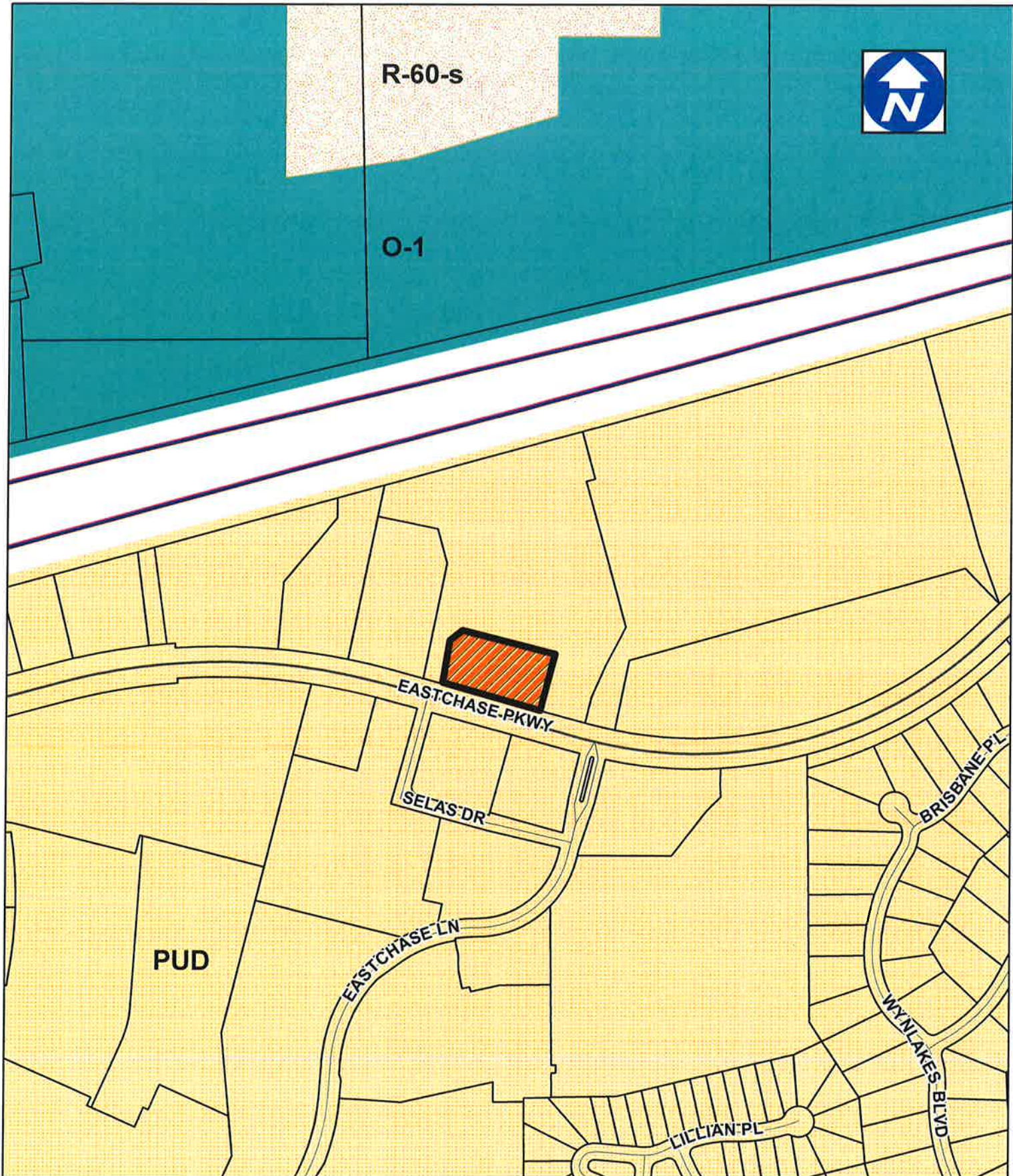
COMMENTS: _____

ACTION TAKEN: _____

R-60-s



O-1



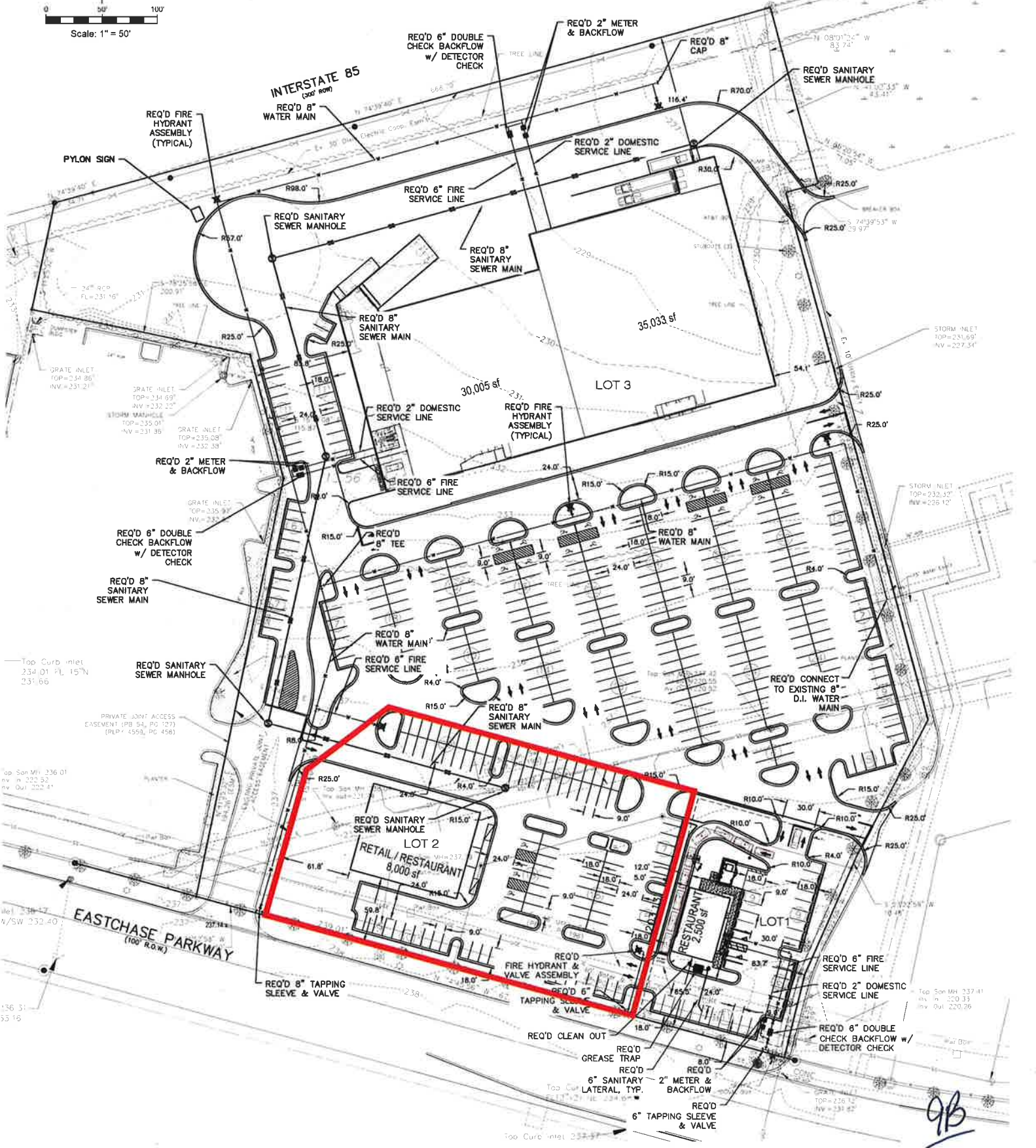
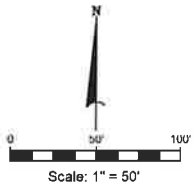
DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 9A

Lot 2



9B



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 9c

10. DP-2017-040 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Venue at EastChase (Lot 3)

SUBJECT: Public hearing for a development plan for a new multi-tenant building to be located on the north side of EastChase Parkway, across the street from the intersection of Selas Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct 65,038 sq. ft. multi-tenant building. There are 333 paved parking spaces indicated on the site plan. There is one (1) access drive to a joint access easement to EastChase Parkway, and three (3) access drives to the lots to the south (Lots 1 & 2). There are also three (3) access drives to the shopping center to the east. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 9

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: _____

R-60-s



O-1

EASTCHASE.PKWY.

SELAS.DR

EASTCHASE.LN

BRISBANE.PL

PUD

LILLIAN.PL

WYNLAKE.BLDV

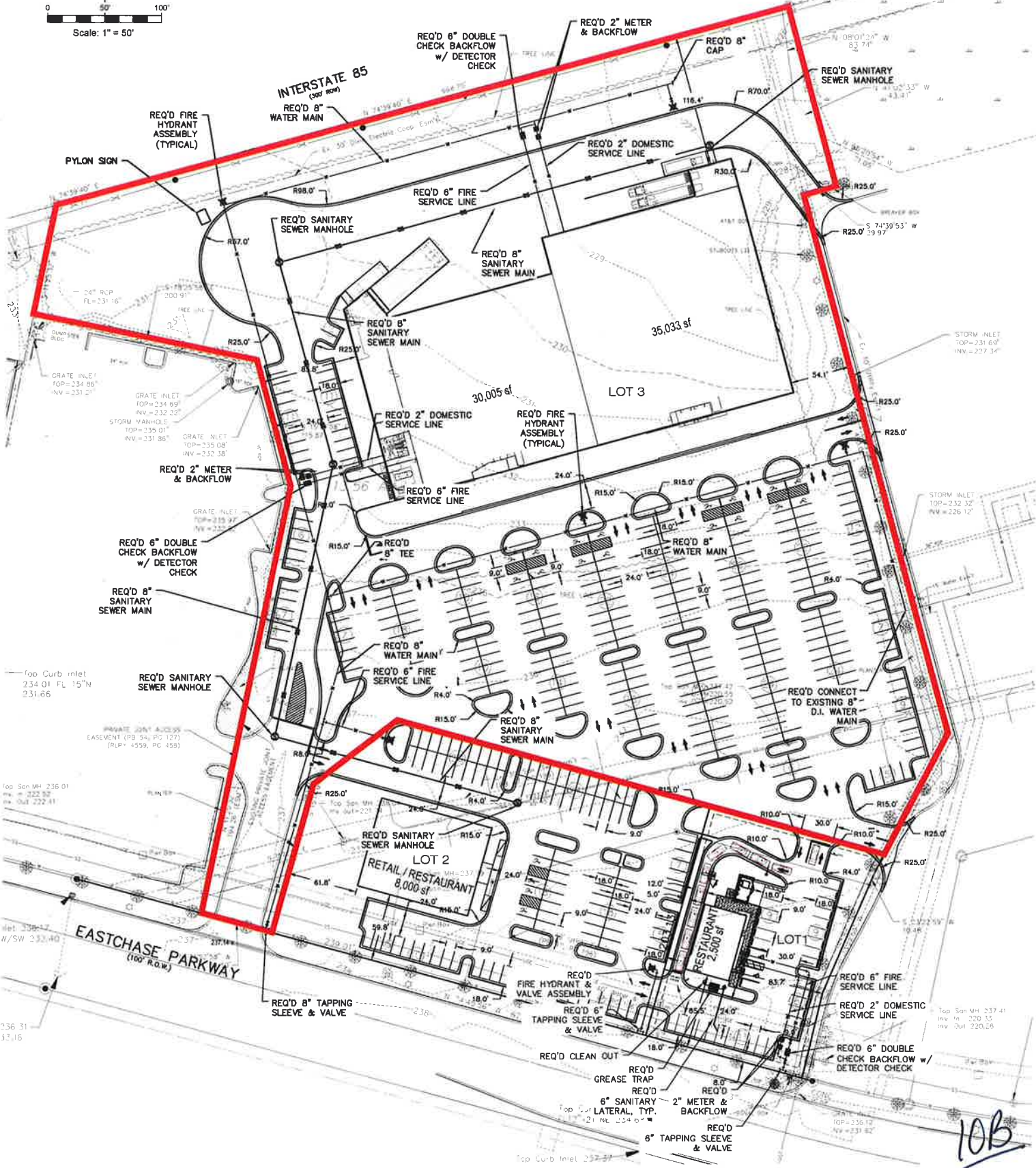
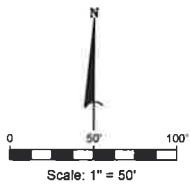
DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 10A

Lot 3



10B



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 10C

11. 8930 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: EastChase Land Company, LLC

SUBJECT: Request final approval of Venue at EastChase Plat No. 1 located on the north side of EastChase Parkway, across the street from the intersection of EastChase Lane, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats one (1) lot and unplatted property into three (3) lots for commercial use. Lot 1 (0.71 acres) has 142.58 ft. of frontage along EastChase Parkway and a depth of 209.15 ft. Lot 2 (1.60 acres) has 342.28 ft. of frontage along EastChase Parkway and a depth of 209.15 ft. Lot 3 (8.54 acres) has 64.38 ft. of frontage along EastChase Parkway and a depth of approximately 810.00 ft. All three (3) lots will be accessed by an existing private joint access easement. 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.

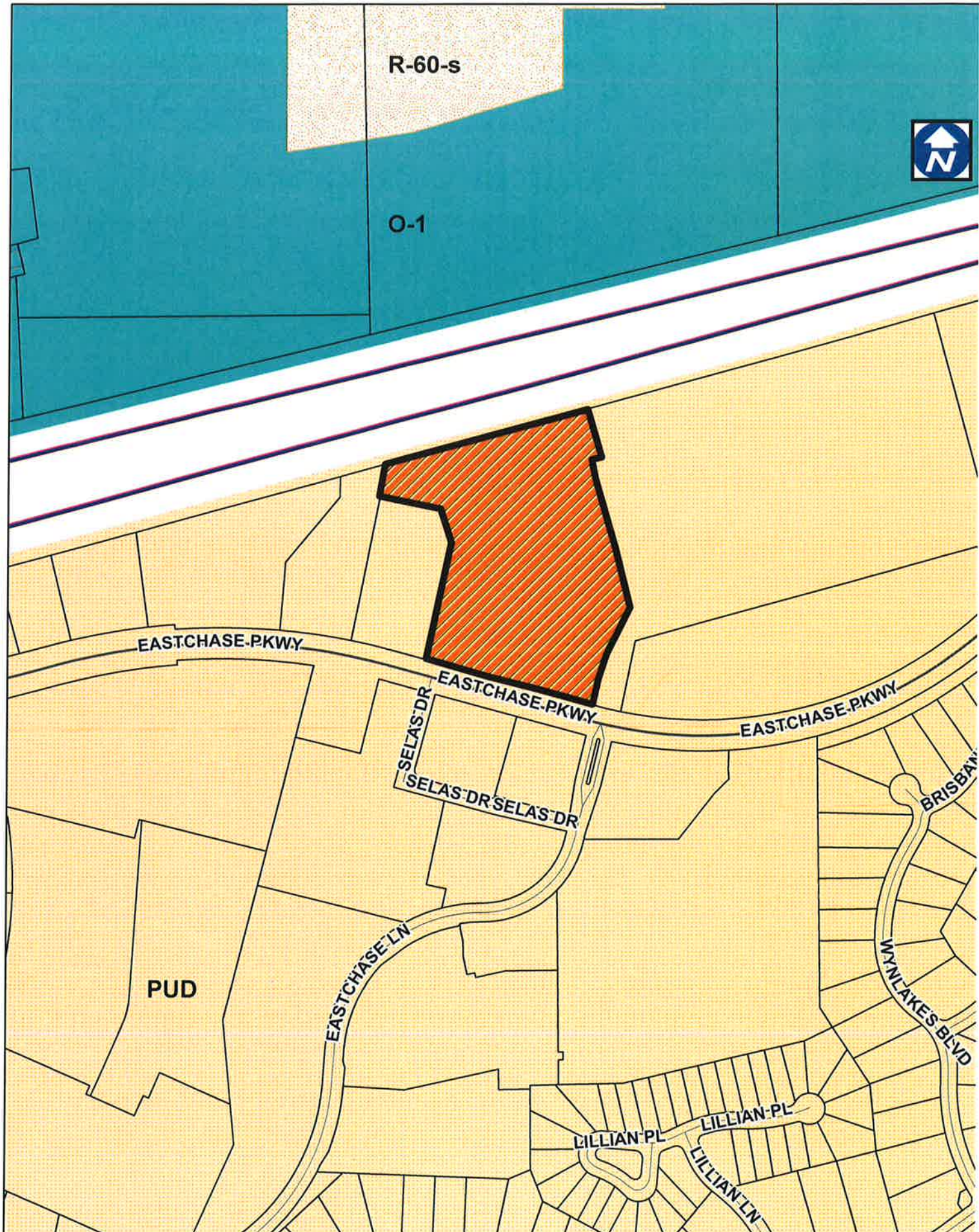
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11A

Venue at EastChase Plat No. 1



Interstate 85
(300' ROW)

Wetlands

LOT 3
8.54 AC. ±
371,740 S.F. ±

NOT INCLUDED
LOT 3-A
HILTON GARDEN INN AT EASTCHASE PLAT NO. 1
PB 54, PG 127

LOT 2
1.60 AC. ±
69,514 S.F. ±

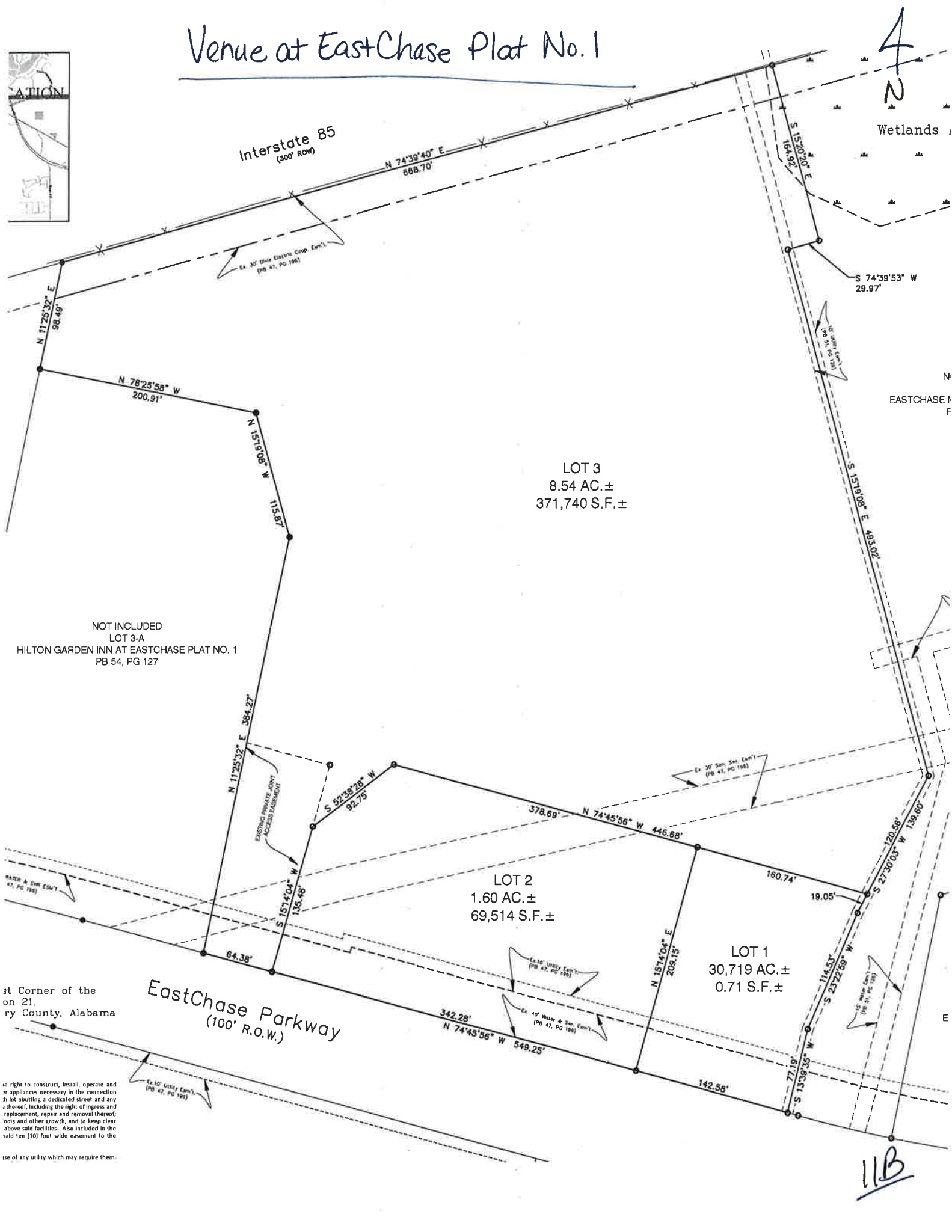
LOT 1
30,719 AC. ±
0.71 S.F. ±

EastChase Parkway
(100' R.O.W.)

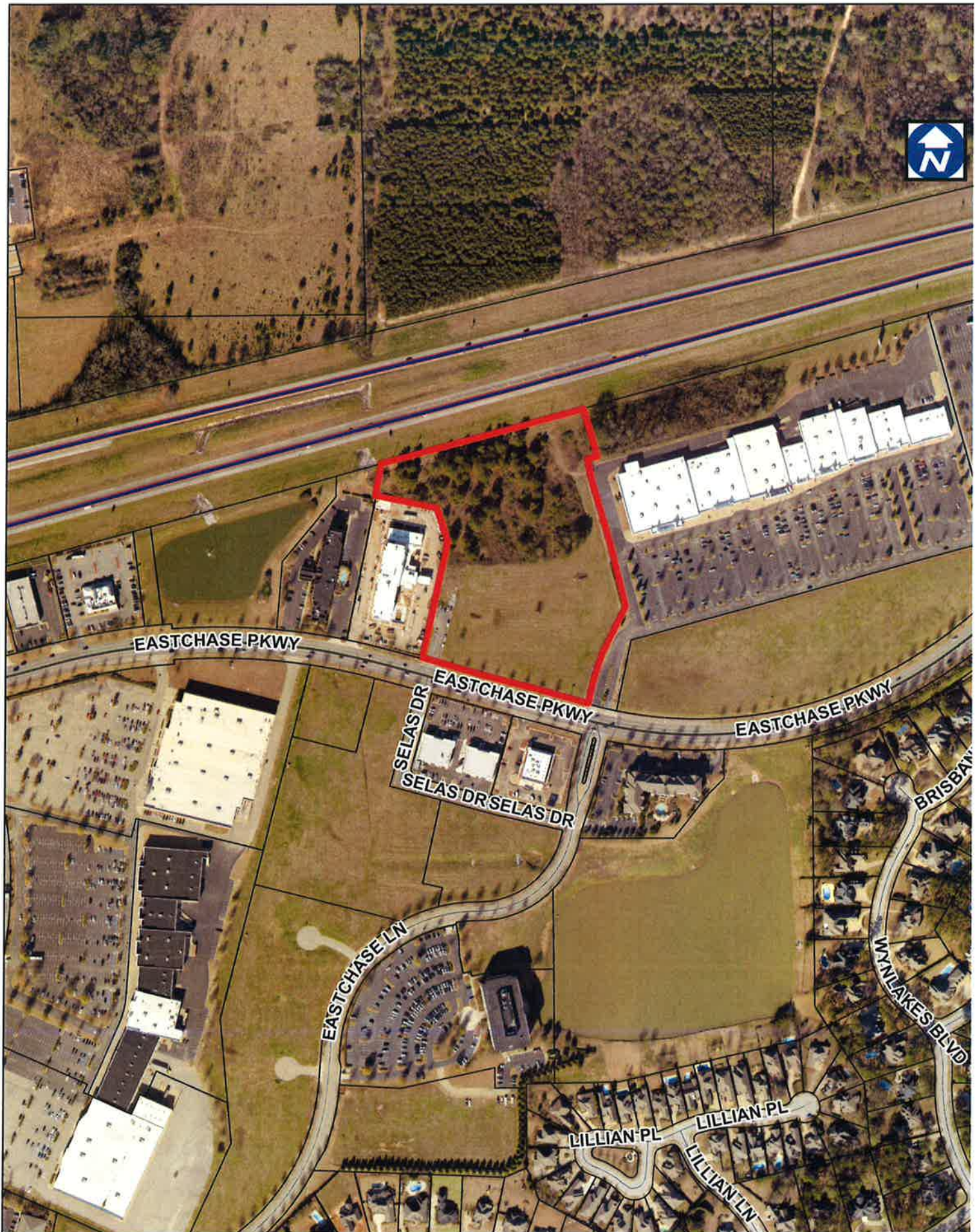
st Corner of the
on 21,
ry County, Alabama

right to construct, install, operate and
r appliances necessary in the connection
h lot abutting a dedicated street and any
s thereof, including the right of ingress and
replacement, repair and removal thereof;
oots and other growth, and to keep clear
above said facilities. Also included in the
said ten (10) foot wide easement to the

se of any utility which may require them.



IIB



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11C

12. 8975 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 8 located on the west side of Lockwood Place* at Lockwood Lane* in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats six (6) lots into nine (9) lots for residential use. The lots range from 68 ft. in width to approximately 125 ft. in width. The master plan for this area was approved by the Planning Commission at the August 25, 2016 meeting for single family residential with the following setbacks: 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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.

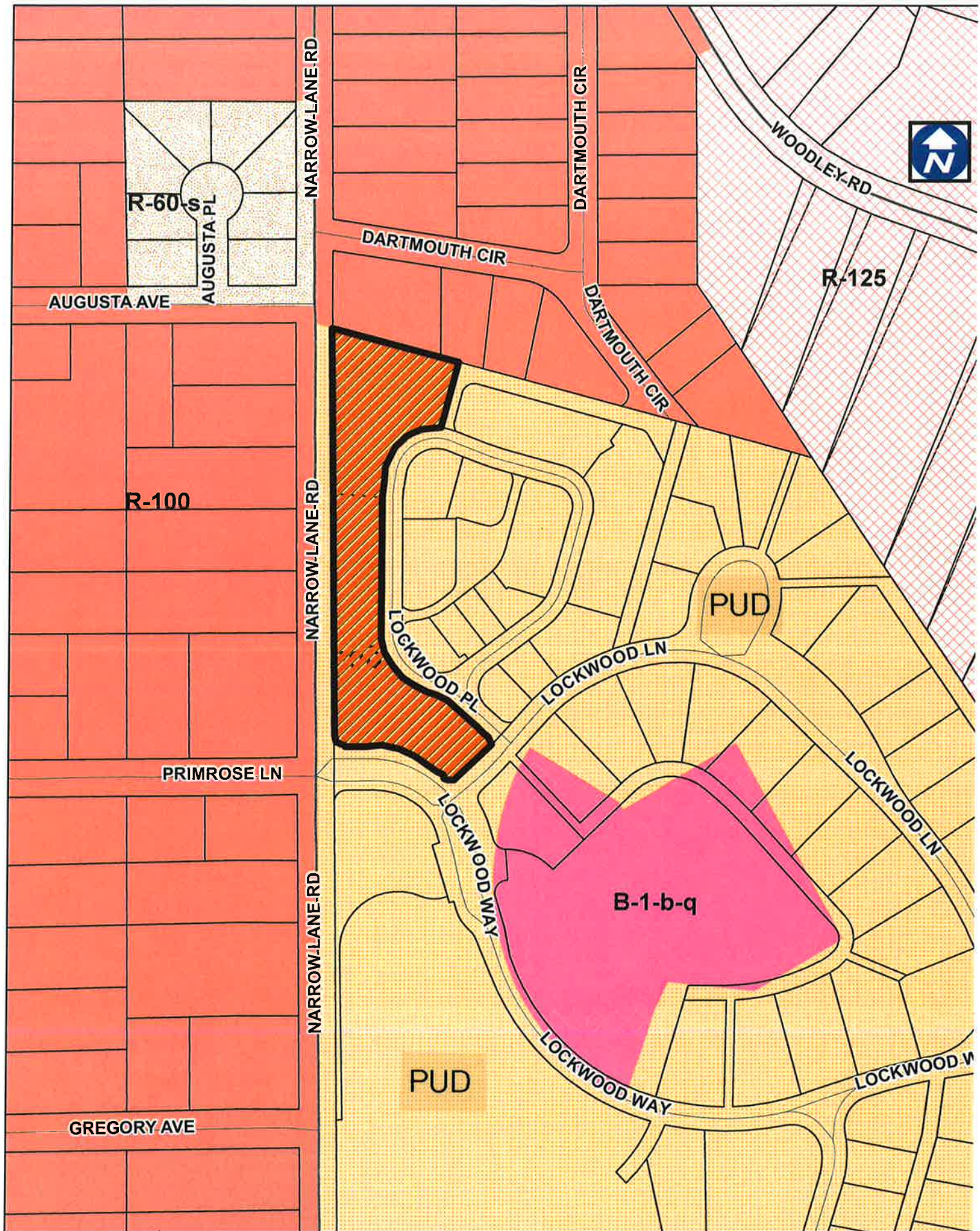
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

12A

108



NOTES

All utility lines, including gas, water, sewer, storm, electric, and telephone lines, are shown in black. All utility lines are shown in black. All utility lines are shown in black. All utility lines are shown in black. All utility lines are shown in black.

STATE OF ALABAMA
PLAT 152

STATE OF ALABAMA
PLAT 152

STATE OF ALABAMA
PLAT 152

STATE OF ALABAMA
PLAT 152

STATE OF ALABAMA
PLAT 152

STATE OF ALABAMA
PLAT 152

STATE OF ALABAMA
PLAT 152

NOTES

SOURCE OF INFORMATION, AS SHOWN ON SURVEY
BEARING BASE, LOCKWOOD PLAT NO. 1, PB 34, PG 43
ALL PROPERTY CORNERS MARKED WITH 5/8" REBAR CAP # CAD0156
5/8" REBAR = @
CONCRETE MONUMENT FOUND = @

Plat
Map of

Cottages at Lockwood Plat 8
 Being a Replat of Lots 1 & 2, Lockwood Township
 Plat No. 1 (PB 52, PG 80) and Lots 15-18,
 Cottages at Lockwood Plat 3 (PB 55, PG 181)
 City of Montgomery, Alabama 21717
 2880 Lockwood Lane, Suite 202
 Montgomery, Alabama 21717
 Phone: (334) 271-0000

Date	Drawn	Check	Printed	Checked
06/08/2018	J.M.	J.M.	06/08/2018	J.M.
© 2018 by G.S. Jones				

• BLUE FLAG (WATER SERVICE)
 @ - ONE SURVEY CONTROL



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

12C

13. 8974 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Lledo Developers, LLC

SUBJECT: Request final approval of Wildwood at Taylor Lakes Plat No. 4 located at the north and south end of Blevins Circle, approximately 620 ft. north of New Harvest Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 38 lots for residential use. The typical lot width is 65 ft. wide and a depth of 130 ft. These lots will be developed with 20 ft. front yards, 25 ft. rear yards and 5 ft. side yards. Blevins Circle (50 ft. ROW) will be extended to the west at the north and south ends. This extension will make the connection between the two and complete the circle. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

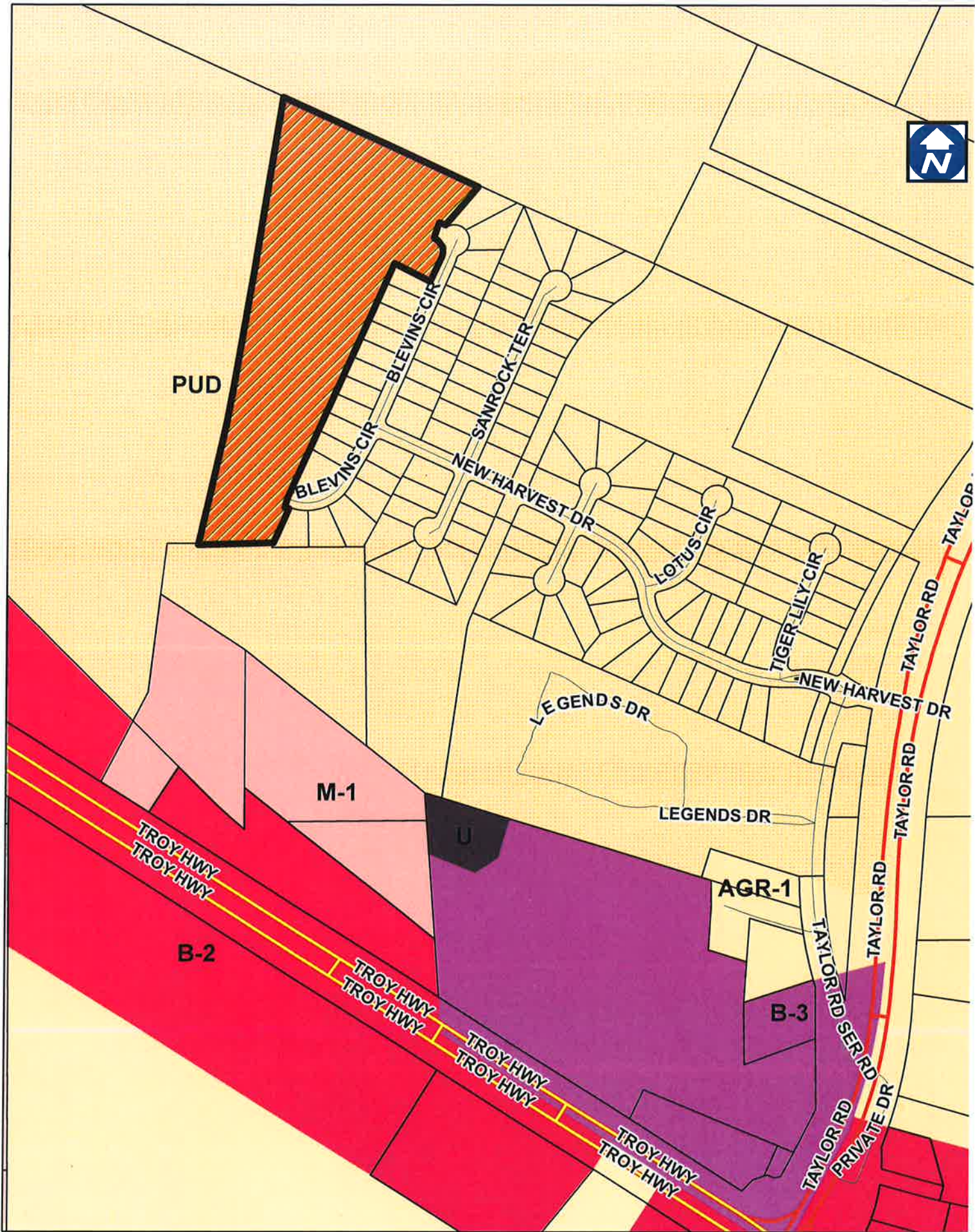
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PUD

M-1

B-2

U

AGR-1

B-3

PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 13A

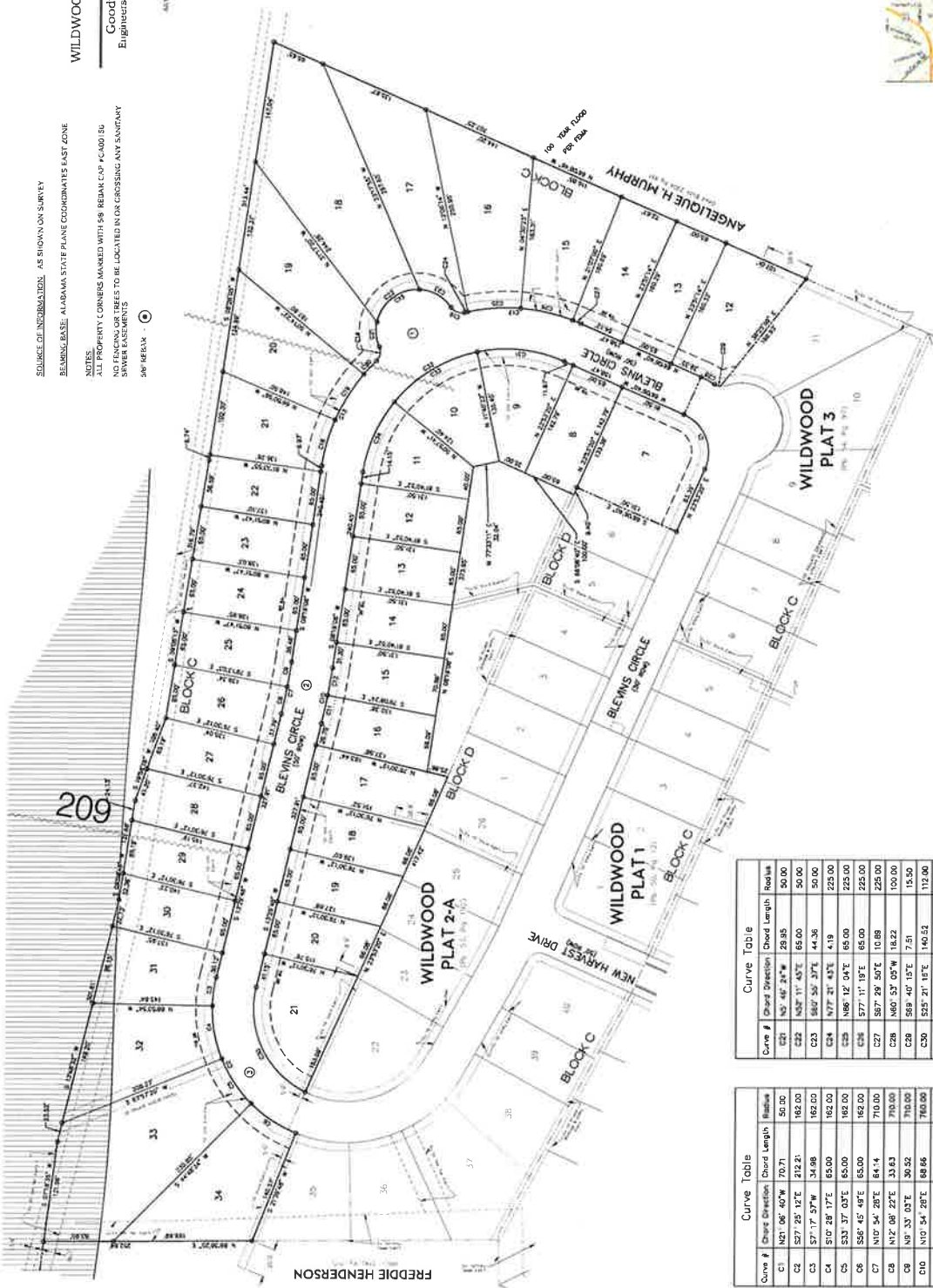
ISSUE DATE	DESCRIPTION	CHECKED BY

Map of
WILDWOOD AT TAYLOR LAKES PLAT 4
 1500 WOODCHURCH LANE, SUITE 200
 MONTGOMERY, ALABAMA 36117
Goodwyn, Mills & Cawood, Inc.
 Engineers & Surveyors
 1500 WOODCHURCH LANE, SUITE 200
 MONTGOMERY, ALABAMA 36117
 TEL: 761.334.2711
 FAX: 761.334.2700

SOURCE OF INFORMATION: AS SHOWN ON SURVEY
 BEARING BASE: ALABAMA STATE PLANE COORDINATES EAST ZONE
 NOTES:
 ALL PROPERTY CORNERS MARKED WITH 5/8" IRON NAIL CAP #CA00150
 NO FENCING OR TREES TO BE LOCATED IN OR CROSSING ANY SANITARY
 SEWER LOCATIONS
 5/8" IRON NAIL CAP #CA00150

Centerline
 Curve Data

1	Included angle: 105°-34'-11"	Included angle: 65°-10'-40"	Included angle: 77°-42'-09"
	Radius: 203.35'	Radius: 137.25'	Radius: 137.25'
	Chord length: 388.27'	Chord length: 233.33'	Chord length: 233.33'
	Arc length: 388.27'	Arc length: 233.33'	Arc length: 233.33'
	External tangent: 123.84'	External tangent: 66.67'	External tangent: 66.67'
	External secant: 123.84'	External secant: 66.67'	External secant: 66.67'
	Distance of curve: 28-10'-02"	Distance of curve: 07-02'-43"	Distance of curve: 07-02'-43"
2	Included angle: 65°-10'-40"	Included angle: 77°-42'-09"	Included angle: 77°-42'-09"
	Radius: 137.25'	Radius: 137.25'	Radius: 137.25'
	Chord length: 233.33'	Chord length: 233.33'	Chord length: 233.33'
	Arc length: 233.33'	Arc length: 233.33'	Arc length: 233.33'
	External tangent: 66.67'	External tangent: 66.67'	External tangent: 66.67'
	External secant: 66.67'	External secant: 66.67'	External secant: 66.67'
	Distance of curve: 07-02'-43"	Distance of curve: 07-02'-43"	Distance of curve: 07-02'-43"
3	Included angle: 77°-42'-09"	Included angle: 77°-42'-09"	Included angle: 77°-42'-09"
	Radius: 137.25'	Radius: 137.25'	Radius: 137.25'
	Chord length: 233.33'	Chord length: 233.33'	Chord length: 233.33'
	Arc length: 233.33'	Arc length: 233.33'	Arc length: 233.33'
	External tangent: 66.67'	External tangent: 66.67'	External tangent: 66.67'
	External secant: 66.67'	External secant: 66.67'	External secant: 66.67'
	Distance of curve: 07-02'-43"	Distance of curve: 07-02'-43"	Distance of curve: 07-02'-43"



Curve Table

Curve #	Bearing	Direction	Chord Length	Radius
C21	N45°46'24"W	R	29.95	50.00
C22	N43°11'45"E	L	65.00	50.00
C23	S80°58'37"E	L	44.36	50.00
C24	N77°21'43"E	R	4.19	225.00
C25	N86°12'04"E	L	65.00	225.00
C26	S77°11'18"E	R	65.00	225.00
C27	S37°28'50"E	L	10.88	225.00
C28	N60°53'05"W	R	16.22	100.00
C29	S69°40'15"E	L	7.51	15.50
C30	S25°21'18"E	L	149.52	112.00
C31	S83°53'31"E	L	108.88	174.90
C32	S81°05'14"W	R	278.73	175.00
C33	N05°40'56"E	L	117.86	175.00
C34	N03°40'44"E	R	82.71	175.00

Curve Table

Curve #	Bearing	Direction	Chord Length	Radius
C1	N01°06'40"W	R	70.71	50.00
C2	S27°25'12"E	L	212.21	162.00
C3	S77°17'57"W	R	34.98	162.00
C4	S10°28'17"E	L	65.00	162.00
C5	S33°37'03"E	L	65.00	162.00
C6	S56°45'49"E	L	65.00	162.00
C7	N10°34'28"E	R	84.14	710.00
C8	N12°08'22"E	L	33.63	710.00
C9	N39°33'05"E	R	30.52	710.00
C10	N10°54'28"E	R	68.66	710.00
C11	N12°10'42"E	L	34.97	710.00
C12	N39°33'22"E	L	33.70	814.79
C13	S26°50'58"W	R	143.97	225.00
C14	N11°03'22"E	L	17.46	15.50
C15	S01°06'14"W	R	89.51	50.00
C16	S58°52'54"E	L	17.46	15.50
C17	N64°38'30"W	R	143.01	225.00
C18	N15°44'05"E	R	58.08	225.00
C19	N31°27'20"E	L	65.00	225.00
C20	N42°34'15"E	L	22.06	225.00

BB



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 13C