

Planning Commission Agenda

March 28, 2019

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

James Reid, *Chairman*

Jerome Moore, *Vice-Chairman*

Ann Clemons

Frank Cook

Buddy Hardwich

Clay McInnis

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 February 28, 2019 meeting

March 28, 2019

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	DP-2004-055	The Foresite Group	South Arrowhead Dr.	DP	1
2.	DP-1980-138	J. M. Garrett & Son	Kershaw Street	DP	2
3.	DP-2019-008	“ “	Chantilly Parkway	DP	3
4.	DP-2019-009	Flowers & White Engineering	Leavell Circle	DP	4
5.	8997	“ “	Leavell Circle	Plat	5
6.	DP-1994-099	Professional Engineering	Container Drive	DP	6
7.	8993	“ “	Troy Highway	Plat	7
8.	DP-1976-085	Jeffcoat Engineers	Adams Avenue	DP	8
9.	DP-2019-010	“ “	Mobile Highway	DP	9
10.	8998	“ “	Mobile Highway	Plat	10
11.	8994	Pilgreen Engineering	North Eastern Blvd.	Plat	11
12.	DP-2001-093	“ “	Treviso Place	Revised Master Plan	12
13.	8996	“ “	Treviso Place	Plat	13
14.	RZ-2019-002	Amanda Stoudmire	Madison Avenue	Rezoning	14
15.	RZ-2019-003	Felix Akwuba	Mobile Highway	Rezoning	15

***The next Planning Commission meeting is on
April 25, 2019***

1. DP-2004-055 **PRESENTED BY:** The Foresite Group

REPRESENTING: Life Storage

SUBJECT: Public hearing for a development plan for a new building to be located at 115 South Arrowhead Drive in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a new 30,994 sq. ft., 2-story building. There are 15 additional paved parking spaces indicated on the site plan. The existing access drive will be relocated approximately 10 ft. to the south. 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.

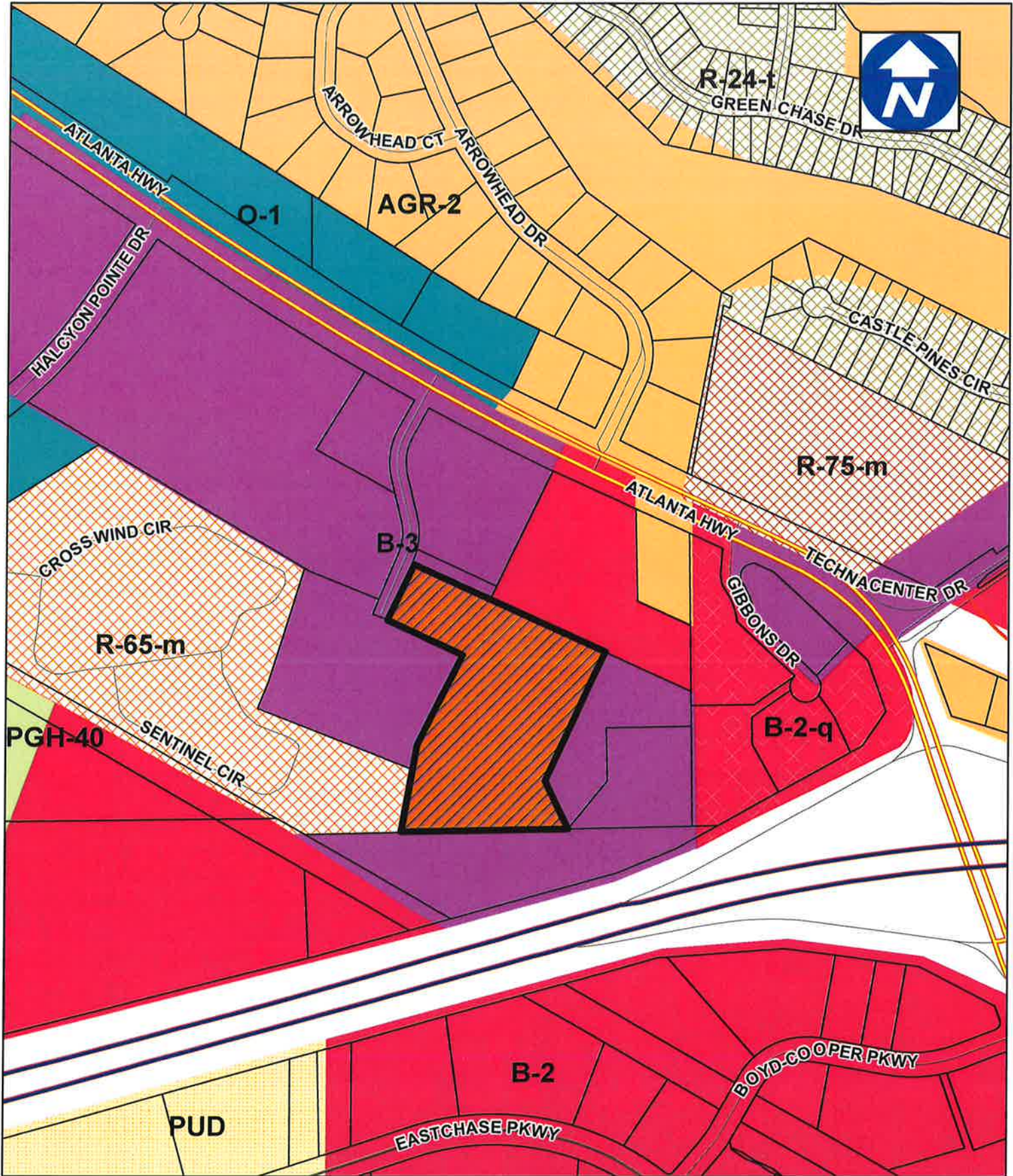
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 1A

1 inch = 400 feet

B

GENERAL LANDSCAPE NOTES:

1. WARRANTY ALL PLANTS SHALL BE WARRANTED TO BE MAIN ALIVE, HEALTHY, AND IN THIRING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIFIC QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL EXCEED EITHER THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING HEIGHT AND DEPTH OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STATE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DESIGN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 2" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 2" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE FINE STRAW UNLESS OTHERWISE NOTED. MULCH IN UNDERCROUCH BEDS TO BE SHREDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICE SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK. I.E. MULCH, PLANTING SOIL, MULCH, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY BY THE OWNER'S REPRESENTATIVE ASSUMING NO OMISSION OR ERRORS. NO ESTIMATES ARE ONLY AN AID FOR COMPARISON OF BIDS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN UNPAVED HIGHWAY-SUCH AS AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROJECT OWNER SHALL HAVE AN IMPLIED AGREEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD FRONTAGE IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FINAL DRAWING SUBMISSIONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNER AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR COMPLIANCE COMPLIANCE.
17. CONTRACTOR TO DESIGN-INSTALL IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

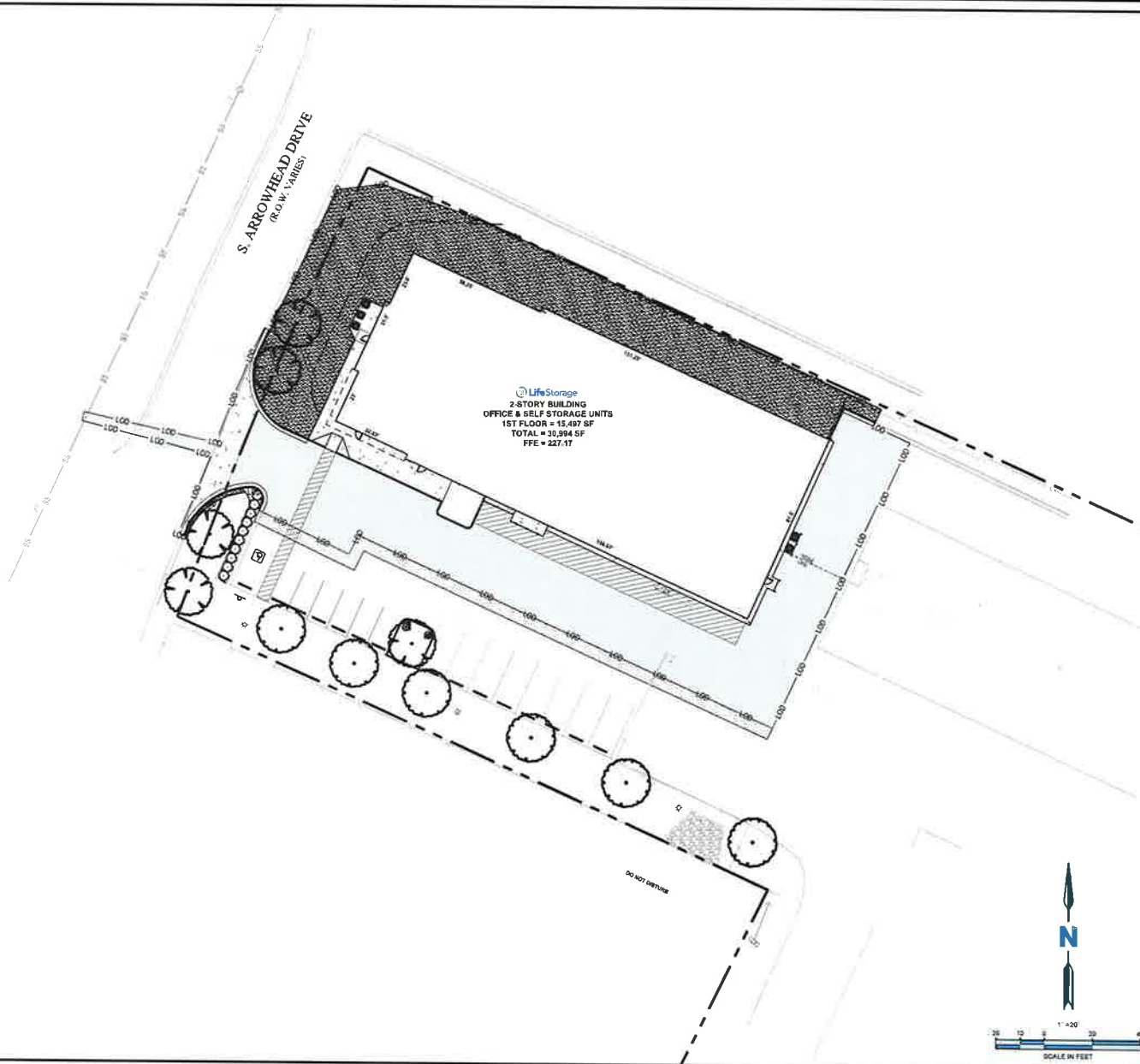
LANDSCAPE REQUIREMENTS:

- PARKING PERIMETER LANDSCAPE REQUIREMENT (1) SHADE TREE PER 50 LF. EACH PARKING SPACE SHALL BE WITHIN 50' OR LESS OF A TREE
2. ARROWHEAD DR
163 LF / 78 LF = 4 SHADE TREES REQUIRED
4 SHADE TREES PROVIDED
- PERIMETER A
276 LF / 138 LF = 2 SHADE TREES REQUIRED
2 SHADE TREES PROVIDED
- NO MORE THAN 12 CONTIGUOUS PARKING SPACES WITHOUT A LANDSCAPE ISLAND
15 SPACES PROVIDED = 1 LANDSCAPE ISLAND
- 1 ISLAND / 12 SPACES = 1 SHADE TREE REQUIRED = 2 SHRUBS
2 SHADE TREES PROVIDED = 2 SHRUBS

PLANT SCHEDULE

TREE	SYMBOL/PLANT COMMON NAME	SIZE	QTY	QTY	QTY
	MIN 12 HT	8.8	1	1	1
	MIN 12 HT	8.8	1	1	1
	SYMMETRICAL NAME COMMON NAME	8.8	1	1	1
	SYMMETRICAL NAME COMMON NAME	8.8	1	1	1
	SYMMETRICAL NAME COMMON NAME	8.8	1	1	1
	SYMMETRICAL NAME COMMON NAME	8.8	1	1	1
	SYMMETRICAL NAME COMMON NAME	8.8	1	1	1
	SYMMETRICAL NAME COMMON NAME	8.8	1	1	1

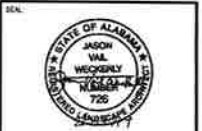
LANDSCAPE MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 260.1).



OWNER
FORESITE GROUP
ForeSite Group, Inc.
2124 Monica Way NE
Suite C
Auburn, AL 36830
P 334.887.6604
F 334.887.6204
W www.foresite.net

DEVELOPER
LifeStorage
LIFE STORAGE
9467 MAIN STREET
WILLIAMSVILLE, NY 14221
CONTACT: ROBERT FISHER

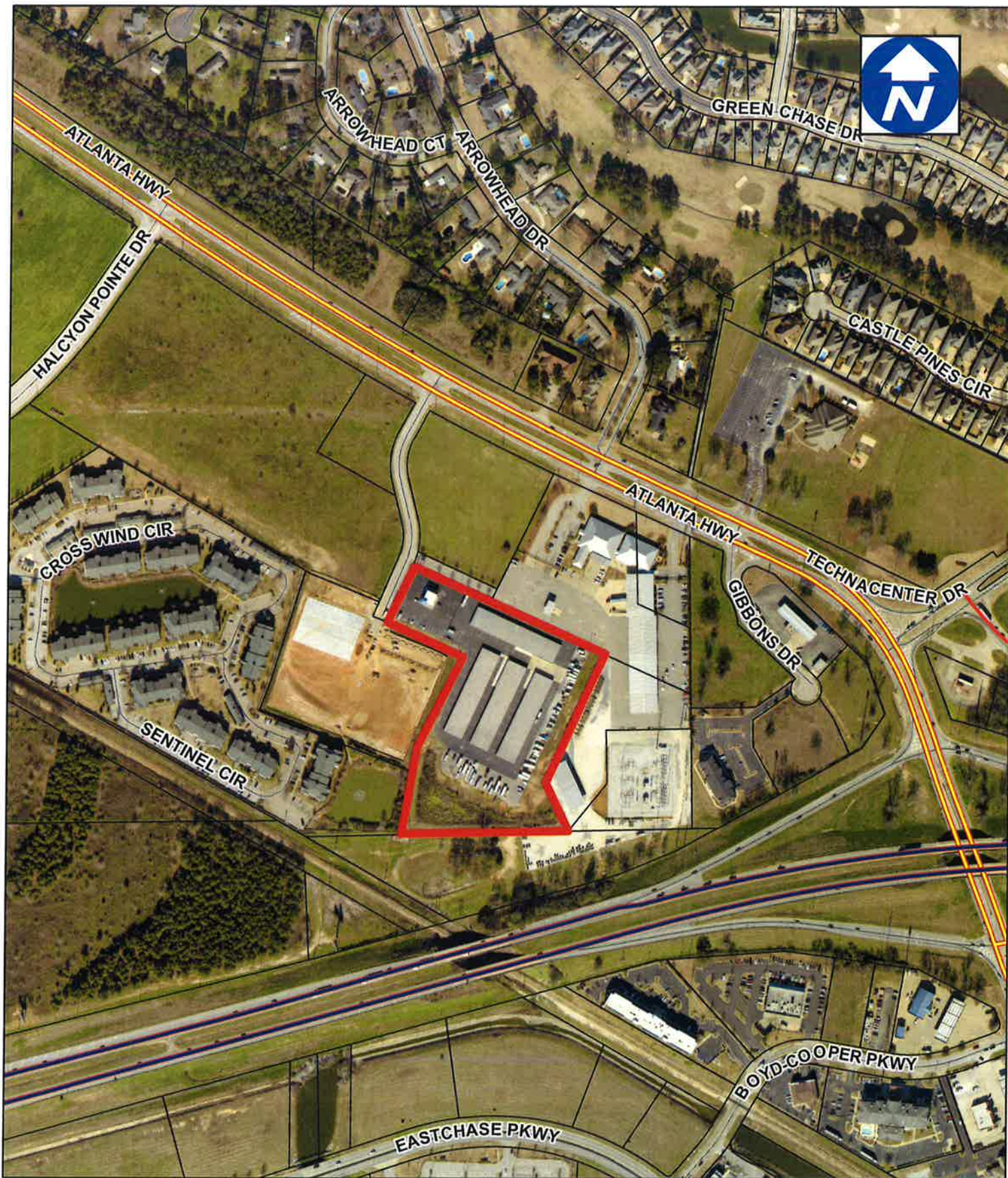
PROJECT
LifeStorage
LIFE STORAGE #357
115 SOUTH ARROWHEAD DRIVE
MONTGOMERY, AL



REVISIONS	DATE

PROJECT MANAGER: TLR
DRAWING BY: JFC
ARCHITECT: MONTGOMERY, AL
DATE: 03/14/2019
SCALE: 1" = 20'
TITLE:

LANDSCAPE PLAN
SHEET NUMBER: **L-1**
COMMENTS: RELEASED FOR CONSTRUCTION
JOB FILE NUMBER: 1208.002



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 1C

2. DP-1980-138 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Timco

SUBJECT: Public hearing for a development plan for an addition to a building located at 1180 Kershaw Street in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,500 sq. ft. addition to an existing building. There will be no other changes to the site. 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.

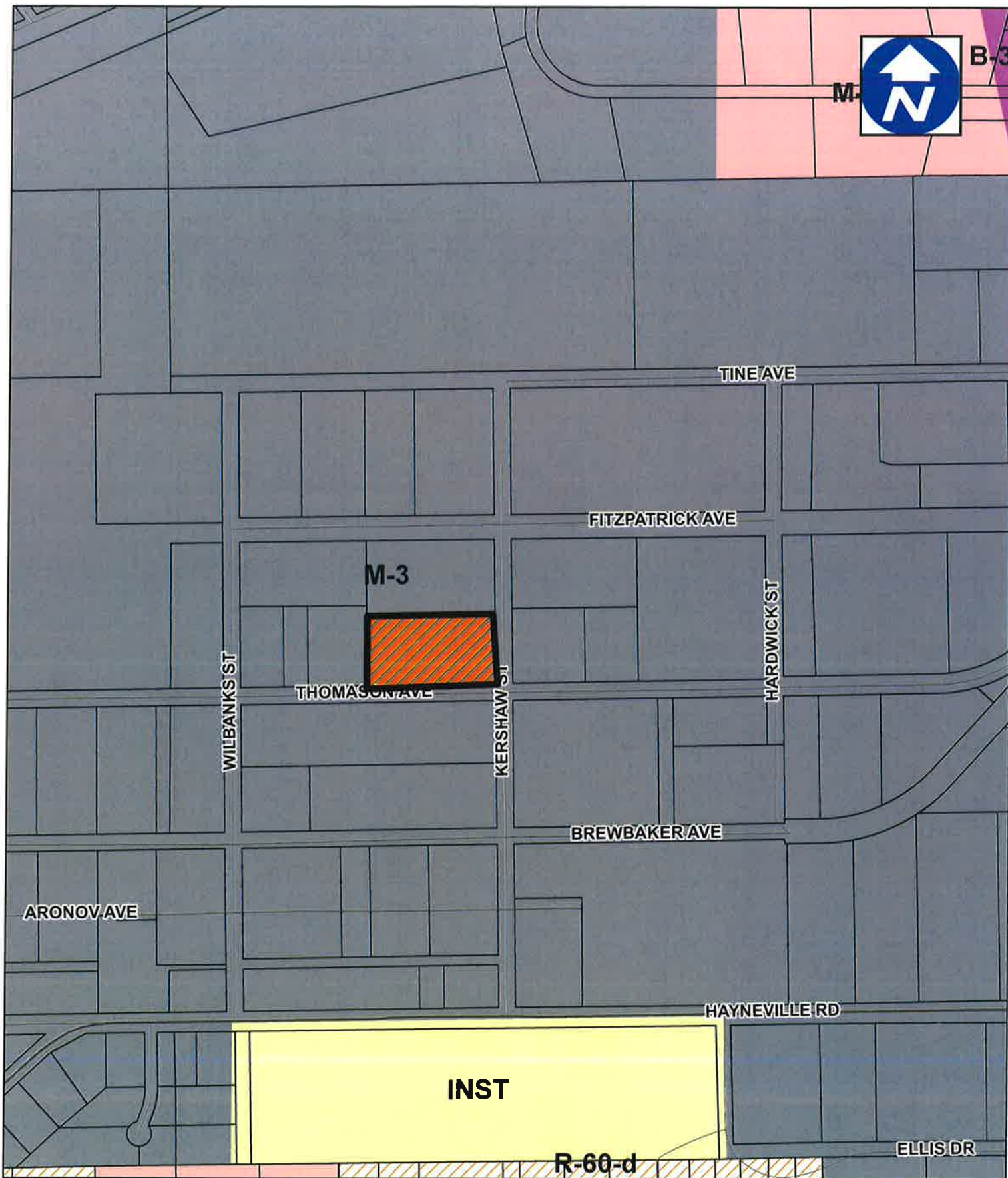
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

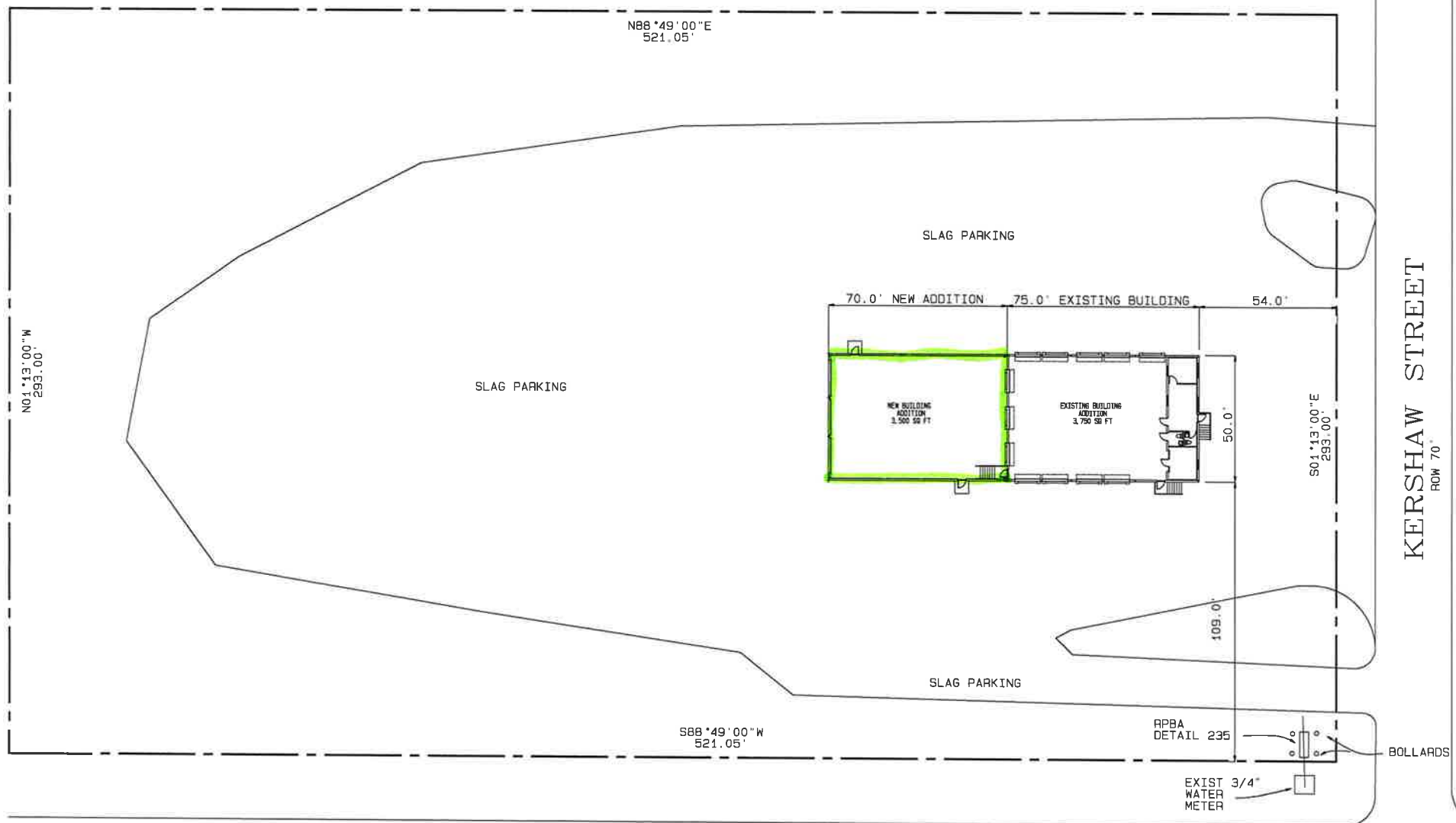
1 inch = 500 feet



ITEM NO. 2A



2B



KERSHAW STREET
ROW 70'

THOMASON AVE
ROW 70'



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 2C

3. DP-2019-008 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Falcon Shoppes at Chantilly

SUBJECT: Public hearing for a development plan for two (2) new buildings to be located at 10520 Chantilly Parkway in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct an 8,400 sq. ft. multi-tenant building and a 4,200 sq. ft. multi-tenant building. There are 109 paved parking spaces indicated on the site plan. There are three (3) accesses to an existing access drive. All applicable requirements will be met.

Land Use Division: There is no signage indicated or approved.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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.

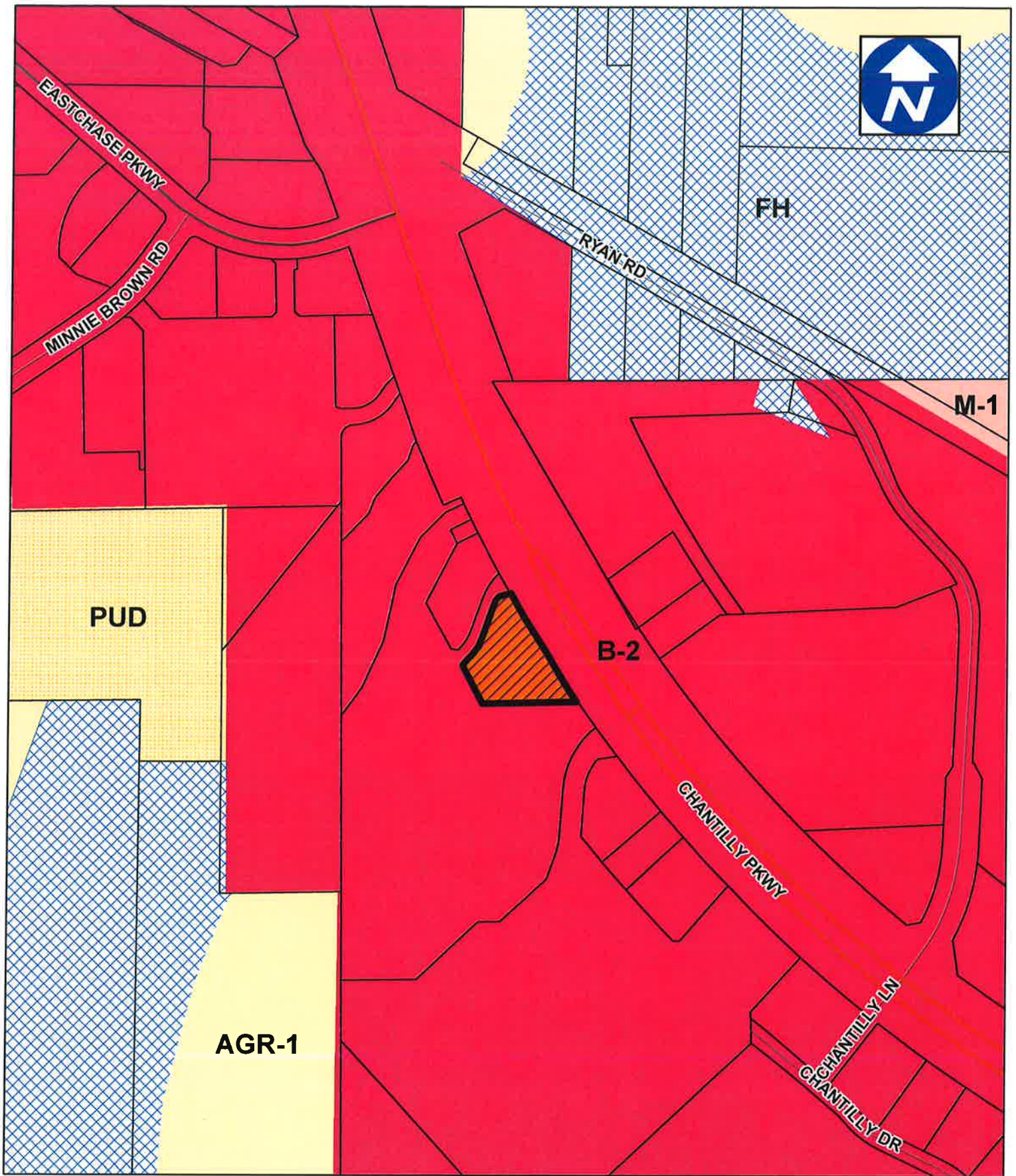
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

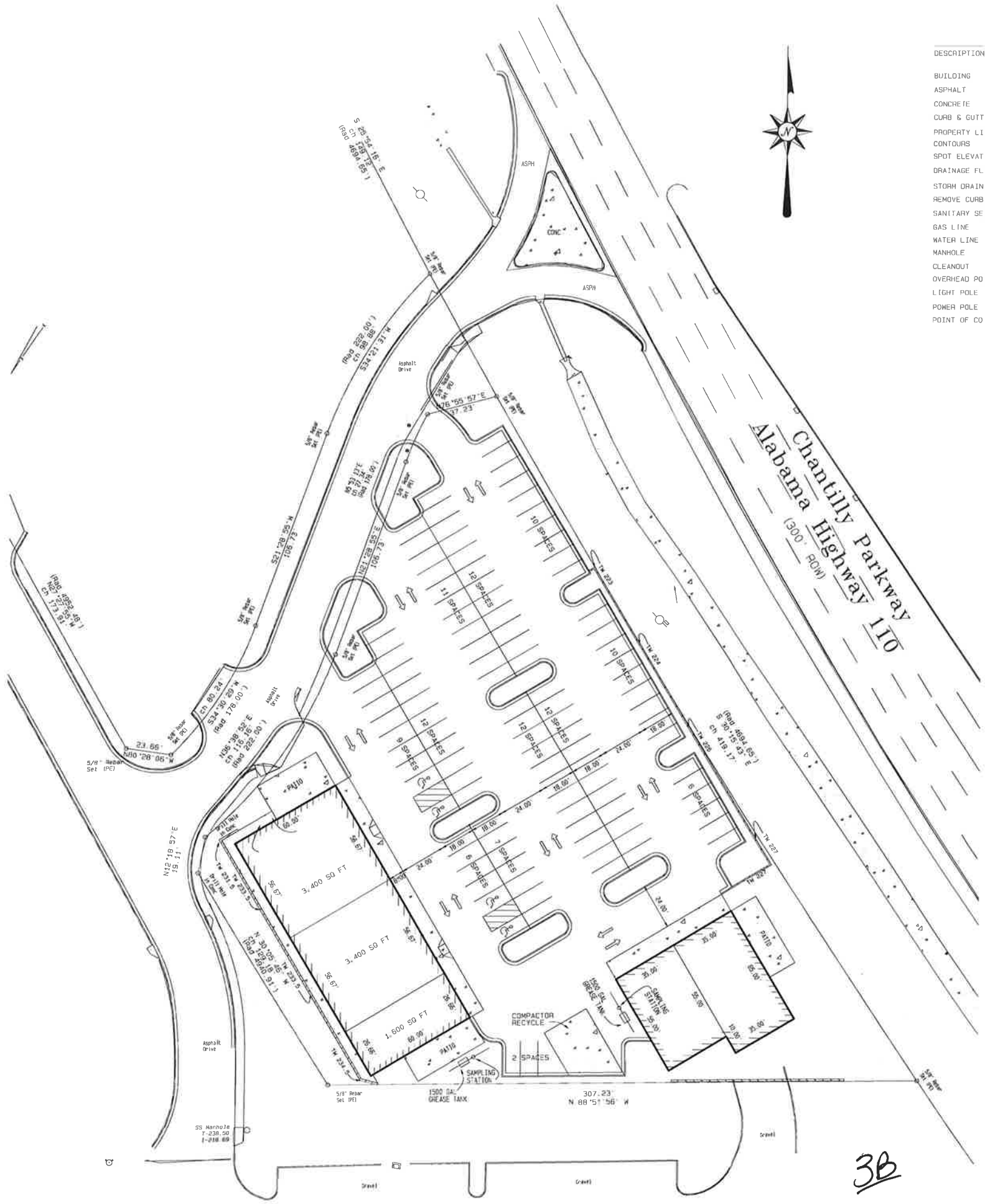
1 inch = 400 feet



ITEM NO. 3A

DESCRIPTION

- BUILDING
- ASPHALT
- CONCRETE
- CURB & GUTT
- PROPERTY LI
- CONTOURS
- SPOT ELEVAT
- DRAINAGE FL
- STORM DRAIN
- REMOVE CURB
- SANITARY SE
- GAS LINE
- WATER LINE
- MANHOLE
- CLEANOUT
- OVERHEAD PO
- LIGHT POLE
- POWER POLE
- POINT OF CO



Chantilly Parkway
 Alabama Highway 110
 (300' ROW)

3B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 3C

4. DP-2019-009 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Sonny Davis Construction

SUBJECT: Public hearing for a development plan for a new building to be located on the east side of Leavell Circle, approximately 200 ft. south of Vaughn Road, in an O-1 (Office) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 6,660 sq. ft. multi-tenant building. There are 33 paved parking spaces indicated on the site plan. There is one (1) access drive to a private access easement. All applicable requirements will be met.

Land Use Division: There is no signage indicated or approved.

CITY COUNCIL DISTRICT: 8

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.

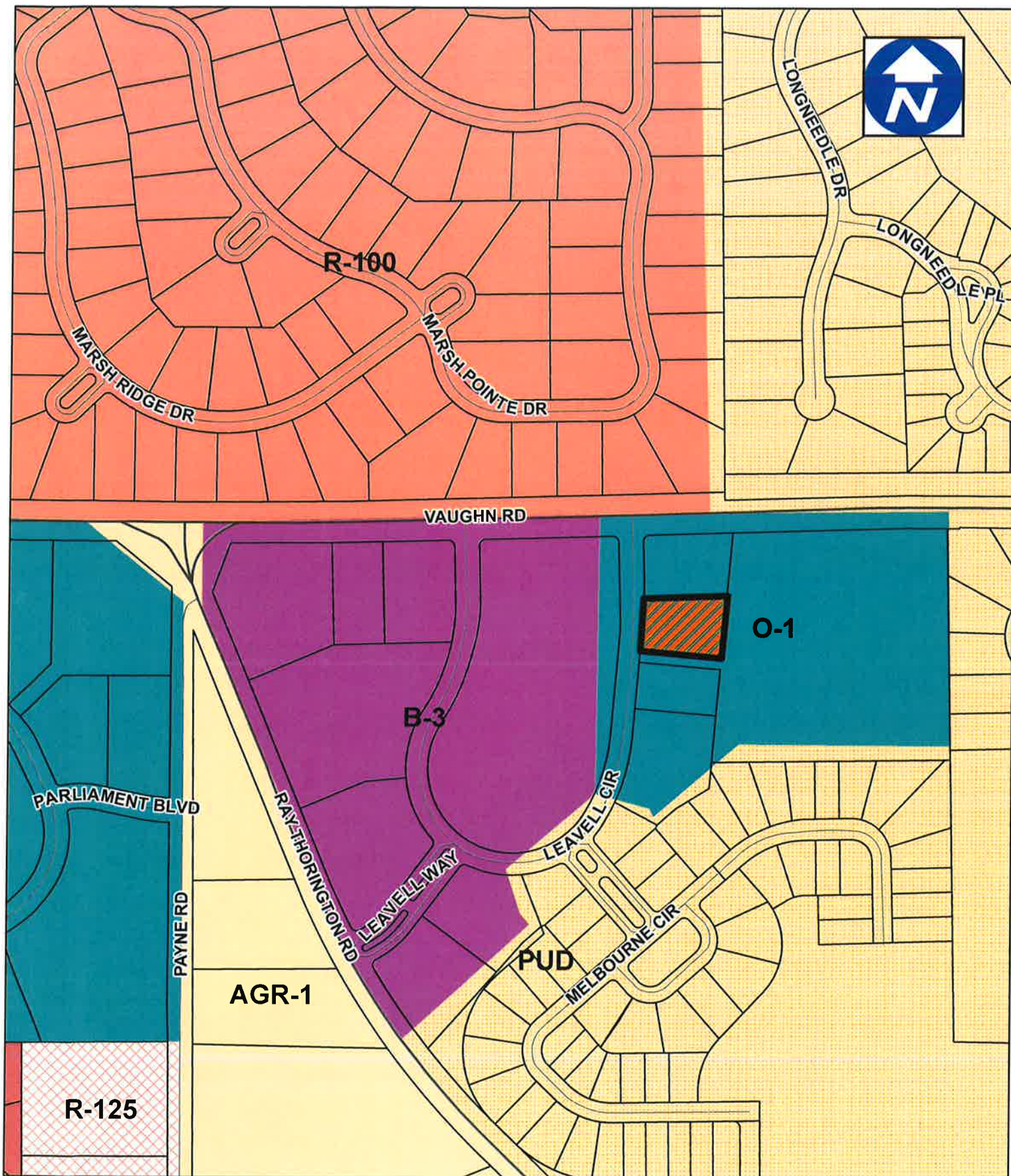
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 300 feet



ITEM NO. 4A



Alabama
Location
1-800-
Call 2 working
It's



LOT 1
BLOCK B
MELROSE PARK PLAT 1
BK. 49, PG. 42

LEAVELL CIRCLE
RIGHT-OF-WAY VARIES
(PUBLIC)

PROPOSED BUILDING

6,660 SF ±

FFE=264.0

FFE=266.5

FFE=267.0

FFE=267.5

REQ'D: SEE PLUMBING
PLANS FOR EXACT LOCATIONS
OF WATER AND SEWER
CONNECTIONS.

LEAVELL LLC
PARCEL #
09-08-284-001-004.008

REQ'D: NEW CONCRETE
PAVING AS SHOWN IN
HATCHED AREA.

REQ'D: NEW 6"x1"
TAPPING SLEEVE AND
VALVE, 1" WATER METER
AND 1" BACKFLOW
PREVENTER AS SHOWN.
1"x1.25" INCREASER AND
1.25" MUNICIPEX SERVICE
LINE TO BUILDING.

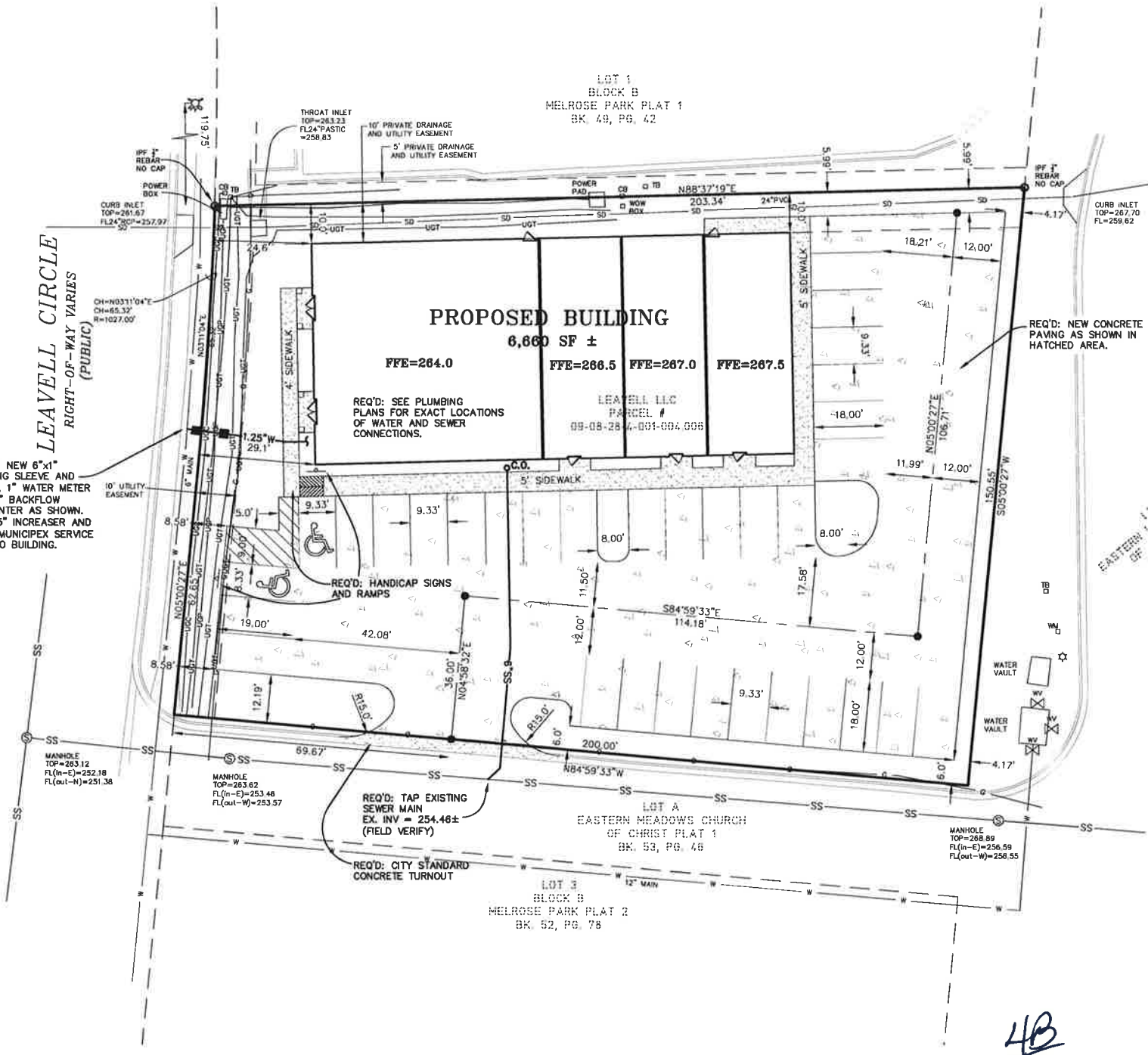
REQ'D: HANDICAP SIGNS
AND RAMPS

REQ'D: TAP EXISTING
SEWER MAIN
EX. INV = 254.46±
(FIELD VERIFY)

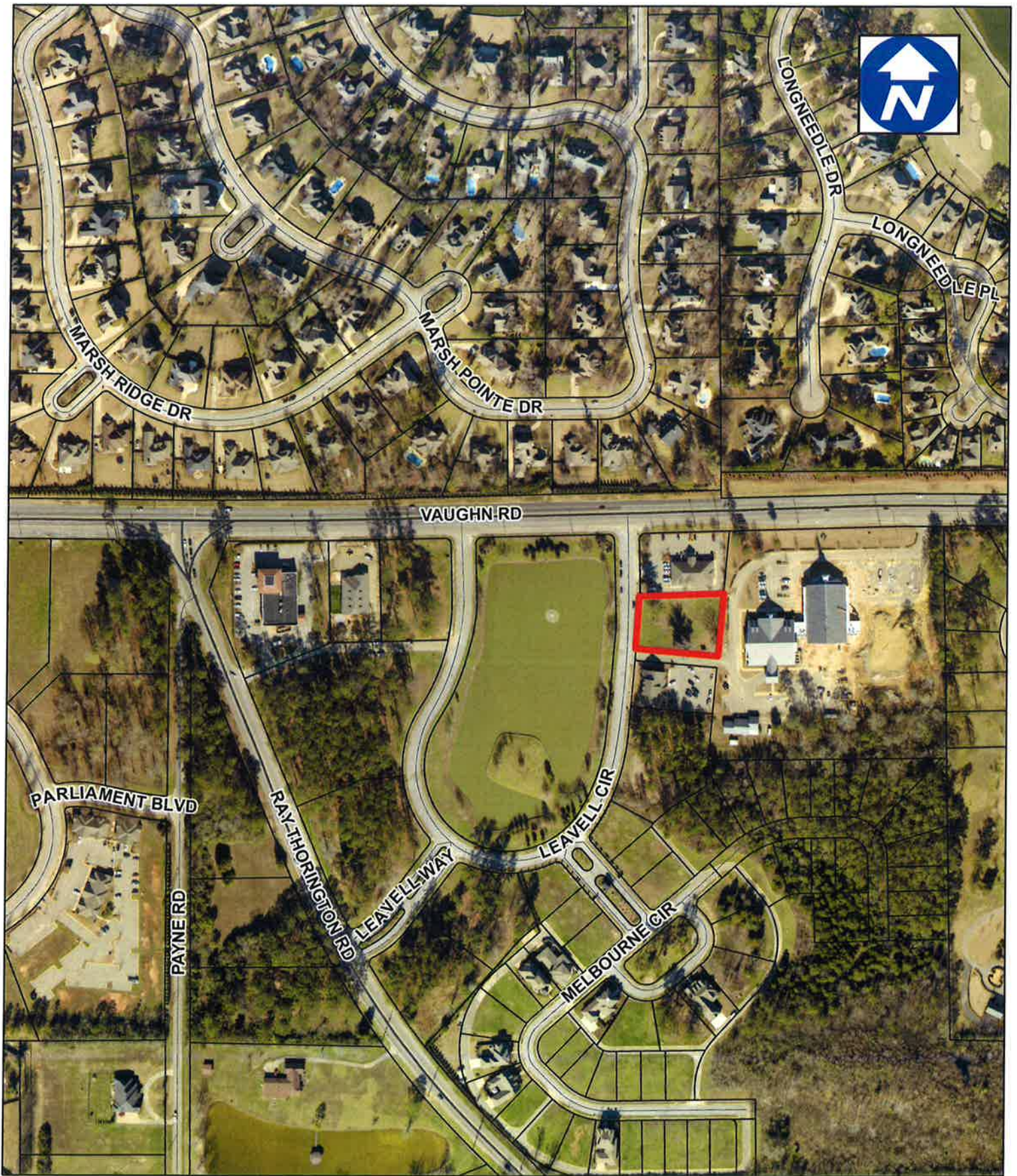
REQ'D: CITY STANDARD
CONCRETE TURNOUT

LOT A
EASTERN MEADOWS CHURCH
OF CHRIST PLAT 1
BK. 53, PG. 48

LOT 3
BLOCK B
MELROSE PARK PLAT 2
BK. 52, PG. 78



4B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 300 feet



ITEM NO. 4C

5. 8997 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Leavell LLC

SUBJECT: Request final approval of Melrose Park Plat No. 3 located on the east side of Leavell Circle, approximately 200 ft. south of Vaughn Road, in an O-1 (Office) Zoning District.

REMARKS: This plat creates one (1) lot for office use. Lot 1 has 128 ft. of frontage along Leavell Circle and a depth of 204 ft. 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.

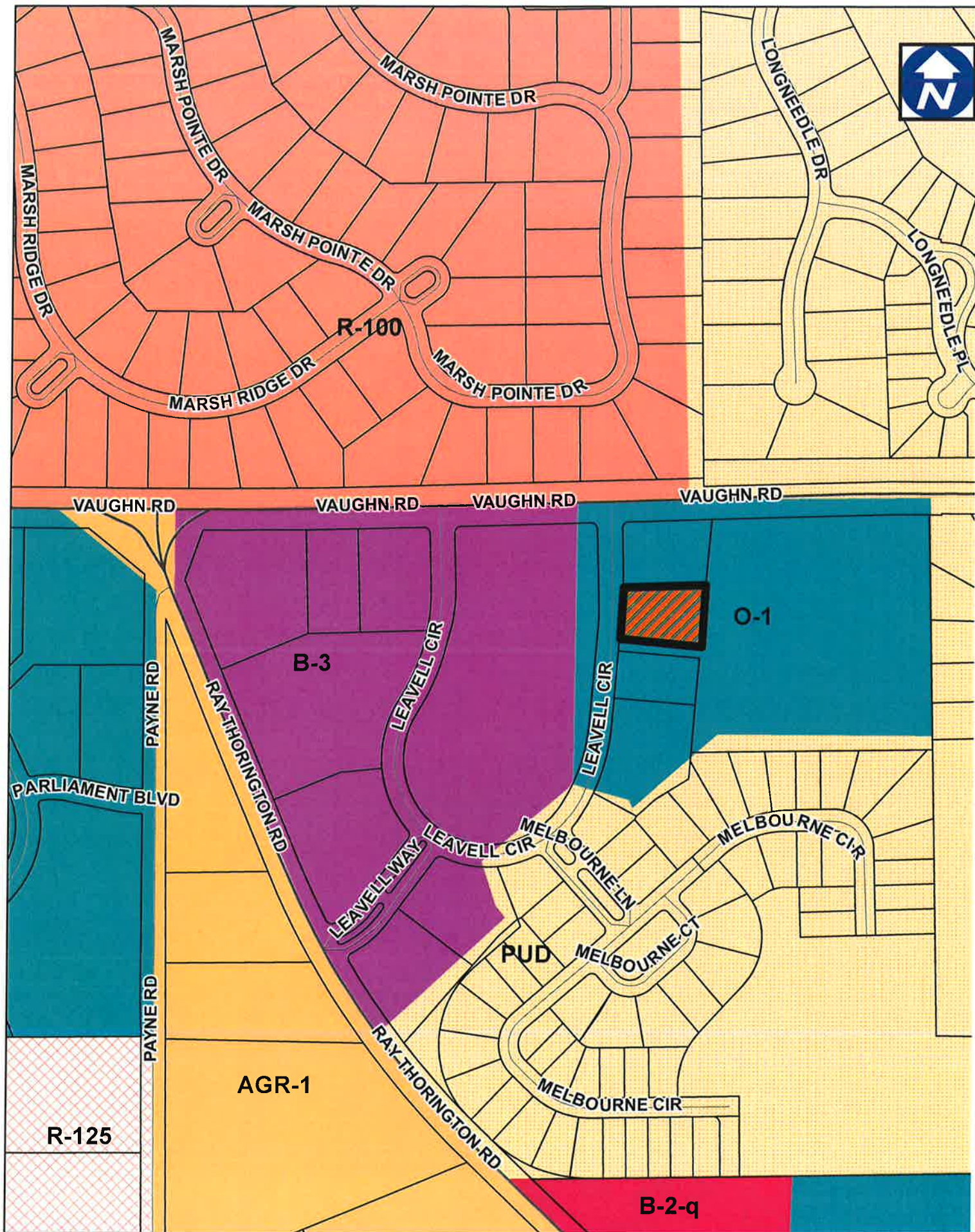
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 300 feet

SUBJECT PROPERTY



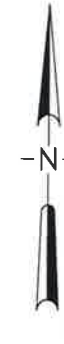
ITEM NO. 5A

MELROSE PARK PLAT NO. 3

LYING IN THE SOUTHEAST QUARTER OF SECTION 28, T-16-N,
R-19-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP



LEAVELL CIRCLE
RIGHT-OF-WAY VARIES
(PUBLIC)

CH=N02°56'50"E
CH=65.31'
R=1027.00'

IPS 1/2"
REBAR
F&W
(CA0966)

IPS 1/2"
REBAR
F&W
(CA0966)

NICKEL-DIE
02/00'

10' UTILITY
EASEMENT

5' PRIVATE DRAINAGE
AND UTILITY EASEMENT

10' PRIVATE DRAINAGE
AND UTILITY EASEMENT

LOT 1
0.64
ACRES ±

LEAVELL LLC
PARCEL #
09-08-28-4-001-004,006

LOT A
EASTERN MEADOWS CHURCH
OF CHRIST PLAT 1
BK. 53, PG. 46

LOT A
EASTERN MEADOWS CHURCH
OF CHRIST PLAT 1
BK. 53, PG. 46

LOT B
BLOCK B
MELROSE PARK PLAT 2
BK. 52, PG. 78

IPSDI
MAPPING

IPS 1/2"
REBAR
F&W
(CA0966)

256.43

N04°46'10"E

S89°10'21"W
585.02'

N01°32'33"W
435.21'

N89°37'23"W
158.02'



SURVEY NOTES:

1. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.

LEGEND

N87°53'01"E 601.00'	BEARING / DISTANCE
IPS 1/2" REBAR	IRON PIN FOUND (AS NOTED)
IPS 1/2" REBAR F&W (CA0966)	IRON PIN SET (AS NOTED)
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE

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 _____, 2019.

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

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, _____ 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 _____, 2019.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT _____ OWNER OF THE 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 INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAID BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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 M. TYSON, JR., EXECUTIVE SECRETARY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

DATE DRAWN: 2-28-19

F&W PROJ: 19-507



Flowers & White
ENGINEERING & SURVEYING

PO BOX 271396 MONTGOMERY AL 36123
PH: 334-336-7500 FAX: 334-336-1221

SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, T16N, R19E, MONTGOMERY COUNTY, ALABAMA



PLATS

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. 50

6. DP-1994-099 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Capitol Container

SUBJECT: Public hearing for a development plan for an addition to a building located at 2555 Container Drive in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 50 ft. x 200 ft. (10,000 sq. ft.) open shed to an existing building. There will be no other changes to the site. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 2

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.

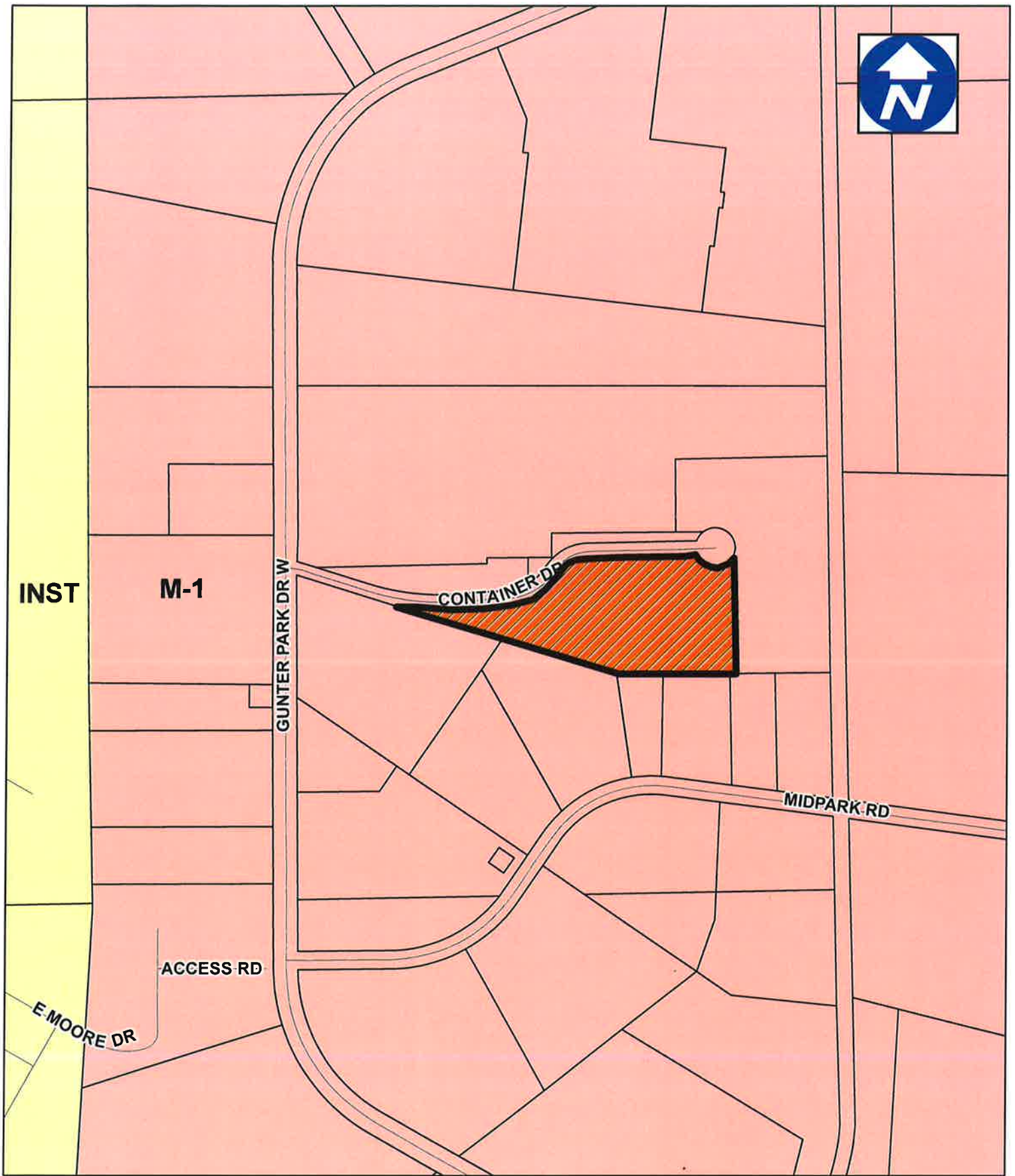
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY

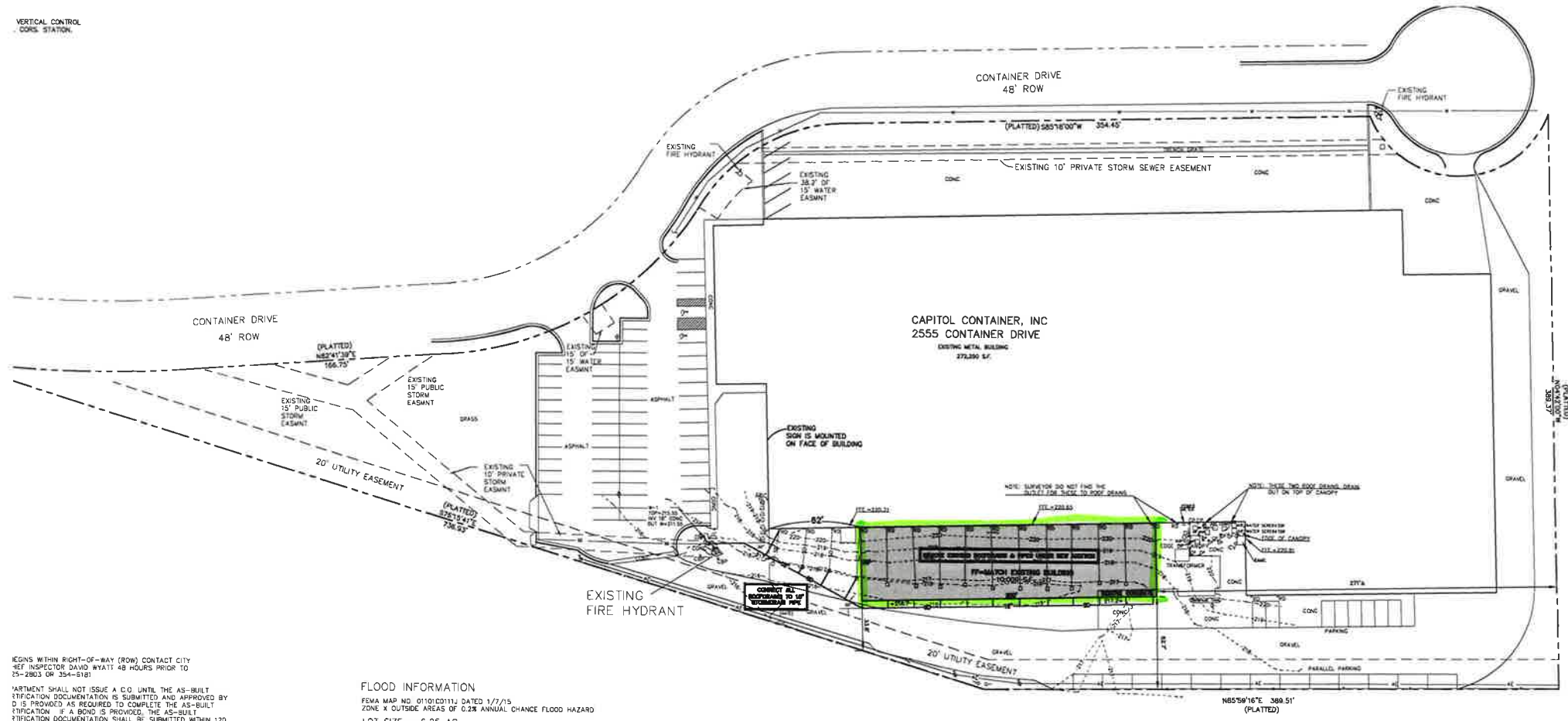


1 inch = 400 feet

ITEM NO. 6A

60B

VERTICAL CONTROL
CORS. STATION.



EGNS WITHIN RIGHT-OF-WAY (ROW) CONTACT CITY
REF INSPECTOR DAVID WYATT 48 HOURS PRIOR TO
25-2803 OR 354-6181

DEPARTMENT SHALL NOT ISSUE A C.O. UNTIL THE AS-BUILT
STIFFICATION DOCUMENTATION IS SUBMITTED AND APPROVED BY
D IS PROVIDED AS REQUIRED TO COMPLETE THE AS-BUILT
STIFFICATION IF A BOND IS PROVIDED, THE AS-BUILT
STIFFICATION DOCUMENTATION SHALL BE SUBMITTED WITHIN 120
C.O.

FLOOD INFORMATION
FEMA MAP NO. 01101CD1111 DATED 1/7/15
ZONE X OUTSIDE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD
LOT SIZE - 6.25 AC

4
N



CONTAINER DP

GUNTER PARK DR

MIDPARK RD

ACCESS RD

EMOORE DR

DEVELOPMENT SITE SUBJECT PROPERTY



1 inch = 400 feet

ITEM NO. 6C

7. 8993 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Bruce Bowen

SUBJECT: Request final approval of Servpro Plat No. 1 located on the east side of Troy Highway, approximately 3,500 ft. south of Taylor Road, in a in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots and unplatted property into one (1) lot for commercial use. Lot A (11.10 acres) has 426.31 ft. ft. of frontage along Troy Highway and a depth of 439.54 ft. 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.

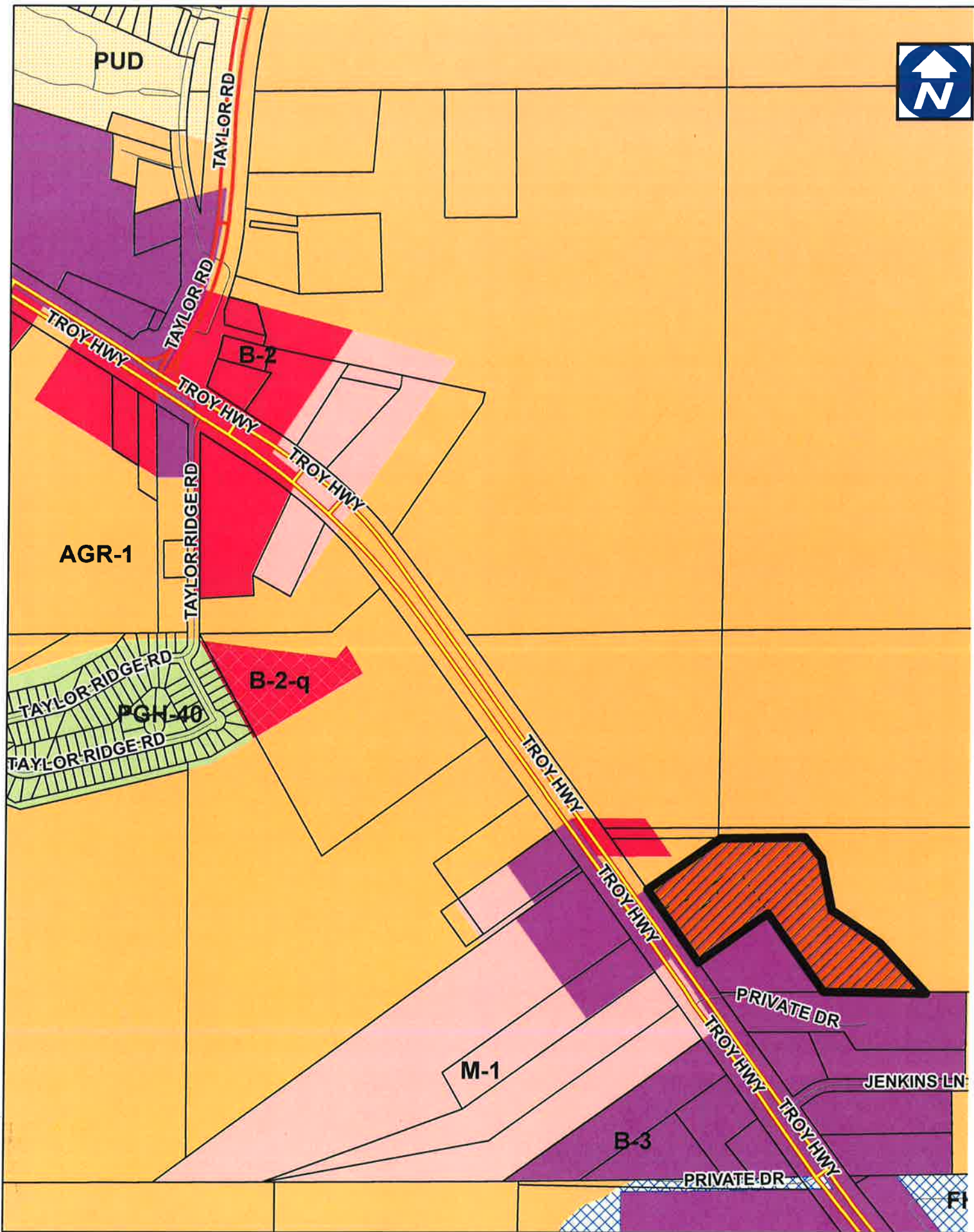
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

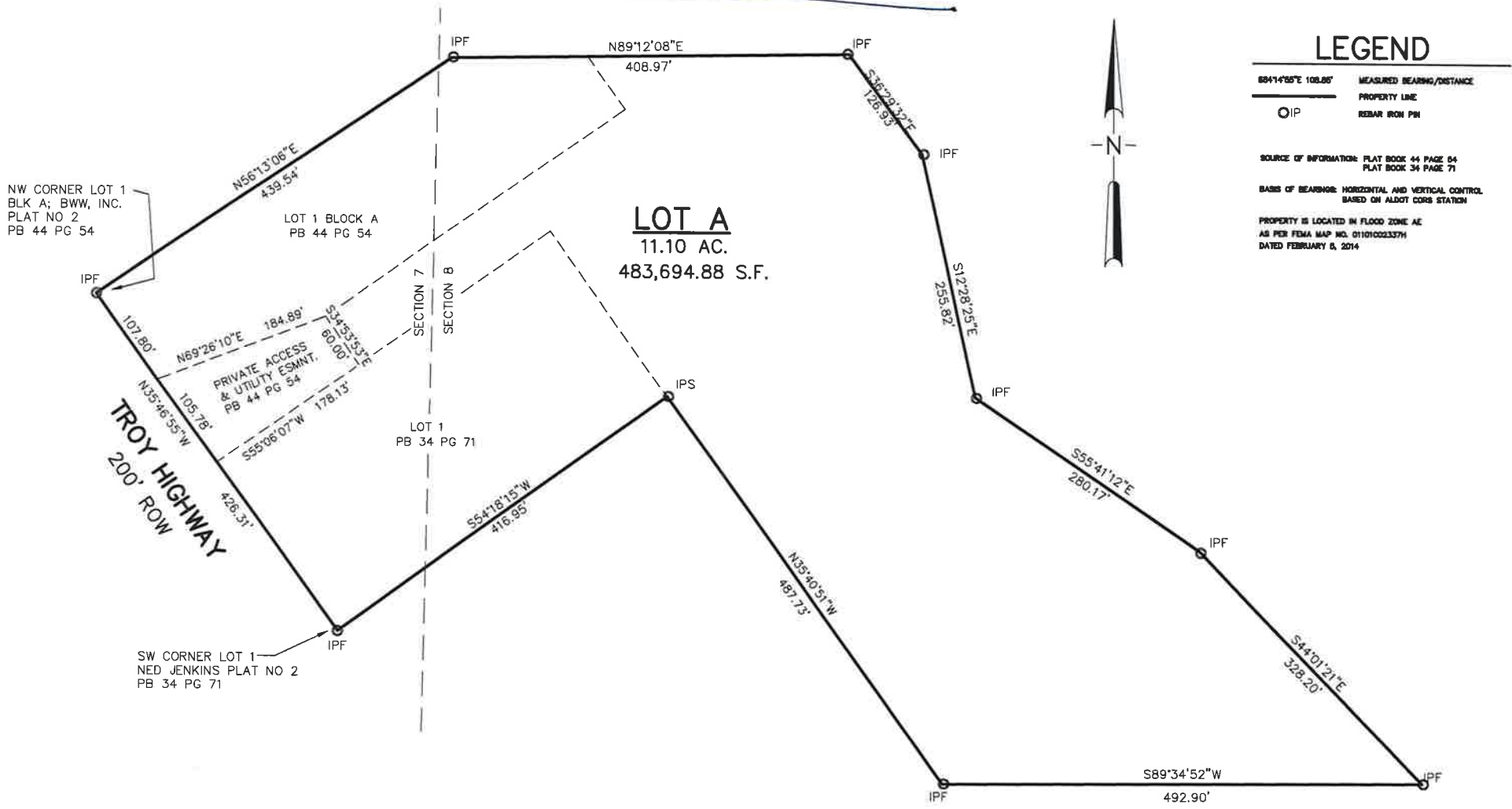
SUBJECT PROPERTY



ITEM NO. 7A

7B

Servpro Plat No.1



LEGEND

8841'48"E 108.80' MEASURED BEARING/DISTANCE
 ————— PROPERTY LINE
 ○ IP REBAR IRON PIN

SOURCE OF INFORMATION: PLAT BOOK 44 PAGE 54
 PLAT BOOK 34 PAGE 71

BASIS OF BEARING: HORIZONTAL AND VERTICAL CONTROL
 BASED ON ALDOT CORS STATION

PROPERTY IS LOCATED IN FLOOD ZONE AE
 AS PER FEMA MAP NO. 01101002337H
 DATED FEBRUARY 6, 2014

ALABAMA POWER COMPANY



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-1976-085 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: ORUEN, LLC

SUBJECT: Public hearing for a development plan for a new building to be located at 1115 Adams Avenue in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 22,925 sq. ft., 1-story climate controlled building, with a 400 sq. ft. canopy. There are 158 units and 8 paved parking spaces. There are (2) two access drives to Adams Avenue.

Land Use Division: There is no signage indicated or approved.

CITY COUNCIL DISTRICT: 3

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.

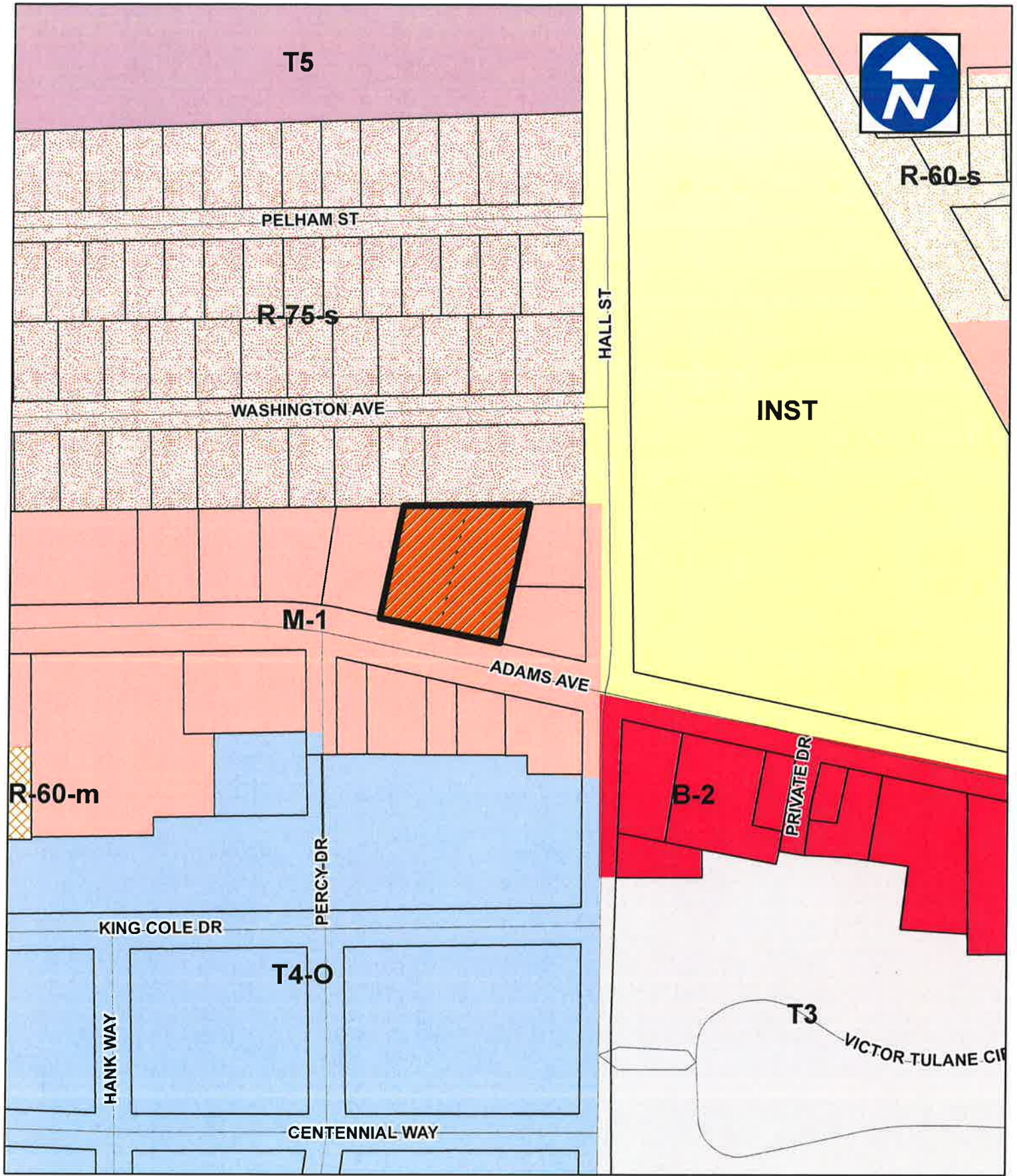
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

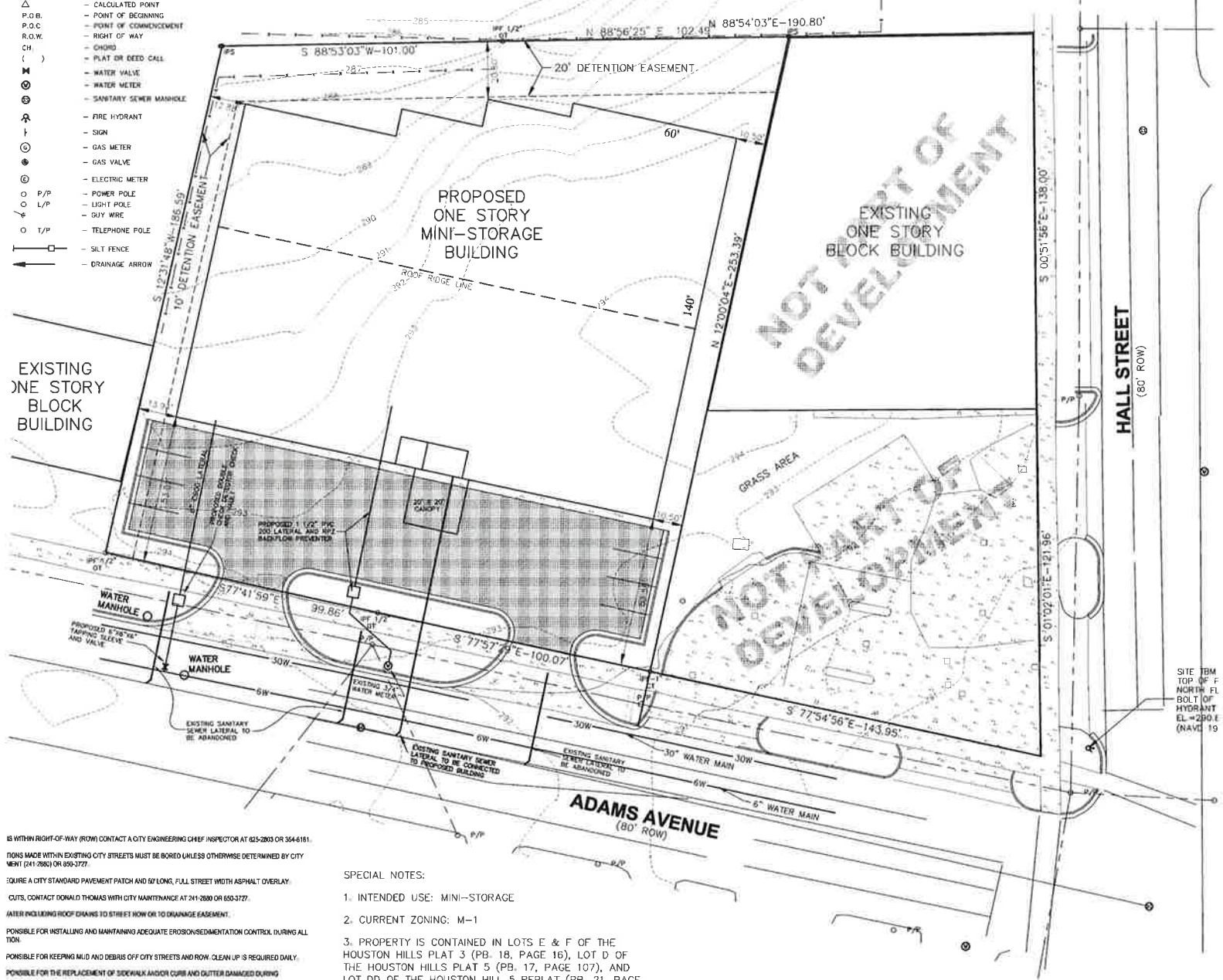
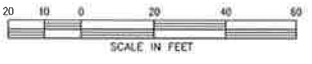
1 inch = 200 feet



ITEM NO. 8A

4
N

- LEGEND:
- CON. MGNL. - CONCRETE MGNLMENT
 - I.P.S. - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
 - I.P.F. - IRON PIN FOUND
 - FENCE LINE
 - △ CALCULATED POINT
 - POINT OF BEGINNING
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - CH - CHORD
 - () - PLAT OR DEED CALL
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - SIGN
 - GAS METER
 - GAS VALVE
 - ELECTRIC METER
 - P/P - POWER POLE
 - L/P - LIGHT POLE
 - GUY WIRE
 - T/P - TELEPHONE POLE
 - SILT FENCE
 - DRAINAGE ARROW



IS WITHIN RIGHT-OF-WAY (ROW) CONTACT A CITY ENGINEERING CHIEF INSPECTOR AT 625-2803 OR 354-6181.

WORKS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY ENGINEER (241-2800) OR 650-3727.

FOR A CITY STANDARD PAVEMENT PATCH AND 60' LONG, FULL STREET WIDTH ASPHALT OVERLAY.

CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 241-2800 OR 650-3727.

WATER INCLUDING ROOF DRAINS TO STREET HOW OR TO DRAINAGE EASEMENT.

PROVIDE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL CONSTRUCTION.

PROVIDE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.

PROVIDE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.

VISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.

UTILITIES THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOD, ASPHALT OR CONCRETE, PER CITY ENGINEERING DEPARTMENT DEEMS NECESSARY.

INLETS TO "S" TYPE INLETS.

THE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURB AND GUTTER. THE CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE CUT TO THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A CURB BE DAMAGED, THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. ALL WORK SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.

RAMPAS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

PROPERTY IS LOCATED IN ZONE X ACCORDING TO COMMUNITY PANEL NUMBER 0110102009H, DATED 2/14/14.

REPAIR AT ALL TIMES OVER EXISTING WATER AND SANITARY SEWER MAINS.

ALL SANITARY SEWER WORK SHALL BE COMPLETED IN ACCORDANCE WITH MWWSSB SPECIFICATIONS.

- SPECIAL NOTES:
1. INTENDED USE: MINI-STORAGE
 2. CURRENT ZONING: M-1
 3. PROPERTY IS CONTAINED IN LOTS E & F OF THE HOUSTON HILLS PLAT 3 (PB. 18, PAGE 16), LOT D OF THE HOUSTON HILLS PLAT 5 (PB. 17, PAGE 107), AND LOT DD OF THE HOUSTON HILLS 5 REPLAT (PB. 21, PAGE 98)
 4. PROPOSED PARKING TOTALS 8 SPACES.
 5. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
 6. UNUSED WATER AND SEWER LATERALS SHALL BE ABANDONED PER MWWSSB SPECIFICATIONS.
- SOURCE OF INFORMATION:
- HOUSTON HILLS PLAT 3 (PB. 18, PAGE 16).
 - HOUSTON HILLS PLAT 5 (PB. 17, PAGE 107)
 - HOUSTON HILLS 5 REPLAT (PB. 21, PAGE 98)

STATE OF ALABAMA
COUNTY OF MONTGOMERY

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

This the 19TH day of DECEMBER, 2018.

O. GUTHRIE JEFFCOAT, JR., P.E. & L.S.
AL REG. NO. 95A7

8B



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 80

9. DP-2019-010 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: William Bozeman

SUBJECT: Public hearing for a development plan for a new pole barn to be located at 7080 Mobile Highway in an M-1 (Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct 50 ft. x 125 ft. (6,250 sq. ft.) pole barn. There is one (1) access drive to Mobile Highway. All applicable requirements will be met.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

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.

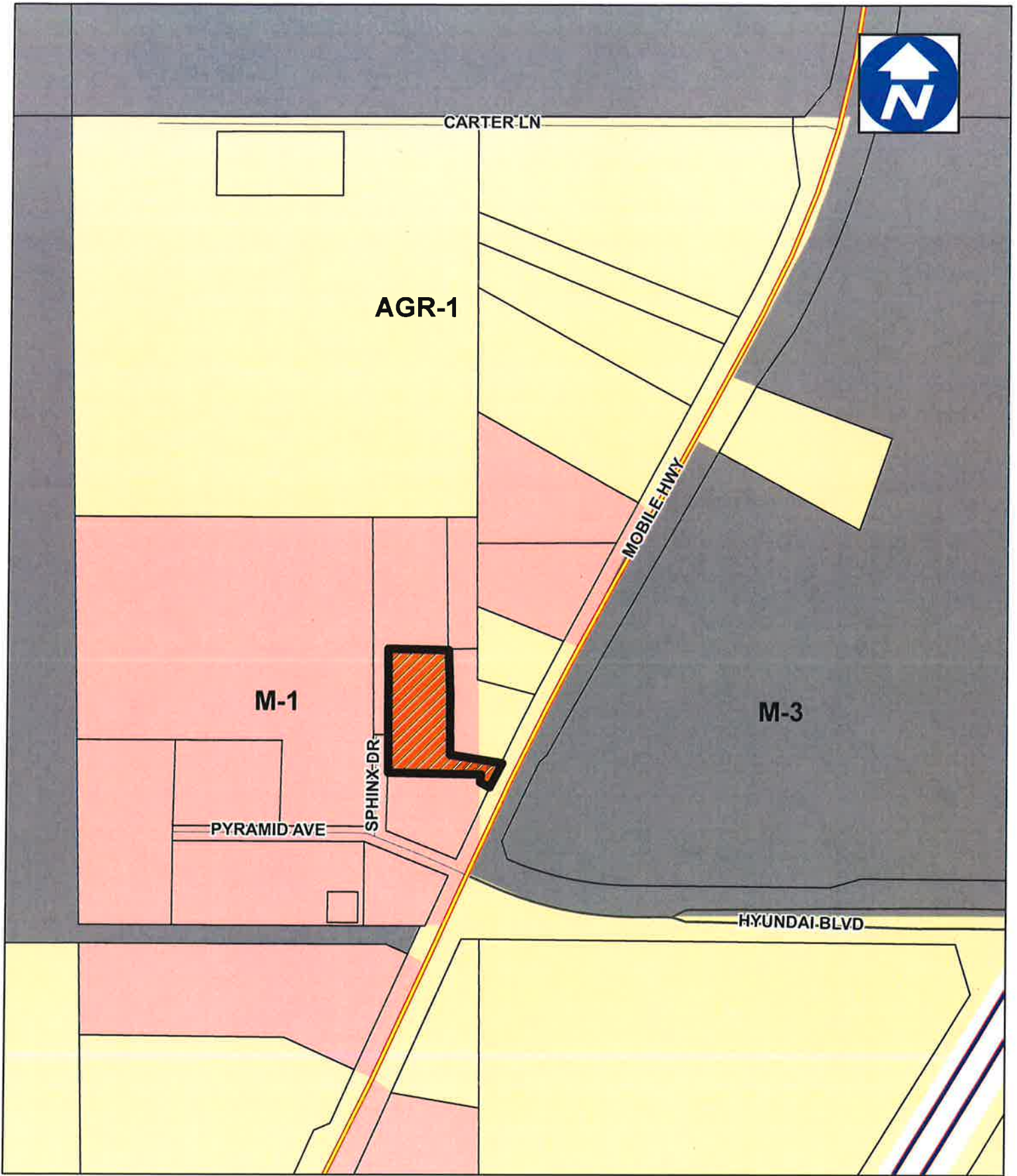
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 9A

N 00°34'16" W - 71

15' SANITARY SEWER EASEMENT

S89°16'10"E-196.41'

N 89°01'16" W
208.00'
(CL OF EASEMENT)

LOT B
2.05 Ac±

280.81'
S 00°28'55"E

S 00°36'14"E-347.08'

SANITARY EASEMENT

S 01°48'50"E
300.63'
(CL OF EASEMENT)

50' X 125' POLE BARN STORAGE BUILDING
(F.F. EL. = 206.5)

GRAVEL ENTRANCE & TURNAROUND PAD FOR RVs

PROPOSED 26' WIDE GRAVEL DRIVE

EXISTING 24' WIDE GRAVEL DRIVE

S 00°28'55"E
125.62'

04°30'36"W
62.70'
(CL OF EASEMENT)

N89°05'22"W-197.35'

PROPOSED 1" PVC 200 WATWER LATERAL

N88°58'26" W
102.78'

N 09°58'13"E
20.33'

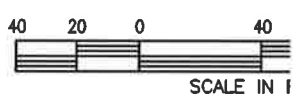
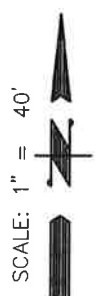
NW CORNER OF LOT C OF THE WILLIAM BOZEMAN PLAT NO. 2 (PB. 33, PAGE 43)

S80°51'10"E-173.67'

N63°26'10"W
41.46'

S80°55'
S23°21'42"W

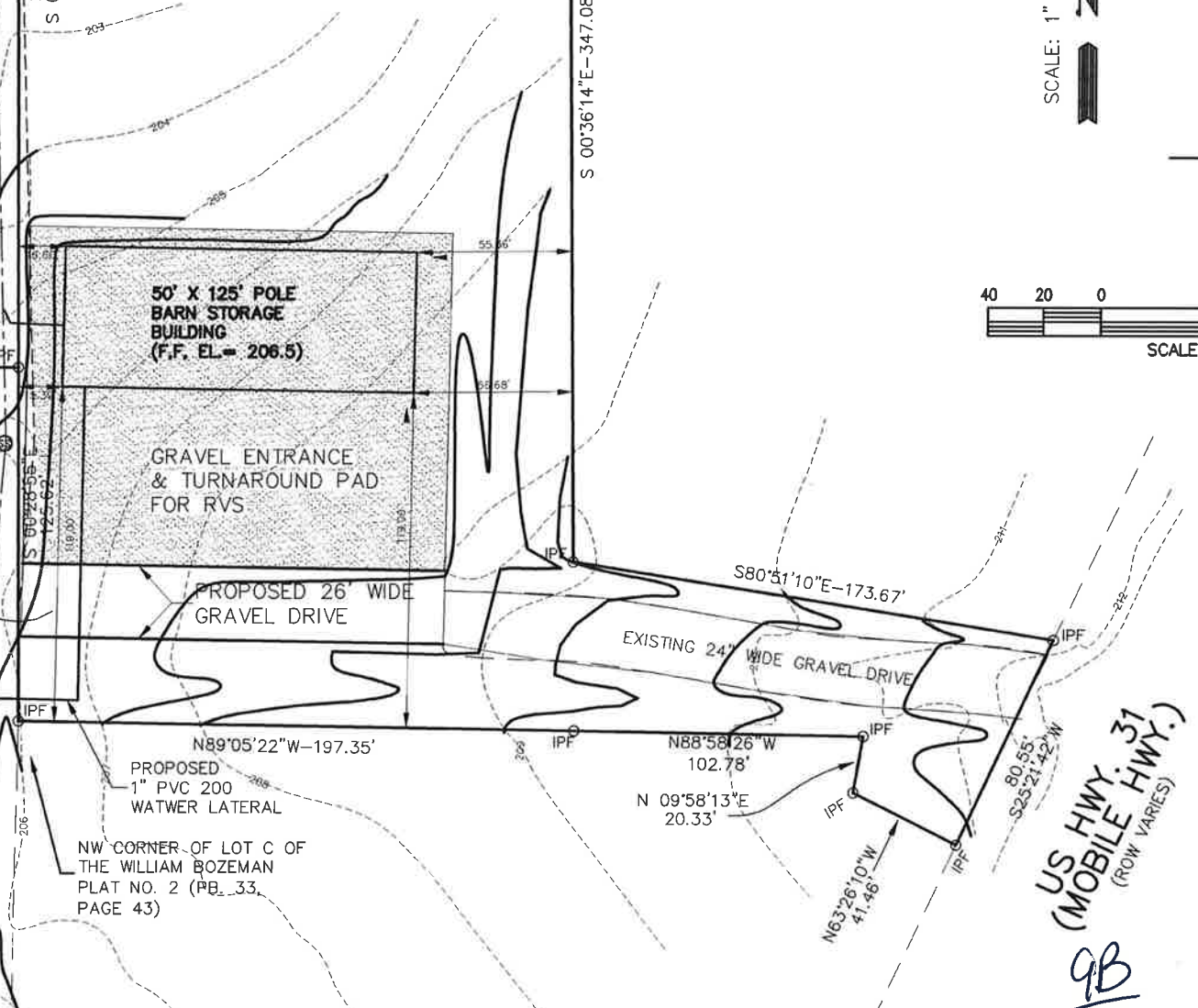
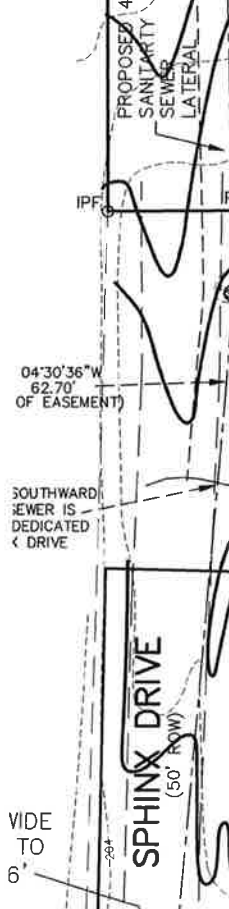
BASIS OF BEARING:
THIS SURVEY HAS BEEN
ROTATED TO MATCH THE STATE
PLANE COORDINATE SYSTEM
(ALABAMA EAST REGION)



US HWY. 31
(MOBILE HWY.)
(ROW VARIES)
JB

WIDE TO 6'

SPHINX DRIVE
(50' ROW)





DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 9C

10. 8998 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: William H. Bozeman

SUBJECT: Request final approval of William Bozeman Plat No. 3 located on the west side of Mobile Highway, approximately 250 ft. north of Pyramid Avenue, in M-1 (Light Industrial) and AGR-1 (Residential Agriculture) Zoning Districts.

REMARKS: This plat creates two (2) lots for light industrial use. Lot A has 48 ft. frontage along Sphinx Drive and a depth of 711 ft. Lot B has 81 ft. of frontage along Mobile Highway and a depth of 300 ft. The AGR-1 (50 ft. depth) is a gravel drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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: _____



M-3

CARTER LN

AGR-1

M-3

M-1

AGR-1

M-3

M-1

SPHINX DR

PYRAMID AVE

MOBILE HWY

HYUNDAI BLVD

M-1

AGR-1

M-1

AGR-1

B-2

PLATS

1 inch = 500 feet

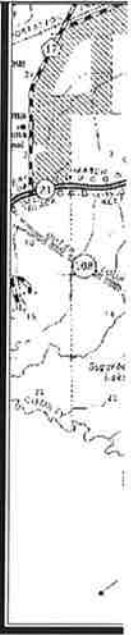
SUBJECT PROPERTY



ITEM NO. 10A

WILLIAM BOZEMAN PLAT NO. 3

LYING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, T-15-N, R-17-E,
MONTGOMERY COUNTY, ALABAMA



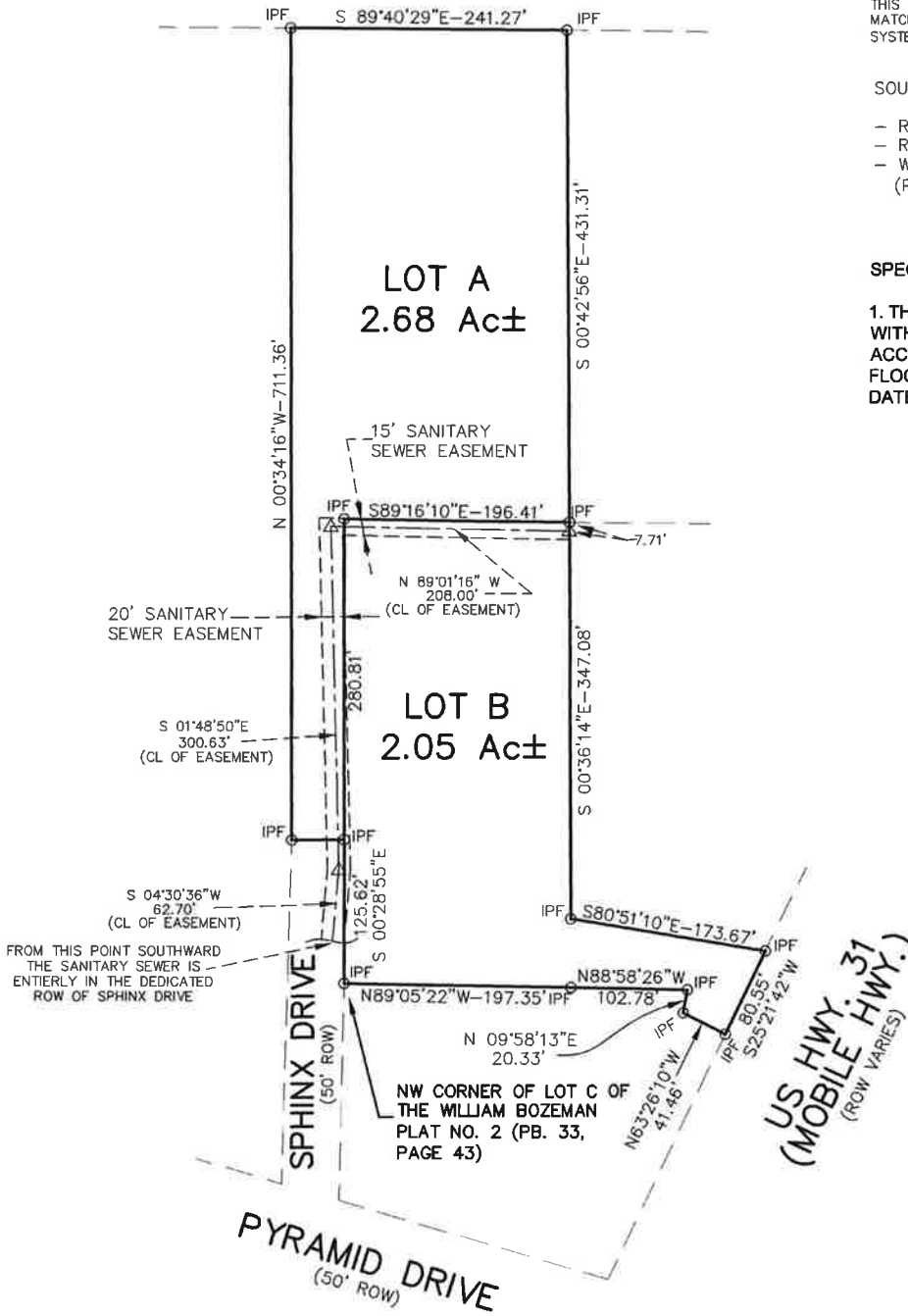
BASIS OF BEARING:
THIS SURVEY HAS BEEN ROTATED TO
MATCH THE STATE PLANE COORDINATE
SYSTEM (ALABAMA EAST REGION)

SOURCE OF INFORMATION:

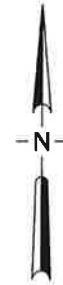
- RLPY 4433, PAGE 625
- RLPY 1949, PAGE 242
- WILLIAM BOZEMAN PLAT NO. 2
(PB. 33, PAGE 43)

SPECIAL FLOOD NOTE:

1. THIS PROPERTY IS LOCATED
WITHIN FLOOD ZONE "X"
ACCORDING TO THE FEMA
FLOOD MAP 01101C0213H,
DATED 2/5/14.



SCALE: 1" = 100'



LEGEND:

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

IOB



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. 8994 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Sunvil, Inc.

SUBJECT: Request final approval of Sunshine Village Plat No. 4 located on the west side of North Eastern Boulevard, approximately 600 ft. north of Wares Ferry Road, in B-3 (Commercial) and R-99-p (Mobile Home Park) Zoning Districts.

REMARKS: This plat replats Lots A-1 and B-1 of the replat of Sunshine Village for commercial use. Lot A-3 has 552 ft. of frontage along North Eastern Boulevard and a depth of 165 ft. The south 20 ft. of the lot falls within the existing private drive of Clematis Drive, which is the only portion zoned R-99-p. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL 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.

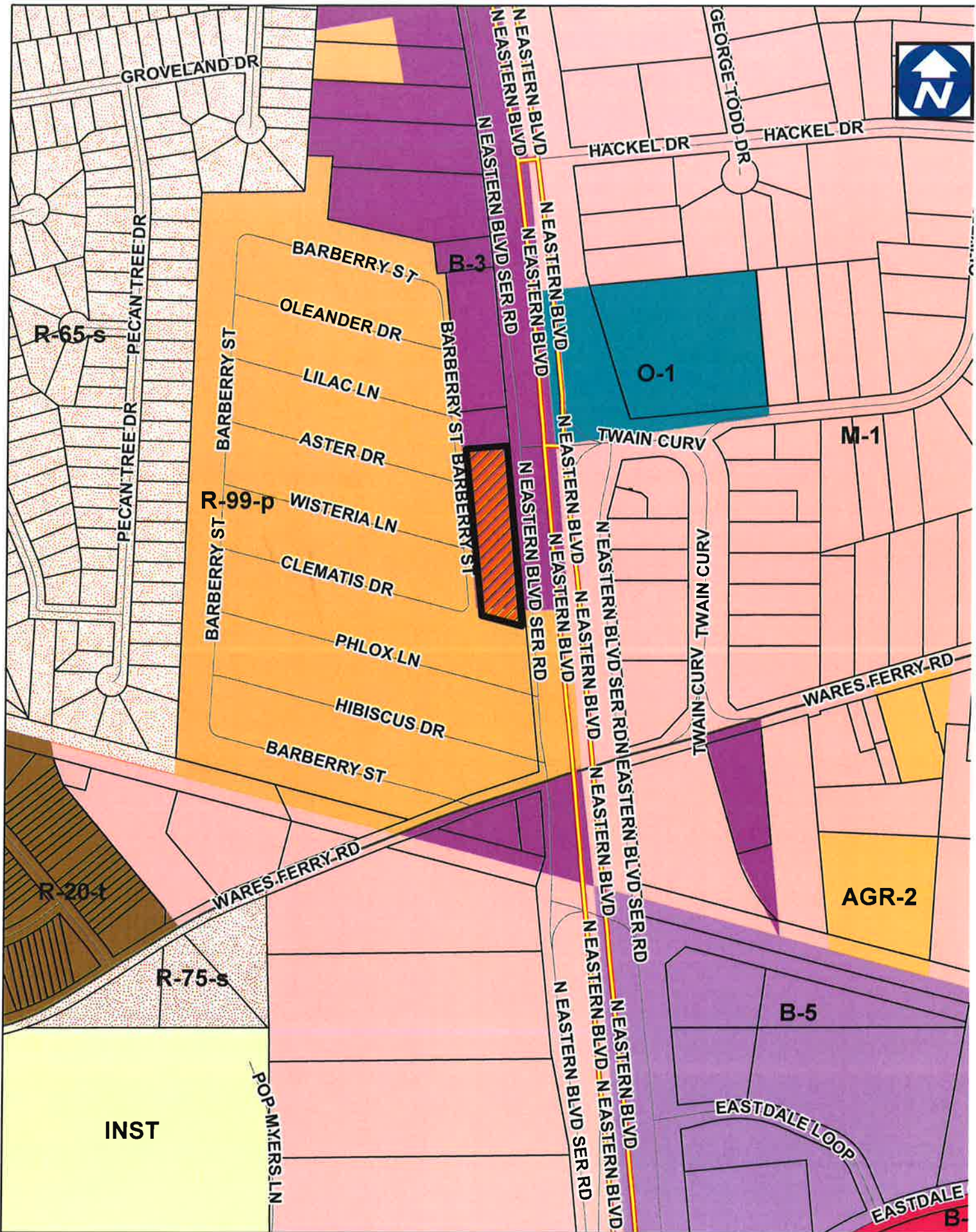
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

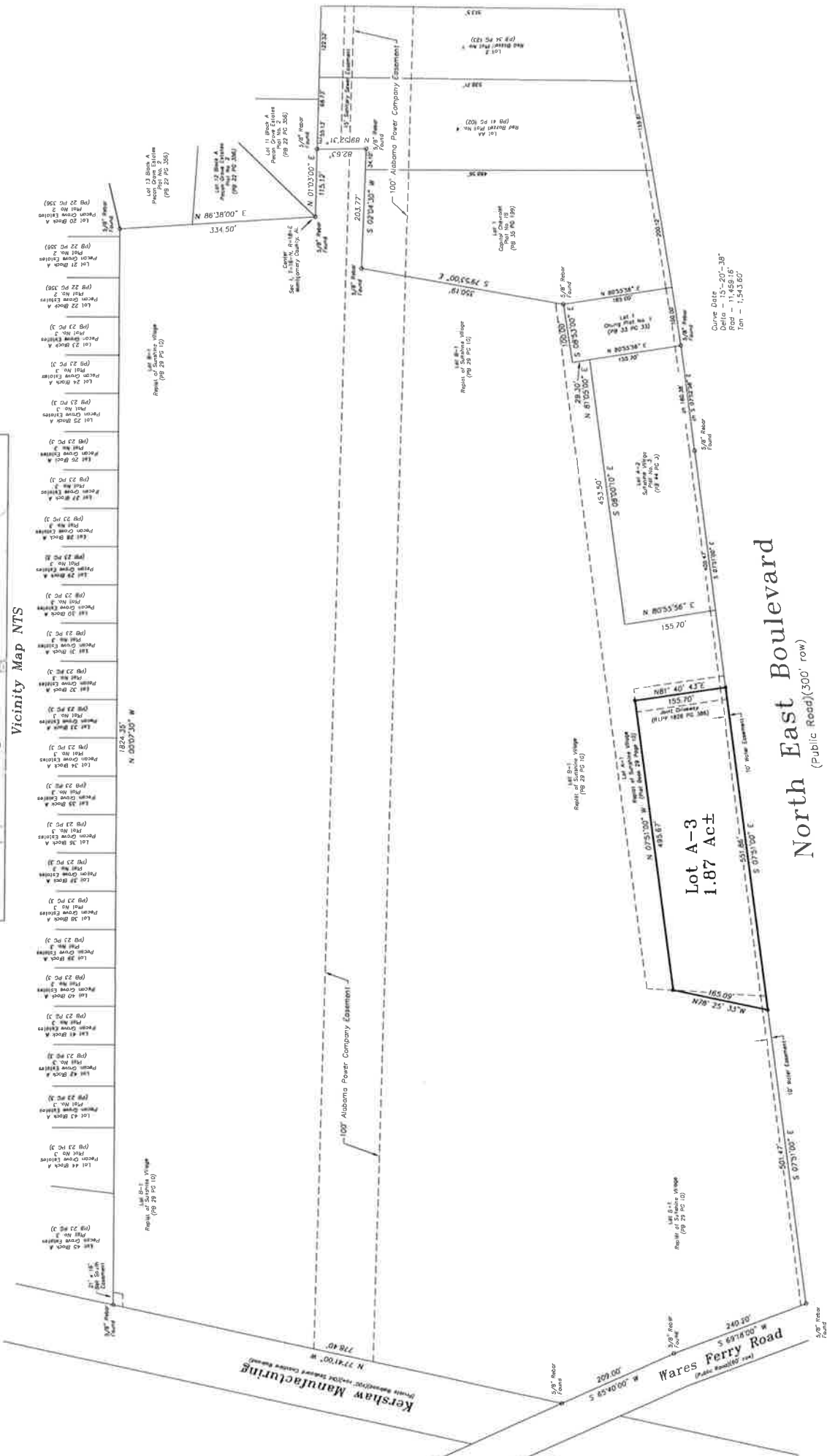
SUBJECT PROPERTY



ITEM NO. 11A

Sunshine Village Pbt No. 4

Vicinity Map NTS



2A

11B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 11C

12. DP-2001-093 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Stoneybrooke, LLC

SUBJECT: Request approval of a revised master plan for residential development located at the west end of Treviso Place in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is to develop 50 ft. wide lots, whereas 60 ft. lots were approved with the master plan. The setbacks will be: 20 ft. front and rear yards, and 0 ft. side yards with 10 ft. between dwellings. The typical lot size will 50 ft. wide with a 122 ft. depth.

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.

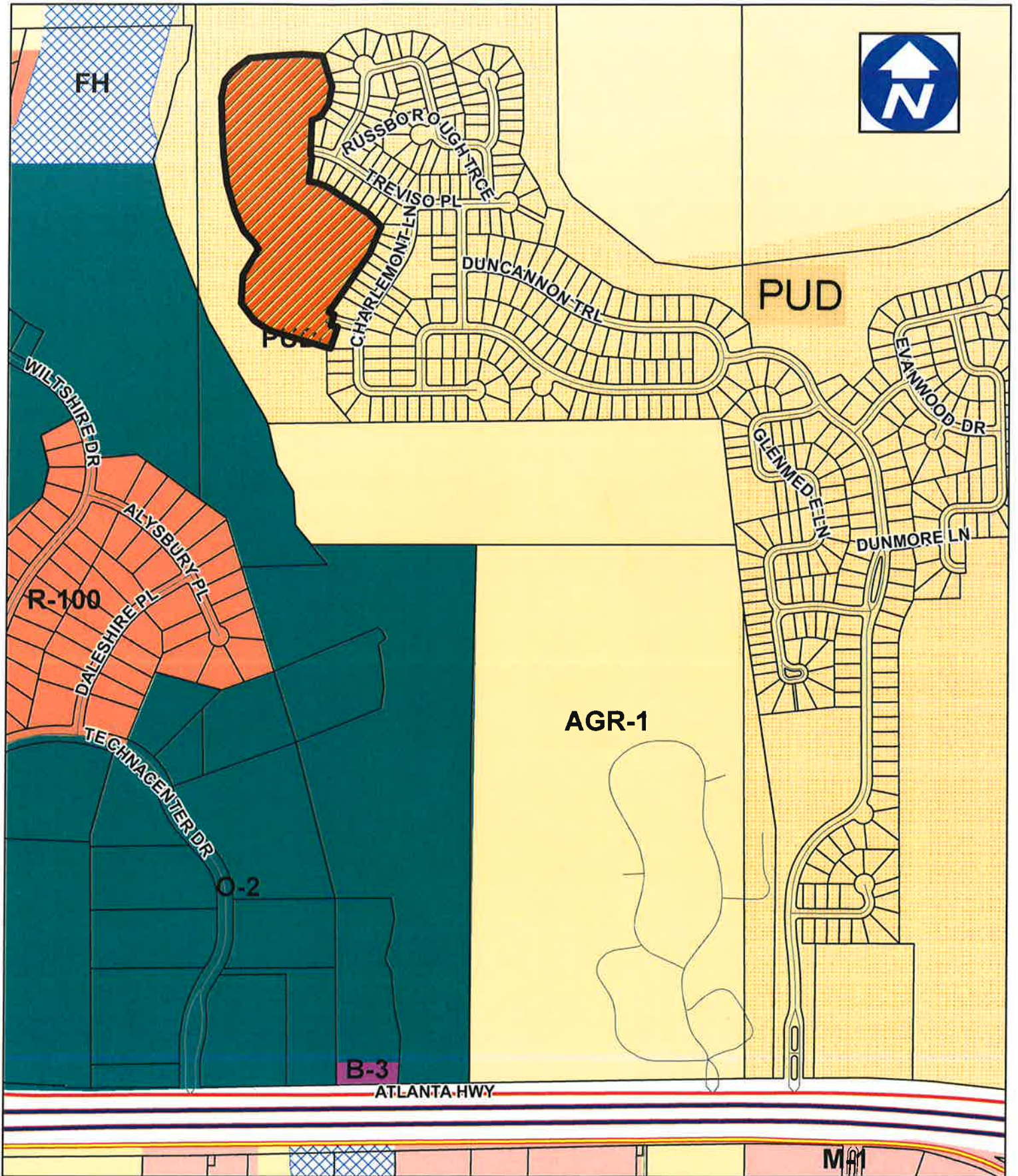
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



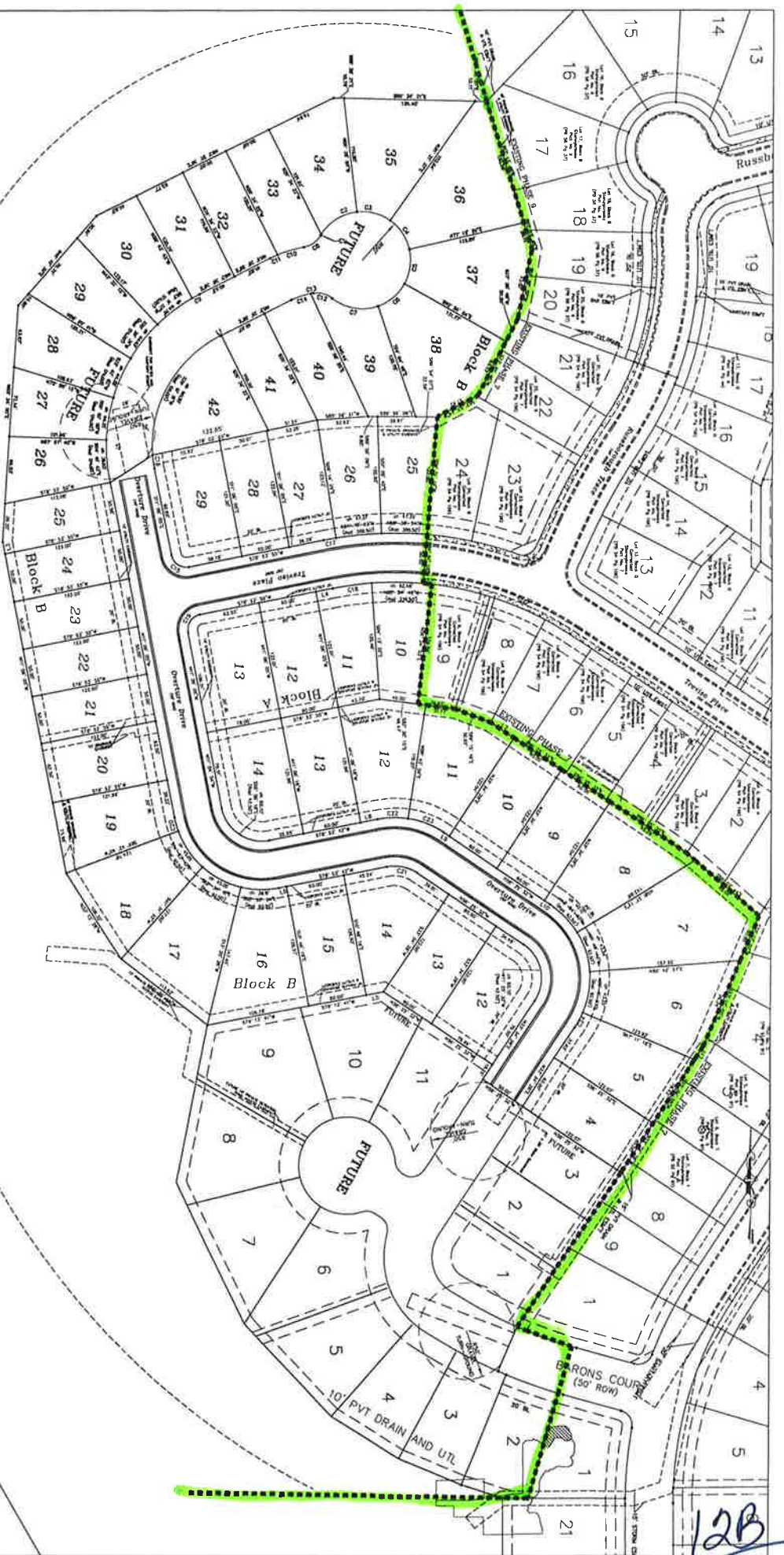
DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 600 feet



ITEM NO. 12A

FROM 60' LOTS TO 50' LOTS



GRAPHIC SCALE

SHEET TITLE: REVISED LOTTING LAYOUT
 PROJECT: Stonebrooke Master Plan
 LOCATION: Montgomery, Arkansas
PE Pilgreen Engineering, Inc.
 1000 Highway 101, Suite 101
 Ft. Smith, Arkansas 72534
 PHONE: (501) 783-1111
 FAX: (501) 783-1111
 DATE: 11-18-08
 DRAWN BY: CAB
 CHECKED BY: CAB
 SCALE: 1" = 40'
 PROJECT NO.: 08-0006
 SHEET NO.: 1 OF 1

12B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 600 feet



ITEM NO. 12C

13. 8996 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Lowder New Homes, Inc.

SUBJECT: Request final approval of Stoneybrooke Plat No. 11 located at the western end of Treviso Place located in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 34 lots for residential use. The lots average a width of 50 ft. and a depth of 122 ft. The lots will be developed with the following guidelines:

<u>Lot width</u>	<u>Side yard</u>	<u>Front yard</u>	<u>Rear yard</u>
50 ft.	0 ft.	20 ft.	20 ft.
<i>10 ft. between structures</i>			

Treviso Place will be extended to the east and intersect with a new 50 ft. right-of-way which will run north and south. 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.

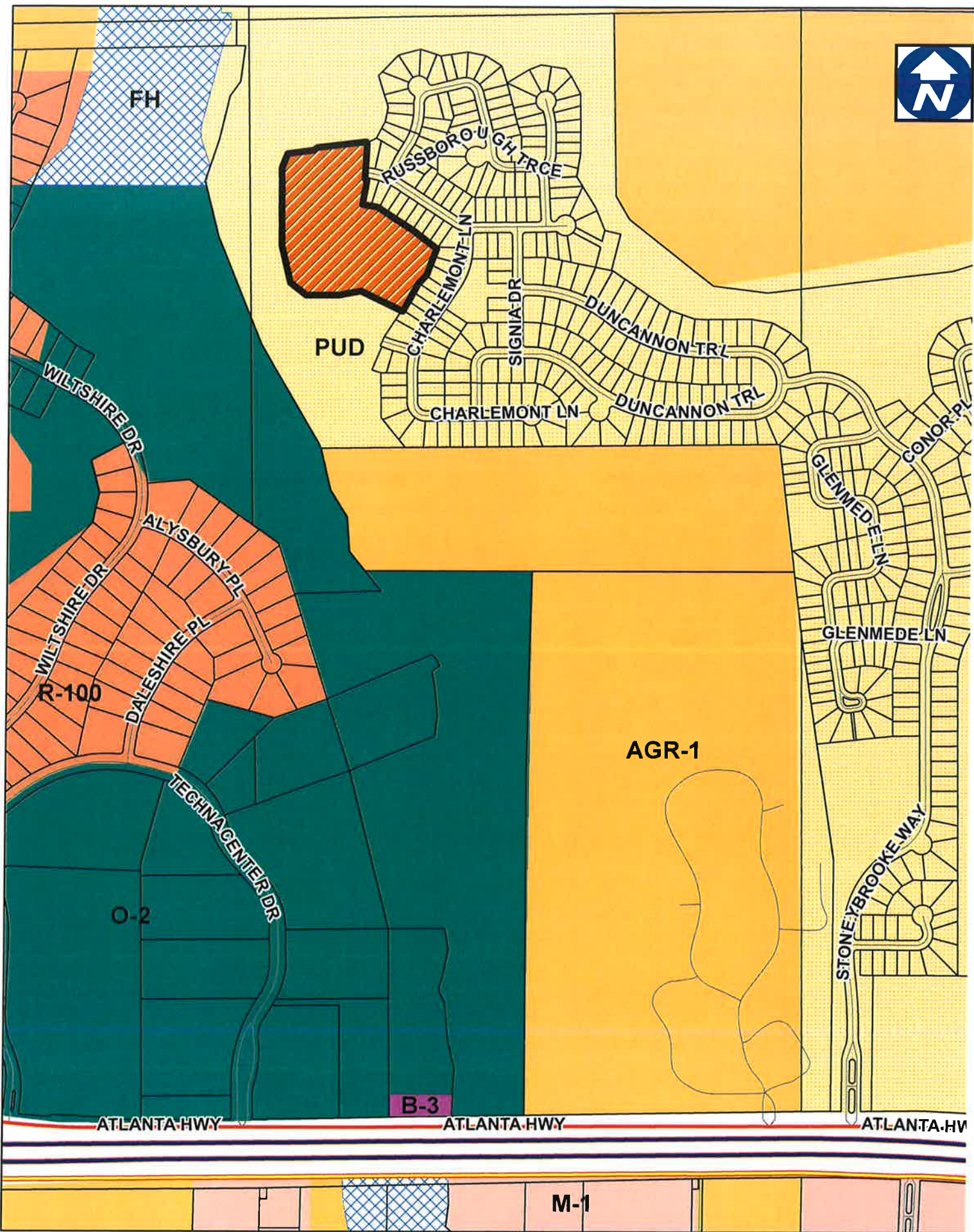
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 13A

138

Stoneybrooke Plat No. 11

LOCATED BY
SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 18 NORTH, RANGE 18 EAST
MONTGOMERY COUNTY, ALABAMA
CONTAINING 7.56 AC.

Pilgreen Engineering, Inc.

MONTGOMERY ALABAMA
FEB 2019 1" = 50'

Drawn By	Office	Field	Field	Book	Job
MTB	MTB	-	-	-	18-537

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C15	24.33	15.50	52° 06' 03" E	21.92	
C16	13.69	128.00	S 7° 54' 34" E	13.65	
C17	12.89	388.50	S 7° 31' 38" E	12.91	
C18	43.30	326.50	S 67° 19' 43" E	40.27	
C19	24.33	15.50	S 71° 52' 55" E	21.92	
C20	14.82	82.50	S 19° 41' 58" E	14.82	
C21	33.14	42.50	A 79° 48' 55" W	32.31	
C22	32.01	82.50	S 68° 48' 28" E	31.85	
C23	42.12	82.50	N 68° 51' 06" W	38.81	

Line #	Length	Direction
L2	12.86	S 11° 06' 55" E
L4	17.82	S 78° 53' 55" W
L5	18.30	S 79° 13' 41" W
L6	8.22	S 13° 53' 42" W
L7	29.18	S 54° 25' 32" E
L8	17.82	S 13° 53' 42" W
L8	7.16	N 68° 27' 32" E
L10	3.18	N 68° 27' 32" E
L11	17.88	S 23° 34' 38" W

State of Alabama)
Montgomery County)

I, Martin F. Blatten, 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 have carefully checked all parts of this survey and drawing have been computed 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 26th day of February, 2019.

Martin F. Blatten
Alabama Reg. No. 14728



State of Alabama)
Montgomery County)

The undersigned, Stoneybrooke, LLC, an Alabama limited liability company, owner of the property shown above, hereby, and its executive and agent the foregoing Surveyor's Certificate, Plat, Map and Declaration of Protective Covenants, Conditions and Restrictions and approve this said instrument on this the 26th day of February, 2019.

Stoneybrooke, LLC,
an Alabama limited liability company.

James W. Bullard IV,
Its Manager

State of Alabama)
Montgomery County)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James W. Bullard IV, whose name is signed to the foregoing Surveyor's Certificate, Plat, Map and Declaration of Protective Covenants, Conditions and Restrictions and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he, or her, or his company and with full authority, executed the same voluntarily and as the act and deed of said company.

Given under my hand and official seal this the 26th day of February, 2019.

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 Title 11-52-32.

Thomas W. Lewis, Jr.,
City Secretary

SPLATAGE AND HOLD HARMLESS AGREEMENT

STONEYBROOKE, LLC HEREBY AGREES TO HOLD HARMLESS THE CITY OF MONTGOMERY, ALABAMA FROM SUCCESSORS AND/OR ASSIGNS FROM ANY DAMAGE OR LIABILITY TO PHYSICAL PROPERTY OR LIFE, HUMAN OR ANIMAL, OCCURRING AS A RESULT OF PUBLIC SERVICE WHICH OCCURRING, ARISING, OR BEING CAUSED AND AFFECTS THE LANDS OF THE OTHERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA TO BE:

(LEGAL DESCRIPTION)

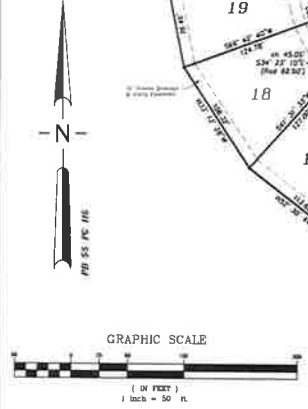
THE UNDERSIGNED FURTHER AGREES TO PROTECT THE SAID CITY OF MONTGOMERY, ALABAMA FROM SUCCESSORS AND/OR ASSIGNS AGAINST ANY CLAIM OF DAMAGE, COMPENSATION OR EXPENSE, IN THE PART OF ANYONE, ARISING OUT OF OR ARISING FROM PLUMBING TO A PERSON OCCURRING AS A RESULT OF PUBLIC SERVICE WHICH OCCURRING, ARISING, OR BEING CAUSED AND AFFECTS THE LANDS OF THE OTHERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA TO BE: THE UNDERSIGNED FURTHER AGREES TO PROTECT THE SAID CITY OF MONTGOMERY, ALABAMA FROM SUCCESSORS AND/OR ASSIGNS AGAINST ANY CLAIM OF DAMAGE, COMPENSATION OR EXPENSE, IN THE PART OF ANYONE, ARISING OUT OF OR ARISING FROM PLUMBING TO A PERSON OCCURRING AS A RESULT OF PUBLIC SERVICE WHICH OCCURRING, ARISING, OR BEING CAUSED AND AFFECTS THE LANDS OF THE OTHERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA TO BE: ITS SUCCESSORS AND/OR ASSIGNS.

Stoneybrooke, LLC,
an Alabama Limited Liability Company

By: James W. Bullard IV,
Its Manager

NOTES

- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
- ALL EASEMENTS OF RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OF EASEMENTS FOR SANITARY SEWER 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 HOLDING 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.
- EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SEWER DEPARTMENT 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 PLACED ON ANY PART OF THESE EASEMENTS SHOWN ON CURVES AND CROSS MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL LOTS WITHIN THIS PLAT REQUIRE BACKFLOW PREVENTION ON WATER SERVICE LINES AS PER THE MONTGOMERY WATER WORKS AND SANITARY SEWER DEPARTMENT REQUIREMENTS.





PLATS
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 130

14. RZ-2019-002 **PRESENTED BY:** Amanda Stoudmire

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at the northwest corner of Madison Avenue and Vonora Avenue (1353 Madison Avenue) from an INST (Institutional) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has INST (Institutional) zoning to the north, B-2 (Commercial) zoning to the west and south, and R-60-s (Single-Family Residential) zoning to the east. The intended use for this property if rezoned is for office use (information technology based business) and realty business in the future. The Land Use Plan recommends low-density residential use.

Land Use Division Comment(s): There is B-2 (Commercial) zoning adjacent to this property on the west and south. Although this is an office use, we suggested the B-2 (which allows office use) to be compatible with surrounding zoning districts.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

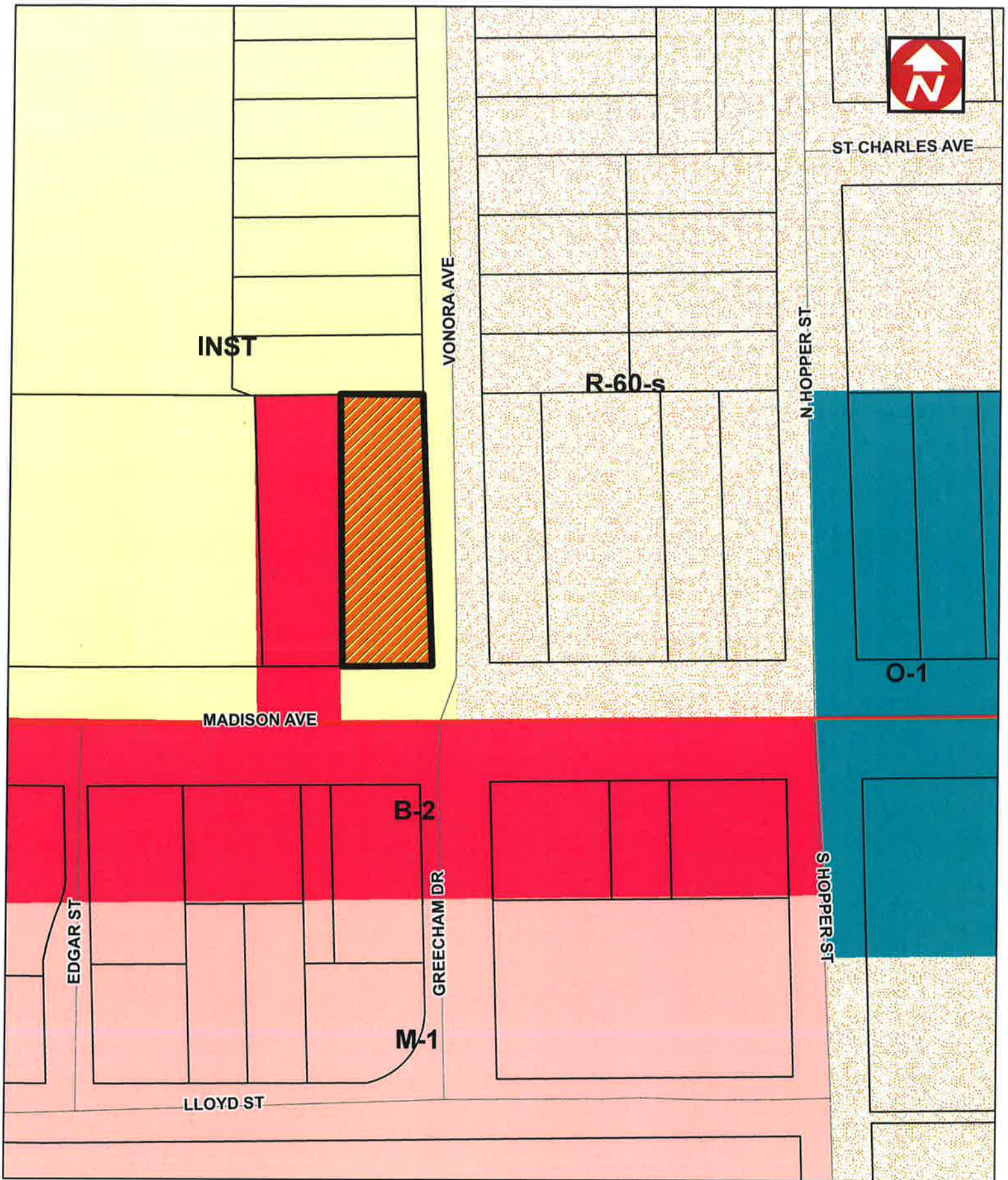
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2019-002

1 inch = 100 feet

FROM INST TO B-2

ITEM NO. 14A



ST CHARLES AVE

VONORA AVE

N HOPPER ST

MADISON AVE

EDGAR ST

GREECHAM DR

S HOPPER ST

LLOYD ST

REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2019-002

1 inch = 100 feet

FROM INST TO B-2

ITEM NO. 14B

15. RZ-2019-003 **PRESENTED BY:** Felix Akwuba

REPRESENTING: Same

SUBJECT: Request to rezone two (2) parcels of land located on the east side of Mobile Highway (3523 & 3527 Mobile Highway) from an M-1 (Light Industrial) Zoning District to an M-3 (General Industrial) Zoning District.

REMARKS: The adjacent property has M-1 (Light Industrial) zoning to the north and south; R-65-s (Single-Family Residential) zoning to the east, and B-2 (Commercial) zoning to the west. The intended use for this property if rezoned is to continue operating an auto salvage yard and junkyard. The Land Use Plan recommends general business use.

Mr. Akwuba stated that his operation would include:

1. Procure rebuildable salvage vehicles from auction;
2. Rebuild the acquired salvage vehicles in accordance with the law and remarket them as rebuilt cars;
3. Immediately recycle every remnant or carcass; and
4. Export overseas all reusable remnants.

If approved by Planning Commission and City Council, the petitioner will also have to apply to the Board of Adjustment to seek approval of a special exception for an auto salvage yard and junkyard.

Land Use Division Comment(s): This operation originally started as used auto sales, service and parts. Over time it has turned into an auto salvage yard and junk yard.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

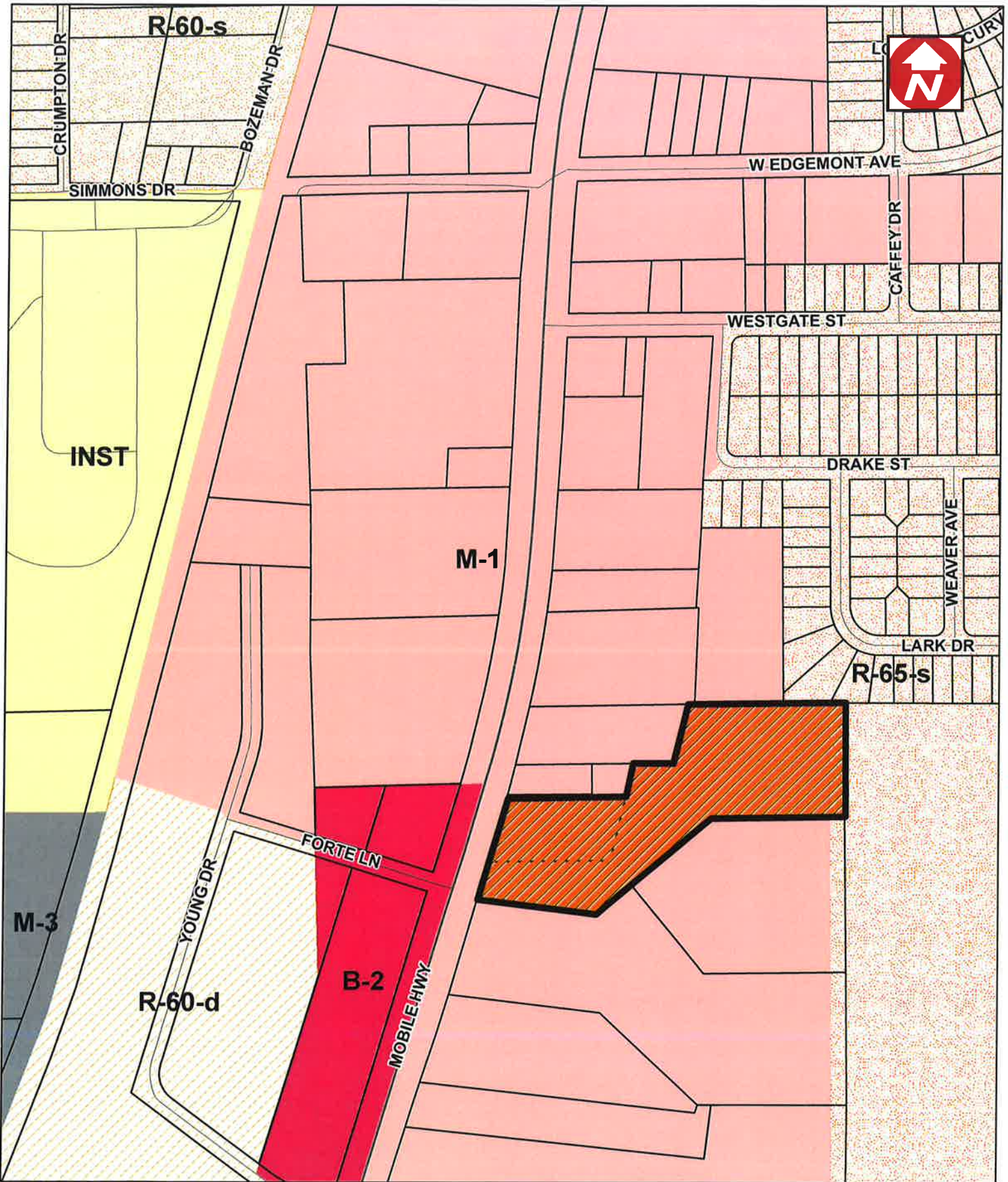
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 300 feet

SUBJECT PROPERTY



FILE NO. R2-2019-003

FROM M-1 TO M-3

ITEM NO. 15A



DRAKE ST

WEAVER AVE

LARK DR

FORTE LN

MOBILE HWY

REZONING REQUEST SUBJECT PROPERTY

FILE NO. R2-2019-003

1 inch = 200 feet

FROM M-1 TO M-3

ITEM NO. 15B