

## **1060 Eastern Blvd.**

**Applicant:** CHA Consulting Inc.

**Contact Info:** Matt Meo (678) 405-3131 [mmeo@chacompanies.com](mailto:mmeo@chacompanies.com)

**Case Number:** DP-1966-003

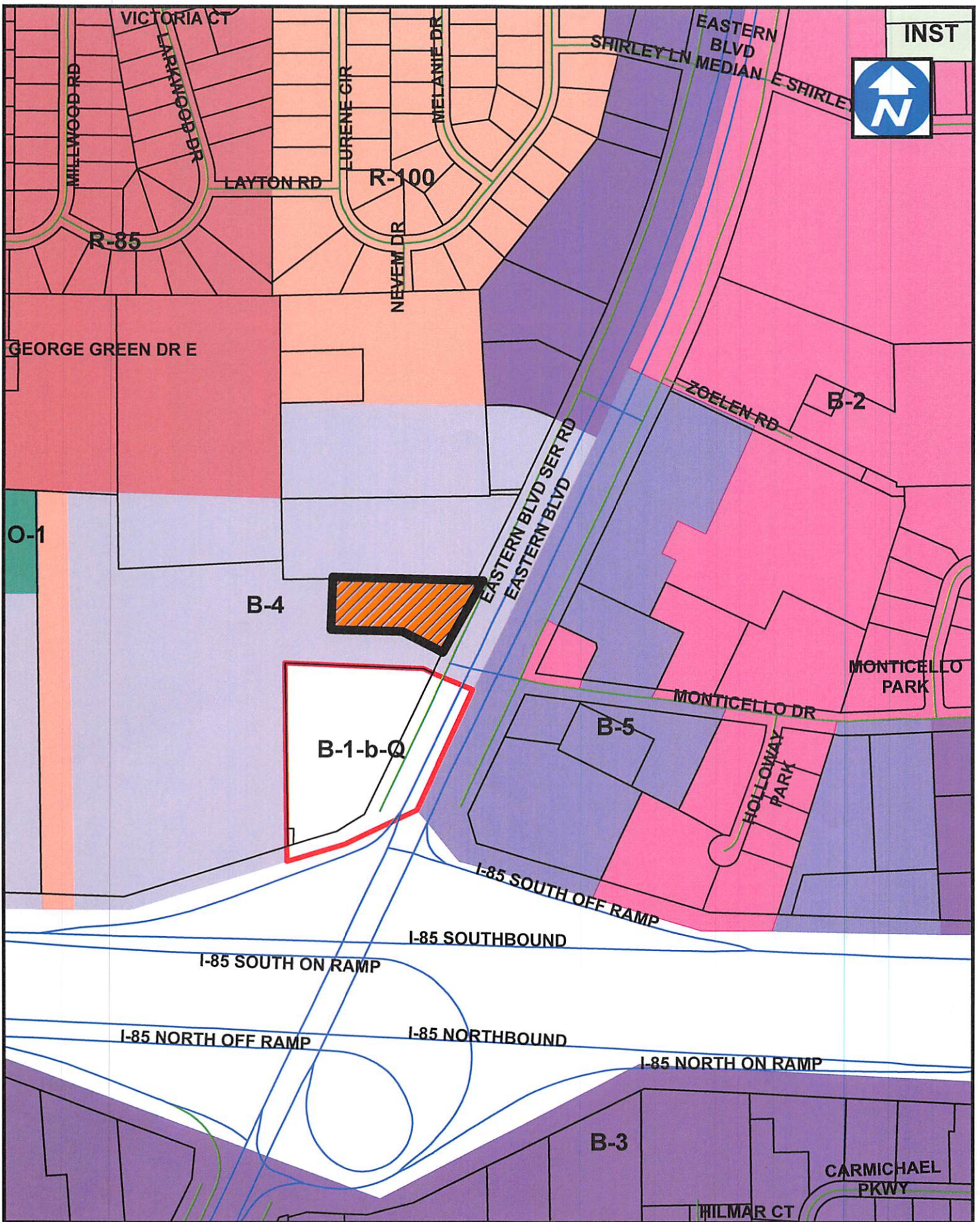
**Project Name:** QuikTrip #7175

**Zoning:** B-4 (Commercial)

**Description:** Review of a new 5,312 sq. ft. building and 7,287 sq. ft. canopy for a convenience store/gas station. The existing building will be demolished. There will be 39 parking spaces. All applicable requirements will be met.

**Staff Comment(s):** The proposed ID sign is in compliance.

**City Council District:** 1



DEVELOPMENT

1 inch = 400 feet

SUBJECT PROPERTY

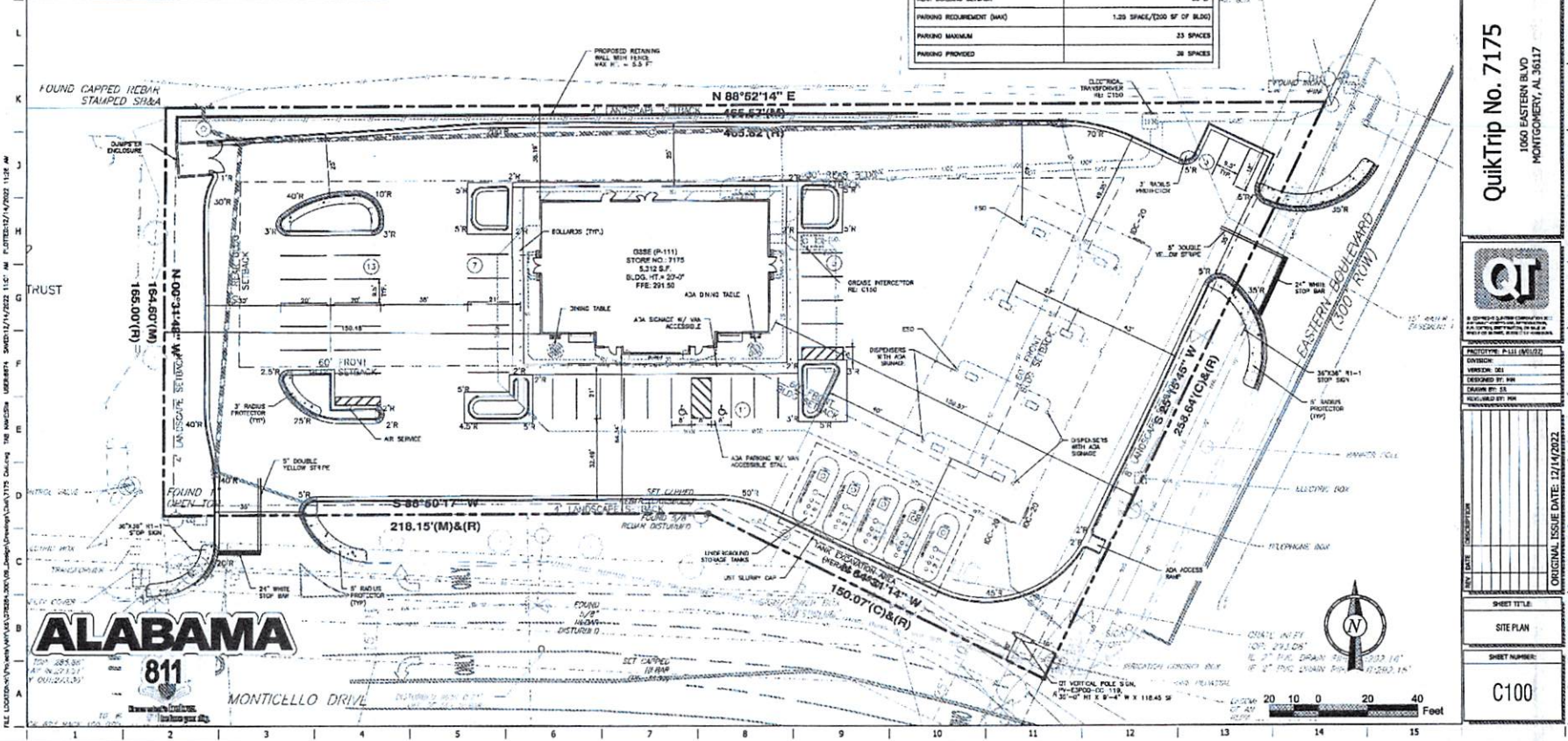
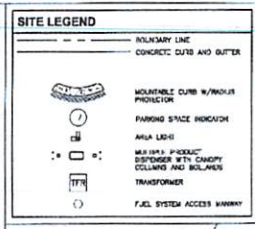


ITEM NO. \_\_\_\_\_



- CITY ENGINEERING DEPARTMENT NOTES**
- BEFORE WORKING BEHIND ANY STOP-OF-WAY SIGN, CONTACT A CITY ENGINEERING CHIEF INSPECTOR 850-8602 OR 864-9481.
  - ALL UTILITY CONNECTIONS WITHIN ANY STOP-OF-WAY STREET MUST BE SERVICED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT AT 241-2883 OR 850-3727.
  - ANY STREET CURB REQUIRE A CITY STANDARD PAVEMENT PATCH AND 60 FT. LONG, FULL STREET WIDTH APPROVAL OVERLAY.
  - BEFORE ANY STREET CURB, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 241-2883 OR 850-3727.
  - 12-8" CI MANHOLE, INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EXISTENCE.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR KEEPING MAINTENANCE OF CITY STREETS AND SIDEWALKS CLEAR OF ALL OBSTRUCTIONS.
  - CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
  - ANY CURBS OR SIDEWALKS WITH 120 RADIUS MUST BE REPLACED WITH 100% ASPHALT.
  - ALL AREAS OF ROW THAT ARE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH 90% ASPHALT, OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
  - CONVERT ALL GRADE ELEVATIONS TO "R" TYPE ELEVATIONS.
  - ALL EXISTING SIGNAGE ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" CONCRETE CURB AND GUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE 5/8" THICK. THE DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE APPLICANT BE OBLIGED TO REPLACE EXISTING CURB OR SHALL BE RESPONSIBLE TO OBTAIN THE "R" TYPE CURB AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
  - PROVIDE HANDICAP STAIRS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

SITE ANALYSIS TABLE	
ZONING	
AUTHORITY HAVING JURISDICTION	CITY OF MONTGOMERY
CURRENT ZONING	B-4 PLANNED COMMERCIAL
PROPOSED USE	QUICKTRIP CONVENIENCE STORE/GAS STATION
SITE AREA INFORMATION	
TOTAL SITE AREA	1.74 AC ±
QUICKTRIP BUILDING	8,312 SF
QUICKTRIP FUEL CANOPY	7,288 SF EA.
TYPE OF CONSTRUCTION	NEW
TYPE OF OCCUPANCY	RETAIL
NUMBER OF FLOORS	1
FRONT BUILDING/LANDSCAPE SETBACK	60 LF/8 LF
REAR BUILDING SETBACK	30 LF
PARKING REQUIREMENT (SWS)	1.25 SPACES/100 SF OF BLDG
PARKING MAXIMUM	25 SPACES
PARKING PROVIDED	28 SPACES



PROJECT NO. 071304



**QuickTrip No. 7175**  
 1060 EASTERN BLVD  
 MONTGOMERY, AL 36117



PROPOSED FULL SHEET  
 DIVISION  
 VERSION: 02  
 DESIGNED BY: HSR  
 DRAWN BY: ES  
 CHECKED BY: RW

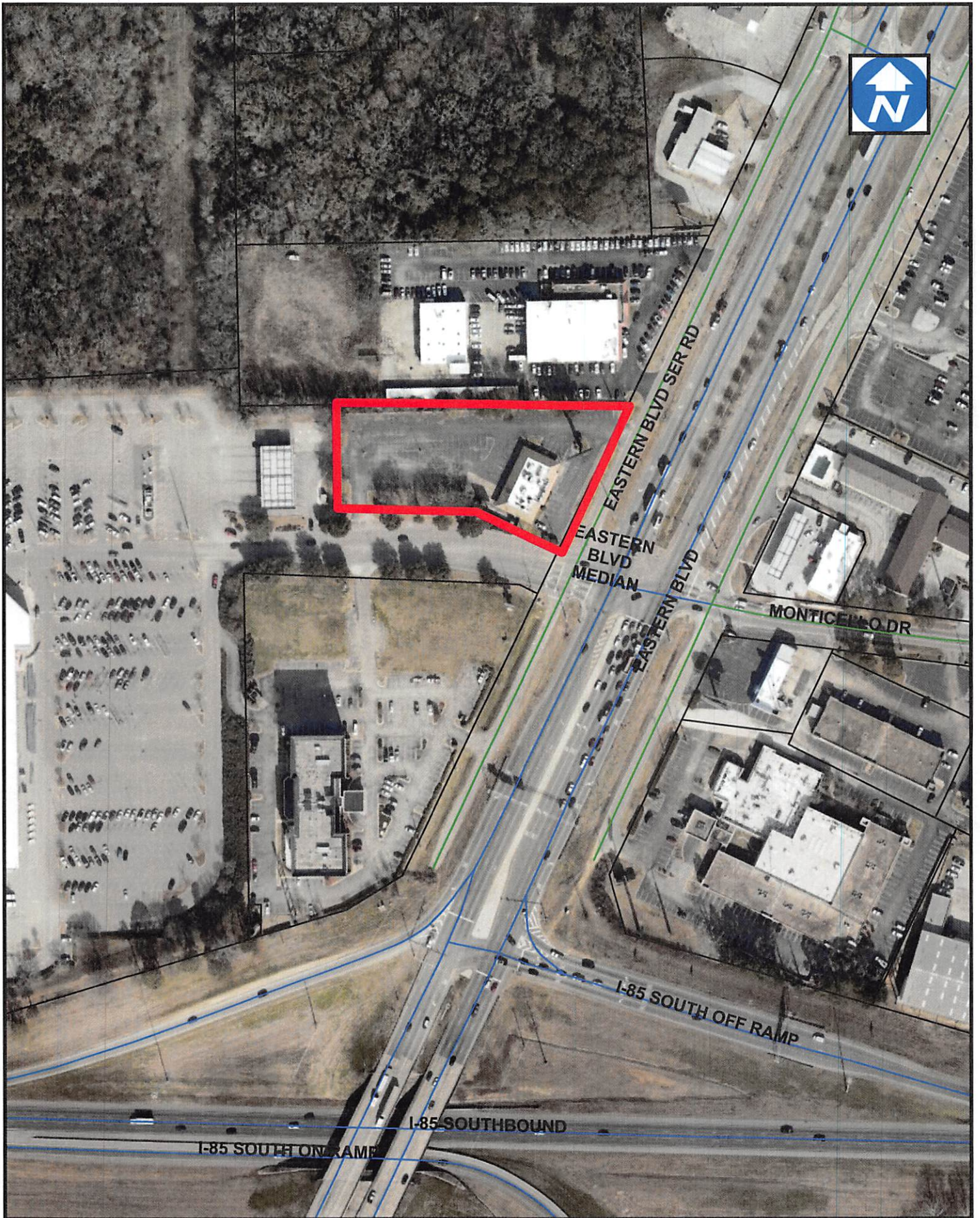
DATE: 12/14/2022
ISSUE NO.:
ISSUE DATE:
ISSUE DESCRIPTION:

SHEET TITLE  
**SITE PLAN**  
 SHEET NUMBER  
**C100**

RECEIVED  
 DEC 16 2022  
 LAND USE DIVISION

FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION





DEVELOPMENT  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. \_\_\_\_\_