

Planning Commission Agenda

January 26, 2023

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Reginald Hawkins

Crews Reaves

Garrett Smith

Leslie Stone

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

- I. Chairman's Message
- II. Approval of Minutes from the December 8, 2022 meeting

January 26, 2023

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9198	Larry E. Speaks & Associates	Bell Road	Plat	1
2.	RZ-2023-002	Burr & Forman	Wasden Road	Rezoning	2
3.	RZ-2023-003	Pilgreen Engineering	Halcyon Point Drive	Rezoning	3
4.	RZ-2023-004	Hashim Shakoor	Dudley Street	Rezoning	4
5.	9054	Goodwyn, Mills & Cawood	Barret Park Way	Plat	5
6.	RZ-2023-001	Goodwyn, Mills & Cawood	Chantilly Parkway	Rezoning	6

***The next Planning Commission meeting is on
February 23, 2023***

- III. Election of Officers

1. 9198 **PRESENTED BY:** Larry E. Speaks & Associates, Inc.

REPRESENTING: Wells Printing Company, Inc.

SUBJECT: Request final approval of Wells Printing Company, Inc. Plat No. 2 located at the northeast corner of Bell Road and Troy Highway in an M-1 (Light Industrial) Zoning District.

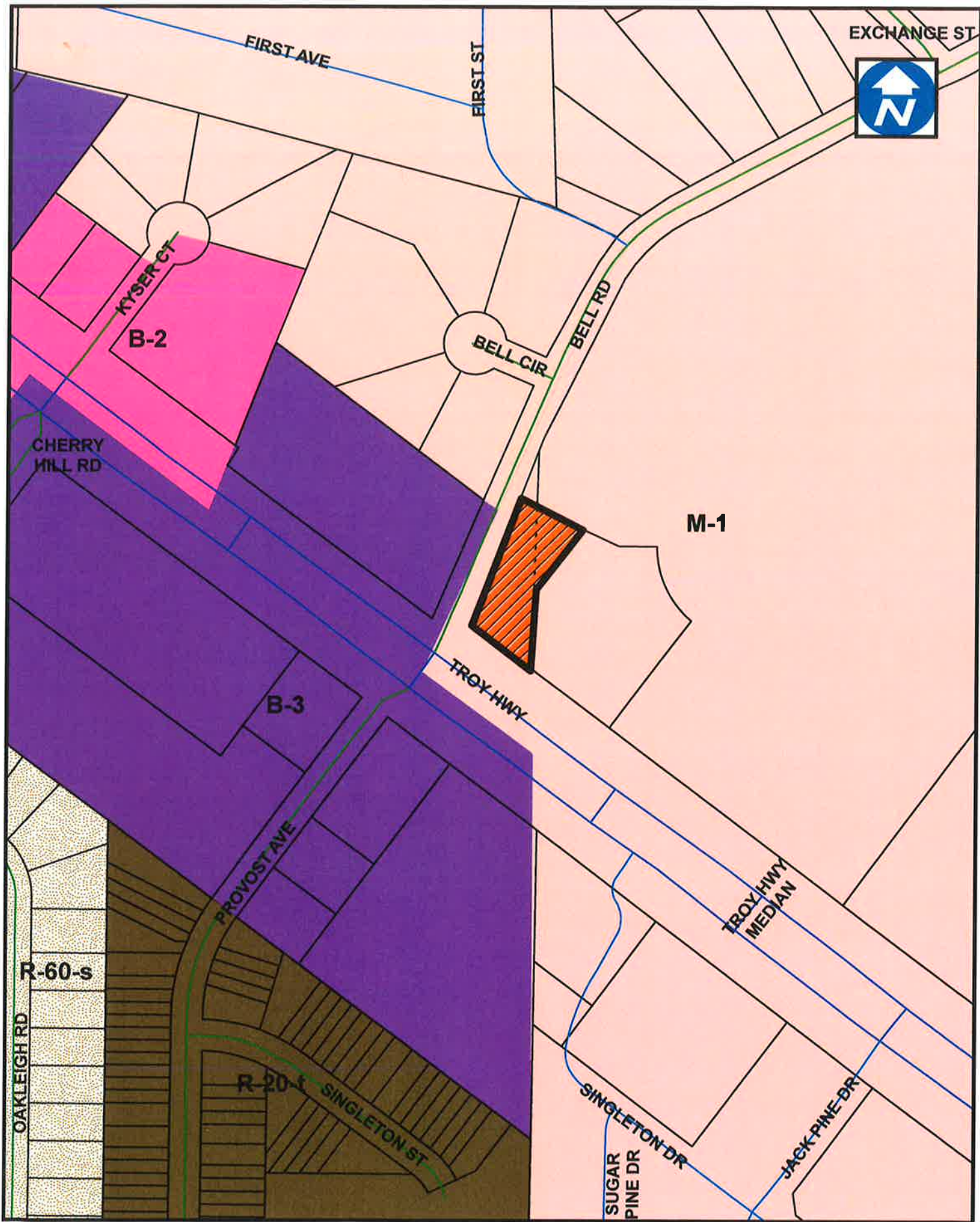
REMARKS: This plat replats a portion of one (1) lot and previously unplatted property into one (1) lot. Lot 3A (0.50 acres) has 204.07 ft. of frontage along Bell Road and 131.66 ft. of frontage along Troy Highway. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 6

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1A

WELLS PRINTING COMPANY, INC PLAT NO. 2
WELLS PRINTING COMPANY, INC PLAT NO. 2
(UNRECORDED PLAT)
LOCATED IN THE NW 1/4 OF SECTION 1
AND THE NE 1/4 OF SECTION 2
T-15-N, R-18-E
MONTGOMERY, ALABAMA

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
MONTGOMERY COUNTY

I, STEVEN E. SPEAKS, A LICENSED PROFESSIONAL ENGINEER AND LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS MAP AND PLAT AND THE MAP AND PLAT IS TRUE AND CORRECT. 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, THAT THE CORNERS HAVE BEEN MARKED WITH IRON PIPE MARKERS, AND THEY ACTUALLY WERE IN EXISTENCE.

THIS THE _____ DAY OF _____, 2022.

STEVEN E. SPEAKS
 ALABAMA REGISTRATION NO. 20507

DEDICATION:

STATE OF ALABAMA
 MONTGOMERY COUNTY

I, HOWARD WELLS, AS VICE PRESIDENT OF WELLS PRINTING COMPANY, INC., AS OWNER OF WELLS PRINTING COMPANY, INC. PLAT NO. 2, SHOWN ON THIS MAP AND PLAT, HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT THIS MAP AND PLAT AS TRUE AND CORRECT.

THIS THE _____ DAY OF _____, 2022.

WELLS PRINTING COMPANY, INC.

BY
 HOWARD WELLS
 VICE PRESIDENT

ACKNOWLEDGMENT:
STATE OF ALABAMA
MONTGOMERY COUNTY

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT HOWARD WELLS, WHOSE NAME AS VICE PRESIDENT OF WELLS PRINTING COMPANY, INC., IS KNOWN TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE IS THE OWNER OF THE CONTENT OF THE INSTRUMENT. HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY
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 § 11-52-02.

BY: THOMAS W. TAYLOR, JR., CITY PLANNING COMMISSIONARY

GENERAL NOTES:

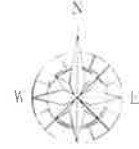
- ALL EASEMENTS OR RIGHTS OF WAY, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INTERESTS AND INTERESTS IN CITY AND/OR COUNTY RIGHT-OF-WAYS FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
- EASEMENTS FOR SANITARY SEWERS AND WATER MAINS IF NOT PREVIOUSLY DEDICATED HEREBY TO THE CITY AND/OR COUNTY WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS, FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES, NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
- STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
- A 15' WIDE EASEMENT FOR UTILITY (IF IS WITHIN THE SHOWN ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.



LOCATION MAP

NORTH
 SCALE 1" = 1 MILE

STATE PLANE GRID NORTH



0 30 60 Feet

SCALE: 1" = 30'

LEGEND:

- FOUND IRON PIPE (5/8" REBAR CAPPED) WITH CHISELED END FOR IDENTIFICATION
- 1/2" IRON PIPE (5/8" REBAR CAPPED) WITH CHISELED END
- ▲ CALCULATED POINT
- SURVEY NAIL

NOTE: ALL IMPROVEMENTS ARE NOT SHOWN.



BELL ROAD (60' R.O.W.)

U.S. HWY #231 (TROY HIGHWAY) (200' R.O.W.)

P.O.B.
 NORTHWEST CORNER LOT 1A
 APPLETON WIREWORKS PLAT NO. 1A
 PLAT BOOK 56 PAGE 167

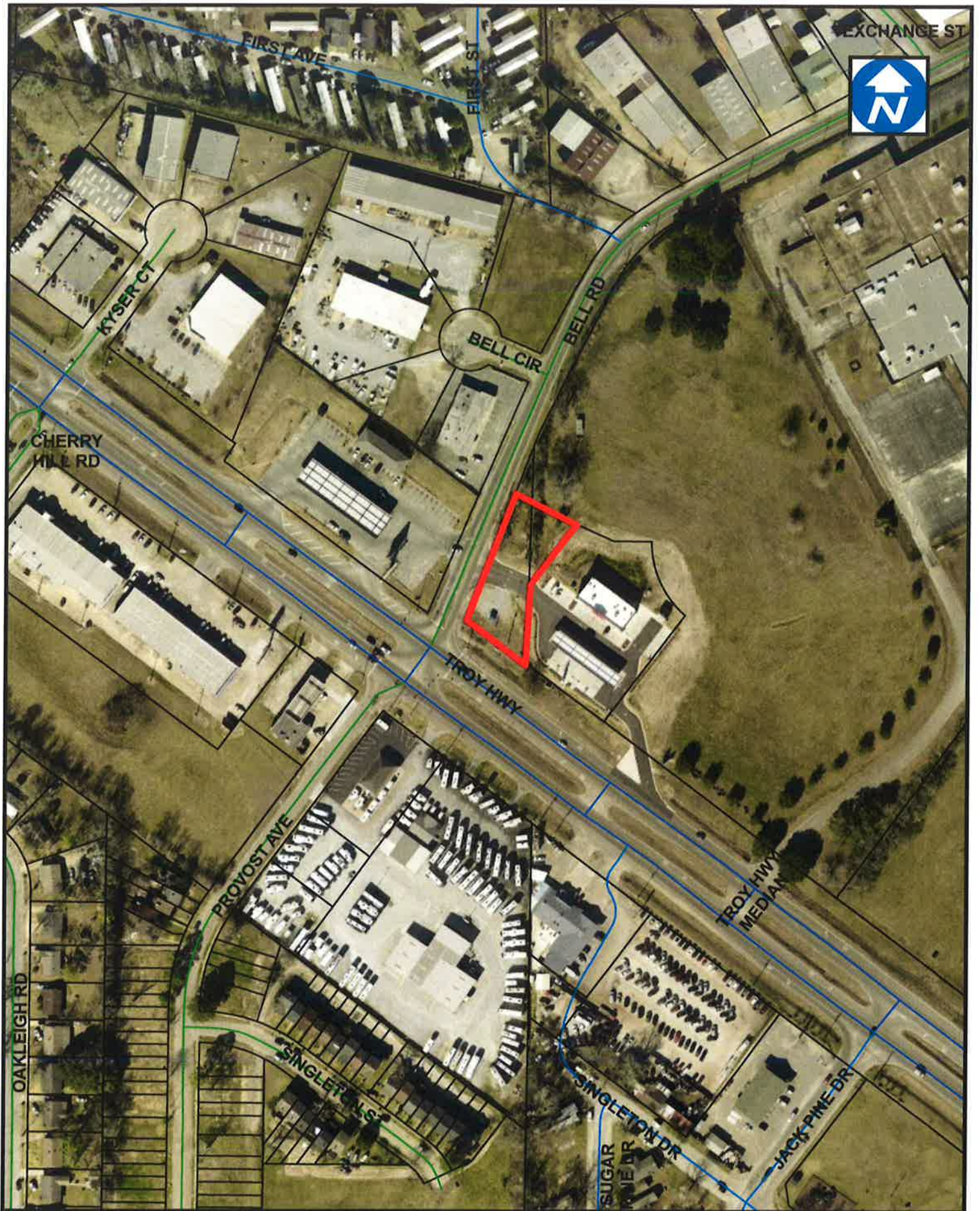
Lot 1A
 1.15 ACRES
 MORE OR LESS
 APPLETON WIREWORKS
 PLAT NO. 1A
 PLAT BOOK 56 PAGE 162

DRAWING DATE: 12-19-22

ACAD: 16919 LOT 3A PLAT.DWG

U:\Projects\16919\16919.dwg, 16919 LOT 3A PLAT.dwg, 12/19/2022 1:53:38 PM, Gentry

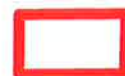
1B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. RZ-2023-002 **PRESENTED BY:** Burr & Forman

REPRESENTING: Manna Beverages & Ventures, LLC

SUBJECT: Request to rezone one (1) parcel (17.7 acres) and a portion of another parcel (0.31 acre) located on the north side of Wasden Road, approximately 4,000 ft. west of Mobile Highway, from an M-1 (Light Industrial) Zoning District to an M-3 (General Industrial) Zoning District.

REMARKS: The intended use for this property is for the use as a *beverage manufacturing, warehousing bottling and distribution facility, for the manufacture, storage and shipment of alcoholic and non-alcoholic beverages.* The entire project encompasses the surrounding property which is approximately 164 acres total. The adjacent property has M-3 (General Industrial) to the west, north and east; and M-1 (Light Industrial) and AGR-1 (Residential Agriculture) to the south. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Employment'.

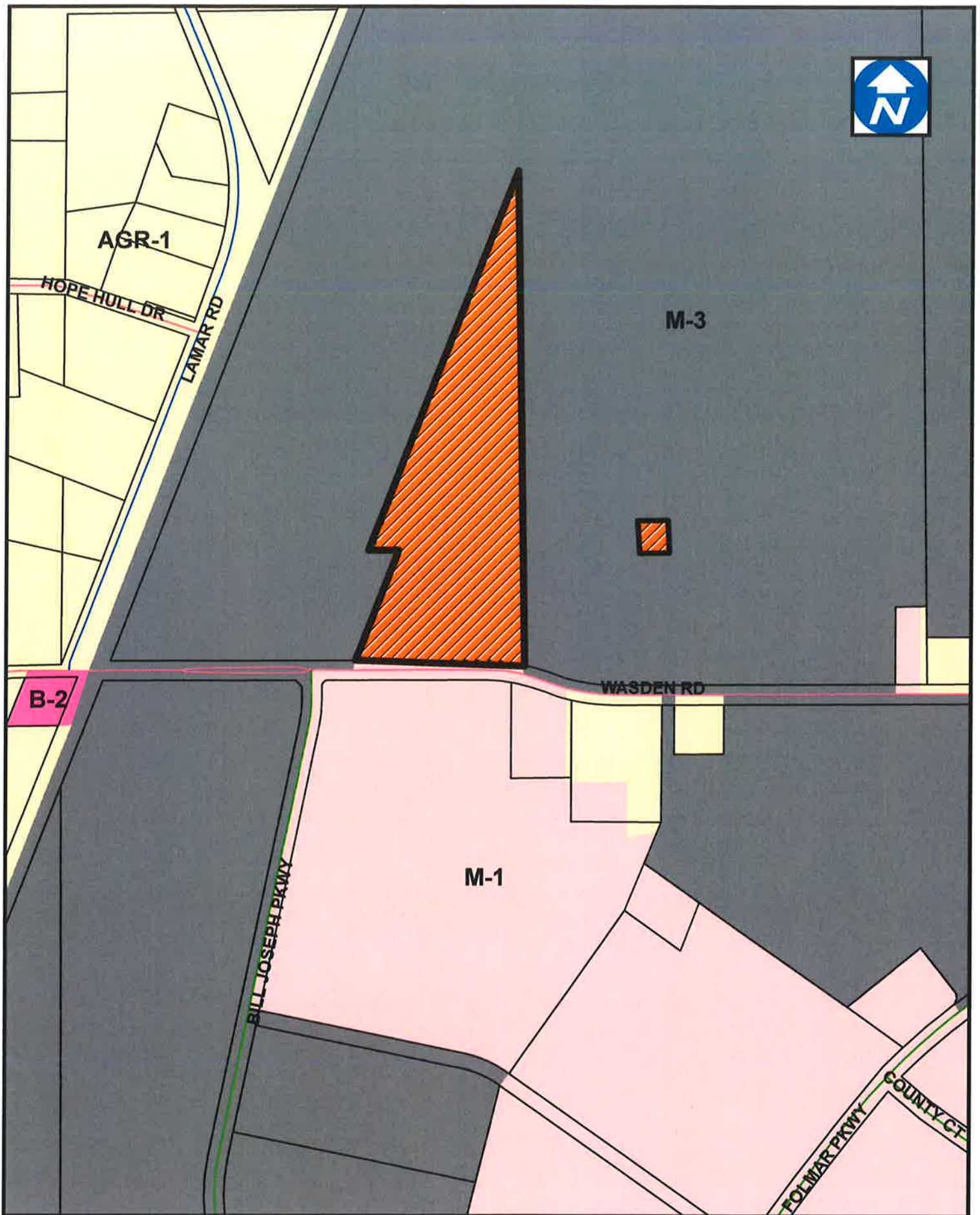
CITY COUNCIL DISTRICT: 4 & Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 2A

THIS DOCUMENT IS THE PROPERTY OF HASKELL ARCHITECTS AND ENGINEERS, P.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HASKELL ARCHITECTS AND ENGINEERS, P.A.

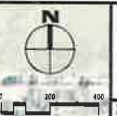
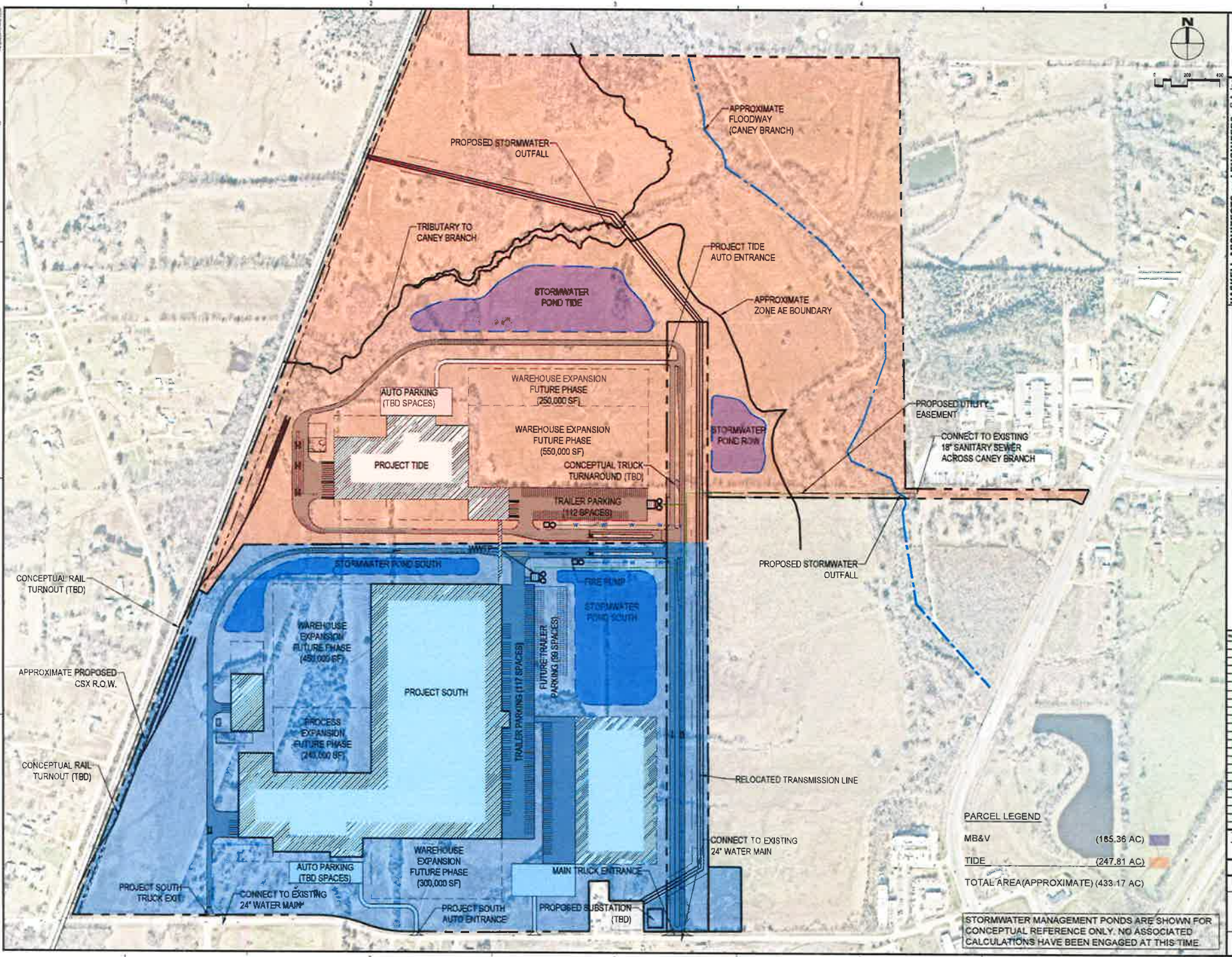
DATE: 10/20/2021

PROJECT: CP-018

DRAWN BY: JTB

CHECKED BY: JTB

SCALE: AS SHOWN



HASKELL ARCHITECTS and ENGINEERS, P.A. Inc.
 ALABAMA: Engineering # CA-2214-E

HASKELL
 ARCHITECTS AND ENGINEERS
 1717 EAST UNIVERSITY BOULEVARD
 MONTGOMERY, ALABAMA 36102-1507
 TEL: (205) 263-9800
 FAX: (205) 263-9801

CONFIDENTIAL
PROJECT SOUTH/TIDE
 MONTGOMERY, ALABAMA

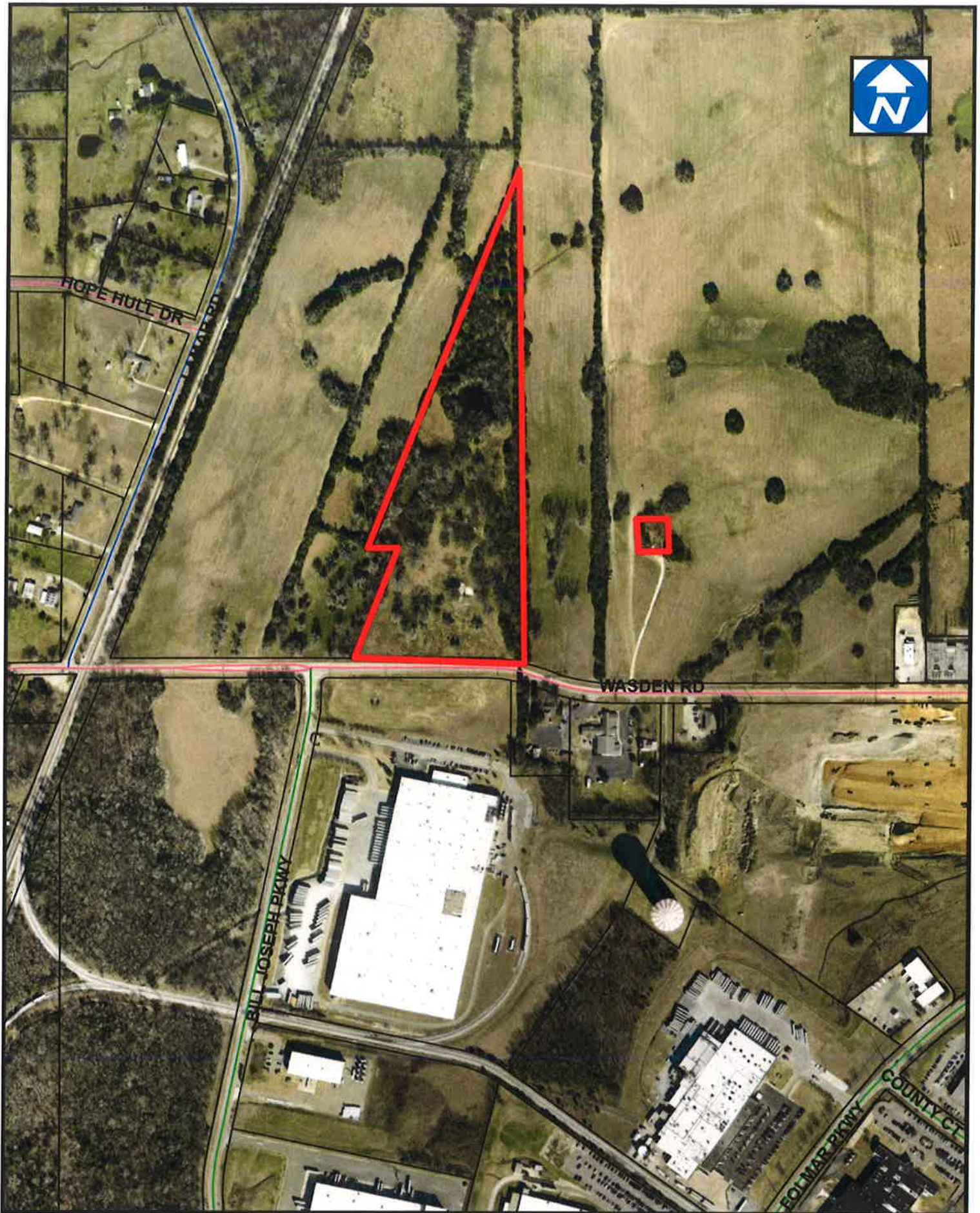
NO.	DESCRIPTION	DATE

PARCEL LEGEND

MB&V	(165.36 AC)
TIDE	(247.81 AC)
TOTAL AREA (APPROXIMATE)	(433.17 AC)

STORMWATER MANAGEMENT PONDS ARE SHOWN FOR CONCEPTUAL REFERENCE ONLY. NO ASSOCIATED CALCULATIONS HAVE BEEN ENGAGED AT THIS TIME.

CONFIDENTIAL
 SITE PLAN
 CP-018



REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. RZ-2023-003 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: McLemore Development Properties, LLC

SUBJECT: Request to rezone property located on the northeast and southeast corners of Halcyon Pointe Drive and Crosswind Drive* from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for mini-warehouses. The adjacent property has B-3 (Commercial) zoning to the north, R-65-m (Multi-Family Residential) zoning to the east and west, and O-1 (Office) to the south. The Envision Montgomery 2040 Comprehensive Plan recommends 'Residential Medium Intensity'.

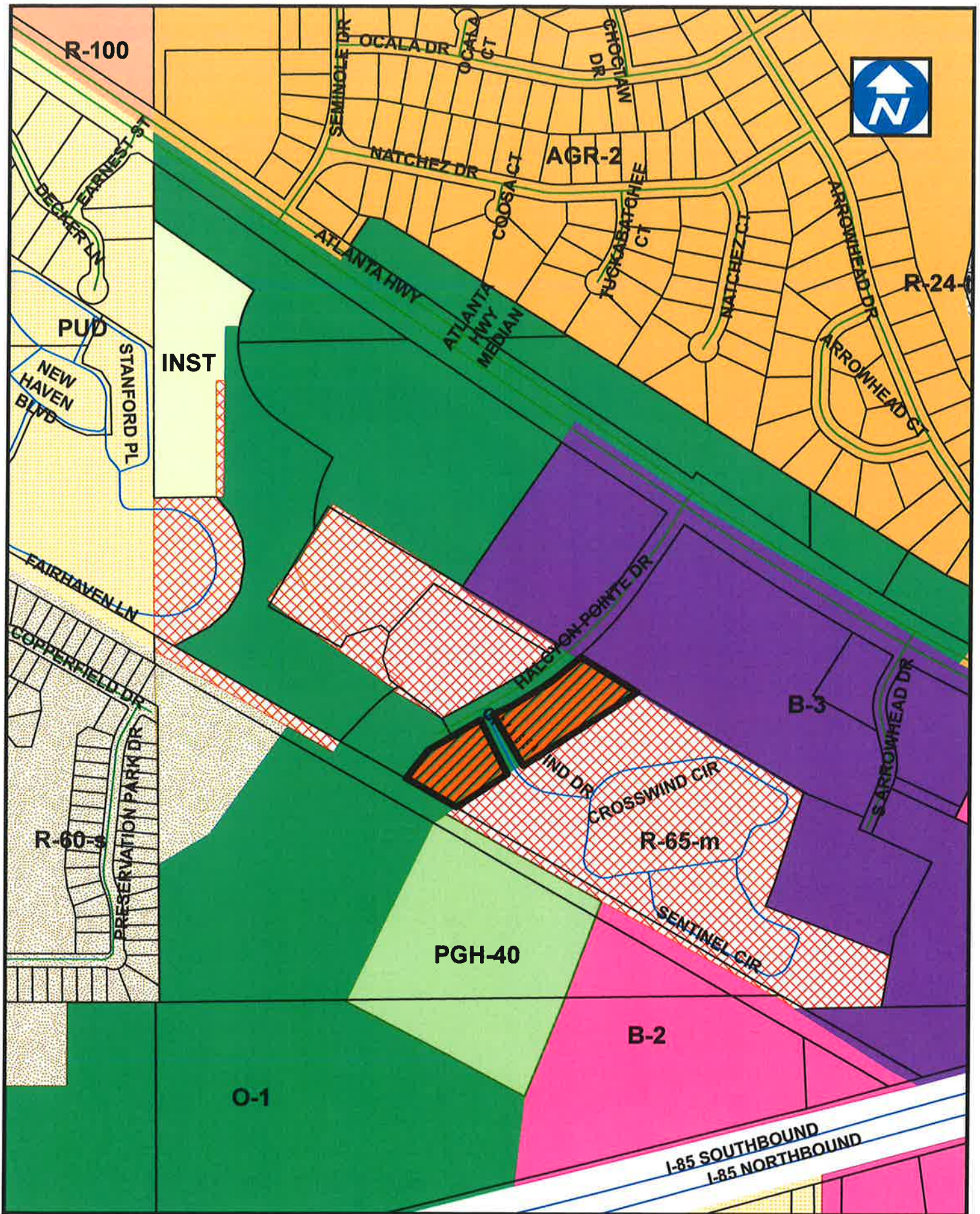
**Private Street*

CITY COUNCIL DISTRICT: 1

PLEASE NOTE:

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REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



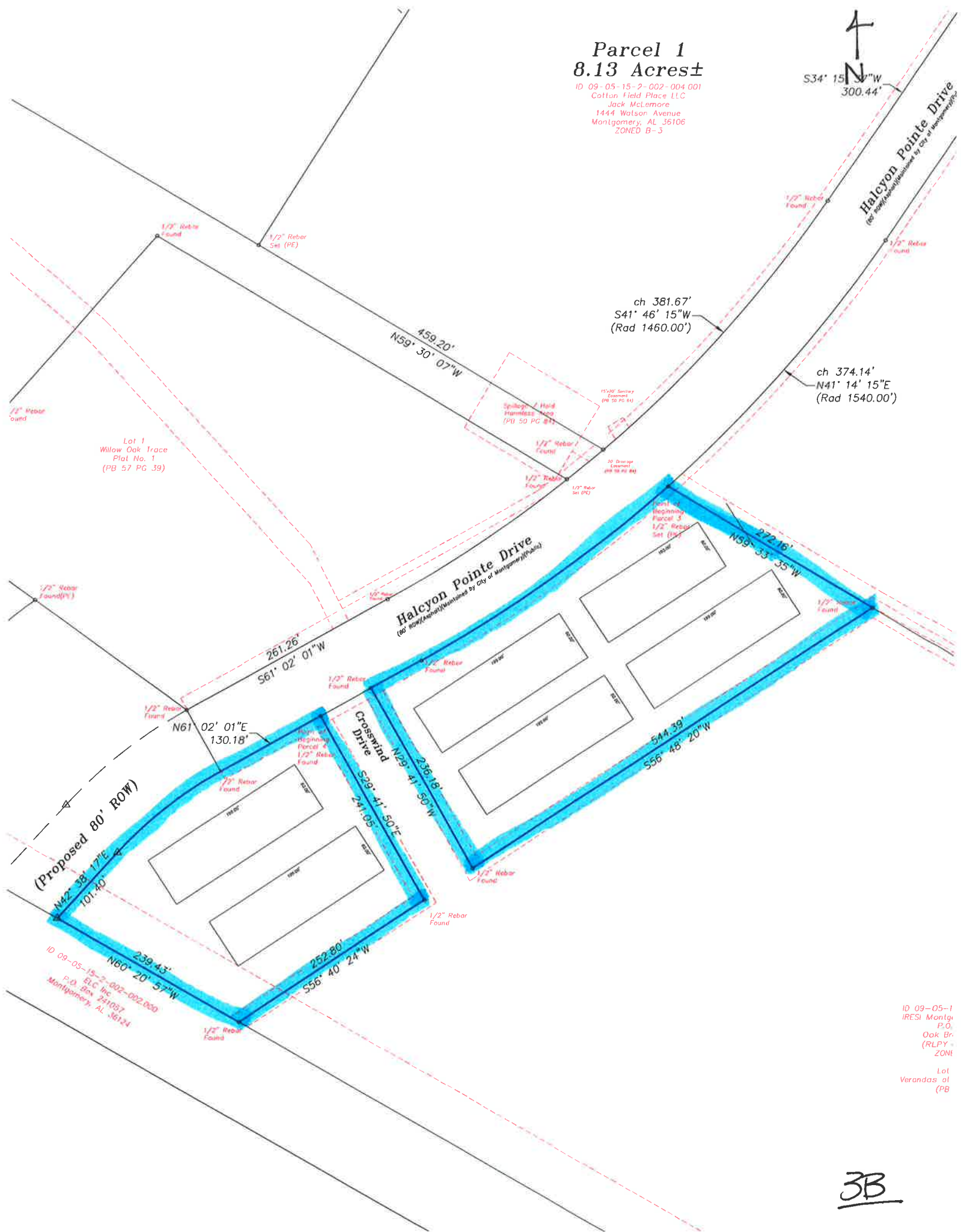
ITEM NO. 3A

Parcel 1 8.13 Acres±

ID 09-05-15-2-002-004 001
Cotton Field Place LLC
Jack McLemore
1444 Watson Avenue
Montgomery, AL 36106
ZONED B-3



Halcyon Pointe Drive
(60' ROW) (Adopted by City of Montgomery)



Lot 1
Willow Oak Trace
Plot No. 1
(PB 57 PG 39)

ch 381.67'
S41° 46' 15"W
(Rad 1460.00')

ch 374.14'
N41° 14' 15"E
(Rad 1540.00')

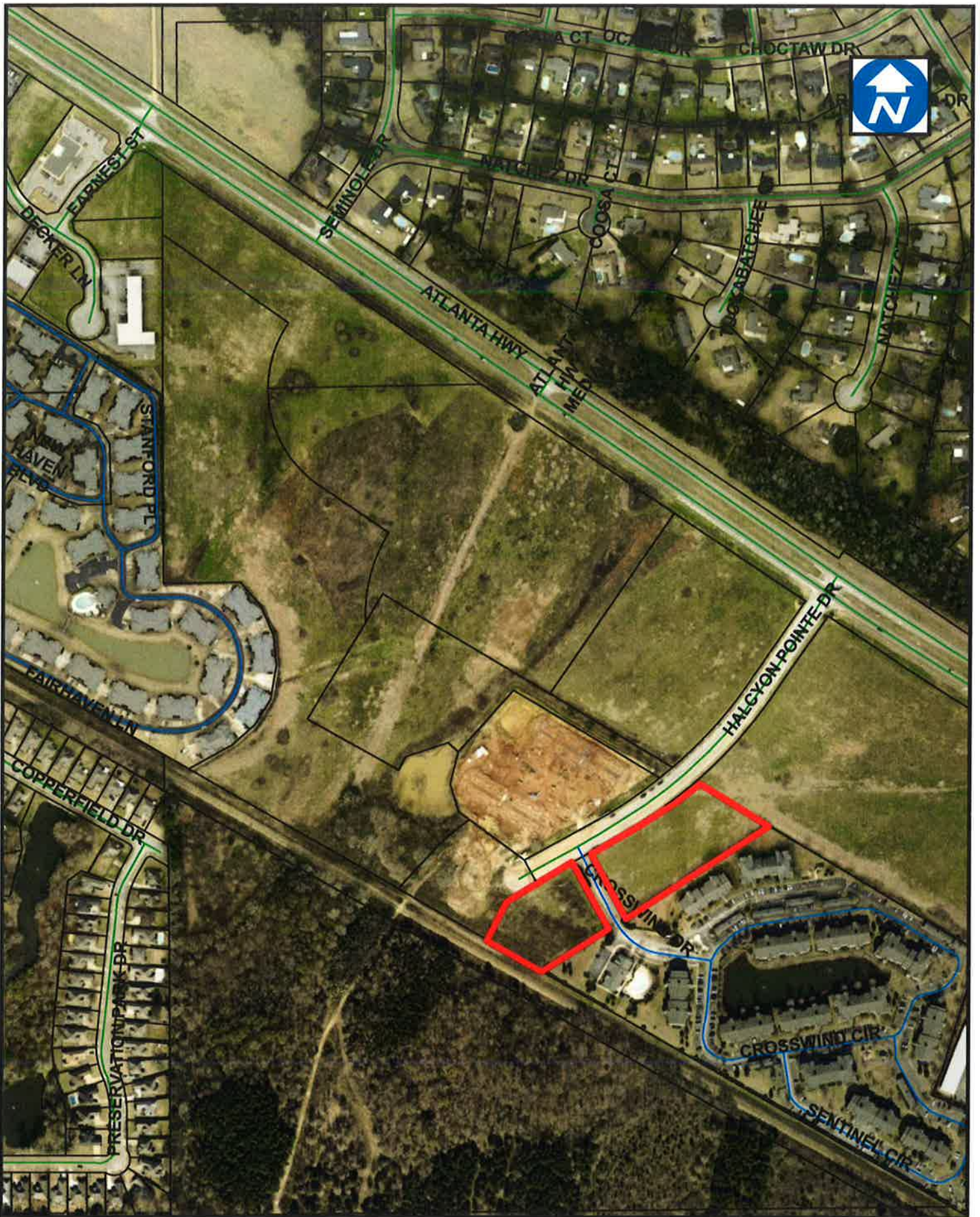
(Proposed 80' ROW)

ID 09-05-15-2-002-002 000
P.O. SLC Inc
Box 251037
Montgomery, AL 36124

ID 09-05-1
IRESI Montg
P.O.
Oak Br
(RLPY)
ZONED

Lot
Verandas of
(PB)

3B



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. RZ-2023-004 **PRESENTED BY:** Hashim Shakoor

REPRESENTING: Same

SUBJECT: Request to rezone property located on the west side of Dudley Street, approximately 100 ft. south of Selman Street, from an R-65-m (Multi-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

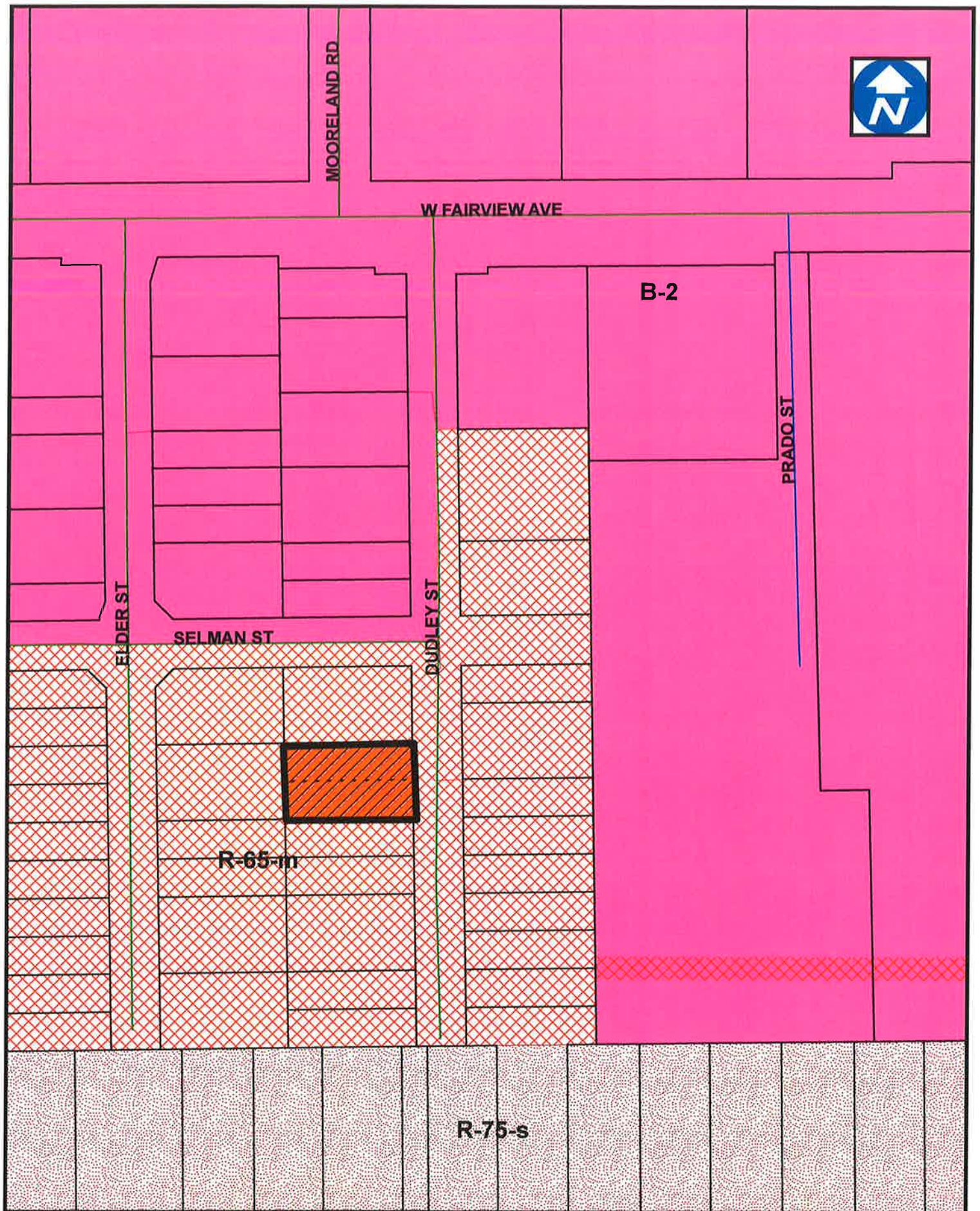
REMARKS: The intended use for this property is a barber shop. The adjacent property is surrounded by R-65-m (Multi-Family Residential) zoning. The Envision Montgomery 2040 Comprehensive Plan recommends 'Residential Medium Intensity'.

CITY COUNCIL DISTRICT: 4

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

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REZONING REQUEST

1 inch = 100 feet

SUBJECT PROPERTY

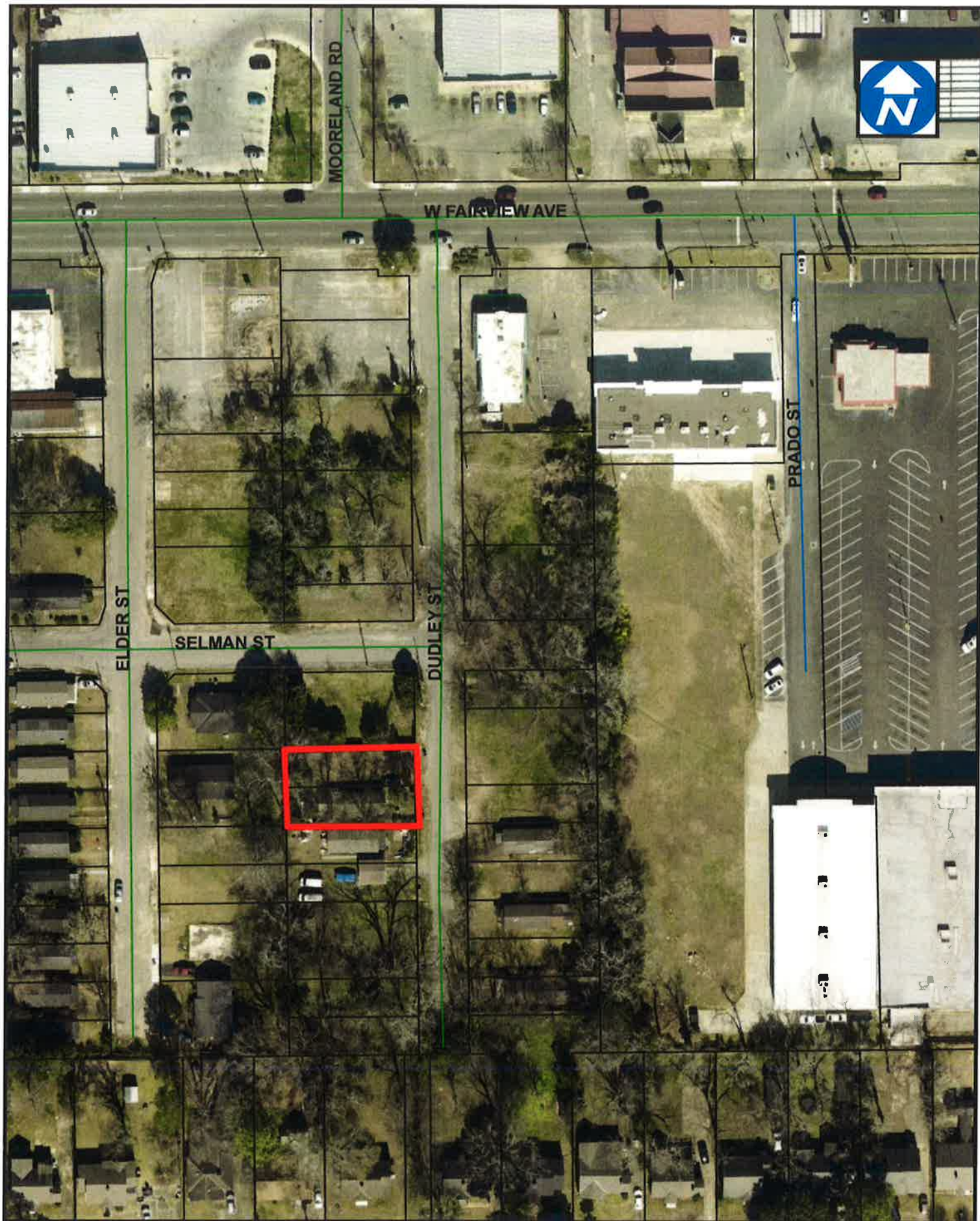


ITEM NO. 4A

Still Flawless

4B





REZONING REQUEST

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9054 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: New Park Development Company, LLC

SUBJECT: Request final approval of New Park Plat No. 9 located on the south ends of Barret Park Way and Bristol Park Place in a PUD (Planned Unit Development) Zoning District.

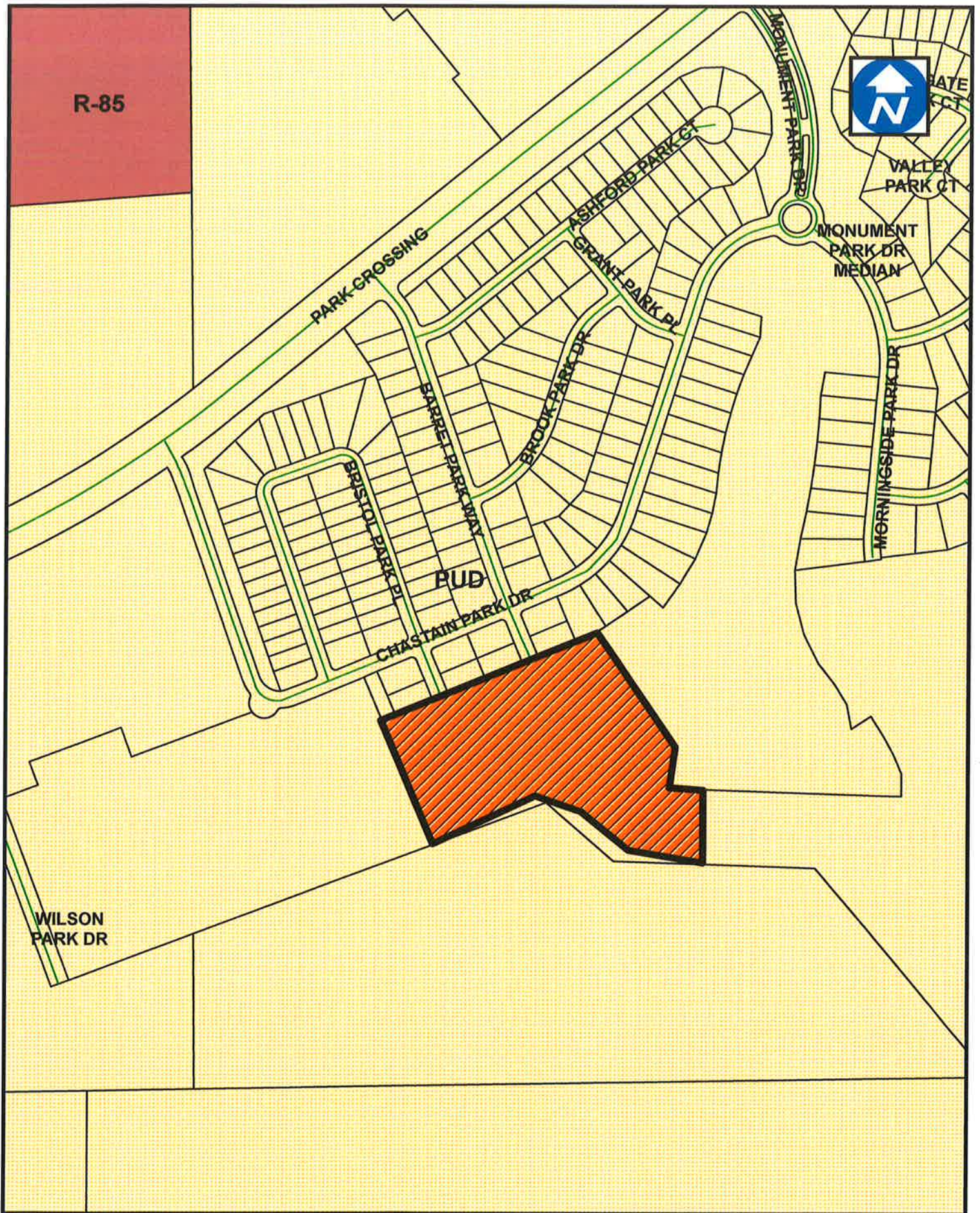
REMARKS: This plat creates 30 lots for residential use. The typical lot will be 65 ft. wide with 25 ft. front yard, 15 ft. rear yard and 6 ft. side yards. Barret Park Way (54 ft. ROW) will be extended south approximately 680 ft. and a new 54 ft. ROW will run west off Barret Park Way. Bristol Park Place (54 ft. ROW) will be extended south approximately 400 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

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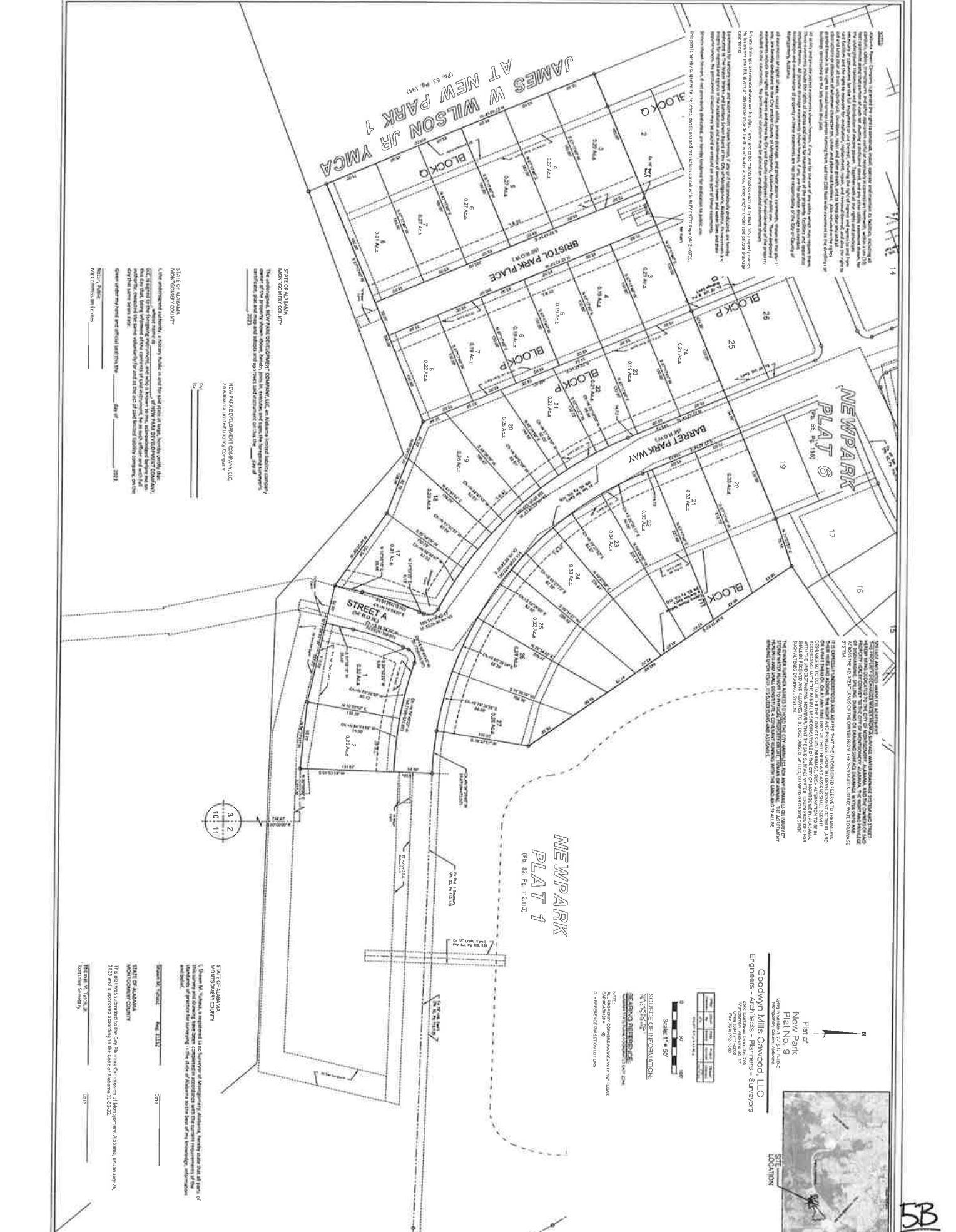
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A



PLAT 6
 (Pb 52, Pg 186)

PLAT 1
 (Pb 52, Pg 112113)

JAMES W WILSON JR YMCA
 AT NEW PARK 1

STATE OF ALABAMA
 MONTGOMERY COUNTY

NEW PARK DEVELOPMENT COMPANY, LLC
 an Alabama limited liability company

PLAT 6
 (Pb 52, Pg 186)

PLAT 1
 (Pb 52, Pg 112113)

NOTICE TO THE PUBLIC
 THE CITY OF MONTGOMERY, ALABAMA, HAS REVIEWED AND APPROVED THIS PLAT FOR RECORDATION IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT AND THE CITY ENGINEER HAS ISSUED THIS NOTICE TO THE PUBLIC. THE CITY ENGINEER'S OFFICE IS LOCATED AT 100 SOUTH GAY STREET, MONTGOMERY, ALABAMA 36102. FOR MORE INFORMATION, CONTACT THE CITY ENGINEER AT (205) 263-1234.

Goodwyn Mills Cawood, LLC
 Engineers - Architects - Planners - Surveyors

1000 North Loop East
 Suite 100
 Montgomery, Alabama 36102
 Phone: (205) 251-1800
 Fax: (205) 251-1800



SOURCE OF INFORMATION

PLAT NO. 1	AS SHOWN ON
PLAT NO. 2	AS SHOWN ON
PLAT NO. 3	AS SHOWN ON
PLAT NO. 4	AS SHOWN ON
PLAT NO. 5	AS SHOWN ON
PLAT NO. 6	AS SHOWN ON
PLAT NO. 7	AS SHOWN ON
PLAT NO. 8	AS SHOWN ON
PLAT NO. 9	AS SHOWN ON
PLAT NO. 10	AS SHOWN ON
PLAT NO. 11	AS SHOWN ON
PLAT NO. 12	AS SHOWN ON
PLAT NO. 13	AS SHOWN ON
PLAT NO. 14	AS SHOWN ON
PLAT NO. 15	AS SHOWN ON
PLAT NO. 16	AS SHOWN ON
PLAT NO. 17	AS SHOWN ON
PLAT NO. 18	AS SHOWN ON
PLAT NO. 19	AS SHOWN ON
PLAT NO. 20	AS SHOWN ON
PLAT NO. 21	AS SHOWN ON
PLAT NO. 22	AS SHOWN ON
PLAT NO. 23	AS SHOWN ON
PLAT NO. 24	AS SHOWN ON
PLAT NO. 25	AS SHOWN ON
PLAT NO. 26	AS SHOWN ON
PLAT NO. 27	AS SHOWN ON
PLAT NO. 28	AS SHOWN ON
PLAT NO. 29	AS SHOWN ON
PLAT NO. 30	AS SHOWN ON
PLAT NO. 31	AS SHOWN ON
PLAT NO. 32	AS SHOWN ON
PLAT NO. 33	AS SHOWN ON
PLAT NO. 34	AS SHOWN ON
PLAT NO. 35	AS SHOWN ON
PLAT NO. 36	AS SHOWN ON
PLAT NO. 37	AS SHOWN ON
PLAT NO. 38	AS SHOWN ON
PLAT NO. 39	AS SHOWN ON
PLAT NO. 40	AS SHOWN ON
PLAT NO. 41	AS SHOWN ON
PLAT NO. 42	AS SHOWN ON
PLAT NO. 43	AS SHOWN ON
PLAT NO. 44	AS SHOWN ON
PLAT NO. 45	AS SHOWN ON
PLAT NO. 46	AS SHOWN ON
PLAT NO. 47	AS SHOWN ON
PLAT NO. 48	AS SHOWN ON
PLAT NO. 49	AS SHOWN ON
PLAT NO. 50	AS SHOWN ON

STATE OF ALABAMA
 MONTGOMERY COUNTY

NEW PARK DEVELOPMENT COMPANY, LLC
 an Alabama limited liability company

PLAT 6
 (Pb 52, Pg 186)

PLAT 1
 (Pb 52, Pg 112113)

58



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. RZ-2023-001 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Lowe's Home Centers, Inc.

SUBJECT: Request to rezone three (3) parcels on the west side of Chantilly Parkway, approximately 700 ft. south of EastChase Parkway, from a B-2 (Commercial) Zoning District to an R-65-m (Multi-Family Residential) Zoning District.

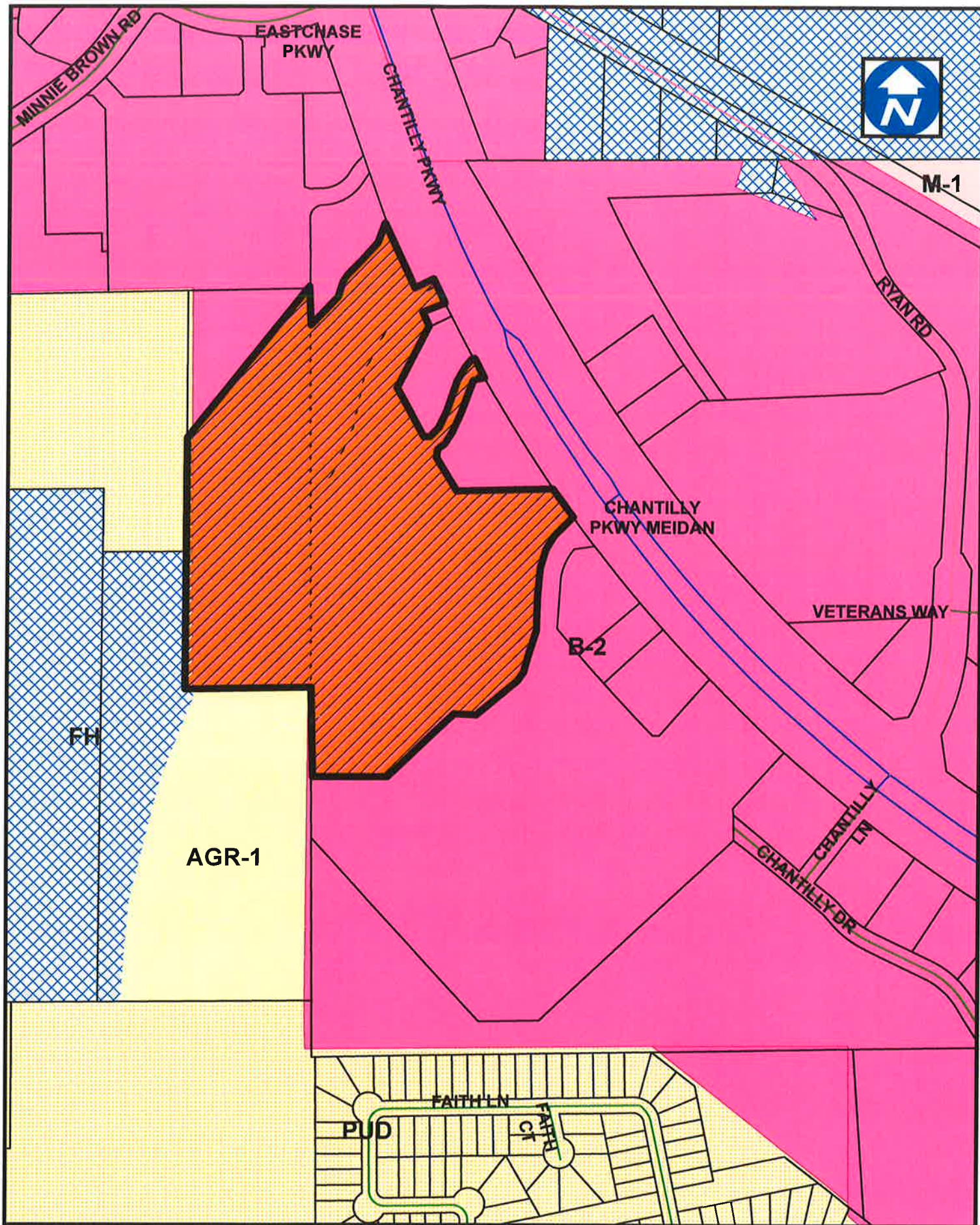
REMARKS: The intended use for this property is for multi-family residential use. The adjacent property has B-2 (Commercial) zoning to the north, east and south; and PUD (Planned Unit Development), FH (Flood Hazard) and AGR-1 (Residential Agriculture) zoning to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Commercial' for the parcel where the proposed multi-family residential complex will be; and 'Potential Open Space' on the other two (2) parcels.

CITY COUNCIL DISTRICT: 9

PLEASE NOTE:

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REZONING REQUEST

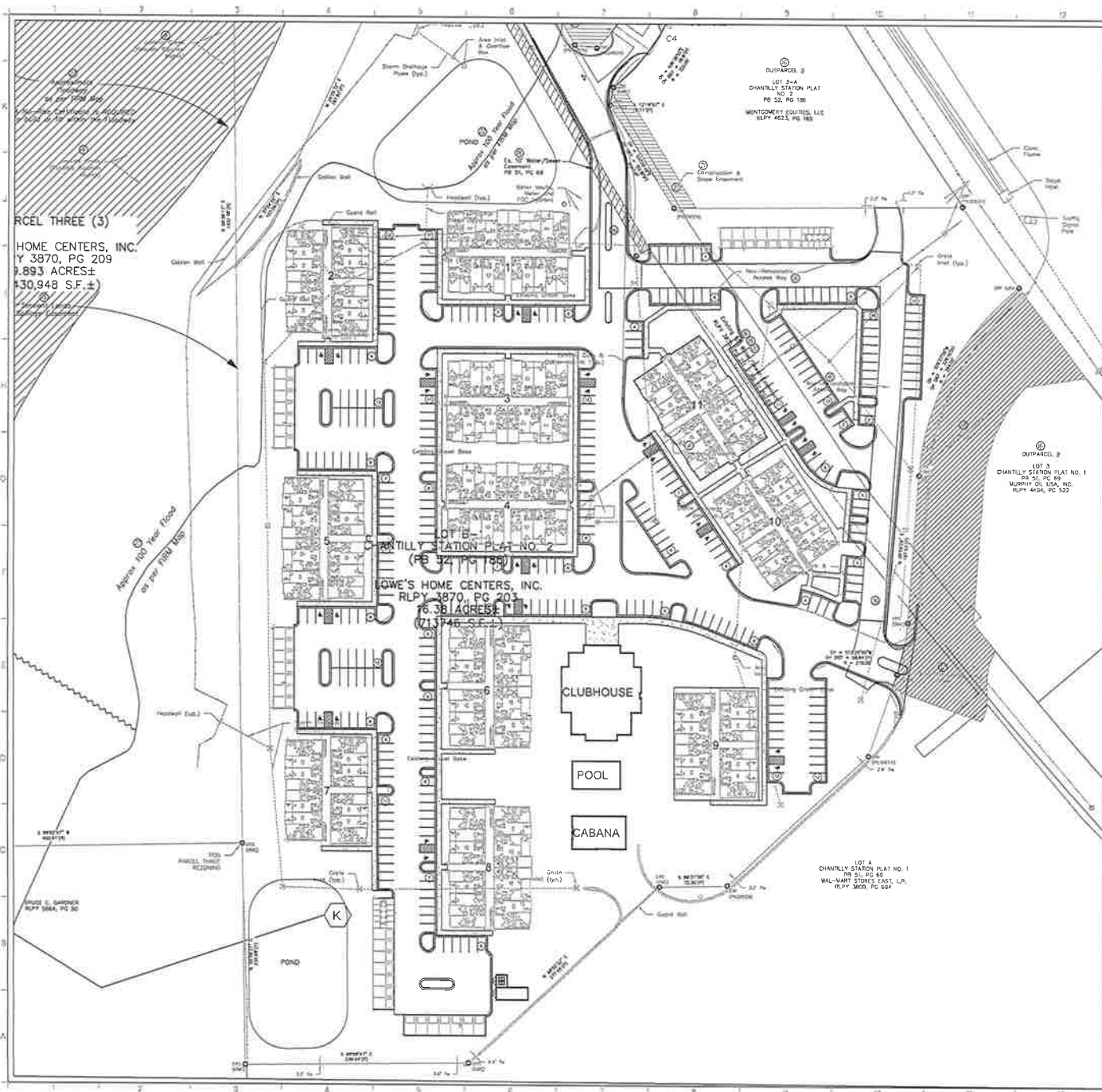
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A

bc

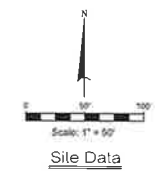


RCCEL THREE (3)
 HOME CENTERS, INC.
 PLY 3870, PG 209
 9.893 ACRES±
 130,948 S.F.±

LOT 1B
 CHANTLEY STATION PLAT NO. 2
 (PG 34, PG 189)
 LOWE'S HOME CENTERS, INC.
 RLPY 3870, PG 203
 16.38 ACRES±

OUTPARCEL 2
 LOT 3
 CHANTLEY STATION PLAT NO. 1
 (PG 34, PG 189)
 WILSONY GOLF CLUB, INC.
 RLPY 404, PG 122

LOT 4
 CHANTLEY STATION PLAT NO. 1
 (PG 34, PG 189)
 WAL-MART STORES EAST, LP,
 RLPY 3600, PG 64



Site Data

Site Area	1,277,614.80 s.f.
Building Area*	154,921.92 s.f.
Total Impervious	405,664.1 s.f.
Proposed Parking	
Regular	354
Handicap	26
Garage	35
Total	415
Coverage	31.75%
Parking Ratio	1.57/Apartment

* Area per story (8 units per story)
 24 apartments per unit=264 units



CITY OF MONTGOMERY
 DEVELOPMENT PLAN NOTES

- BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT CITY ENGINEERING CHIEF CITY INSPECTOR CHARLIE HARRIS 88 HOURS PRIOR TO CONSTRUCTION AT (206) 334 4997.
- ENGINEERED DRAINAGE SHALL NOT ISSUE A C.D. UNTIL THE AS BUILT EVALUATION AND CERTIFICATION DOCUMENTATION IS SUBMITTED AND APPROVED BY THE CITY.
- ALL UTILITY CONNECTIONS MADE WITH EXISTING CITY STREETS MUST BE DONE UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT (#99 2880). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED UPON DEVELOPMENT PLAN GAIN AS APPROVED BY ENGINEERING.
- ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50 FOOT LONG, FULL STREET WIDTH ASPHALT OVERLAY.
- BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 888 3167.
- DIRECT ALL STORMWATER, INCLUDING ROOF DRAINING, TO STREET ROW OR TO DRAINAGE EXISTENCE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MAIN AND DEIRRS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF DRIVEWAYS, SIDEWALK AND/OR CURBS AND CUTTER DAMAGED DURING CONSTRUCTION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOIL, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
- CONVERT ALL GREAT INLETS TO 15" INLETS.
- ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMMON OR CURB AND GUTTER. THE NEW CURBLINE SHALL MATCH THE EXISTING CURBLINE. AS APPLICABLE ADJACENT TO THE PROPOSED CURBS AND GUTTER SHALL BE SAME CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A HEALTHY CRACK EXIST, THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
- PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND COMMERCIAL DRIVEWAY INTERSECTIONS WITH NEW ROCK-TRUNCATED DOMES. THE RAMP SECTION SHALL BE POURED WITH 4" INCH MIN. THICK CONCRETE BASE LAYER ALLOWING FOR A SAND LAYER THAT SHALL SEAL THE DECKS AND FINISH WITH A POLYMER GROUT.
- EXISTING DRIVEWAYS, SIDEWALKS, AND/OR CURBS AND GUTTER ALONG THE RIGHT OF WAY OF THE PROJECT THAT ARE FOUND TO BE IN POOR CONDITION, SHALL BE REPLACED AS PART OF THE PROJECT DEVELOPMENT AT THE COST OF THE OWNER AS DETERMINED BY CITY REPRESENTATIVE.

GMC

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DATE	REVISION

LOWES PARCEL SITE
 GMC Project #CMGM22017

CONCEPTUAL
 SITE PLAN
 C-102



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6D