

# Planning Commission Agenda

June 25, 2015

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Crews Reaves, Chairperson

Greg Calhoun, Vice-Chairperson

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the May 28, 2015 meeting

**June 18, 2015**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	RZ-2015-010	Pilgreen Engineering	N. Country Club Dr.	Rezoning	1
2.	8753	“ “	Kyle Court	Plat	2
3.	DP-2002-044	Tony Kim	Hyundai Boulevard	DP	3
4.	DP-1979-145	RLM Properties Group of Montgomery	Industrial Drive	DP	4
5.	DP-2015-023	ECE Surveying & Design	Lower Wetumpka Rd	DP	5
6.	8758	Jeffcoat Engineers	Early Street	Plat	6
7.	8756	Duplantis Design Group	Federal Drive	Plat	7
8.	8760	Flowers & White Engineering	Long Acre	Plat	8
9.	DP-2015-022	Professional Engineering	Roy Hodges Blvd.	DP	9
10.	8757	“ “	George Todd Court	Plat	10
11.	DP-1979-221	Goodwyn, Mills & Cawood	Gunter Park Dr East	DP	11
12.	8759	“ “	Stapleton Drive	Plat	12
13.	8755	“ “	Cadbury Lane	Plat	13

***The next Planning Commission meeting is on  
July 23, 2015***

1. RZ-2015-010 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Volunteers of America

**SUBJECT:** Request to rezone one (1) parcel of land containing 4.29 acres located on the east side of North Country Club Drive, approximately 150 ft. north of Carter Hill Road, from an INST (Institutional) Zoning District to an R-65-m (Multi-Family Residential) Zoning District.

**REMARKS:** The adjacent property has INST (Institutional) zoning to the north, and R-65-s (Single Family Residential) zoning to the south, east and west. The intended use for this property if rezoned is for a 62-unit apartment complex for the elderly. This property was rezoned to INST in 2008 for an independent living facility with 52 units. The proposed facility is an apartment complex, therefore multi-family zoning is required. The Land Use Plan recommends private and semi-private facilities.

**COUNCIL DISTRICT:** 3

**Long Range Planning:** No objections. A neighborhood study was approved in 2008 which calls for institutional use. Institutional use allows independent living along with nursing homes. An apartment complex for the elderly will comply with this type use.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

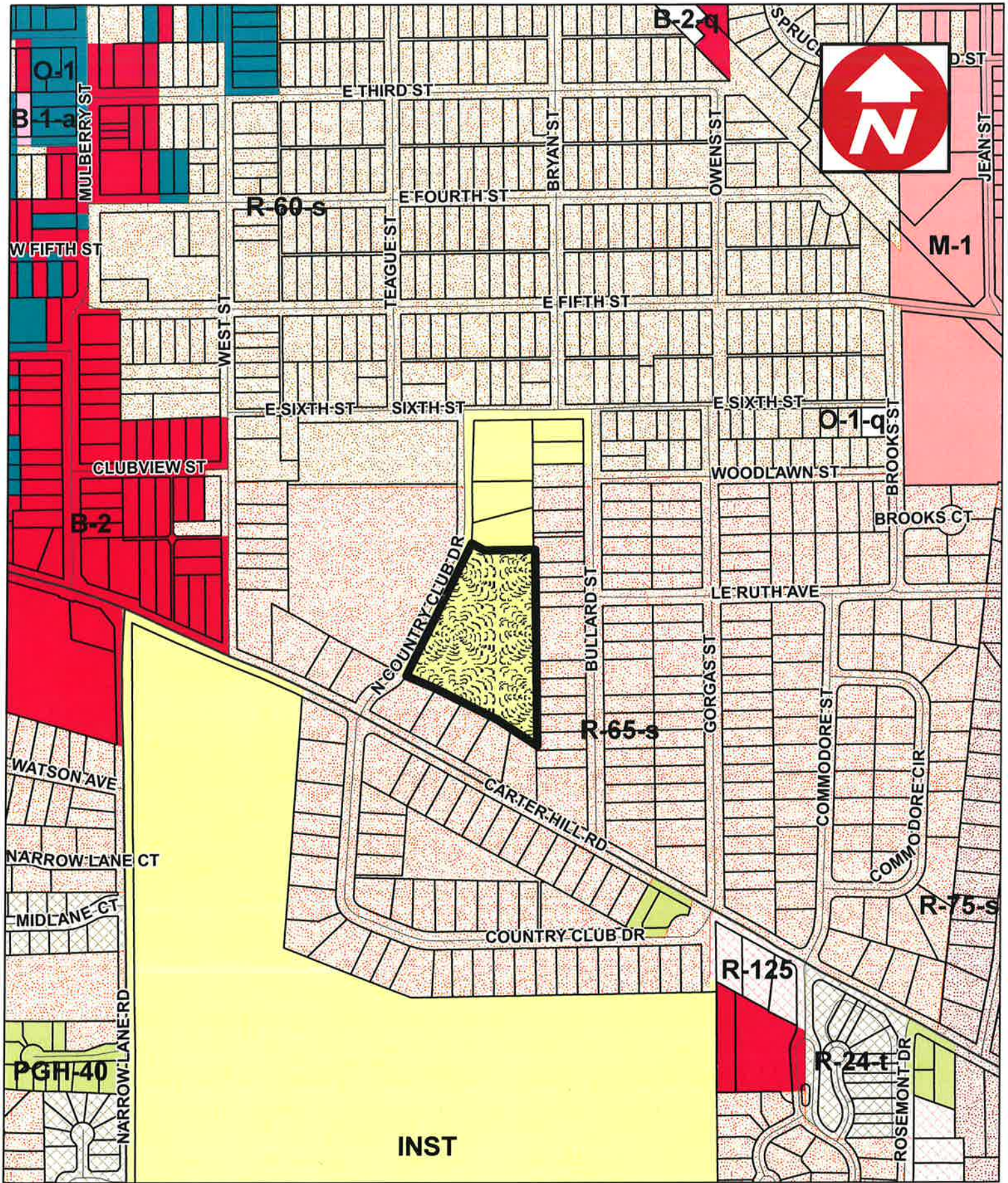
**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**REZONING REQUEST**

**SUBJECT PROPERTY** R-65-s

**FILE NO.** RZ-2015-010

1 inch = 400 feet

**FROM** INST **TO** R-65-m

**ITEM NO.** 1A



East Sixth Street

Lot EE  
Subdivision of Lot X  
Correction Map of  
Resubdivision of Lot A  
Tyson Property on Carter Hill Road  
(Plat Book 22 Page 295)

Lot FF  
Subdivision of Lot X  
Correction Map of  
Resubdivision of Lot A  
Tyson Property on Carter Hill Road  
(Plat Book 22 Page 295)

4.29 Acres±  
189,942.69 sq ft±

Country Club Drive North  
(Right of Way Survey)  
N 21°59'00" E  
594.85'



(Red 125.00')  
N 27°26'35" E  
ch 16.08'

N 05°50'56" W  
310.78'

N 53°08'20" W  
181.16'

S 66°01'00" E  
66.74'

N 88°34'29" E  
140.07'

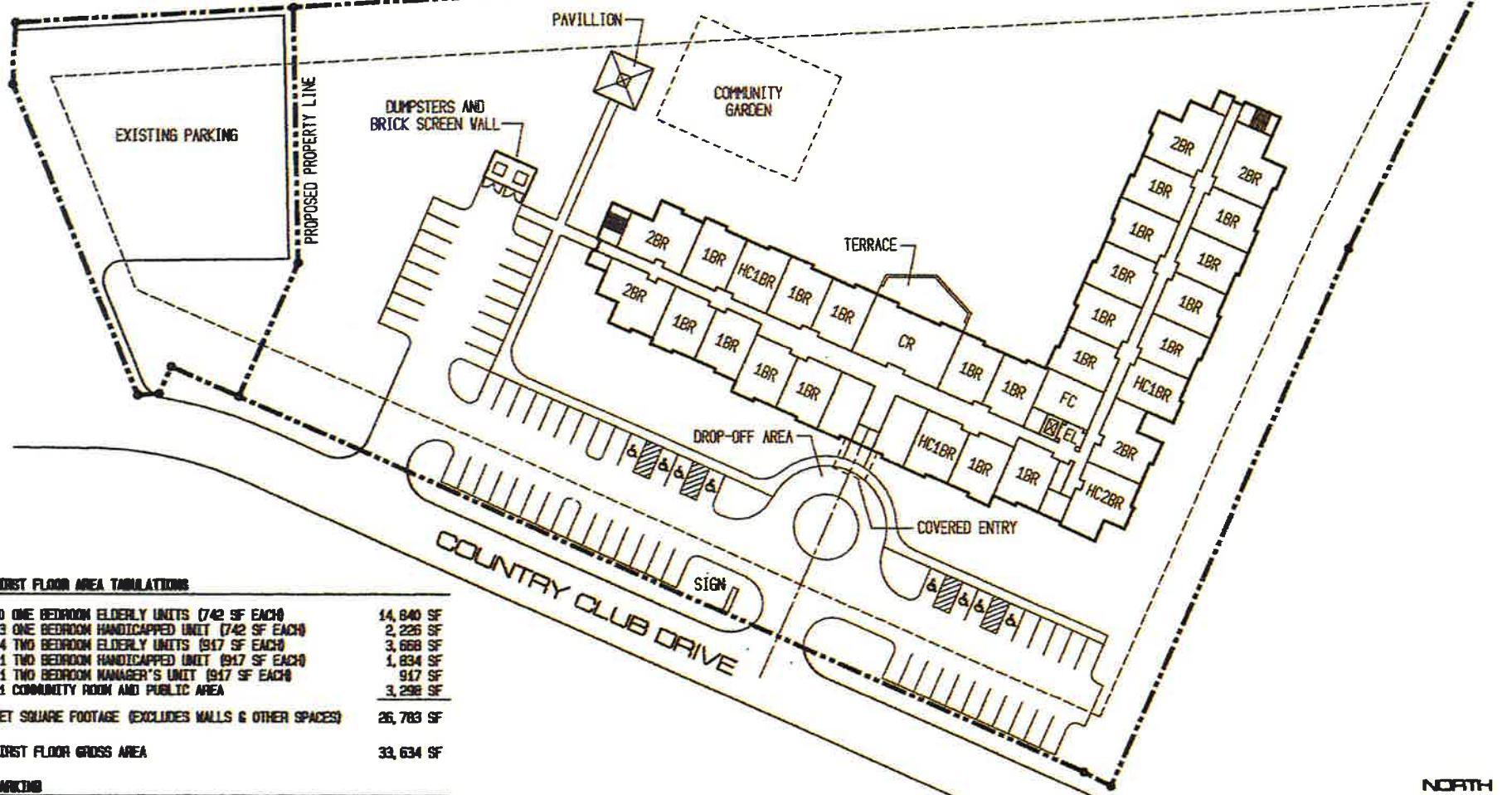
S 03°11'19" E  
194.46'

S 03°09'20" E  
457.55'

GRAPHIC SCALE

1B

5/13/15



**FIRST FLOOR AREA TABULATIONS**

20 ONE BEDROOM ELDERLY UNITS (742 SF EACH)	14,840 SF
3 ONE BEDROOM HANDICAPPED UNIT (742 SF EACH)	2,226 SF
4 TWO BEDROOM ELDERLY UNITS (917 SF EACH)	3,668 SF
1 TWO BEDROOM HANDICAPPED UNIT (917 SF EACH)	1,834 SF
1 TWO BEDROOM MANAGER'S UNIT (917 SF EACH)	917 SF
1 COMMUNITY ROOM AND PUBLIC AREA	3,298 SF

NET SQUARE FOOTAGE (EXCLUDES WALLS & OTHER SPACES) 26,783 SF

FIRST FLOOR GROSS AREA 33,634 SF

**PARKING**

STANDARD PARKING SPACES (9'-0" WIDE X 18'-0" DEEP)	54 SPACES
HANDICAPPED PARKING SPACES (9'-0" WIDE X 18'-0" DEEP)	8 SPACES
TOTAL NUMBER OF PARKING SPACES	62 SPACES

**SITE PLAN**  
SCALE: 1" = 80'-0"



PROPOSED 62 DWELLING UNITS FOR THE ELDERLY  
**COUNTRY CLUB ESTATES**

PREPARED BY CHRISTIAN & ASSOCIATES ARCHITECTS





**REZONING REQUEST**

SUBJECT PROPERTY 

FILE NO. R2-2015-010

1 inch = 200 feet

FROM INST TO R-65-m

ITEM NO. 1D



2. 8753 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Ryan Ridge Properties, LLC

**SUBJECT:** Request final approval of Ryan Ridge Plat No. 6 located at the west end of Kyle Court, approximately 130 ft. west of Ryan Ridge Loop, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 17 lots for single family dwellings. The lots are to be 65 ft. in width and will be developed with 25 ft. front and rear yards, and 5 ft. side yards as approved on the master plan. Kyle Court (50 ft. ROW) will be extended to the northeast approximately 400 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





B-2

CHANTILLY LN

CHANTILLY PKWY  
CHANTILLY PKWY

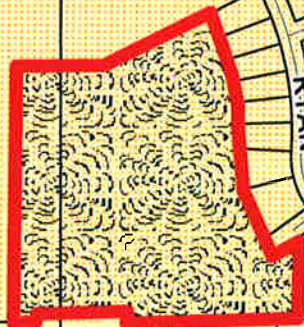
CHANTILLY DR

HANDEY RD

PUD

FAITH CT  
RYAN RIDGE LOOP  
JAMAC LN  
WILL NEWTON DR  
RYAN RIDGE LOOP  
LANEY LN  
DISON DR  
RYAN RIDGE BLVD  
LINDSEY LN  
RYAN RIDGE LOOP

PLANTATION RD



N PALOMINO DR

R-60-m

FH

AGR-1

HIALEAH LN

SORRELL LN

PINTO LN

S PALOMINO DR

RYAN RD

R-100

PLATS

SUBJECT PROPERTY



ITEM NO. 2A

1 inch = 500 feet



**SPILLAGE AND HOLD HARMLESS AGREEMENT**

THE UNDERSIGNED HEREBY AGREES TO HOLD HARMLESS THE CITY OF MONTGOMERY, ALABAMA AND THE TOWN OF PIPE ROAD, ALABAMA, THEIR SUCCESSORS AND/OR ASSIGNS FROM ANY DAMAGES OR INJURIES TO PHYSICAL PROPERTY OF LIFE, HUMAN OR ANIMAL, OCCURRING AS A RESULT OF PUBLIC SURFACE WATER DISCHARGING, SPILLING, DUMPING OR DRAINING ONTO AND ACROSS THE LANDS OF THE OWNERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA TO BMT.

**DETENTION FOND**

THE UNDERSIGNED FURTHER AGREES TO PROTECT THE SAID CITY OF MONTGOMERY, ALABAMA AND THE TOWN OF PIPE ROAD, ALABAMA, THEIR SUCCESSORS AND/OR ASSIGNS AGAINST ANY CLAIM OR DAMAGES, COMPENSATION OR OTHERWISE, ON THE PART OF ANYONE, ARISING OUT OF OR RESULTING FROM ANYWAY TO A PERSON, OCCURRING AS A RESULT OF PUBLIC SURFACE WATER DISCHARGING, SPILLING, DUMPING OR DRAINING ONTO AND ACROSS THE LANDS OF THE OWNERS OF THE AFORESAID PROPERTY, AND TO REIMBURSE OR MAKE GOOD ANY LOSS, DAMAGE OR COST THAT SAID CITY OR TOWN MAY HAVE INCURRED IN ANY LITIGATION ARISING FROM SAID DAMAGES. THE UNDERSIGNED HEREBY AGREES AND UNDERSTANDS THAT THE AGREEMENT HEREIN IS AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON IT, ITS SUCCESSORS AND/OR ASSIGNS.

**DUBOSE CORPORATION**

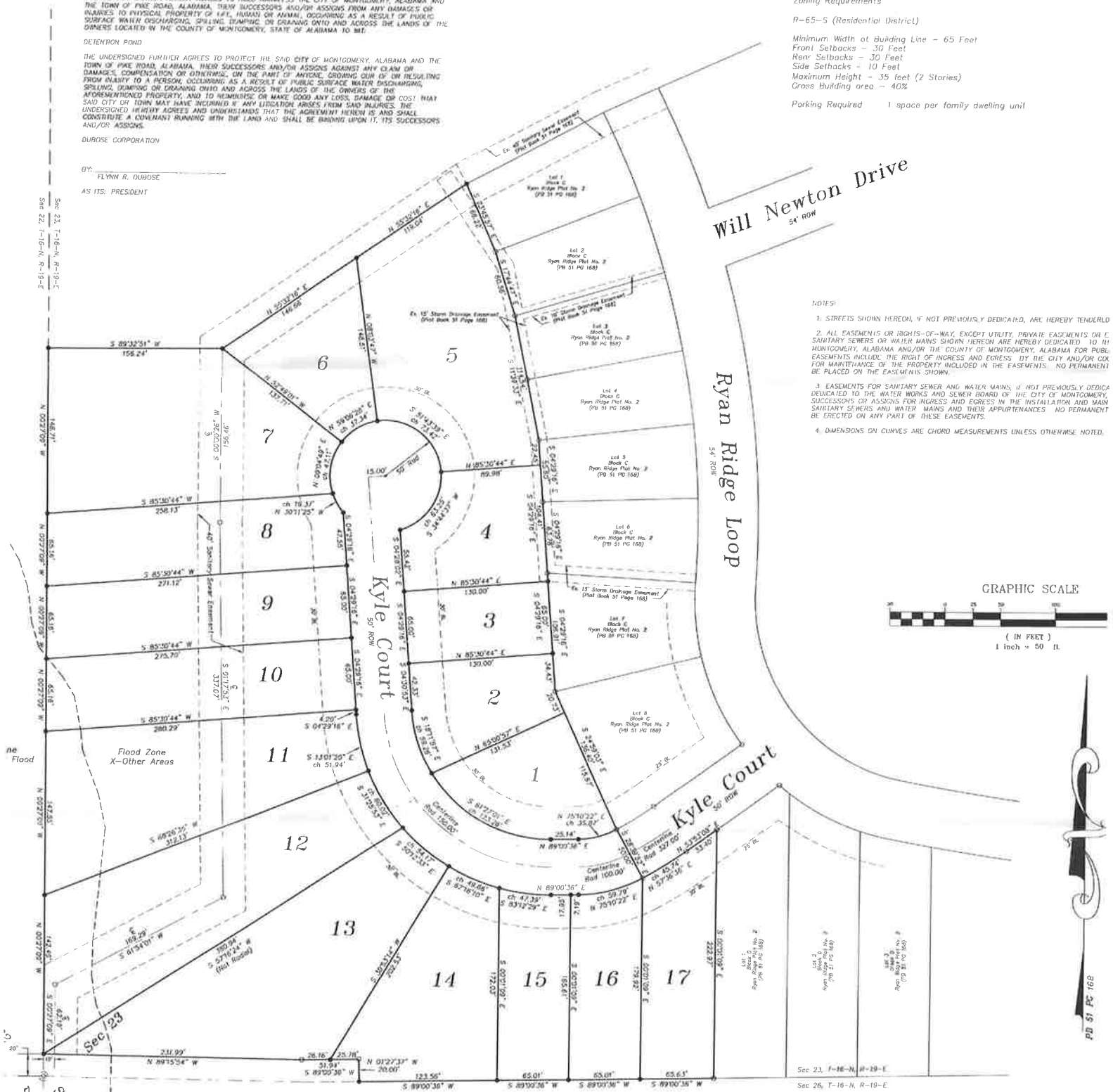
BY: FLYNN R. DUBOSE  
AS ITS: PRESIDENT

**Zoning Requirements**

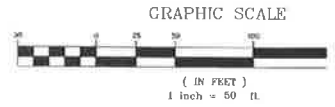
R-65-S (Residential District)

- Minimum Width of Building Line - 65 Feet
- Front Setbacks - 30 Feet
- Rear Setbacks - 30 Feet
- Side Setbacks - 10 Feet
- Maximum Height - 35 feet (2 Stories)
- Gross Building Area - 40%

Parking Required 1 space per family dwelling unit



- NOTES:
1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENTATIVELY DEDICATED.
  2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS ON E, SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND/OR COX FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT BE PLACED ON THE EASEMENTS SHOWN.
  3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT BE ERCTED ON ANY PART OF THESE EASEMENTS.
  4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.



**FLOOD NOTE:** By graphic plotting only, this property was found to be located within Flood Zone(s) AE, X-Other areas of the Flood Insurance Rate Map, Community Map No. 010174 232 H which bears an effective date of 5 Feb 2014 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

*Ryan Ridge 6*

*2B*





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C



3. DP-2002-044 **PRESENTED BY:** Tony Kim

**REPRESENTING:** Hyundai Motor Manufacturing Alabama, LLC

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 500 Hyundai Boulevard in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,003 sq. ft. addition for a maintenance building. All applicable requirements will be met.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

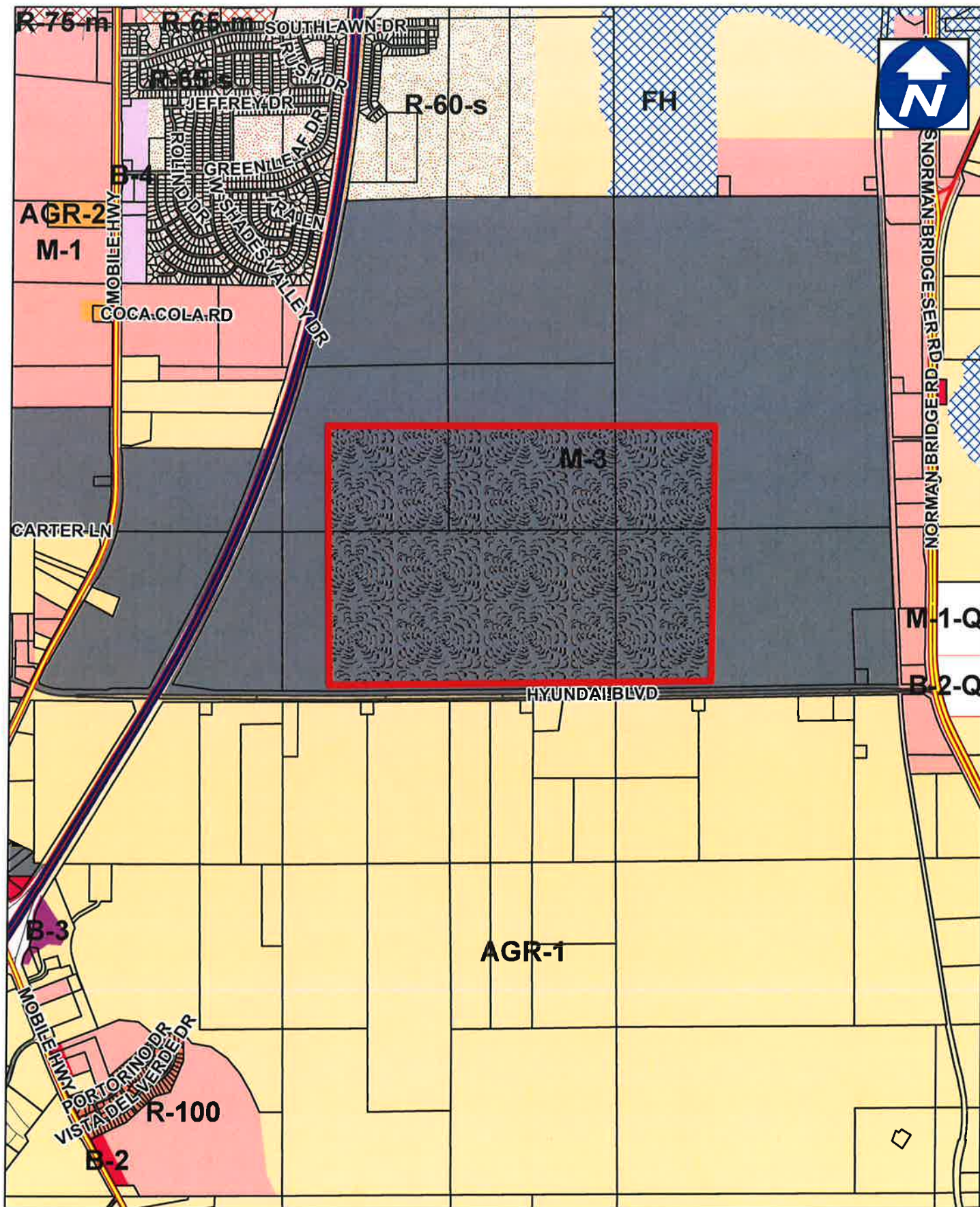
**WATER AND SEWER:**

**URBAN FORESTRY:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





DEVELOPMENT SITE SUBJECT PROPERTY

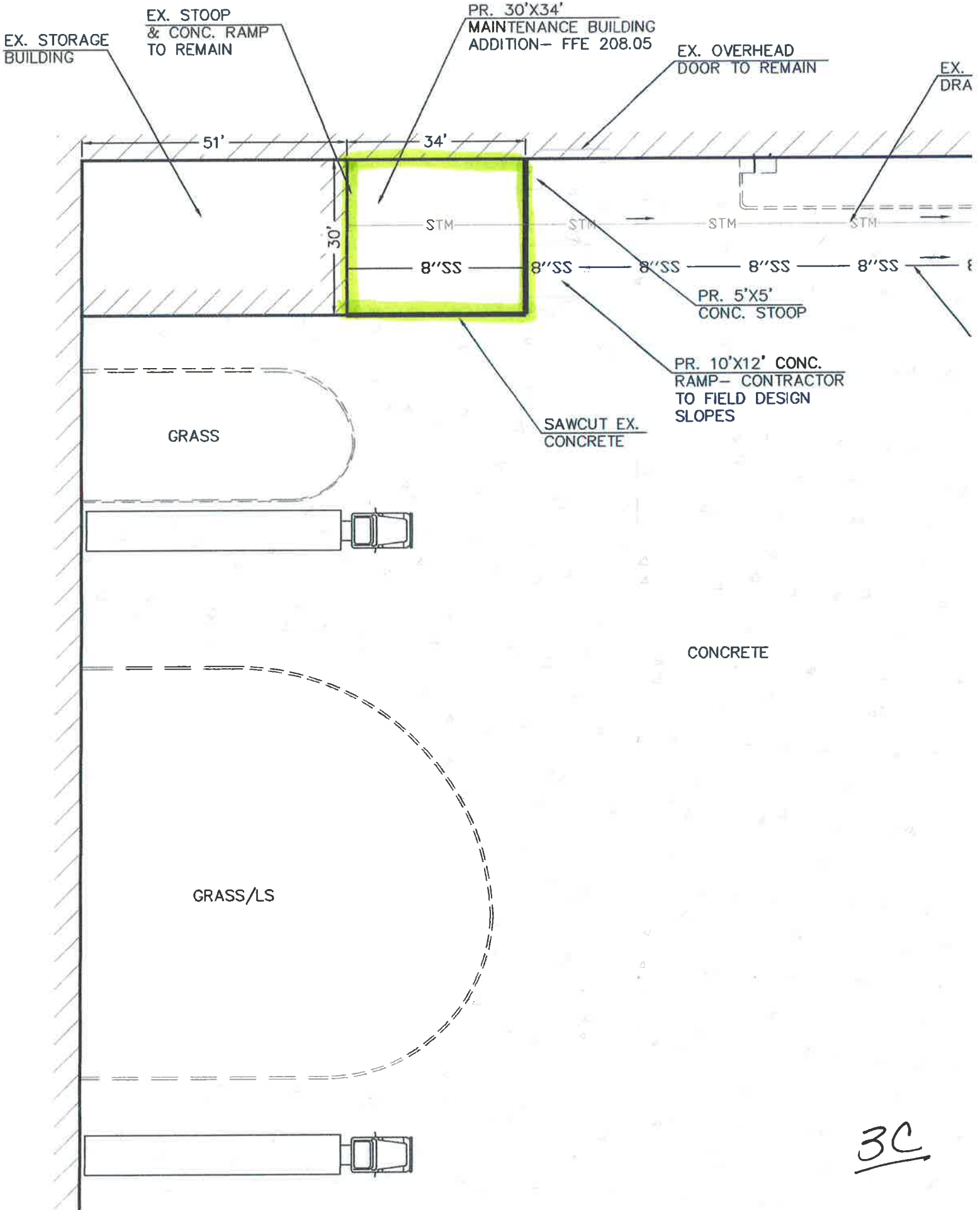
1 inch = 2,000 feet



ITEM NO. 3A

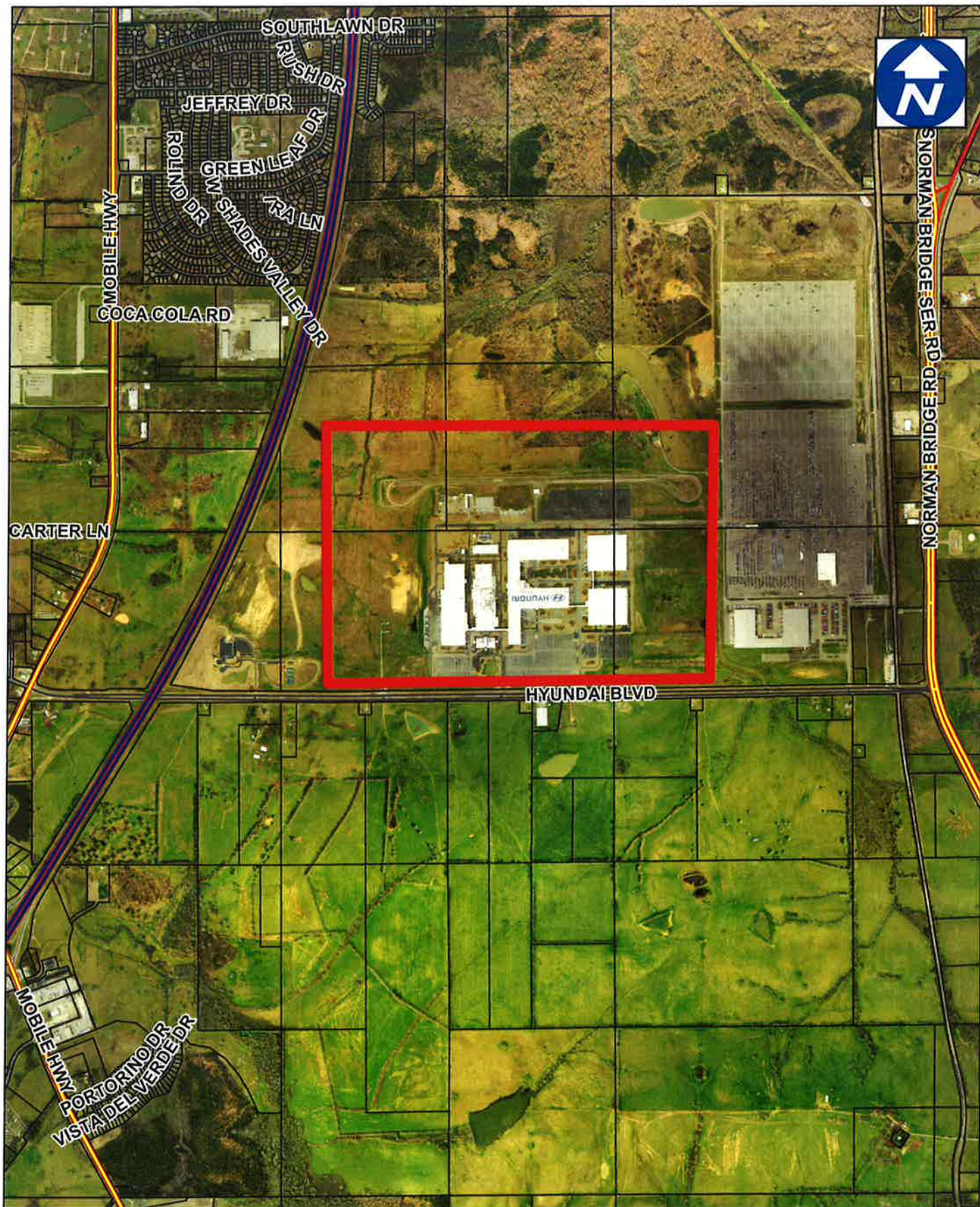






3C





DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 2,000 feet



ITEM NO. 3D



4. DP-1979-145 **PRESENTED BY:** RLM Properties Group of Montgomery

**REPRESENTING:** TruckWorx

**SUBJECT:** Public hearing for a development plan for an additional building to be located at 3401 Industrial Drive in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 38,500 sq. ft. building for a full service heavy & medium duty truck dealership. There is one (1) access drive to Industrial Drive.

**COUNCIL DISTRICT:** 4

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

**DEPARTMENT COMMENTS**

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**ENGINEERING DEPARTMENT:**

**TRAFFIC ENGINEERING:**

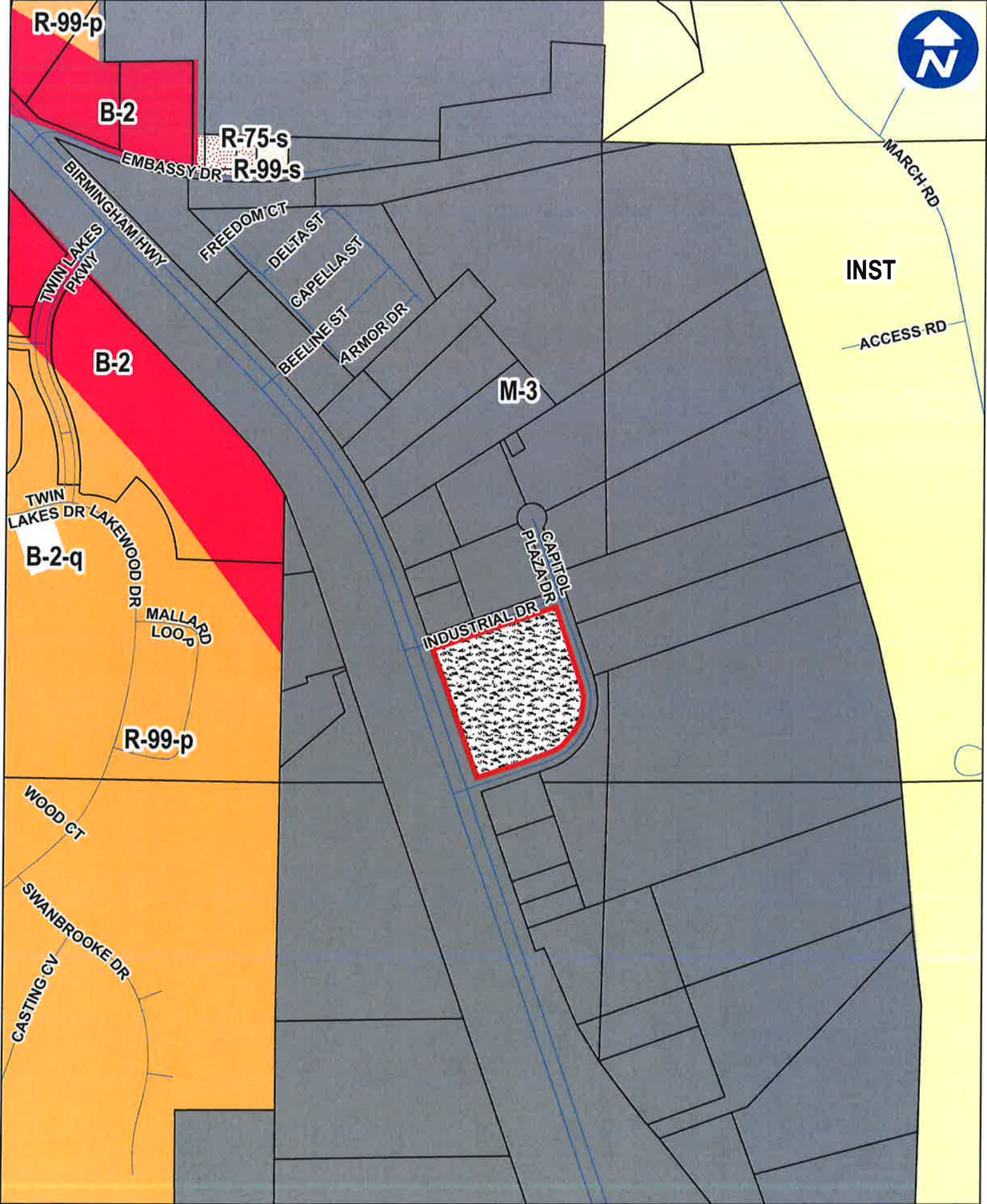
**FIRE DEPARTMENT:**

**WATER AND SEWER:**

**URBAN FORESTRY:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



SITE 

1 inch = 500 feet  
Item 4A









DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet



ITEM NO. 4C



5. DP-2015-023 **PRESENTED BY:** ECE Surveying & Design

**REPRESENTING:** Hicks Auto Parts Sales

**SUBJECT:** Public hearing for a development plan for a new building to be located at 5112 Lower Wetumpka Road in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 12,000 sq. ft. building with a 6,000 sq. ft. canopy (over loading dock). There will be no additional access drives or parking. All applicable requirements will be met.

**COUNCIL DISTRICT:** Police Jurisdiction

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

**DEPARTMENT COMMENTS**

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**ENGINEERING DEPARTMENT:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

**WATER AND SEWER:**

**URBAN FORESTRY:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





FH

AGR-1

INST

WILLIAMS DR

HALES LN

COBB LN

OLD LOWER WETUMPKA RD

B-2

R-50

R-99-s

R-99-s

B-2

M-3

R-99-s B-2

M-3

AGR-1

AGR-1

AGR-2

PRIVATE DR

LOWER WETUMPKA RD

STOKES RD

FH

B-2

R-65-s

R-65-s

JASON CT

DANIEL CT

NORTH BELT DR

M-3

R-65-s

CARVER RD

B-2

SITE

1 inch = 1,000 feet

Item 5A



A  
N

NOT INCLUDED  
Now or Formerly Carolyn Eaves Property  
655 Belvedere Dr Montgomery, AL 36105  
PID: 04-05-16-4-001-017.000

**\*\*BEARING REFERENCE\*\***  
N 87°17'01" E 639.53'

CH=N 34°03'23" E  
CD=415.30'  
R=1380.99'

NOT INCLUDED  
Now or Formerly Robert L. Brooks  
Property 6520 Lower Wetumpka Rd  
Montgomery, AL 36110 PID:  
04-05-15-3-000-001.000

LOWER WETUMPKA ROAD  
(30' RIGHT OF WAY PER TAX MAPS)  
N 42°42'15" E 613.32'

S 02°16'52" E 402.76'

N 88°26'45" E 638.57'

PROPOSED BUILDING LOCATION

S 86°11'51" W 191.20'

S 88°34'50" W 344.93'  
NOT INCLUDED

N 04°15'15" W 200.27'

N 87°10'13" E 790.67'  
STOKES ROAD  
(RIGHT OF WAY VARIES)

S 02°50'22" E 129.00'

S 03°23'59" E 54.44'

LOT 1  
35.65± ACRES  
1,552,977.11± SQ. FT.

S 04°15'29" E 1446.76'

Nc  
Pro

NOT INCLUDED  
Now or Formerly Evan Fred  
Wooland Property P.O. Box  
210697 Montgomery, AL  
36121-0697 PID:  
04-05-21-1-001-008.000

N 04°15'15" W 1014.49'

S 84°19'50" W 340.06'

N 70°0

N 74°10'53" W 99.93'

STOKES ROAD  
(30' RIGHT OF WAY PER TAX MAPS)

N 80°3'

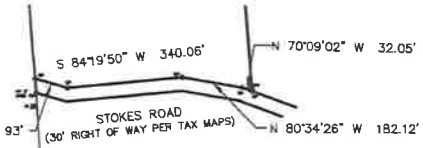
NOT INCLUDED  
Now or Formerly Joe Ed Hayes Property  
760 Stokes Rd Montgomery, AL 36110  
PID: 04-05-22-2-000-001.003

SITE PLAN

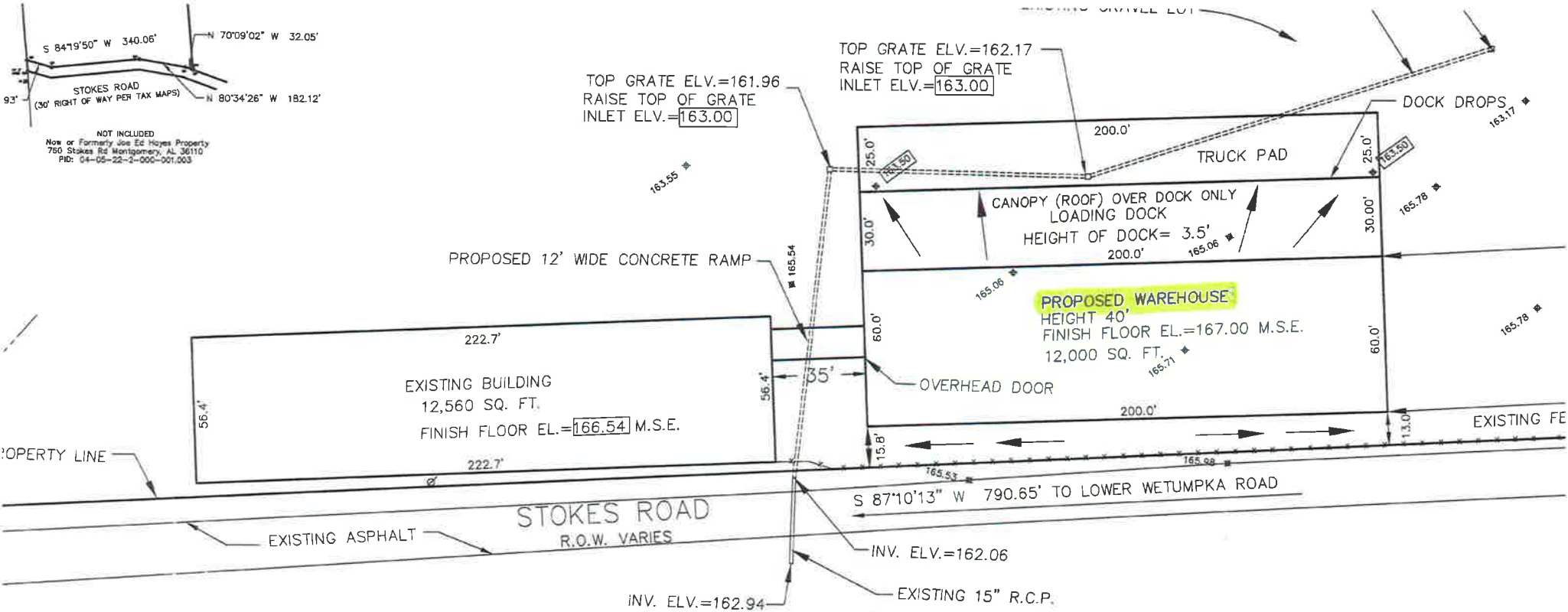
SCALE: 1" = 300'

5B

4  
5/1



NOT INCLUDED  
Now or Formerly Joe Ed Hayes Property  
760 Stokes Rd Montgomery, AL 36110  
PID: 04-05-22-2-000-001.003



LEGEND:  
 ■ CON. MON. = SET CONCRETE MONUMENT





SITE 

1 inch = 500 feet  
Item 5D



6. 8758 **PRESENTED BY:** Jeffcoat Engineers

**REPRESENTING:** New Home Missionary Baptist Church

**SUBJECT:** Request final approval of New Home Missionary Baptist Church Plat No. 2 located on the southwest corner of Early Street and Westcott Street in an R-60-d (Duplex Residential) Zoning District.

**REMARKS:** This plat replats four (4) lots into one (1) lot for church purposes. Lot A (0.684 acres) has 150 ft. of frontage along Early Street and 199 ft. of frontage along Westcott Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 4

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

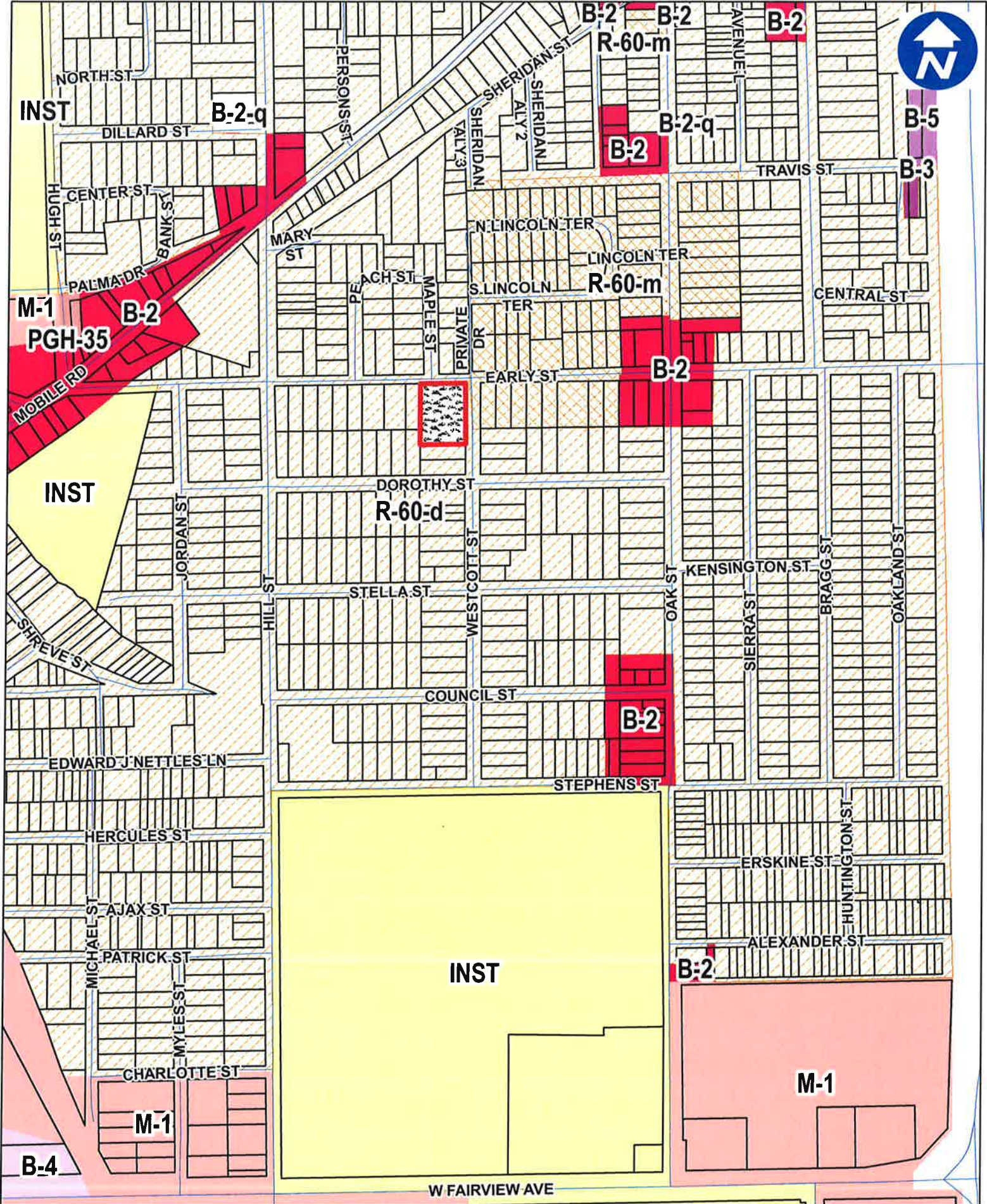
**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





SITE 

1 inch = 400 feet  
Item 6A

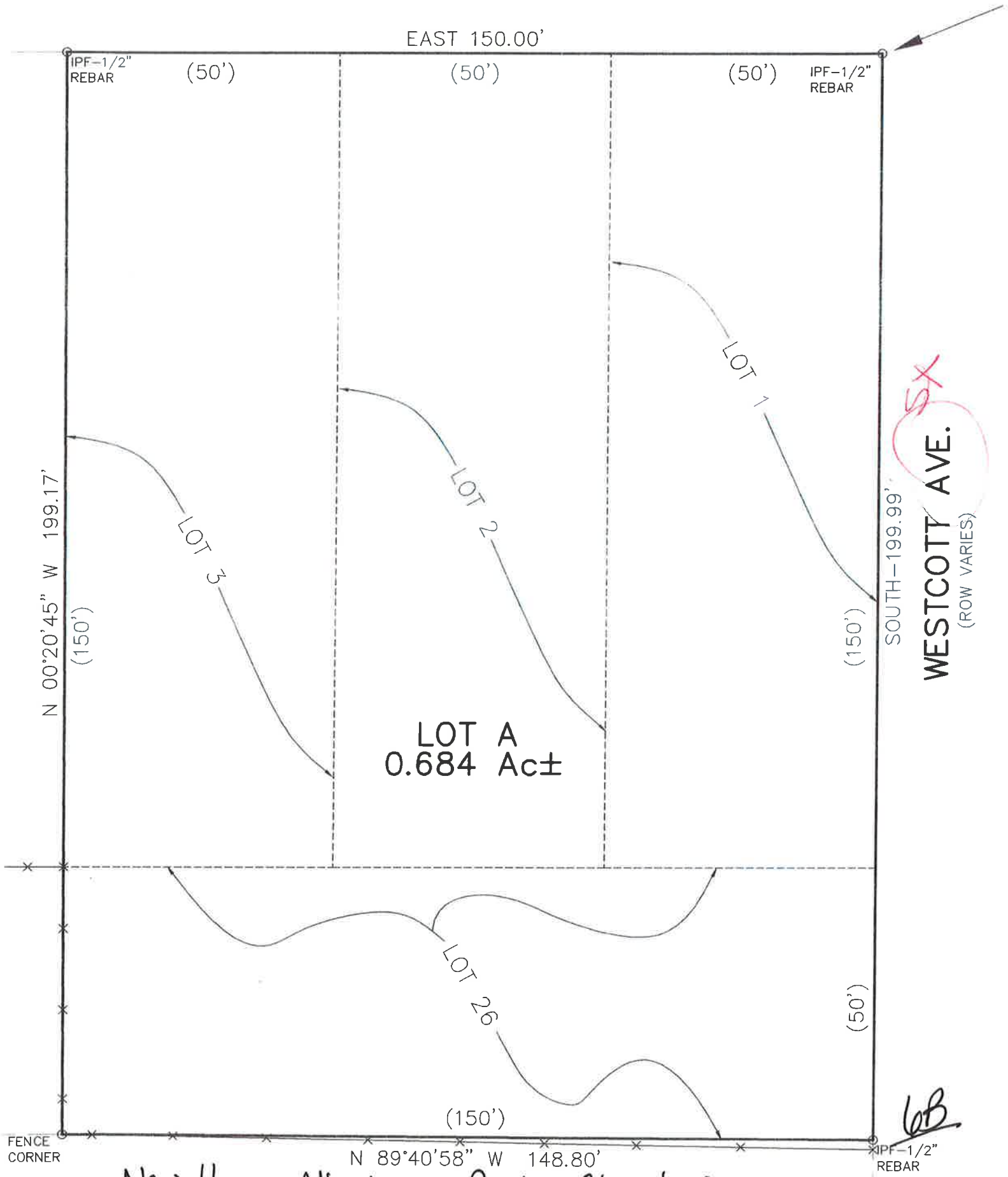


- CRIMP TOP PIPE
- OPEN TOP PIPE

THE CORNER OF LOT 1 OF THE  
 WESTCOTTVILLE AS RECORDED  
 OFFICE OF THE JUDGE OF PROBATE  
 MONTGOMERY COUNTY, ALABAMA  
 PLAT BOOK 2 AT PAGE 52 —

# EARLY STREET

(ROW VARIES)



New Home Missionary Baptist Church 2





**PLATS**

1 inch = 100 feet

**SUBJECT PROPERTY**



ITEM NO. bc



7. 8756 **PRESENTED BY:** Duplantis Design Group

**REPRESENTING:** Walmart

**SUBJECT:** Request final approval of Bonnie Crest Company Plat No. 1 located on the south side of Federal Drive, approximately 800 ft. west of Coliseum Boulevard, in B-2 (Commercial, B-3 (Commercial), and INST (Institutional) Zoning Districts.

**REMARKS:** This plat replats one (1) lot and unplatted property for commercial use. Lot 1 (9.502 acres) has approximately 700 ft. of frontage along Federal Drive and a depth of 613 ft. There is a proposed 50 ft. wide right-of-way which runs 613 ft. south off Federal Drive on the west property line which will provide access to the undeveloped property and this development. The road will be in the B-3 and INST zoning districts. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

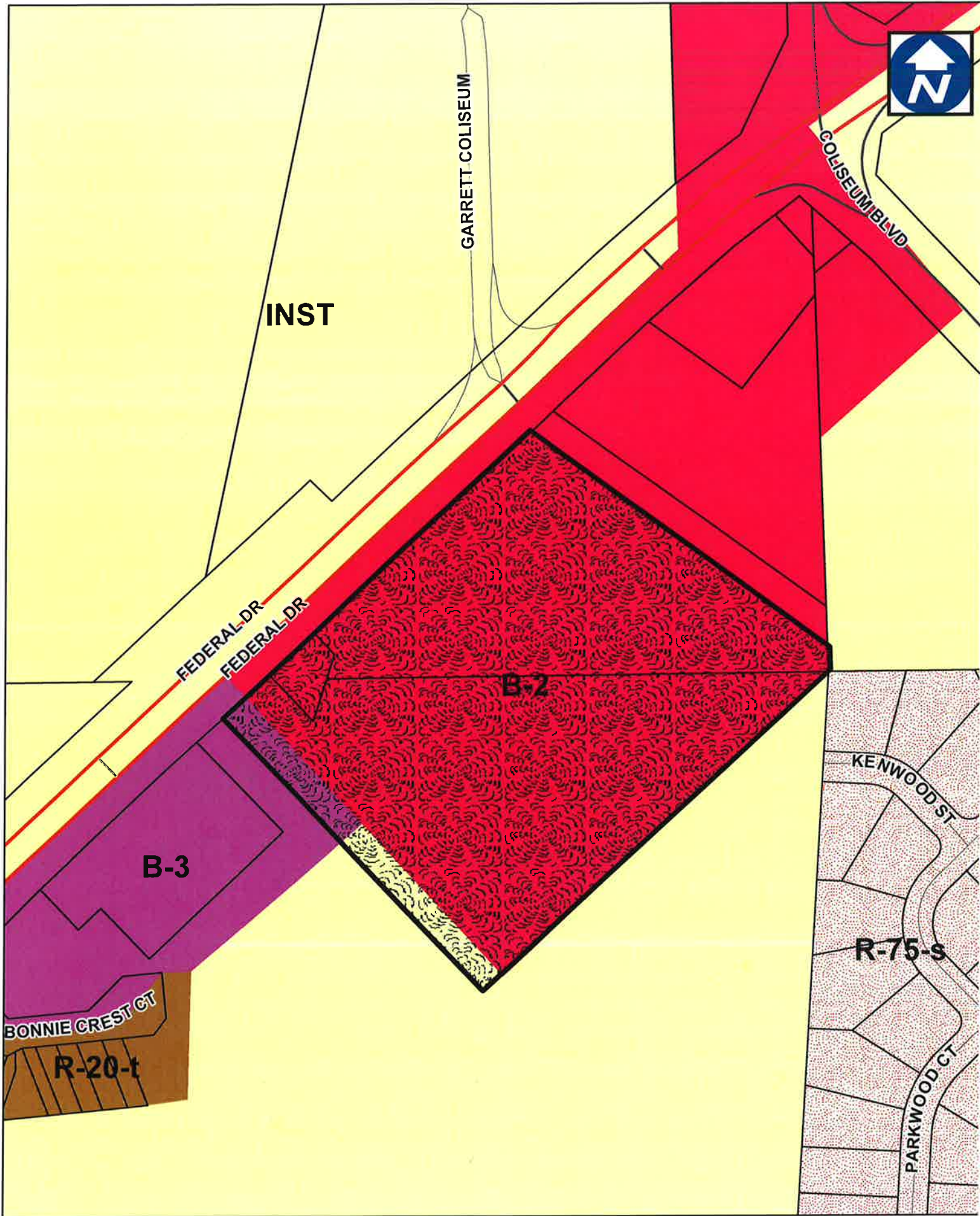
**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**PLATS**

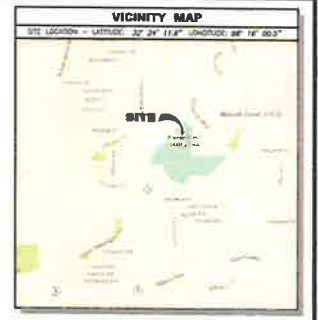
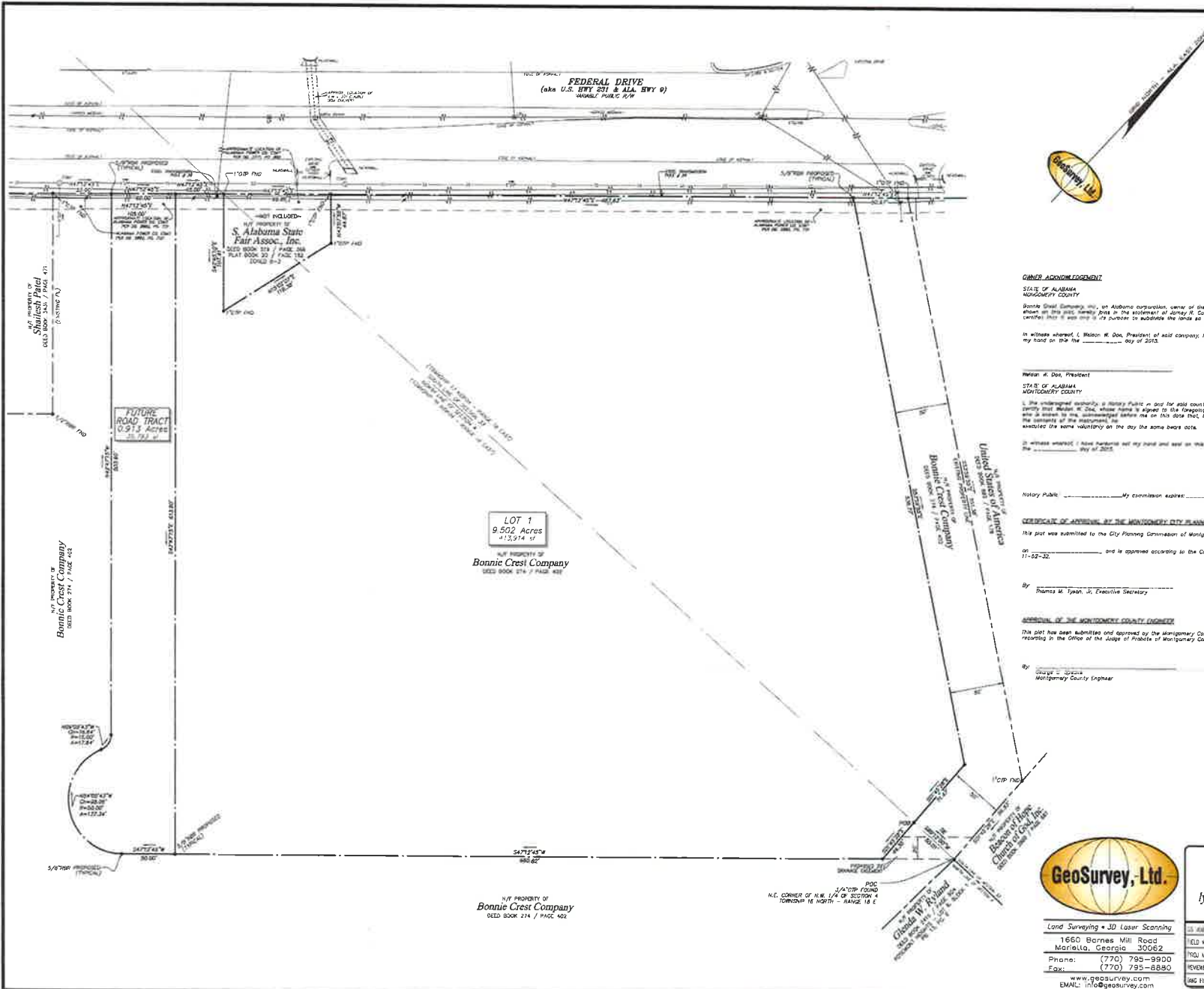
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A

*7A*



**OWNER ACKNOWLEDGMENT**

STATE OF ALABAMA  
MONTGOMERY COUNTY  
Bonnie Crest Company, Inc., an Alabama corporation, owner of the real property shown on this plat, hereby certifies that it was prepared to subordinate the rights so stated as upon  
in witness whereof, I, Wilson K. Das, President of said company, have hereunto set my hand on this \_\_\_\_\_ day of 2015.  
Wilson K. Das, President  
STATE OF ALABAMA  
MONTGOMERY COUNTY  
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Wilson K. Das, whose name is signed to the foregoing instrument, and who is named in the foregoing herein as on this date that being obtained of the contents of the instrument, he executed the same voluntarily on the day the same bears date.  
I, witness whereof, I have hereunto set my hand and seal on this date the \_\_\_\_\_ day of 2015.

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 he approved according to the Code of Alabama \_\_\_\_\_, 15-22-32.  
By: Thomas M. Tyson, Jr., Executive Secretary

**APPROVAL OF THE MONTGOMERY COUNTY ENGINEER**

This plat has been submitted and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.  
By: George D. Jordan  
Montgomery County Engineer

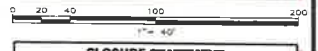
**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS NAMED HEREON AND NO PORTION OF THE SAME SHALL BE EXTENDED TO ANY OTHERS OR PARTIES UNLESS SO INDICATED BY THIS INSTRUMENT.  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS DATED 11/18/10 AND THE DATE OF LAST REVISION IS FEBRUARY 15, 2011. ANY FURTHER REVISIONS WILL BE MADE BY THE INSURANCE COMPANY. THE LOCATION OF THIS SITE ON SAID FLOOD MAPS WILL BE INDICATED BY THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM A GROUND CONTROL NETWORK PERFORMED BY GEOSURVEY, LTD. SEE THE MONUMENTS USED WERE NO. CHISLER 27-30 & NO. CHISLER 17-31.  
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE DETERMINED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OF CONSTRUCTION ACTIVITIES.

**LEGEND**

STANDARD ABBREVIATIONS      STANDARD SYMBOLS  
STP    CHANGED TOP POLE      ◊      POWER POLE  
SWM    SANITARY SWER MANHOLE      ◊      SET WIRE  
GPH    OPEN TOP PIPE      — | —      POWER LINE  
RIP    POINT OF BEGINNING  
RDC    POINT OF COMMENCEMENT  
RCD    REINFORCED CONCRETE PIPE  
SS    SANITARY SEWER

**GRAPHIC SCALE**



**CLOSURE STATEMENT**

THE FIELD CLOSURE WHICH THIS PLAN IS BASED UPON IS A CLOSURE PROVIDED BY ONE POINT TO CORNER, AND WAS OBTAINED USING THE LEAST SQUARES METHOD IN DOUBLE STATION. THE STATION AND BEING USED IN THIS PLAN WERE USED TO CHECK THE FIELD DATA.  
THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

**SURVEYOR CERTIFICATION**

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.  
Date: September 10, 2014



Land Surveying • 3D Laser Scanning  
1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com

**Bonnie Crest Company Plat No. 1  
(Previously Un-Platted Lands)**

lying and being in Section 4, Township 16 North, Range 18 East and Section 33, Township 17 North, Range 18 East.

33	2014	BONNIE CREST	1"= 40'	PLAT NO. 1
FILED WORK:	JM/RSE	CITY: MONTGOMERY STATE: AL		
TRON WORK:	GEE	COUNTY: MONTGOMERY		
REVIEWED:	JRC	SECTION: 4 & 33 TOWNSHIP: 16 N		
DATE FILED:	6000-02-Subplat.dwg	RANGE: 18 E		

RECEIVED  
MAY 28 2015  
PLANNING COMMISSION ENGINEER





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. MC



8. 8760 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 7C located at 7831 Long Acre in a T5 (Urban Center Zone) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot. Lot 8A (0.19 acres will have 100 ft. of frontage along Long Acre and 81 ft. of frontage along Clerkenwell Street. This plat will combine a lot on the rear with the lot the where main dwelling is constructed in order for the property owner to construct an outbuilding. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

*COMMENTS:* \_\_\_\_\_

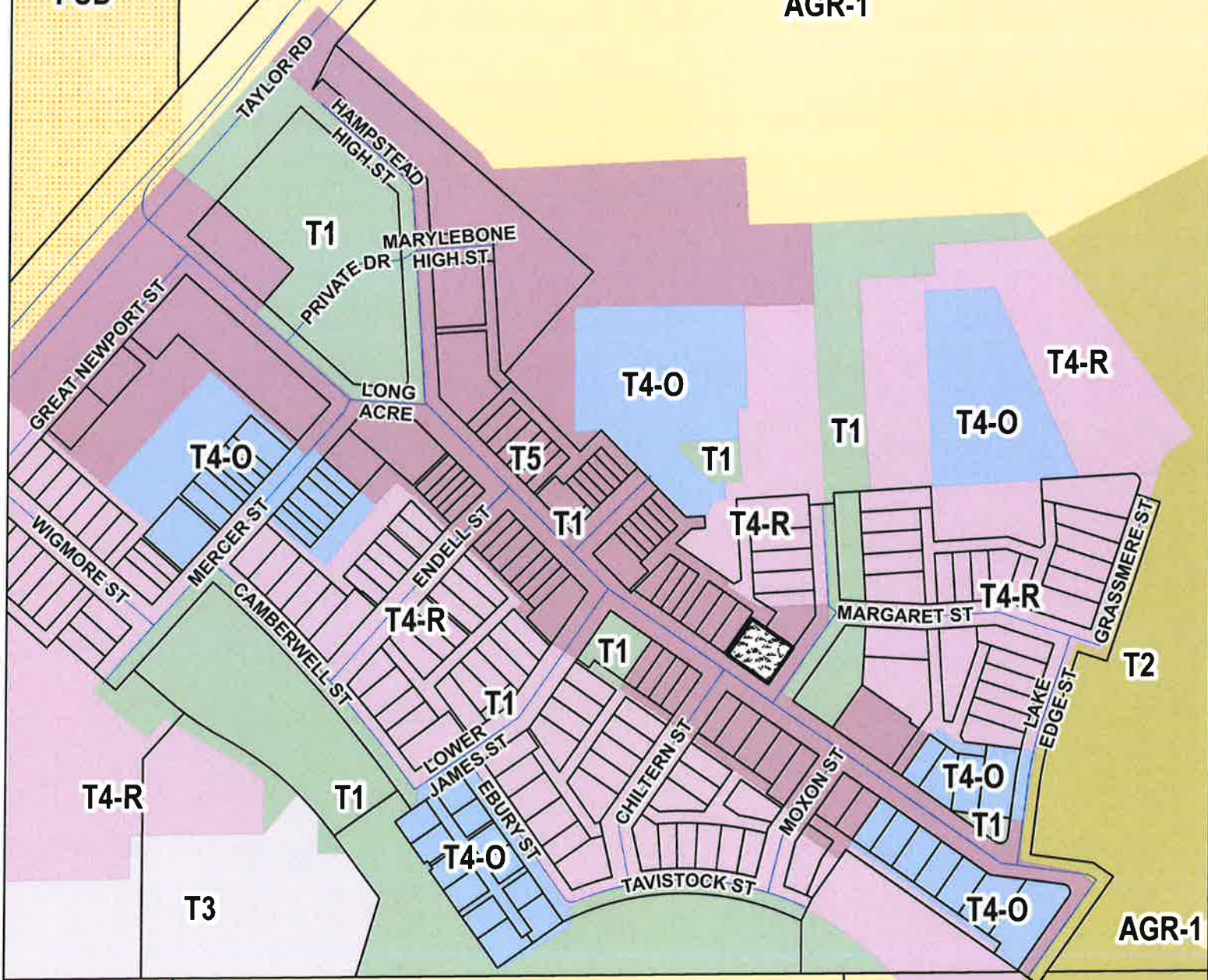
*ACTION TAKEN:* \_\_\_\_\_





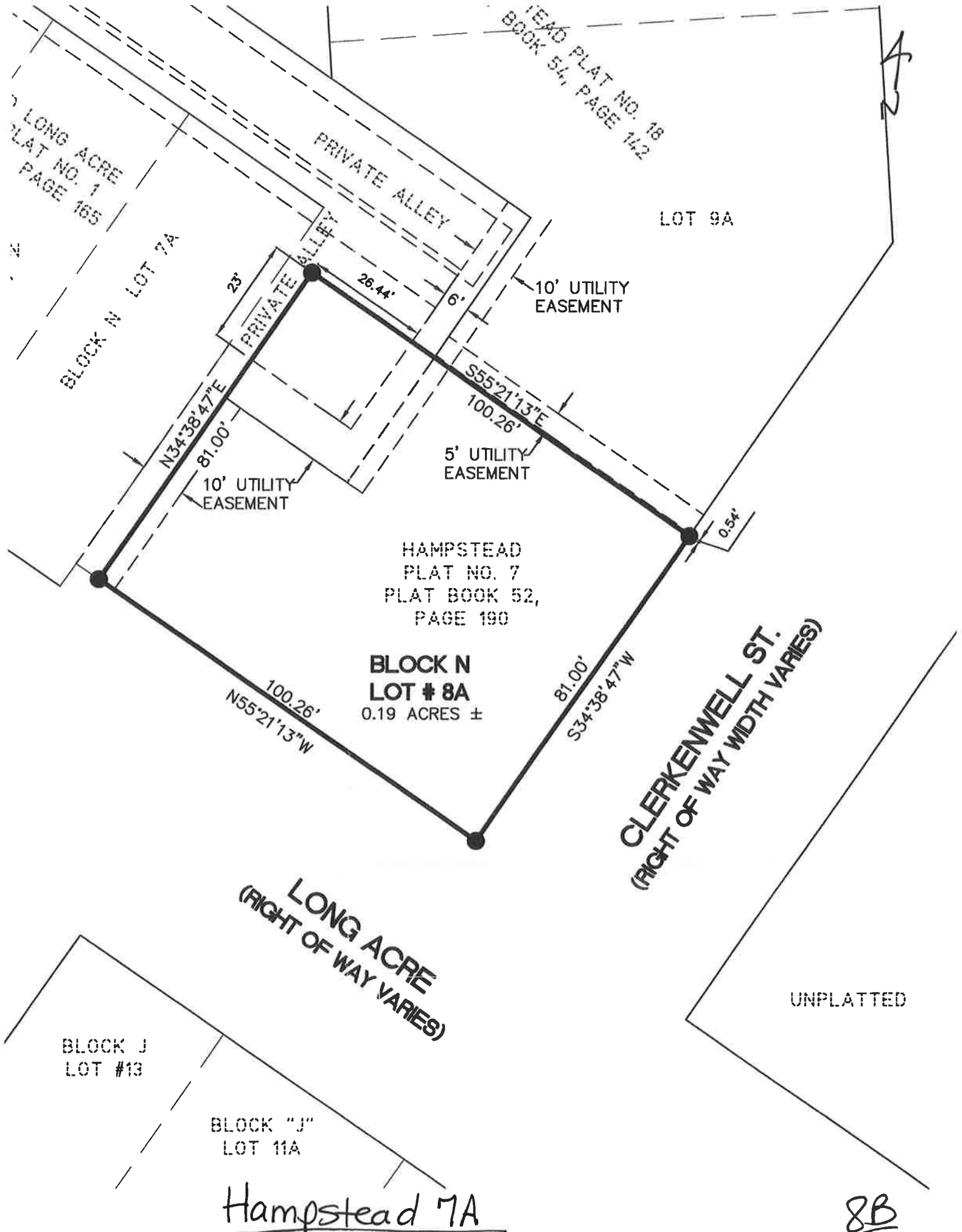
PUD

AGR-1



SITE

1 inch = 300 feet  
Item 8A







**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

8C



9. DP-2015-022 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Varner Woodworking

**SUBJECT:** Public hearing for a development plan for a new building to be located at 857 Roy Hodges Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 12,000 sq. ft. building. There are five (5) paved parking spaces indicated on the site plan. There is one (1) access drive to Roy Hodges Boulevard. All applicable requirements will be met.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

**WATER AND SEWER:**

**URBAN FORESTRY:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





M-1

M-3

R-65-m

TODD RD

DOCK HIGH LN

ROY HODGES BLVD



U

N EASTERN BLVD

SWEETWOOD WAY

LAGOON COMMERCIAL BLVD

ENTERPRISE CT

B-3

M-1

R-65-s

LAGOON PARK DR

GEORGE TODD DR

PLANTATION WAY

OLIVER RD

EASTERN BLVD SER RD

DANE DR

DUNBARTON RD

R-65-s

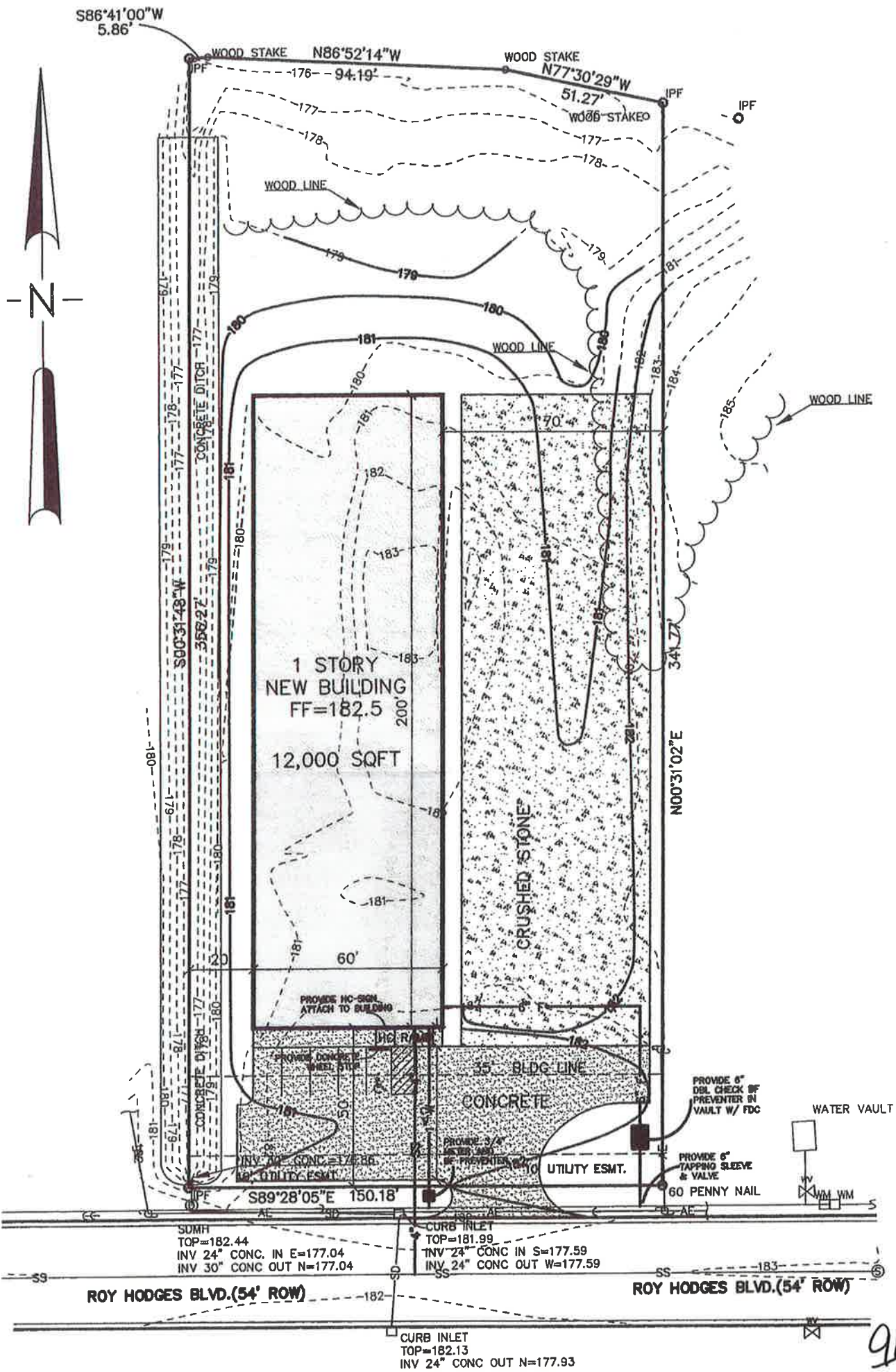
OLIVER CT

SITE 

1 inch = 400 feet

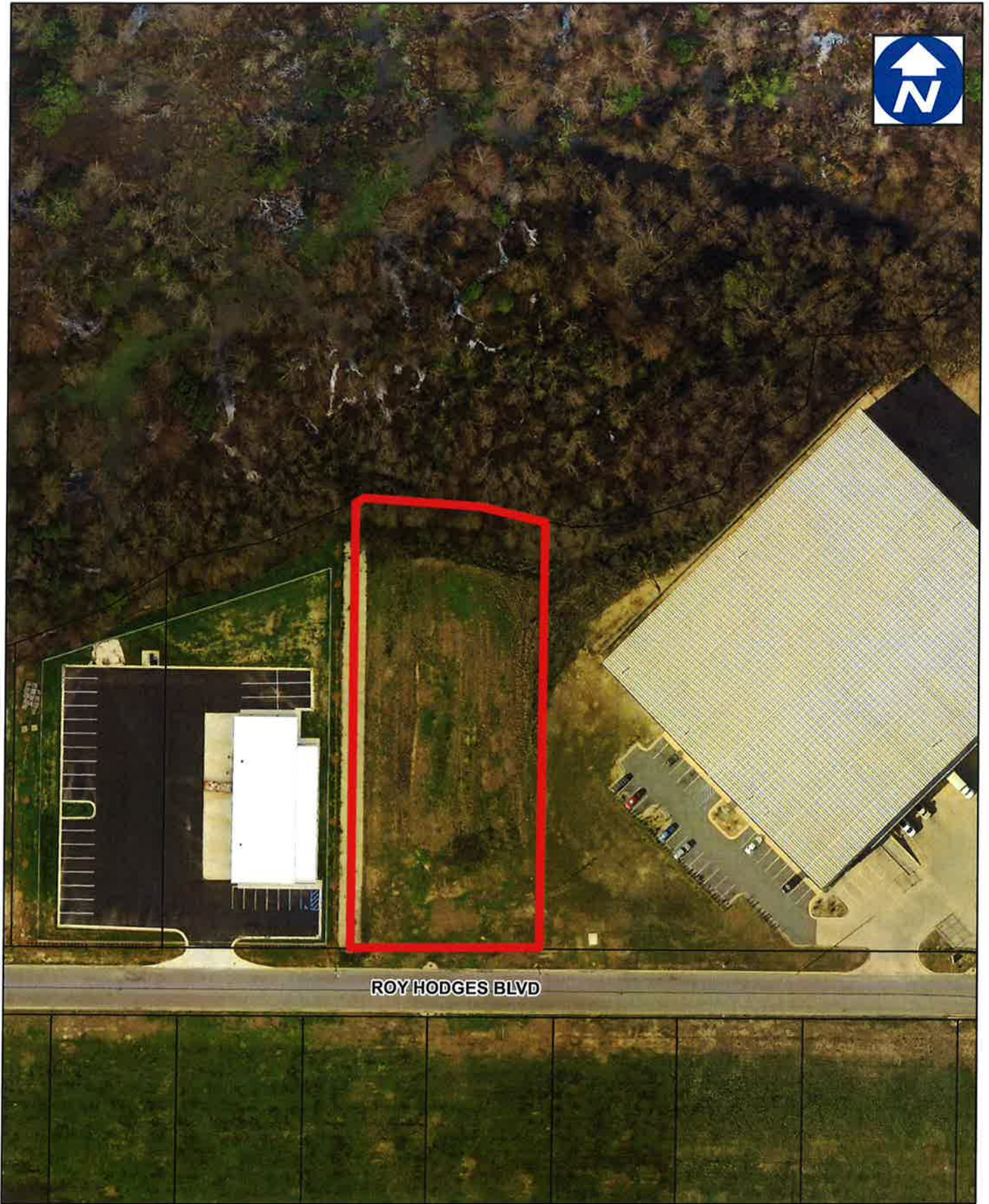
Item GA





QB





ROY HODGES BLVD

**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 100 feet



ITEM NO. 9c

10. 8757 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Alan Caton

**SUBJECT:** Request final approval of Todd Industrial Plat No. 4C located at 481 George Todd Court in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats a portion of one (1) lot for Industrial use. Lot 15A has approximately 35 ft. of frontage on George Todd Court and a depth of 249 ft. This lot is being created for an existing building. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

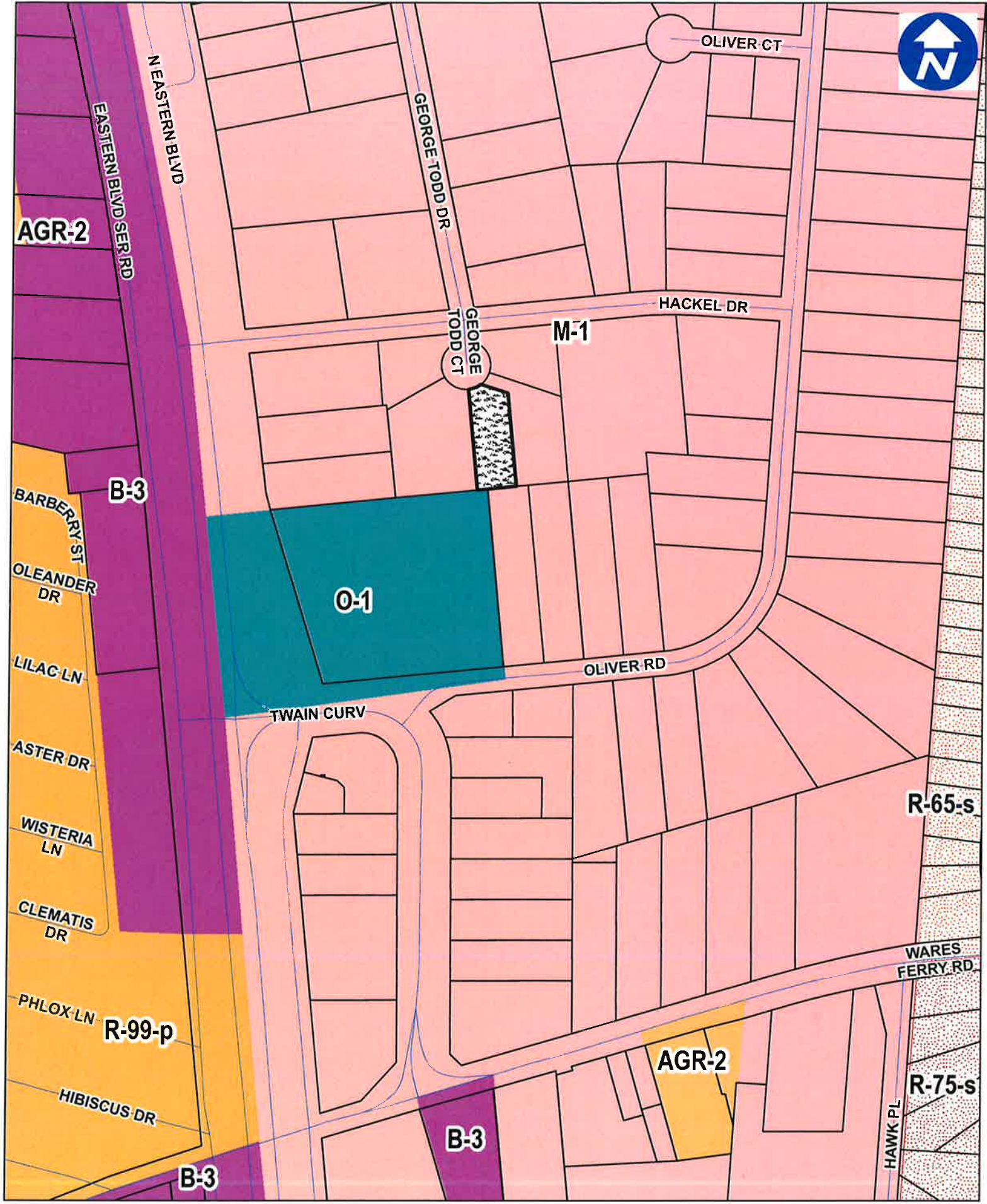
**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





SITE 

1 inch = 300 feet  
Item 10A



(GEORGE TODD CT.)

CHORD BEARING/DISTANCE  
N68°14'34"E

S71°29'41"E  
69.00'

TODD INDUSTRIAL  
BLOCK  
PB 26, F

CROSSLEY1  
LOT 4  
PB 36, PG 154

LOT 15A  
BLOCK B

N05°27'48"W (N04°04'W PLATTED)  
249.17'

S05°23'34"E  
231.40'

10'

Todd Industrial 4c

S84°55'37"W (S85°56'W PLATTED)  
95.66'

ALABAMA HOSPITAL  
ASSOCIATION 1B  
LOT 1, PB 45, PG 1

TODD INDUSTRIAL 3 L  
BLOCK B 10B  
PB 23, PG 105





GEORGE TODD DR  
HACKEL DR



**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. DP- 1979-221 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Ocean Bio-Chem, Inc.

**SUBJECT:** Public hearing for a development plan for two building additions to a building located at 2780 Gunter Park Drive East in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 5,380 sq. ft. addition and an 84,563 sq. ft. addition. There will be no changes to the existing access drives or parking. All applicable requirements will be met.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

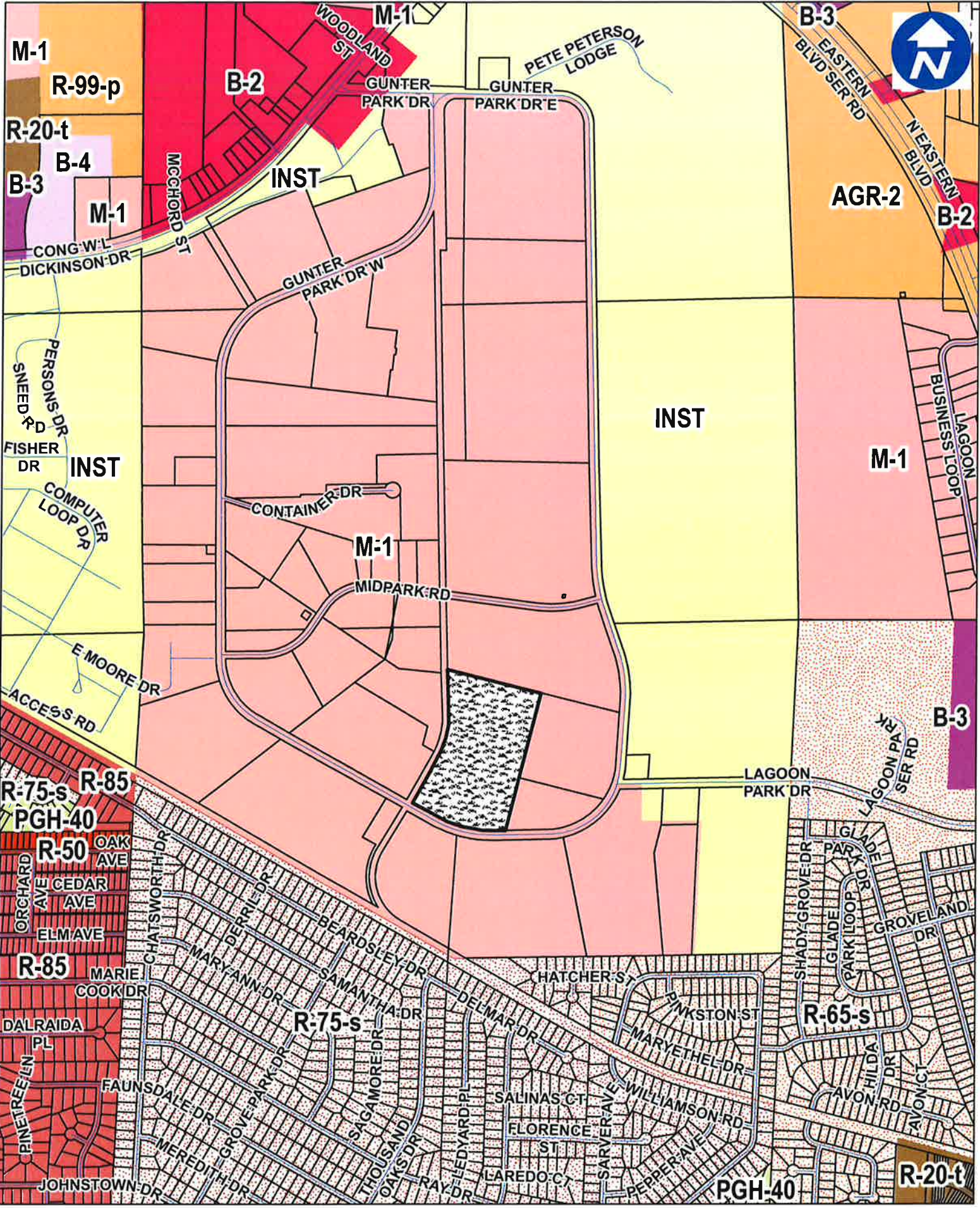
**WATER AND SEWER:**

**URBAN FORESTRY:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





SITE 

1 inch = 1,000 feet  
Item 11A



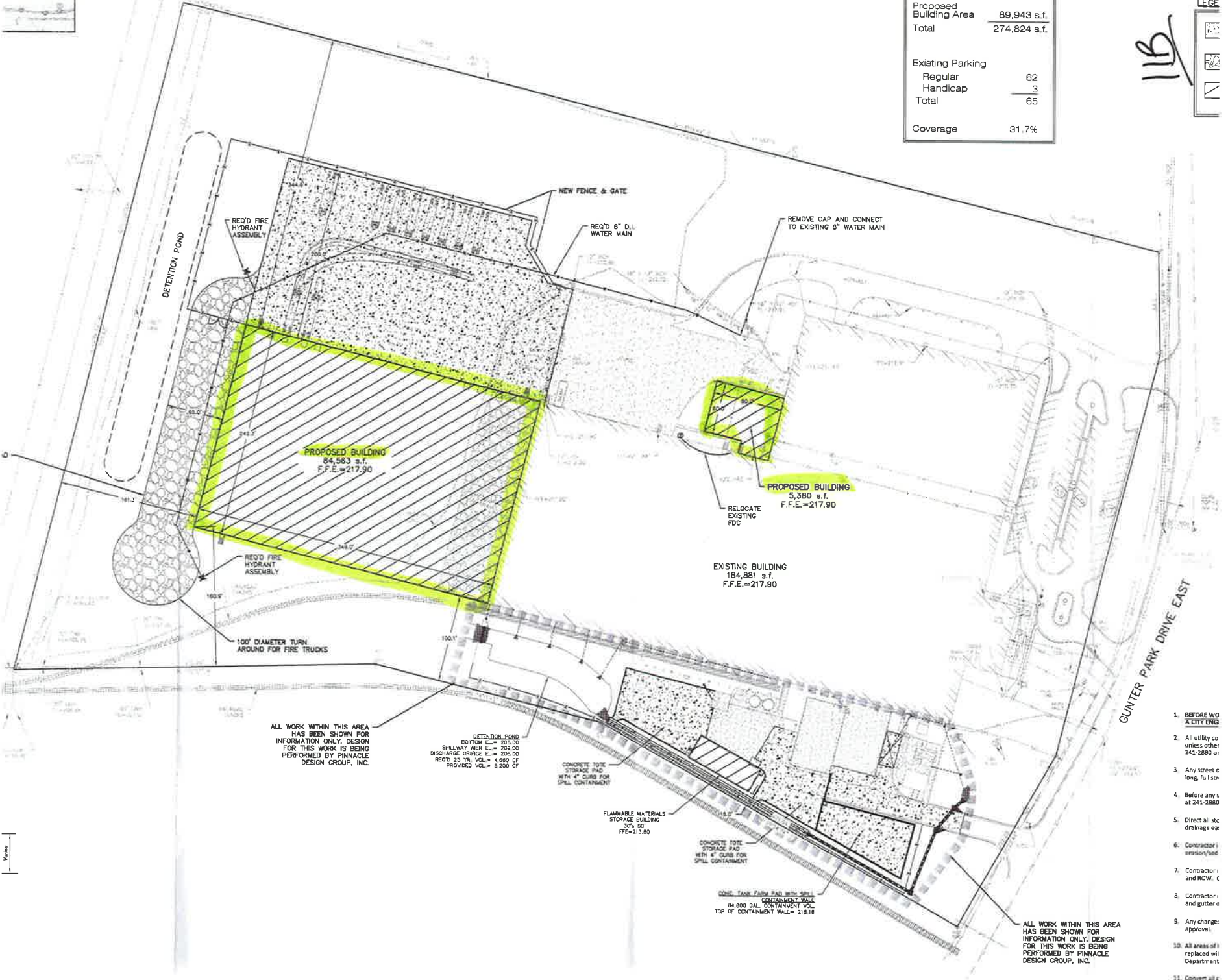


Existing Building Area	184,881 s.f.
Proposed Building Area	89,943 s.f.
Total	274,824 s.f.
Existing Parking	
Regular	62
Handicap	3
Total	65
Coverage	31.7%

11B

LEGEND

- Proposed Building Area
- Existing Building Area
- Existing Parking



ALL WORK WITHIN THIS AREA HAS BEEN SHOWN FOR INFORMATION ONLY. DESIGN FOR THIS WORK IS BEING PERFORMED BY PINNACLE DESIGN GROUP, INC.

DETENTION POND  
BOTTOM EL = 208.00  
SPILLWAY WER EL = 208.00  
DISCHARGE ORIFICE EL = 208.00  
REQ'D 25 YR. VOL = 4,650 CF  
PROVIDED VOL = 5,200 CF

ALL WORK WITHIN THIS AREA HAS BEEN SHOWN FOR INFORMATION ONLY. DESIGN FOR THIS WORK IS BEING PERFORMED BY PINNACLE DESIGN GROUP, INC.

1. BEFORE WORK BY A CITY ENGINEER
2. All utility connections unless otherwise noted at 241-2880 or 241-2880
3. Any street crossings long, full station
4. Before any work at 241-2880
5. Direct all site drainage easements to the street
6. Contractor to verify location and depth of all utilities
7. Contractor to verify location and depth of all utilities
8. Contractor to verify location and depth of all utilities
9. Any changes to be approved by the City Engineer
10. All areas of site to be replaced with existing vegetation
11. Cover all existing utilities

Vertical





DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 11C

12. 8759 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** T Square, LLC

**SUBJECT:** Request final approval of Larkspur at Taylor Lakes Plat No. 1A located on the southwest corner of Stapleton Drive and Sedona Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats three (3) lots into two (2) lots for residential use. Lot 1A will have approximately 150 ft. along Stapleton Drive and approximately 190 ft. of frontage along Sedona Drive. Lot 26A will have approximately 126 ft. of frontage along Stapleton Drive and a depth of 143 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

*COMMENTS:* \_\_\_\_\_

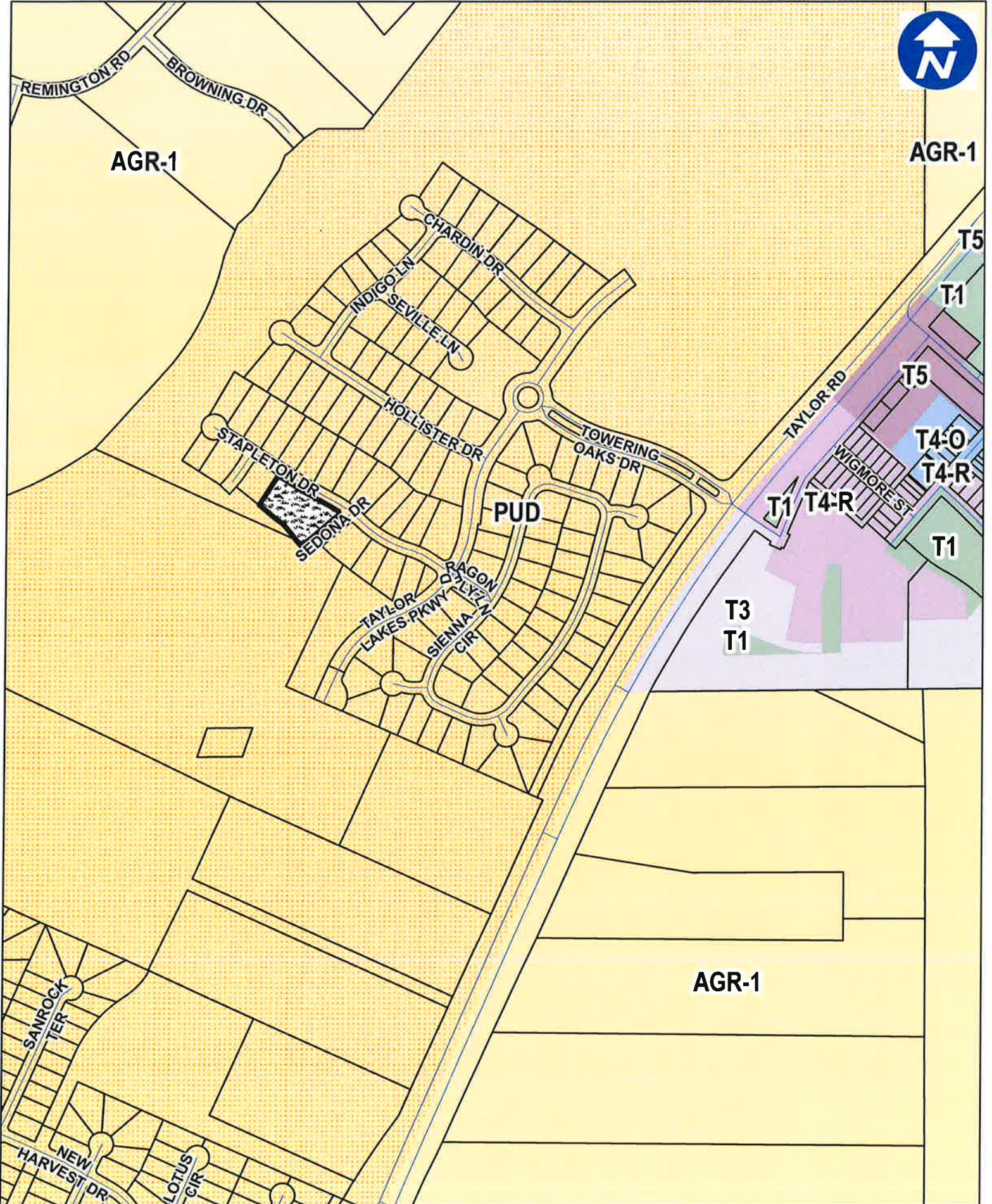
*ACTION TAKEN:* \_\_\_\_\_





AGR-1

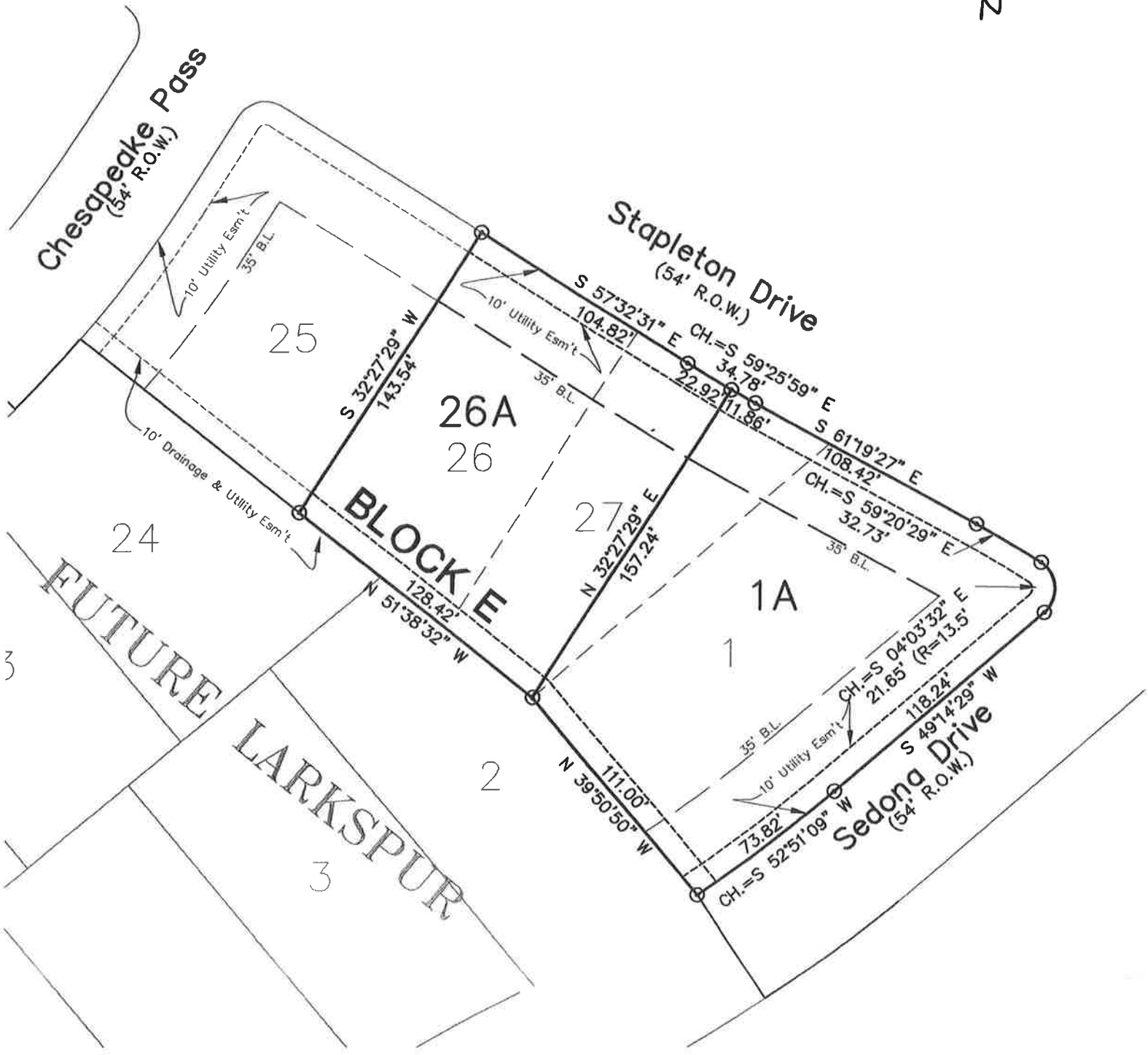
AGR-1



SITE 

1 inch = 500 feet  
Item 12A





Larkspur at Taylor Lakes 1A

12B





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C



13. 8755 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Goodwyn Building Company

**SUBJECT:** Request final approval of Somerhill Plat No. 8 located at the west end of Cadbury Lane, approximately 500 ft. east of Young Meadows Road, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 26 lots for residential use. The lots will be developed as 50 ft. wide lots with 20 ft. front and rear yards, and 5 and 9 ft. side yards. Cadbury Lane will be extended approximately 260 ft. to the west and a new street will run north and southwest off Cadbury Lane. If this plat is approved we will require renaming of a portion of Cadbury Lane. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**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:**

**TRAFFIC ENGINEERING:**

**FIRE DEPARTMENT:**

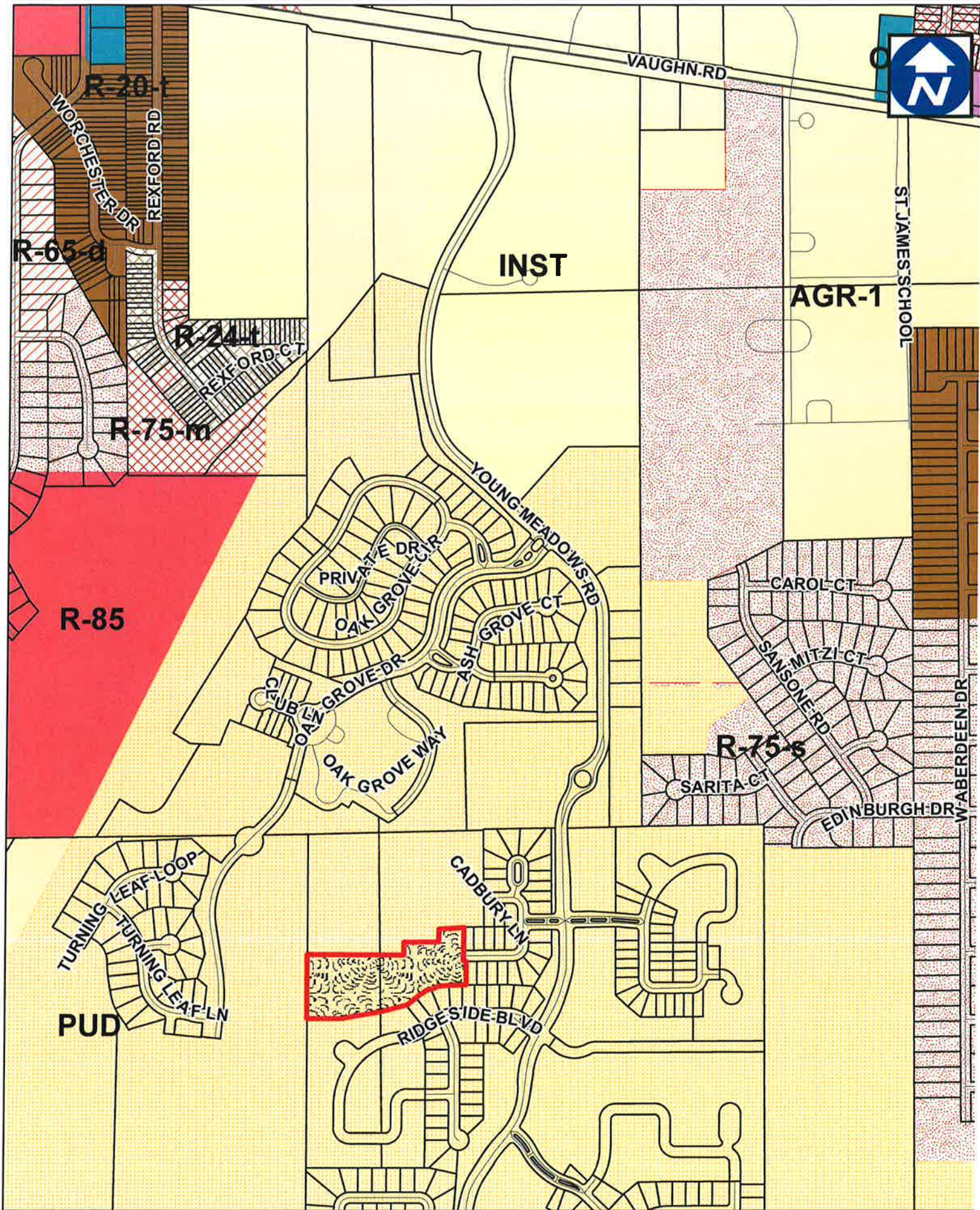
**WATER AND SEWER:**

**COUNTY HEALTH DEPARTMENT:**

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**PLATS**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 13A



13B

STATE PLANE  
 Preliminary Map of  
 Somerhill, Plat No. 8  
 Located in the Northern Quarter of Section 36, T-16-N, R-16-E  
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.  
 Engineers - Architects - Planners - Surveyors

200 East Chase Lane, Suite 200  
 Montgomery, Alabama 36117  
 Office (204) 271-5200  
 Fax (204) 272-1988

Symbol	Description
(Circle with dot)	Existing Iron Pin
(Circle with cross)	Proposed Iron Pin

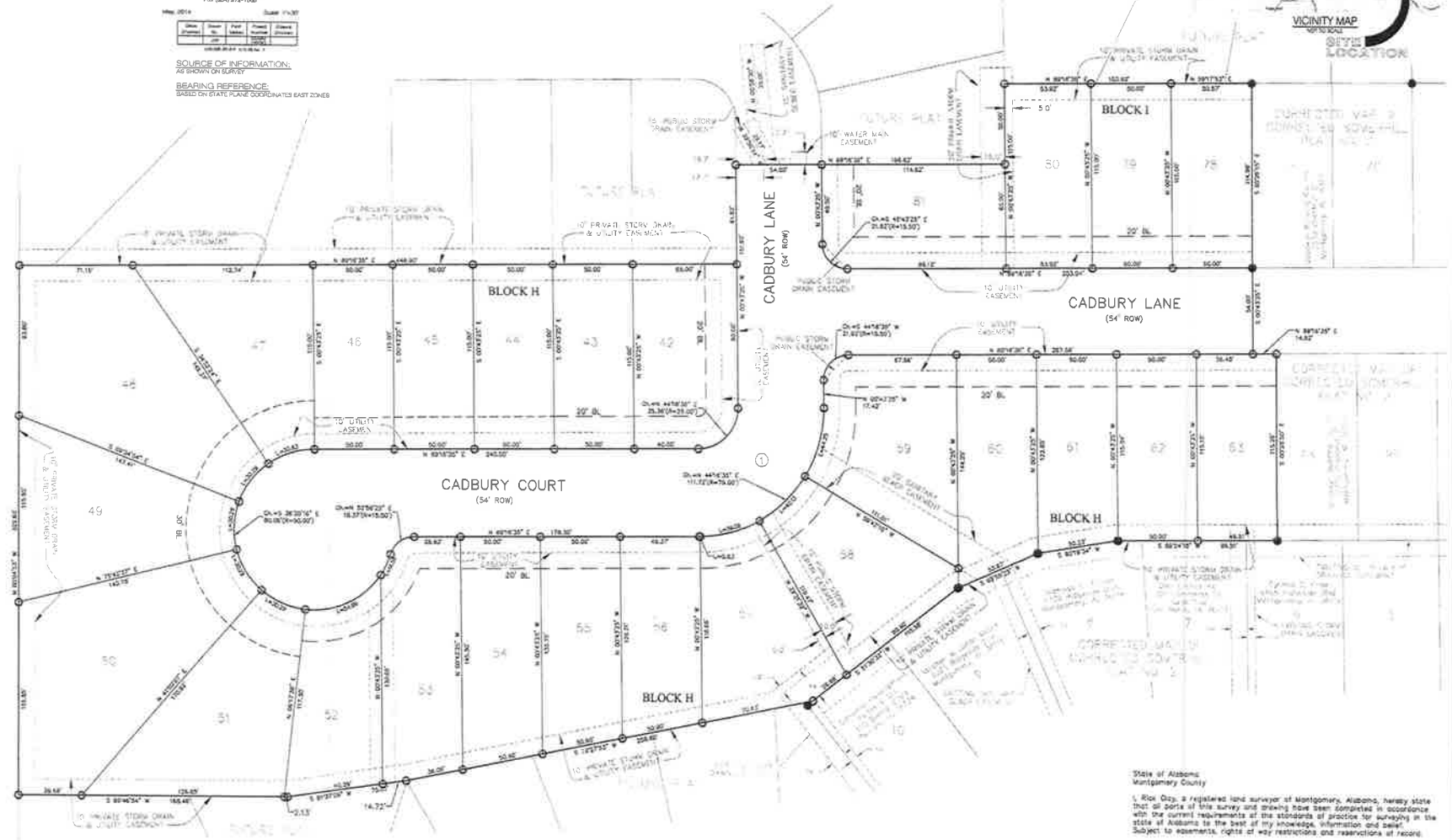
SOURCE OF INFORMATION:  
 AS SHOWN ON SURVEY

BEARING REFERENCE:  
 BASED ON STATE PLANE COORDINATES EAST ZONE

Centerline Curve Data

①	induced angle = 90-00-00 Radius = 53.00 Tangent length = 33.207 Arc length = 67.66 Chord length = 73.54 External angle = 27.54° Mid ordinate = 15.23 Degree of curve = 110-11-03
---	---

PROPERTY OWNER INFORMATION  
 GOODWIN BUILDING COMPANY, INC  
 2939 CHESNUT ST.  
 Montgomery, AL 36107



State of Alabama  
 Montgomery County

I, Rick Clay, a registered land surveyor of Montgomery, Alabama, hereby state 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. Subject to easements, rights of way restrictions and reservation of record.

Rick Clay Reg. 25651 \_\_\_\_\_ Date \_\_\_\_\_

ISSUE DATE

Issue No.	Issue Date	Issue Description
1	05/23/2016	Initial Issue

Somerhill Plat No. 8  
 Montgomery, Alabama

CMGM 14-0043

PRELIMINARY  
 PLAT

RECEIVED  
 MAY 23 2016

C4

GOODWIN | MILLS | CAWOOD

2660 East Chase Lane, Suite 200 | Montgomery, AL 36107  
 Tel 204-271-5200 | GINCNETWORK.COM





**PLATS**  
1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 13C