

Planning Commission Agenda

December 10, 2015

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Crews Reaves, Chairperson

Malcolm Calhoun

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

**Planning Controls 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 November 12, 2015 meeting

December 10, 2015

| <u>Item</u> | <u>File No.</u> | <u>Petitioner</u> | <u>Location</u> | <u>Request</u> | <u>Page</u> |
|--------------------|------------------------|--------------------------|------------------------|------------------------|--------------------|
| 1. | 8791 | Jeffcoat Engineers | Phillip Street | Plat | 1 |
| 2. | 8789 | Duplantis Design Group | Federal Drive | Plat | 2 |
| 3. | DP-1974-059 | Commercial Site Design | Eastern Boulevard | DP | 3 |
| 4. | 8788 | Pilgreen Engineering | Erinwood Place | Plat | 4 |
| 5. | DP-2015-039 | " " | Malcolm Drive | DP | 5 |
| 6. | DP-1984-052 | " " | Eastern Boulevard | DP | 6 |
| 7. | RZ-1995-001 | Goodwyn, Mills & Cawood | Broderick Street | Revised Master Plan | 7 |
| 8. | 8790 | " " | Broderick Street | Plat | 8 |
| 9. | RZ-2000-020 | " " | EastChase Lane | Revised Master Plan | 9 |
| 10. | RZ-2015-018 | Michael Williams | Central Street | Rezoning | 10 |
| 11. | RZ-2008-020 | Horatio R. Lee | Crane Street | Rezoning | 11 |
| 12. | RZ-2015-019 | Adam Warnke | Clay Street | Rezoning | 12 |

***The next Planning Commission meeting is on
January 28, 2016***

1. 8791 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Timothy Moseley

SUBJECT: Request final approval of Timothy Moseley Plat No. 1 located on the east side of Phillip Street, approximately 1,200 ft. north of Roquemore Street, in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot A (0.425 acres) has 105 ft. of frontage along Phillip Street and a depth of 175 ft. 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: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



M-3

R-50

MAJOR ST

PHILLIP ST

JUDGE C PRICE ST

KENILWORTH ST

R-99-s



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1A

TIMOTHY MOSELEY PLAT NO. 1

BEING A REPLAT OF A PART OF LOT 2 OF THE MADISON SUBDIVISION AS RECORDED
 IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN
 PB. 5 AT PAGE 19 - LOCATED IN THE SW 1/4 OF SECTION 5, T-16-N, R-17-E,
 MONTGOMERY COUNTY, ALABAMA

JEFFCOAT ENGINE
 & SURVEYORS, L.

928 S. HULL ST.
 MONTGOMERY, AL. 361
 PHONE: 265-1246
 FAX: 265-1268

CLANTON:
 PHONE: 755-3677

TROY:
 PHONE: 566-0030

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

SOURCE OF INFORMATION

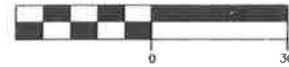
-MADISON SUBDIVISION
 (PB. 5, PAGE 19)

-RLPY 2401, PAGE 658

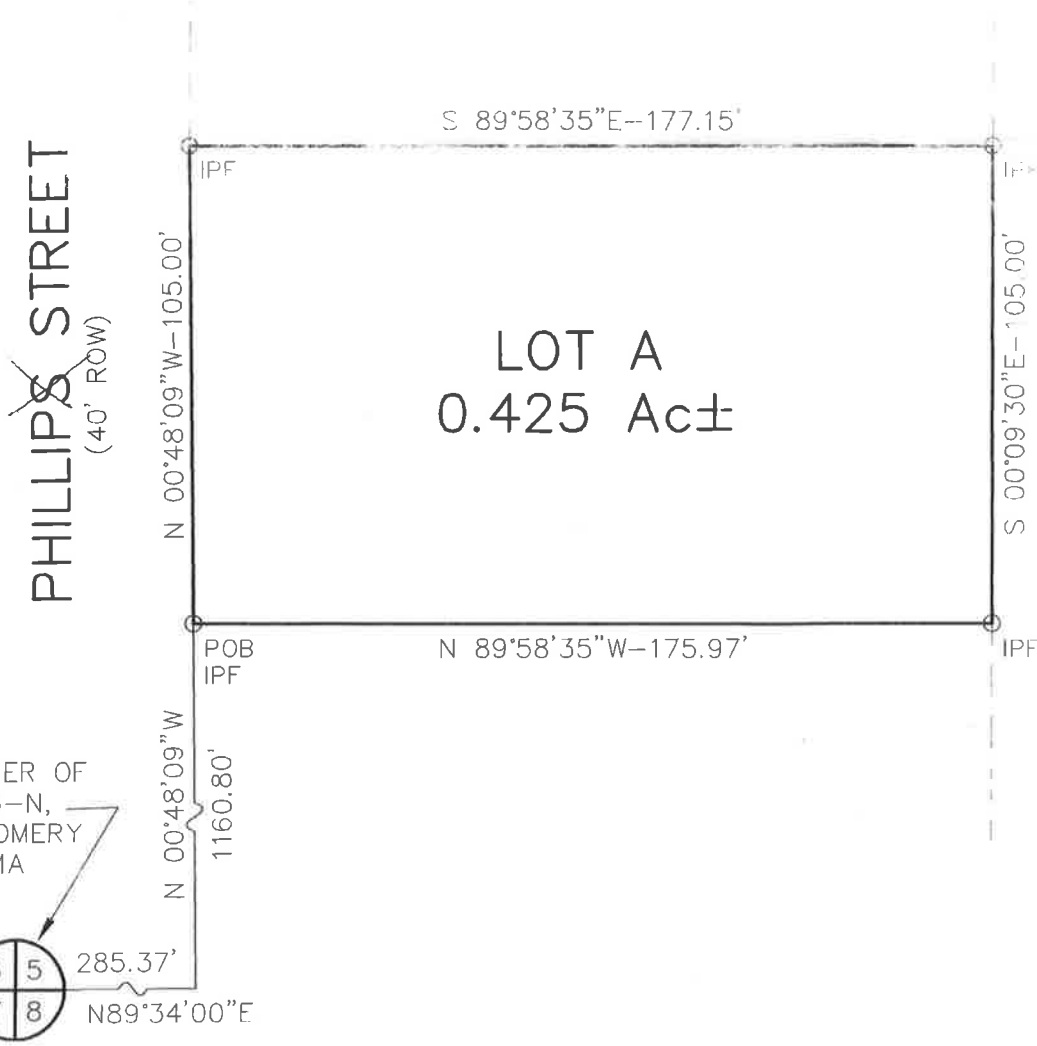


SPECIAL FLOOD NOTE:
 THIS PROPERTY IS LOCATED WITHIN
 FLOOD ZONE "X" ACCORDING TO
 THE FEMA FLOOD MAP
 01101C0069J, DATED 1/7/15.

SCALE: 1" = 30'



BASIS OF BEARING:
 THE WEST LINE OF THIS SURVEY HAS
 BEEN ROTATED TO MATCH THE SAME AS
 SHOWN IN RLPY 2401, PAGE 658



HUNTER
 STATION
 COMMUNITY
 CENTER

POC - SW CORNER OF
 SECTION 5, T-16-N,
 R-17-E, MONTGOMERY
 COUNTY, ALABAMA



1B



KENILWORTH ST

PHILLIP ST

JUDGE C PRICE ST

PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 8789 **PRESENTED BY:** Duplantis Design Group

REPRESENTING: Twister 4672, LLC

SUBJECT: Request final approval of Bonnie Crest Company Plat No. 2 located on the south side of Federal Drive, approximately 800 ft. west of Coliseum Boulevard, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots and unplatted land into five (5) lots for commercial use. Lot 1A (6.419 acres) has approximately 400 ft. of frontage along Federal Drive and a depth of 613 ft. Lot 1B (2.284 acres) has 219 ft. of frontage along Federal Drive and a depth of 386 ft. Lot 1C (0.866 acres) has access from a cross access easement off Federal Drive and is the location of a detention pond. Lot 1D (0.108 acres) has access from a cross access easement off Federal Drive and has a portion of a detention pond. Lot 1E (4.362 acres) has access from a cross access easement off Federal Drive and is a mitigation grading area. 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: No objection.

TRAFFIC ENGINEERING: No objection.

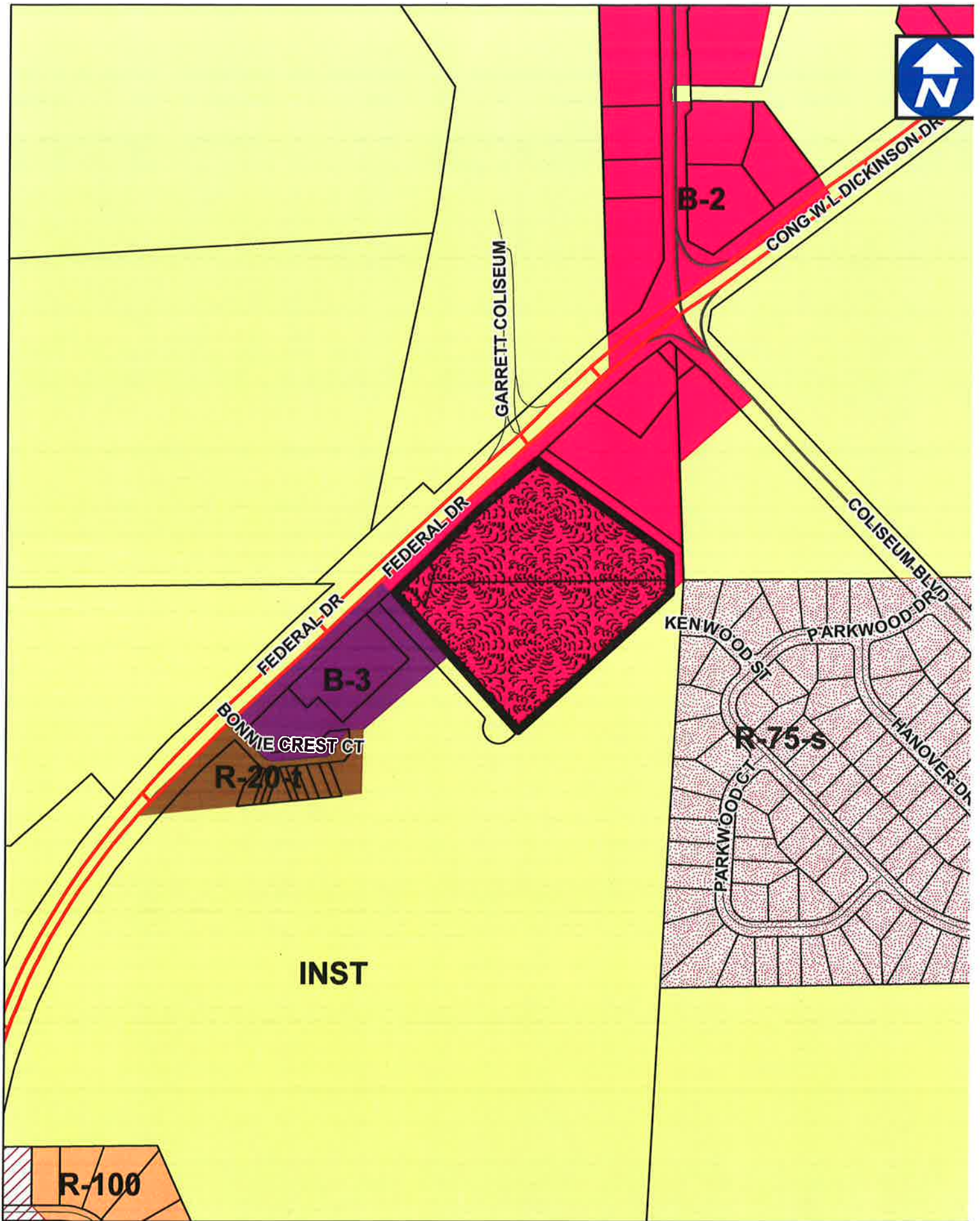
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

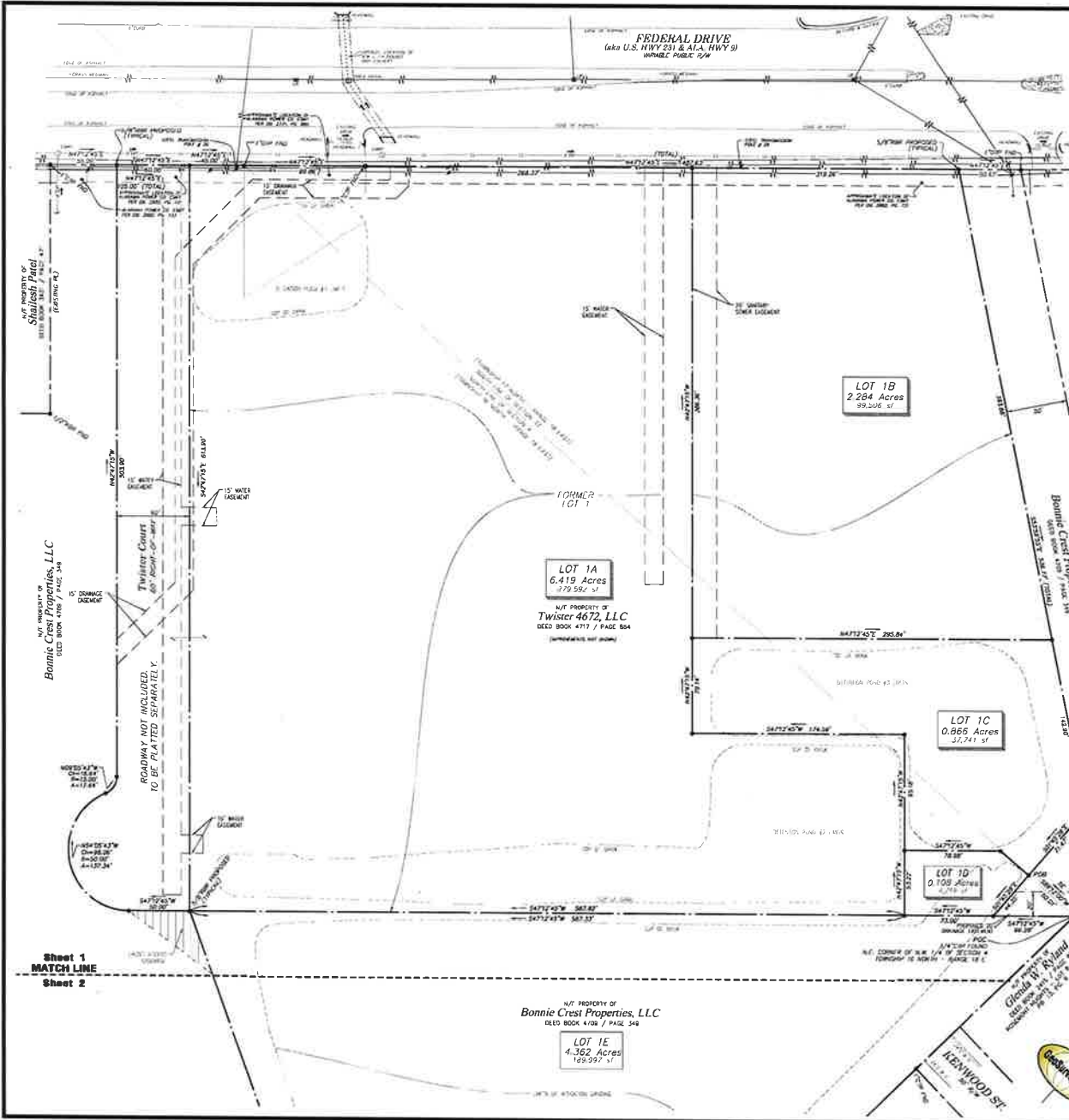
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

26



OWNER ACKNOWLEDGMENT
 STATE OF ALABAMA
 MONTGOMERY COUNTY
 Twister 4672, LLC, a Delaware limited liability company, owner of the real property shown on this plat, hereby joins in the statement of James R. Coleman, and certifies that it was and is its purpose to subdivide the lands so platified as shown.

In witness whereof, I, _____ (Printer Name) _____ (Title) _____ of said company have hereunto set my hand on this the _____ (Month / Day) _____ day of 2015.

Notary Public: _____ My commission expires _____

STATE OF ALABAMA
 MONTGOMERY COUNTY
 I, the undersigned authority, a Notary Public in and for said county, do and do solemnly certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same date aforesaid.

In witness whereof, I have hereunto set my hand and seal on this Date: the _____ (Month / Day) _____ day of 2015.

Notary Public: _____ My commission expires _____

STATE OF ALABAMA
 MONTGOMERY COUNTY
 Bonnie Crest Properties, LLC, an Alabama corporation, owner of the real property shown on this plat, hereby joins in the statement of James R. Coleman, and certifies that it was and is its purpose to subdivide the lands so platified as shown.

In witness whereof, I, William W. Doe, President of said company, have hereunto set my hand on this the _____ (Month / Day) _____ day of 2015.

Notary Public: _____ My commission expires _____

STATE OF ALABAMA
 MONTGOMERY COUNTY
 I, the undersigned authority, a Notary Public in and for said county, do and do solemnly certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same date aforesaid.

In witness whereof, I have hereunto set my hand and seal on this Date: the _____ (Month / Day) _____ day of 2015.

Notary Public: _____ My commission expires _____

STATE OF ALABAMA
 MONTGOMERY COUNTY
 I, the undersigned authority, a Notary Public in and for said county, do and do solemnly certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same date aforesaid.

In witness whereof, I have hereunto set my hand and seal on this Date: the _____ (Month / Day) _____ day of 2015.

Notary Public: _____ My commission expires _____

STATE OF ALABAMA
 MONTGOMERY COUNTY
 I, the undersigned authority, a Notary Public in and for said county, do and do solemnly certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same date aforesaid.

In witness whereof, I have hereunto set my hand and seal on this Date: the _____ (Month / Day) _____ day of 2015.

DETENTION POND MAINTENANCE
 INSURE 4672, LLC IS RESPONSIBLE PARTY FOR MAINTENANCE OF DETENTION PONDS THROUGH 12/31/16. 1E & 1C

CLOSURE STATEMENT
 FIELD IS CLOSURE WHEN THIS PLAT IS RECORDED. THIS PLAT IS RECORDED IN PLAT BOOK 55, PAGE 47, AND HAS A RECORDED COPY IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT IN MONTGOMERY COUNTY, ALABAMA. THE DATA COLLECTION NEAR USED TO SURVEY THIS FIELD WAS THIS DATE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ALL DIRECTIONS. SEE SET.

1 SHEET OF 2

GeoSurvey, Ltd.
 Land Surveying • 3D Laser Scanning
 1680 Barnes Mill Road
 Marietta, Georgia 30067
 Phone: (770) 795-8880
 Fax: (770) 795-8880
 www.geosurvey.com
 EMAIL: info@geosurvey.com

VICINITY MAP
 31S TOWNSHIP 16 NORTH, 18E RANGE 18 EAST

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS WHOSE NAME(S) IS/ARE SHOWN HEREON. THIS SURVEY IS NOT TO BE REPRODUCED 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 THE SURVEYOR.

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 D150300000, AND THE DATE OF SAID MAP IS FEBRUARY 5, 2014. THIS INFORMATION WAS MADE BY SPATIALCIVIL ENGINEERING, INC. THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM A GROUND CONTROL NETWORK DETERMINED BY GEODESIC, L.P. VERTICAL ELEVATIONS USE THE NGVD 83 (1.37) & PD 03129 (1.37).

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO BEGIN OF CONSTRUCTION ACTIVITIES.

GRAPHIC SCALE

0 30 40 50
 1" = 40'

LEGEND

| STANDARD ABBREVIATIONS | STANDARD SYMBOLS |
|----------------------------|------------------|
| CTP CENTER TOP PFC | □ OPEN HULL |
| SDM SANITARY DRAIN MANHOLE | ○ DAY WRT |
| OPN OPEN TOP PFC | — POWER LINE |
| SDM SANITARY DRAIN MANHOLE | |
| PFC POINT OF CORNER | |
| SDM SANITARY DRAIN MANHOLE | |
| SS SANITARY SUMP | |

APPROVAL OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on 11-22-2015 and is approved according to the Code of Alabama 11-22-20.

By: _____
 Thomas W. Egan, 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 C. Spivey
 Montgomery County Engineer

SURVEYOR CERTIFICATION
 I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the State of Alabama, and that I am a duly Licensed Surveyor in the State of Alabama to the best of my knowledge, information, and belief.

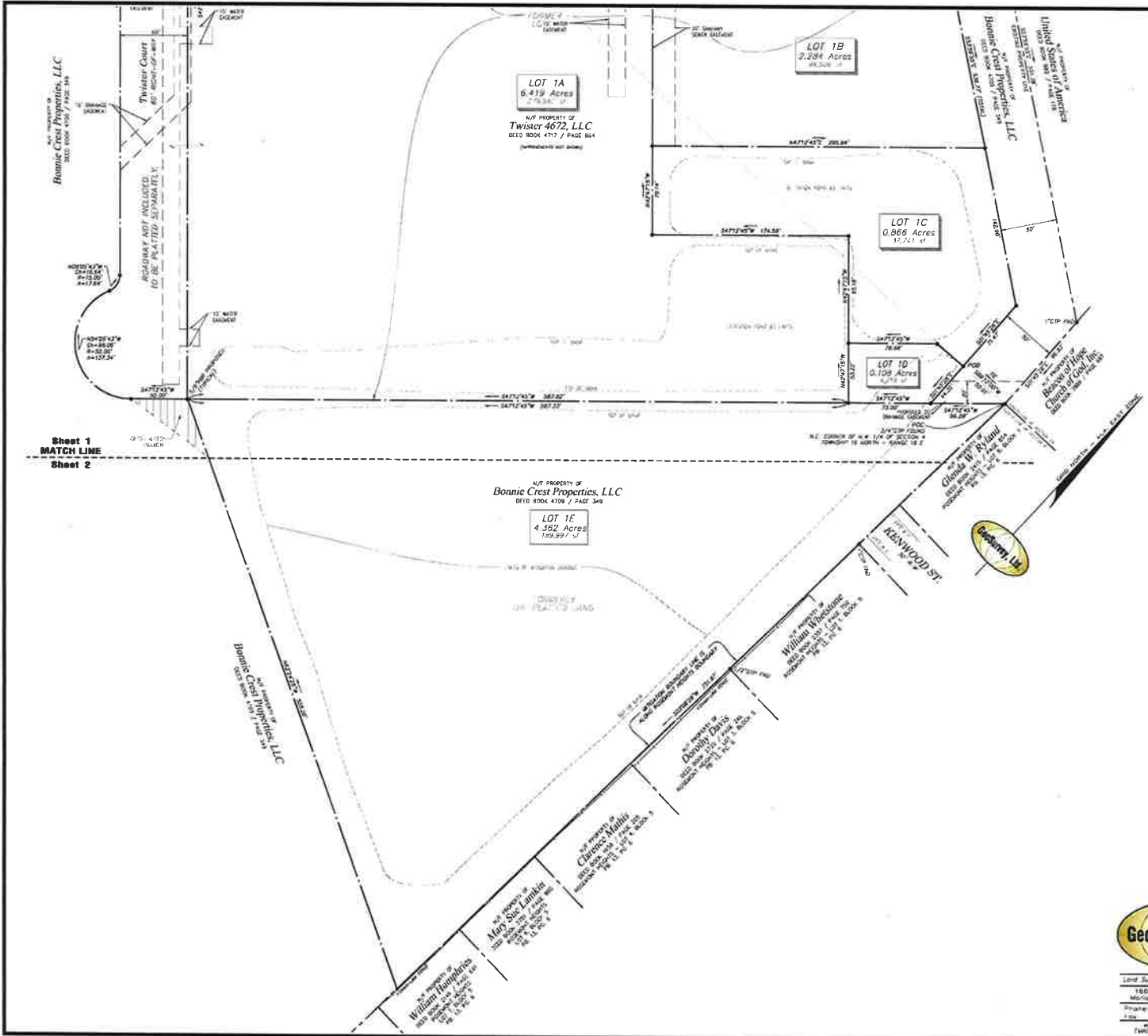
Date: September 24, 2015

James R. Coleman
 Alabama License No. 28832-2

Bonnie Crest Company Plat No. 2
 Being a re-plat of Lots 1 & 2, Map of Bonnie Crest Company Plat No. 1A as recorded in Plat Book 55, Page 47, and previously un-platted lands lying and being in Section 4 & 33, Township 16 North, Range 18 East and Section 33, Township 17 North, Range 18 East

| | | | | | |
|----------|-----------|---------|------------|----------|------|
| PLAT NO. | 2014-4908 | BOOK | 55 | PAGE | 47 |
| FILE NO. | JM/RSC | CITY | MONTGOMERY | COUNTY | AL |
| FILE NO. | 002 | SECTION | 33 | TOWNSHIP | 16 N |
| FILE NO. | 002 | SECTION | 33 | TOWNSHIP | 17 N |
| FILE NO. | 002 | SECTION | 33 | TOWNSHIP | 18 E |

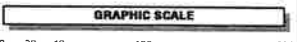
20



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS WHOSE NAME IS PRINTED ON THESE INSTRUMENTS. ANY OTHER PERSONS OR PERSONS WHOSE NAMES ARE LISTED HEREIN ARE NOT TO BE BOUND BY ANY INFORMATION CONTAINED HEREIN UNLESS THEY SIGN THESE INSTRUMENTS AS PARTIES TO THIS SURVEY. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. 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. MONUMENTS USED WERE PD CHAINS (T 3 2) & PD CHAINS (T 1 1).

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO BEGIN CONSTRUCTION ACTIVITIES.



LEGEND

| STANDARD ABBREVIATIONS | STANDARD SYMBOLS |
|----------------------------|------------------|
| STP CRUMPLED TOP PIPE | POW HOLE |
| SMR SANITARY SEWER MANHOLE | GLY WRT |
| STP OPEN TOP PIPE | POW LINE |
| POB POINT OF BEGINNING | |
| PCP POINT OF COMMENCING | |
| SCP REVERSED CONDUIT PIPE | |
| SS SANITARY SEWER | |

DETENTION POND MAINTENANCE

OWNER 4672, LLC IS RESPONSIBLE PARTY FOR MAINTENANCE OF ALL DETENTION POND THROUGH LOTS 1A, 1B, & 1E.

CLOSURE STATEMENT

THE FIELD BOOKS FOR THIS SURVEY HAVE BEEN KEPT IN THE OFFICE OF THE SURVEYOR. ANY PERSONS WHOSE NAMES ARE LISTED HEREIN ARE NOT TO BE BOUND BY ANY INFORMATION CONTAINED HEREIN UNLESS THEY SIGN THESE INSTRUMENTS AS PARTIES TO THIS SURVEY. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

SHEET
2
OF
2

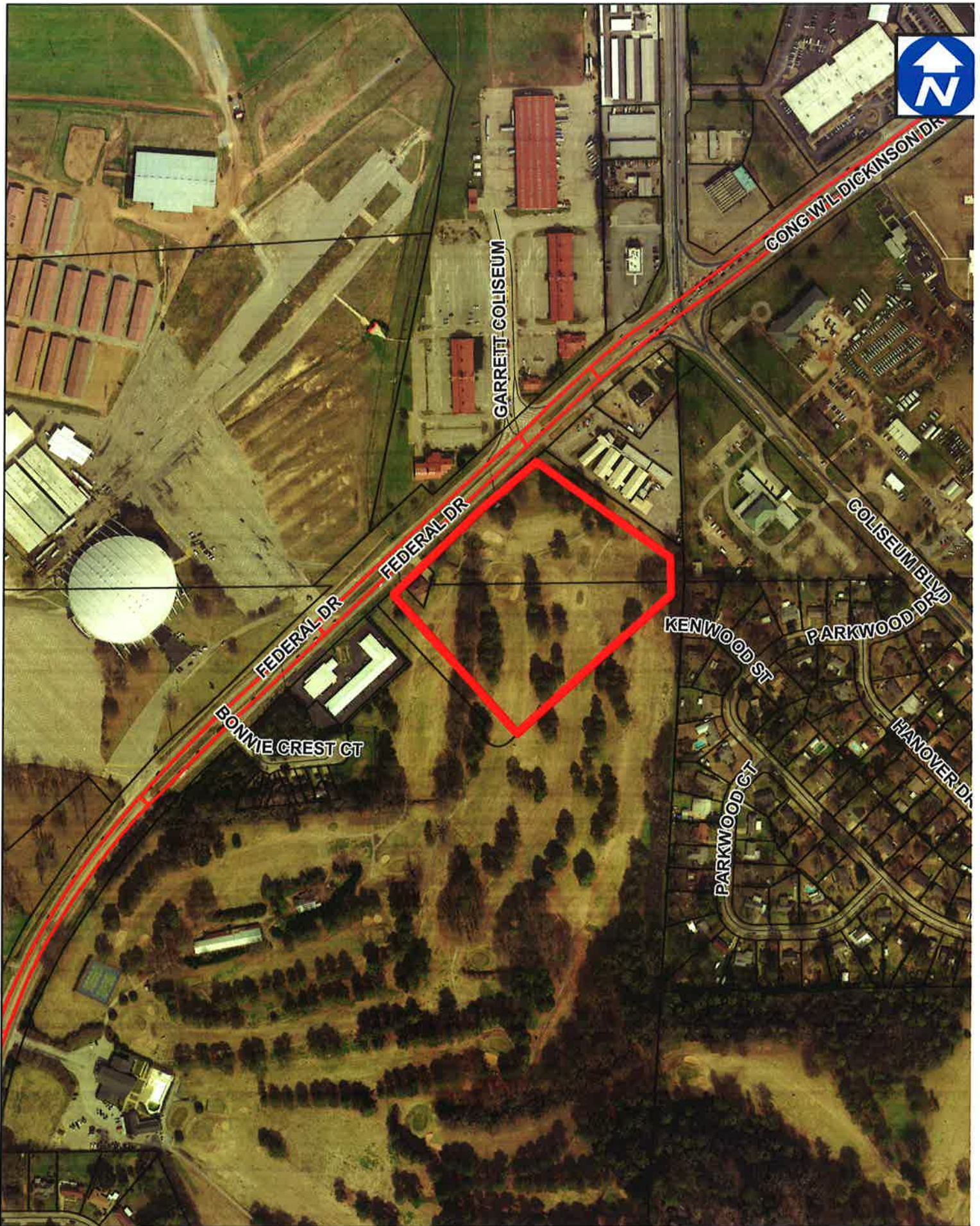
Bonnie Crest Company Plat No. 2
Being a re-plot of Lots 1 & 2, Map of Bonnie Crest Company Plat No. 1A as recorded in Plat Book 55, Page 47, and previously un-platted lands lying and being in Section 4 & 33, Township 16 North, Range 18 East and Section 33, Township 17 North, Range 18 East

| | | |
|-----------------------------|--------------------|-----------------|
| DATE: 2014-08-05 | SCALE: 1" = 40' | DATE: 8-21-2013 |
| FILE NO: JM/RSE | CITY: MONTGOMERY | STATE: AL |
| PROJECT: GEE | COUNTY: MONTGOMERY | |
| REVISION: JRC | SECTION: 4 & 33 | TOWNSHIP: 16 N |
| PROJECT: 4608-05-Suppld.2wg | RANGE: 18 E | |



Land Surveying & 3D Laser Scanning
1600 Birney Mill Road
Marietta, Georgia 30067
Phone: (770) 788-9900
Fax: (770) 783-8882
www.geosurvey.com
Email: info@geosurvey.com

Sheet 1
MATCH LINE
Sheet 2



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

20

3. DP-1974-059 **PRESENTED BY:** Commercial Site Design

REPRESENTING: Cook Out Restaurant

SUBJECT: Public hearing for a development plan for a building to be located at 1355 Eastern Boulevard in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,089 sq. ft. restaurant with a dual drive thru. There is an existing access drive to the Eastern Boulevard service road. There are 44 paved parking spaces indicated on the site plan. All applicable requirements will be met.

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 objection.

TRAFFIC ENGINEERING: No objection.

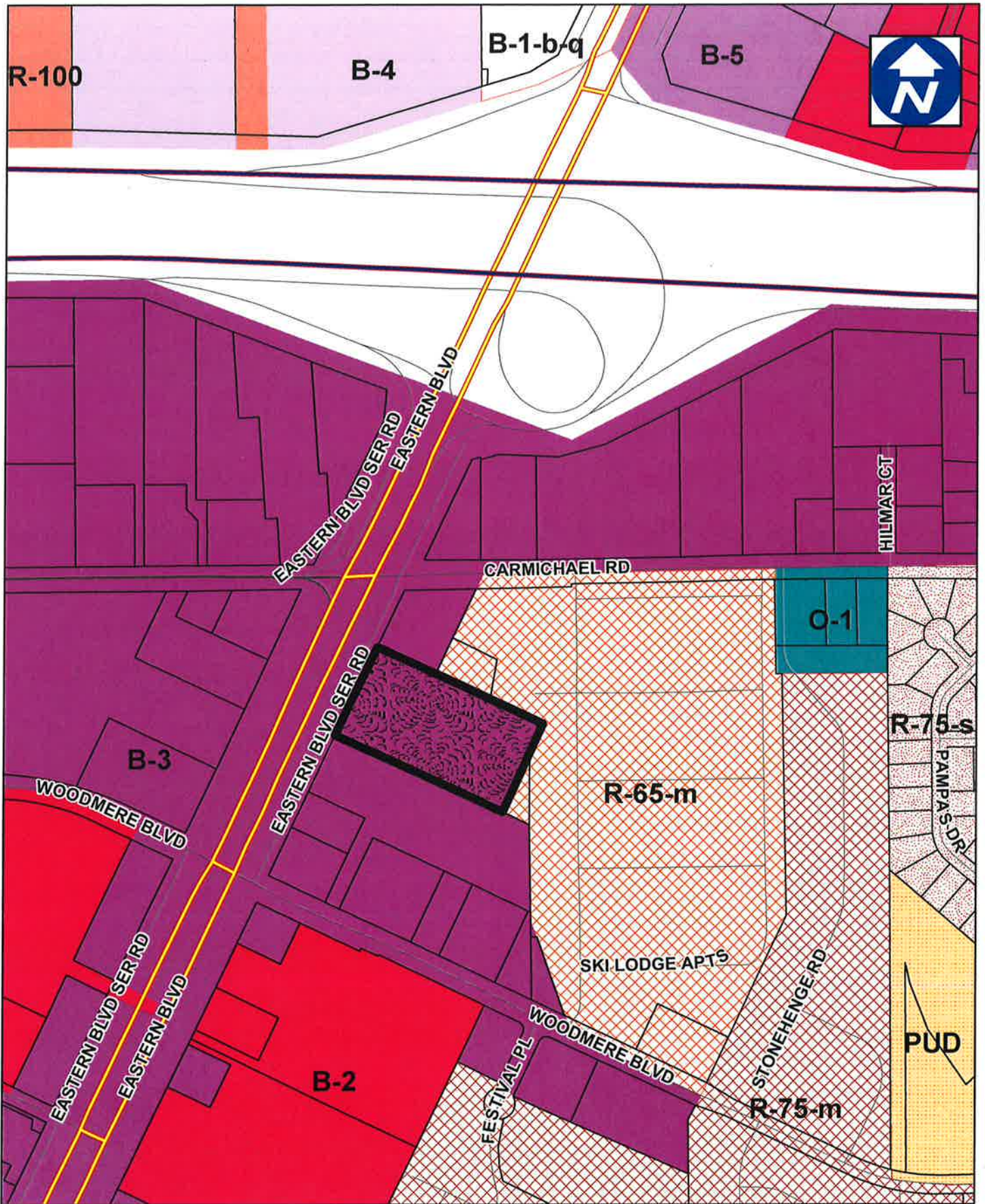
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 3A

3B

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COMMERCIAL SITE DESIGN

815 COLUMBIAN BOULEVARD
MONTGOMERY, ALABAMA 36117

CLEVERHOOPER:
 COOK OUT
 10 LAURA LANE, SUITE 300
 MONTGOMERY, ALABAMA 36108
 TELEPHONE: (336) 215-7025
 FAX: (336) 474-1849

COOK OUT
 1355 EAST BOULEVARD
 MONTGOMERY, ALABAMA

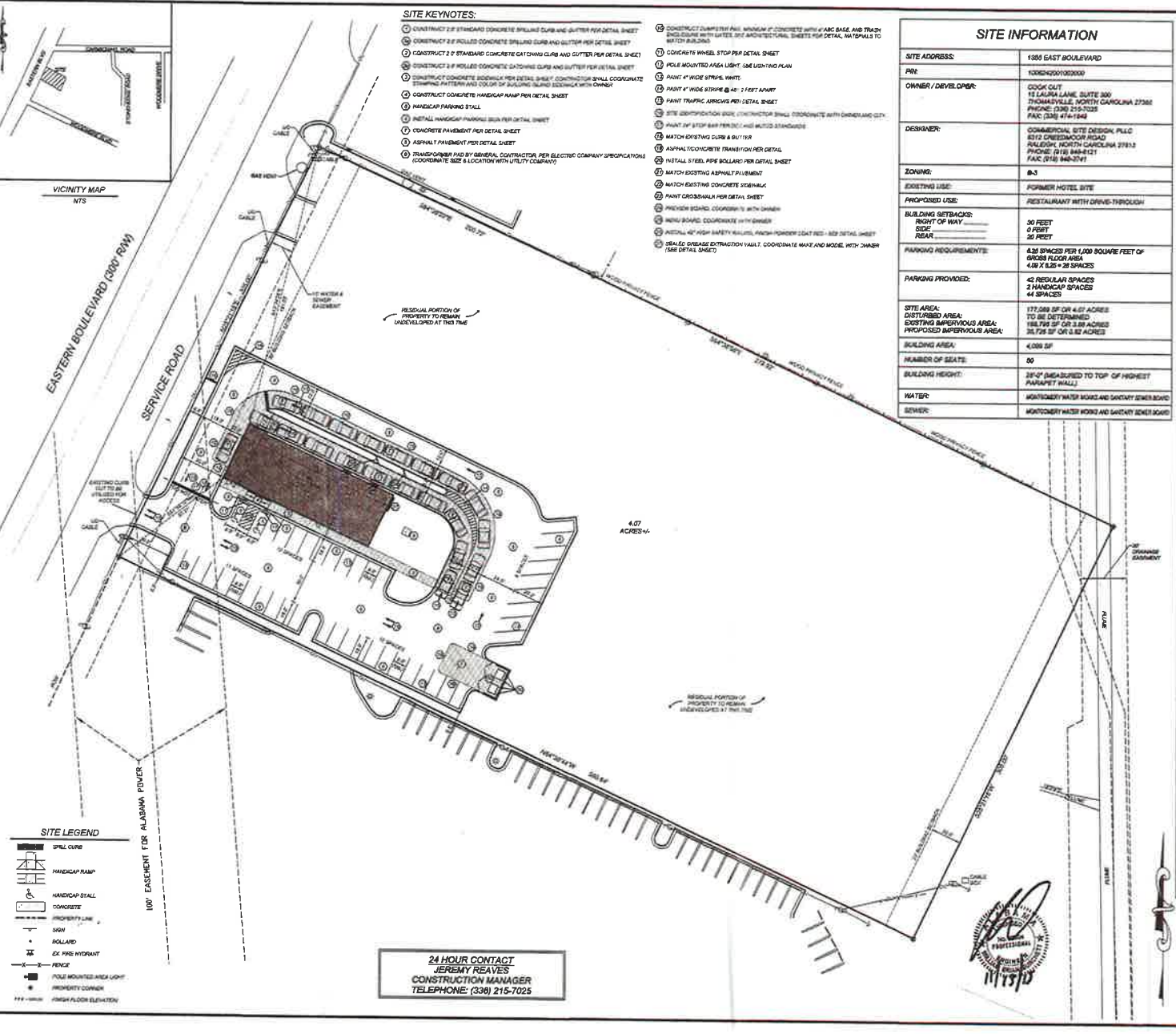
SITE PLAN

OWNER: COOK OUT
 PROJECT: C/17518-SP
 DRAWN BY: CSB
 SCALE: 1" = 30'
 DATE: 11-15-2018
 SHEET NO.: C-3

| SITE INFORMATION | |
|---------------------------|--|
| SITE ADDRESS: | 1355 EAST BOULEVARD |
| PAR: | 1000620100000 |
| OWNER / DEVELOPER: | COOK OUT 10 LAURA LANE, SUITE 300 MONTGOMERY, ALABAMA 36108 PHONE: (336) 215-7025 FAX: (336) 474-1849 |
| DESIGNER: | COMMERCIAL SITE DESIGN, PLLC 8175 CREEKSIDE ROAD BUNNING, NORTH CAROLINA 27814 PHONE: (919) 848-8121 FAX: (919) 848-1211 |
| ZONING: | B-3 |
| EXISTING USE: | FORMER HOTEL SITE |
| PROPOSED USE: | RESTAURANT WITH DRIVE-THROUGH |
| BUILDING SETBACKS: | 30 FEET RIGHT OF WAY SIDE REAR |
| PARKING REQUIREMENTS: | 430 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA 4.00 X 8.00 = 32 SPACES |
| PARKING PROVIDED: | 42 RECTANGULAR SPACES 2 HANDICAP SPACES 44 SPACES |
| SITE AREA: | 177,089 SF OR 4.02 ACRES |
| DISTURBED AREA: | 186,778 SF OR 4.28 ACRES |
| PROPOSED IMPERVIOUS AREA: | 106,726 SF OR 2.42 ACRES |
| BUILDING AREA: | 4,008 SF |
| NUMBER OF SEATS: | 80 |
| BUILDING HEIGHT: | 32'4" (MEASURED TO TOP OF HIGHEST PAPERET WALL) |
| WATER: | MONTGOMERY WATER BOARD AND SANITARY SERVICES BOARD |
| SEWER: | MONTGOMERY WATER BOARD AND SANITARY SERVICES BOARD |

- SITE KEYNOTES:**
- CONSTRUCT 2" STANDING CONCRETE BRILLIANT CURB AND GUTTER PER DETAIL SHEET
 - CONSTRUCT 2" ROLLED CONCRETE BRILLIANT CURB AND GUTTER PER DETAIL SHEET
 - CONSTRUCT 2" STANDING CONCRETE GATING CURB AND GUTTER PER DETAIL SHEET
 - CONSTRUCT 2" ROLLED CONCRETE GATING CURB AND GUTTER PER DETAIL SHEET
 - CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET. CONTRACTOR SHALL COORDINATE WITH UTILITIES FOR LOCATION OF ANY UNDERGROUND UTILITIES.
 - CONSTRUCT CONCRETE HANDICAP RAMPS PER DETAIL SHEET
 - HANDICAP PARKING STALL
 - INSTALL HANDED PARKING SIGN PER DETAIL SHEET
 - CONCRETE PAVEMENT PER DETAIL SHEET
 - CONSTRUCT CONCRETE HANDICAP RAMPS PER DETAIL SHEET
 - CONCRETE PAVEMENT PER DETAIL SHEET
 - TRANSDOMER PAD BY GENERAL CONTRACTOR PER ELECTRIC COMPANY SPECIFICATIONS (COORDINATE SIZE & LOCATION WITH UTILITY COMPANY)
 - CONSTRUCT CURB/STEP PER WINDOW OF CONCRETE WITH PARC BASE AND TRASH ENCLOSURE WITH LATER. SEE ARCHITECTURAL SHEETS PER DETAIL, MATERIALS TO MATCH BUILDING
 - CONCRETE WHEEL STOP PER DETAIL SHEET
 - POLE MOUNTED AREA LIGHT. SEE LIGHTING PLAN
 - PAINT 4" WIDE STRIPS, WHITE
 - PAINT 4" WIDE STRIPS @ 40' / 2 FEET APART
 - PAINT TRAFFIC ARROWS PER DETAIL SHEET
 - SITE IDENTIFICATION SIGN. CONTRACTOR SHALL COORDINATE WITH MONTGOMERY CITY
 - PAINT 2" STIFF BRIM PER SIGN AND MATCH STANDARDS
 - ASPHALT TO EXISTING CURB & GUTTER
 - ASPHALT TO EXISTING TRANSITION PER DETAIL SHEET
 - INSTALL 2" STEEL PIPE COLLARS PER DETAIL SHEET
 - INSTALL EXISTING ASPHALT PAVEMENT
 - EXISTING ASPHALT CONCRETE SIDEWALK
 - PAINT CURB/STAIR PER DETAIL SHEET
 - IRONING BOARD. COORDINATE WITH OWNER
 - INSTALL 48" HIGH SAFETY RAILINGS AT RAMPS/POUNDERS (SEE DETAIL SHEET)
 - DETAILED DRAINAGE EXTRACTION VAULT. COORDINATE MARK AND MODEL WITH OWNER (SEE DETAIL SHEET)

- GENERAL NOTES:**
- THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LARRY HANSEN LAND SURVEYING, INC. 506 OLD MONTGOMERY EAST HIGHWAY BLVD. AL 36105 PHONE: 336-223-7411
 - THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL HANDICAP SITE UTILITIES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION. UTILITIES SHALL BE IDENTIFIED TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
 - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR EXCAVATION OF ANY KIND SHALL BE PERMITTED UNTIL THE CONTRACTOR HAS RECEIVED ALL PERMITS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITS AND ANY OTHER REGULATORY AGENCIES. FAILURE OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS SHALL BE THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY FOR ANY SUBSEQUENT VIOLATION OF THE LOCAL, STATE AND FEDERAL CODES. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
 - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND NEIGHBORING PUBLIC OR PRIVATE TRACTS TO WORKERS IN THESE AREAS.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT NEIGHBORS AND PUBLIC SHALL BE PROTECTED FROM NOISE, AND ACCORDING TO ALL APPLICABLE PROTECTION FROM DAMAGE.
 - ACCESS TO UTILITIES AND HYDRAULIC STRUCTURES, ETC., SHALL REMAIN UNOBTAINED UNLESS COORDINATED WITH RESPECTIVE UTILITY.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING TREES AND MATERIALS. PROTECT EXISTING TREES AND MATERIALS PRIOR TO CONSTRUCTION OPERATIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND GARBAGE FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE CONSTRUCTION LIMITS BROOM CLEAN AT ALL TIMES.
 - GENERAL CONTRACTOR WILL ERECT AND MAINTAIN A SITE IDENTIFICATION SIGN PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
 - FINISH CURB AND WALL ELEVATIONS SHALL BE 6" ABOVE FINISH GRADE. ONCE FINISH GRADE IS DETERMINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FINISH GRADE TO MEET ALL NECESSARY PERMITS AND APPROVALS.
 - CONTRACTOR SHALL OBTAIN THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
 - ALL ROCK DIMENSIONS ARE TO FACE OF CURB.
 - ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE UNLESS OTHERWISE NOTED.
 - ALL STREET SURFACES, DRIVEWAYS, SIDEWALKS, CURBS AND GUTTERS AND/OR DRIVEWAY STONES OR OTHERS SHALL BE PLACED BY CONTRACTOR PRIOR TO ANY GRASS MAINTENANCE AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR PATCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - ALL EXCAVATED AREAS SHALL HAVE TEMPORARY BRACING AND SHORING. ALL AREAS SHALL BE PROTECTED TO BE BARE FOR MORE THAN 48 HOURS SHALL BE SEED AND MULCHING WITHIN SEVENTY DAYS.
 - THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL OF THE PERMITS AND ANY OTHER REGULATORY AGENCIES. FAILURE OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS SHALL BE THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY FOR ANY SUBSEQUENT VIOLATION OF THE LOCAL, STATE AND FEDERAL CODES. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
 - ALL LIGHT PIPING AND DIRECTIONAL ARROWS SHALL BE WHITE REFLECTIVE MATERIALS AND SHALL CONFORM TO LOCAL REGULATIONS.
 - CONSTRUCTION AND MAINTENANCE OF MOTOR VEHICLE TRAFFIC IN THE AREA SHALL BE MAINTAINED AND PROTECTED FROM TRAFFIC. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL OF THE PERMITS AND ANY OTHER REGULATORY AGENCIES. FAILURE OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS SHALL BE THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY FOR ANY SUBSEQUENT VIOLATION OF THE LOCAL, STATE AND FEDERAL CODES. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
 - BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL VERIFY THE OWNER AND ENGINEER HAS PREPARED THE PLANS OF ANY CHANGES THAT THE CONTRACTOR HAS REQUESTED TO BE MADE TO THE PLANS OF ANY CHANGES.
 - ALL PROFITS RELATIVE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
 - ALL DIMENSIONS LIST DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE BODY SIZE OF PLACED CONCRETE WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
 - ALL SEEDING TEMPORARY AND PERMANENT TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARDS PRACTICES.
 - ALL FENCE SHALL BE PERMANENT IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MAINTENANCE STANDARDS.
 - ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 - IF IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DOORWAY IN WITH THE PERMITS FROM CONTRACTOR FOR PERMITATION RELATIVE TO PERMITS FROM SYSTEM.
 - CONTRACTOR AGREES THAT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO OBTAIN SOLE AND COMPLETE RESPONSIBILITY FOR THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL OF THE PERMITS AND ANY OTHER REGULATORY AGENCIES. FAILURE OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS SHALL BE THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY FOR ANY SUBSEQUENT VIOLATION OF THE LOCAL, STATE AND FEDERAL CODES. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.

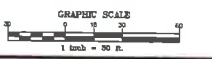


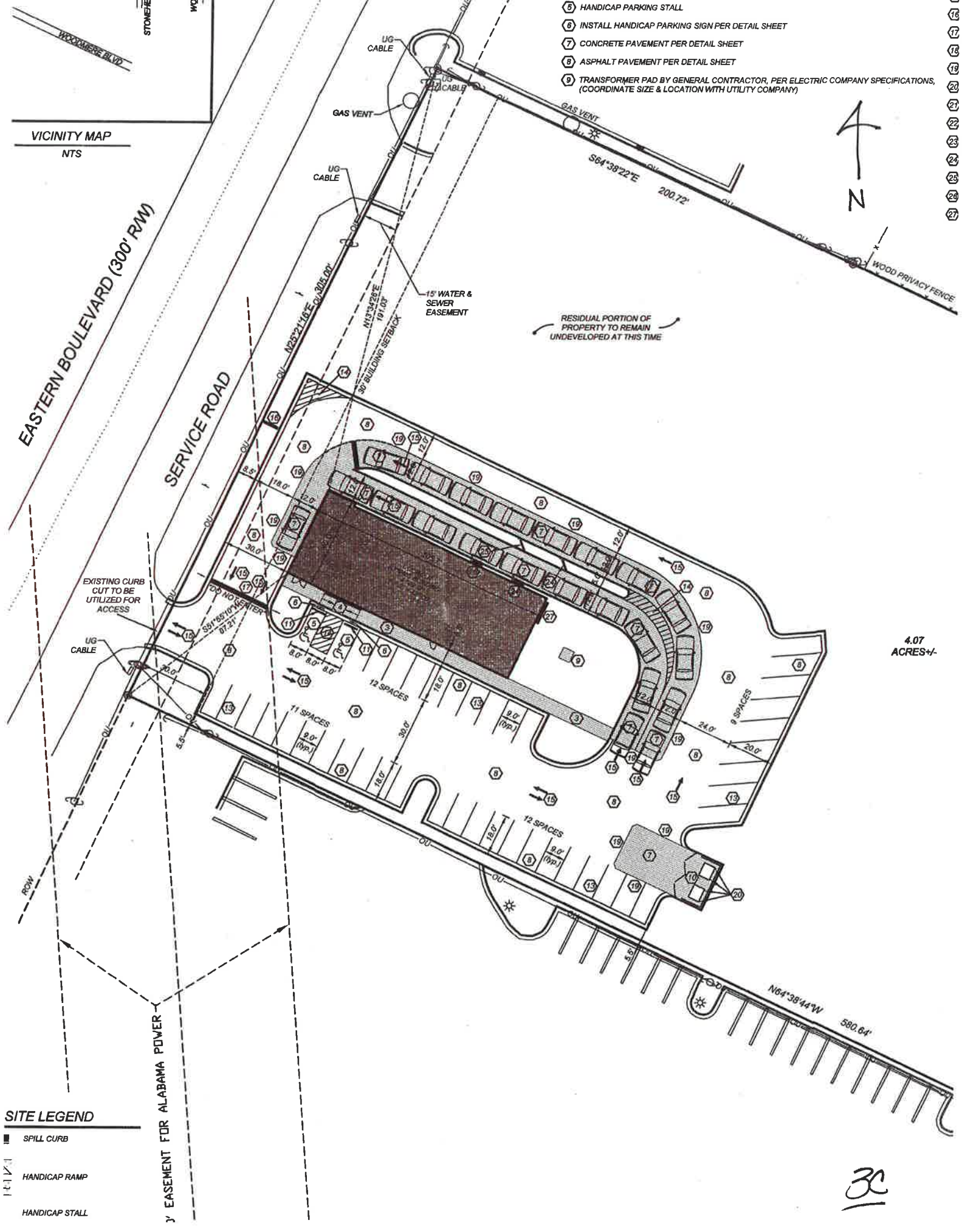
- SITE LEGEND**
- SPILL CURB
 - HANDICAP RAMP
 - HANDICAP STALL
 - CONCRETE
 - PROPERTY LINE
 - ROAD
 - ROLLWAY
 - GRASS INTERIOR
 - FENCE
 - POLE MOUNTED AREA LIGHT
 - PROPERTY CORNER
 - HIGH FLOOR ELEVATION

24 HOUR CONTACT
JEREMY REAVES
 CONSTRUCTION MANAGER
 TELEPHONE: (336) 215-7025

REGISTERED PROFESSIONAL ENGINEER
 11/15/10

CURBING NOTE:
 STANDING CURB AND GUTTER SHALL BE INSTALLED AT BUILDING ISLAND ONLY. ROLLED CURB AND GUTTER SHALL BE INSTALLED THROUGHOUT REMAINDER OF SITE.





- ⑤ HANDICAP PARKING STALL
- ⑥ INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
- ⑦ CONCRETE PAVEMENT PER DETAIL SHEET
- ⑧ ASPHALT PAVEMENT PER DETAIL SHEET
- ⑨ TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE & LOCATION WITH UTILITY COMPANY)

16
17
18
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27



VICINITY MAP
NTS

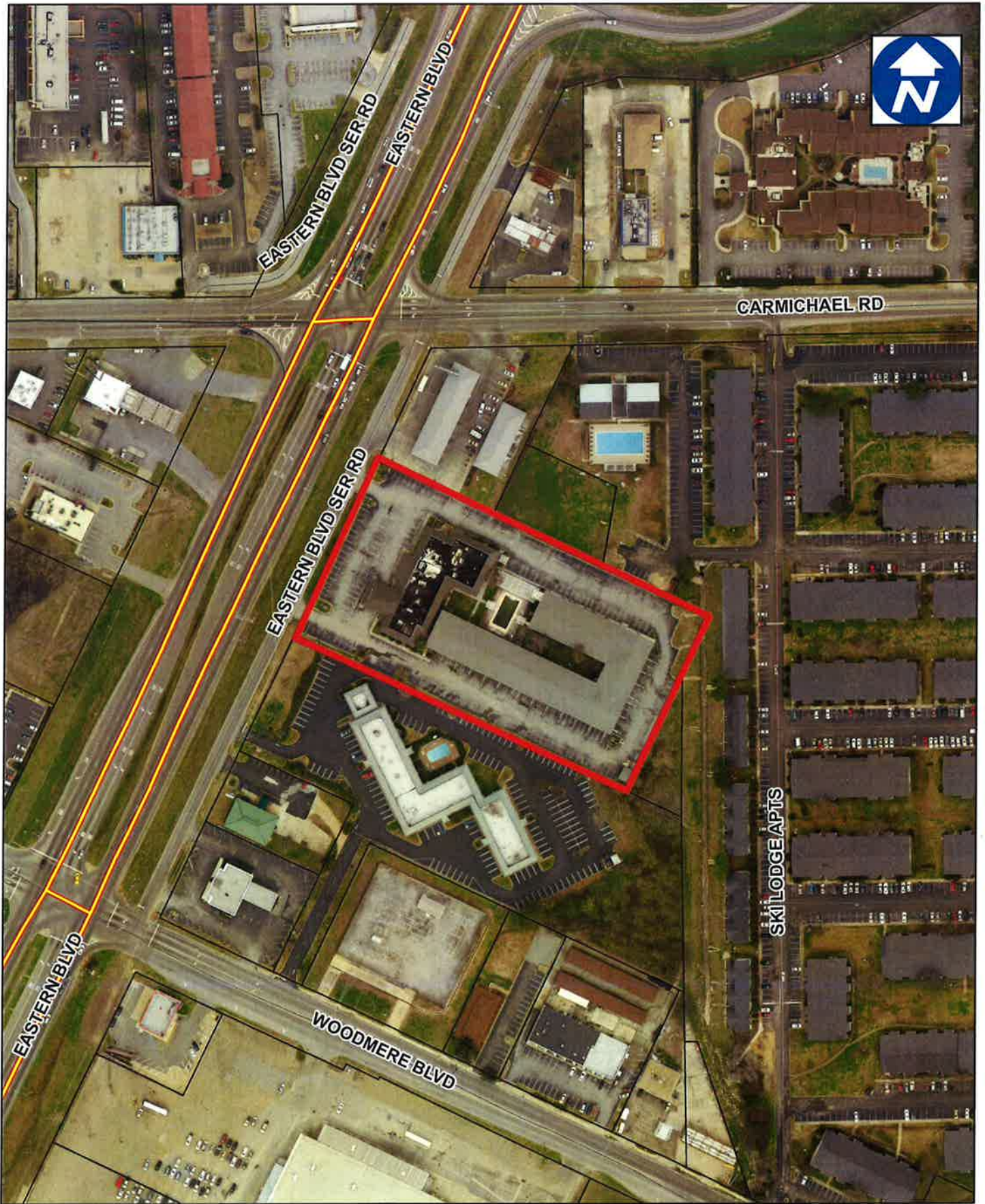
EASTERN BOULEVARD (300' RMW)

SERVICE ROAD

4.07
ACRES±

- SITE LEGEND**
- SPILL CURB
 - ▤ HANDICAP RAMP
 - HANDICAP STALL

30



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 3D

4. 8788 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Charles and Deloris Aldridge

SUBJECT: Request final approval of Erinwood Plat No. 1-C located on the south side of Erinwood Place, at the west end of Erinwood Drive, in an R-65-s (Single-Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot 11-A (1.55 acres) has 200 ft. of frontage along Erinwood Place and a depth of 237 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 3

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 objection.

TRAFFIC ENGINEERING: No objection.

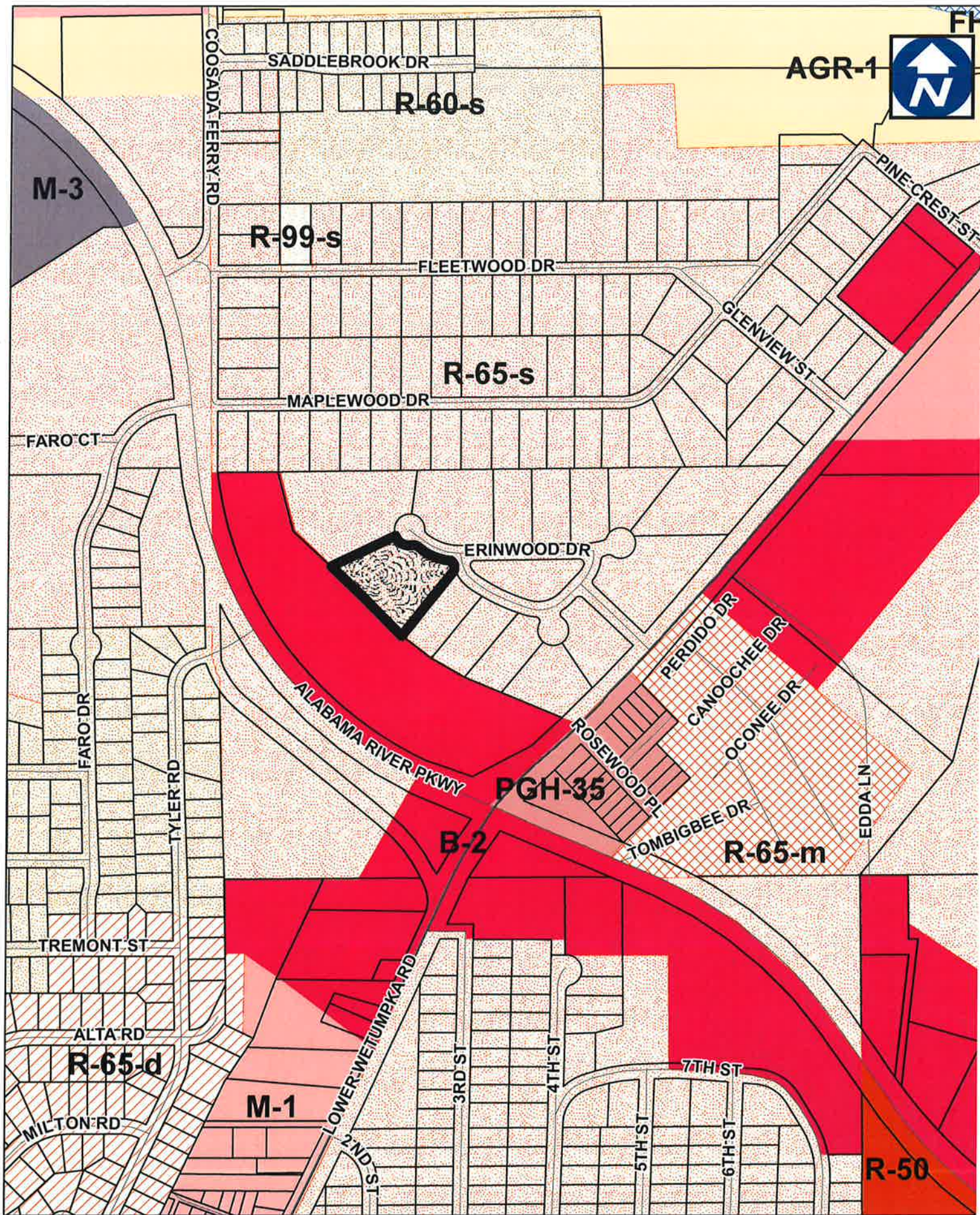
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4A

41

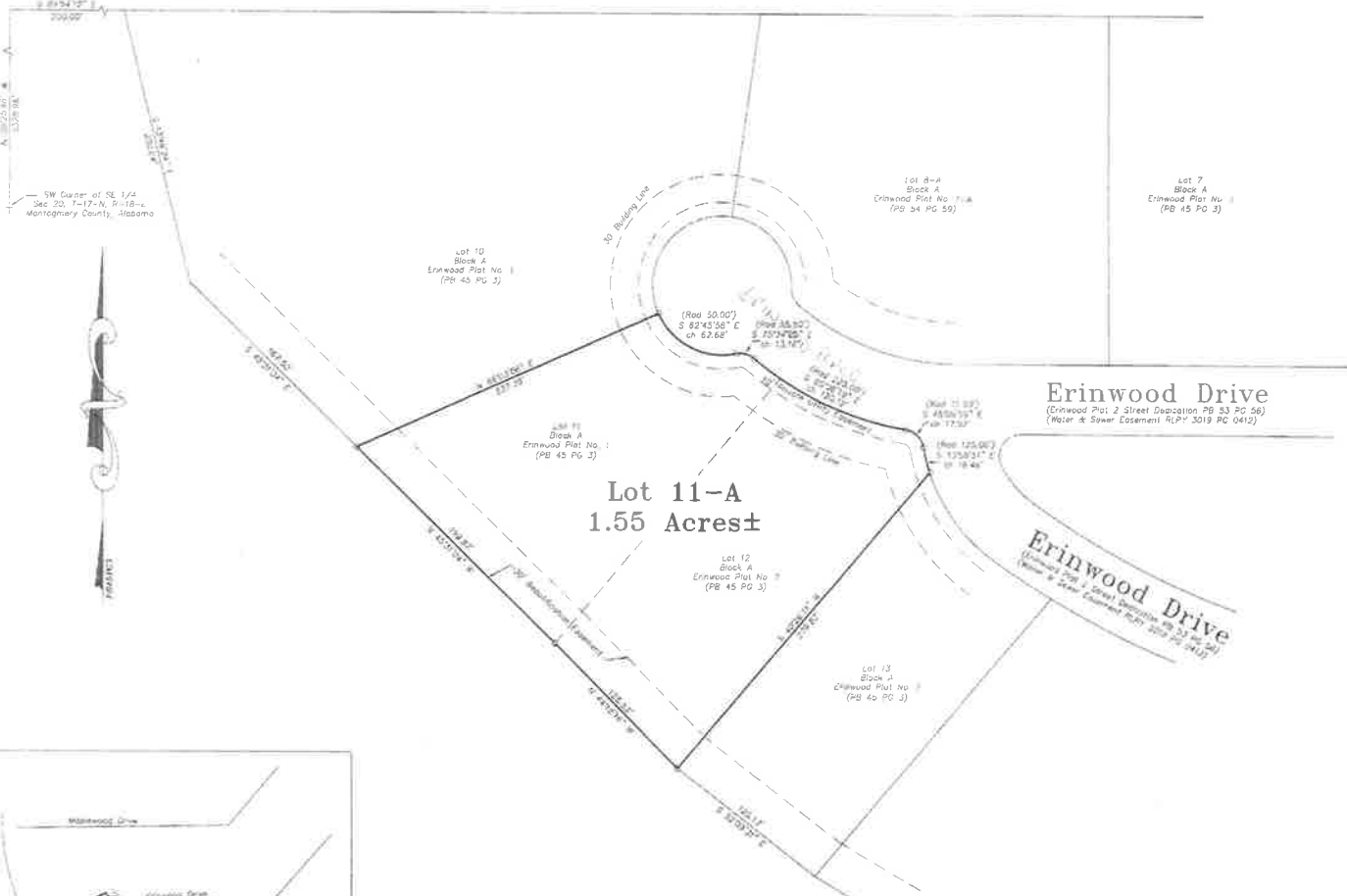
Erinwood Plat No. 1-C

Being a replat of
Lots 11 and 12, Block A
Erinwood Plat No. 1
Plat Book 45 Page 3

Located in the Southeast Quarter
Section 20, Township 17 North, Range 18 East
Montgomery County, Alabama
Containing 67,692.54 sq. ft. (1.55 AC±)

Pilgreen Engineering, Inc.

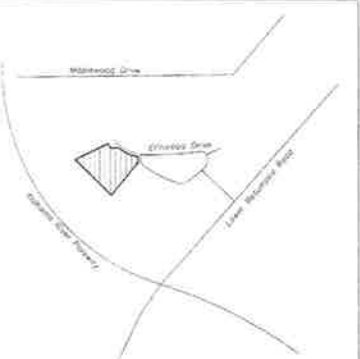
| | |
|---------------------|----------------|
| MONTGOMERY, ALABAMA | |
| October 2015 | |
| 1" = 40' | |
| Drawn By | Checked By |
| Digitized By | Field Notes By |
| Book No. | Page No. |
| 1515 | 1515 |



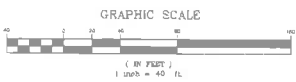
**Lot 11-A
1.55 Acres±**

Erinwood Drive
(Erinwood Plat 2 Street Dedication PB 33 PG 58)
(Major & Sewer Easement RPY 3019 PG 0412)

Erinwood Drive
(Erinwood Plat 2 Street Dedication PB 33 PG 58)
(Major & Sewer Easement RPY 3019 PG 0412)



Vicinity Map NTS



- NOTES
1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
 2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS 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 INCLUDE 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.
 3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA ITS SUCCESSORS OR AGENCIES FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THESE EASEMENTS, AND PERMANENT STRUCTURES MAY BE ERRECTED ON ANY PART OF THESE EASEMENTS.
 4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
 5. PLEASE REFER TO MAP OF ERINWOOD PLAT NO. 1 AS RECORDED IN PLAT BOOK 45, PAGE 3 FOR RESTRICTIVE COVENANTS.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, MARION T. BLETHEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS THAT AND CORRECTLY THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.

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 22 DAY OF October 2015.

Marion T. Blethen
MARION T. BLETHEN
ALABAMA REG. NO. 14352

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED CHARLES ALDRIDGE AND DELORIS ALDRIDGE, OWNERS OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPT AND APPROVE SAID PLAT THIS THE _____ DAY OF _____ 2015.

THE CITY OF MONTGOMERY, ALABAMA

BY: _____
CHARLES ALDRIDGE
OWNER

BY: _____
DELORIS ALDRIDGE
OWNER

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT CHARLES ALDRIDGE AND DELORIS ALDRIDGE WHOSE NAMES AS OWNERS, ARE SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2015

NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE PROBATE OF MONTGOMERY COUNTY, ALABAMA, _____ DAY OF _____ 2015.

BY: _____
GEORGE C. DILLARS
MONTGOMERY COUNTY ENGINEER

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: _____
SHAMAY M. THORN, JR.
EXECUTIVE SECRETARY

RECEIVED
OCT 29 2015
PLANNING COMMISSION



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. DP- 2015-039 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Malcolm Drive Mini-Storage

SUBJECT: Public hearing for a development plan for five (5) buildings to be located at 3330 Malcolm Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 29,430 sq. ft. mini-warehouse complex that will include four (4) buildings for storage and one (1) building for an office. There is one (1) access drive to Malcolm Drive. There are 16 paved parking spaces indicated on the site plan. All applicable requirements will be met.

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 objection.

TRAFFIC ENGINEERING: No objection.

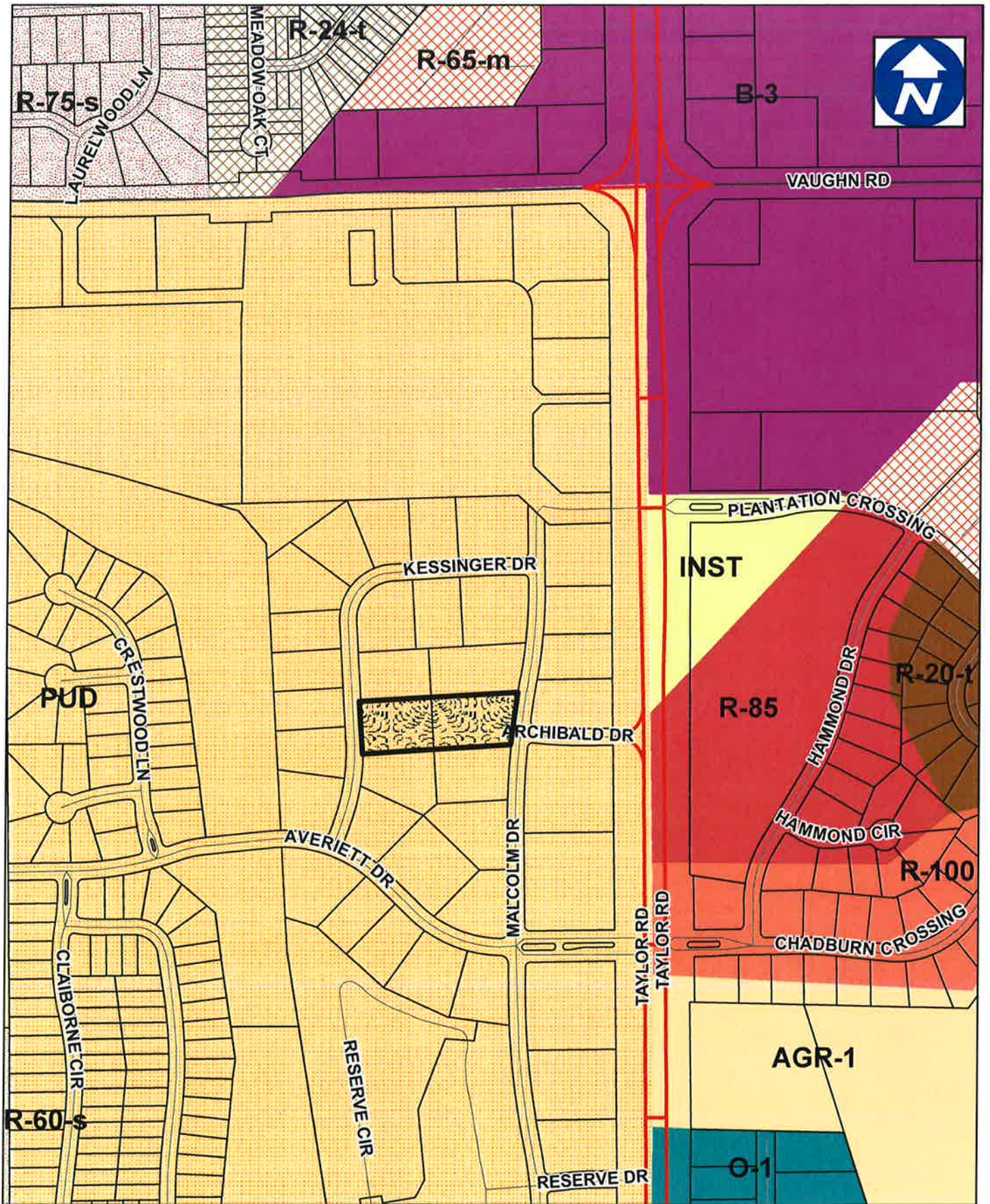
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



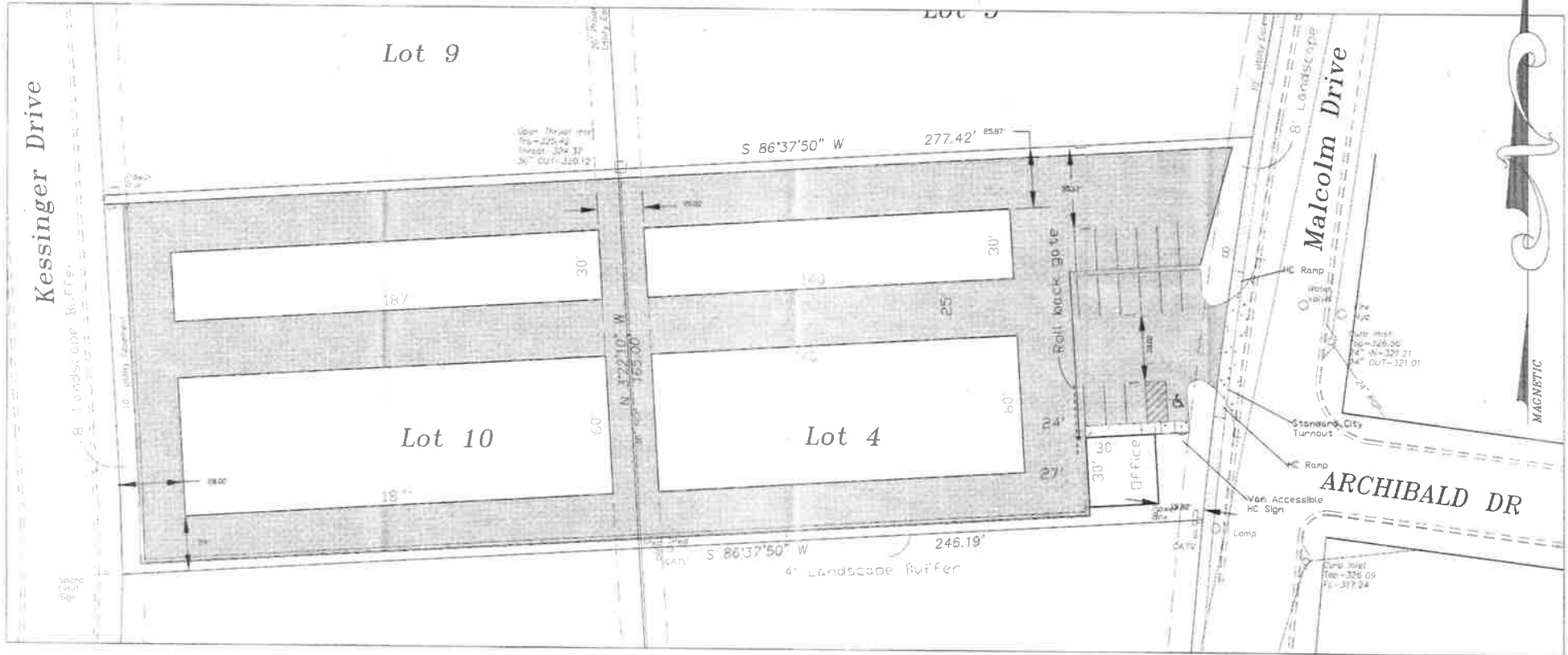
DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



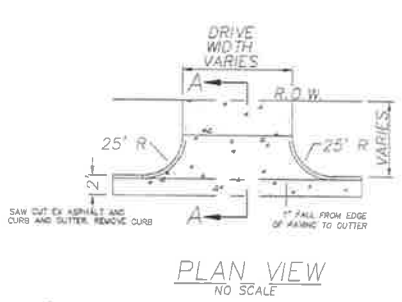
ITEM NO. 5A

58/

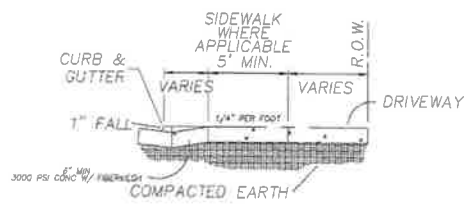


**CITY OF MONTGOMERY
ENGINEERING DEPARTMENT NOTES:**

1. BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW) CONTACT CITY ENGINEERING CHIEF INSPECTOR AT 241-2853 OR 224-6198.
2. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE DONE UNDER THE SUPERVISION DETERMINED BY CITY MAINTENANCE DEPARTMENT 241-2856 OR 224-3727.
3. ALL STREET CURBS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50' FOOT LANE FULL STREET WIDTH ASPHALT OVERLAY.
4. BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 241-2856 OR 224-3727.
5. DIRECT ALL STORMWATER INCLUDING ROAD DRAINS TO STREET ROW OR TO DRAINAGE FACILITY.
6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING LANE AND CURBS OF CITY STREETS AND ROW CLEAN UP IS REQUIRED DAILY.
8. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND CUTTER DAMAGED DURING CONSTRUCTION.
9. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
10. ALL AREAS OF ROW THAT ARE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH 100% ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
11. CONFORM ALL DRIVE RAMP TO THE FOLLOWING:
 - 12. ALL EXISTING UNPAVED CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 2" COMPACTED CURB AND CUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL CURBS SHALL BE SAW CUT TO THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. UNLESS THE ASPHALT IS 100% AS A ROAD CURE, CREATE THE CHANNEL SPALL OR REPAIR TO OVERLAY THE FULL STREET WIDTH TO THE FULL DEPTH. THIS INFORMATION SHALL BE WAST BY THE CITY ENGINEERING DEPARTMENT.
 - 13. PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.



PLAN VIEW
NO SCALE

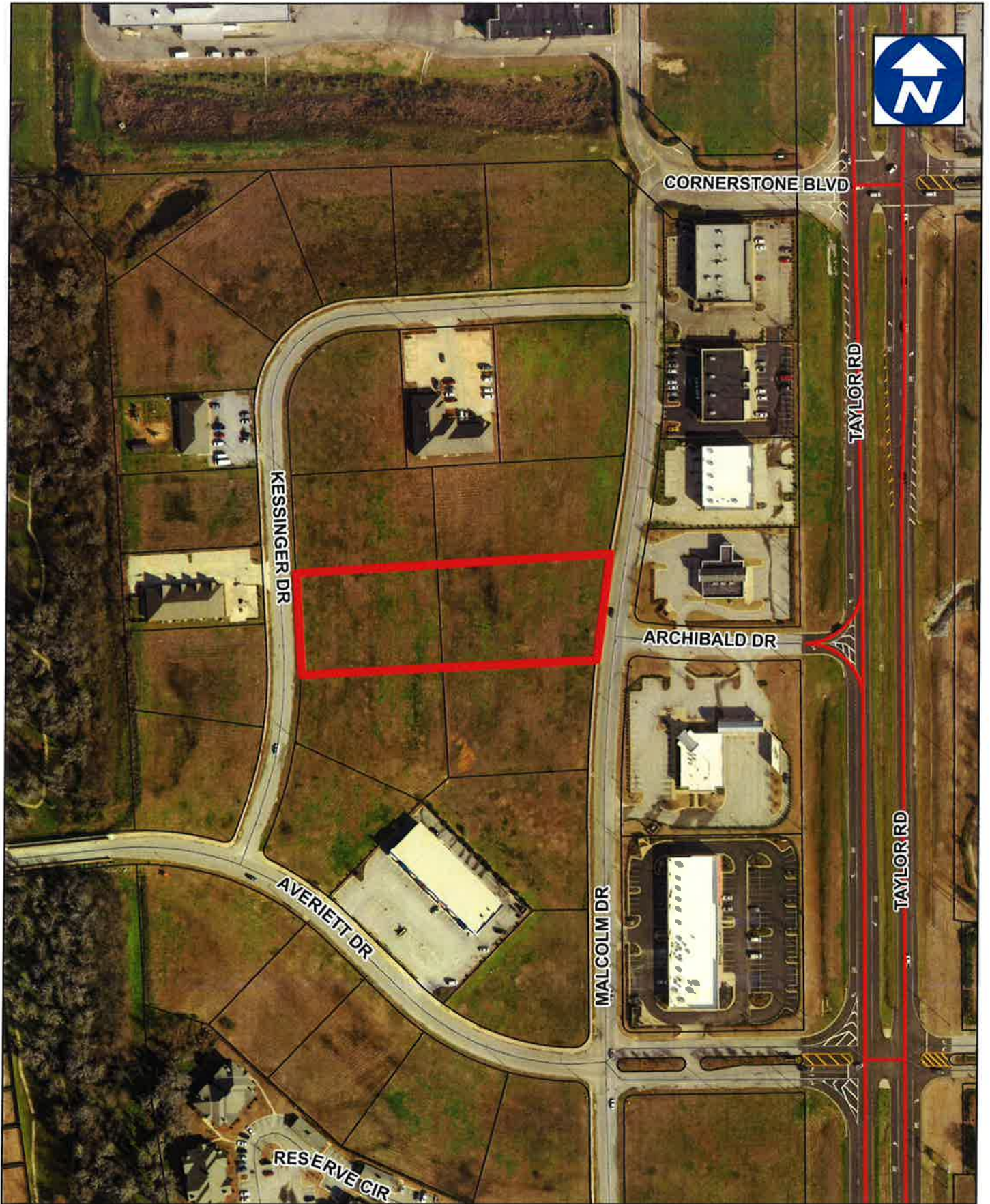


SECTION A-A
NO SCALE

STANDARD CITY TURN OUT



| | | | |
|---|----------|-------------------------------|----------|
| SHEET TITLE | | Site Staking Plan | |
| PROJECT | | Mini Warehouses Malcolm Drive | |
| PE PILGREEN ENGINEERING, INC. 16210 HIGHWAY 20 EAST, MONTGOMERY, ALABAMA 36117 TEL: (334) 270-2601 FAX: (334) 244-6618 | | | |
| DESIGNED BY: | MTB | DRAWN BY: | MTB |
| CHECKED BY: | MTB | DATE: | 11-13-15 |
| SCALE: | 1" = 30' | FILENAME: | 15-545 |
| email: mbltchen@pilgreen.com | | SHEET 2 OF 3 | |



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 5C

6. DP- 1984-052 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Stratford Square

SUBJECT: Public hearing for a development plan for a building to be located 150 ft. east of Eastern Boulevard, approximately 500 ft. south of Woodmere Boulevard, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a new 7,400 sq. ft. building within an existing parking lot and will use the existing parking and access drives. All applicable requirements will be met.

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 objection.

TRAFFIC ENGINEERING: No objection.

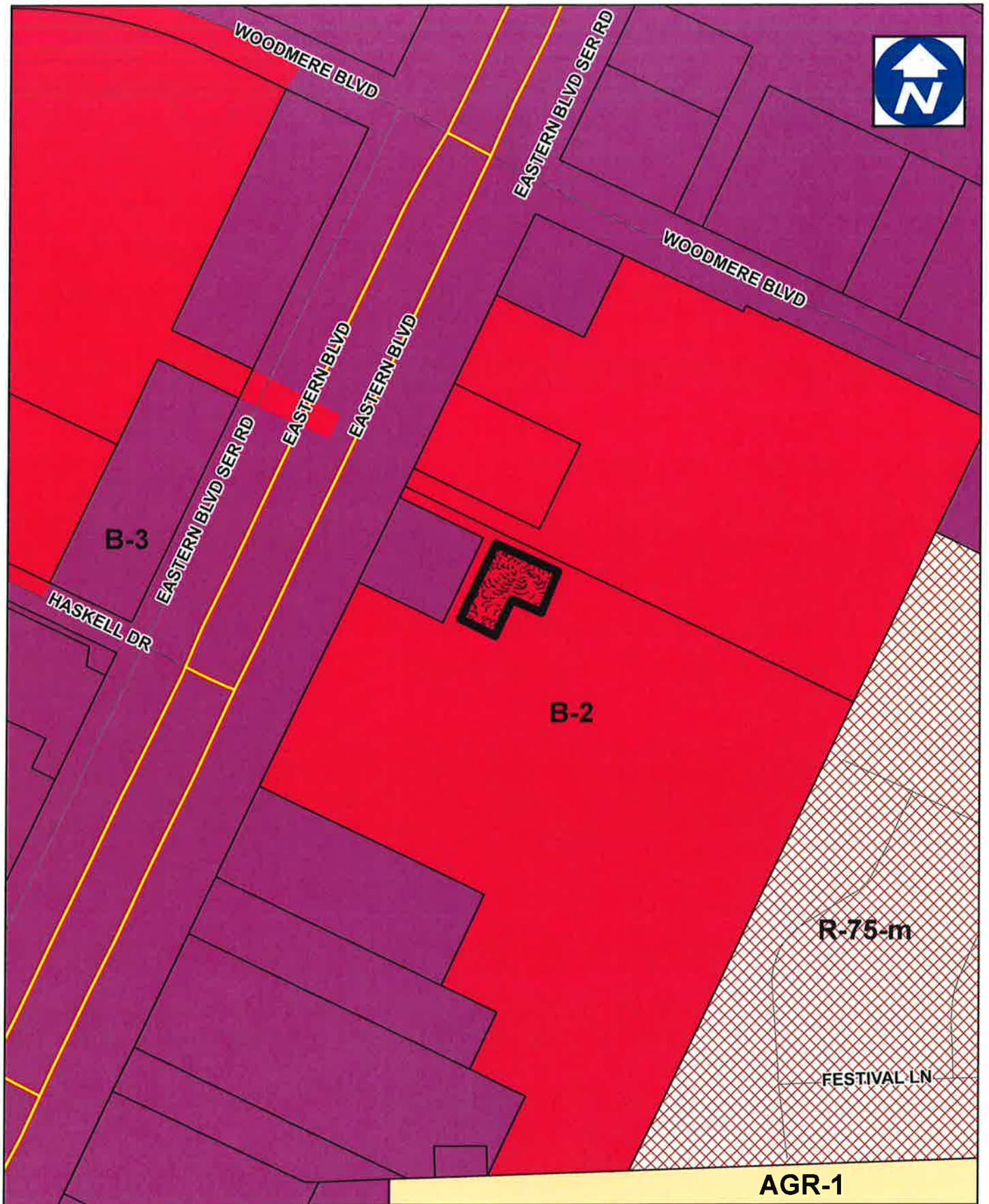
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 60A

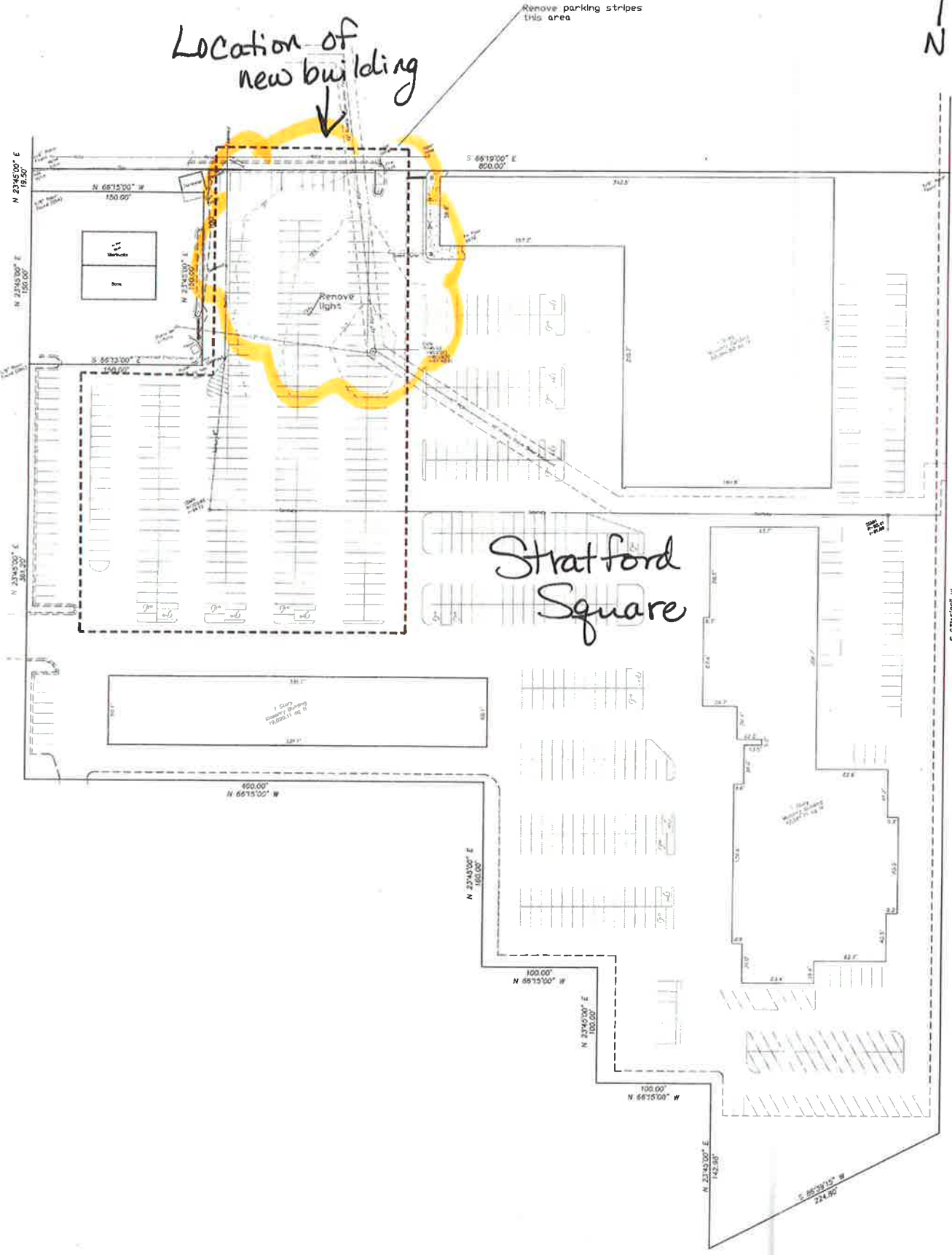
Eastern Boulevard

Location of new building

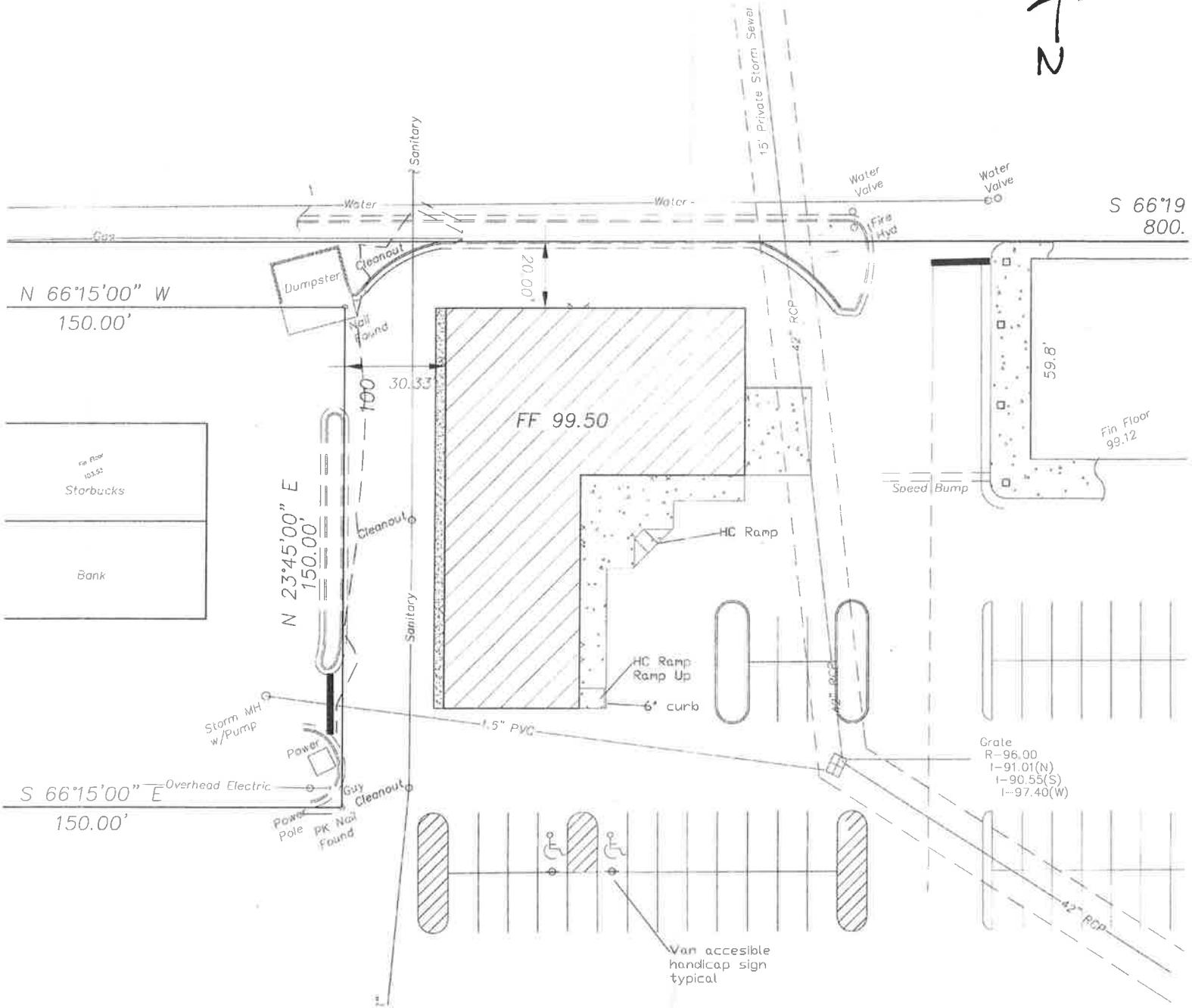
Remove parking stripes
this area

Remove light

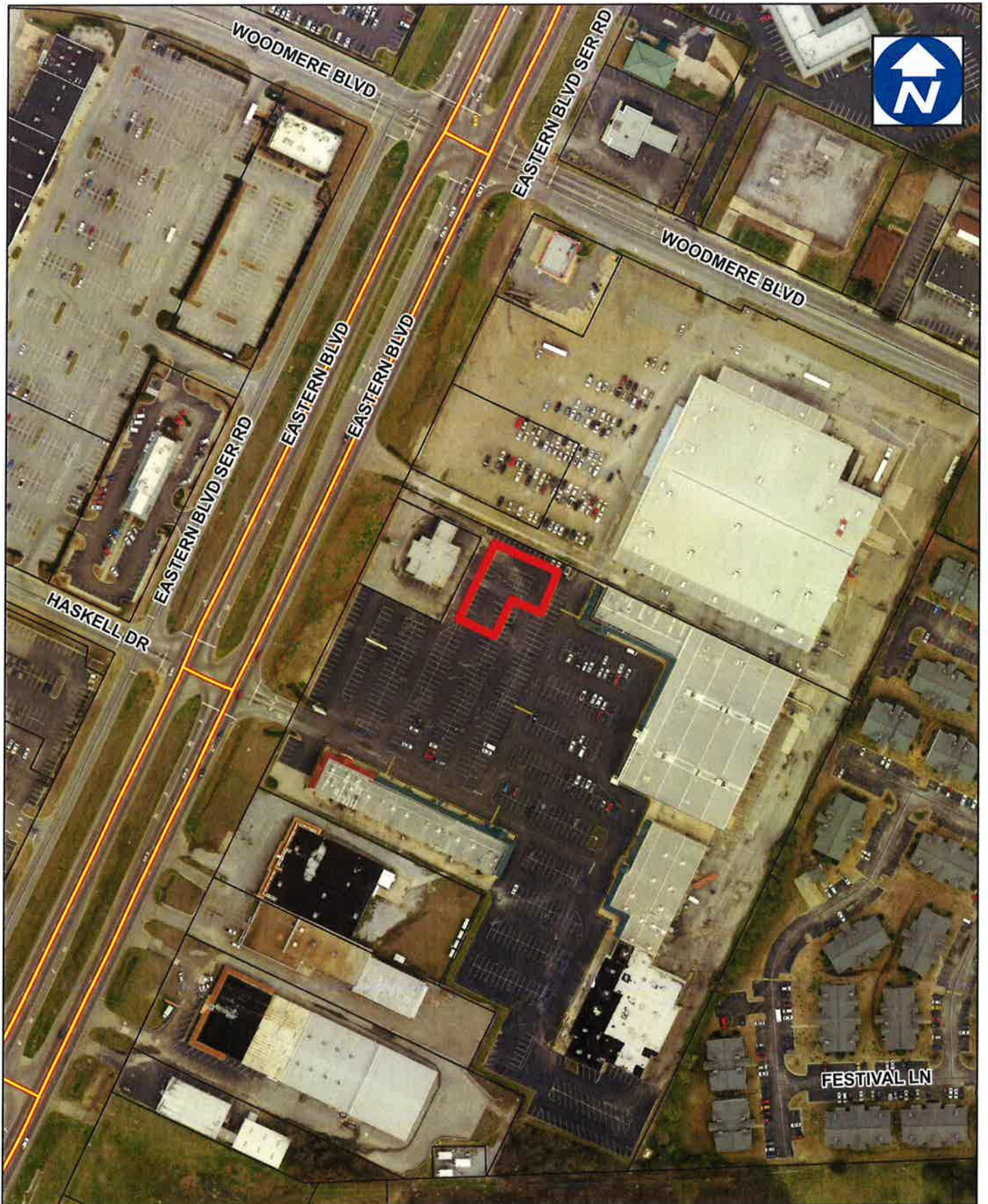
Stratford Square



6B



6C



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



ITEM NO. 6C

7. RZ-1995-001 **PRESENTED BY:** Goodwyn, Mills & Cawood
DP-2008-013

REPRESENTING: Vaughn Road, LLC

SUBJECT: Request a revised master plan to allow single-family residential use, whereas multi-family condominiums were approved, and revise guidelines for single-family residential for property located along Broderick Street and the north end of Andress Court in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to develop 60 ft. wide lots for single-family residential use. There will be 16 lots with 20 ft. front yards, 15 ft. rear yards and 5 ft. side yards, and no principal building shall be closer than 10 ft. to a principal building on an adjacent lot. The development will allow 85% coverage, 35 ft. height and 2 ½ stories. These lots were previously approved for condominiums.

COUNCIL DISTRICT: 8

Long Range Planning: No objection.

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 objection.

TRAFFIC ENGINEERING: No objection.

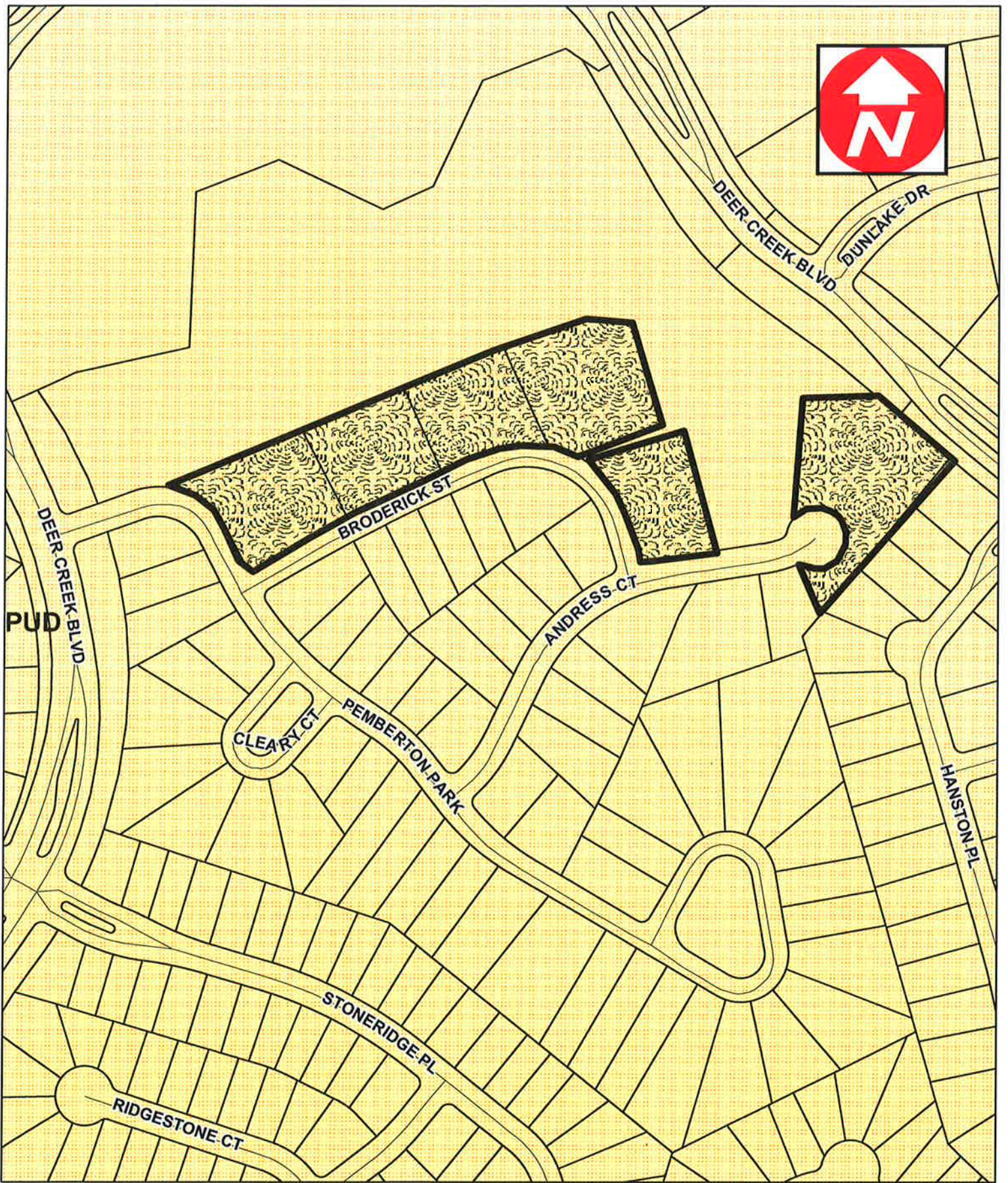
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY **ADDRESS**

FROM Multi-family condos TO Single-family residential

FILE NO. RZ-1995-001

ITEM NO. 7A

715

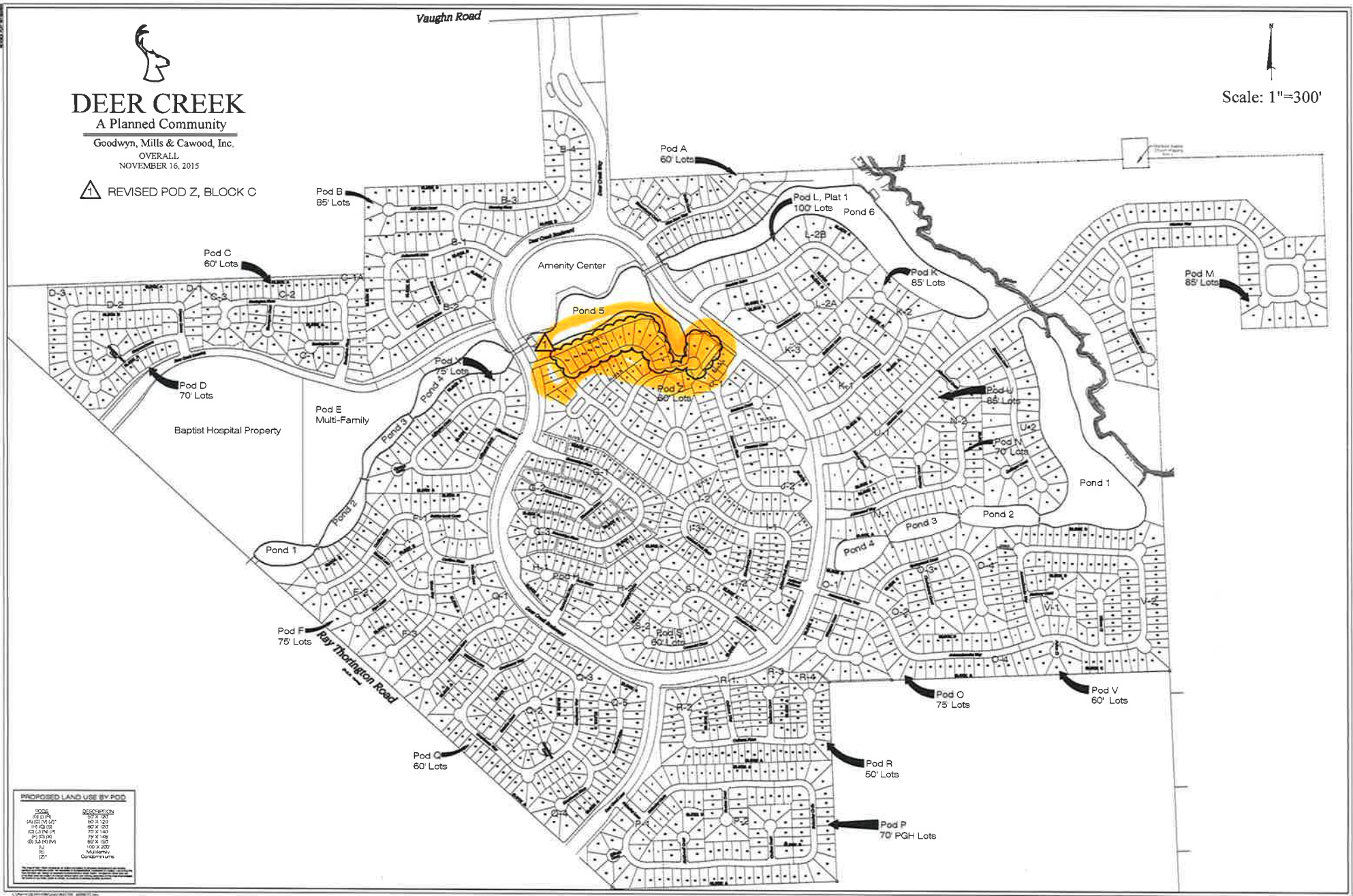


DEER CREEK A Planned Community

Goodwyn, Mills & Cawood, Inc.
OVERALL
NOVEMBER 16, 2015

▲ REVISED POD Z, BLOCK C

Scale: 1"=300'



PROPOSED LAND USE BY POD

| POD | DESCRIPTION |
|----------------|--------------|
| AE (R) (P) | 60' X 120' |
| AE (S) (M) (P) | 60' X 120' |
| AE (S) (P) | 60' X 120' |
| AE (S) (M) (P) | 70' X 142' |
| AE (S) (M) | 70' X 142' |
| AE (S) (M) (M) | 60' X 120' |
| AE (S) (M) (M) | 100' X 200' |
| AE (P) | Multi-family |
| AE (P) | Condominiums |

Small text at the bottom left corner, likely a disclaimer or contact information.



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY ~~RESIDENTIAL~~

FROM Multi-family condos TO Single-family residential

FILE NO. RZ-1995-001

ITEM NO. 7C

8. 8790 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Vaughn Road, LLC

SUBJECT: Request final approval of Deer Creek Pod Z Plat No. 2 located along Broderick Street and the north end of Andress Court in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats six (6) lots into 16 lots for single-family residential development. The typical lot will be 60 ft. wide. The setbacks will be 20 ft. front yards, 15 ft. rear yards and 5 ft. side yards and no principal building shall be closer than 10 ft. to a principal building on an adjacent lot. The development will allow 85% coverage, 35 ft. height and 2 ½ stories. 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: No objection.

TRAFFIC ENGINEERING: No objection.

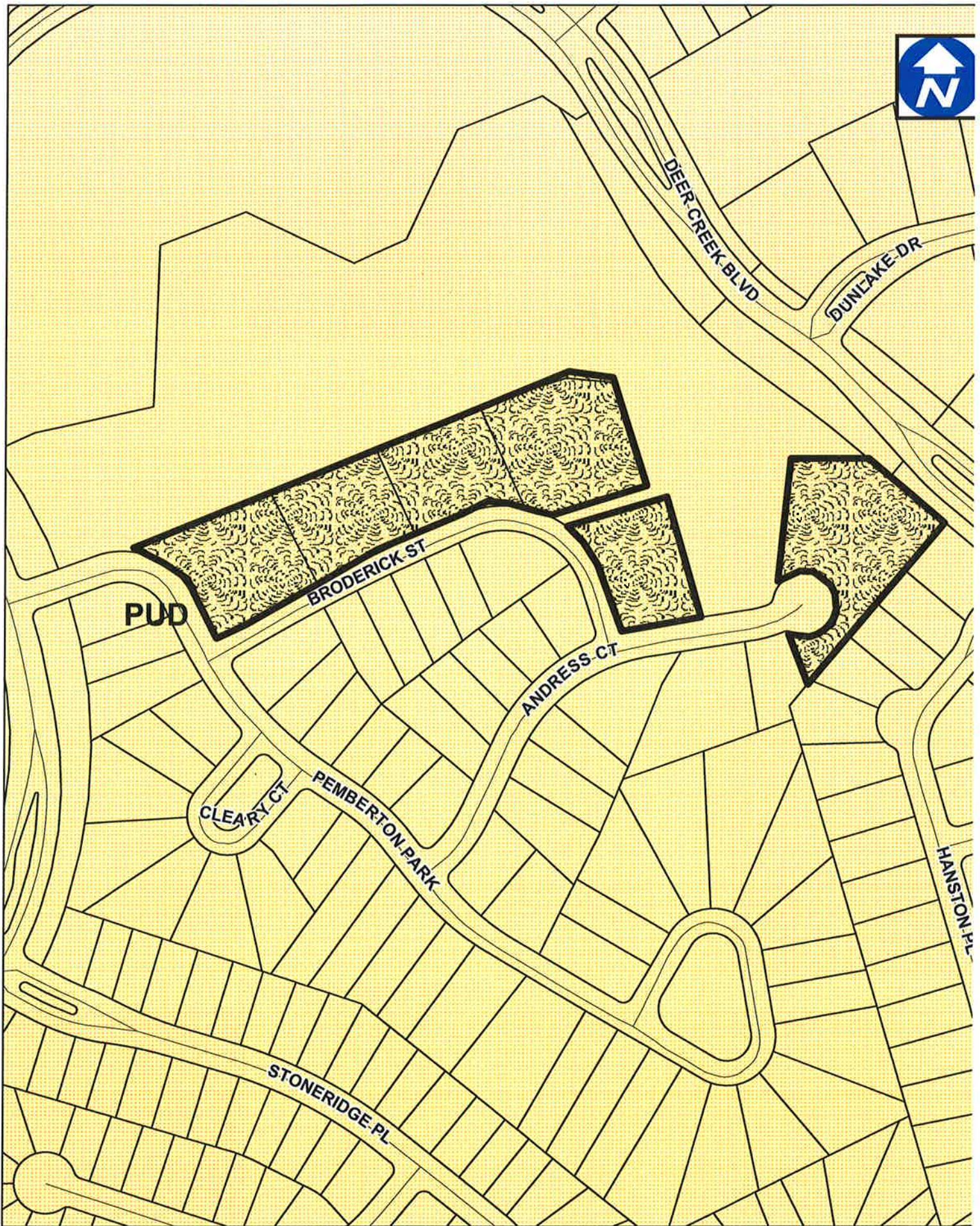
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



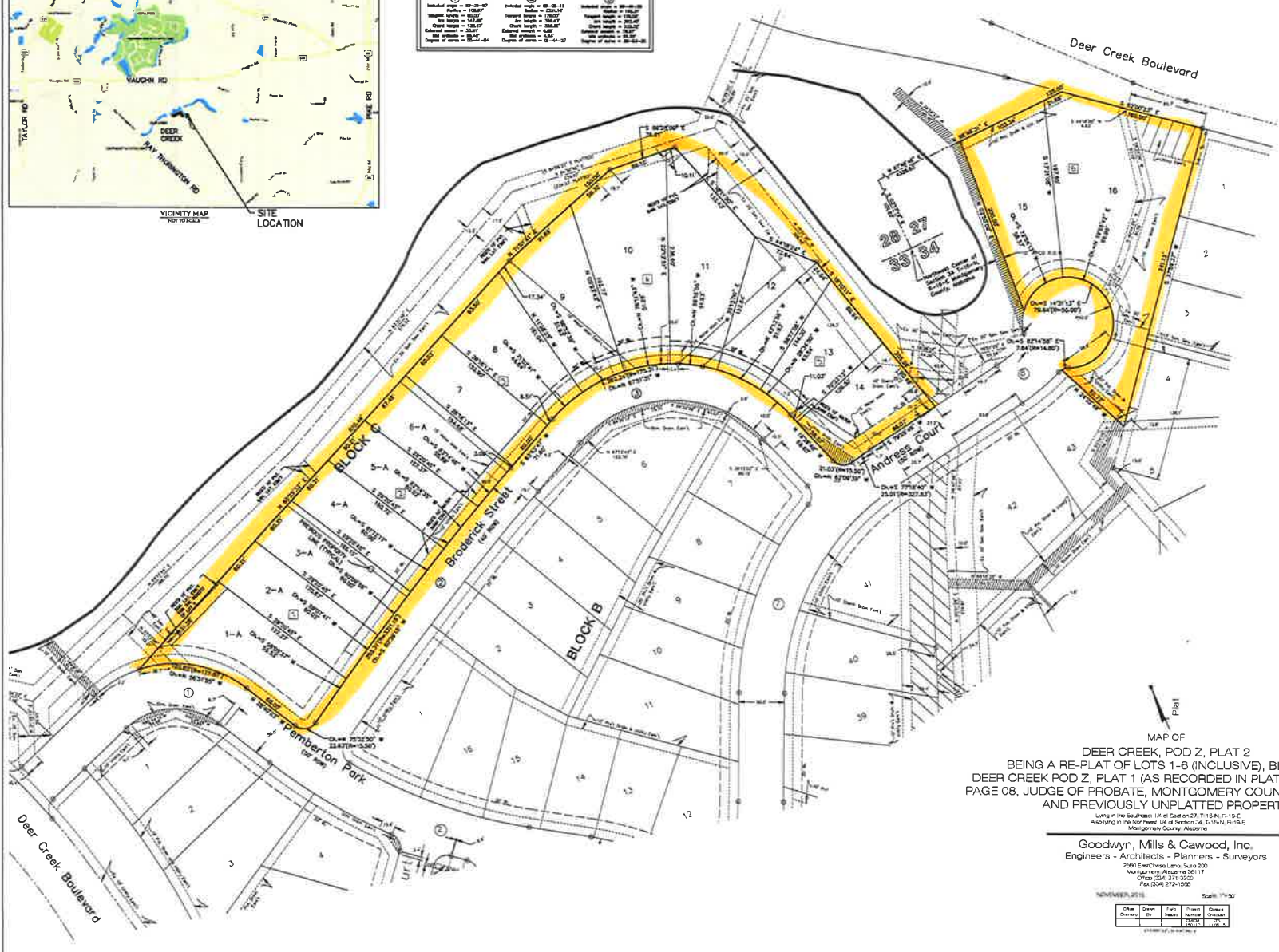
ITEM NO. 8A

SB



C/L Curve Data

| Stationing | Radius (ft) | Delta (deg) | Length (ft) | Chord (ft) | Offset (ft) |
|------------|-------------|-------------|-------------|------------|-------------|
| 1 | 1000.00 | 180.00 | 314.16 | 314.16 | 0.00 |
| 2 | 1000.00 | 180.00 | 314.16 | 314.16 | 0.00 |
| 3 | 1000.00 | 180.00 | 314.16 | 314.16 | 0.00 |



MAP OF
DEER CREEK, POD Z, PLAT 2
 BEING A RE-PLAT OF LOTS 1-6 (INCLUSIVE), BLOCK C,
 DEER CREEK POD Z, PLAT 1 (AS RECORDED IN PLAT BOOK 52, AT
 PAGE 08, JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA)
 AND PREVIOUSLY UNPLATTED PROPERTY

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

NOVEMBER 2018

| DATE | BY | REVISION |
|----------|----|-------------------|
| 11/15/18 | SM | ISSUED FOR PERMIT |

GOODWYN | MILLS | CAWOOD
 2660 East Chase Lane, Suite 200 | Montgomery, AL 36117
 Tel. 334.273.1800 | GWCNETWORK.COM

ISSUE DATE

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------|
| 1 | 11/15/18 | ISSUED FOR PERMIT |

DEER CREEK POD Z, PLAT 2
 MONTGOMERY, ALABAMA



CMGM-150112

PRELIMINARY
 PLAT

C1

Sheet 1 of 2



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. RZ-2000-020 **PRESENTED BY:** Goodwyn, Mills & Cawood
DP-2000-069

REPRESENTING: EastChase Land Company, LLC

SUBJECT: Request a revised master plan to allow commercial use, whereas office use was approved, and revise guidelines for commercial development for property located on the west side of EastChase Lane, approximately 600 ft. south of EastChase Parkway, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This 9.56 acre tract of land was originally planned for corporate campus site. The site is proposed to be developed as a hotel and retail space. The parking requirements proposed are 1 space per unit for the hotel, and 5 spaces per 1,000 sq. ft. gross floor area for retail. The proposed setbacks are 35 ft. front, 20 ft. rear and 10 ft. side yards, and the proposed height is 55 ft. and 4 stories. The Land Use Plan recommends commercial use.

COUNCIL DISTRICT: 9

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

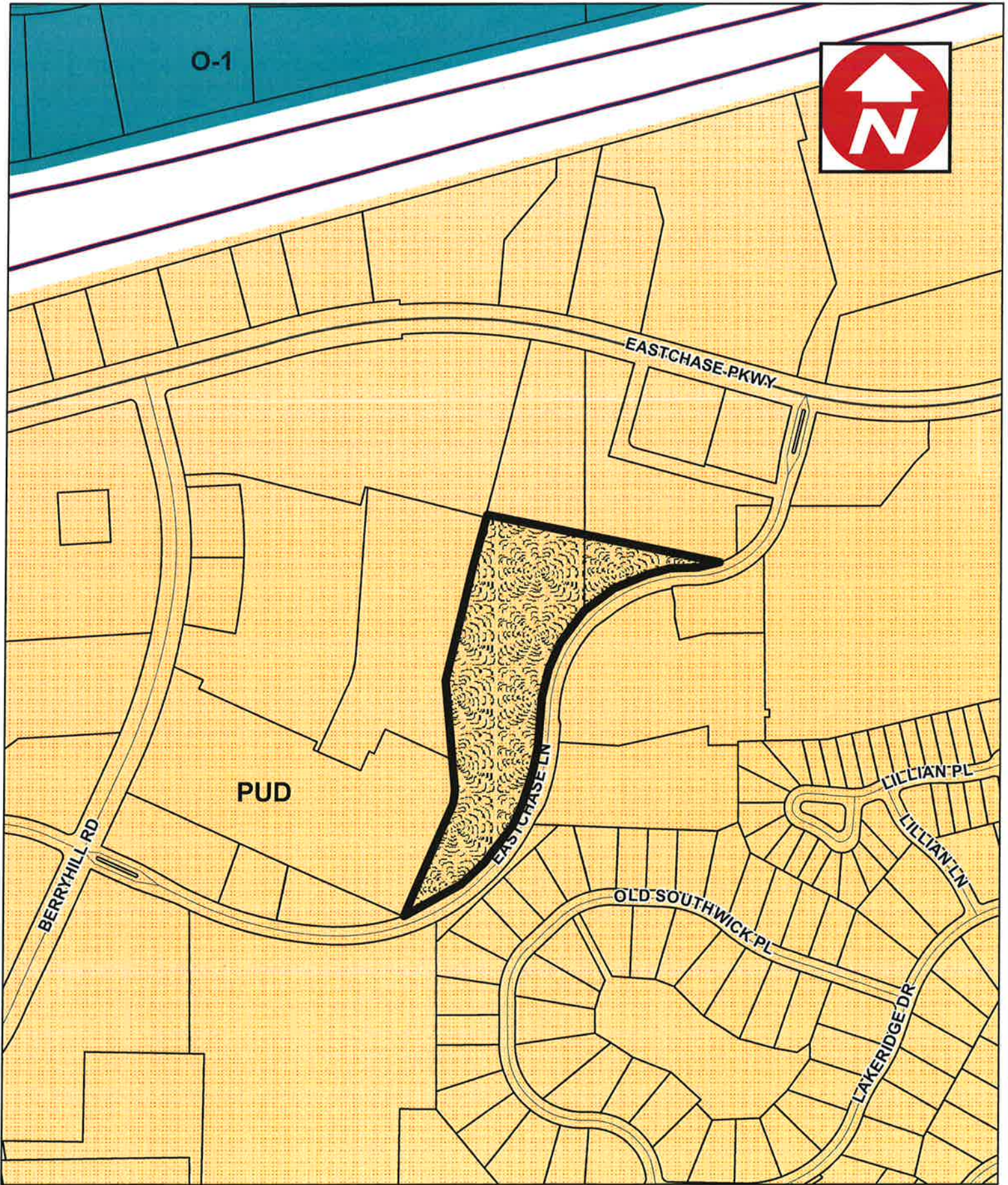
WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____

O-1



REZONING REQUEST

SUBJECT PROPERTY

4500 DUNES

FILE NO. RZ-2000-020

1 inch = 400 feet

FROM office **TO** Commercial

ITEM NO. 9A



**USE CHANGE
OFFICE TO COMMERCIAL
9.56+- ACRES**

**EASTCHASE
REVISED MASTER PLAN**

NOVEMBER 2015

Sheet: 1 of 1

ISSUE/DATE

| ISSUE/DATE | ISSUE/DATE |
|------------|------------|
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EASTCHASE LAND COMPANY, LLC
MONTGOMERY, ALABAMA

**USE CHANGE - OFFICE TO COMMERCIAL
CONCEPTUAL SITE PLAN**

PROJECT NO. CMGM150157

drawn by:
checked by:



GOODWYN MILLS CAWOOD

2640 EastChase Lane, Suite 200 | Montgomery, AL 36117
Tel 334.271.3200 | GNCNETWORK.COM

RB



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2000-020

1 inch = 400 feet

FROM office **TO** commercial

ITEM NO. 9C

10. RZ-2015-018 **PRESENTED BY:** Michael Williams

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 718 Central Street from an R-60-d (Duplex Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: This property is surrounded by R-60-d (Duplex Residential) zoning. The intended use for this property if rezoned is for a sandwich shop. The Land Use Plan recommends medium density residential use.

COUNCIL DISTRICT: 7

Long Range Planning: This is purely spot zoning. There is no good reason to change zoning in this quiet neighborhood on a dead end street. A corner lot on two busy streets would make more economic and zoning sense. Changing one lot to commercial can quickly disrupt the character and stability of surrounding properties.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

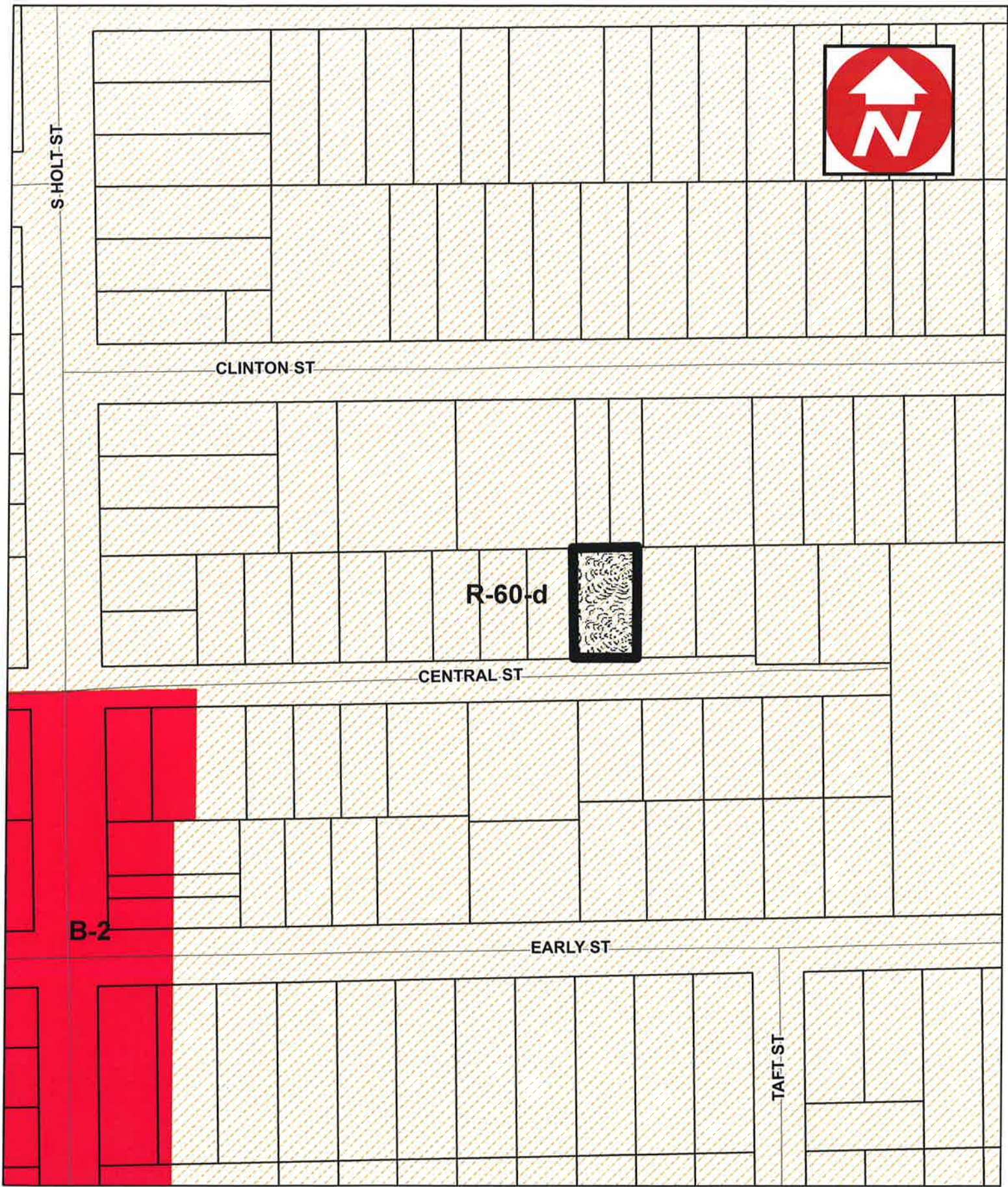
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

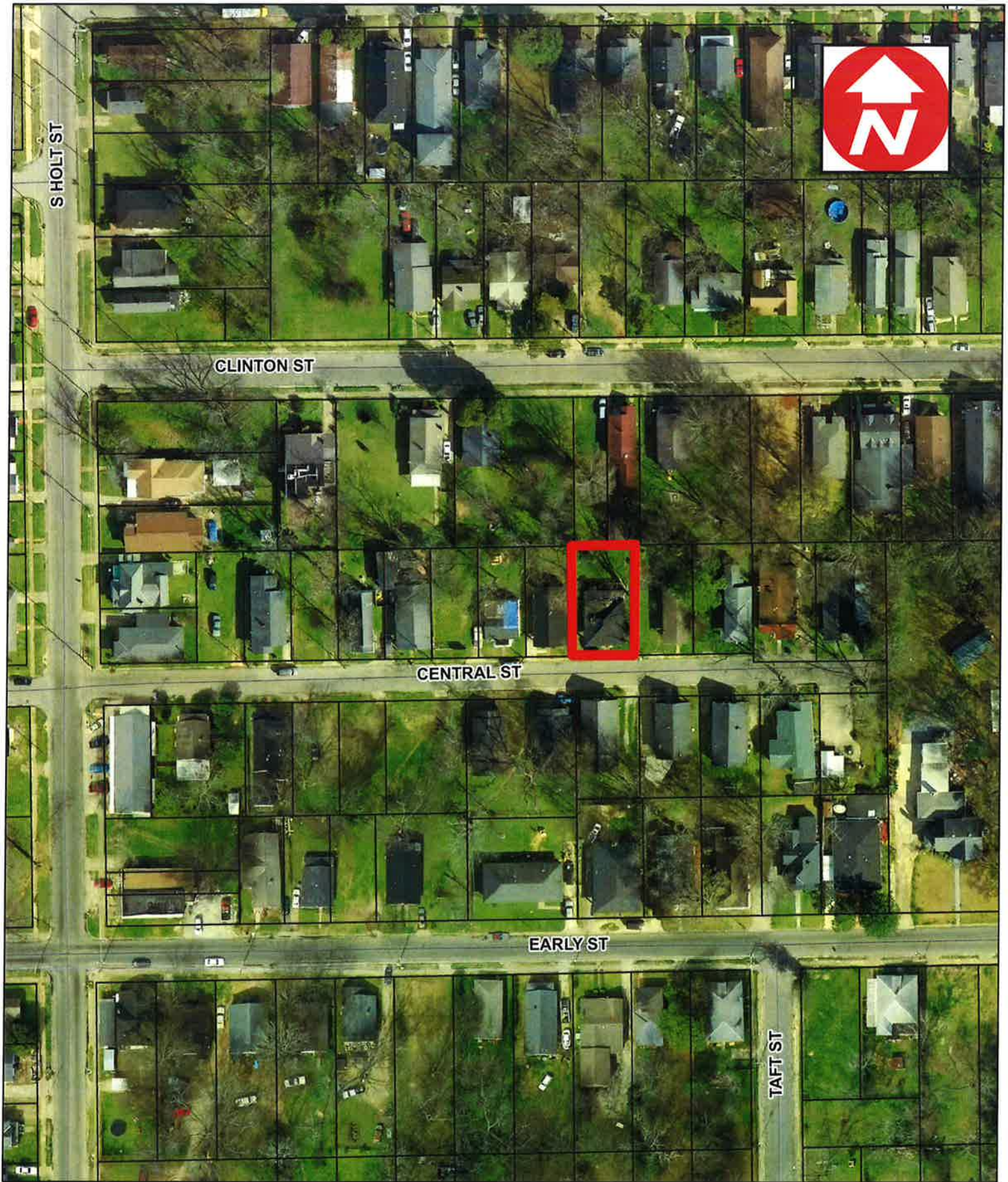
SUBJECT PROPERTY 

FILE NO. RZ-2015-018

1 inch = 100 feet

FROM R-60-d TO B-2

ITEM NO. 10A



REZONING REQUEST

SUBJECT PROPERTY RECORDED

FILE NO. R2-2015-08

1 inch = 100 feet

FROM R-60-d **TO** B-2

ITEM NO. 10B

11. RZ-2008-020 **PRESENTED BY:** Horatio R. Lee

REPRESENTING: Itnoa, LLC

SUBJECT: Request to rezone a 3.59 acre tract of land located on the west side of Crane Street, approximately 200 ft. south of Patrick Road, from an R-60-s (Single-Family Residential) Zoning District to R-60-d (Duplex Residential) and B-2 (Commercial) Zoning Districts.

REMARKS: This request pertains to a 3.59 acre tract of land. The adjacent property has R-60-d (Duplex Residential) zoning to the north, B-2 (Commercial) and R-65-s (Single-Family Residential) zoning to the south, R-60-d (Duplex Residential) zoning to the east, and B-2 (Commercial) zoning to the west. Parcel 1 is proposed to be rezoned to B-2, and Parcel 2 is proposed to be rezoned to R-60-d (see zoning map). The intended use for this property if rezoned is for duplex residential and commercial use. The Land Use Plan recommends low and medium density residential use.

This property was rezoned from B-2 to R-60-s in 2008.

COUNCIL DISTRICT: 4

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

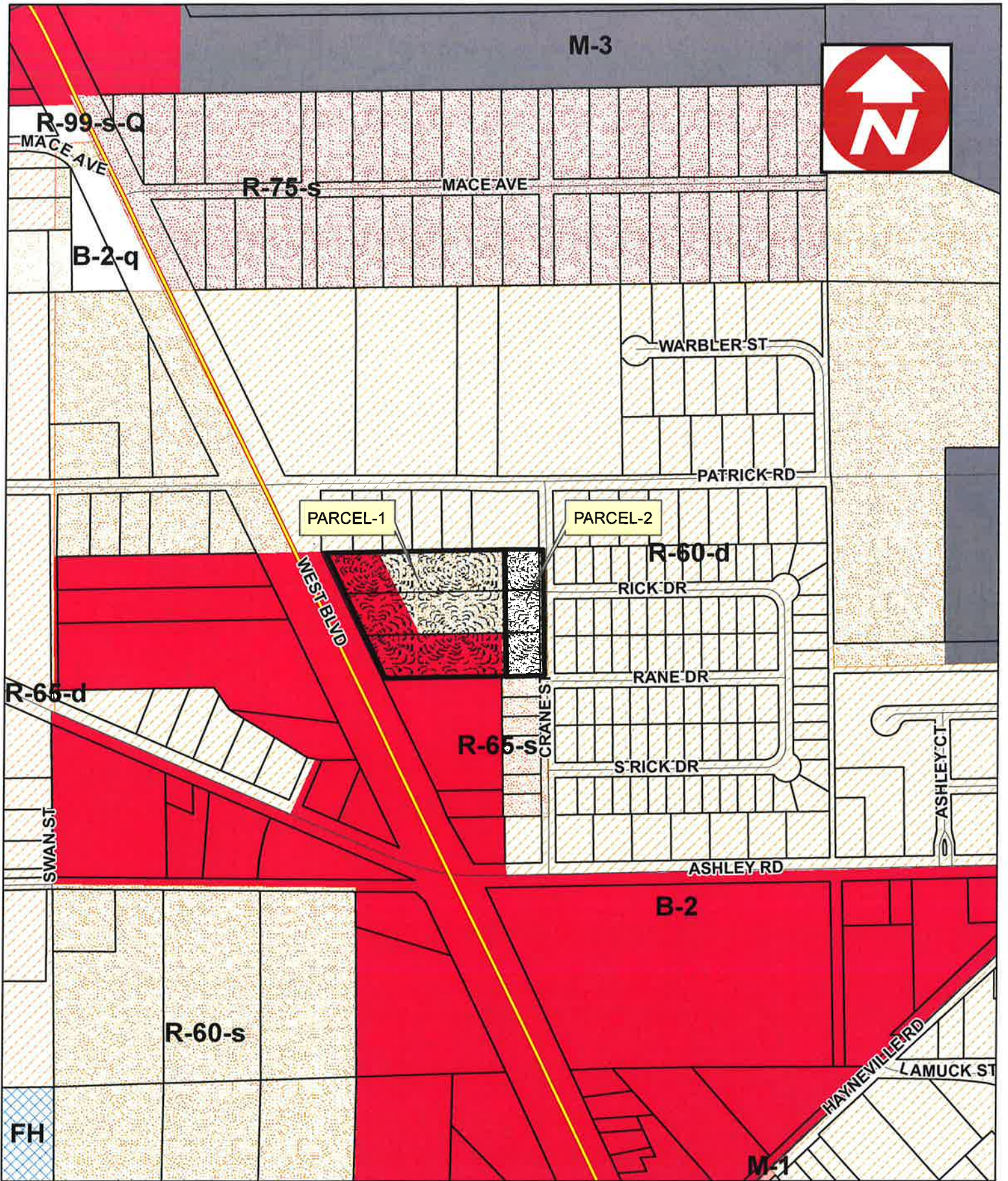
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. RZ-2008-020

1 inch = 400 feet

FROM R-60-s **TO** R-60-d + B-2

ITEM NO. 11A



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY

~~RESIDENTIAL~~

FROM R-60-s TO R-60-d!
B-2

FILE NO. RZ-2008-020

ITEM NO. 11B

12. RZ-2015-019 **PRESENTED BY:** Adam Warnke and James Weddle

REPRESENTING: Same

SUBJECT: Request to rezone three (3) lots located at 532, 540 and 546 Clay Street from a T4-R (General Urban Zone-Restricted) Zoning District to a T4-O (General Urban Zone) Zoning District.

REMARKS: The adjacent property has T5 (Urban Center Zone) zoning to the north, and T4-R (General Urban Zone-Restricted) zoning to the south, east, and west. The intended use for this property if rezoned is for a food incubator, office space, teaching/learning space to teach leadership, coffee shop, living space and a beer garden. The Land Use Plan recommends central business use.

COUNCIL DISTRICT: 3

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

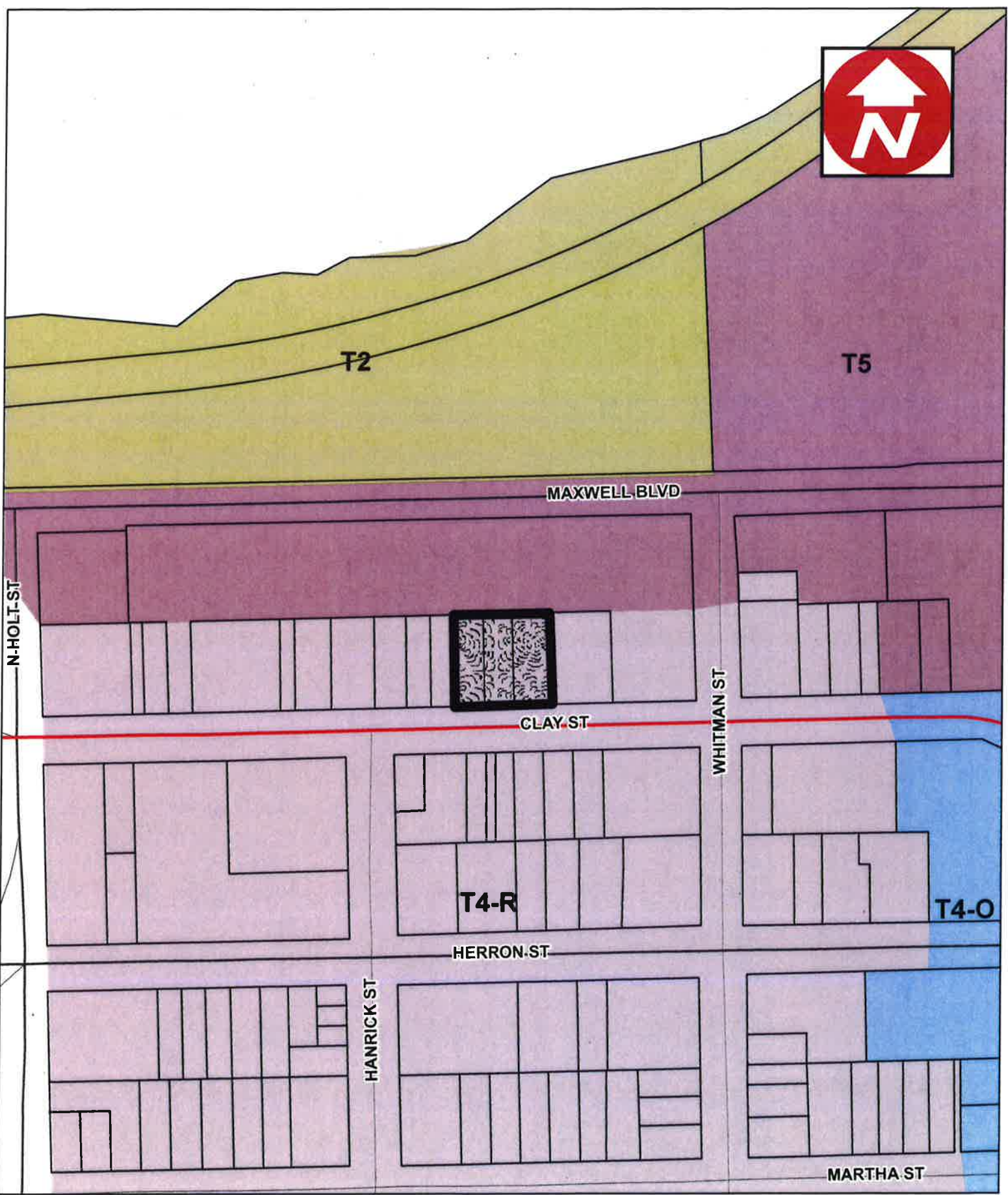
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY 

FILE NO. R2-2015-019

1 inch = 200 feet

FROM T4-R TO T-5

ITEM NO. 12A

CLAY STREET PROPERTIES RE-ZONING MAP

Site plan locating parcels at 532, 540, and 546 Clay Street & proposed future uses for each property.

532 CLAY STREET

First Floor - Business Incubator
Second Floor - Office



546 CLAY STREET

First Floor - Coffee Shot / Roastery
Second Floor - Residential

540 CLAY STREET

Basement - Education
First Floor - Office

12B



MAXWELL BLVD



CLAY ST

HARRICK ST

HERRON ST

REZONING REQUEST

SUBJECT PROPERTY **4802012550**

FILE NO. RZ-2015-09

1 inch = 100 feet

FROM T4-R TO T-5

ITEM NO. 12C