

# Planning Commission Agenda

August 25, 2016

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Frank Cook, Chairman

Kippy Tate, Vice-Chairman

Malcolm Calhoun

Ann Clemons

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

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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 July 28, 2016 meeting

**August 25, 2016**

<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.	DP-2016-026	J. M. Garrett & Son	Berry Chase Place	DP	1
2.	DP-2016-027	“ “	Old Oak Place	DP	2
3.	8834	“ “	East South Boulevard	Plat	3
4.	DP-2016-025	“ “	East South Boulevard	DP	4
5.	DP-2013-019	Flowers & White Engineering	Industrial Park Blvd.	DP	5
6.	8815	MTM Engineers	Eastern Boulevard	Plat	6
7.	DP-2004-081	Scott Steen	Lockwood Place	DP	7
8.	8835	Goodwyn, Mills & Cawood	Lockwood Lane	Plat	8
9.	8836	“ “	Bell Road	Plat	9

*The next Planning Commission meeting is on  
September 22, 2016*

1. DP-2016-026 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Chun Investments

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1943 Berry Chase Place in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 5,000 sq. ft. building. There are 27 paved parking spaces indicated on the site plan. There is one (1) access drive off Berry Chase Place. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 9

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

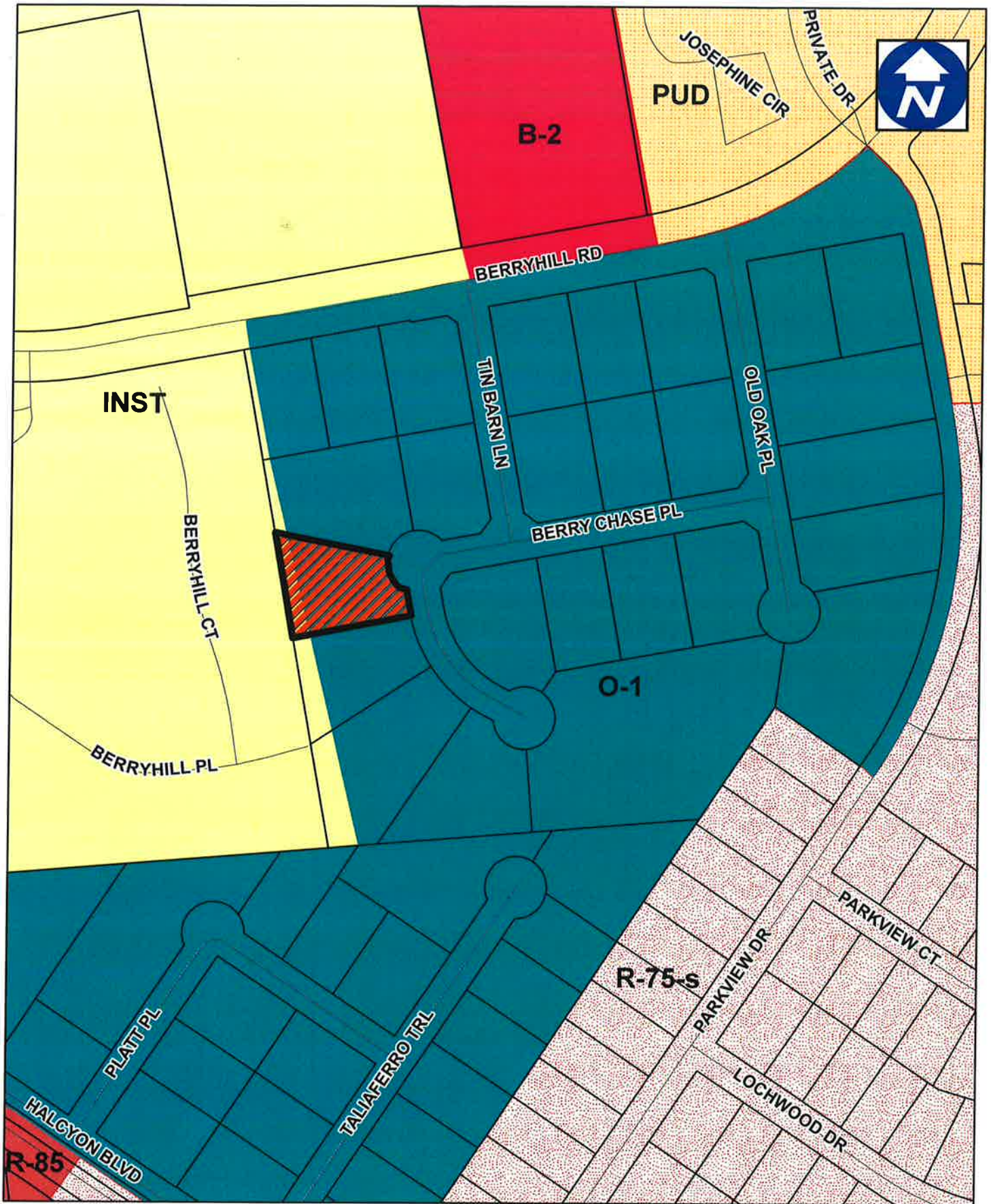
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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

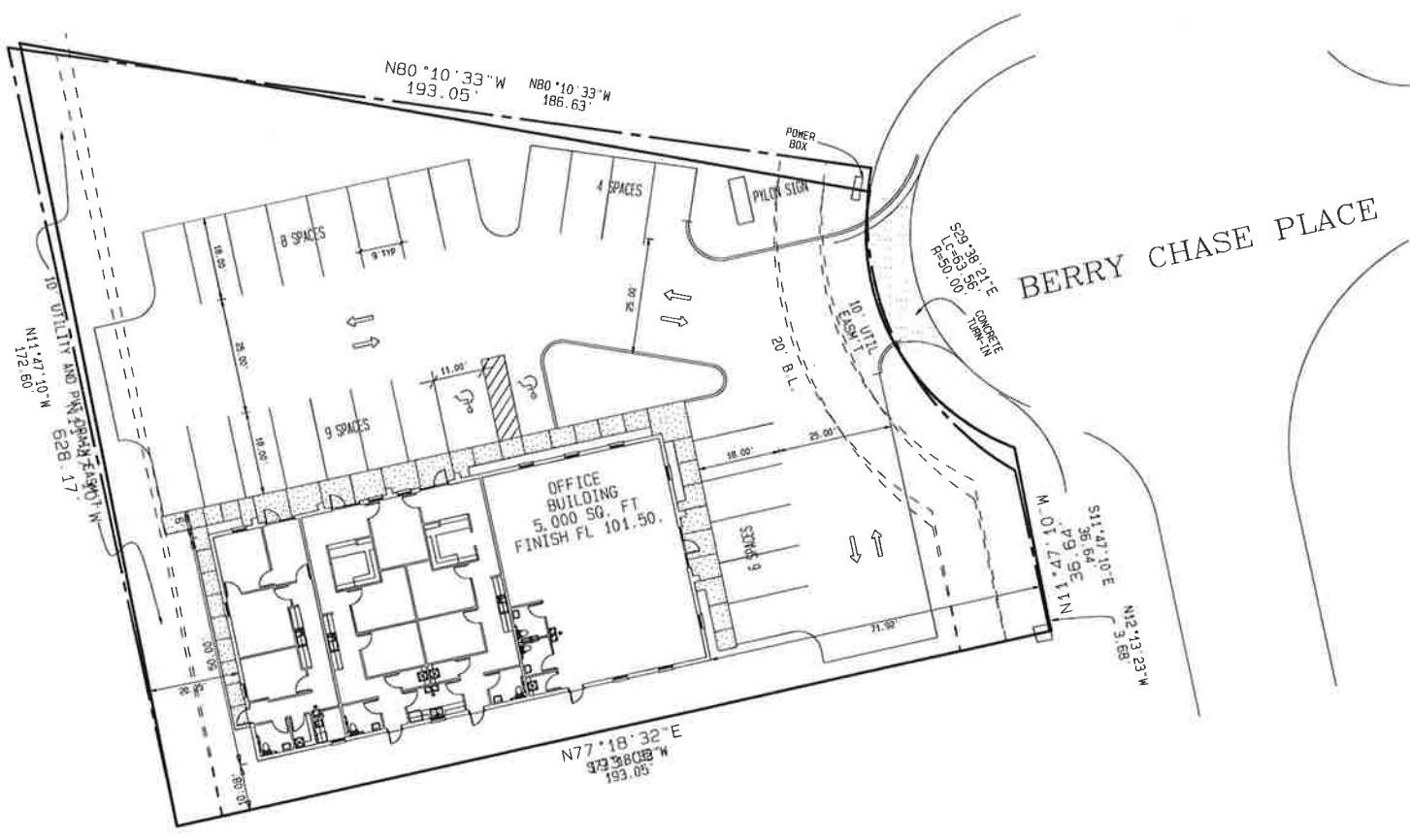


DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 1A

1 inch = 200 feet



BERRY CHASE PLACE



1B



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 1C

1 inch = 200 feet

2. DP-2016-027 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Yolanda Williams

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1321 Old Oak Place in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 5,000 sq. ft. building. There are 30 paved parking spaces indicated on the site plan. There is one (1) access drive off Old Oak Place. Parkview Drive is located on the east side of this lot and there is a 5 ft. wide beautification easement for denied access. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 9

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

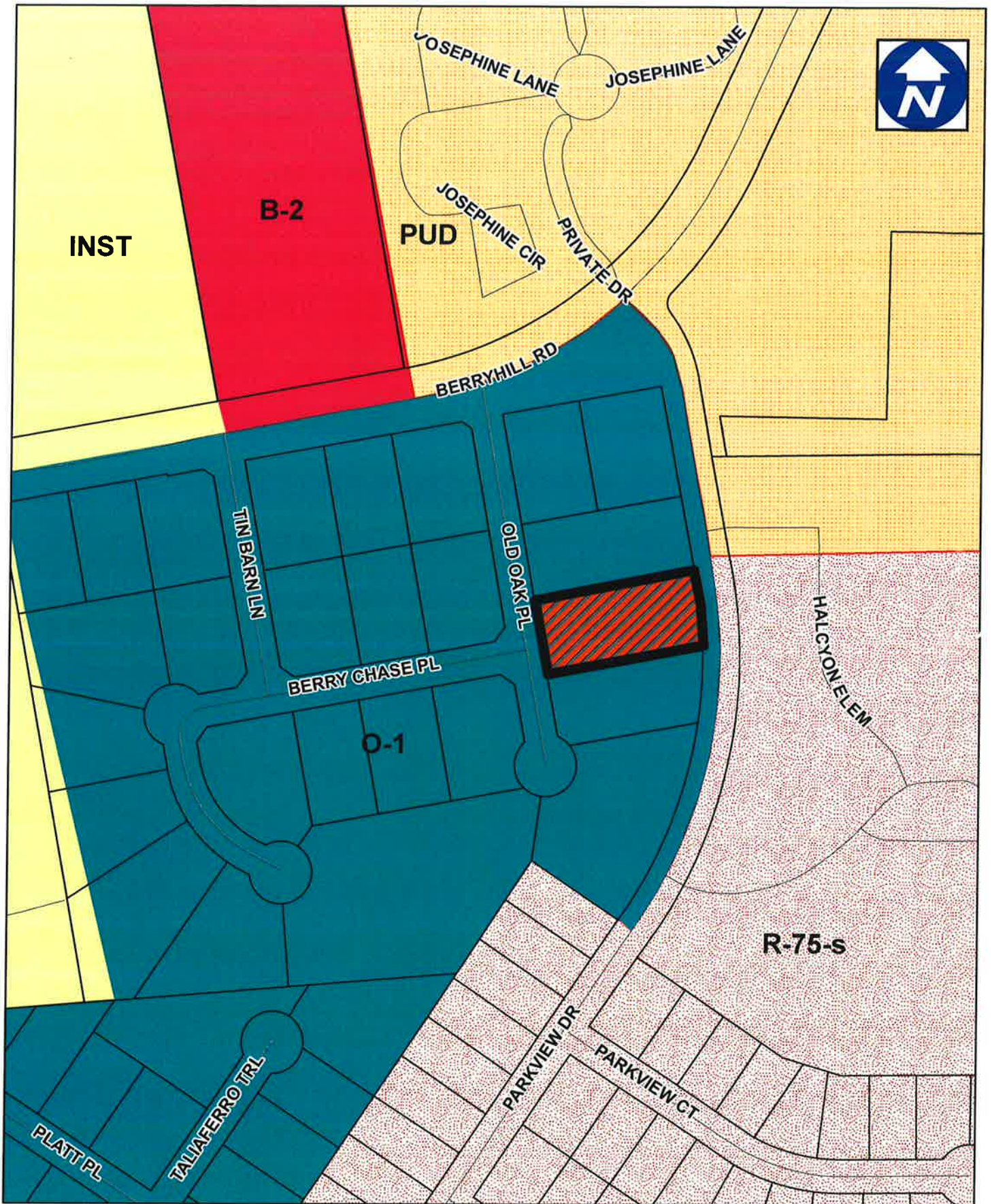
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 2A

1 inch = 200 feet



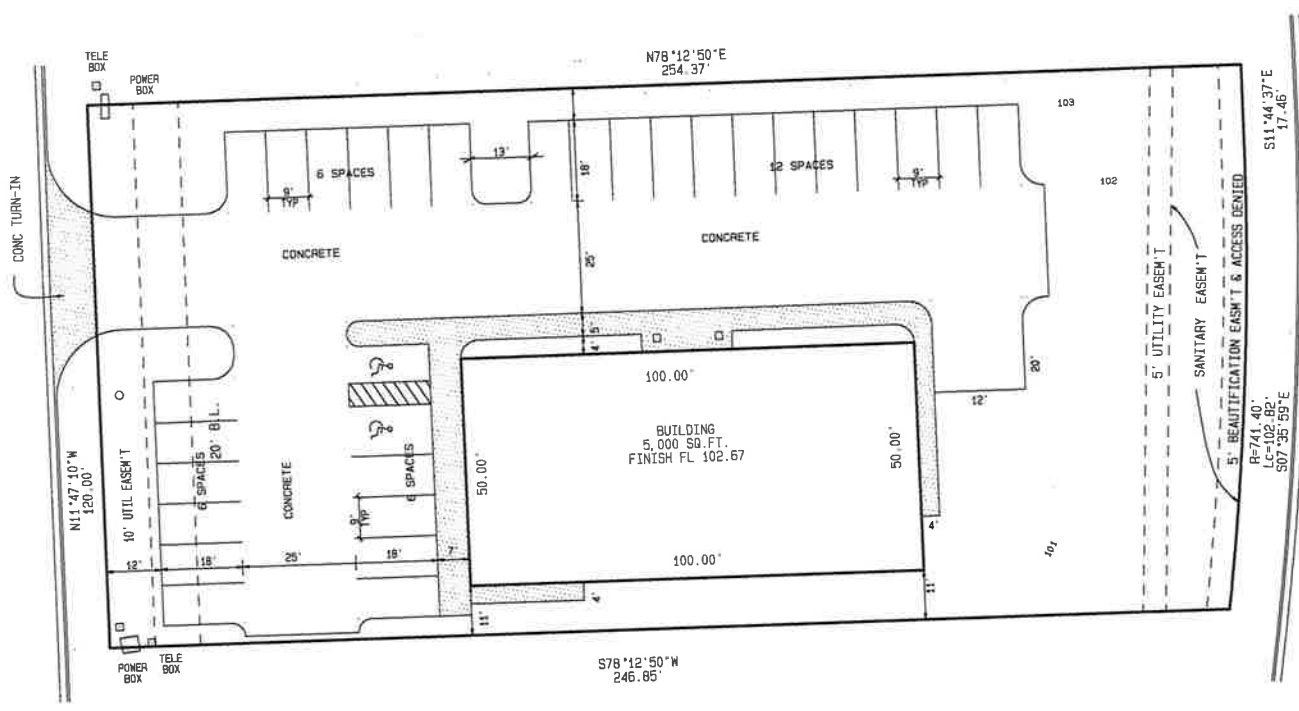
20

- LUNCHET
- CURB & GUTTER
- PROPERTY LINE
- CONTOURS
- SPOT ELEVATIONS
- DRAINAGE FLOW
- STORM DRAIN
- REMOVE CURB/ASPHALT
- SANITARY SEWER
- GAS LINE
- WATER LINE
- MANHOLE
- CLEANOUT
- OVERHEAD POWER
- LIGHT POLE
- POWER POLE
- POINT OF CONNECTION



BERRY CHASE PL

54' ROW  
OLD OAK PLACE





DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 2C

1 inch = 200 feet

3. 8834 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Bojangles

**SUBJECT:** Request final approval of One Center Plat No. 1 located on the north side of East South Boulevard, approximately 600 ft. east of Governors Drive, in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (1 acre) has 203 ft. of frontage long the service road to East South Boulevard and a depth of 161 ft. This lot adjoins a private access drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 6

**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.

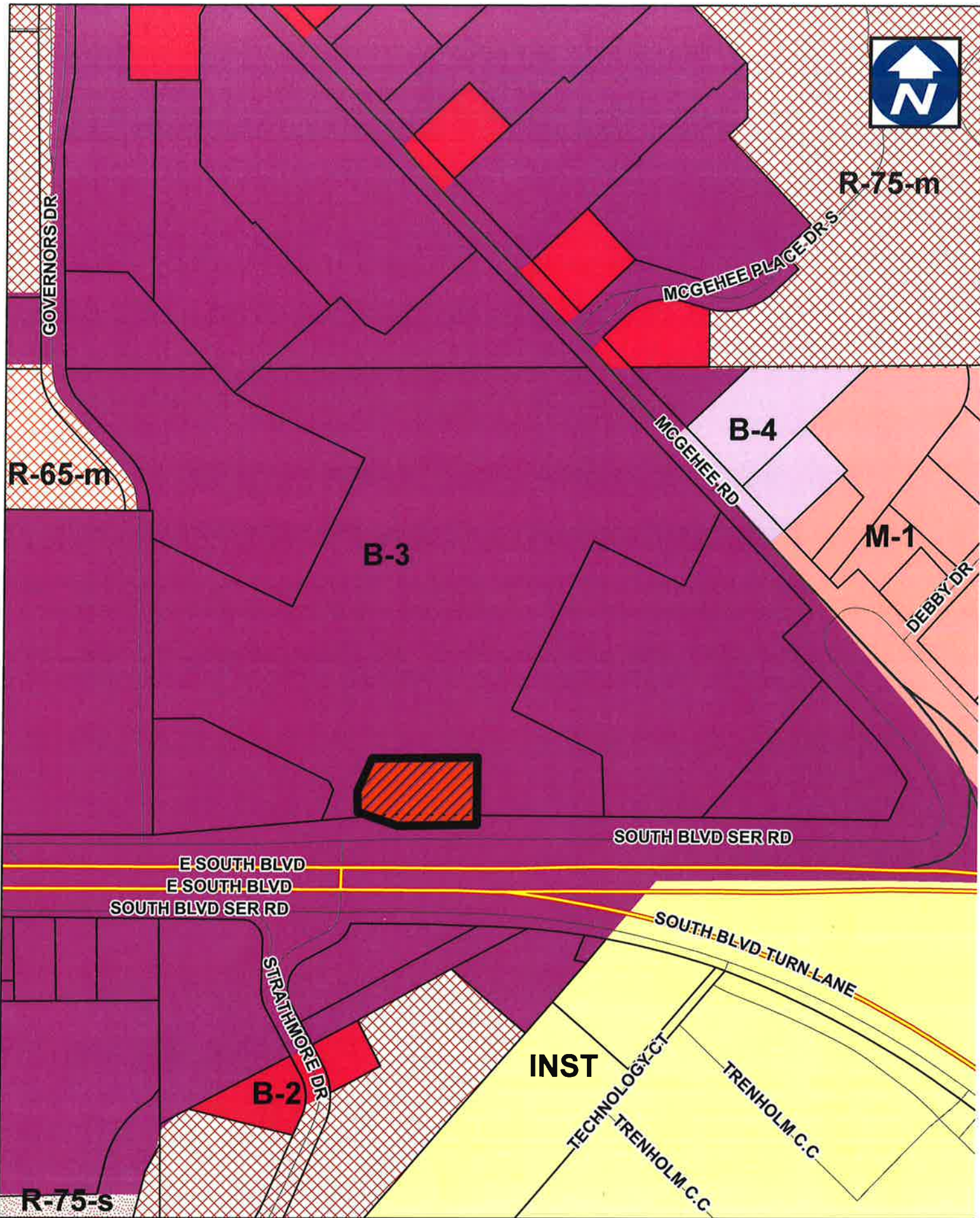
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



R-75-m

MC GEEHEE PLACE DR S

GOVERNORS DR

R-65-m

B-4

MC GEEHEE RD

B-3

M-1

DEBBY DR



SOUTH BLVD SER RD

E SOUTH BLVD  
E SOUTH BLVD  
SOUTH BLVD SER RD

SOUTH BLVD TURN LANE

STRATHMORE DR

INST

TECHNOLOGY CT

TRENHOLM C.C

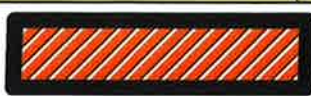
B-2

R-75-s

**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. 3A



BASIS OF BEARINGS  
TAKEN FROM PLAT

THE SW CORNER OF  
THE SW 1/4 OF THE SE 1/4 OF  
SECTION 27, T16N, R18E  
MONTGOMERY COUNTY, ALABAMA

SOUTH  
944.01

EAST  
535.67'

ONE CENTER

S88°42'56"E  
246.25'

ENTRANCE DRIVE  
TO ONE CENTER

N25°28'46"E  
77.97'

20' ZONING SET BACK

"LOT 1"

1.00 ACRE

N00°00'00"E  
64.88'

S00°56'08"W  
161.57'

30' ZONING SET BACK

N64°41'56"W  
69.72'

S86°06'26"W  
11.78'

N89°03'52"W  
203.40'

15' WATER & SANITARY  
SEWER EASEMENT

SERVICE ROAD

(INCLUDED IN PUBLIC ROW OF SOUTH BOULEVARD)

EAST SOUTH BOULEVARD

(ROW VARIES)

3B



**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO.

30

4. DP-2016-025 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Bojangles

**SUBJECT:** Public hearing for a development plan for a new building to be located on the north side of East South Boulevard, approximately 600 ft. east of Governors Drive, in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 3,836.69 sq. ft. building for a restaurant. There are 58 paved parking spaces indicated on the site plan. There is one (1) access drive off an existing access drive which runs north off East South Boulevard and one (1) access drive on the east side of the lot into an existing parking area. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 6

**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.

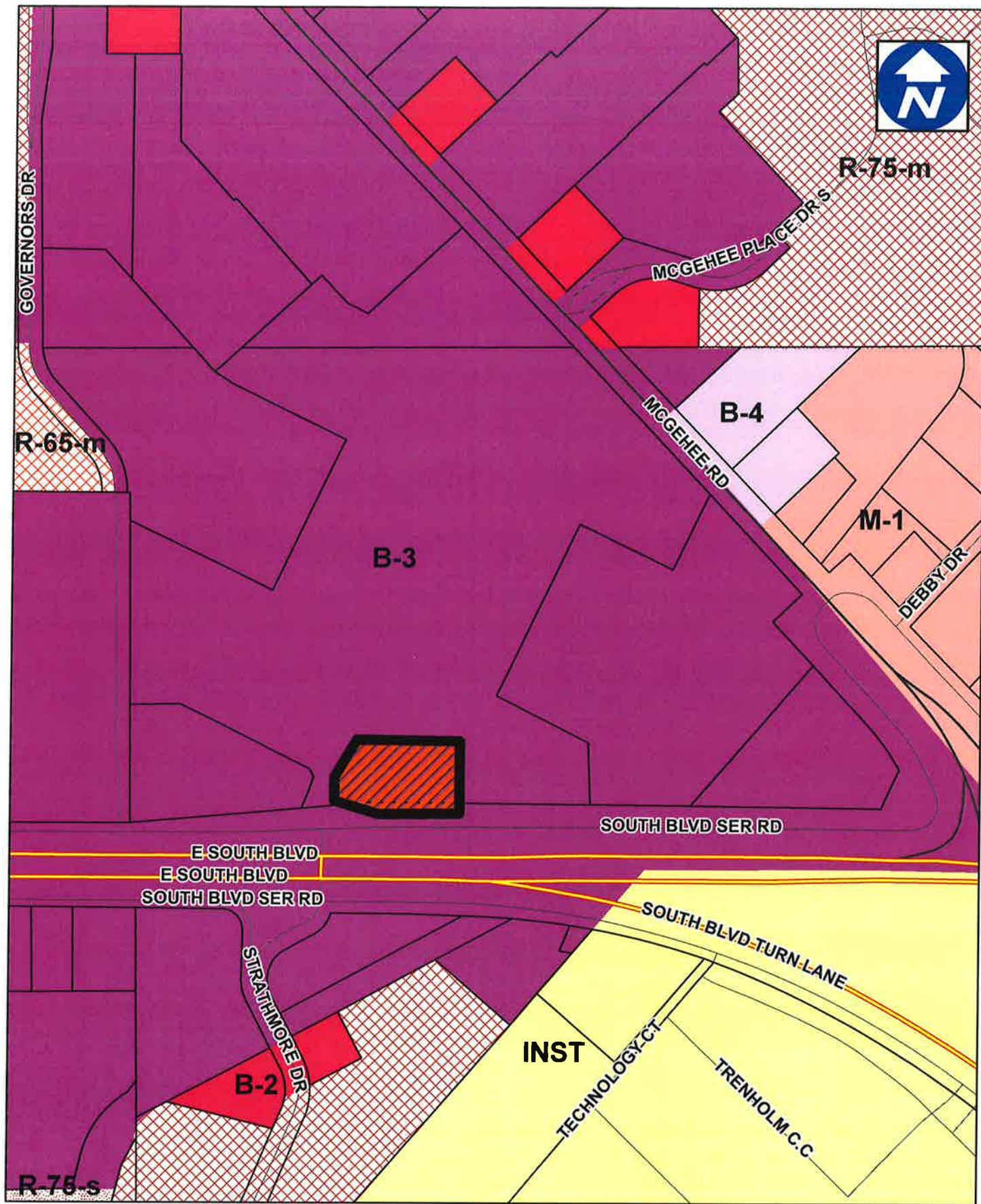
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



DEVELOPMENT SITE SUBJECT PROPERTY



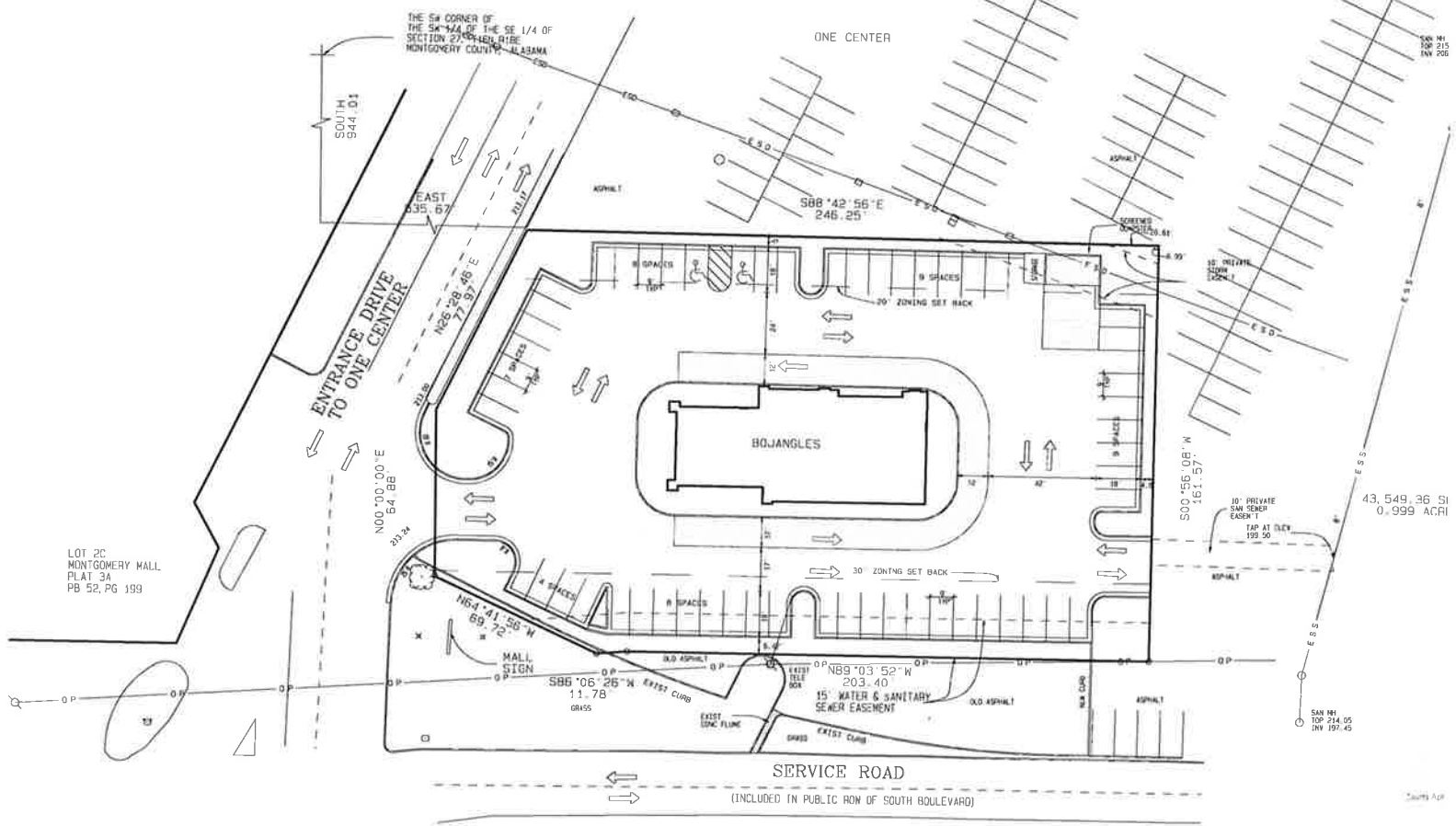
ITEM NO. 4A

1 inch = 300 feet



**LEGEND**

DESCRIPTION	NEW	EXIST.
BUILDING		
ASPHALT		
CONCRETE		
CLRB & GUTTER		
PROPERTY LINE		
CONTOURS		
SPOT ELEVATIONS	257.78 x	-200
DRAINAGE FLOW		
STORM DRAIN		
REMOVE CURB/ASPHALT		
SANITARY SEWER		
GAS LINE		
WATER LINE		
MANHOLE		
CLEANOUT		
OVERHEAD POWER		
LIGHT POLE		
POWER POLE		
POINT OF CONNECTION		



LOT 2C  
MONTGOMERY MALL  
PLAT 3A  
PB 52, PG 199

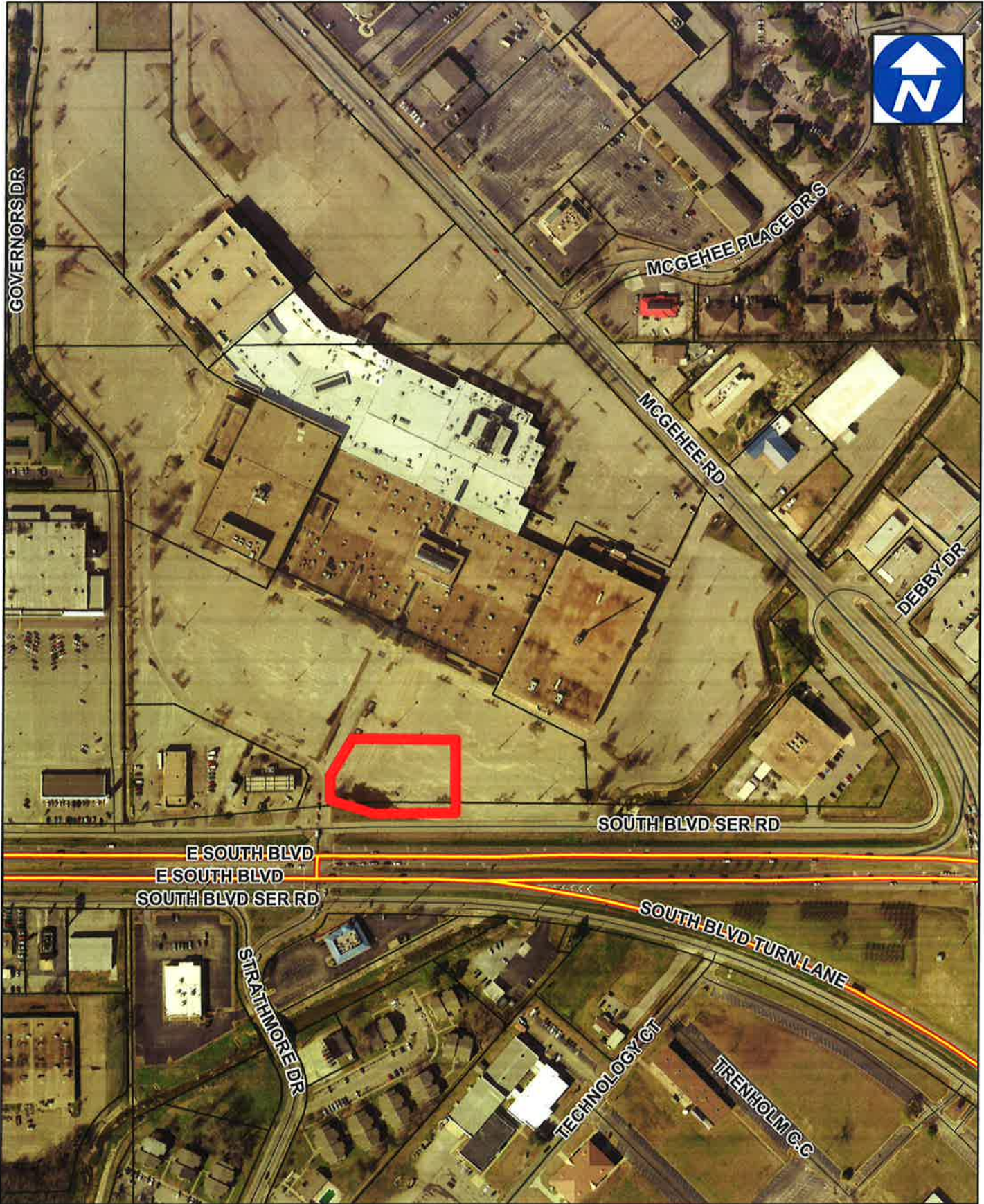
43,549.36 SI  
0.999 ACRI

SAN M1  
TSP 214.05  
INV 197.45

EAST SOUTH BOULEVARD  
(RD# VARIES)

SITE LAYOUT

4B



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 4C

1 inch = 300 feet

5. DP-2013-019 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** DAS North America

**SUBJECT:** Public hearing for development plan approval for an additional building to be located at 840 Industrial Park Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an additional 60,000 sq. ft. building. There are 109 paved parking spaces indicated on the site plan. There are three (3) existing access drives and one (1) new access drive Industrial Park Boulevard. All applicable requirements will be met.

**COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

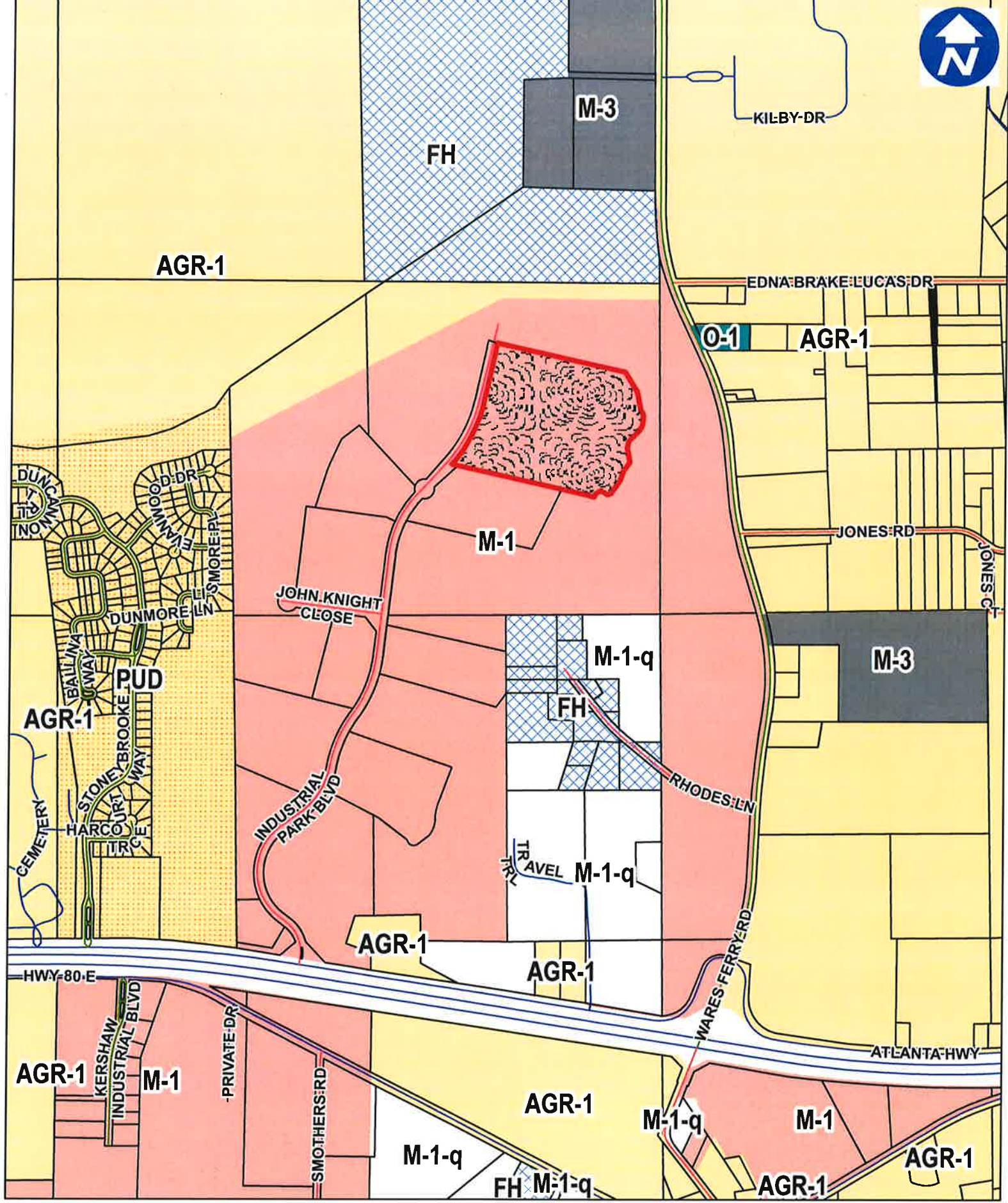
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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

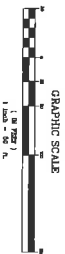
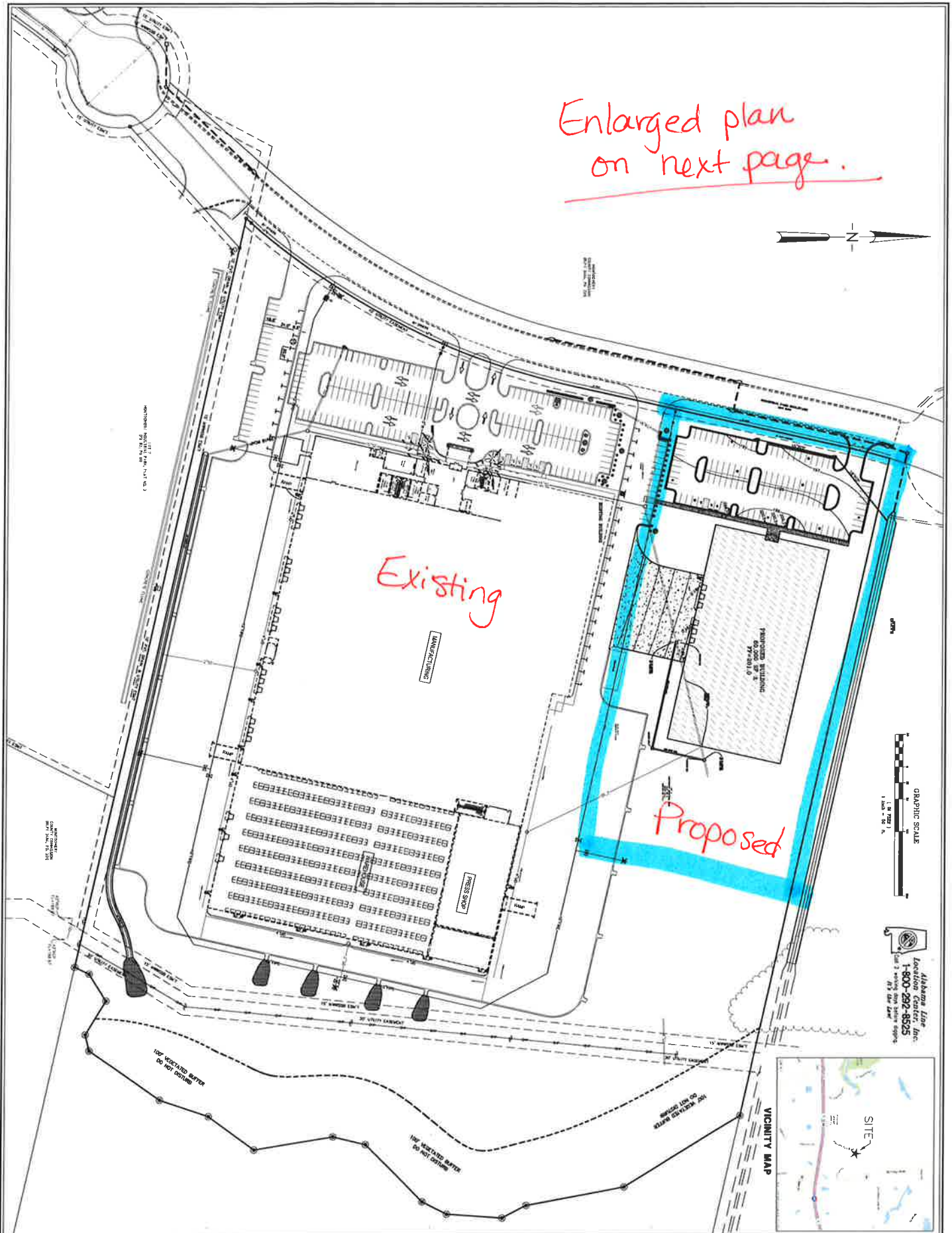
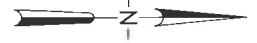


Site 

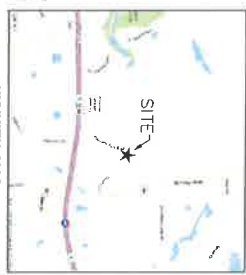
1 inch = 1,000 feet

Item 5A

Enlarged plan on next page.



Alabama Line  
 Location Center, Inc.  
 1-800-292-8525  
 117 1st St. SE  
 Montgomery, AL 36104



XX	OVERALL SITE PLAN	DATE: 05-28-03	SCALE: AS SHOWN
XX	XX	XX	XX

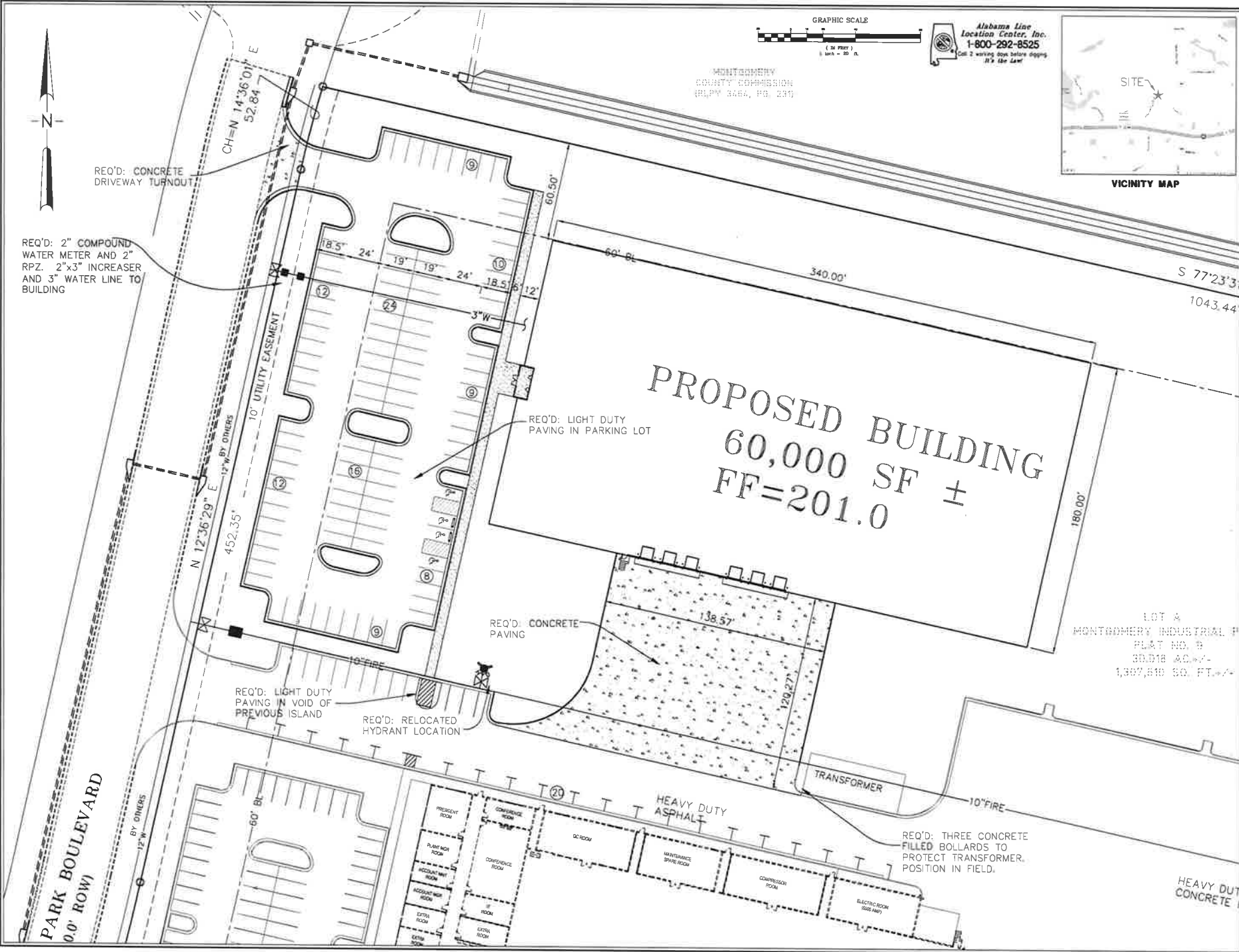
A NEW SITE LAYOUT FOR:  
**DAS NORTH AMERICA**  
 MONTGOMERY INDUSTRIAL PARK, MONTGOMERY, ALABAMA



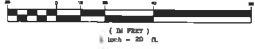
**FLOWERS & WHITE**  
 ENGINEERING, L.L.C.  
 PO BOX 85186 MONTGOMERY, AL 36186  
 PH: (205) 846-7800 FAX: (205) 846-1827

5B

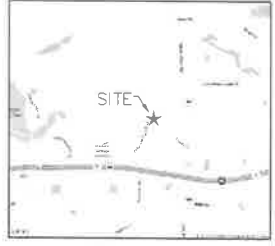
50



GRAPHIC SCALE



Alabama Line  
Location Center, Inc.  
1-800-292-8525  
Call 2 working days before digging.  
It's the Law!



MONTEGOMERY  
COUNTY COMMISSION  
(R1, P1 3154, PG. 231)

PROPOSED BUILDING  
60,000 SF ±  
FF=201.0

LOT 4  
MONTEGOMERY INDUSTRIAL PL  
PLAT NO. 9  
30.018 AC ±  
1,307,810 SQ. FT. ±

FLOWERS & WHITE  
ENGINEERING, L.L.C.  
PO BOX 21888 MONTEGOMERY, AL 36108  
205 836 7600 FAX 205 836 7605



A NEW SITE LAYOUT FOR:  
DAS NORTH AMERICA  
MONTEGOMERY INDUSTRIAL PARK, MONTEGOMERY, ALABAMA

PROJ #	0-00
DRAWN BY	MBP
CHECKED BY	
DATE	11/13/08
REV #	1
REV #	1
REV #	1

STAKING /  
UTILITY  
PLAN  
C2.0



EDNA BRAKE  
LUCAS DR

WARES FERRY RD

INDUSTRIAL  
PARK BLVD

JOHN KNIGHT CLOSE

RHODES LN

Site 

1 inch = 500 feet

Item 5D

6. 8815 **PRESENTED BY:** MTM Engineers, Inc.

**REPRESENTING:** BBV Montgomery, LLC

**SUBJECT:** Request final approval of Rio Brava Cantina Plat No. 1A located on the west side of Eastern Boulevard, approximately 800 ft. south of Haskell Drive, in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat replats one (1) lot into two (2) lots for commercial use. Lot 6-A (0.88 acres) is accessed by an existing 30 ft. wide private access easement and has a depth of 194 ft. Lot 6-B (0.72 acres) has 162 ft. of frontage along Eastern Boulevard and a depth of 205 ft. The 30 ft. wide access easement runs along the south property line of Lot 6-B. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT: 5**

**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.

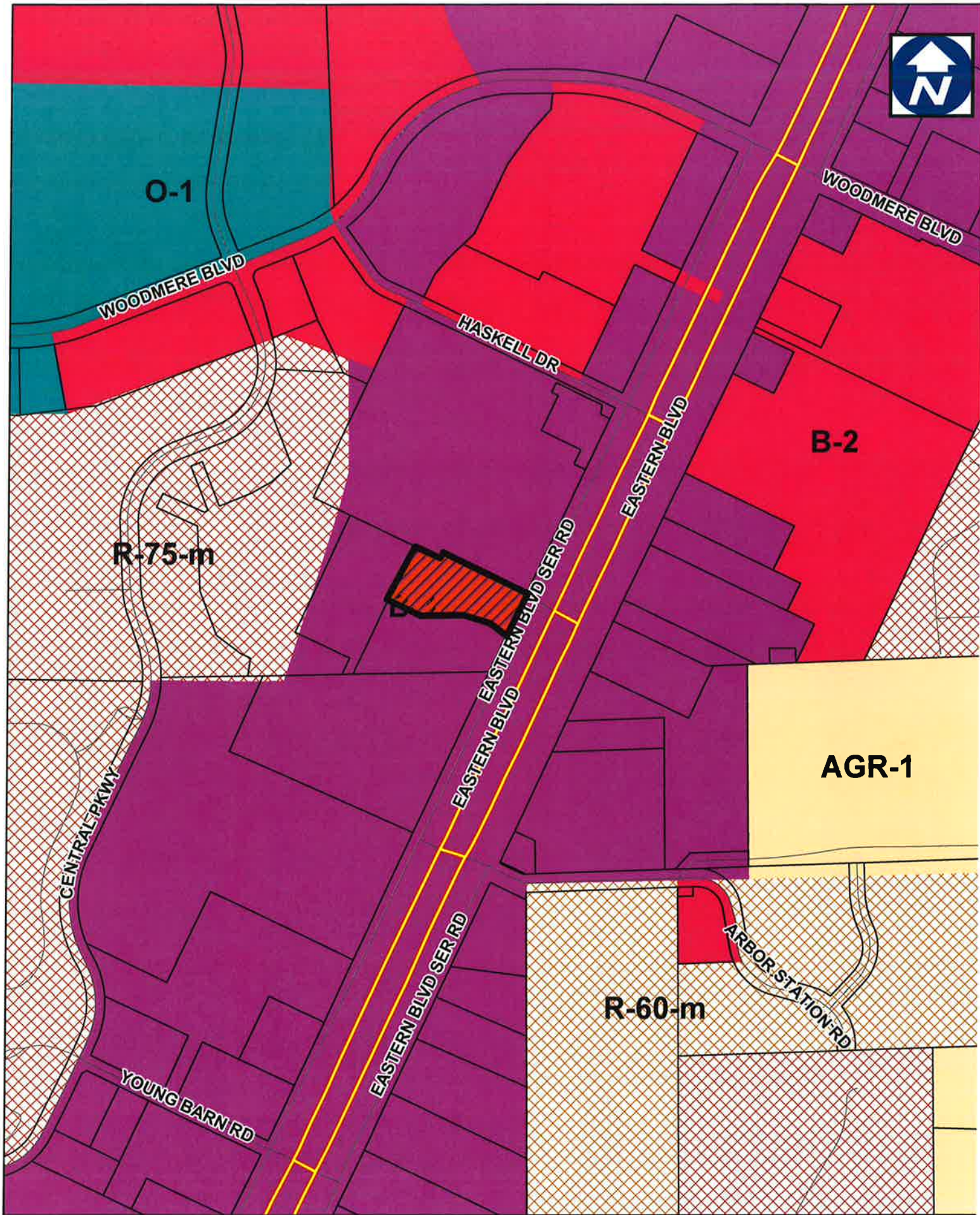
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A

GRAPHIC SCALE



RIO BRAVO CANTINA PLAT No. 1A

Being a resurvey of Lot 6 of the Map of Rio Bravo Cantina Plat No. 1 as recorded in Map Book 45, Page 13 in the Office of Probate Court and located in the NW ¼ of Section 24, Township 16 North, Range 18 Ea Montgomery County, Alabama

Owner's Certification: ( IN FEET )  
1 inch = 30 ft  
State of Alabama) APRIL 28th, 2016  
Jefferson County)

The undersigned, BBV Montgomery, LLC, hereby Joins In and signs the foregoing Surveyor's Certificate, plat and map and hereby adopts said plat map and restrictions on this the \_\_\_\_ day of \_\_\_\_\_, 2016.

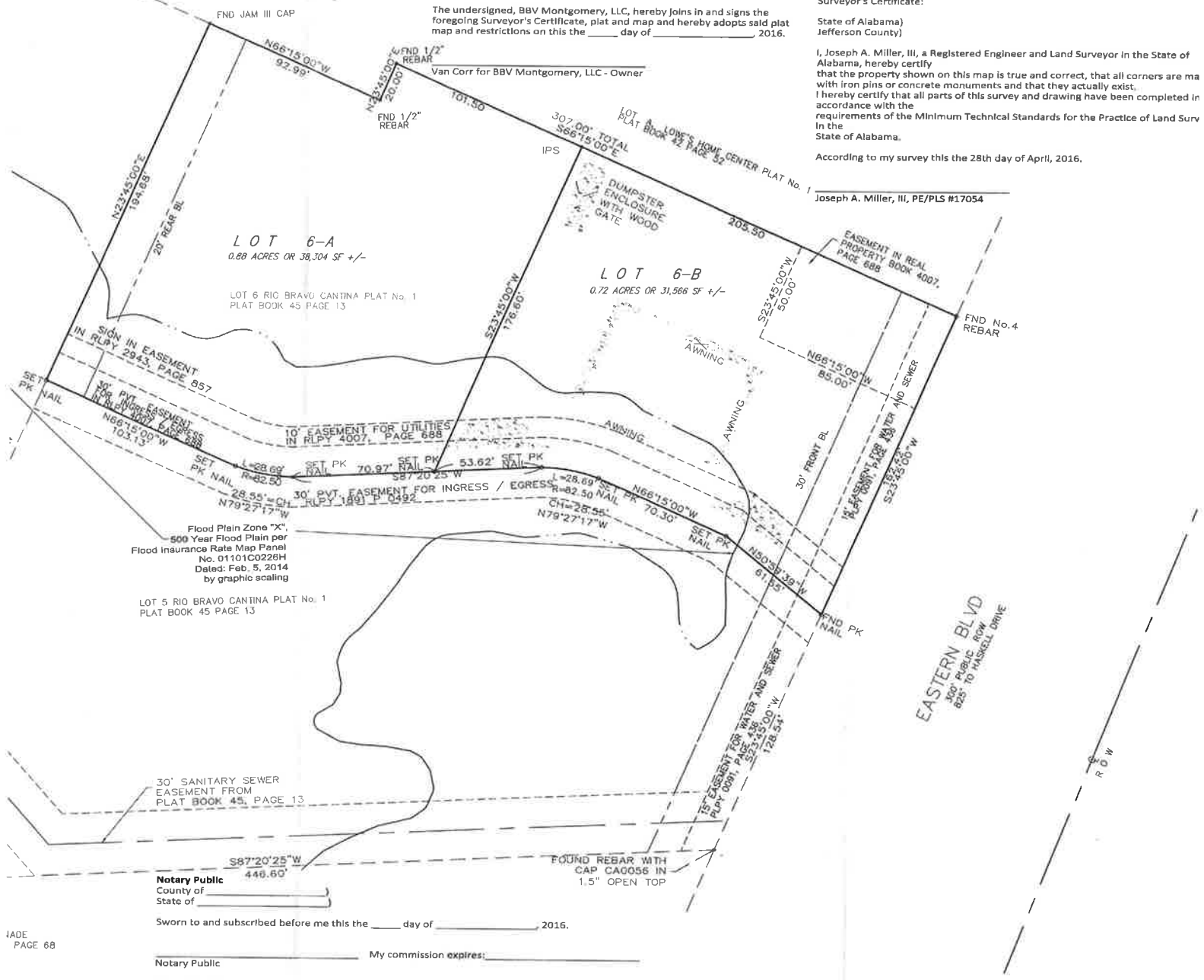
Surveyor's Certificate:

State of Alabama)  
Jefferson County)

I, Joseph A. Miller, III, a Registered Engineer and Land Surveyor in the State of Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or concrete monuments and that they actually exist. I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Survey in the State of Alabama.

According to my survey this the 28th day of April, 2016.

Joseph A. Miller, III, PE/PLS #17054



Notary Public  
County of \_\_\_\_\_  
State of \_\_\_\_\_  
Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
My commission expires: \_\_\_\_\_

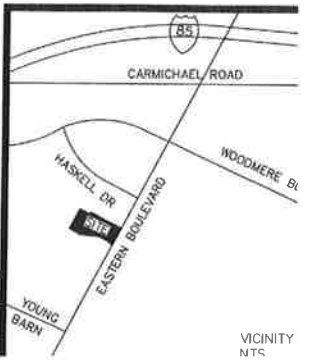
Other Notaries:  
County of \_\_\_\_\_  
State of \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for the said County and State, do hereby certify that Joseph A. Miller, III, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefore.

Given under my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
Notary Public  
My Commission expires: \_\_\_\_\_  
County of \_\_\_\_\_  
State of \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for the said County and State, do hereby certify that \_\_\_\_\_, whose name is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefore.

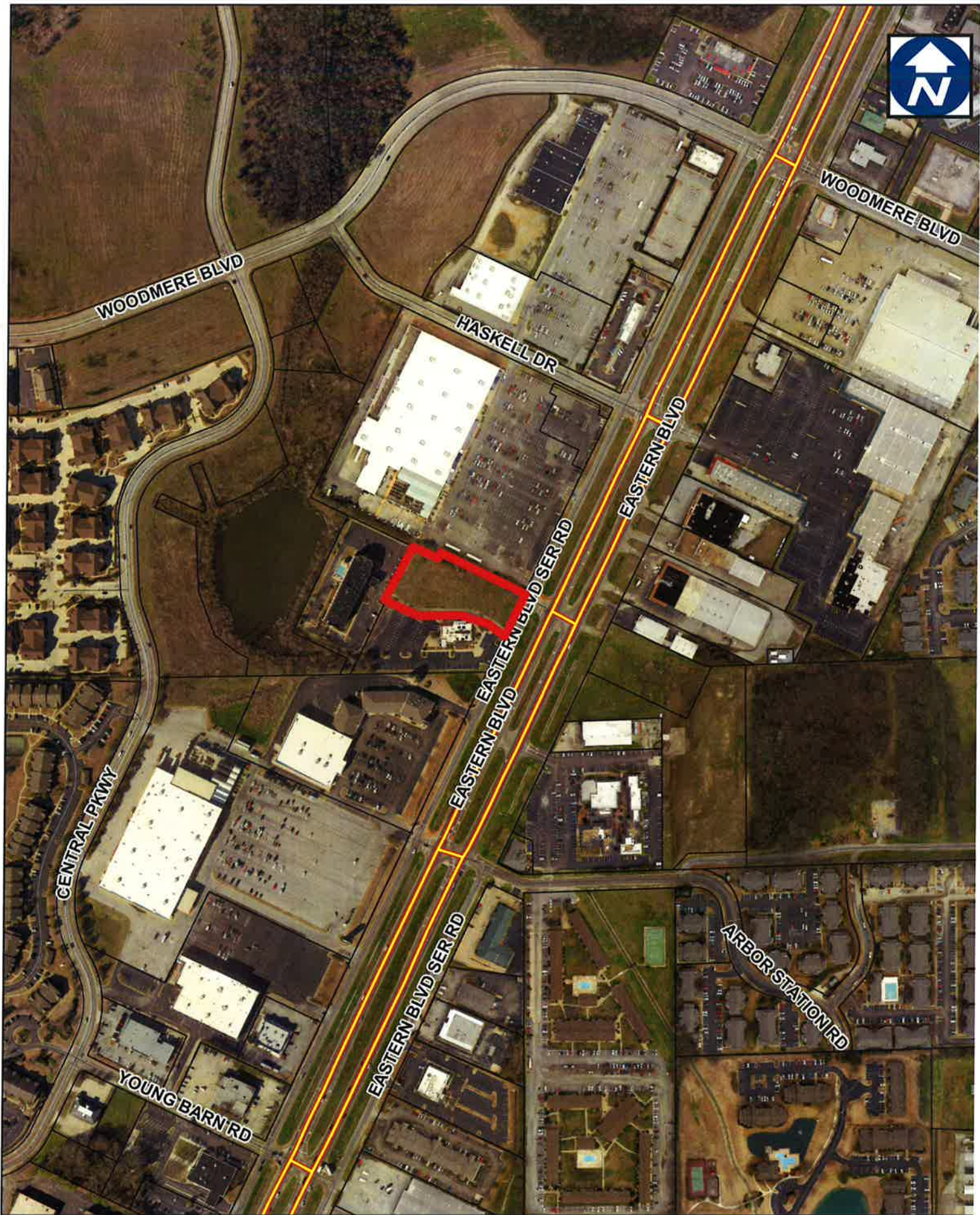
Given under my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
Notary Public  
My Commission expires: \_\_\_\_\_



SURVEYED BY:  
JAC 042716  
CRS FILE NAME:  
WYNGATE MON.PAT  
LOCATED IN:  
EVAAD1070

VICINITY  
NTS

66B



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

62

7. DP-2004-081 **PRESENTED BY:** Scott Steen

**REPRESENTING:**

**SUBJECT:** Request approval of a revised master plan for property located on Lockwood Place\* east of Narrow Lane Road (Lockwood) in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The master plan is being changed to allow townhouse lots to be changed to 40 ft. wide lots. There are nine (9) lots proposed for townhouses and would be replatted in to individual lots as the townhouses were constructed. The revision will allow 37 lots to be developed at 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yard and 5 ft. side yards. Previously a master plan was approved allowing garages to come within 5 ft. of the rear property line and 5 ft. of the side property line if there was a side drive (alley).

**CITY COUNCIL DISTRICT: 5**

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

**DEPARTMENT COMMENTS**

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

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

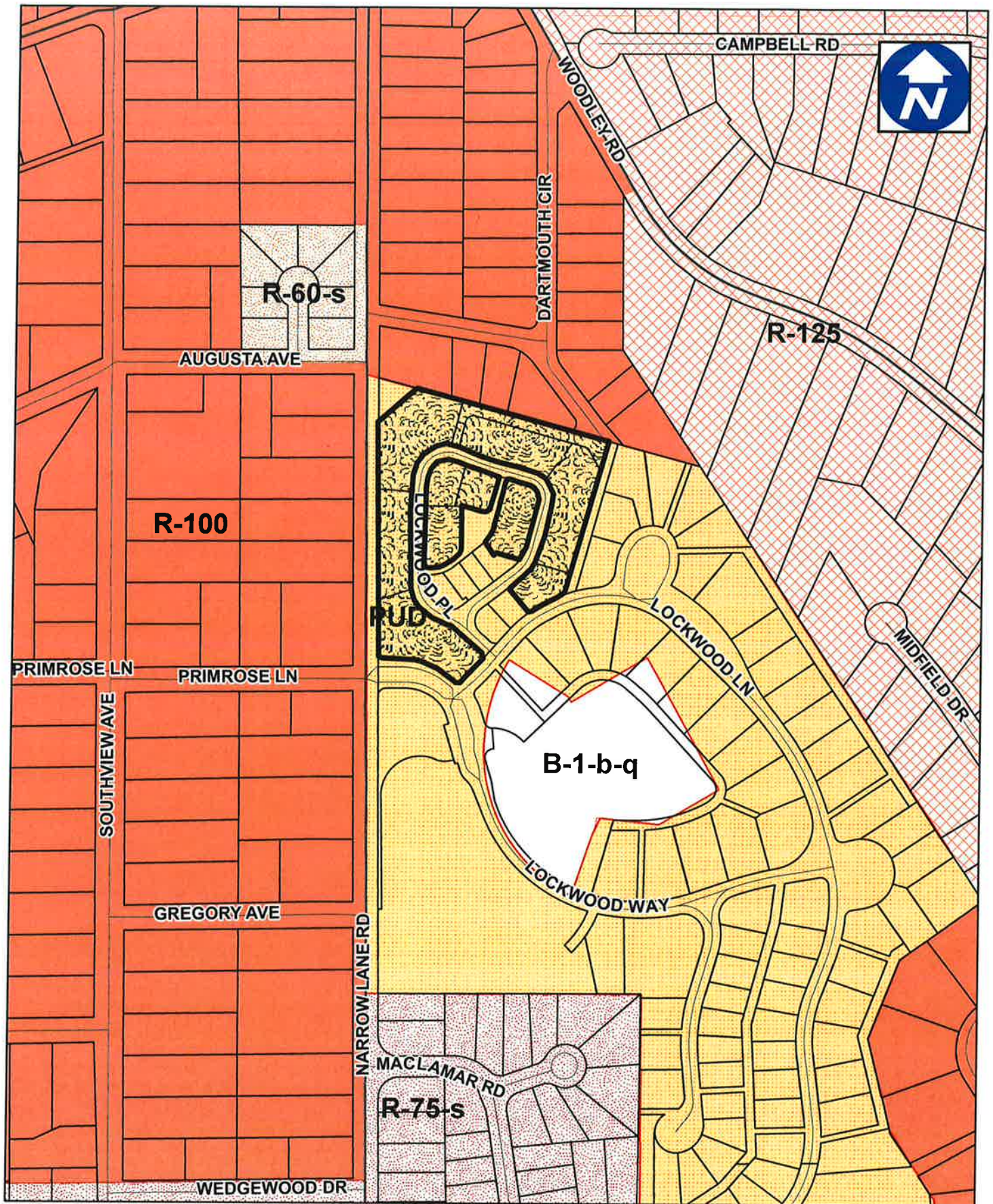
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**



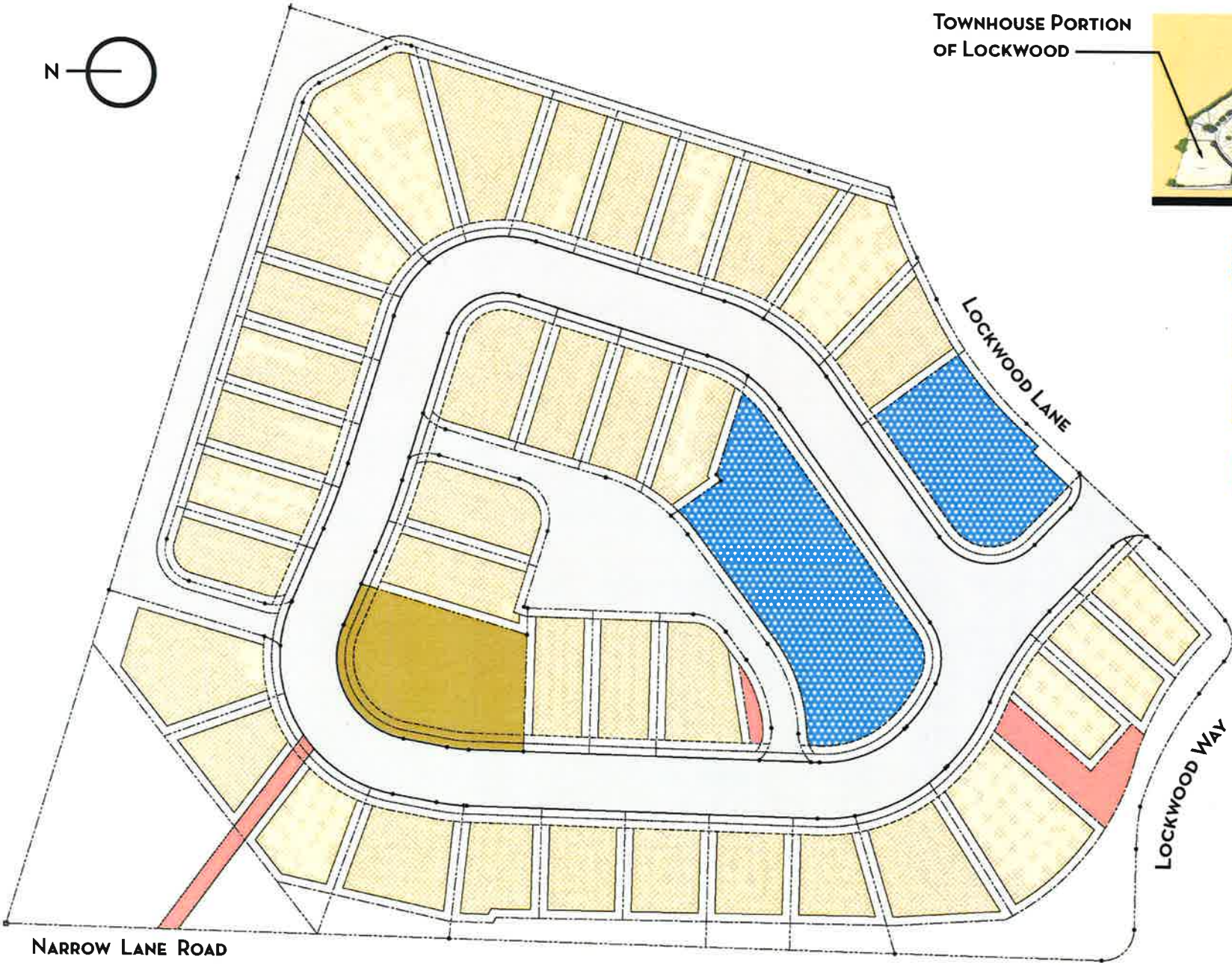
ITEM NO. 7A

1 inch = 300 feet

17B



TOWNHOUSE PORTION  
OF LOCKWOOD



-  EXISTING TOWNHOUSES
-  PROPOSED NEW LOTS
-  COMMUNAL PARK
-  UTILITY EASEMENT

NARROW LANE ROAD

LOCKWOOD LANE

LOCKWOOD WAY



DEVELOPMENT SITE SUBJECT PROPERTY



ITEM NO. 7C

1 inch = 300 feet

8. 8835 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Shoemaker Pal

**SUBJECT:** Request final approval of Lockwood Plat No 1C located at 3585 and 3889 Lockwood Lane\* in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats two (2) lots for residential use. The interior property line between Lot 19 and 20 is being moved to add 20 ft. to lot 20A, Lot 19A is a storm water drainage and spillage area and will have access from a 10 ft. wide access and storm easement. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 5

**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.

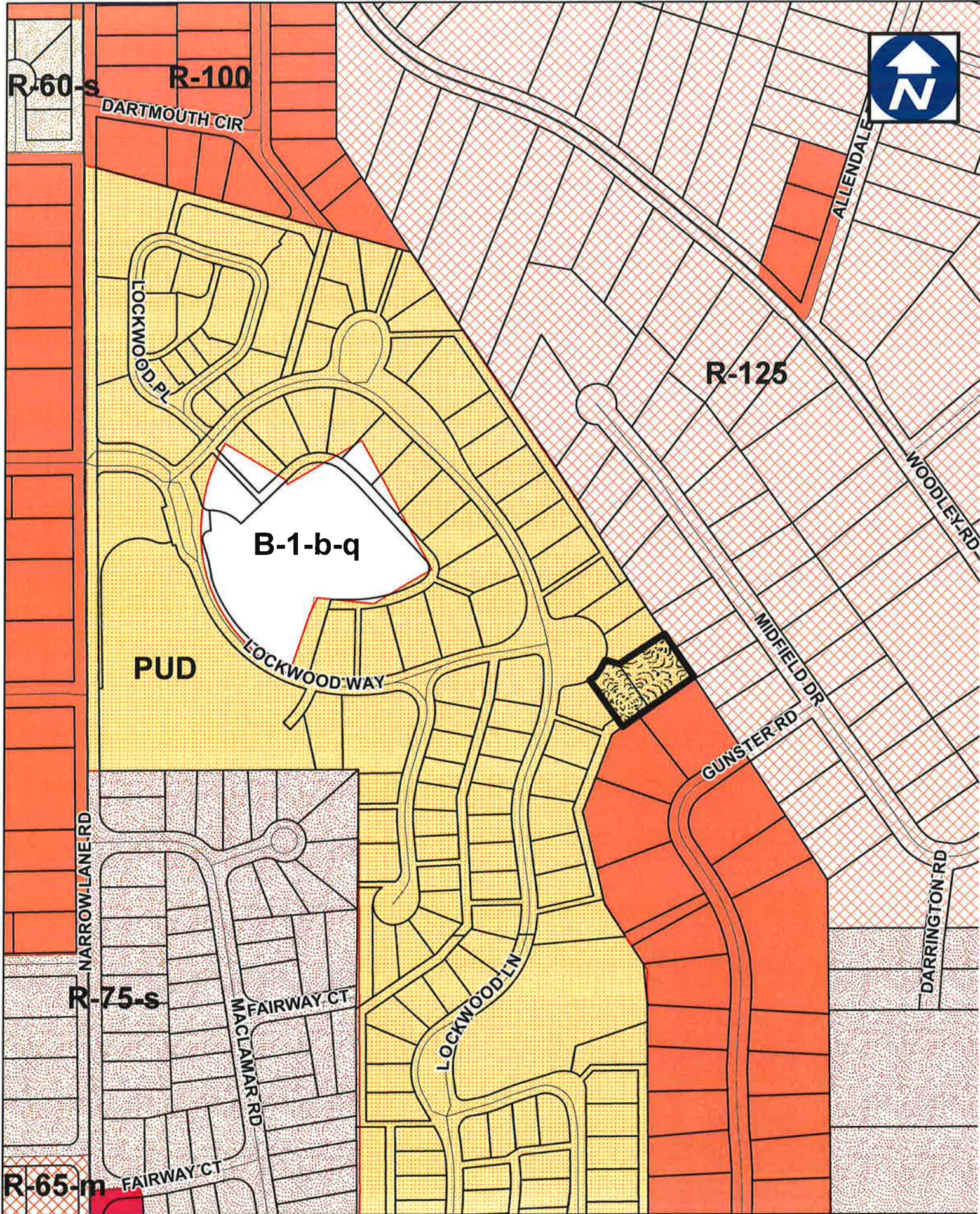
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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





**PLATS**

1 inch = 300 feet

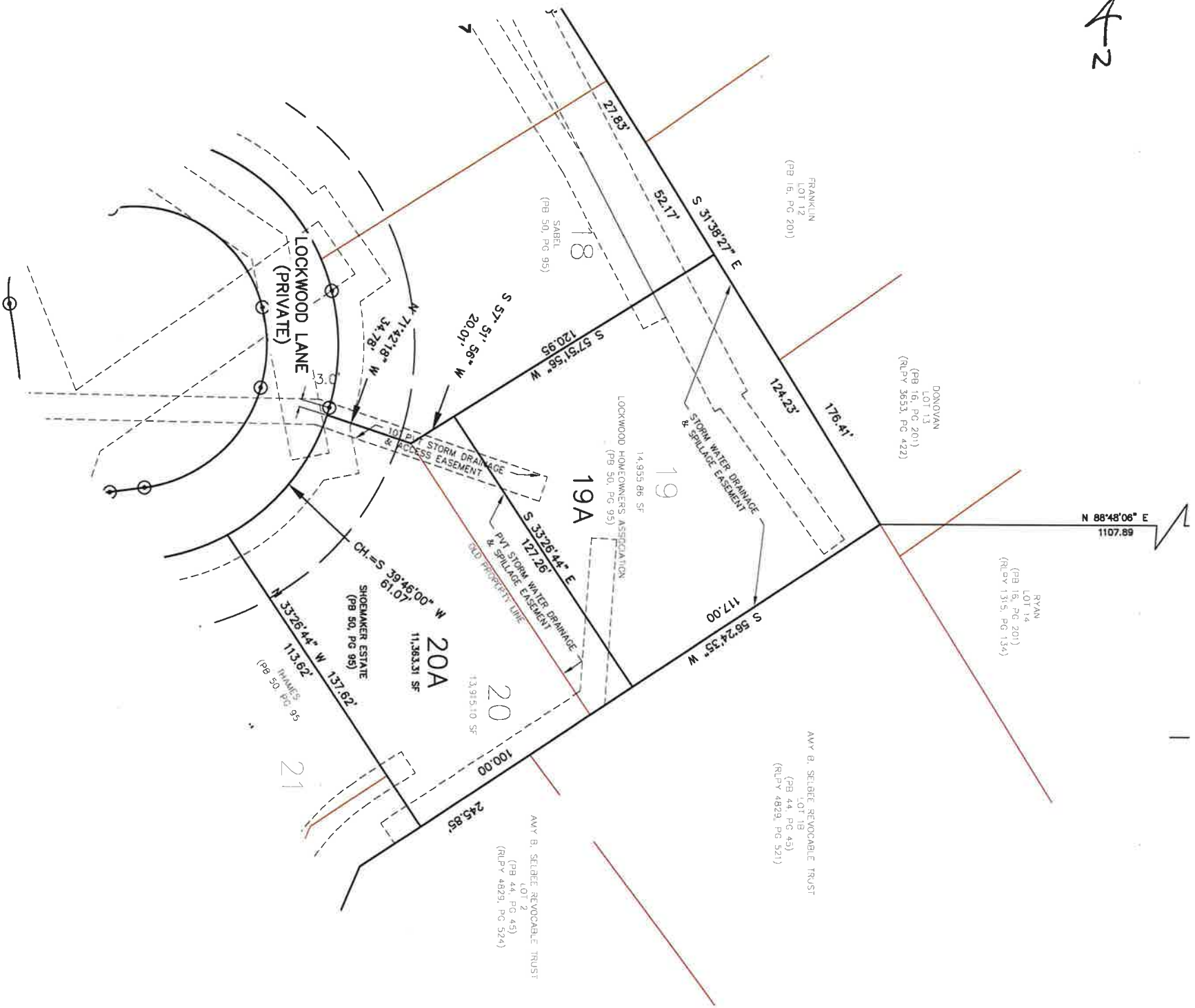
SUBJECT PROPERTY



ITEM NO.

8A

2A



8B



**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. 8836 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** First Assembly of God

**SUBJECT:** Request final approval of First Assembly of God Plat No. 1A located on the east side of Bell Road, approximately 900 ft. south of Atlanta Highway, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat replats an existing lot and unplatted property for the construction of a church. Lot 1-A (15 acres) has 850 ft. of frontage and a depth of 700 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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:** No objection.

**TRAFFIC ENGINEERING:** No objection.

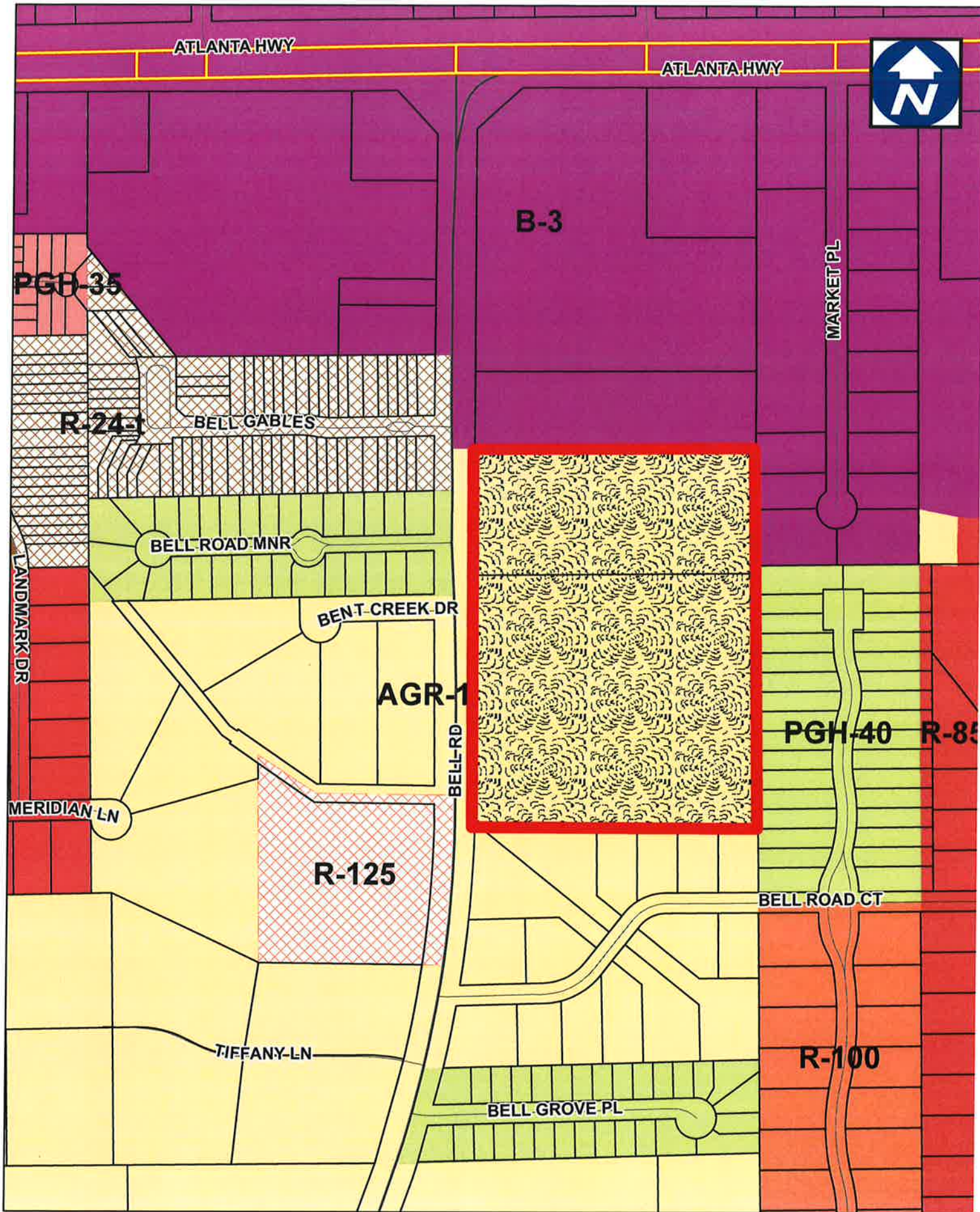
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. 9A



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

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

LOT III  
BELL ROAD METHODIST CHURCH 1  
[PB 45, PG 97]

LOT A BLK JB  
BASS ANGLERS PLAT 1  
[PB 25, PG 192]  
RHEEM MANUFACTURING CO  
[DB 1124, PG 914]

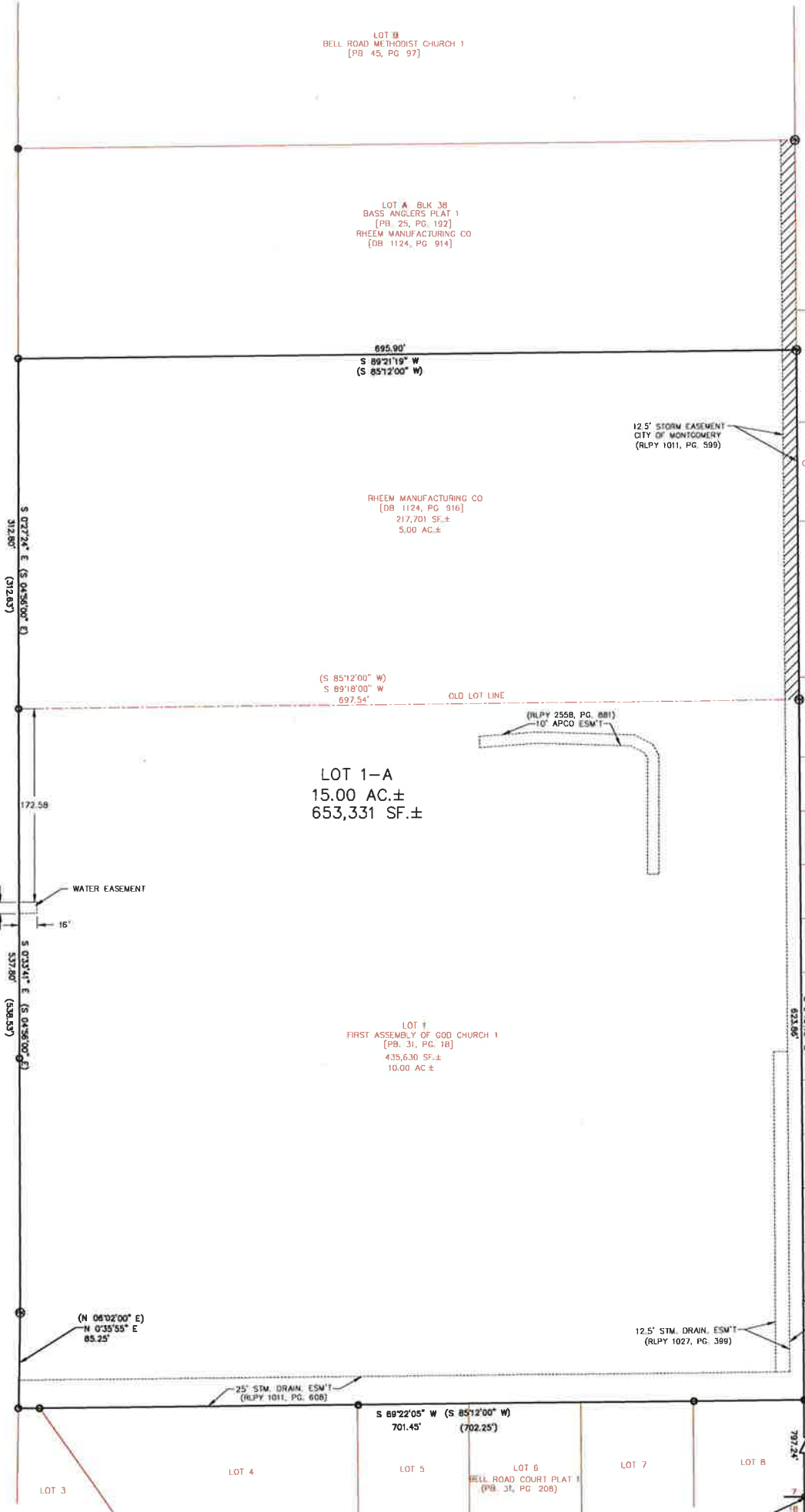
LOT A  
UNIVERSITY SELF STORAGE PLAT  
[PB 41, PG 40]

RHEEM MANUFACTURING CO  
[DB 1124, PG 916]  
217,701 SF.±  
5.00 AC.±

(S 85°12'00" W)  
S 89°18'00" W  
697.54'

LOT 1-A  
15.00 AC.±  
653,331 SF.±

LOT I  
FIRST ASSEMBLY OF GOD CHURCH 1  
[PB 31, PG 78]  
435,630 SF.±  
10.00 AC.±



S 02°22'42" E (S 04°36'00" W)  
312.80'  
(312.80')

172.58'

S 07°33'41" E (S 04°36'00" W)  
537.80'  
(538.83')

(N 06°10'20" E)  
N 03°55'55" E  
85.25'

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 3

S 68°22'05" W (S 85°12'00" W)  
701.45'  
(702.25')

BELL ROAD COURT PLAT 1  
[PB 31, PG 208]

S.E. CORNER OF SECTION 7  
T-18-N, R-10-E  
MONTGOMERY CO., ALABAMA

12.5' STORM EASEMENT  
CITY OF MONTGOMERY  
(RLPY 1011, PG. 599)

(RLPY 255B, PG. 881)  
10' APCO ESM'T

12.5' STM. DRAIN. ESM'T  
(RLPY 1027, PG. 399)

S 04°36'00" E (N 04°36'00" W)  
312.13'  
(312.63')

(N 04°36'00" W)  
S 04°36'00" E  
523.80'

N 04°25'25" W  
787.24'  
(787.24')

LOT 8

LOT 9  
CHARLESTON COURT PLAT 3  
[PB 35, PG 140]

LOT 10

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

CHARLESTON COURT PLAT 2  
[PB 35, PG 126]

CHARLESTON COURT PLAT 2  
[PB 35, PG 124]

9B



**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO.

9C