

# Planning Commission Agenda

March 23, 2017

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Ann Clemons

Frank Cook

Jerome Moore

Patrick Moss

Crews Reaves

Pickett Reese

James Reid

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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 February 23, 2017 meeting

**March 23, 2017**

<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-1980-184	J. M. Garrett & Son	Ann Street	DP	1
2.	DP-2002-044	Tony Kim	Hyundai Boulevard	DP	2
3.	DP-2017-016	Lee Outdoor	Gibbons Drive	DP	3
4.	DP-2017-015	Ross Binkley	North Eastern Blvd.	DP	4
5.	8874	Goodwyn, Mills & Cawood	Roy Hodges Boulevard	Plat	5
6.	8878	“ “	Cong WL Dickinson Dr	Plat	6
7.	DP-2017-008	“ “	Monument Park Drive	DP	7
8.	8877	“ “	Monument Park Drive	Plat	8
9.	8879	Flowers & White Engineering	Interstate Park Drive	Plat	9
10.	DP-1992-003	“ “	East South Boulevard	DP	10
11.	RZ-1998-010	“ “	Fain Park Drive	Rezoning	11
12.	8880	“ “	Fain Park Drive	Plat	12
13.	RZ-2017-006	Larry E. Speaks & Associates	Shady Street	Rezoning	13
14.	RZ-1969-011	Saxon Main	East South Boulevard	Rezoning	14
15.	RZ-2017-004	Bryan Kelly	Elsberry Drive	Rezoning	15
16.	RZ-2017-005	Ed & Allison Shoemake	Bell Street	Rezoning	16

***The next Planning Commission meeting is on  
April 27, 2017***

1. DP-1980-184 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Bojangles

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1425 Ann Street in a B-4 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,195 sq. ft. building with a drive thru. There are 32 paved parking spaces indicated on the site plan. The two (2) existing access drives to Ann Street will remain as is. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 7

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

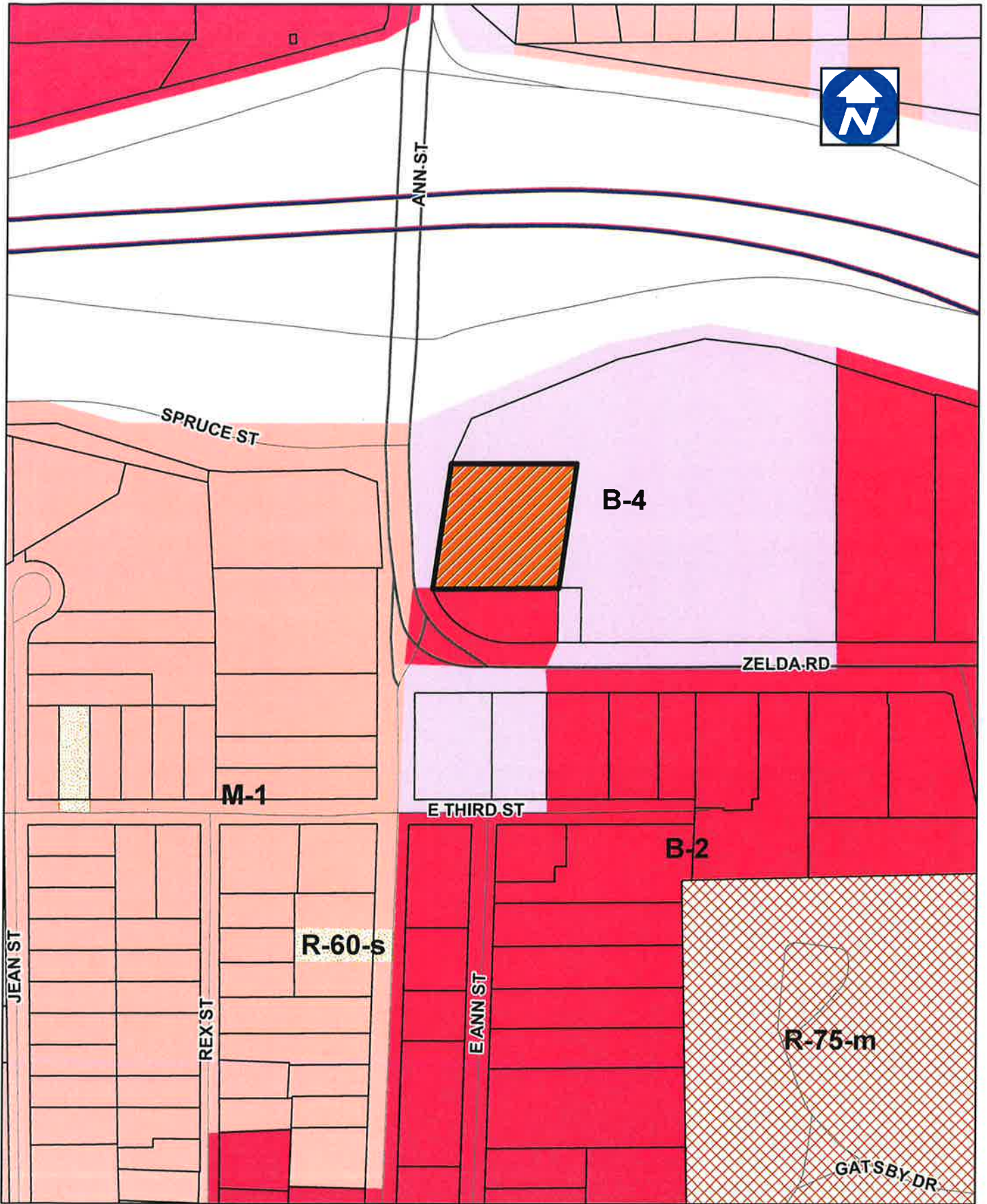
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.**

1A

1 inch = 200 feet





DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 1C

1 inch = 200 feet

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

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

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

**REMARKS:** The petitioner has submitted plans to construct a 50 ft. 10 in. x 62 ft. (3,152 sq. ft.) canopy. The canopy will cover an existing guard shack located at Entrance 3 to the plant. All applicable requirements will be met.

**CITY 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:** No objections.

**TRAFFIC ENGINEERING:** No objections.

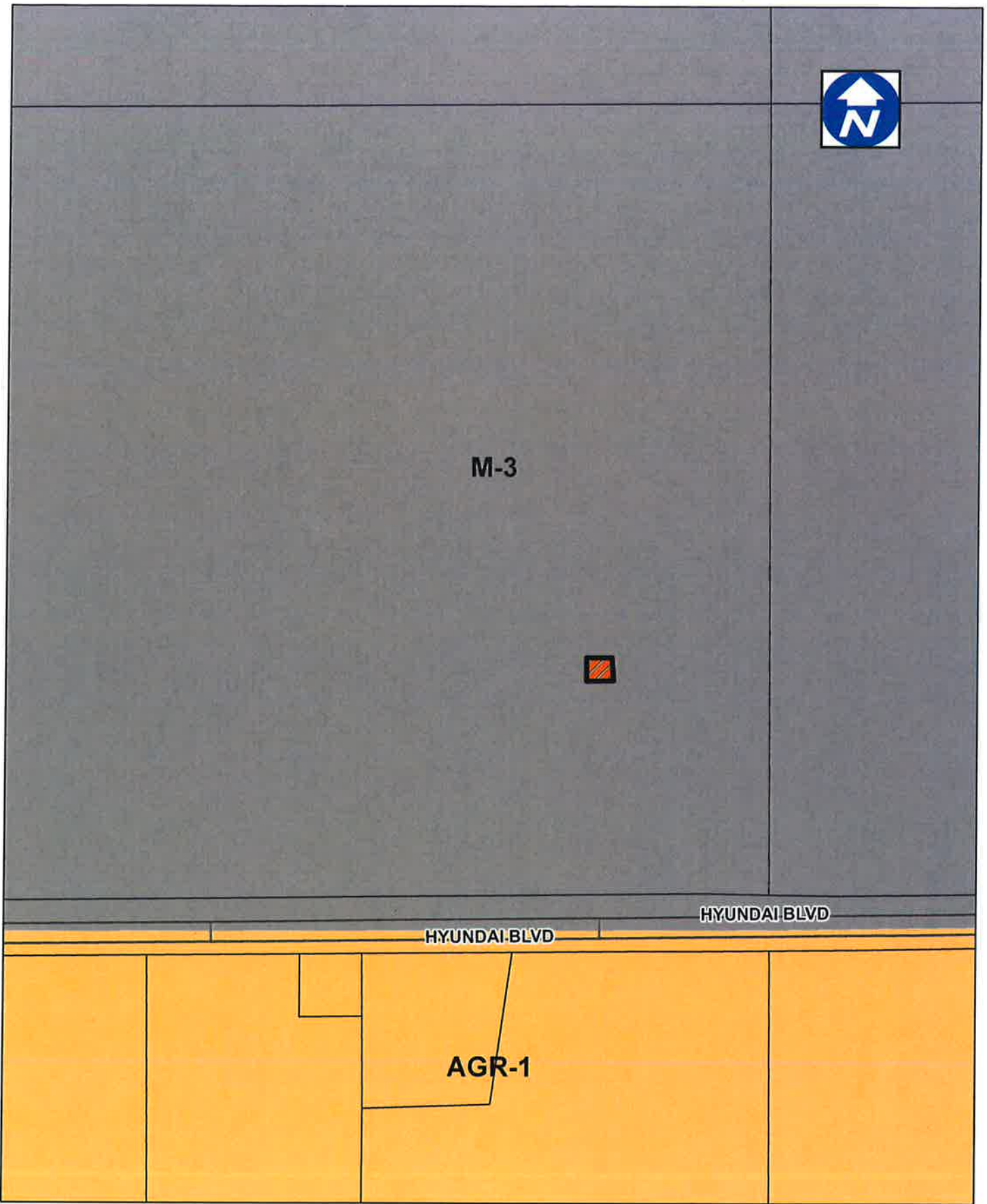
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 2A

1 inch = 400 feet



2B

EXCESS EXCAVATION DISPOSAL AREA



CAUTION: THE UTILITIES SHOWN ARE SHOWN FOR CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**FLOOD STATEMENT**  
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP OF MONTEGOMERY COUNTY, ALABAMA AND INCORPORATED AREAS MAP NUMBER 01060303L AND 01060225H DATED 03/09/2004

**CITY ENGINEERING DEPARTMENT**

- 1. BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR (935-2620 OR 361-6441).
- 2. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE EXPERT UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT AT 241-2820 OR 260-3721.
- 3. ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50 FT. LONG, FULL STREET WIDTH ASPHALT OVERLAY.
- 4. BEFORE ANY STREET CUTS CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 241-2820 OR 260-3721.
- 5. DIRECT ALL STORMWATER INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EQUIPMENT.
- 6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- 7. CONTRACTOR IS RESPONSIBLE FOR KEEPING AID AND DEBRIS OFF CITY STREETS AND ROW CLEAN UP IS REQUIRED DAILY.
- 8. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND BUTTER DAMAGED DURING CONSTRUCTION.
- 9. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- 10. ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH 30% ASPHALT OR CONCRETE, WHEREVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
- 11. CONVERT ALL GRATE INLETS TO 30" TYPE INLETS.
- 12. ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURB AND BUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND BUTTER SHALL BE SAN CUT. THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE SHOULD THE ASPHALT BE TORN OR A ROUGH EDGE CREATED. THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
- 13. PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.



Table with columns for DATE, TIME, LOCATION, and DRAWING NO.

**ENTRANCE #3 CANOPY ADDITION**

**HYUNDAI**  
HYUNDAI MOTOR MANUFACTURING ALABAMA  
1500 HYUNDAI BLVD.  
MONTGOMERY, AL 36117  
TEL: 205-837-1000  
WWW.HYUNDAIUSA.COM

**OVERALL SITE PLAN**  
DATE: 02/24/2017  
PROJECT: C2

INSPECTION BUILDING  
6270 sq ft

ENERGY CENTER  
52,272 sq ft

ASSEMBLY  
835,788 sq ft

THE TA ENGINE  
349,440 sq ft

STAMPING  
179,578 sq ft

PAINT  
321,198 sq ft

WELDING  
337,621 sq ft

ENGINE  
339,944 sq ft

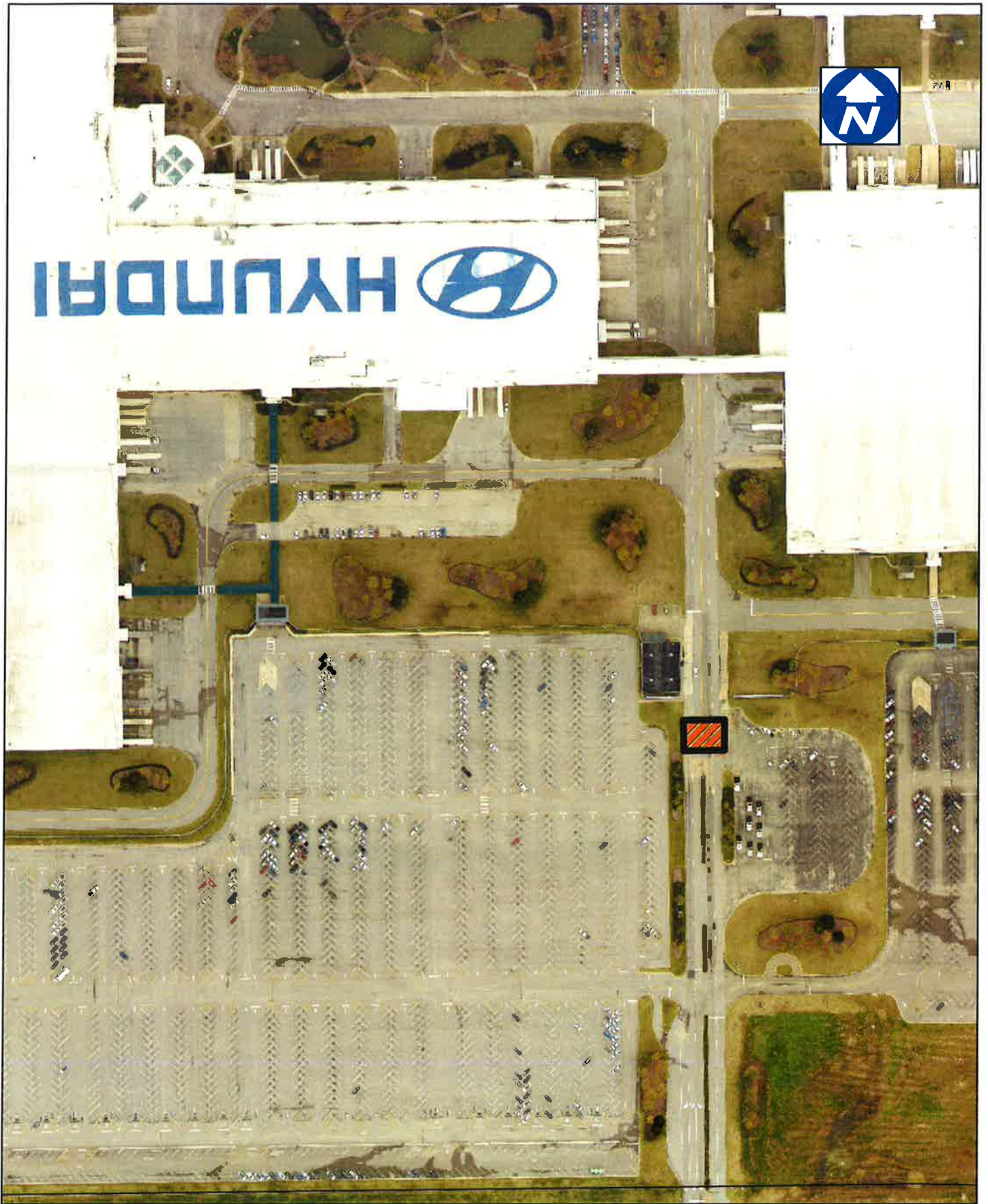
**3,152 SF. COVERED CANOPY**

*Hyundai Blvd.*

**1 OVERALL SITE PLAN**  
NOT TO SCALE



RECEIVED  
FEB 24 2017  
PLANNING CONTROLS DIVISION



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

2C

1 inch = 200 feet

3. DP-2017-016 **PRESENTED BY:** Lee Outdoor

**REPRESENTING:** Shon Lee

**SUBJECT:** Public hearing for a development plan for a new billboard to be located at 145 Gibbons Drive in a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a double faced billboard on a unipole that will be 480 sq. ft. per side (960 sq. ft. total) and 37 ft. in height. The proposed billboard will be placed on a vacant lot. This property is qualified to restrict service stations and fast food restaurants. 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 objections.

**TRAFFIC ENGINEERING:** No objections.

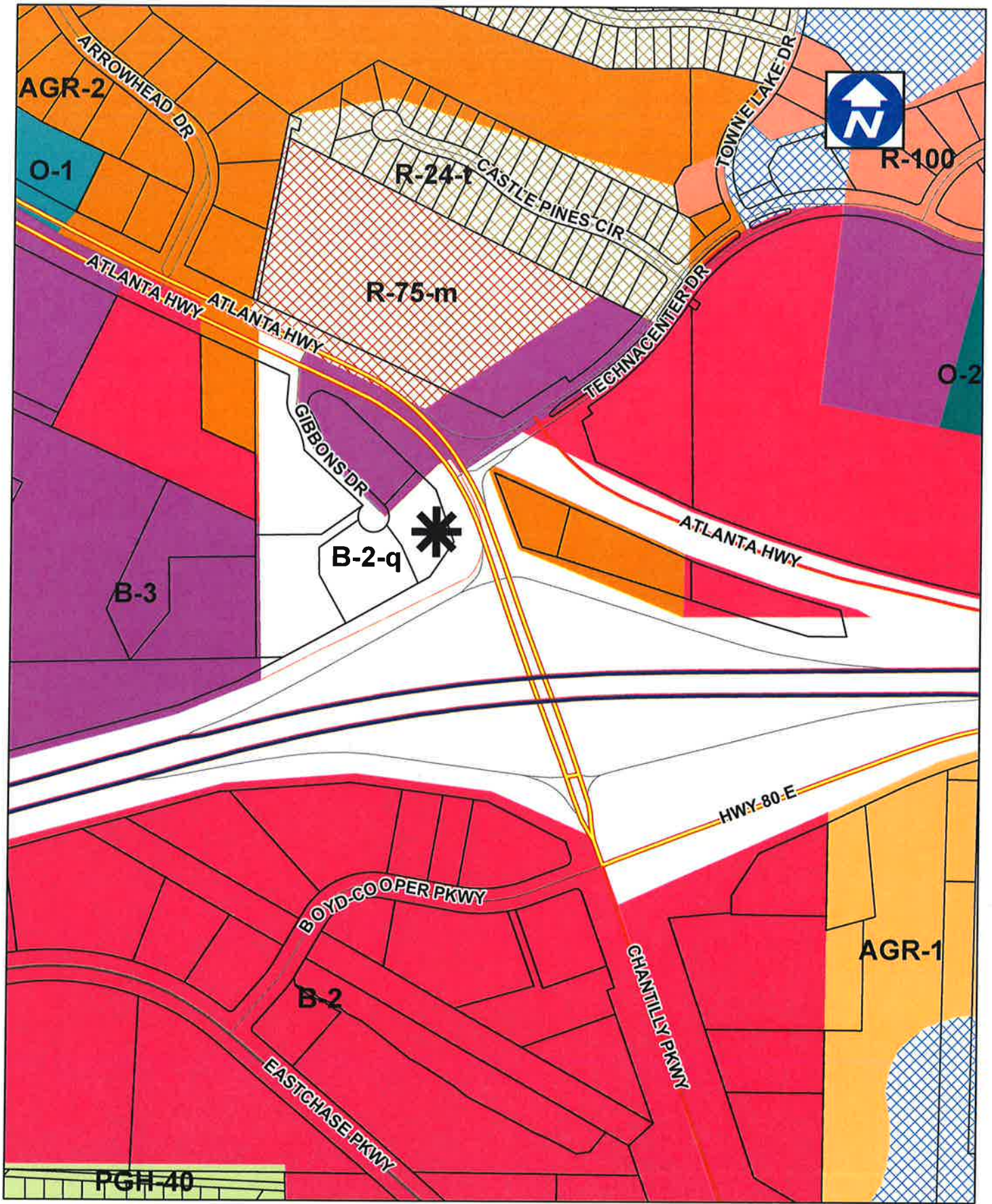
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 3A

1 inch = 400 feet

# PRELIMINARY SITE PLAN

INTERSTATE OIL PLAZA  
 PLAT NO. 2  
 BEING A PLAT OF UNPLATTED  
 PROPERTY LYING IN THE  
 SE 1/4 OF THE NE 1/4  
 OF SECTION 15, T-10-N, R-10-E  
 MONTGOMERY COUNTY, ALABAMA



SCALE: 1"=100'

**Chevron**

LOT 1A  
 INTERSTATE OIL PLAZA  
 PLAT NO. 1  
 BK. 42, PAGE 044

Proposed Site



PARCEL "A"

1.07 acres  
 more or less

LOT 3  
 100,480 sq. ft.  
 2.31 acres  
 more or less

LOT 1  
 66,127 sq. ft.  
 1.52 acres  
 more or less

**MICROTEL MOTEL**

LOT 2  
 87,462 sq. ft.  
 2.01 acres  
 more or less

INTERSTATE 85 RAMP

GIBBONS DRIVE  
 PRIVATE STREET

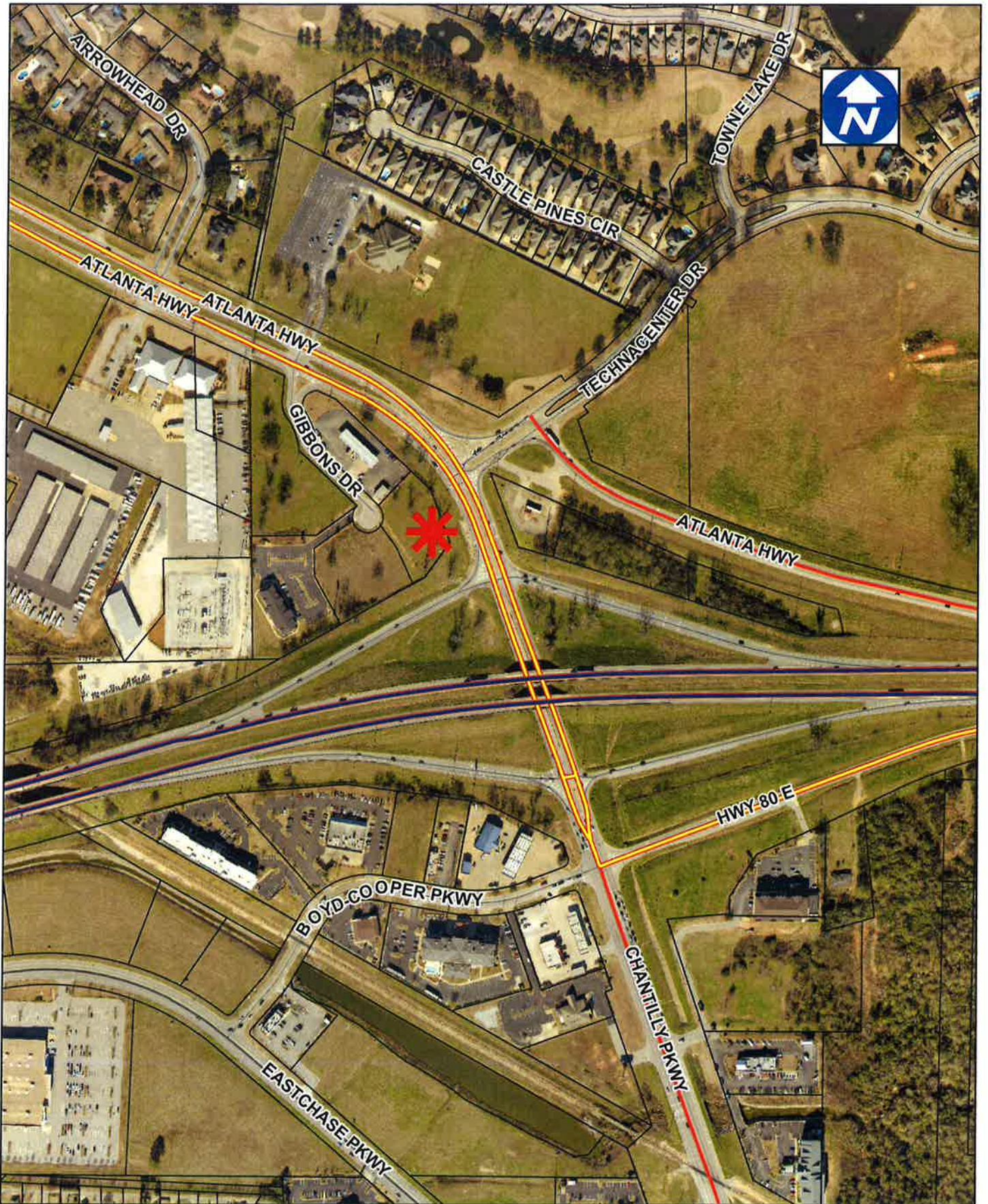


SIV CORNER OF THE  
 SE 1/4 OF THE NE 1/4 OF  
 SECTION 15, T-10-N, R-10-E  
 MONTGOMERY COUNTY, ALABAMA

DATE: 1-08-08

LARRY E. SPEAKS & ASSOCIATES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 535 HERRON ST. MONTGOMERY, AL 36104  
 (334) 282-1091

3B



**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 3C

4. DP-2017-015 **PRESENTED BY:** Ross S. Binkley, P.E.

**REPRESENTING:** Jack's Family Restaurant

**SUBJECT:** Public hearing for a development plan for a new building to be located at 835 North Eastern Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,522 sq. ft. building with a drive thru. There are 47 paved parking spaces indicated on the site plan, with two (2) access drives to Lagoon Business Loop. All applicable requirements will be met.

**CITY 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:** No objections.

**TRAFFIC ENGINEERING:** No objections.

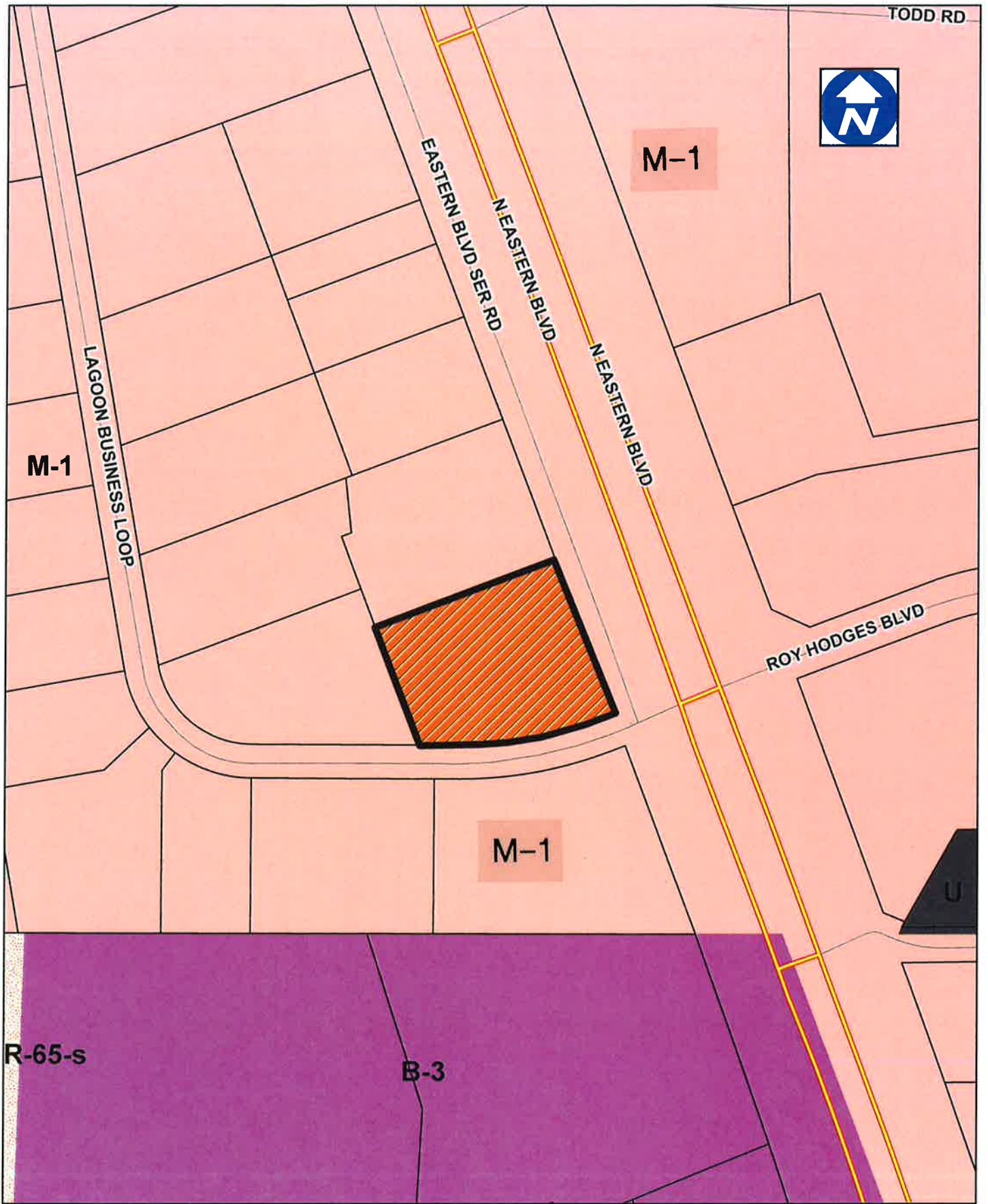
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

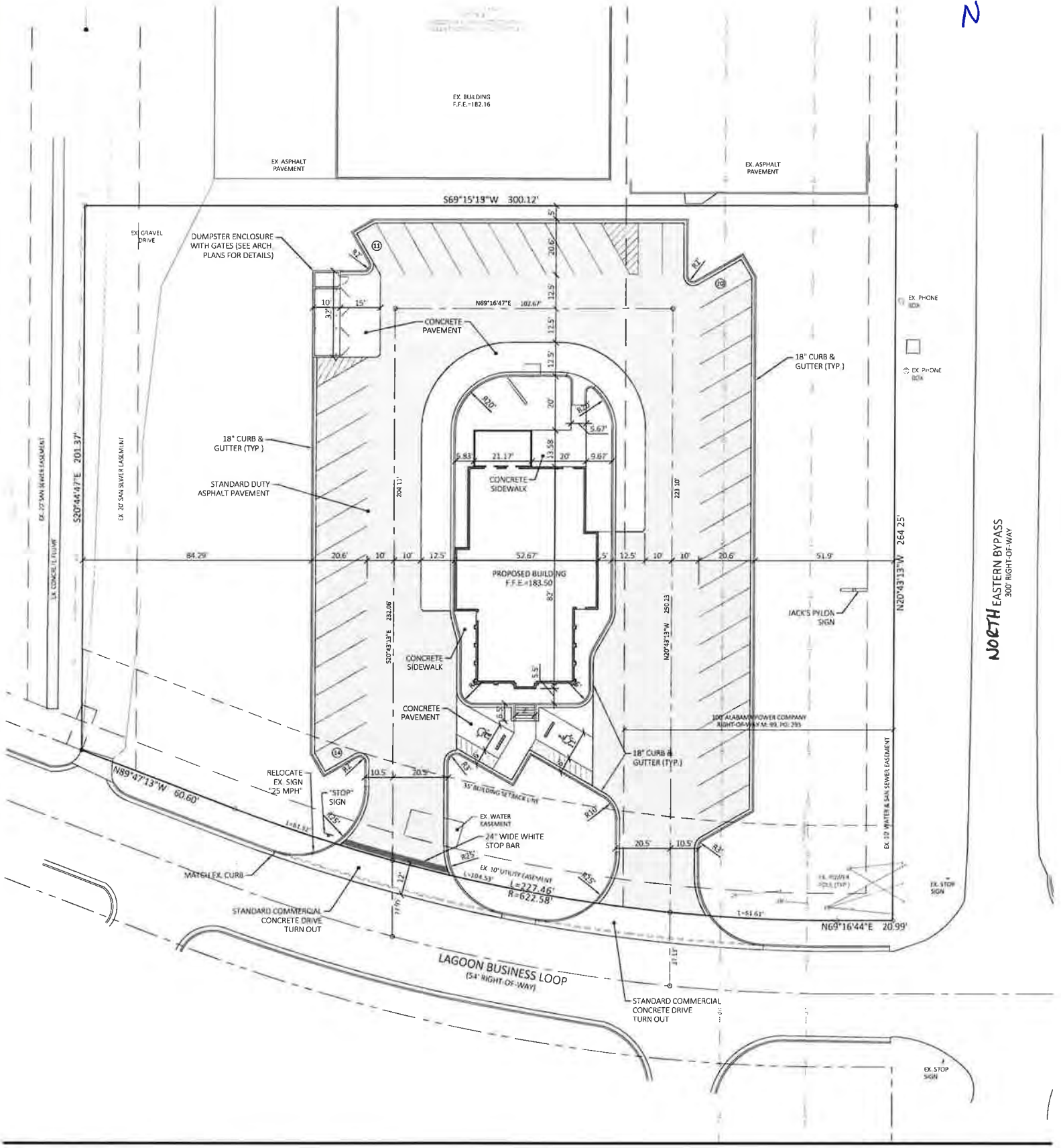


**ITEM NO.** 4A

1 inch = 200 feet



4  
N



NORTH EASTERN BYPASS  
300' RIGHT-OF-WAY

4B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

4C

1 inch = 200 feet

5. 8874 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Montgomery East Inc.

**SUBJECT:** Request final approval of Alabama Public Health Care Authority Plat No. 2 located approximately 200 ft. north of Roy Hodges Boulevard and approximately 600 ft. east of North Eastern Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for industrial use. Todd Road (a 60 ft. proposed right-of-way) runs north off Roy Hodges Boulevard approximately 1,500 ft. and connects with the existing dedicated right-of-way of Todd Road. Lot 1 (22 acres) will have approximately 1,264 ft. frontage along Todd Road and a depth of 431 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



AGR-2

HENDERSON RD

TODD RD

ROBINSON CIR

M-3

M-1

N EASTERN BLVD  
EASTERN BLVD SER RD  
N EASTERN BLVD

DOCK HIGH LN

ROY HODGES BLVD

LAGOON BUSINESS LOOP

U

LAGOON COMMERCIAL BLVD

B-3

**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

5A





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

50

6. 8878 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** The Poarch Band of Creek Indians

**SUBJECT:** Request final approval of PCI Plat No. 1 located on the northwest corner of Cong. W. L. Dickinson Drive and Stanley Street in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats four (4) lots into one (1) lot for commercial use. Lot A-1 (2.205 acres) has 358 ft. of frontage along Cong. W. L. Dickinson Drive and 400 ft. of frontage along Stanley Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

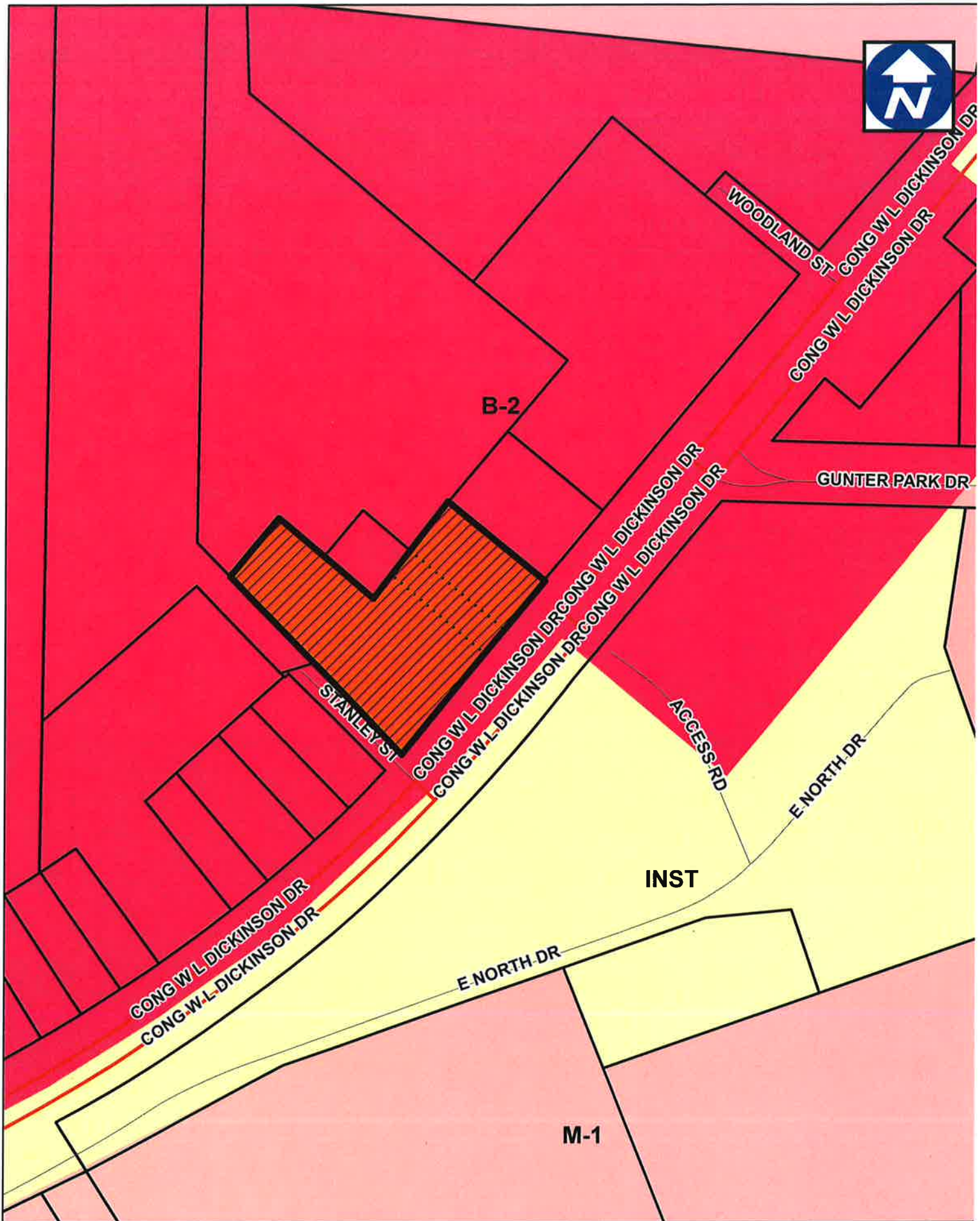
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



B-2

GUNTER PARK DR

STANLEY ST

CONG W L DICKINSON DR  
CONG W L DICKINSON DR  
CONG W L DICKINSON DR  
CONG W L DICKINSON DR

WOODLAND ST

ACCESS RD

E NORTH DR

INST

E NORTH DR

M-1

**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY

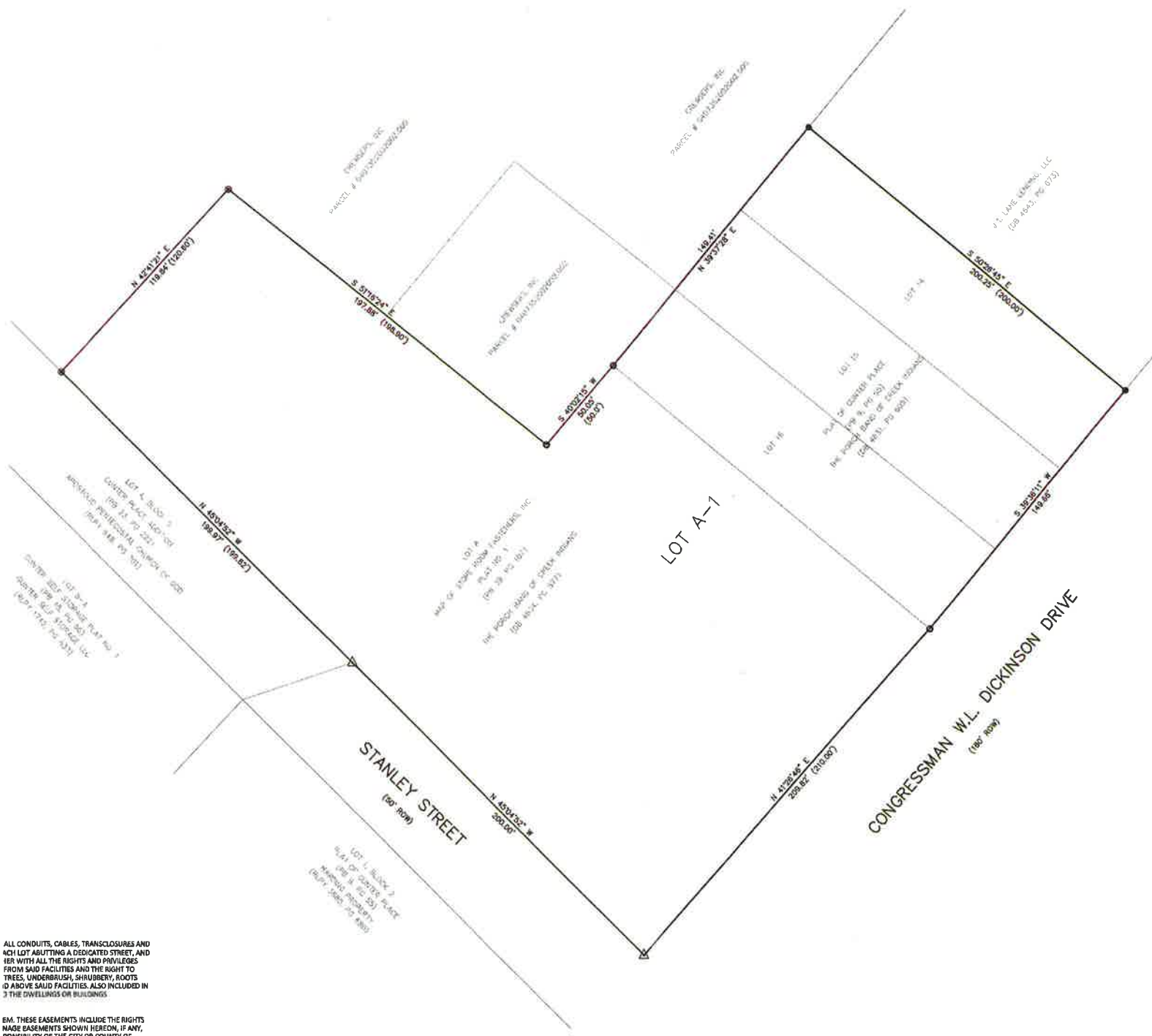


ITEM NO. 6A



# PCI Plat 1

4  
N



ALL CONDUITS, CABLES, TRANSCLUSURES AND 4CH LOT ABUTTING A DEDICATED STREET, AND HER WITH ALL THE RIGHTS AND PRIVILEGES FROM SAID FACILITIES AND THE RIGHT TO TREES, UNDERBRUSH, SHRUBBERY, ROOTS ID ABOVE SAID FACILITIES, ALSO INCLUDED IN THE DWELLINGS OR BUILDINGS

EM, THESE EASEMENTS INCLUDE THE RIGHTS NAGE EASEMENTS SHOWN HEREON, IF ANY, POSSIBILITY OF THE CITY OR COUNTY OF

, IF ANY, ARE HEREBY DEDICATED TO THE CITY AND EGRESS BY CITY AND COUNTY EMPLOYEES I ANY PART OF THESE EASEMENTS.

/NER, NO LOT OWNER SHALL FILL, DIVERT OR

EDICATED TO THE WATER WORKS AND HE INSTALLATION AND MAINTENANCE OF

LB



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. DP-2017-008 **PRESENTED BY:** Goodwyn Mills & Cawood

**REPRESENTING:** New Park Amenities Center

**SUBJECT:** Public hearing for a development plan for a new building to be located at the northeast corner of Monument Park Drive and Morningside Park Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 1,138 sq. ft. building with a 1,039 sq. ft. canopy. The building will be used in conjunction with an existing pool for the community, and there will be a playground area. There are five (5) existing parking spaces next to the pool and one (1) access drive to Morningside Park Drive, and there will be 11 additional paved parking spaces next to the new amenity center with one (1) new access drive to Monument Park Drive. There is one (1) access drive to Monument Park Drive. All applicable requirements will be met.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

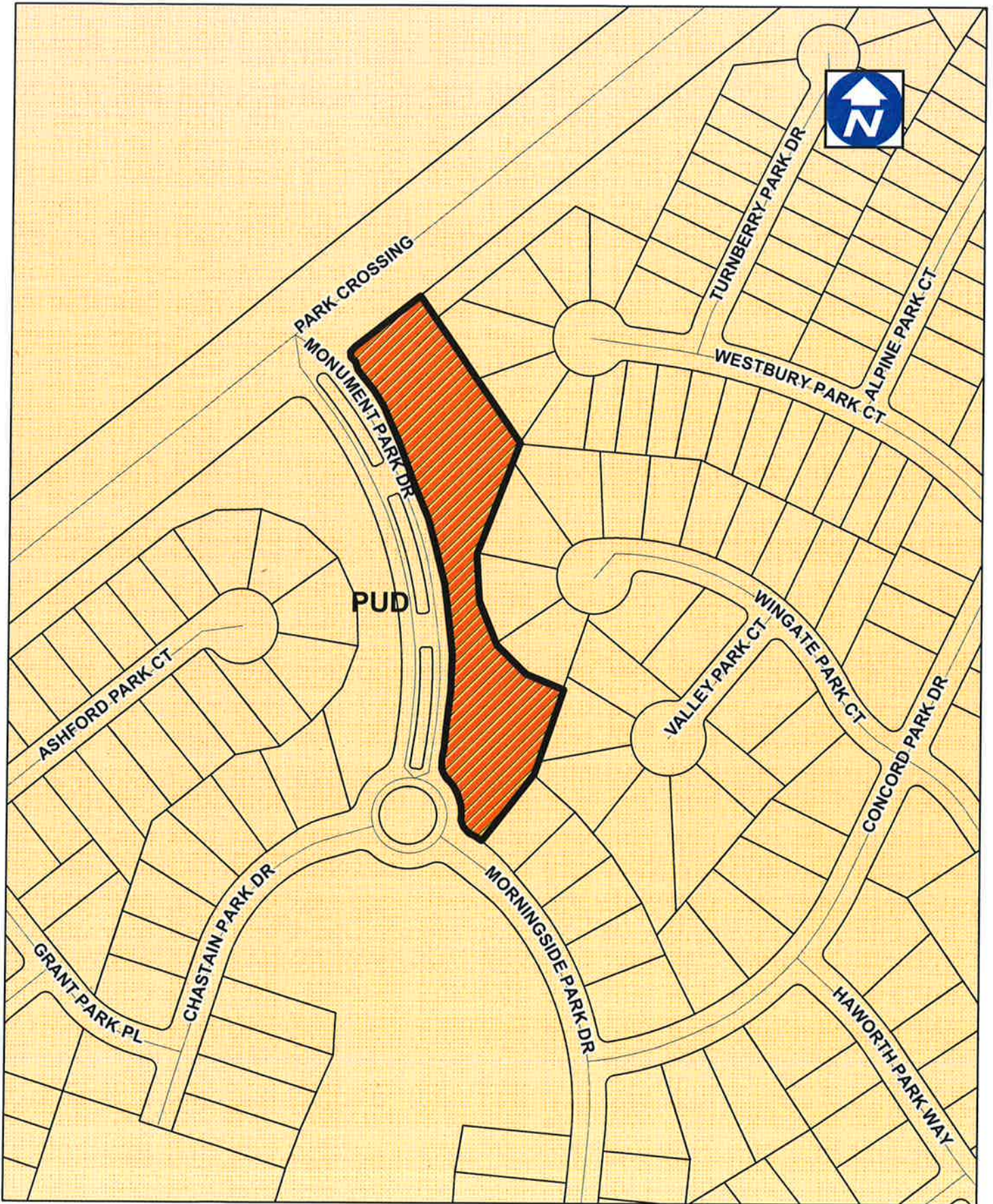
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 7A

AN

MONUMENT PARK DRIVE  
(18' R.O.W.)

PROPOSED ASPHALT PAVING

PROPOSED 24" CURB & GUTTER

PROPOSED SIDEWALK

PROPOSED FENCE

EXISTING SANITARY SEWER TO REMAIN

# NEW PARK PLAT 3 (Pg. 52, Pg. 153)

PARKING 11

PLAYGROUND AREA

PROPOSED NEW CONCRETE

INTERIOR

COVERED PATIO

EXISTING STORM TO REMAIN

POOL 1,100 Sq'

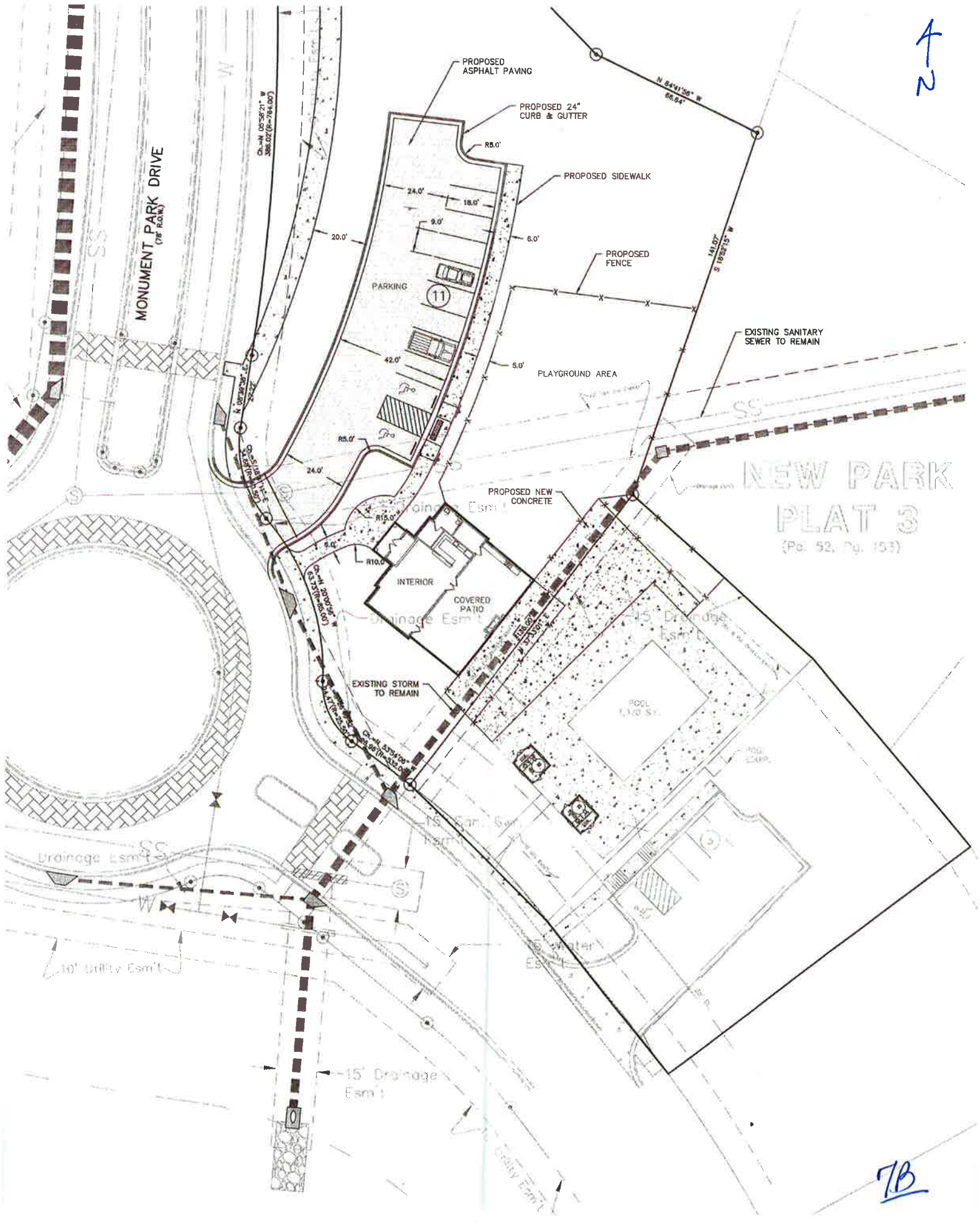
POOL 2,500 Sq'

Drainage Esm't

10' Utility Esm't

15' Drainage Esm't

7B





**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 7C

8. 8877 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** New Park Development Company, LLC

**SUBJECT:** Request final approval of New Park Amenities Plat No. 1 located on the southeast corner of Park Crossing and Monument Park Drive, and the north side of Morningside Park Drive, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats three (3) lots into one (1) lot for the community amenities. Lot A (2.90 acres) has approximately 180 ft. of frontage long Morningside Park Drive, 127 ft. of frontage along Park Crossing and approximately 700 ft. of frontage along Monument Park Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

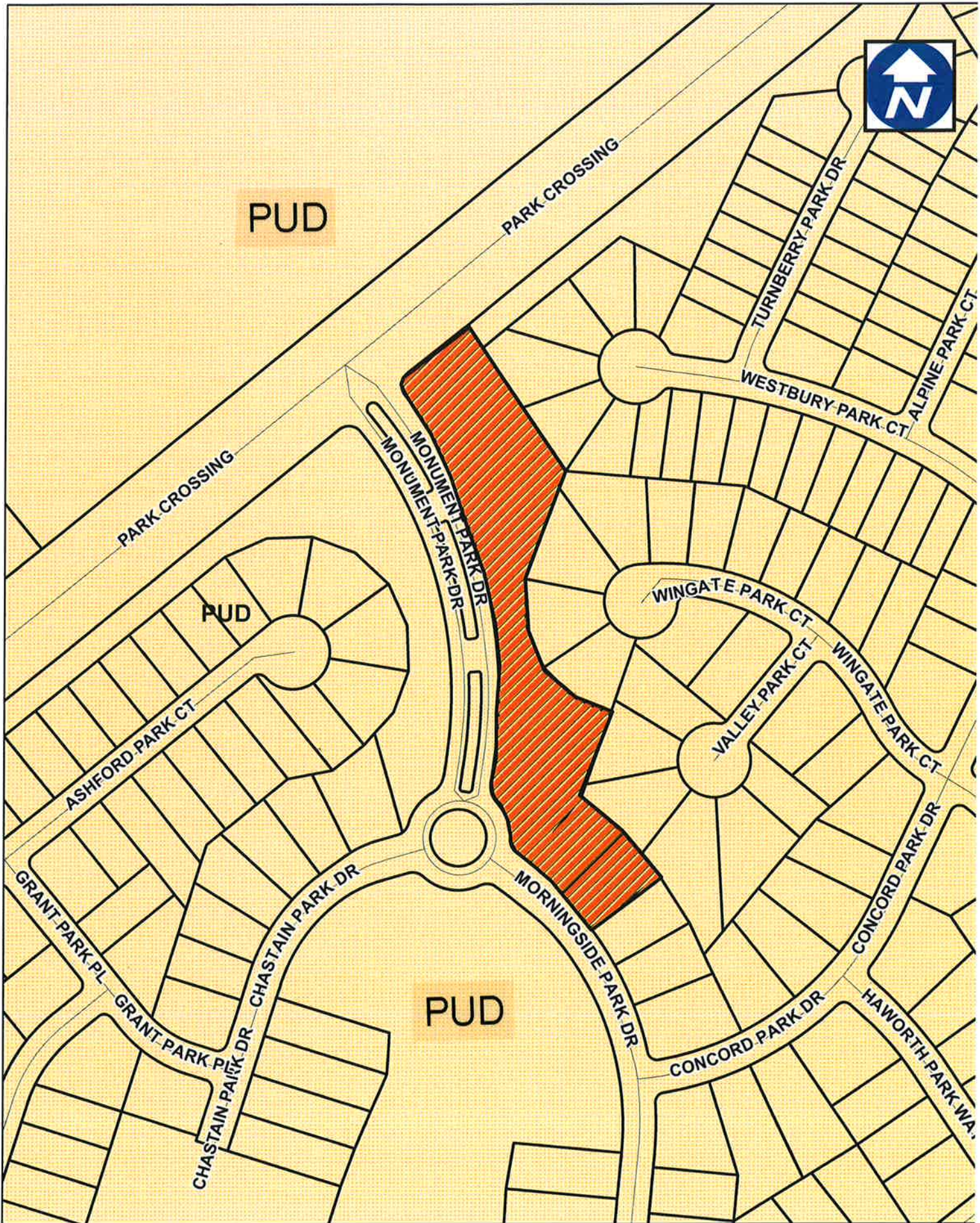
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. SA



# New Park Amenities 1<sup>2</sup>

AN

PARK CROSSING  
(154' R.O.W.)

WESTBURY PARK  
(54' R.O.W.)

WINGATE PARK COURT  
(50' R.O.W.)

VALLEY PARK  
(50' R.O.W.)

CHASTAIN PARK DRIVE  
(54' R.O.W.)

MORNINGSIDE PARK DRIVE  
(54' R.O.W.)

MONUMENT PARK DRIVE  
(76' R.O.W.)

LOT A

ability company  
surveyor's  
day of

NY, LLC,  
any

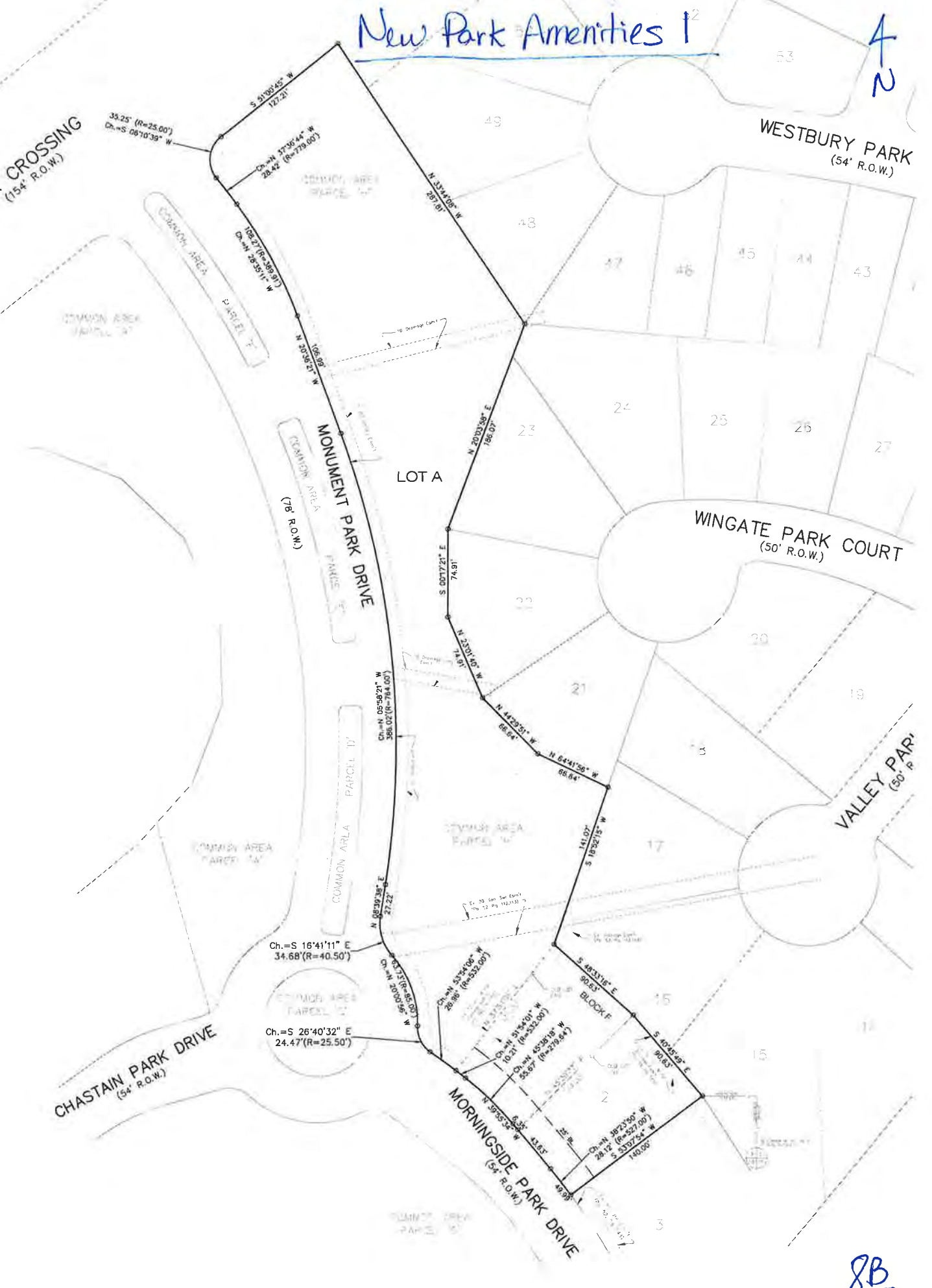
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ARK  
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limited liability

2017.

parts of this  
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tion and belief.

March 23, 2017

8B





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 80

9. 8879 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Larkspur Properties

**SUBJECT:** Request final approval of Interstate Park Plat No. 13 located on the east side of Perry Hill Road in the median of Interstate Park Drive in B-2 (Commercial) and B-4 (Commercial) Zoning Districts.

**REMARKS:** This plat creates one (1) lot for an ID sign. Lot 1 (1,061 sq. ft.) is a parcel created for an ID sign which is a vacated portion of Interstate Park Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 1

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

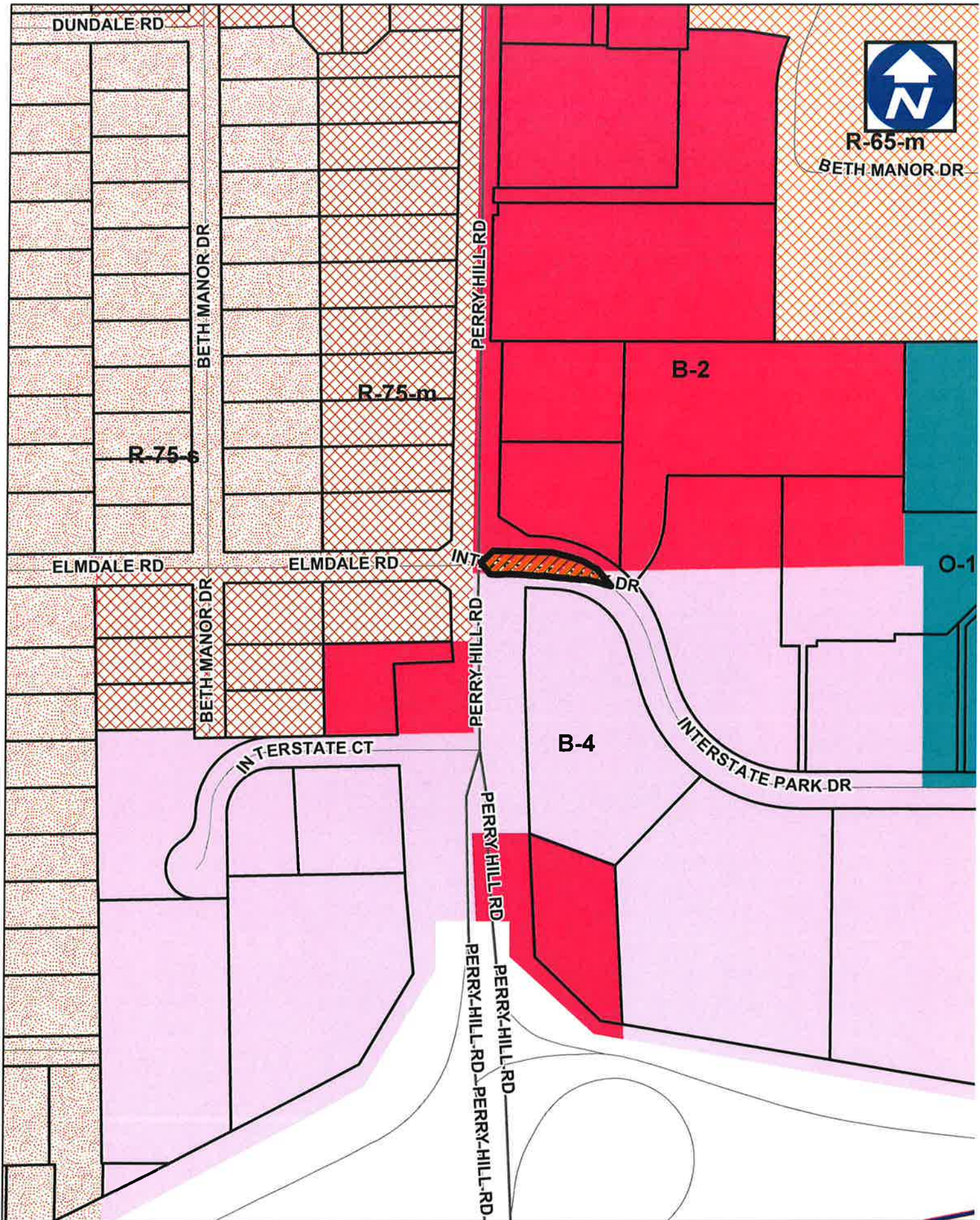
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



R-65-m  
BETH MANOR DR

**PLATS**  
1 inch = 200 feet

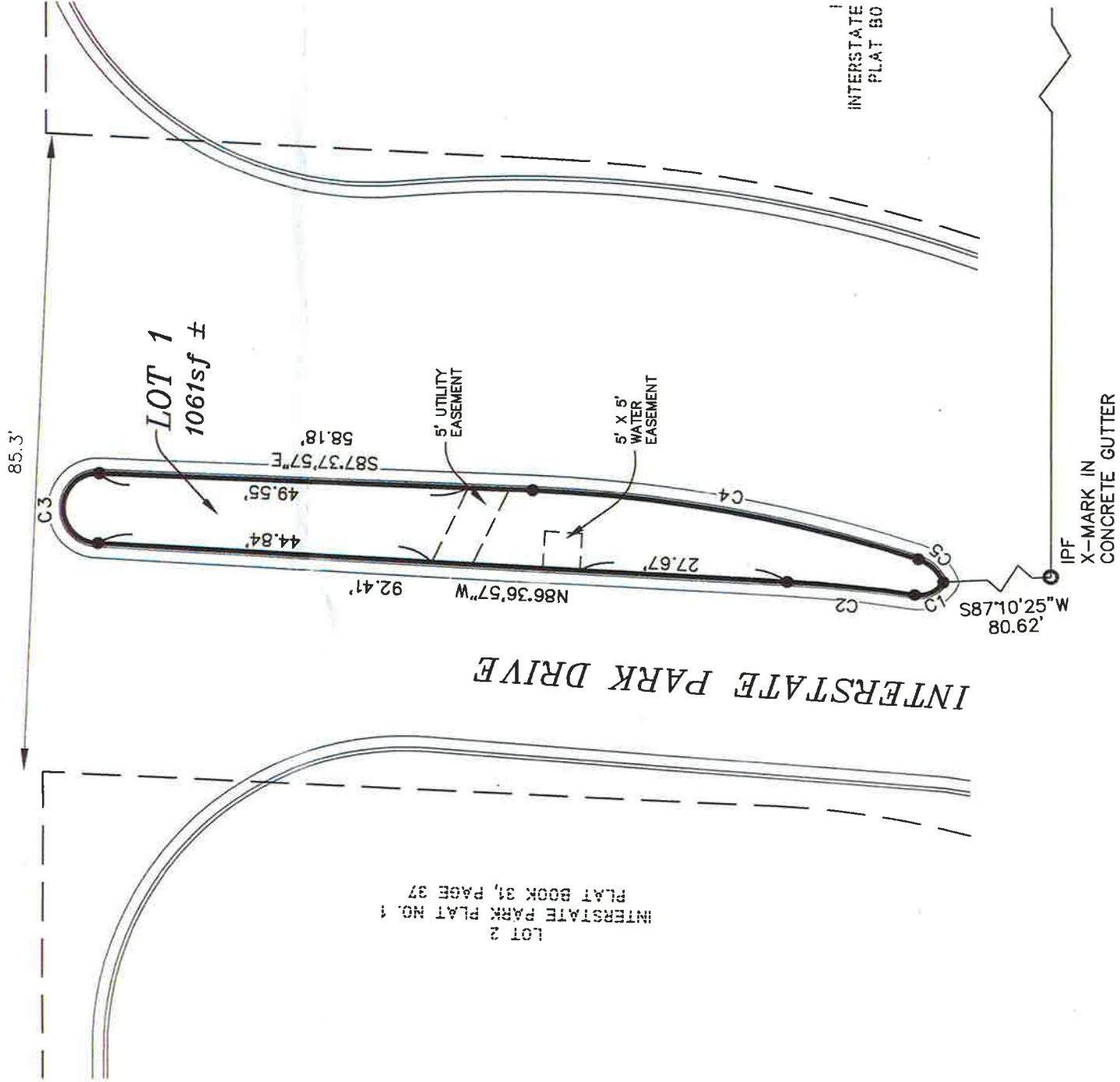
SUBJECT PROPERTY



ITEM NO. 9A

Interstate Park 13

PERRY HILL ROAD



9b



DUNDALE RD

BETH MANOR DR

BETH MANOR DR

PERRY HILL RD

ELMDALE RD

ELMDALE RD

INTERSTATE RD

BETH MANOR DR

PERRY HILL RD

INTERSTATE CT

INTERSTATE PARK DR

PERRY HILL RD

PERRY HILL RD  
PERRY HILL RD  
PERRY HILL RD

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

90

10. DP-1992-003 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Physician's Choice Dialysis

**SUBJECT:** Public hearing for a development plan for a new building to be located at 2201 East South Boulevard in an O-2 (Office Park) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an 8,911 sq. ft. with a 778 sq. ft. canopy. There are 45 paved parking spaces provided onsite. There are two (2) access drives to East South Boulevard service road. All applicable requirements will be met.

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

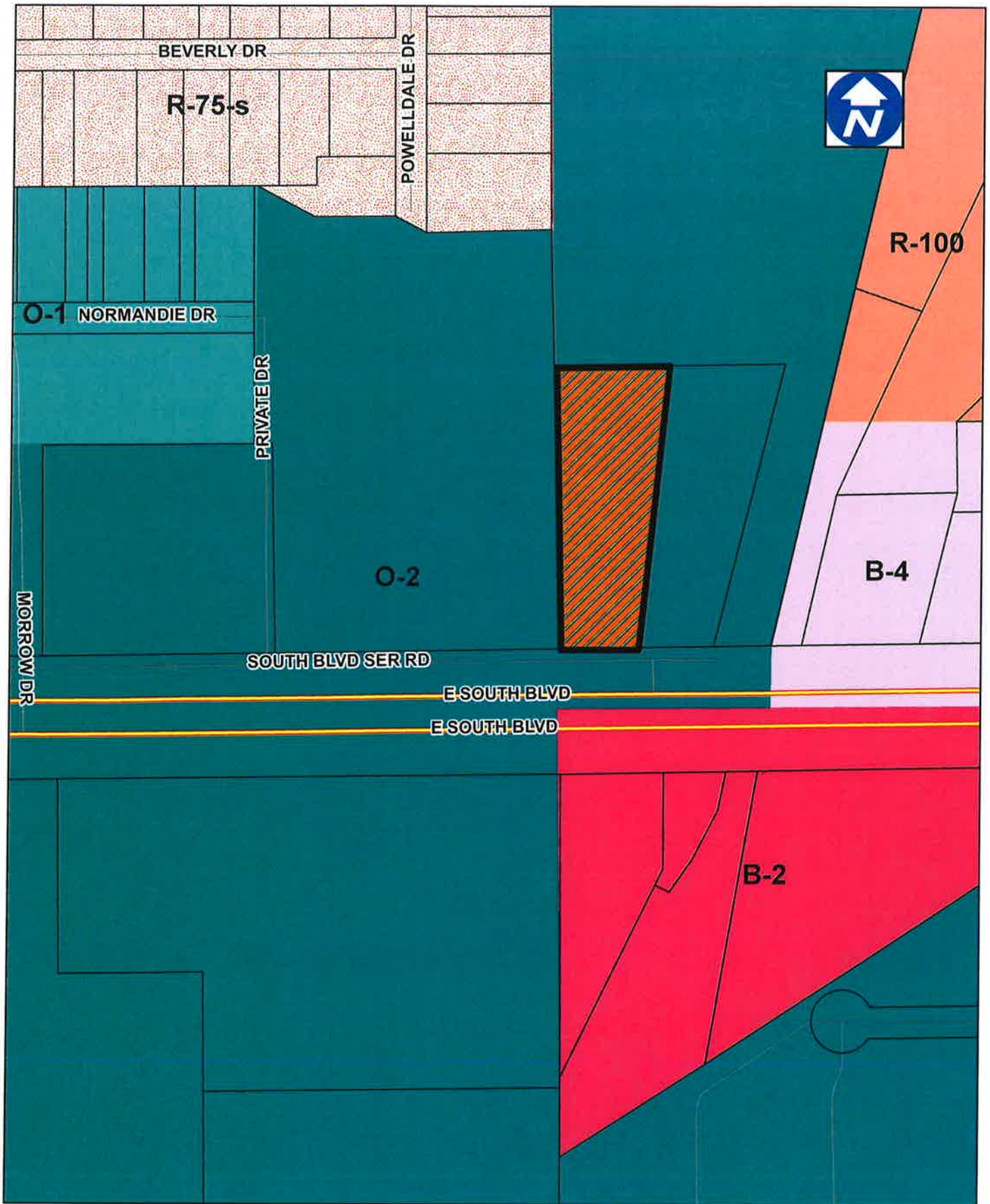
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

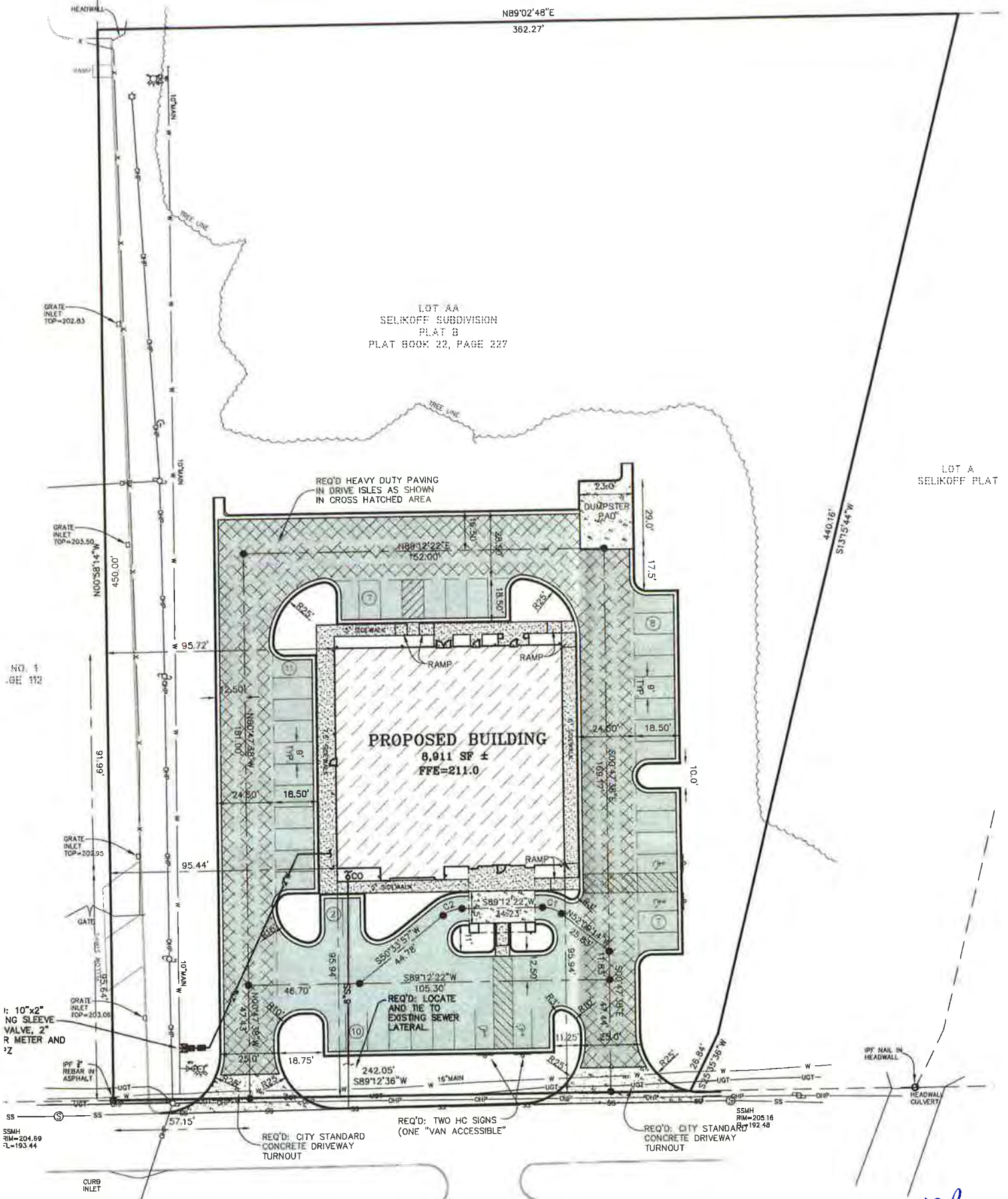
**SUBJECT PROPERTY**



ITEM NO. 10A

1 inch = 200 feet





# EAST SOUTH BOULEVARD

(200' RIGHT OF WAY)



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 100

1 inch = 200 feet

11. RZ-1998-010 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Park Place Center, LLC

**SUBJECT:** Request approval of a master plan and to rezone 15.18 acres of land located along both sides of Fain Park Drive and Fain Park Loop from an O-0 (Office Complex) Zoning District to a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The adjacent property has O-0 (Office Complex) zoning to the north, PUD (Planned Unit Development) zoning to the south and west, and AGR-1 (Residential Agriculture) zoning to the east. The intended use for this property if rezoned is for office and single family residential with lots ranging from 20 ft. in width to 50 ft. in width. There will be a parcel for amenities within this development. The Land Use Plan recommends agricultural use.

The master plan provides for existing office buildings on two (2) lots and an existing maintenance building. There are two (2) lots for a proposed offices. The remaining lots will be developed as residential. There will be no changes in these developments. The proposed setbacks are:

	<u>Front</u>	<u>Rear</u>	<u>Sides</u>
Office Lots	20 ft.	20 ft.	0 ft. – 20 ft.
20 ft. lots (Townhouses)	20 ft.	20 ft.	0 ft.
30 ft. lots	20 ft.	20 ft.	5 ft.
50 ft. lots	20 ft.	20 ft.	5 ft.

**CITY COUNCIL DISTRICT: 9**

**COUNTY COMMISSION DISTRICT: 5**

Long Range Planning: No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

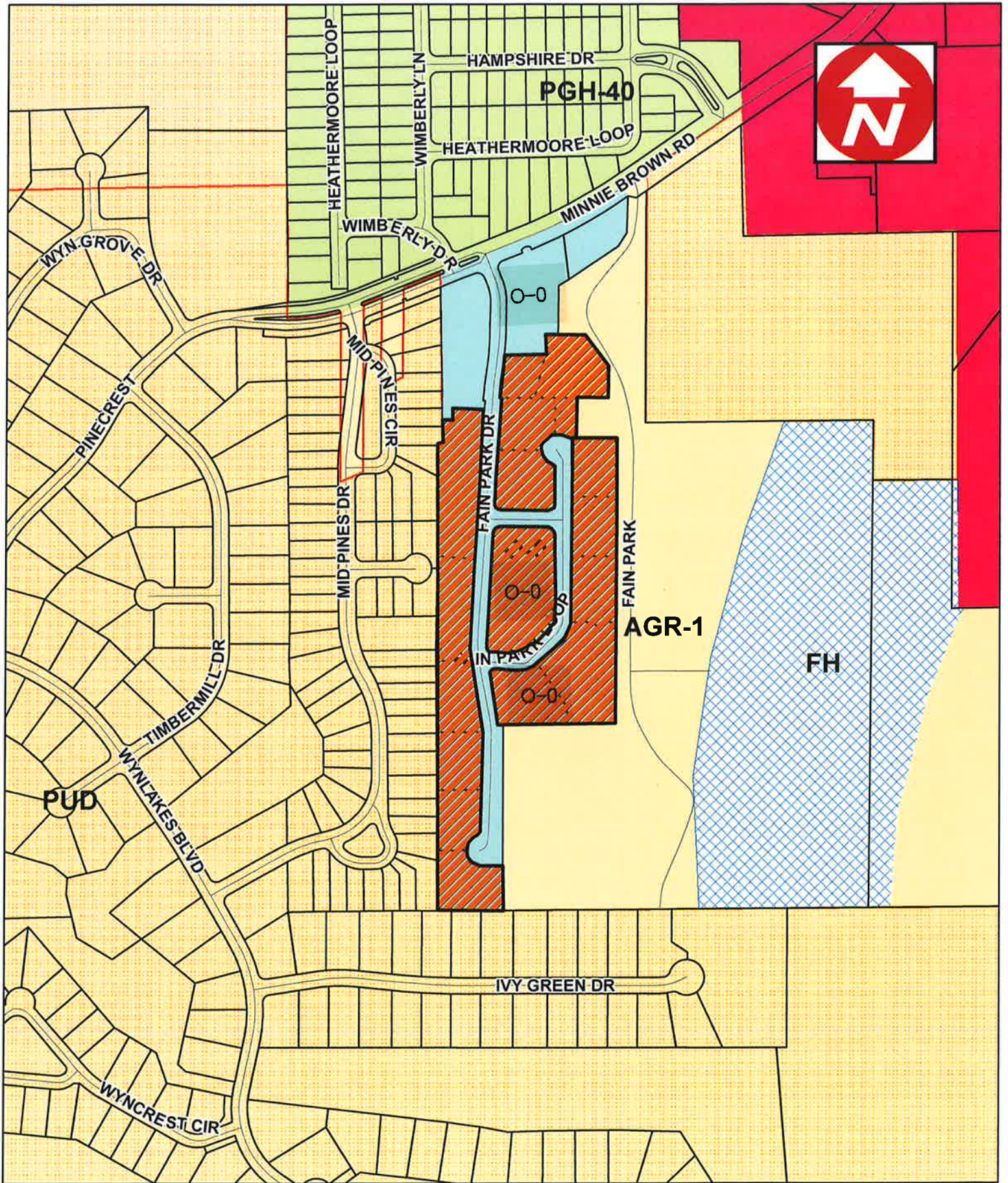
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

1 inch = 400 feet

**SUBJECT PROPERTY**

FROM O-0 TO PUD



FILE NO. RZ-1998-010

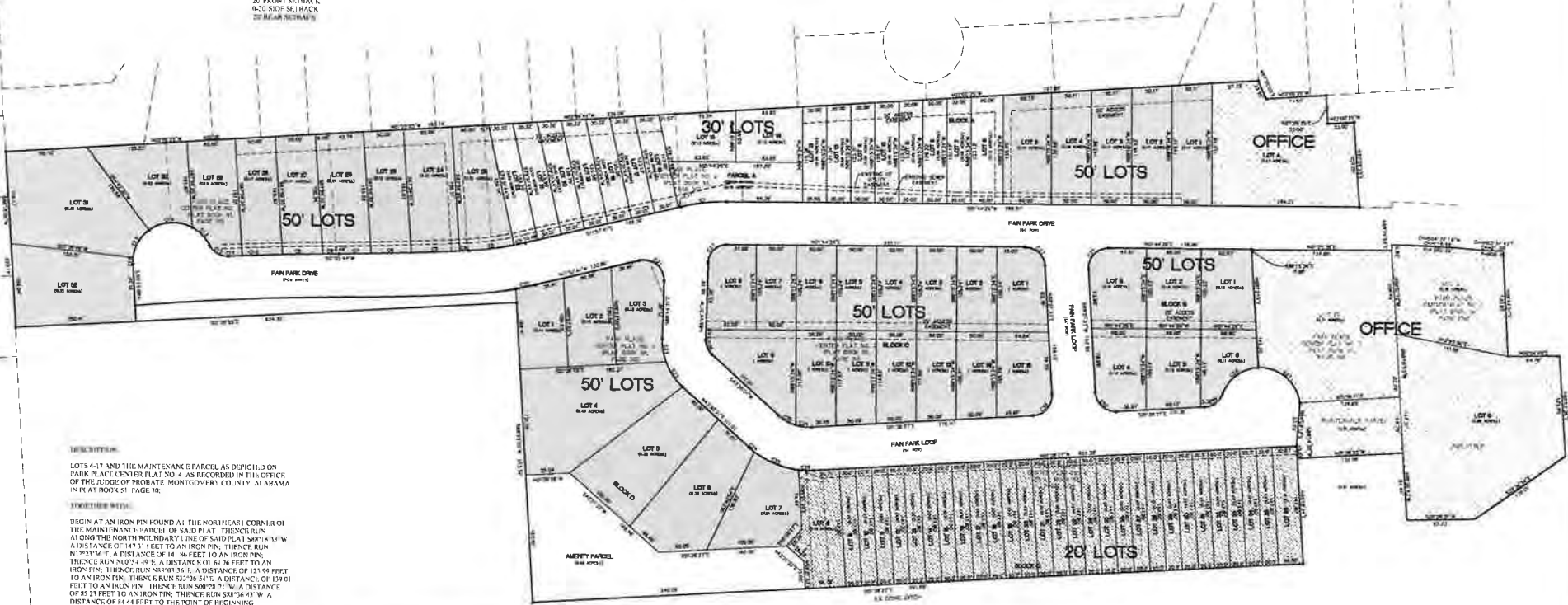
ITEM NO. 11A

# PARK PLACE PLANNED UNIT DEVELOPMENT

NAD83 ALABAMA STATE  
PLANE COORDINATES  
ENCL. ZONE



- 20 LOTS (TOWNHOMES):
- 25' FRONT SETBACK
- 5' SIDE SETBACKS
- 20' REAR SETBACK
- 30' LESS
- 20' FRONT SETBACK
- 5' SIDE SETBACKS
- 20' REAR SETBACKS
- 50' LOTS
- 10' FRONT SETBACK
- 5' SIDE SETBACKS
- 20' REAR SETBACKS
- OFFICE (1 UNIT)
- (MAX ZONING)
- 20' FRONT SETBACK
- 10' SIDE SETBACK
- 20' REAR SETBACKS



**DESCRIPTION:**

LOTS 4-17 AND THE MAINTENANCE PARCEL AS DEPICTED ON PARK PLACE CENTER PLAN NO. 4 AS RECORDED IN THE OFFICE OF THE CLERK OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 51, PAGE 16.

**ENCLOSURE WITH:**

BEGIN AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE MAINTENANCE PARCEL OF SAID PLAT. THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID PLAT S88°18'13"W A DISTANCE OF 473.14 FEET TO AN IRON PIN, THENCE RUN N13°23'36"E, A DISTANCE OF 141.36 FEET TO AN IRON PIN, THENCE RUN N02°31'48"E, A DISTANCE OF 61.76 FEET TO AN IRON PIN, THENCE RUN S88°18'13"E, A DISTANCE OF 31.98 FEET TO AN IRON PIN, THENCE RUN S33°36'54"E, A DISTANCE OF 139.61 FEET TO AN IRON PIN, THENCE RUN S08°28'21"W, A DISTANCE OF 85.23 FEET TO AN IRON PIN, THENCE RUN S88°34'43"W, A DISTANCE OF 44.44 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

LOT 1, AS DEPICTED ON PARK PLACE CENTER PLAN NO. 2 AS RECORDED IN THE OFFICE OF THE CLERK OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 51, PAGE 16. SAID PARCEL OF LAND IS LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 14 EAST, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 12.14 ACRES MORE OR LESS.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	121,400	2.78
LOT 2	121,400	2.78
LOT 3	121,400	2.78
LOT 4	121,400	2.78
LOT 5	121,400	2.78
LOT 6	121,400	2.78
LOT 7	121,400	2.78
LOT 8	121,400	2.78
LOT 9	121,400	2.78
LOT 10	121,400	2.78
LOT 11	121,400	2.78
LOT 12	121,400	2.78
LOT 13	121,400	2.78
LOT 14	121,400	2.78
LOT 15	121,400	2.78
LOT 16	121,400	2.78
LOT 17	121,400	2.78
LOT 18	121,400	2.78
LOT 19	121,400	2.78
LOT 20	121,400	2.78
LOT 21	121,400	2.78
LOT 22	121,400	2.78
LOT 23	121,400	2.78
LOT 24	121,400	2.78
LOT 25	121,400	2.78
LOT 26	121,400	2.78
LOT 27	121,400	2.78
LOT 28	121,400	2.78
LOT 29	121,400	2.78
LOT 30	121,400	2.78
LOT 31	121,400	2.78
LOT 32	121,400	2.78
LOT 33	121,400	2.78
LOT 34	121,400	2.78
LOT 35	121,400	2.78
LOT 36	121,400	2.78
LOT 37	121,400	2.78
LOT 38	121,400	2.78
LOT 39	121,400	2.78
LOT 40	121,400	2.78
LOT 41	121,400	2.78
LOT 42	121,400	2.78
LOT 43	121,400	2.78
LOT 44	121,400	2.78
LOT 45	121,400	2.78
LOT 46	121,400	2.78
LOT 47	121,400	2.78
LOT 48	121,400	2.78
LOT 49	121,400	2.78
LOT 50	121,400	2.78
LOT 51	121,400	2.78
LOT 52	121,400	2.78
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LOT 66	121,400	2.78
LOT 67	121,400	2.78
LOT 68	121,400	2.78
LOT 69	121,400	2.78
LOT 70	121,400	2.78
LOT 71	121,400	2.78
LOT 72	121,400	2.78
LOT 73	121,400	2.78
LOT 74	121,400	2.78
LOT 75	121,400	2.78
LOT 76	121,400	2.78
LOT 77	121,400	2.78
LOT 78	121,400	2.78
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LOT 84	121,400	2.78
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LOT 86	121,400	2.78
LOT 87	121,400	2.78
LOT 88	121,400	2.78
LOT 89	121,400	2.78
LOT 90	121,400	2.78
LOT 91	121,400	2.78
LOT 92	121,400	2.78
LOT 93	121,400	2.78
LOT 94	121,400	2.78
LOT 95	121,400	2.78
LOT 96	121,400	2.78
LOT 97	121,400	2.78
LOT 98	121,400	2.78
LOT 99	121,400	2.78
LOT 100	121,400	2.78

GRAPHIC SCALE



**FLOWERS & WHITE**  
 ENGINEERS & ARCHITECTS  
 1000 1/2 AVENUE  
 MONTGOMERY, ALABAMA 36102  
 (205) 263-1111

118



**REZONING REQUEST**

**SUBJECT PROPERTY**



FILE NO. R2-1998-010

1 inch = 400 feet

FROM 0-0 TO PUD

ITEM NO. 11C

12. 8880 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Park Place Center, LLC

**SUBJECT:** Request final approval of Park Place Center Plat No. 5 located along both sides of Fain Park Drive, approximately 500 ft. south of Minnie Brown Road, in an O-0 (Office Complex) {proposed PUD (Planned Unit Development)} Zoning District.

**REMARKS:** This plat creates 15 lots for residential use. There are 12 lots to be developed under guidelines proposed for 50 ft. wide lots, with 20 ft. front and rear yards, and 5 ft. side yards. There are 3 lots to be developed under guidelines proposed for 30 ft. wide lots, with 20 ft. front and rear yards, and 5 ft. side yards. 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 objections.

**TRAFFIC ENGINEERING:** No objections.

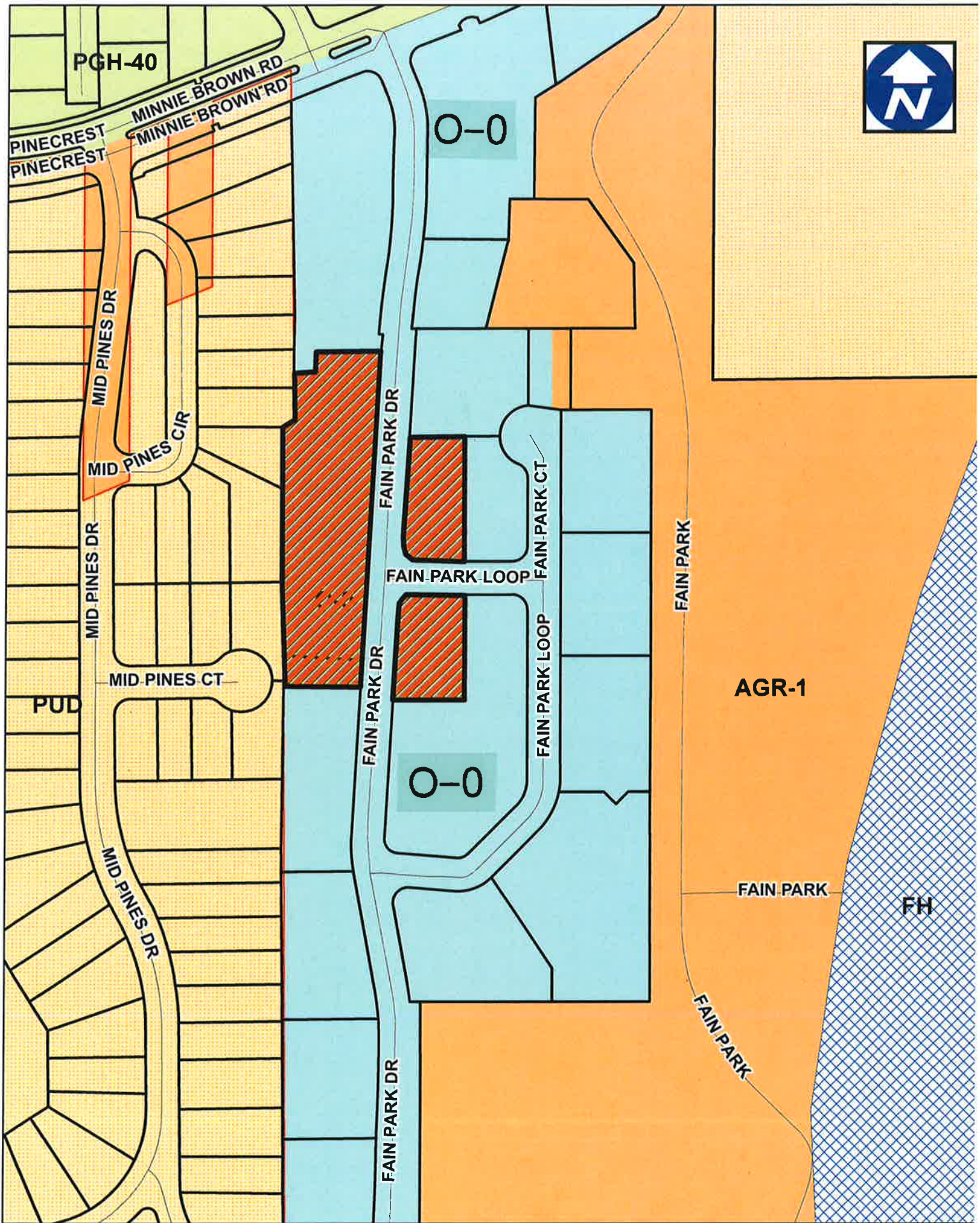
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY

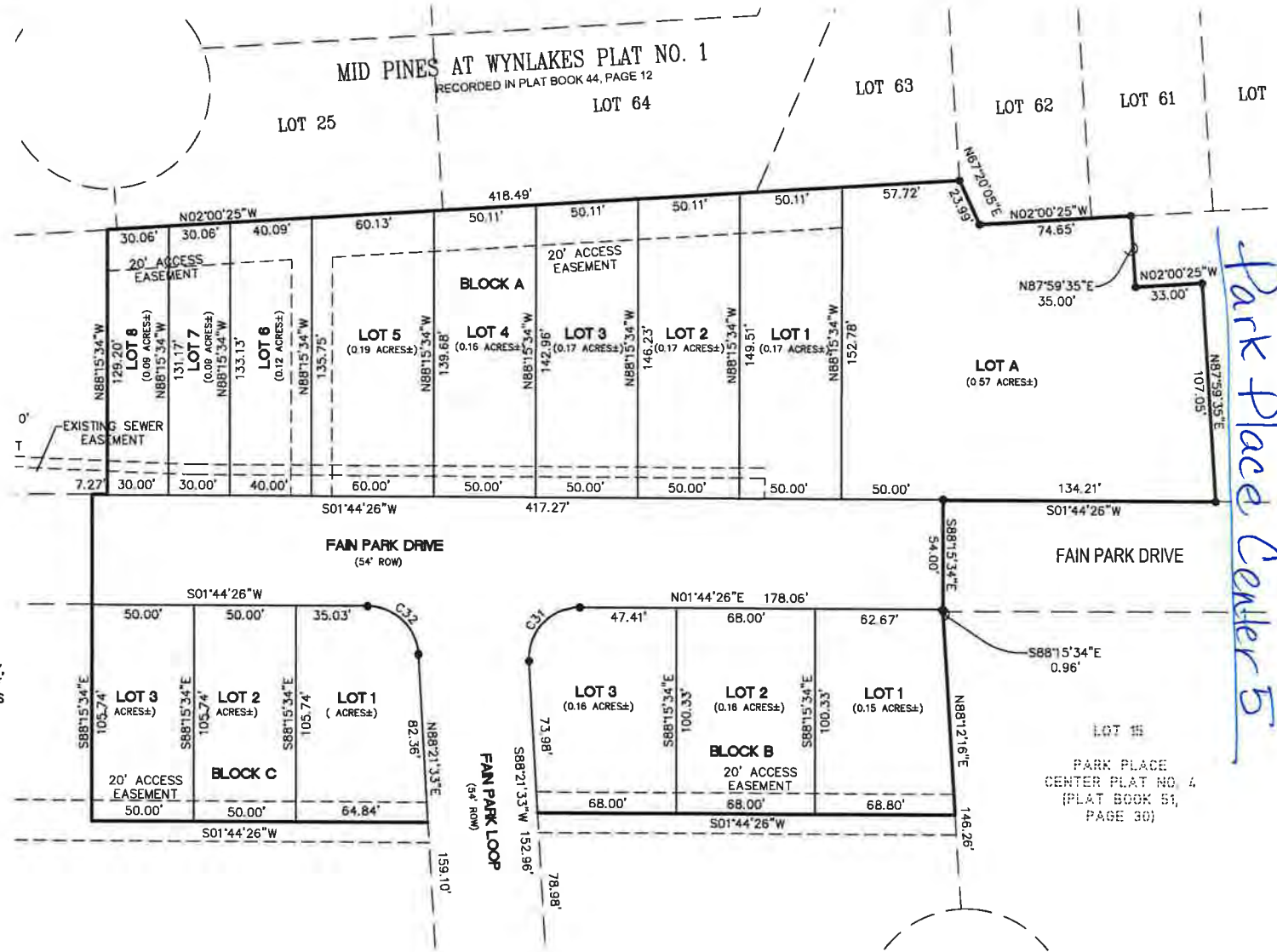


ITEM NO. 12A





NAD83 ALABAMA STATE  
PLANE COORDINATES  
EAST ZONE

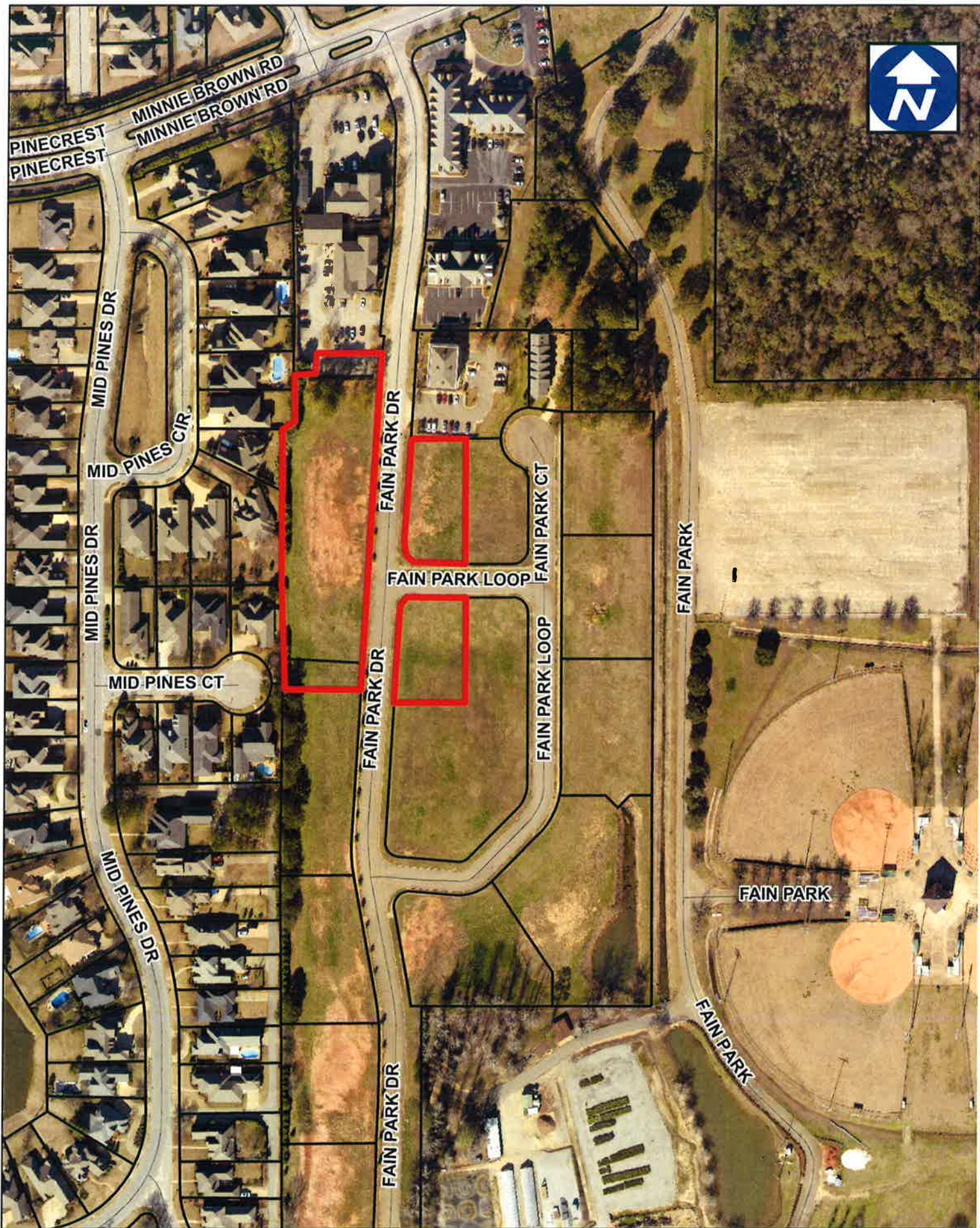


**NOTES:**

1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
2. ALL EASEMENTS, 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 SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERECTED ON ANY PART OF THESE EASEMENTS.
4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

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Park Place Center 5



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C

13. RZ-2017-006 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Lewis and Karen Mashburn

**SUBJECT:** Request to rezone six (6) parcels of land located along the north side of Shady Street, the north side of Francis Street, and on the west side of Lenora Street from an R-60-d (Duplex Residential) Zoning District to an M-3 (General Industrial) Zoning District.

**REMARKS:** This property is surrounded by R-60-d (Duplex Residential) and M-3 (General Industrial) zoning districts. The intended use for this property if rezoned is to develop a recreational vehicle park. The proposed recreational vehicle park will have 45 spaces with a total acreage of 6.9 acres. The Land Use Plan recommends industrial use.

**CITY COUNCIL DISTRICT: 4**

**Long Range Planning:** No objections.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

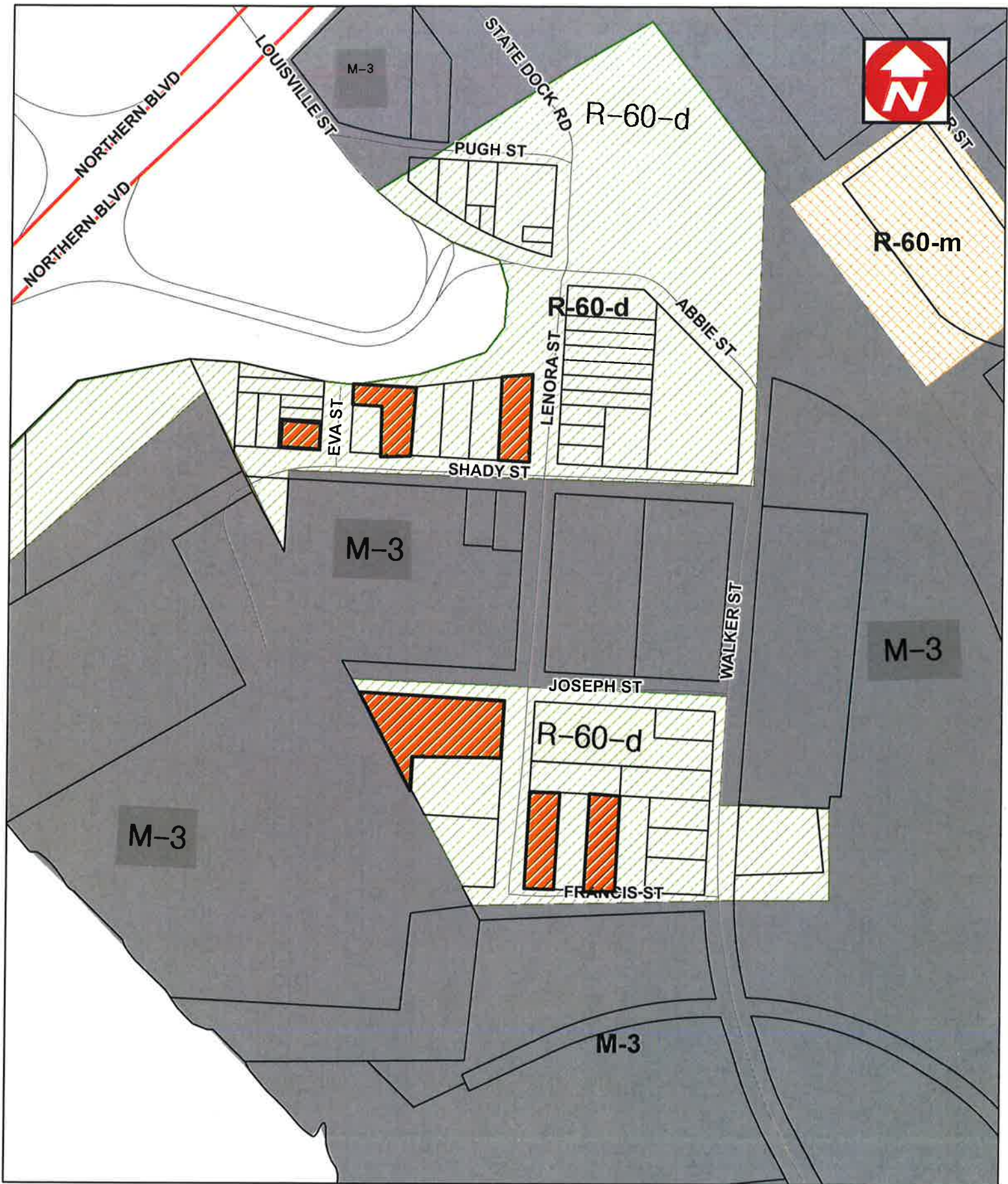
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

1 inch = 200 feet

**SUBJECT PROPERTY**

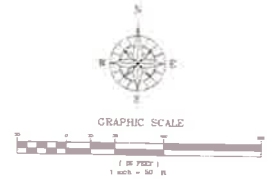


FROM R-60-d TO M-3

FILE NO. R2-2017-006

ITEM NO. 13A

38

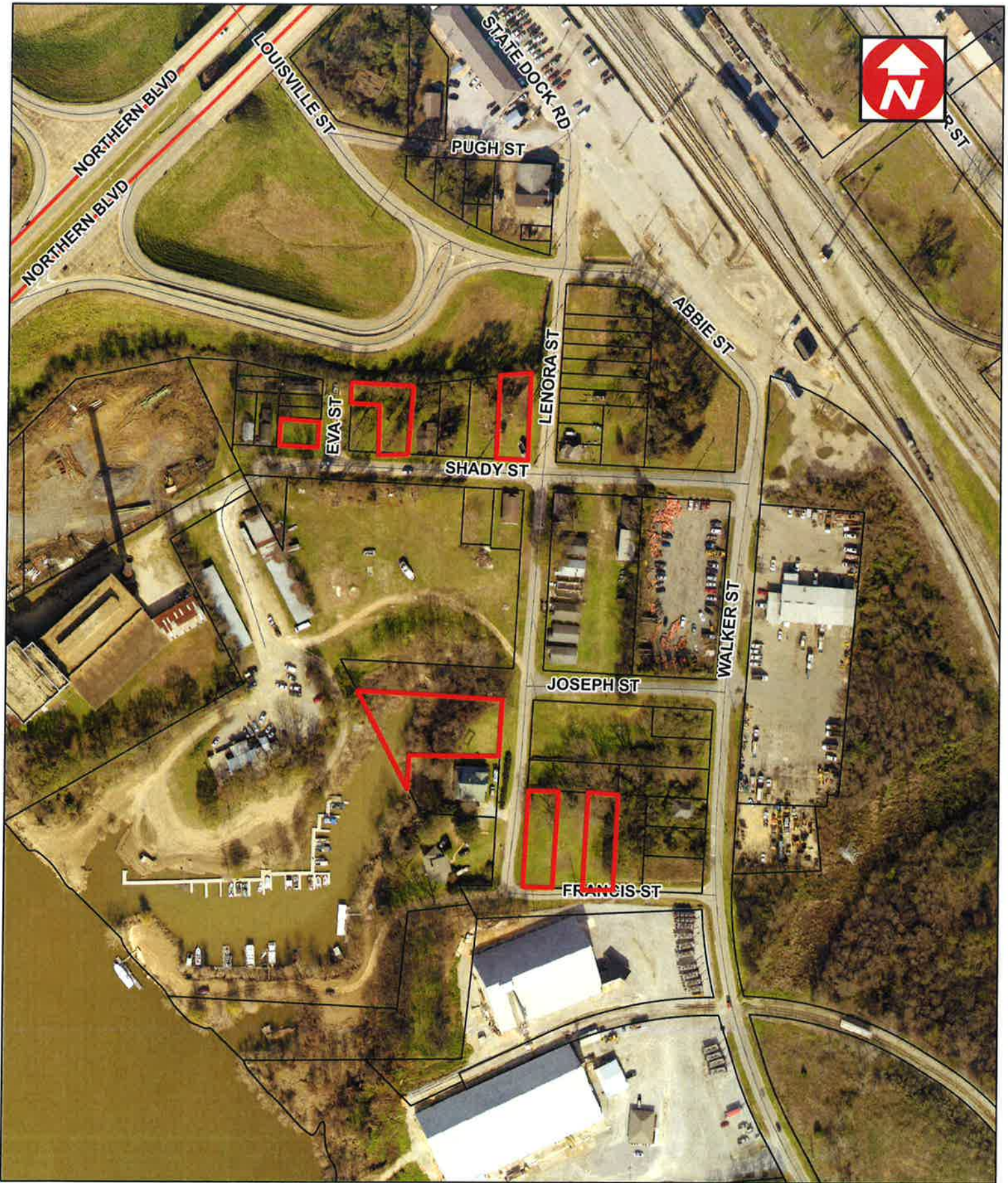


**REZONING MAP  
SITE DEVELOPMENT PLAN  
LEWIS AND KAREN MASHBURN LLC  
PROPOSED RV PARK  
SHADY STREET AND LENORA STREET  
MONTGOMERY, ALABAMA**



**TOTAL RV SPACES: 45  
TOTAL ACREAGE: 6.9 ACRES±**





**REZONING REQUEST**

1 inch = 200 feet

**SUBJECT PROPERTY**



FROM R-60-d TO M-3

FILE NO. R2-2017-006

ITEM NO. 13C

14. RZ-1969-011 **PRESENTED BY:** Saxon Main

**REPRESENTING:** Montgomery Locations, Inc.

**SUBJECT:** Request to rezone two (2) parcels of land containing 16 acres located on the north side of East South Boulevard (2333 East South Boulevard) and the east side of Fisk Road, from a B-4 (Commercial) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The adjacent property has R-20-t (Townhouse) zoning to the north, B-4 (Commercial) zoning to the east and west, and B-3 (Commercial) and B-4 (Commercial) zoning to the south. The intended use for this property if rezoned is for a climate controlled warehouse. The Land Use Plan recommends commercial use.

**CITY COUNCIL DISTRICT: 5**

*Long Range Planning:*

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

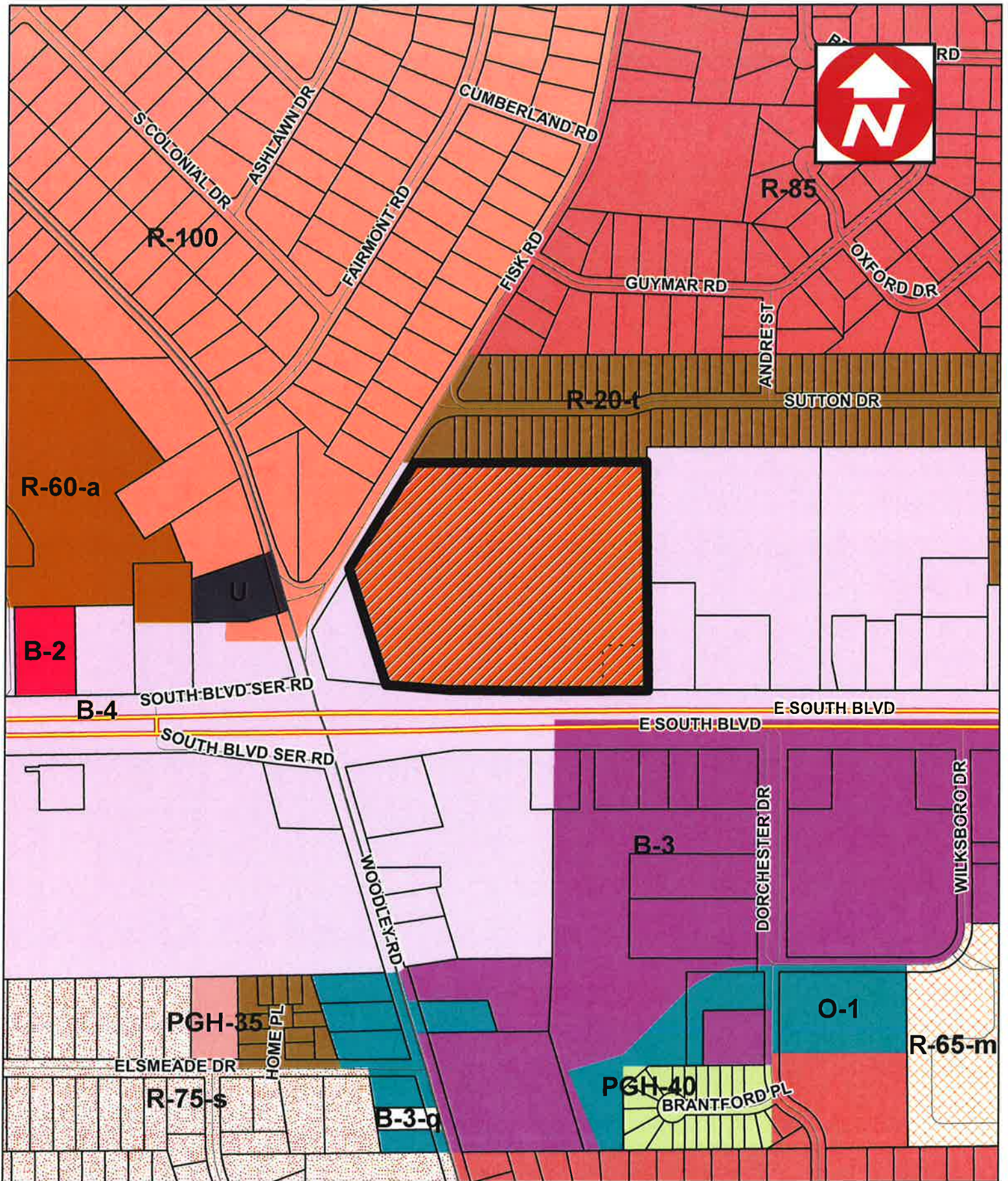
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

**SUBJECT PROPERTY**



FILE NO. R2-1969-011

1 inch = 400 feet

FROM B-4 TO B-2

ITEM NO. 14A





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-1969-011

1 inch = 200 feet

FROM B-4 TO B-2

ITEM NO. 14B

15. RZ-2017-004 **PRESENTED BY:** Bryan Kelly

**REPRESENTING:** Common Ground Montgomery

**SUBJECT:** Request to rezone two (2) parcels of land containing 32 acres located at the west end of Elsberry Drive (3346 Elsberry Drive) and the south side of Elsmade Drive from an INST (Institutional) Zoning District to a B-1-b-Q (Central Business-Qualified) Zoning District.

**REMARKS:** The adjacent property has R-75-s (Single-Family Residential) zoning to the north, south and east; and R-65-s (Single-Family Residential), R-75-s (Single-Family Residential) and O-2 (Office) zoning to the west. There is an existing structure that was used as the clubhouse for the former golf course, which will be converted to residential facilities. The northern portion of the property (32 acres) is proposed to be used as outdoor recreation and entertainment, zip lines, laser tag and paintball courses, after school tutoring and mentoring for children, sports and game fields, walking trails, archery, gardening, swimming (if pool is provided), low ropes courses, and team building exercises for groups. The intended use for this property if rezoned is for residential, and outdoor recreation and entertainment for children. The Land Use Plan recommends private and semi-private recreation and open space use.

**CITY COUNCIL DISTRICT:** 6

**Long Range Planning:** No objection.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

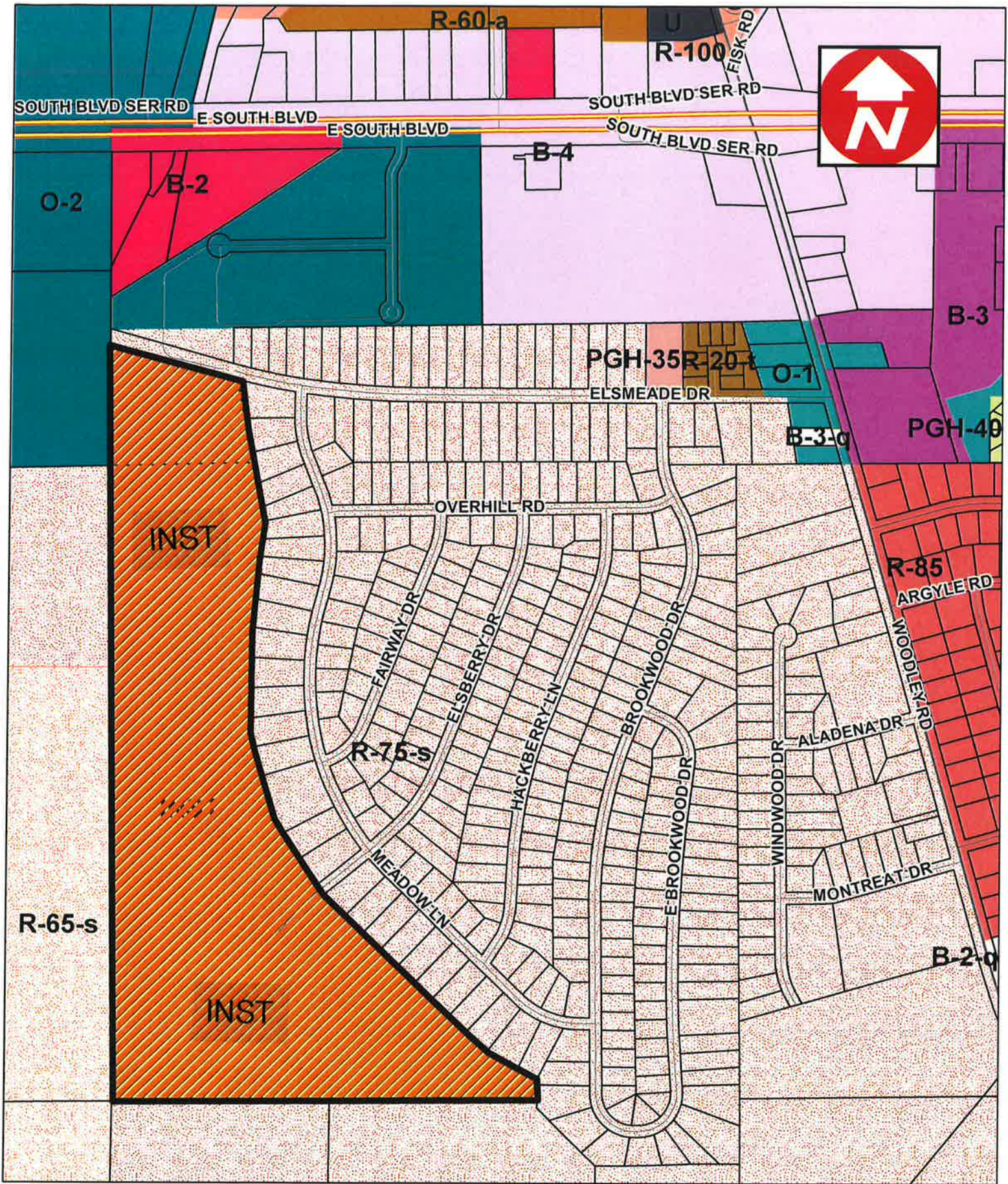
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

1 inch = 500 feet

**SUBJECT PROPERTY**



FROM INST TO B-1-b-Q

FILE NO. R2-2017-004

ITEM NO. 15A



**REZONING REQUEST**

**SUBJECT PROPERTY**



FILE NO. R2-2017-004

1 inch = 500 feet

FROM INST TO B-1-b-Q

ITEM NO. 15B

16. RZ-2017-005 **PRESENTED BY:** Ed & Allison Shoemake

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel of land located at 1951, 1961, and 1973 Bell Street from a B-3 (Commercial) Zoning District to a B-1-b (Central Business) Zoning District.

**REMARKS:** The adjacent property has INST (Institutional) zoning to the north, and B-3 (Commercial) zoning to the south, east and west. The intended use for this property if rezoned is to continue to use all buildings as is and construct a residential dwelling inside the rear portion of the building at 1951 Bell Street. The Land Use Plan recommends industrial use.

**CITY COUNCIL DISTRICT:** 4

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

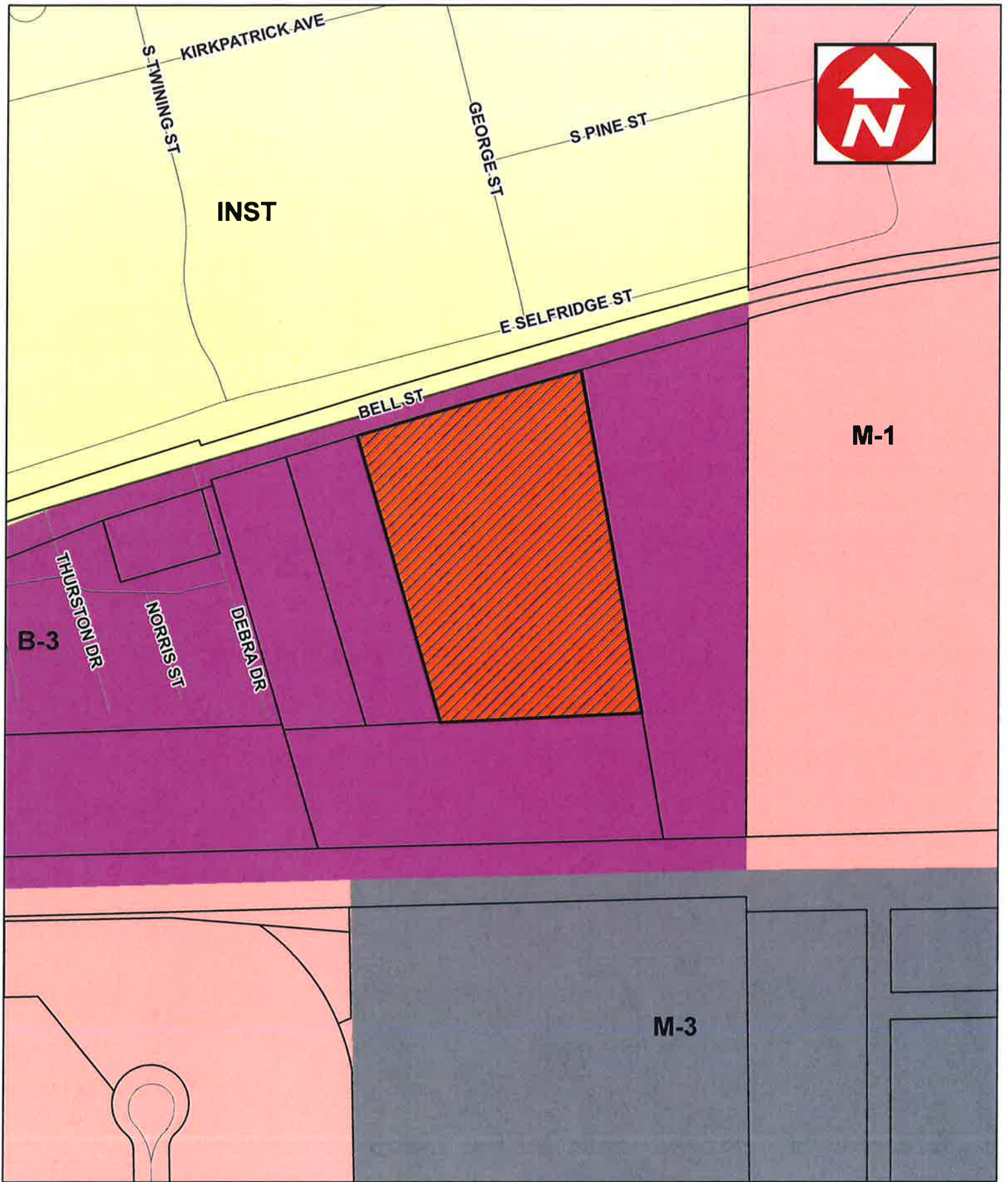
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

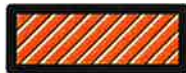
**COMMENTS:** \_\_\_\_\_

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



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2017-005

1 inch = 200 feet

FROM B-3 TO B-1-b

ITEM NO. 16A

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

BELL STREET N 72°18'04" E  
(FOUND IRON PIN TO FOUND " N 72°18'04" E

REQ'D HANDICAP PARKING SPACES

PARCEL 1  
0.18 ACRE,  
more or less  
7878.58 SF

ROUND TOP

395.75' TOTAL  
N 72°18'04" E 384.52'

GRAVEL AREA

COVERED GATE

REQ'D HANDICAP SIGNS

AWNING

*residential area*

GATE

GATE

WEST 1/2 OF LOTS 32 & 33  
ASHLEY PLAT  
PB. 22, PG. 3

EAS' LOTS  
ASHLEY  
PB.

24.4'

25'

35'

RED'D GRAVEL ACCESS DRIVE  
505.80' N 15°30'17" W

PROPOSED BUILDING "A"  
8,400 S.F.

RED'D GRAVEL ACCESS DRIVE  
260'

PROPOSED BUILDING "B"  
8,750 S.F.

RED'D GRAVEL ACCESS DRIVE  
429.4'

EXISTING BUILDING  
26,457 S.F.

PARCEL 1  
OVERALL  
4.60 ACRES,  
more or less  
(200,399 S.F.)

(769.4')  
795' TO RR R.C.

LAND

REQ'D DIRECT DRAINAGE SOUTH

REQ'D SILT FENCE

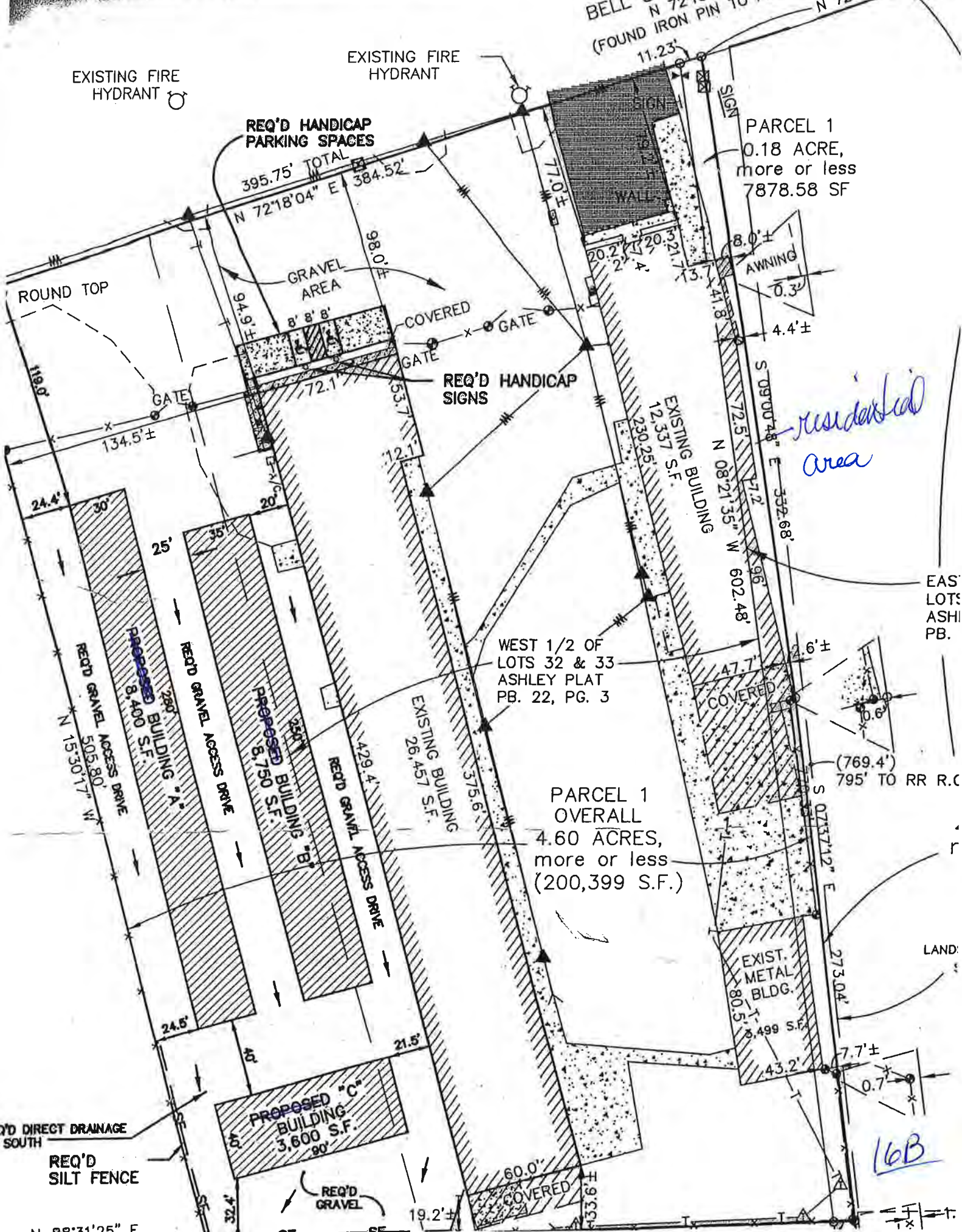
PROPOSED BUILDING "C"  
3,600 S.F.

REQ'D GRAVEL

EXIST. METAL BLDG.  
80.5'  
3,499 S.F.

16B

N 88°31'25" E





Site 

1 inch = 100 feet

Item 16C