

Planning Commission Agenda

April 27, 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

**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 March 23, 2017 meeting

April 27, 2017

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-1998-010	Flowers & White Engineering	Fain Park Drive	Rezoning	1
2.	8880	“ “	Fain Park Drive	Plat	2
3.	8890	“ “	Jean Street	Plat	3
4.	RZ-1969-011	Saxon Main	East South Boulevard	Rezoning	4
5.	8886	Larry E. Speaks & Assoc.	East South Boulevard	Plat	5
6.	DP-2017-020	“ “	South Perry Street	DP	6
7.	8887	“ “	South Perry Street	Plat	7
8.	DP-2017-018	J. M. Garrett & Son	Chantilly Drive	DP	8
9.	8894	Jeffcoat Engineers	Inn South Avenue	Plat	9
10.	DP-2002-044	Tony Kim	Hyundai Boulevard	DP	10
11.	DP-2017-022	Eric Smith	Chantilly Parkway	DP	11
12.	8882	Pilgreen Engineering	Chantilly Parkway	Plat	12
13.	8883	“ “	Troy Highway	Plat	13
14.	RZ-2017-008	Mark Dauber	Mobile Highway	Rezoning	14
15.	8888	Donaldson, Garrett & Assoc.	Mobile Highway	Plat	15
16.	DP-2017-019	Professional Engineering	EastChase Parkway	DP	16
17.	RZ-2017-007	Lat 32	Norman Bridge Road	Rezoning	17.
18.	8885	“ “	Old McGehee Road	Plat	18
19.	8884	“ “	Eastern Boulevard	Plat	19
20.	DP-2017-017	Sys-Con, LLC	Industrial Park Blvd.	DP	20
21.	8891	Goodwyn, Mills & Cawood	Industrial Park Blvd.	Plat	21
22.	8892	“ “	Bill Joseph Parkway	Plat	22
23.	DP-2017-021	“ “	Eastern Boulevard	DP	23
24.	8893	“ “	Eastern Boulevard	Plat	24

*The next Planning Commission meeting is on
May 25, 2017*

1. 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 30 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.
30 ft. lots	20 ft.	20 ft.	0 ft. & 5 ft., w/ 5 ft. between structures
50 ft. lots	20 ft.	20 ft.	5 ft.

This request was delayed at the March 23, 2017 meeting.

CITY COUNCIL DISTRICT: 9

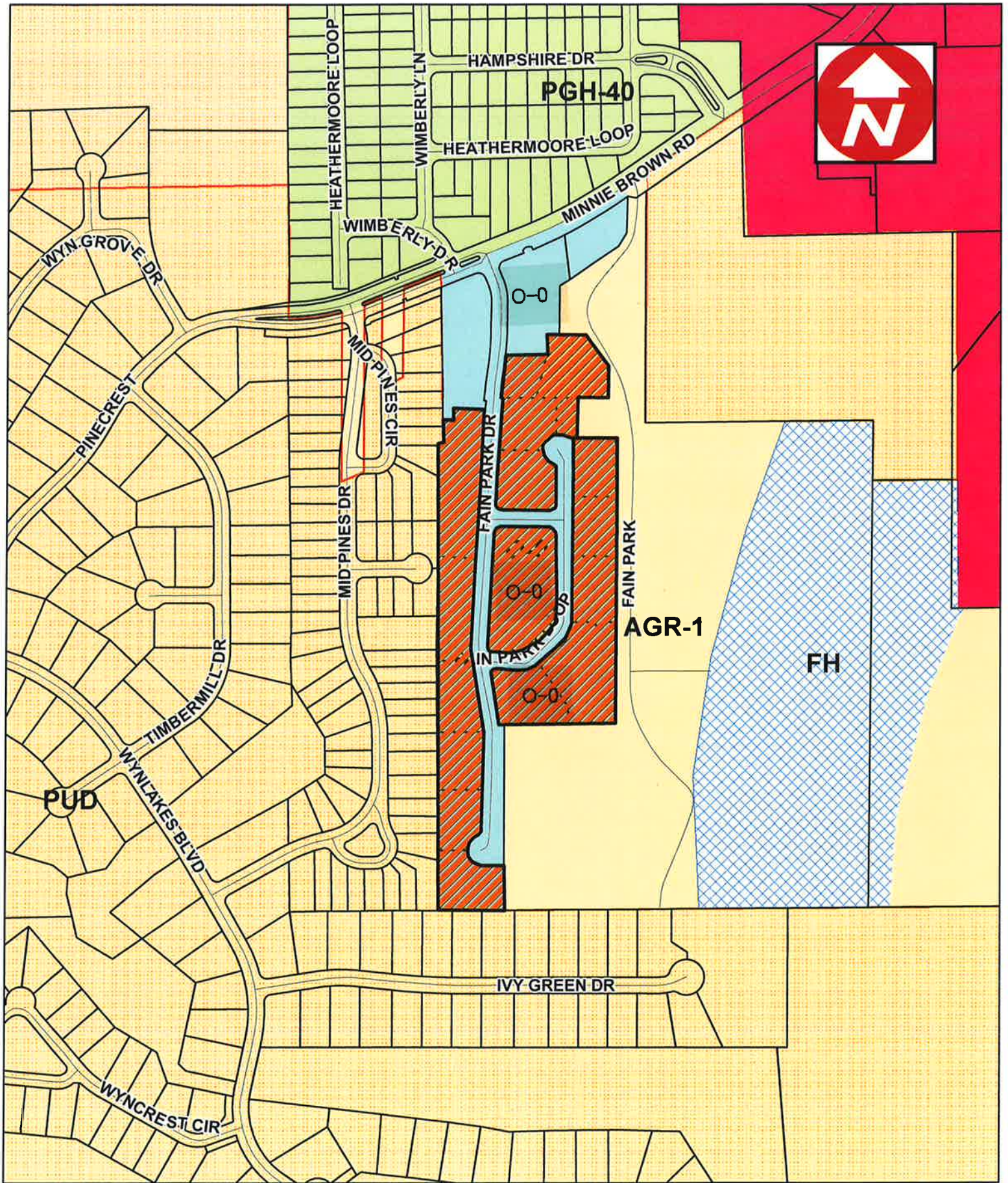
COUNTY COMMISSION DISTRICT: 5

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

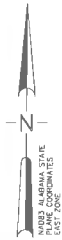


FILE NO. RZ-1998-010

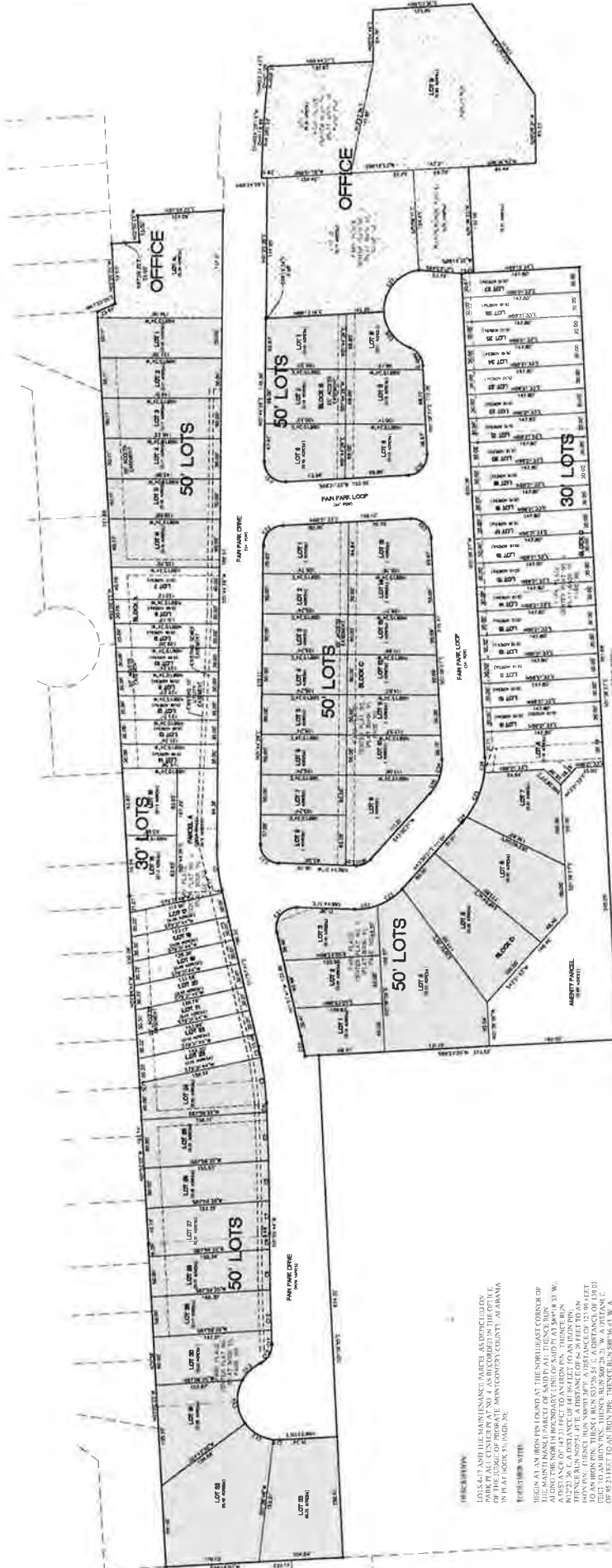
ITEM NO. 1A

PARK PLACE PLANNED UNIT DEVELOPMENT

- 44' EASEMENT
- 20' FRONT SETBACK
- 0.65 ACRE PER LOT
- 27' REAR SETBACK
- 30' SIDE YARD SETBACK
- 27' FRONT YARD SETBACK
- 20' FRONT SETBACK
- 20' REAR SETBACK

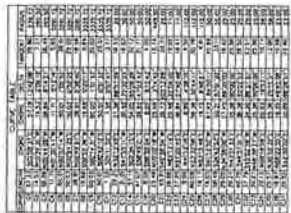


NORTH ALABAMA STATE PLANNED UNIT DEVELOPMENT ZONE



PRECEDENCE
 LOT 14-17 AND THE MAIN INACI PARCEL AS DESCRIBED IN THE ORIGINAL SUBDIVISION RECORD MAP OF THE OFFICIAL RECORD OF THE COUNTY OF MONTGOMERY, ALABAMA IN PLAT BOOK 25 PAGE 22.
REFERENCE WITH
 BEGIN AS AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE MAIN INACI PARCEL OF SAID PLAT 1, THENCE RUN TO W. A DISTANCE OF 42 1/2 FEET TO AN IRON PIN, THENCE RUN N 75° 00' 00" W A DISTANCE OF 165.86 FEET TO AN IRON PIN, THENCE RUN S 80° 00' 00" W A DISTANCE OF 125.96 FEET TO AN IRON PIN, THENCE RUN S 25° 00' 00" W A DISTANCE OF 100.00 FEET TO AN IRON PIN, THENCE RUN S 80° 00' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

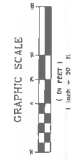
BOOKS WITH
 LOT 2 AS DESCRIBED IN PLAT BOOK CENTER AT NO. 2 AS MONTEGOMERY COUNTY, ALABAMA IN W. BOOK 16 PAGE 76 SAID PARCELS OF LAND LIVING AND BEING SITUATED IN THE NORTH-EAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH RANGE 15 WEST, COUNTY OF MONTGOMERY, ALABAMA, AND CONTAINS 12 1/2 ACRES MORE OR LESS.



REVISED

APR 14 2017

PLANNING CONTROLS DIVISION



1B



REZONING REQUEST

SUBJECT PROPERTY

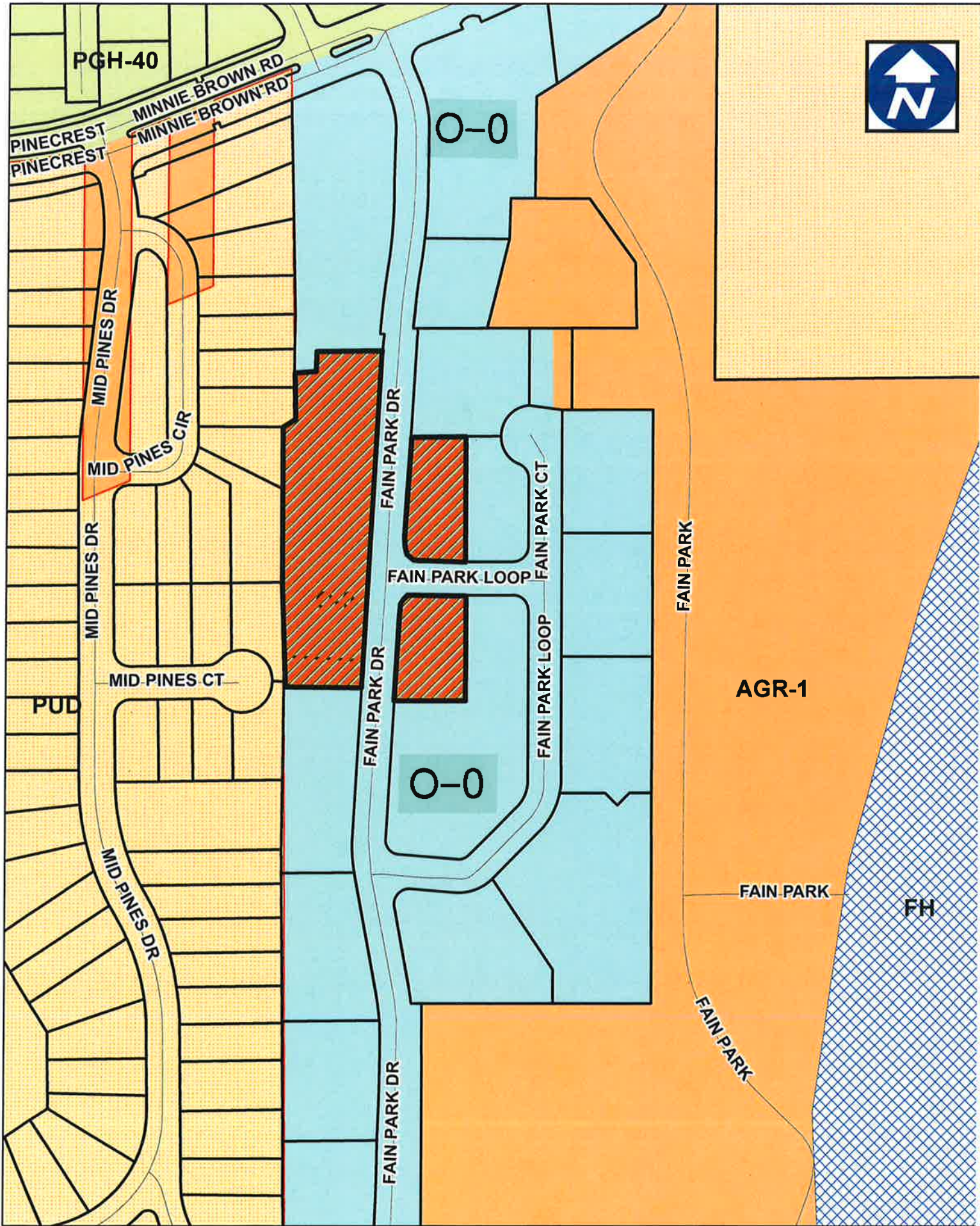


FILE NO. R2-998-010

1 inch = 400 feet

FROM O-0 TO PUD

ITEM NO. 1C



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2A

2 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 16 lots for office and residential use. There is one (1) lot to be developed under the office guidelines with 20 ft. front and rear yards, and 0 ft. – 20 ft. side yards. 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 0 ft. & 5 ft. side yards with 5 ft. between structures. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

This request was delayed at the March 23, 2017 meeting.

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: _____

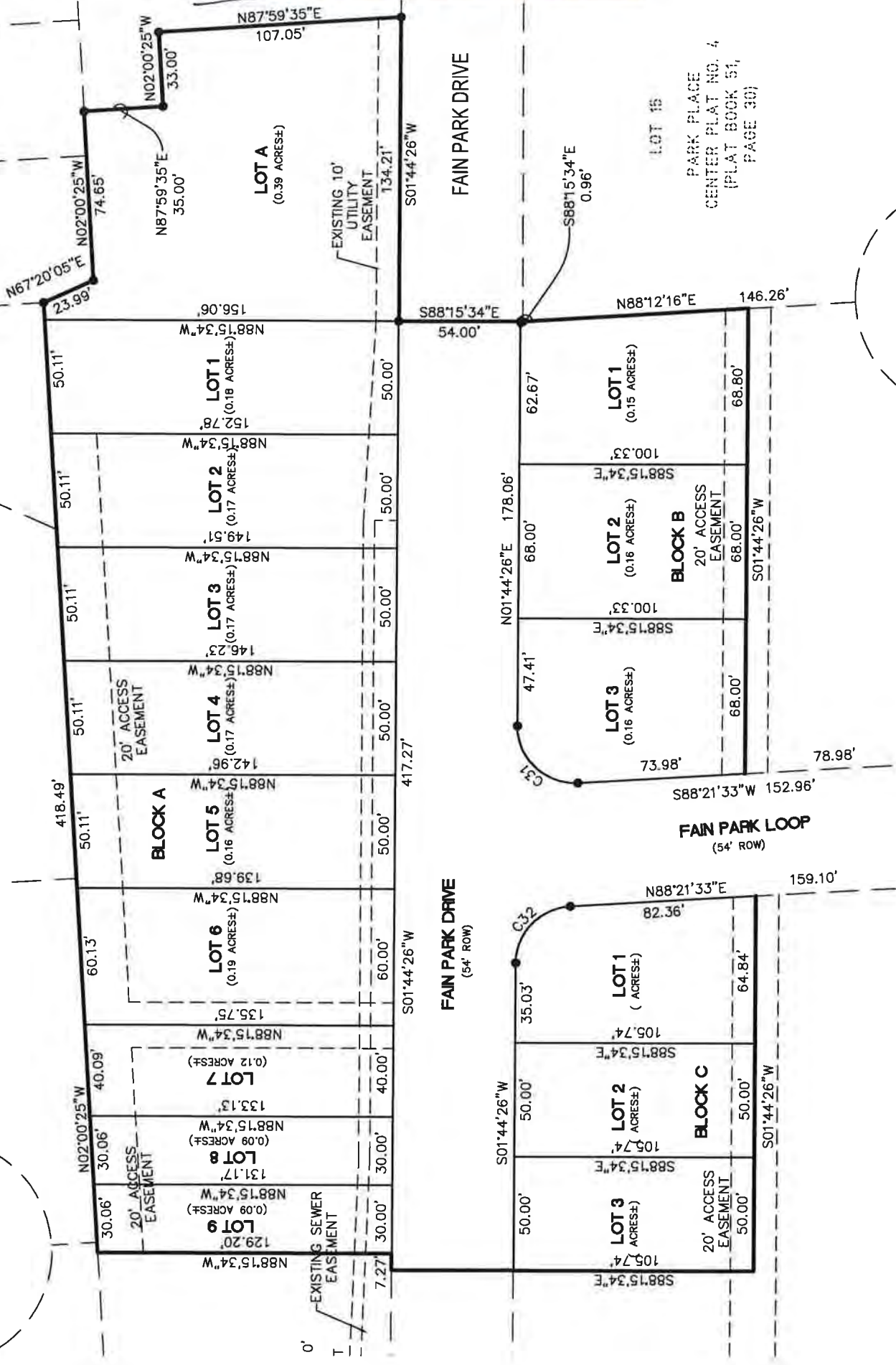
ACTION TAKEN: _____

Park Place Center 5

MID PINES AT WYNLAKE PLAT NO. 1

RECORDED IN PLAT BOOK 44, PAGE 12

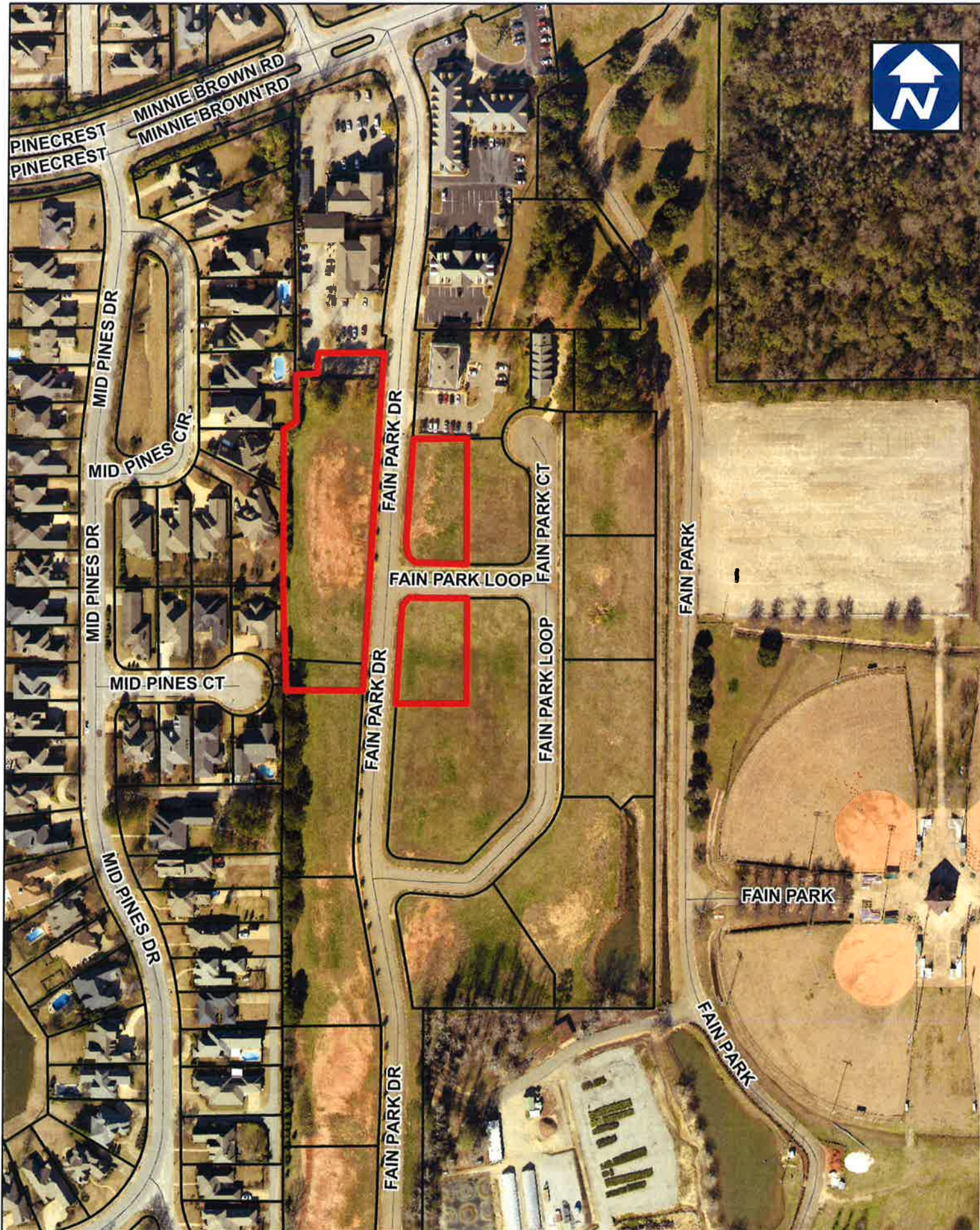
LOT 61
LOT 62
LOT 63
LOT 64
LOT 25



LOT 15
PARK PLACE
CENTER PLAT NO. 4
(PLAT BOOK 51,
PAGE 30)

ARE
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DYES
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35 **2B**



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 26

3. 8890 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Milner Real Estate, LLC

SUBJECT: Request final approval of Piedmont National Plat No. 2 located on the northwest corner of Jean Street and East Fifth Street in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates replats two (2) lots into three (3) lots for industrial use. Lot 1 (0.86 acres) has 90 ft. of frontage along Jean Street and a depth of 288 ft. Lot 2 (0.09 acres) is accessed by a 20 ft. wide access easement which runs approximately 270 ft. west off Jean Street. Lot 3 has 391 ft. of frontage along Jean Street and 50 ft. of frontage along East Fifth Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 7

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.

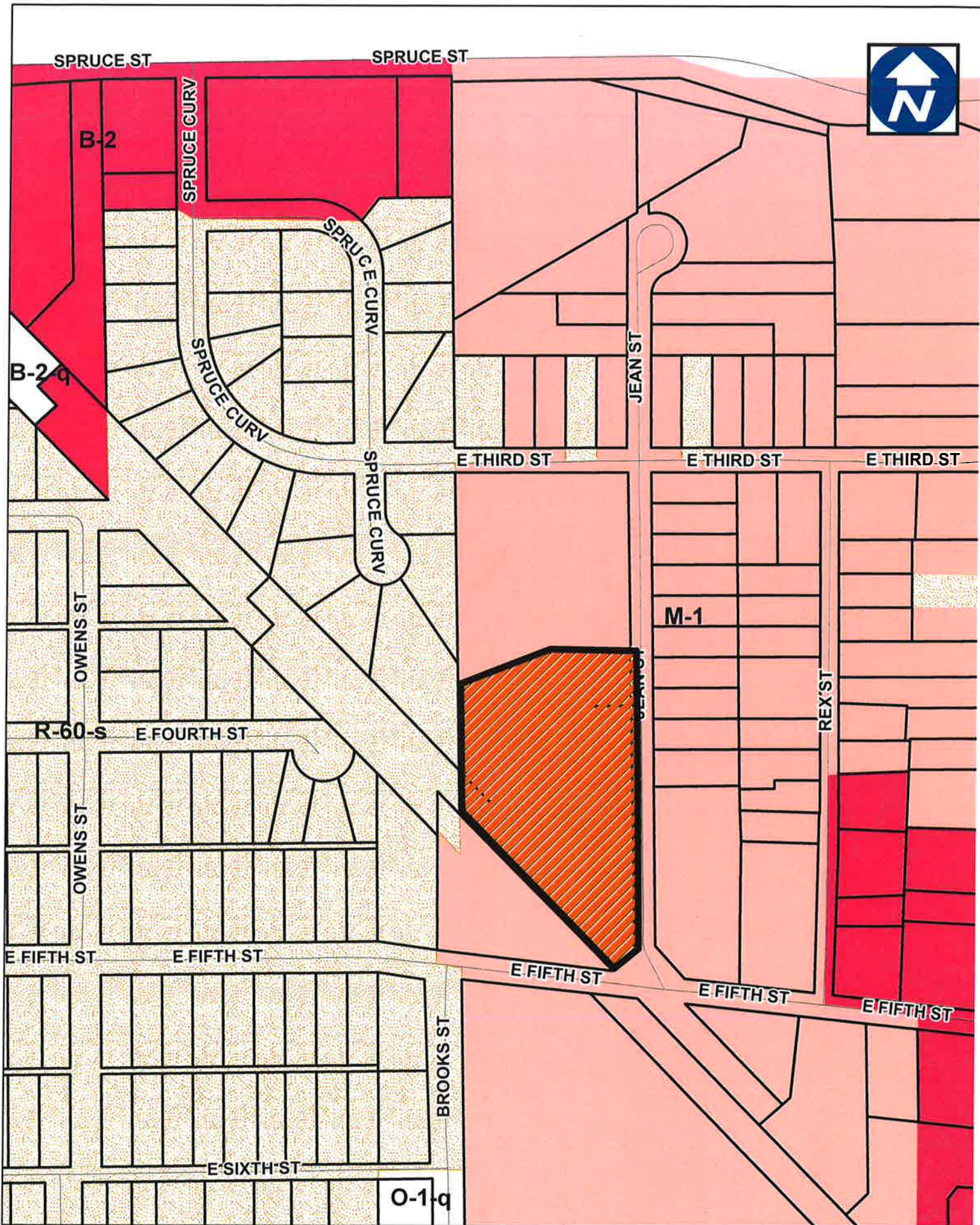
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

Piedmont National 2

LOT A1
C W EDWARDS PLAT 2
BOOK 50, PAGE 34



LOT 4A
BLOCK 2
SPRUCE PARK PLAT 2
BOOK 12, PAGE 104

LOT 1
(0.86 ACRES ±)

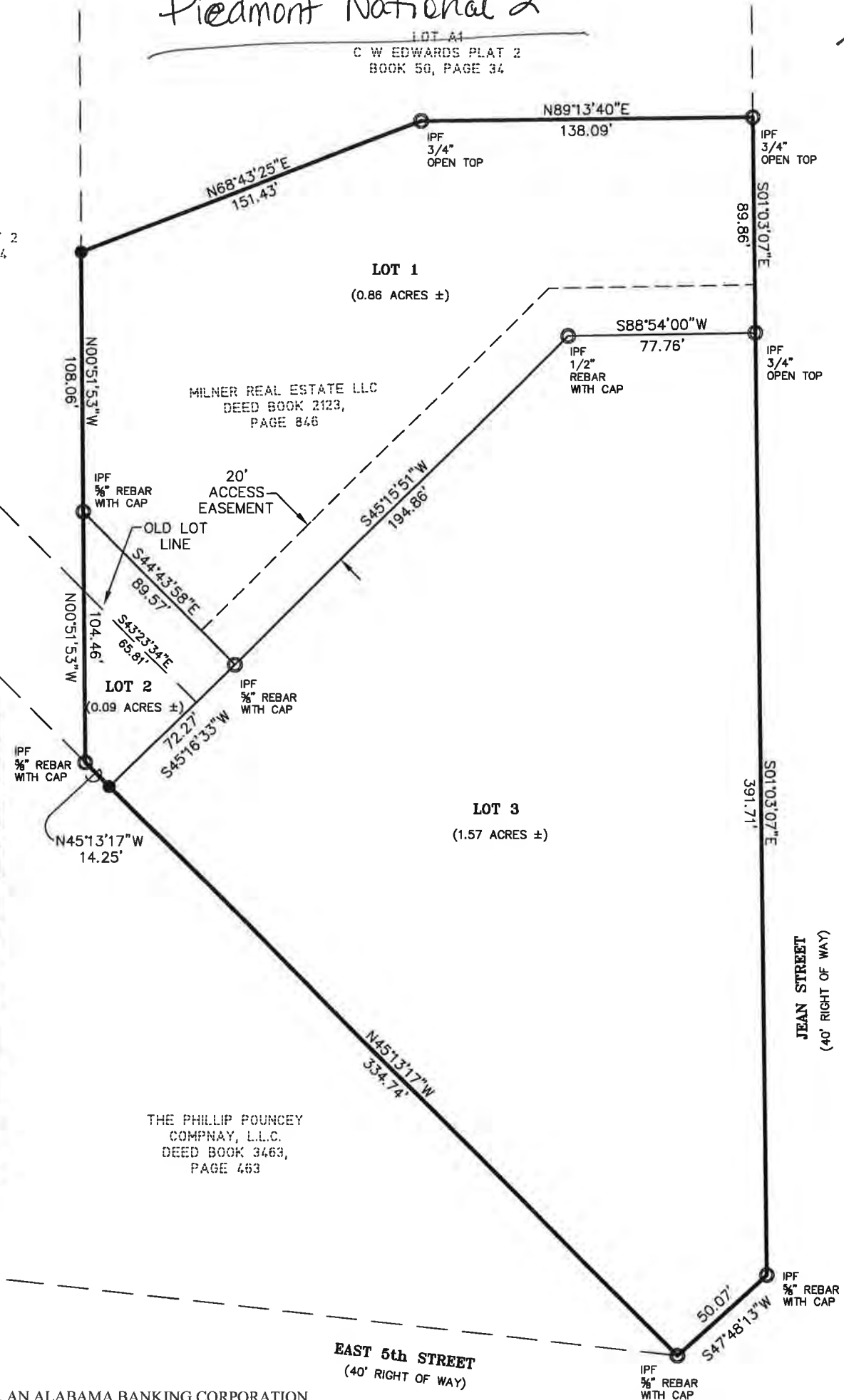
MILNER REAL ESTATE LLC
DEED BOOK 2123,
PAGE 846

HILLIP PONCEY
IPNAY, L.L.C.
BOOK 3463,
PAGE 463

LOT 2
(0.09 ACRES ±)

LOT 3
(1.57 ACRES ±)

THE PHILLIP PONCEY
COMPANY, L.L.C.
DEED BOOK 3463,
PAGE 463



ALABAMA)
BRY COUNTY)

SIGNED, BANKTRUST, AN ALABAMA BANKING CORPORATION,
THE MORTGAGE ON THE PROPERTY SHOWN HEREIN, HEREBY JOINS



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 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.

This request was delayed at the March 23, 2017 meeting.

CITY COUNCIL DISTRICT: 5

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

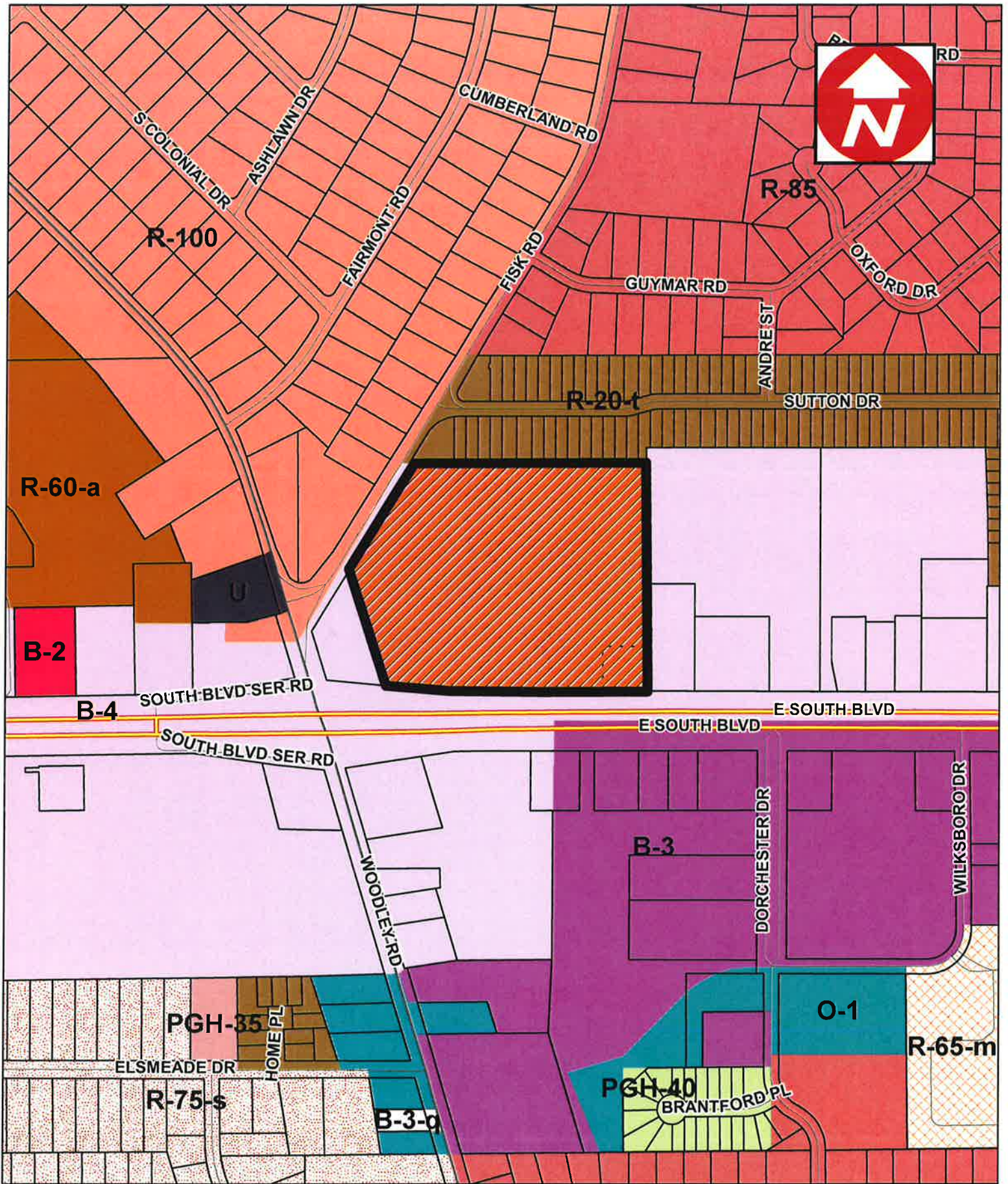
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

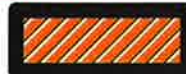
COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-1969-011

1 inch = 400 feet

FROM B-4 TO B-2

ITEM NO. 4A



FAIRMONT RD

FISSK RD

SUTTON DR

SOUTH BLVD SER RD

E SOUTH BLVD

E SOUTH BLVD

SOUTH BLVD SER RD

WOODLEA RD

REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-1969-011

1 inch = 200 feet

FROM B-4 TO B-2

ITEM NO. 4B

5. 8886 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Montgomery Locations, Inc.

SUBJECT: Request final approval of McGehee's Subdivision Plat No. 2A located on the north side of East South Boulevard and the east side of Fisk Road in a B-4 (Commercial) Zoning District.

REMARKS: This plat creates two (2) lots for commercial use. Lot E2 (14.90 acres) has 735 ft. of frontage along East South Boulevard and 418 ft. of frontage along Fisk Road. Lot E3 (1.24 acres) has 150 ft. of frontage along the East South Boulevard and a depth of 360 ft. 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 objections.

TRAFFIC ENGINEERING: No objections.

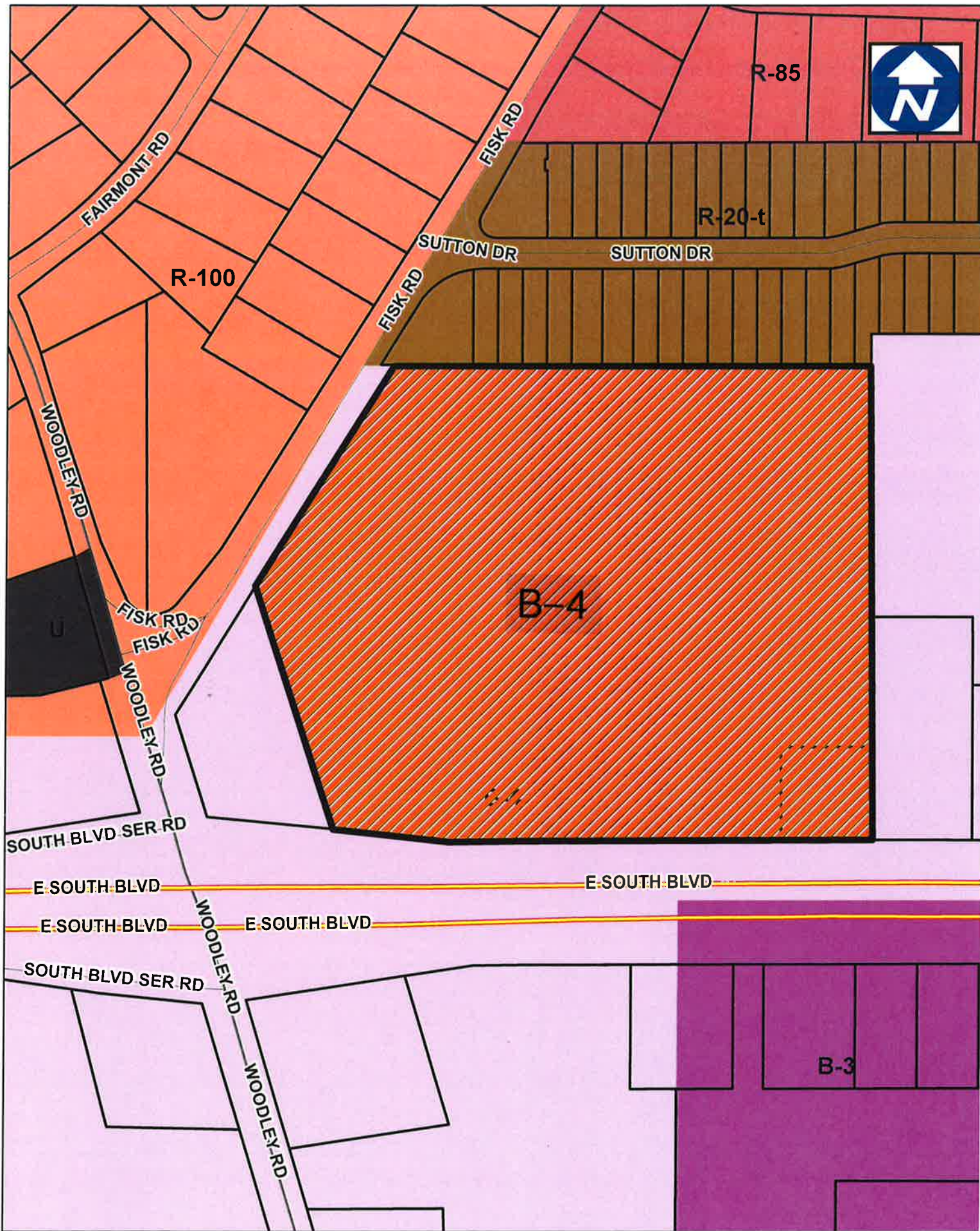
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5A

5B

McGEHEE'S SUBDIVISION PLAT NO. 2A

BEING A REPLAT OF PARCEL E

MAP OF McGEHEE'S SUBDIVISION PLAT NO. 2 OF CORNELL'S PLACE, AS RECORDED IN PLAT BOOK 23, PAGE 241

LOCATED IN THE NE 1/4 OF SECTION 33

T-16-N, R-18-E

MONTGOMERY COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Steven E. Spaska, a Licensed Professional Engineer and Licensed Professional Land Surveyor, being duly sworn, have surveyed the property shown on this map and plat, and the map and plat are true and correct. All monuments and bearings were taken from a benchmark with the same equipment as the benchmark of the plat for Surveying in the State of Alabama, to the best of my knowledge, information and belief that the surveys have been marked with iron pipe markers, and they occupy space in reality.

This is the day of _____ 2017.

Steven E. Spaska
Alabama Registration No. 20067

DEDICATION

STATE OF NORTH CAROLINA
GROESBECK COUNTY

I, Wayne L. McCall, as Vice-President of Montgomery Locations, Inc., an Alabama corporation, do hereby dedicate to the State of North Carolina, as a public use, Parcel E, Map of McGehee's Subdivision Plat No. 2 of Cornell's Place, as recorded in Plat Book 23, Page 241, Montgomery County, Alabama, shown on this map and plat, hereby done in and to the foregoing Submitter's Particulars and subject to the map and plat for use and benefit.

This is the day of _____ 2017.

MONTGOMERY LOCATIONS, INC.
an Alabama corporation

Wayne L. McCall
as Vice President

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
GROESBECK COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Wayne L. McCall, as Vice-President of Montgomery Locations, Inc., an Alabama corporation, on or after the 12th day of _____ 2017, did bring a copy of Parcel E, Map of McGehee's Subdivision Plat No. 2 of Cornell's Place, as recorded in Plat Book 23, Page 241, Montgomery County, Alabama, as related to the foregoing plat, and who is known to me and who took oath before me with full authority, executed the same voluntarily, or, and on the day of said execution.

Given under my hand and official seal, this _____ day of _____ 2017.

Notary Public
My Commission Expires _____

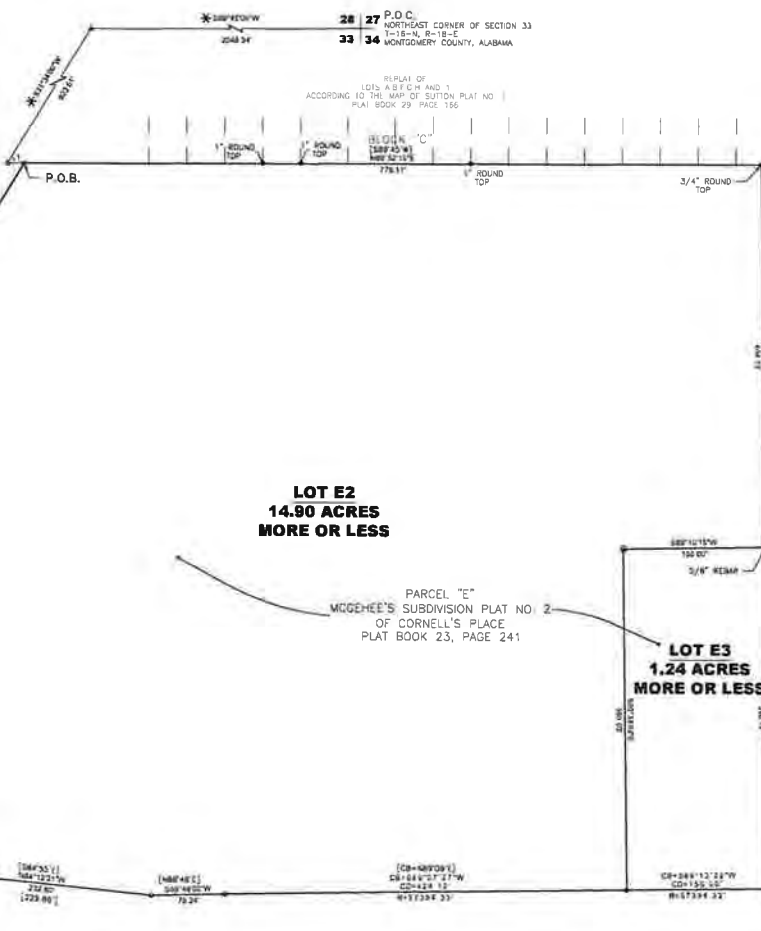
CERTIFICATE OF APPROVAL BY
THE MONTGOMERY CITY PLANNING COMMISSION

This plat was submitted to the City Planning Commission of Montgomery Alabama on _____ and is approved according to the Code of Alabama 11-32-22

By: Thomas M. Tyson, Jr., Executive Secretary

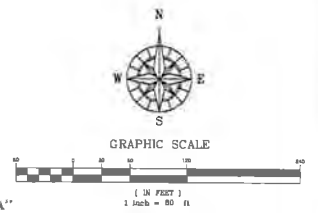
GENERAL NOTES

- ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF ACCESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
- EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR AGENTS, FOR ACCESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE SITED OVER ANY PART OF THESE EASEMENTS.
- STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED ARE HEREBY HEREBY DEDICATED FOR SUBGRADE TO PUBLIC USE.
- A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF EACH LOT ADJACENT A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.



LOCATION MAP
MONTGOMERY COUNTY
SCALE: 1" = 1 MILE

NOTE: BEARING ROTATED TO MATCH AND TIE TAKEN FROM MAP OF McGEHEE'S SUBDIVISION PLAT NO. 2 OF CORNELL'S PLACE AS RECORDED IN PLAT BOOK 23 AT PAGE 241, MONTGOMERY COUNTY, ALABAMA.



PARCEL "A"
AMENDED
McGEHEE ACRES PLAT NO. 1
PLAT BOOK 34 PAGE 97

LINE	BEARING	LENGTH
L1	N82°45'00\"	17.65'

EAST SOUTH BOULEVARD
(R.O.W. VARIES)

DRAWING DATE: 3-27-17

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HEREON OF THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. DP-2017-020 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Child Protect, Inc.

SUBJECT: Public hearing for a development plan for an addition to a building located at 935 South Perry Street in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,320 sq. ft. addition. There are 21 paved parking spaces proved onsite, and two (2) existing access drives to South Perry Street. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 3

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.

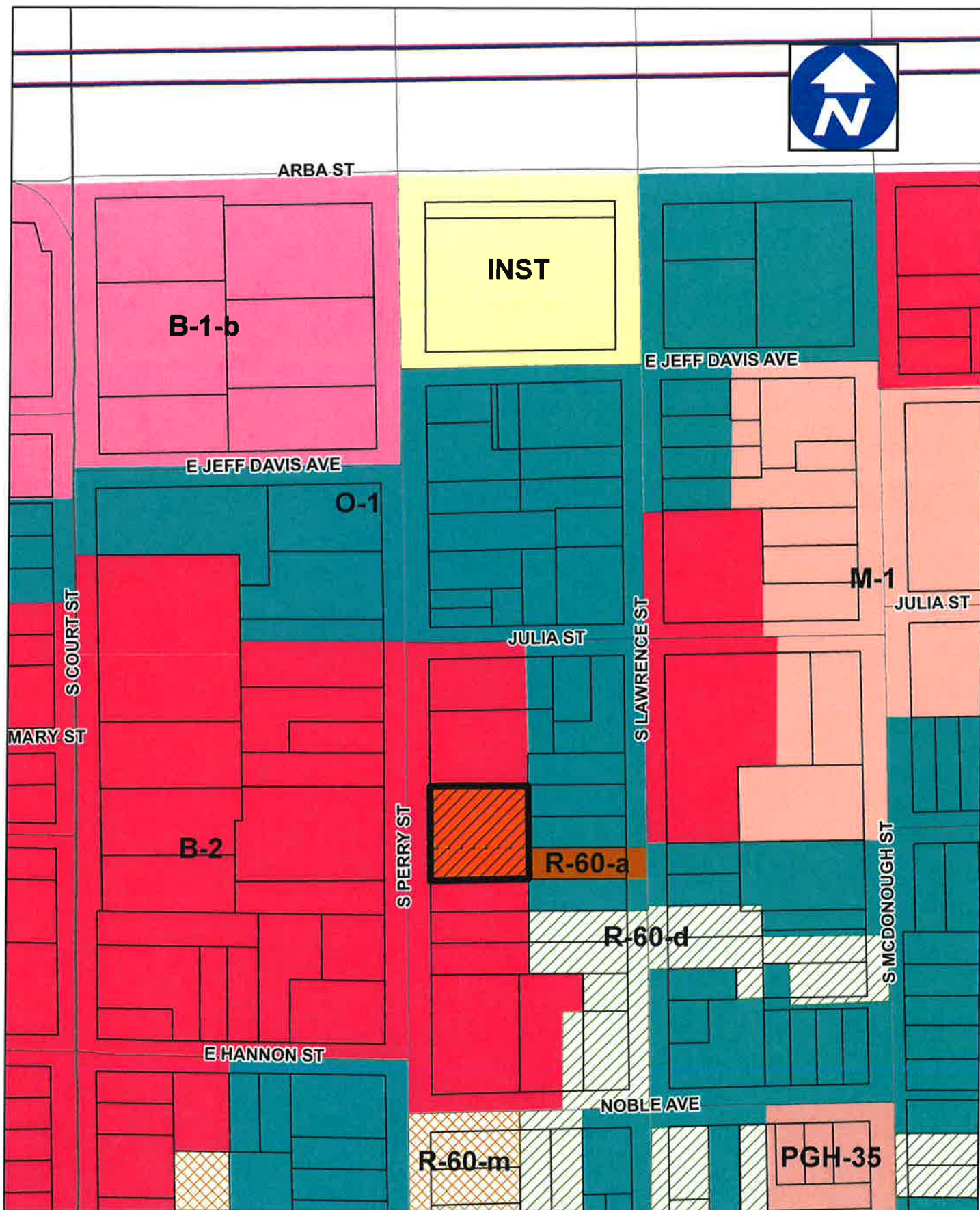
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6A

24

5/8" REB

S00°11'10"W
50.96'

N88°48'30"E
158.39'

LOT 5
MAP OF MRS VENETIA H. HAARDT'S
PROPERTY ON SOUTH PERRY STREET
MONTGOMERY, ALABAMA
PART OF RYAN TRACT
AS RECORDED IN PLAT BOOK 3, PAGE 22
MONTGOMERY COUNTY, ALABAMA

SOUTH PERRY ST.

N00°20'54"E
50.02'

N00°45'12"W
50.04'

N00°13'06"W
49.91'

N09°37'00"E
50.18'

ASPHALT DRIVE
S89°08'59"W
158.61'

REQ'D VAN ACCESSIBLE H.C. SPACE

EXISTING BRICK BUILDING

LOT A
Replat of Lots 6 and 7, according to the Map of
Mrs. Venetia H. Haardt's Property on South Perry Street Montgomery, Ala.,
Part of Ryan Tract, as recorded in Plat Book 22, Page 182
Montgomery County, Alabama

LOT 7

PROPOSED BUILDING ADDITION
(DIRT)
FF=224.24'

PROPOSED RAMP

LOT 8

S89°05'58"W
159.04'

SHED

EXISTING CONCRETE RETAIN

S00°41'34"E
50.96'

S00°41'34"E
50.96'

SS
SANITARY MANHOLE
NORTH 108-223.06
INV (007)217.33

-30-17
ROAD SPIKE
R POLE
N-222.49

REQ'D CONCRET
TURNOUT WIDENING

EXISTING JOINT
USE DRIVE
(CONC. TURNOUT)

CHAIN LINK FENCE

66



DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 8887 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Child Protect, Inc.

SUBJECT: Request final approval of Child Protect, Inc. Plat No. 1 located on the east side of South Perry Street, approximately 200 ft. south of Julia Street, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A-1 (0.55 acres) has 150 ft. of frontage along South Perry Street and a depth of 158 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

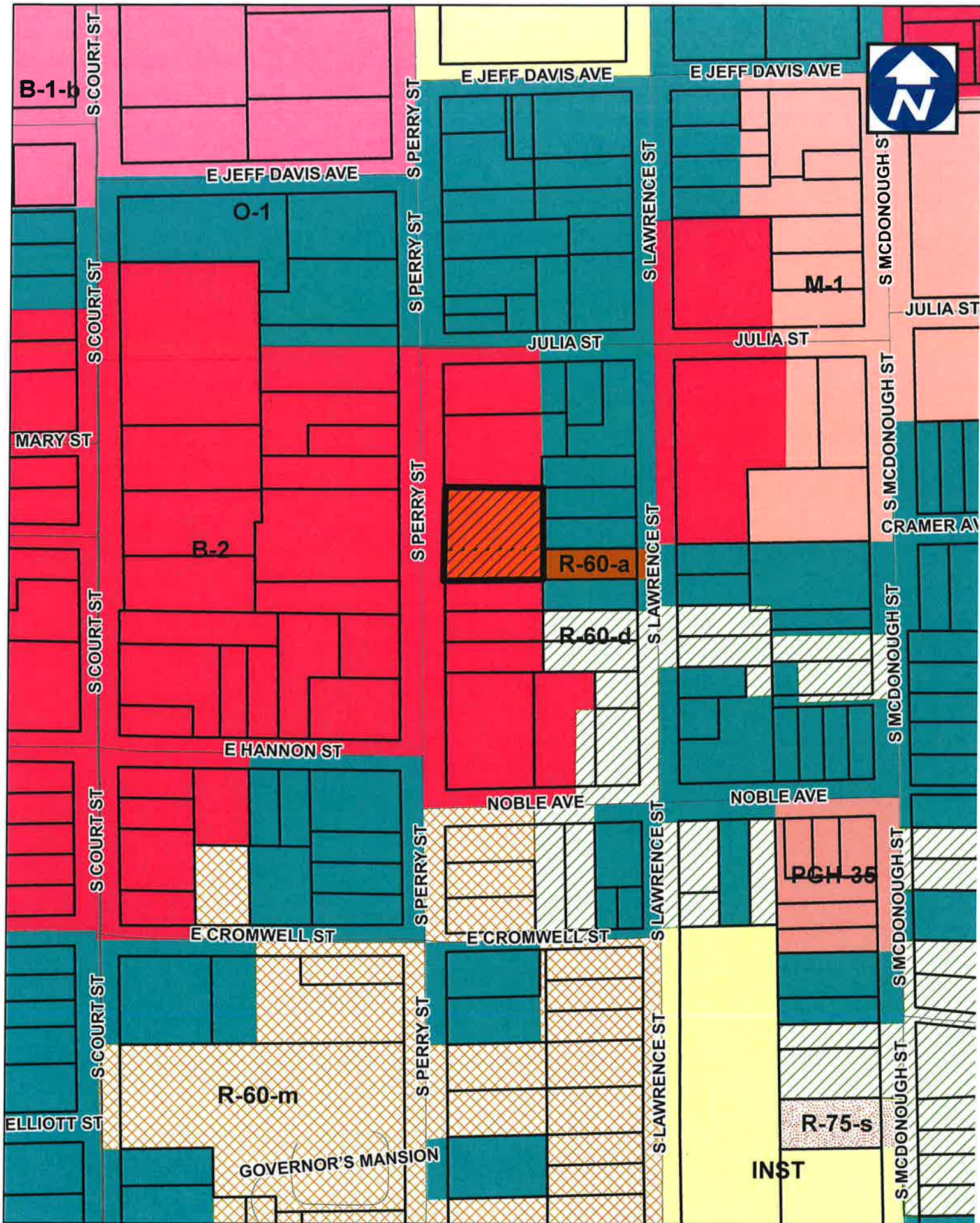
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7A

JULIA ST.

Child Protect Inc. 1



SOUTH PERRY ST.

(200' PLAT)
N00°20'54"E 50.02'
N00°20'54"E 50.04'
N00°20'54"E 50.04'
N00°13'06"W 49.91'
N00°30'00"W 50.18'
N00°30'00"W 50.25'
N00°54'37"W 49.82'

N88°48'30"E
158.39'

LOT 5
MAP OF MRS VENETIA H. HAARDT'S
PROPERTY ON SOUTH PERRY STREET
MONTGOMERY, ALABAMA
PART OF RYAN TRACT
AS RECORDED IN PLAT BOOK 3, PAGE 22
MONTGOMERY COUNTY, ALABAMA

S89°08'59"W
158.51'

LOT A-1
0.55 ACRES
MORE OR LESS

LOT 6

N89°08'09"E
158.46'

LOT A
Replat of Lots 6 and 7, according to the Map of
Mrs. Venetia H. Haardt's Property on South Perry Street, Ala.,
Part of Ryan Tract, as recorded in Plat Book 22, Page 182
Montgomery County, Alabama

LOT 7

N89°09'50"E
158.87'

LOT 8

S89°05'58"W
159.04'

LOT 9
MAP OF MRS VENETIA H. HAARDT'S
PROPERTY ON SOUTH PERRY STREET
MONTGOMERY, ALABAMA
PART OF RYAN TRACT
AS RECORDED IN PLAT BOOK 3, PAGE 22
MONTGOMERY COUNTY, ALABAMA

LOT 10

S00°11'11.00"S
96.05'

LOT 18

S00°41'34"E
99.99'

LOT 17

S00°41'34"E
99.99'

LOT 16

S00°41'34"E
50.00'

LOT 15

N00°41'34"W
50.26'

LOT 14

S89°06'15"W
315.23'

LOT 13

N89°08'12"E
315.37'

17'

*SEE CULVERT
NOTE

*SEE CULVERT
NOTE

TB



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. DP-2017-018 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Twice the Ice

SUBJECT: Public hearing for a development plan for a new building to be located at 10935 Chantilly Drive in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 204 sq. ft. building to be used for an ice vending machine. There is one (1) access to Chantilly Drive with a concrete apron. The access drive and parking area will be gravel, except the one (1) handicap space. All other 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.

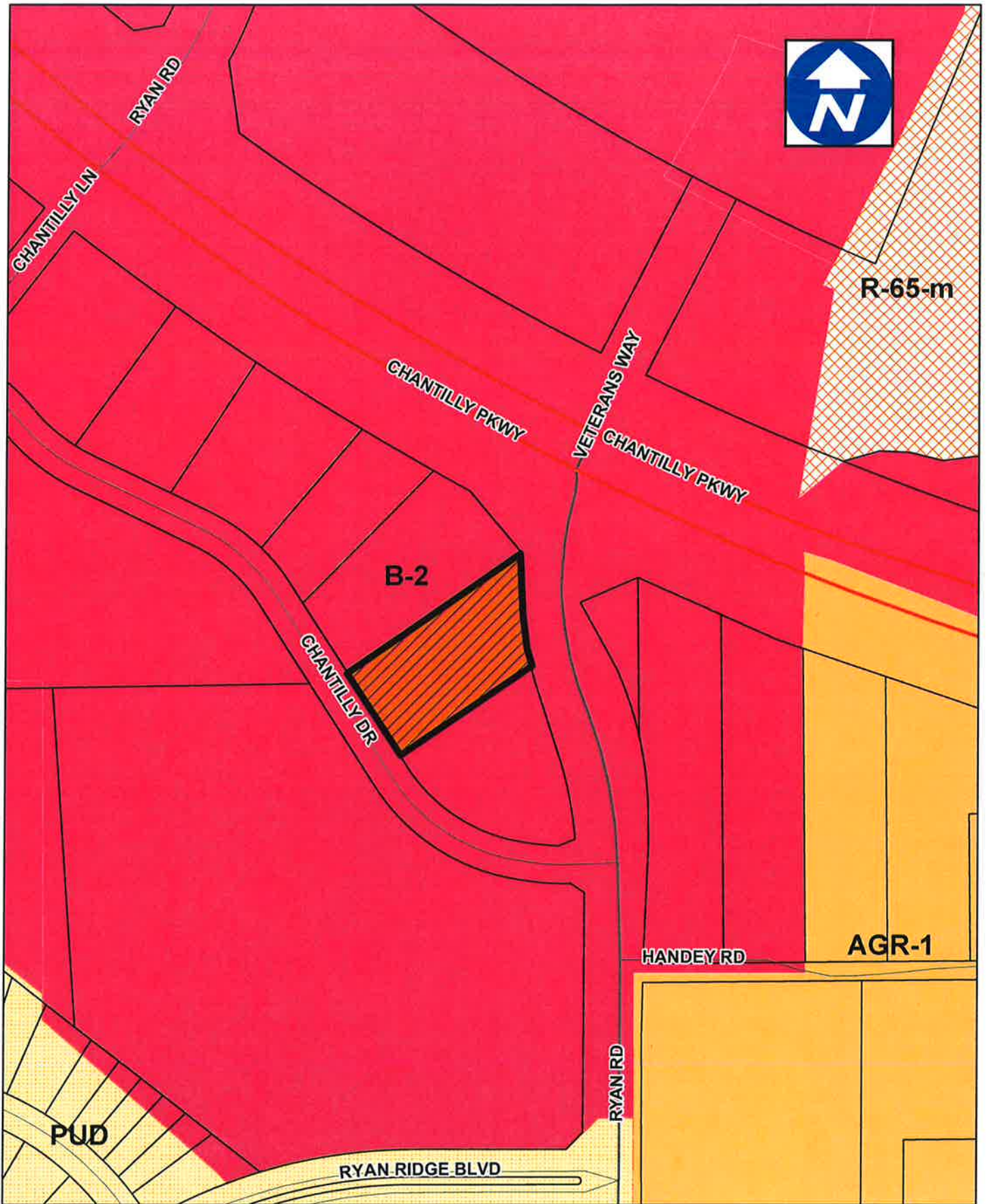
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



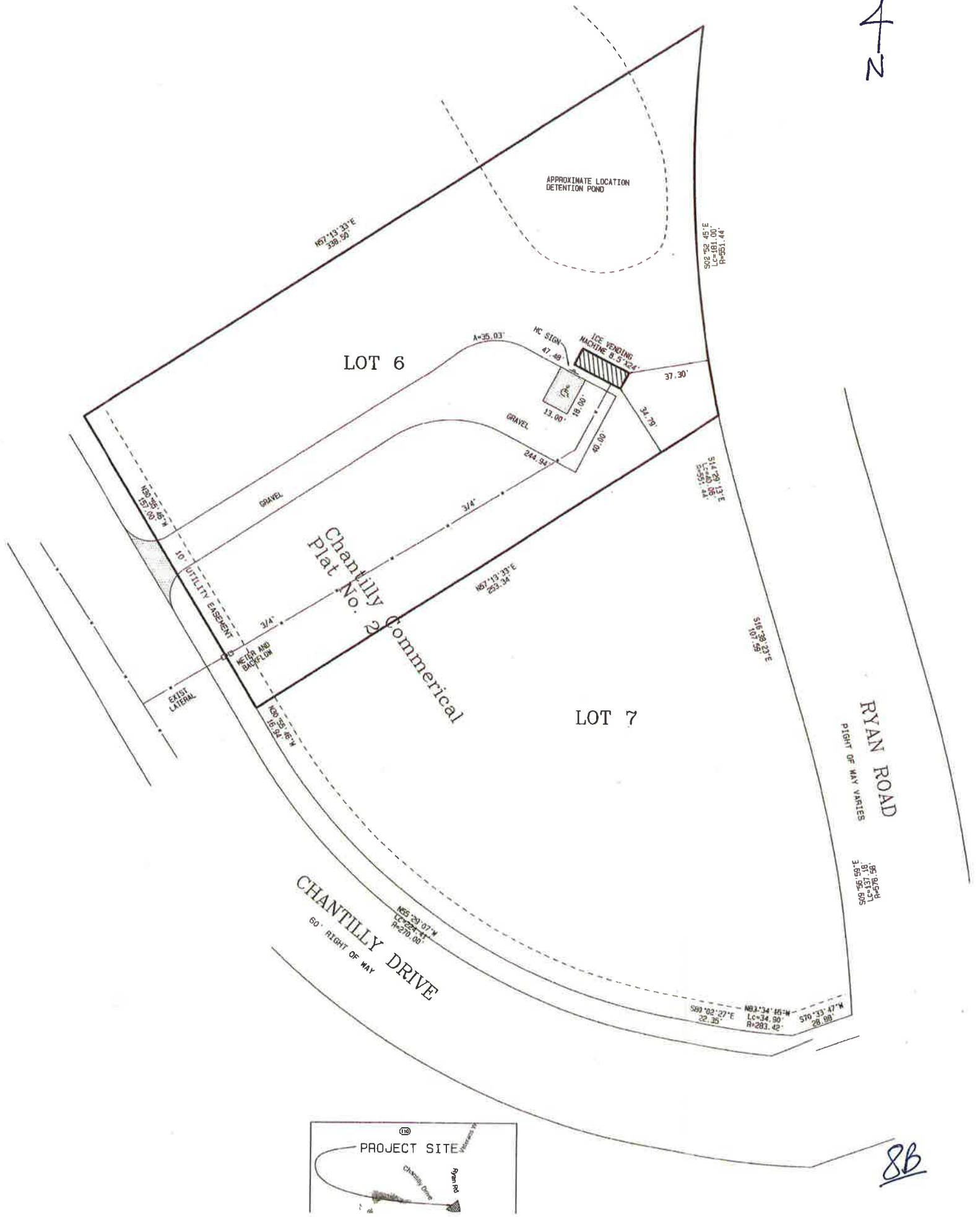
DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8A

4
2



RYAN ROAD
RIGHT OF WAY VARIES

CHANTILLY DRIVE
60' RIGHT OF WAY

8B



DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. 8894 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Sukhjit Singh Bhatti and Charanajit Singh

SUBJECT: Request final approval of Crystal Plat No. 4 located on the west side of Inn South Avenue, 200 ft. north of West South Boulevard, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replates one (1) lot into three (3) lots. Lot B-1 (1.387 acres) has 308 ft. of frontage along Inn South Avenue and a depth of 199 ft. Lot B-2 (2.097 acres) has access from a 24 ft. wide access easement which runs off Inn South Avenue and thru proposed lot B-1 and has a depth of 457 ft. Lot B-3 (1.059 acres) has access from a 24 ft. wide access easement which runs off Inn South Avenue and a depth of 277 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

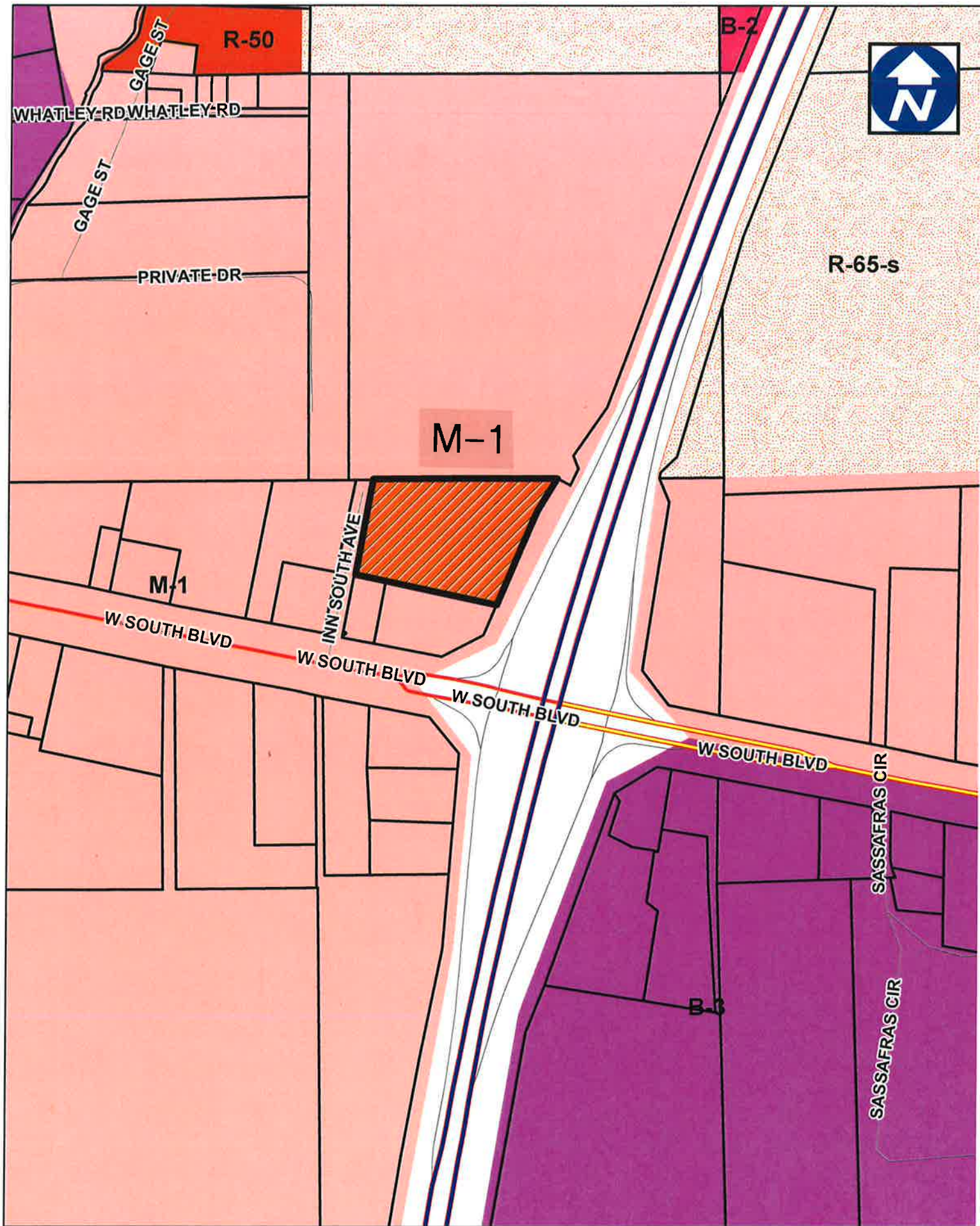
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A

CRYSTAL PLAT NO. 4

BEING A REPLAT OF A PORTION OF LOT B, CRYSTAL PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 23 AT PAGE 90 LOCATED IN THE NW 1/4 OF SECTION 35, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

LEGEND

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- ✕✕ - 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

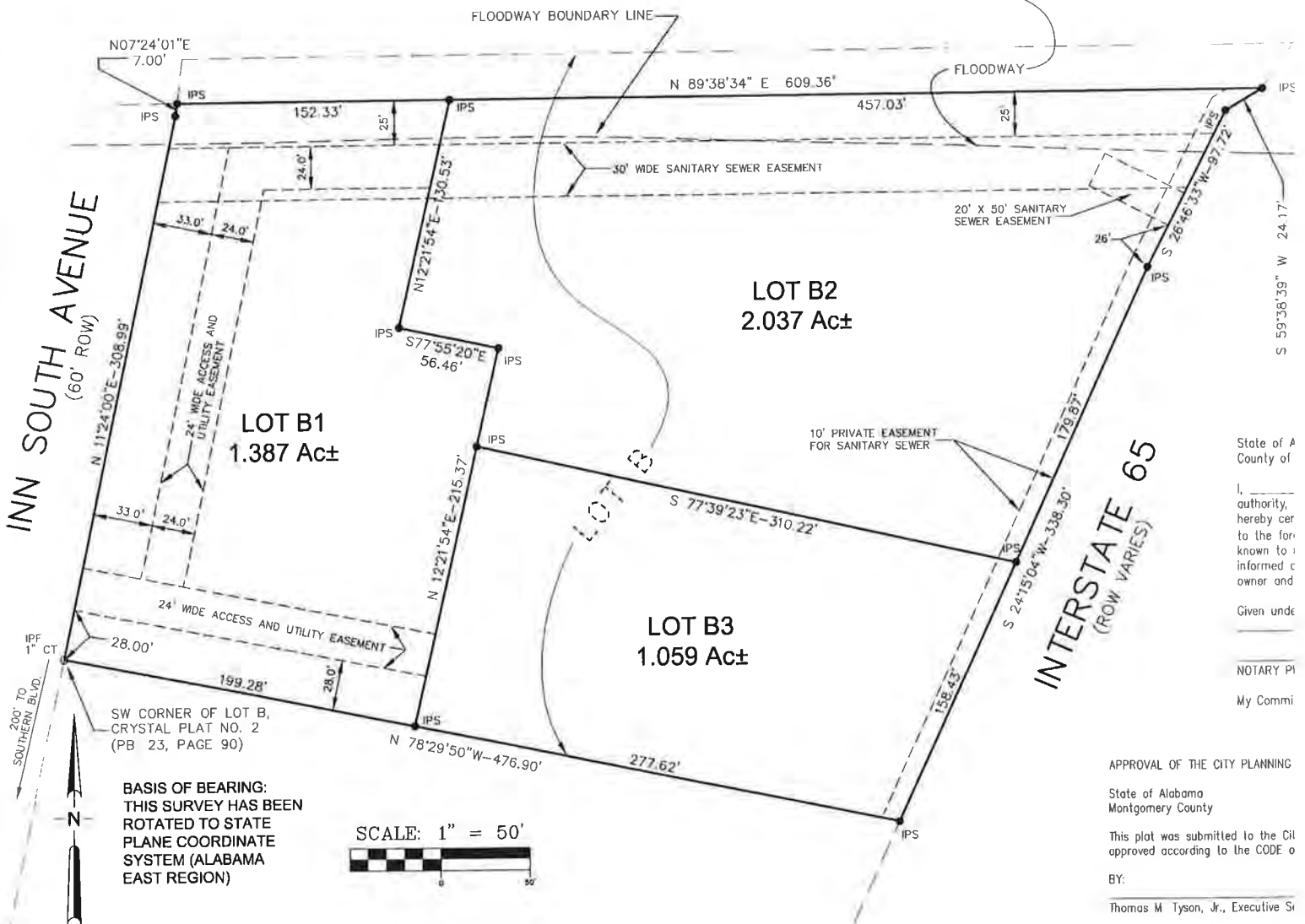
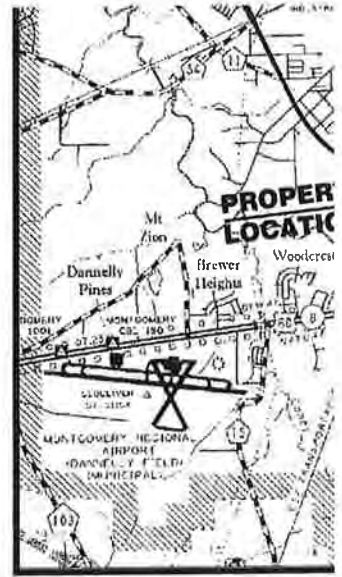
SOURCE OF INFORMATION

- RLPY 4907, PAGE 435
- CRYSTAL PLAT NO. 2 (PB. 23, PAGE 90)

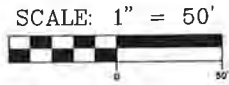


SPECIAL NOTES:

1. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, OR OTHER REQUIREMENTS OF THE ORIGINAL RECORDED PLAT.
2. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
3. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AND THE FLOODWAY ACCORDING TO THE FEMA FLOOD MAP 01101C0204J, DATED 1/7/15. BASE FLOOD ELEVATION IS 175.9 FEET (NAVD 1988). ANY NEW STRUCTURE SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 177.9 FEET (NAVD 1988)



BASIS OF BEARING:
THIS SURVEY HAS BEEN ROTATED TO STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)



VIC

State of Alabama
County of _____
I, _____ authority, hereby certify that the foregoing is a true and correct copy of the original and approved plat as shown to me by the owner and approved by the City Planning Commission.
Given under my hand and the seal of my office this _____ day of _____, 20____.
NOTARY PUBLIC
My Commission Expires _____

APPROVAL OF THE CITY PLANNING COMMISSION
State of Alabama
Montgomery County
This plat was submitted to the City Planning Commission and approved according to the CODE of Montgomery County, Alabama.
BY: _____
Thomas M. Tyson, Jr., Executive Director

9B



PRIVATE DR

INN SOUTH AVE

W. SOUTH BLVD

W. SOUTH BLVD

W. SOUTH BLVD

W. SOUTH BLVD

W. SOUTH BLVD

W. SOUTH BLVD W. SOUTH BLVD

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

9C

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

REPRESENTING: Hyundai Motor Manufacturing Alabama, LLC

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

REMARKS: The petitioner has submitted plans to construct a 7,356 addition on the rear of the stamping shop. There will be no additional parking nor any changes to access drives. All other 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: _____



M-3

HYUNDAI BLVD

HYUNDAI BLVD

AGR-1

DEVELOPMENT SITE

1 inch = 600 feet

SUBJECT PROPERTY



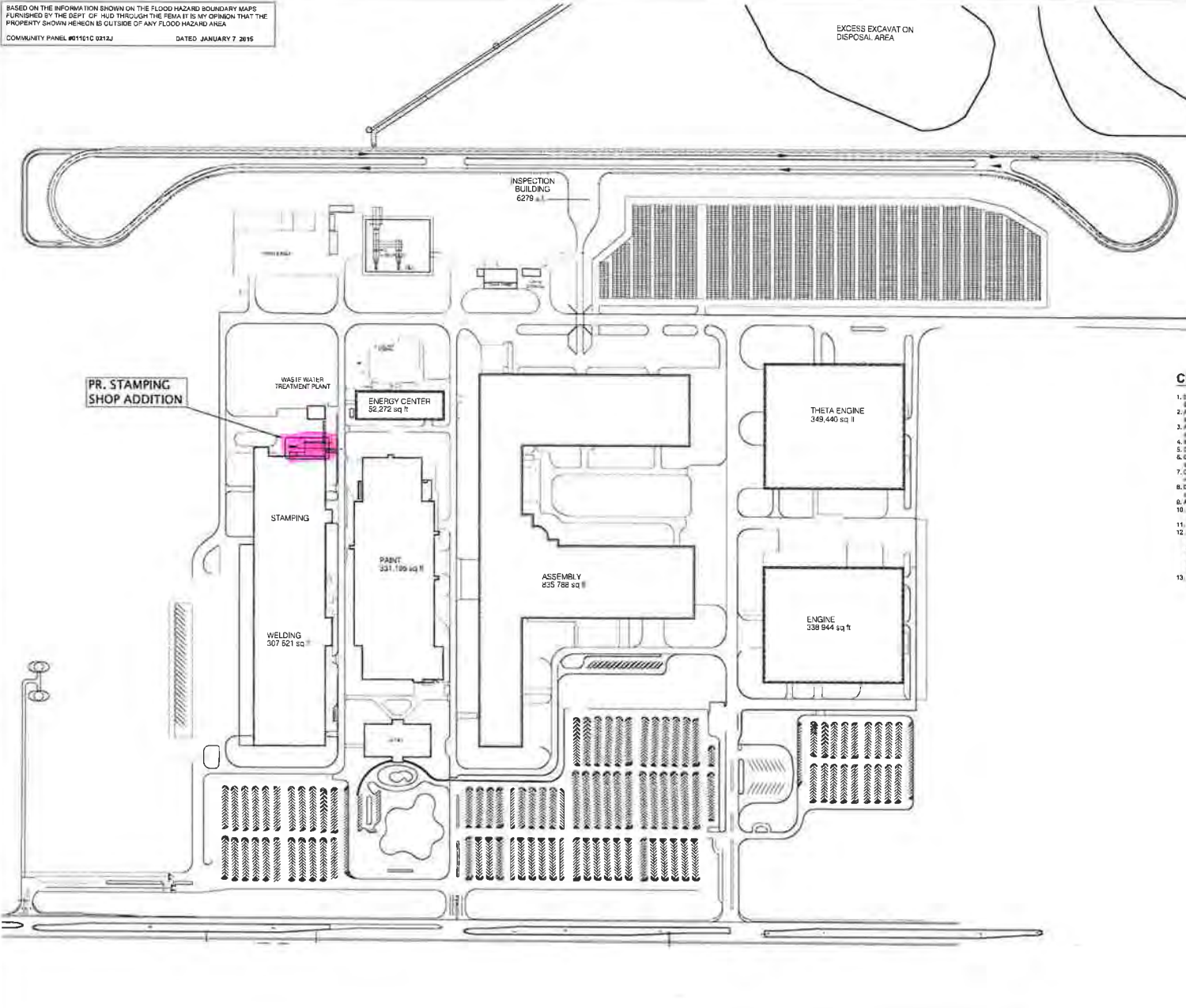
ITEM NO. 10A

102

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF ANY FLOOD HAZARD AREA.
COMMUNITY PANEL #01101C 0212J DATED JANUARY 7 2015

ALABAMA
Know what's below. 811 Call before you dig.

CAUTION
THE UTILITIES LOCATED BELOW AND AROUND THE CONTRACTOR'S WORKAREA ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA. LOCATIONS OF UTILITIES SHOWN BY THE WORK AREA LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR. CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION.



- CITY ENGINEERING NOTES:**
- BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR 205-263-0194 OR 334-418-1811.
 - All utility connections made within existing City streets must be done unless otherwise determined by City Maintenance Department at 241-2600 or 334-3777.
 - Any street curb repairs a City Standard pavement patch and 30' x 30' long, full street width repair is required.
 - Below city street curb, standard Curbside Franch with City Maintenance at 241-2600 or 334-3777.
 - Detail all culverts including end drains to street ROW or to drainage easement.
 - Contractor is responsible for marking and maintaining adequate construction control during all phases of construction.
 - Contractor is responsible for keeping mud and debris off City streets and ROW. Clean up is required daily.
 - Contractor is responsible for the replacement of sidewalk where curb cuts are gullies damaged during construction.
 - Any changes or revisions made to a site plan must be submitted for approval.
 - All areas of ROW that are disturbed during construction shall be restored with soil, asphalt, or concrete, with City Engineering Dept approval deemed necessary.
 - Correct all grade elevations to "D" type inlets.
 - All existing gutter curbs adjacent to the property shall be removed and replaced with 24" curb and gutter. The new curb line shall match the existing curb line. All curbs shall be to the proposed curb and gutter shall be set out 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 width with at his own expense. The determination shall be made by the City Engineering Department.
 - Provide horizontal joints at all sidewalks and driveway transitions.

OWNER/DEVELOPER:
HMMA
PAUL BOUCCARD
720 HYNDAL BLVD.
MONTGOMERY, AL 36105
PH: 334-433-1279

LEGEND

P&B	POINT OF BEGINNING	PAVE FINISH (P&B)	8"
CCN	CONCRETE CURB	PIPE - 12" DIA	12"
W.P.P.	WATER PIPING	PIPE - 8" DIA	8"
S.P.	SEWER PIPING	PIPE - 4" DIA	4"
E.P.	ELECTRICAL PIPING	PIPE - 3" DIA	3"
M	MATERIAL	PIPE - 2" DIA	2"
C	CONCRETE FOUNDATION	PIPE - 1" DIA	1"
L.L.	LANDSCAPE	PIPE - 6" DIA	6"
B.C.	BENCH MARK	PIPE - 12" DIA	12"
E	EXISTING ELEVATION	PIPE - 18" DIA	18"
C	CURB	PIPE - 24" DIA	24"
C	CONCRETE CURB	PIPE - 30" DIA	30"
C	CONCRETE CURB	PIPE - 36" DIA	36"
C	CONCRETE CURB	PIPE - 42" DIA	42"
C	CONCRETE CURB	PIPE - 48" DIA	48"
C	CONCRETE CURB	PIPE - 54" DIA	54"
C	CONCRETE CURB	PIPE - 60" DIA	60"

Scale 1" = 200'

Paramount
ENGINEERING, LLC
11 E. BIRDWOOD ST.
NEWMAK, GA. 30561
PH: (770) 474-9576
georg@paramountengineering.com



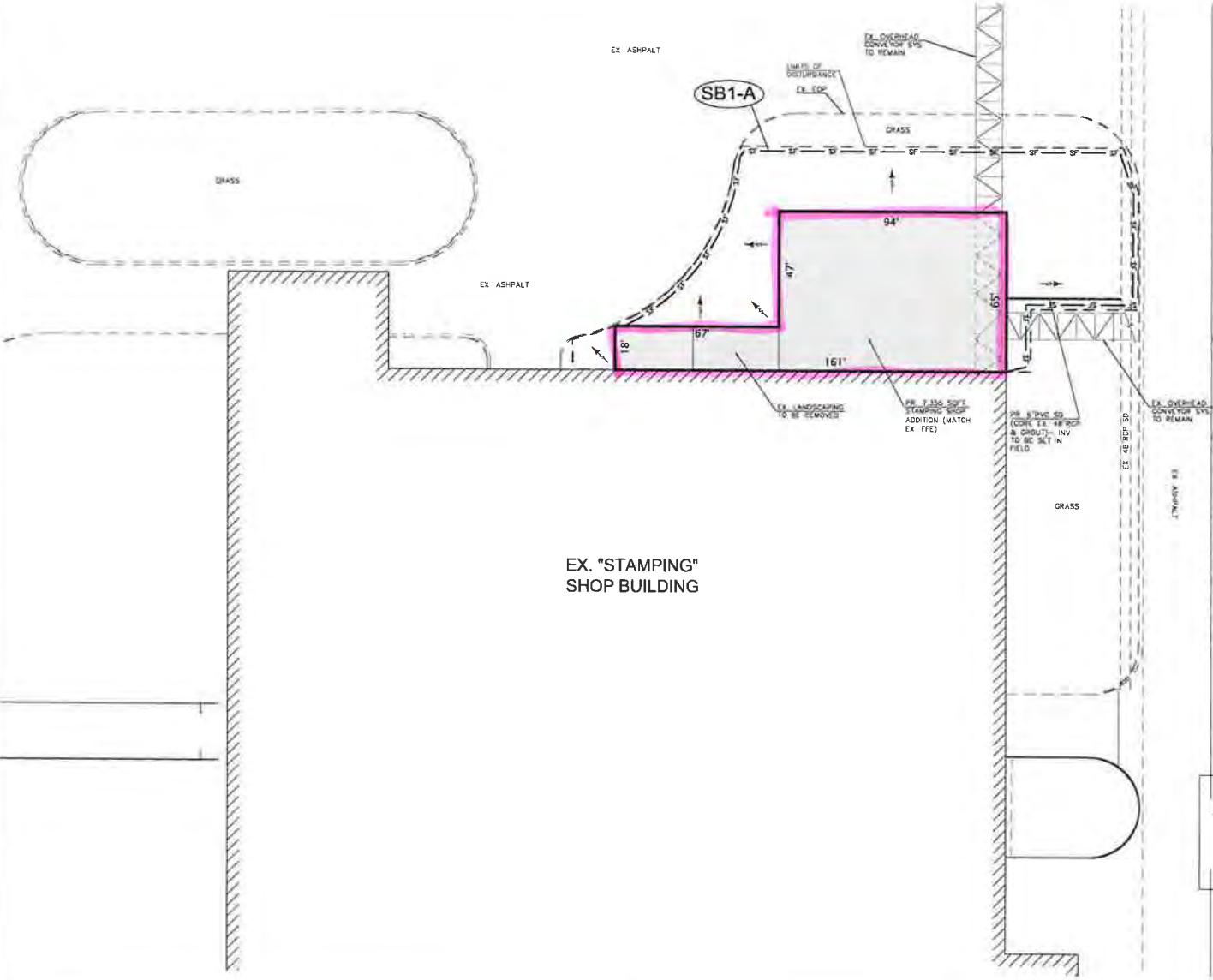
REV	DATE	DESCRIPTION

PROJECT: STAMPING SHOP ADDITION
SHEET: OVERALL SITE PLAN
PARCEL# 40616000001000
DATE: 03-15-17
DRAWN BY: GPH

DRAWING NO.: 2700001 - HMMA STAMPING SHOP
SCALE: 1" = 200'
SHEET C2

**TOTAL SITE AREA- 1,743 Ac
DISTURBED AREA- 0.37 Ac**

ACTIVITY SCHEDULE	APR	MAY
1. Installation of Erosion Control Measures	█	
2. Building Construction		█
3. Maintenance of Erosion Control Measures		█



EX. "STAMPING" SHOP BUILDING

EROSION CONTROL NOTES

- 1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND SPECIFICATIONS OF EROSION CONTROL DEVICES.
- 2 THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.
- 3 ANY AREA THAT HAS BEEN DISTURBED AND WILL REMAIN SO FOR MORE THAN 7 DAYS SHALL BE SEEDED AND MULCHED WITHIN 5 DAYS OF BEING DISTURBED.
- 4 EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 5 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.
- 6 SEDIMENT STORAGE STRUCTURES MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES NOTWITHSTANDING THE FULL VOLUME.
- 7 WHEN SILT FENCES BECOME 1/3 FULL OF SEDIMENT THE SEDIMENT MUST BE REMOVED.
- 8 MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 9 A 25 FT UNDISTURBED BUFFER ADJACENT TO ALL STREAMS. A 25 FT UNDISTURBED BUFFER IS TO BE MAINTAINED ADJACENT TO ALL WETLANDS.
- 10 TEMPORARY SEDIMENT TRAP FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION.
- 11 ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
- 12 CONCENTRATED FLOW AREAS AND ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MEASURING.
- 13 THE PROFESSIONAL WHO SEALS THIS PLAN CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY THE PROFESSIONAL OR THE PROFESSIONAL'S AUTHORIZED AGENT UNDER THE PROFESSIONAL'S DIRECT SUPERVISION.
- 14 EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY THE LAND DEVELOPMENT INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN AND WHICH ALSO OTHERWISE FAIL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 15 ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.
- 16 TOPSOIL SHALL BE STOCKPILED AND USED TO DRESS FINAL GRADES. A TOPSOIL STOCKPILE IS NOT ALLOWED TO REMAIN ON SITE SINCE SITE IS 100% STABILIZED.
- 17 NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 610103.012G, DATED JANUARY 7, 2015.
- 18 THE CONTRACTOR SHALL CLEAN UP ACCUMULATED SILT IN THE STORM DRAINAGE PIPES AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- 19 ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND PROCEDURES DETAILED IN THE PUBLICATION "EROSION CONTROL, SEDIMENT AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS".
- 20 TWO ROWS OF TYPE A SILT FENCE SHALL BE INSTALLED ADJACENT TO STATE WATERS AND WELL PROTECT STATE WATER FROM LAND DISTURBING ACTIVITIES.
- 21 THE USE OF PAM, FLOOD CURTAINS, TURBIDITY CURTAINS OR OTHER FLOCCULATES IS REQUIRED PRIOR TO DISCHARGING TO STREAMS.
- 22 ADDITIONAL BMPs MAY BE REQUIRED BY THE CITY OF MONTGOMERY OVER THE COURSE OF THE PROJECT TO MINIMIZE SEDIMENT RELEASE FROM THE SITE.
- 23 ALL BMPs SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.

GRADING NOTES:

- 1 ALL GRADING CONSTRUCTION TO CONFORM TO ALABAMA DOT STANDARD DRAWINGS AND CITY OF MONTGOMERY STANDARDS.
- 2 MAXIMUM EMBANKMENT SLOPES TO BE 3:1.
- 3 GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
- 4 GRADES ARE AT VARIANCE WITH DRAWINGS NOTIFY ENGINEER AND RECEIVE INSTRUCTION PRIOR TO CONSTRUCTION.
- 5 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED AND EXISTING PILES TO BE CUT AWAY UP TO REMOVE ALL SILT AND DEBRIS.
- 6 PROPOSED SPOT ELEVATIONS ARE AT FINISHED GRADE ELEVATIONS. UNLESS OTHERWISE NOTED SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTIGUOUS AND SLOPES SHOWN.
- 7 THE GENERAL CONTRACTOR IS TO NOTIFY THE ENGINEER ABOUT ANY SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTIGUOUS AND SLOPES.
- 8 PRIOR TO THE INSTALLATION OF STORM DRAIN PIPS, THE CONTRACTOR IS TO VERIFY THE DEPTHS OF EXISTING STRUCTURES AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- 9 THE LAND DISTURBANCE PERMIT DOES NOT AUTHORIZE ANY OTHER ACTIVITIES SUCH AS DRIVING OR RUNNING OF MACHINERY, HANDS ON OPERATIONS, STATE ROUTE PERMIT ETC. PERMITS OF THESE ACTIVITIES ARE THE DEVELOPERS RESPONSIBILITY TO OBTAIN.
- 10 ROOF DRAIN TO DRAIN INTO PARKING LOT.

ALABAMA
ENGINEERING

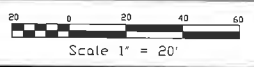
811 Call before you dig

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE REGISTERED ENGINEER HAS NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THIS WORK. ALL DAMAGE DONE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND		
POA	PROPERTY OWNER	PROPOSED FLOOD HAZARD
POD	PROPOSED DRAINAGE	EXISTING FLOOD HAZARD
EX	EXISTING	EXISTING UTILITY
PRO	PROPOSED	PROPOSED UTILITY
CON	CONSTRUCTION	PROPOSED WATER METER
W	WATER METER	PROPOSED WATER METER
SE	SEWER	PROPOSED SEWER
ST	STORM DRAIN	PROPOSED STORM DRAIN
STP	STORM DRAIN PIPES	PROPOSED STORM DRAIN PIPES
STP	STORM DRAIN PIPES	PROPOSED STORM DRAIN PIPES
STP	STORM DRAIN PIPES	PROPOSED STORM DRAIN PIPES
STP	STORM DRAIN PIPES	PROPOSED STORM DRAIN PIPES
STP	STORM DRAIN PIPES	PROPOSED STORM DRAIN PIPES
STP	STORM DRAIN PIPES	PROPOSED STORM DRAIN PIPES

OWNER/DEVELOPER:
HMMA
PAUL BOICARD
700 HYLANDA BLVD
MONTGOMERY, AL 36105
PH: 334-433-1278



10/

Paramount ENGINEERING, LLC
PH: (770) 473-0976
11 E BROAD ST.
NEWMAN, GA 30083
george@paramountengineering.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF ALABAMA
No. 15492

REV: DATE: DESCRIPTION:

PROJECT: **STAMPING SHOP ADDITION**
SHEET: **GRADING & EROSION CONTROL PLAN**
PARCEL# 1409140000001000
MONTGOMERY, AL
DATE: 03-15-17
DRAWN BY: GPH
SCALE: 1" = 20'

DRAWING NO: 270001- HMMA STAMPING SHOP

C4



HYUNDAI

HYUNDAI BLVD

HYUNDAI BLVD

DEVELOPMENT SITE
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 10D

11. DP-2017-022 **PRESENTED BY:** Eric Smith

REPRESENTING: Car Wash Company, LLC

SUBJECT: Public hearing for a development plan for a new building to be located on the east side of Chantilly Parkway, approximately 1,400 ft. north of Ryan Road, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,200 sq. ft. building with a 5,752 sq. ft. canopy. There are 39 parking/vacuum spaces indicated on the site plan. There is a one-way in access drive and one-way out access drive to an access easement. 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.

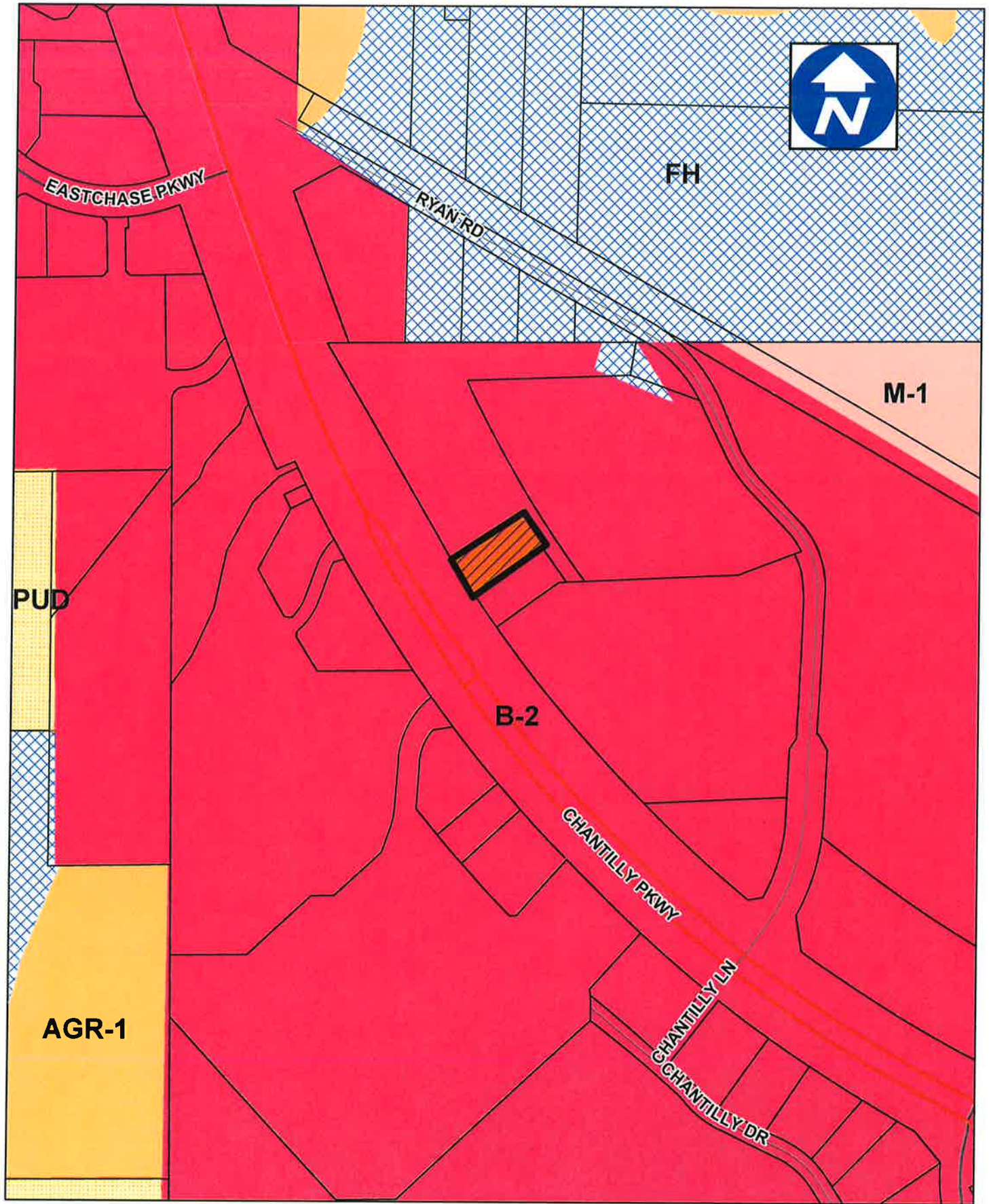
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



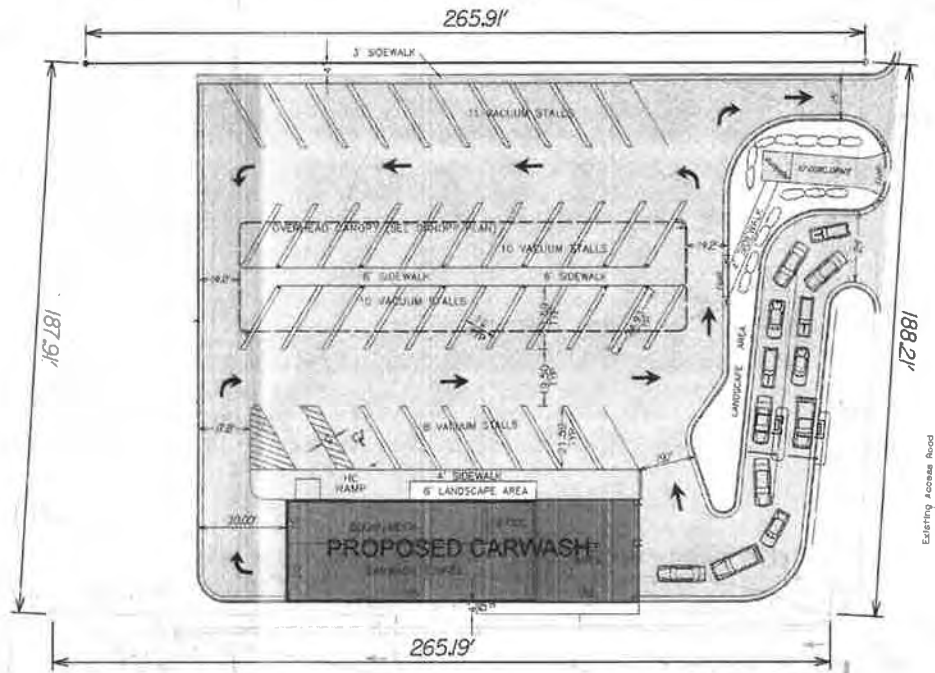
DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11A

Chantilly Parkway
 Alabama Highway 110
 (SPEED LIMIT 55 MPH)
 (300' ROW)



EXISTING KRSTALS
 RESTAURANT

EXISTING ACCESS ROAD

EXISTING DETENTION
 FOR HOME DEPOT

11B



DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11C

12. 8882 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Trum, LLC

SUBJECT: Request final approval of Chantilly Carwash Plat No. 1 located on the east side of Chantilly Parkway, approximately 1,400 ft. north of Ryan Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (1.14 acres) has 187 ft. of frontage along Chantilly Parkway, 265 ft. in depth, and has 188 ft. of frontage along a 50 ft. wide joint access road on the east side of the lot. 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.

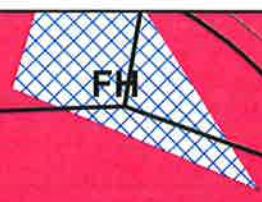
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

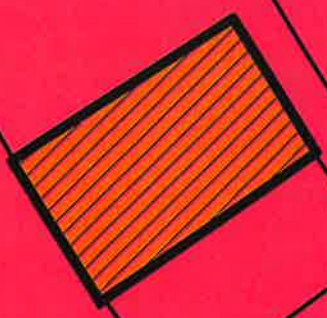
ACTION TAKEN: _____



RD

CHANTILLY PKWY

CHANTILLY PKWY
CHANTILLY PKWY



B-2

CHANTILLY PKWY
CHANTILLY PKWY

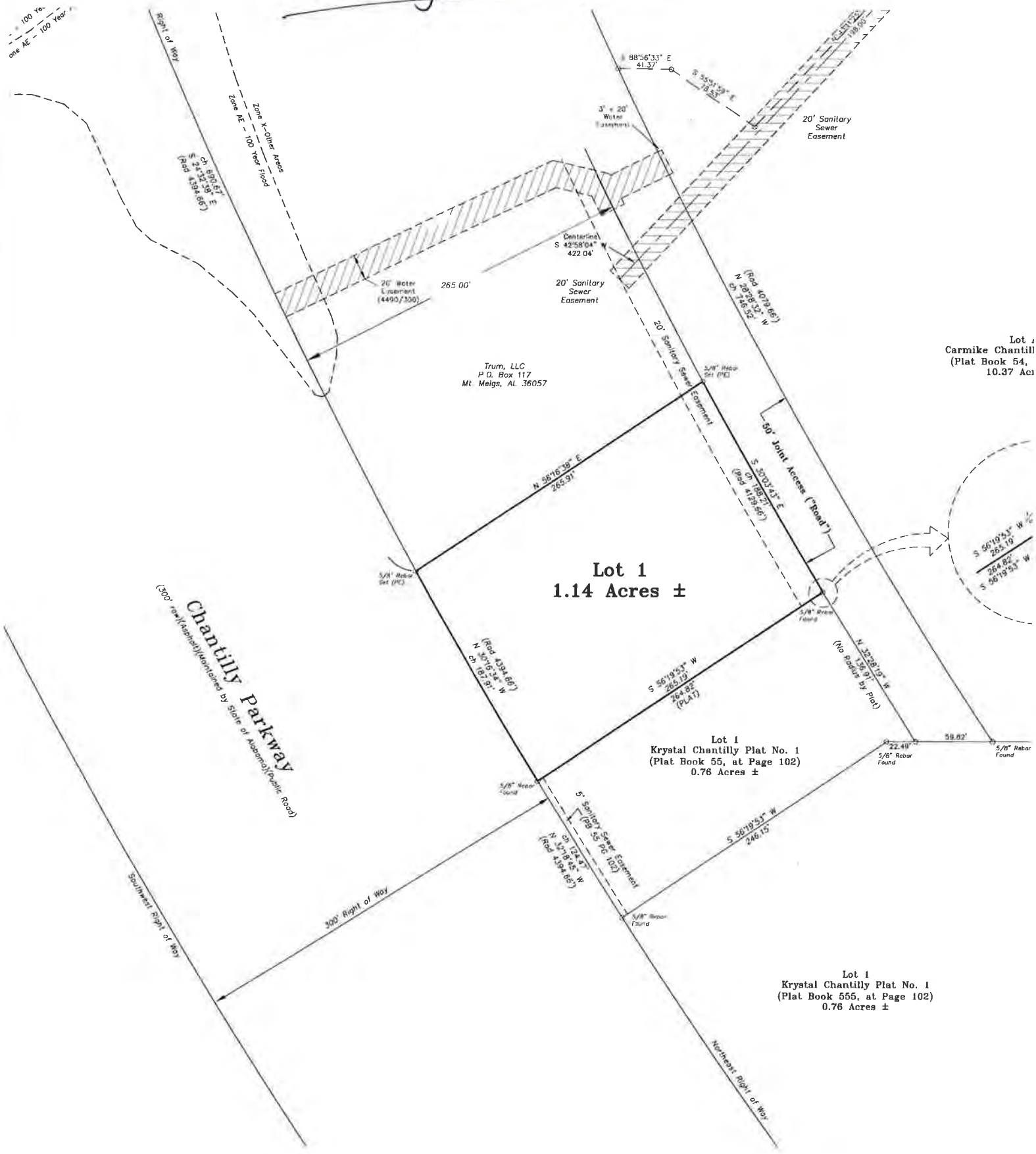
PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12A

Chantilly Carwash 1



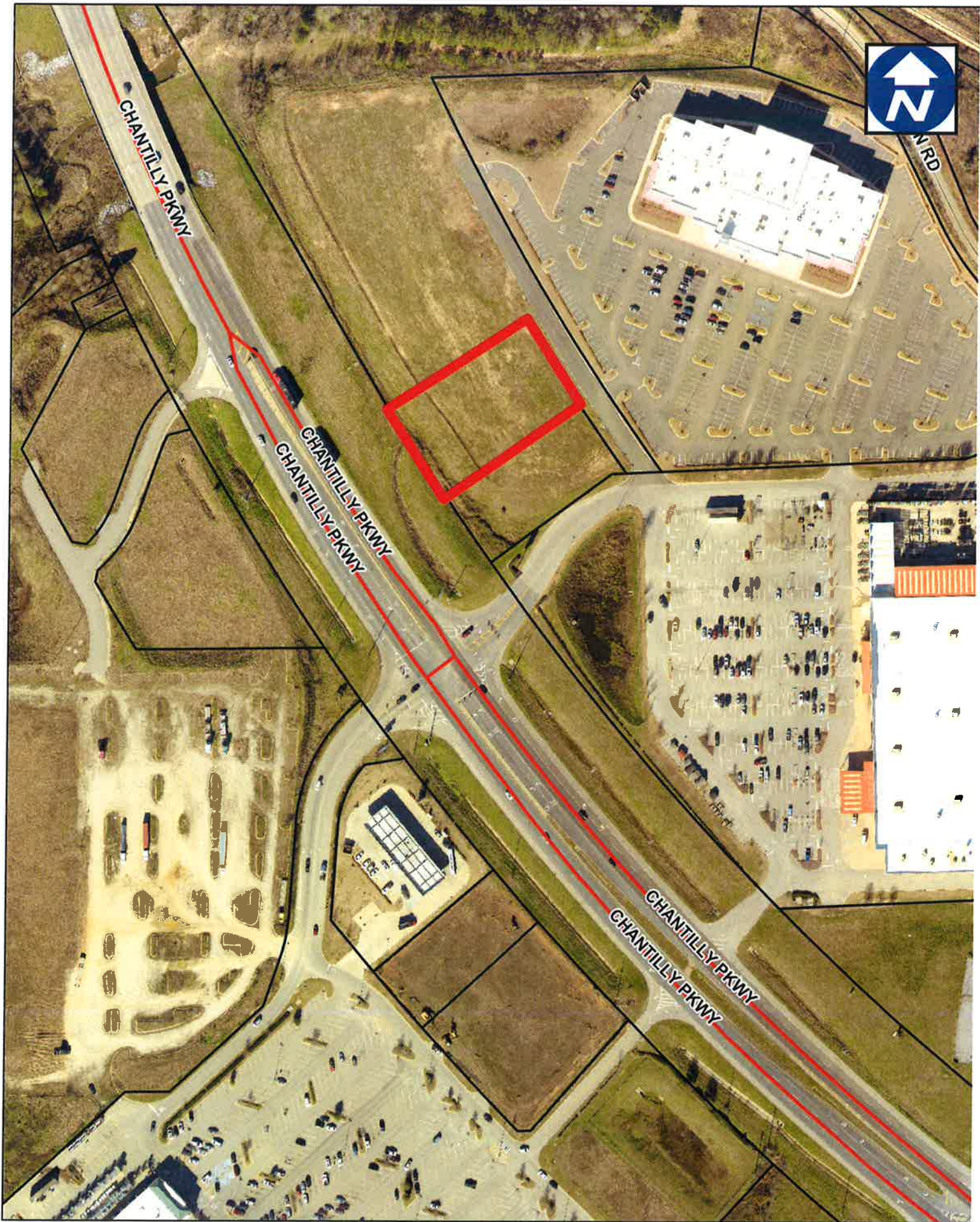
Trum, LLC
 P.O. Box 117
 Mt. Meigs, AL 36057

Lot 1
 Carmike Chantilly
 (Plat Book 54,
 10.37 Acres)

Lot 1
1.14 Acres ±

Lot 1
 Krystal Chantilly Plat No. 1
 (Plat Book 55, at Page 102)
 0.76 Acres ±

Lot 1
 Krystal Chantilly Plat No. 1
 (Plat Book 55, at Page 102)
 0.76 Acres ±



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C

13. 8883 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Isaacson Family Enterprises, LLC

SUBJECT: Request final approval of Isaacson Plat No. 3 located on the south side of Troy Highway, approximately 290 ft. south of Business Park Drive, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats two (2) lots for industrial use. The interior lot line between Lot 1-A and Lot 3-A will be adjusted to add additional property to Lot 1-A. Lot 1-A (0.080 acres) will have 330 ft. of frontage along Troy Highway and a depth of 206 ft. Lot 3-A will have 100 ft. of frontage along Business Park Drive and a depth of 239 ft. 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 objections.

TRAFFIC ENGINEERING: No objections.

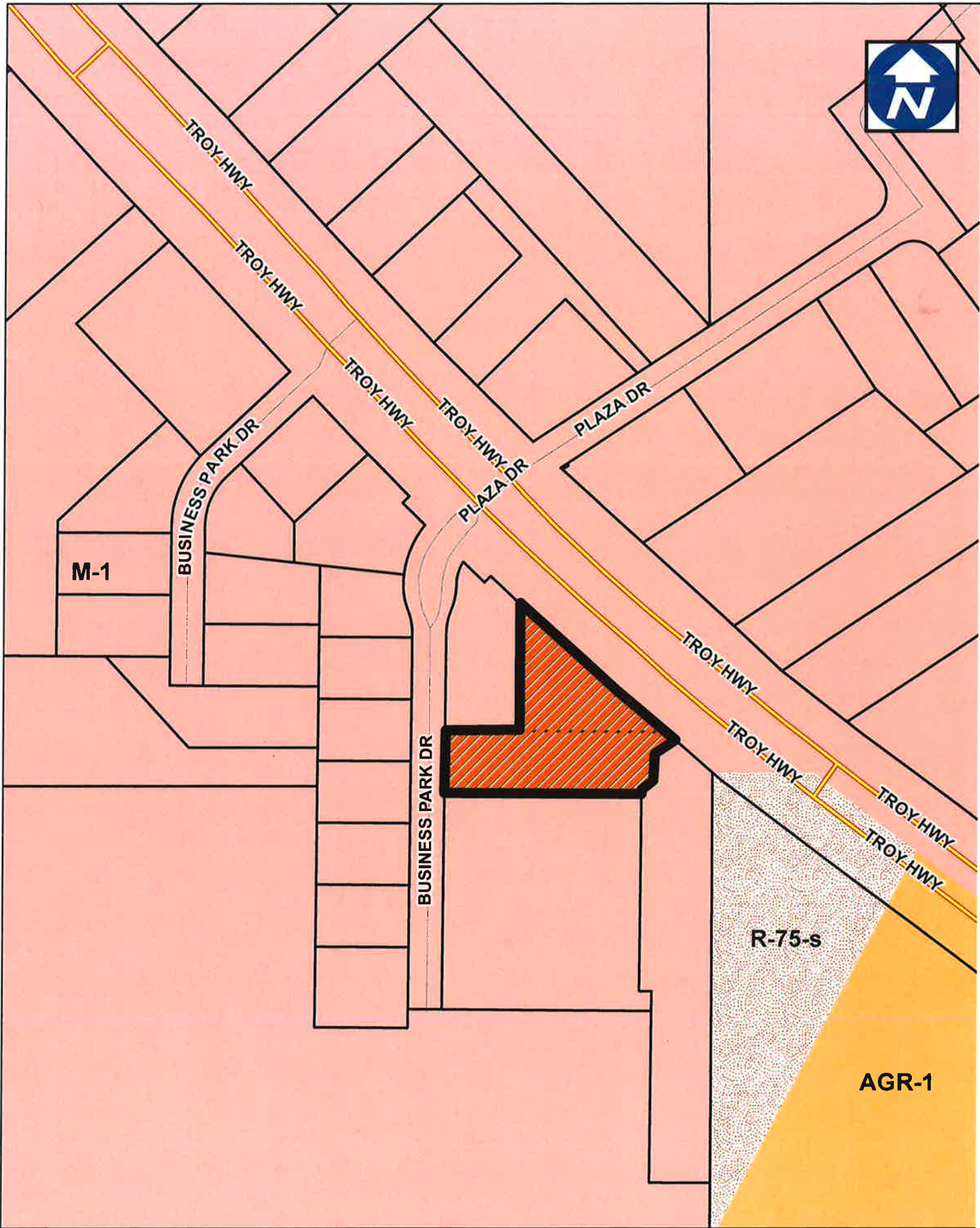
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 13A

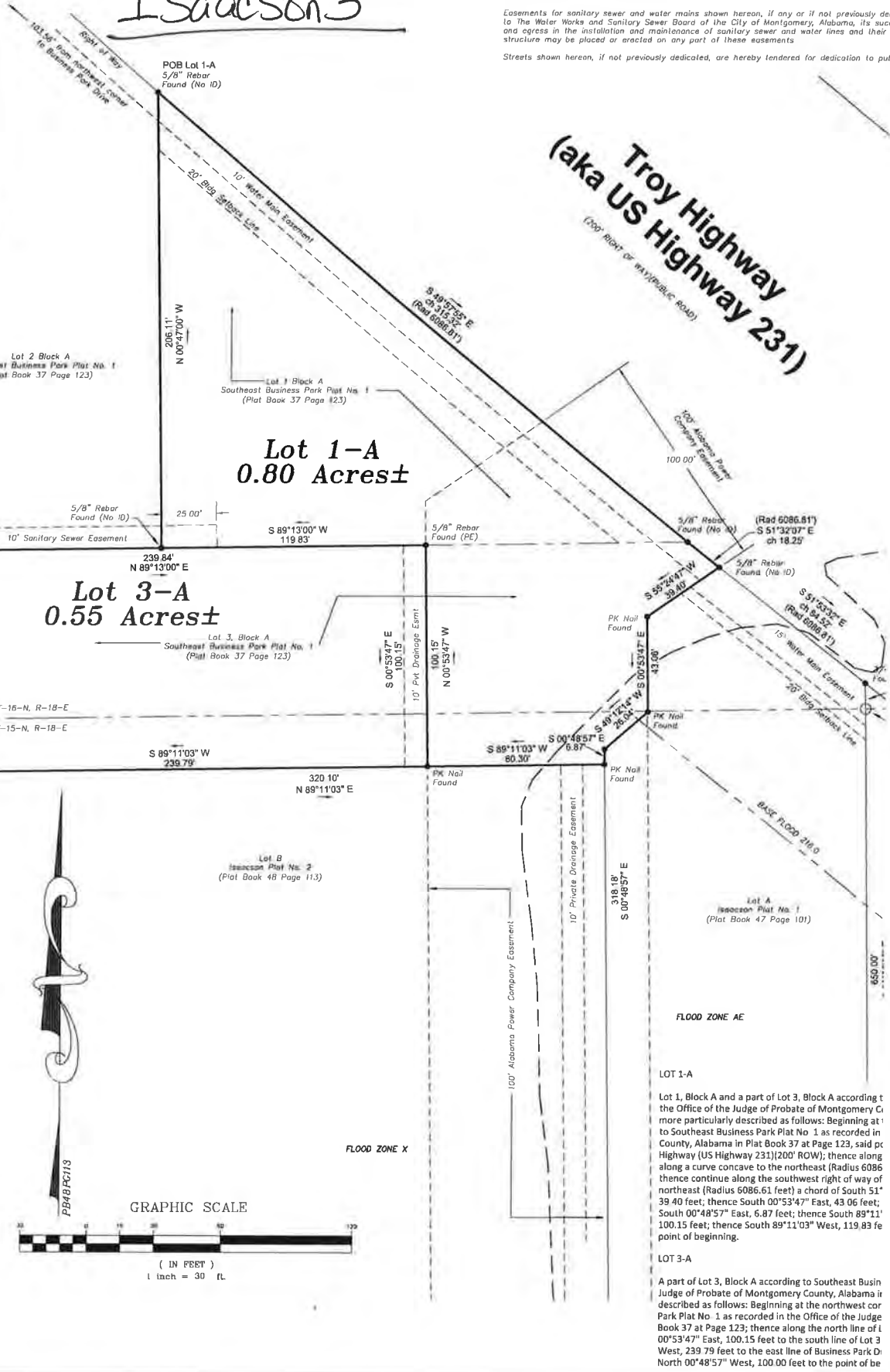
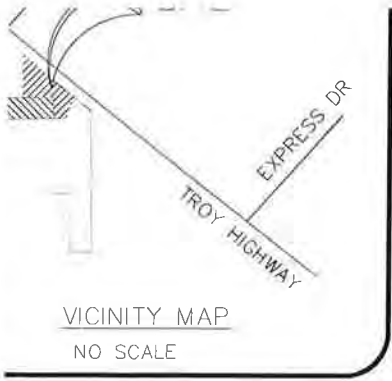
Zone "AE" denotes areas inside a special flood hazard area.

Isaacson 3

Private drainage easements shown on this plat, if any, are to be maintained on each lot by lot owner shall fill, divert or otherwise impede the flow of water across, along and/or under easements.

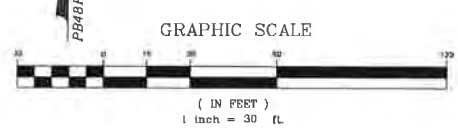
Easements for sanitary sewer and water mains shown hereon, if any or if not previously described to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors in the installation and maintenance of sanitary sewer and water lines and their structure may be placed or erected on any part of these easements.

Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.



Troy Highway (aka US Highway 231) (200' RIGHT OF WAY (PUBLIC ROAD))

BUSINESS PARK DRIVE (54' RIGHT OF WAY (PUBLIC ROAD))



LOT 1-A Lot 1, Block A and a part of Lot 3, Block A according to the Office of the Judge of Probate of Montgomery County, Alabama more particularly described as follows: Beginning at the northeast corner of Southeast Business Park Plat No. 1 as recorded in County, Alabama in Plat Book 37 at Page 123, said plat plat Highway (US Highway 231)(200' ROW); thence along along a curve concave to the northeast (Radius 6086 thence continue along the southwest right of way of northeast (Radius 6086.61 feet) a chord of South 51° 39' 40 feet; thence South 00°53'47" East, 43.06 feet; South 00°48'57" East, 6.87 feet; thence South 89°11' 100.15 feet; thence South 89°11'03" West, 119.83 feet of beginning.

LOT 3-A A part of Lot 3, Block A according to Southeast Busin Judge of Probate of Montgomery County, Alabama ir described as follows: Beginning at the northwest cor Park Plat No. 1 as recorded in the Office of the Judge Book 37 at Page 123; thence along the north line of l 00°53'47" East, 100.15 feet to the south line of Lot 3 West, 239.79 feet to the east line of Business Park Di North 00°48'57" West, 100.00 feet to the point of be

13B



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 130

14. RZ-2017-008 **PRESENTED BY:** Mark Dauber

REPRESENTING: Frank Lassiter

SUBJECT: Request to rezone one (1) parcel of land containing 7.386 acres located on the west side of Mobile Highway (7220 Mobile Highway), approximately 300 ft. south of Pyramid Avenue, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The adjacent property has M-3 (General Industrial) zoning to the north, and AGR-1 (Residential Agriculture) zoning to the south, east and west. The intended use for this property if rezoned is for industrial use. The Land Use Plan recommends high density residential use.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

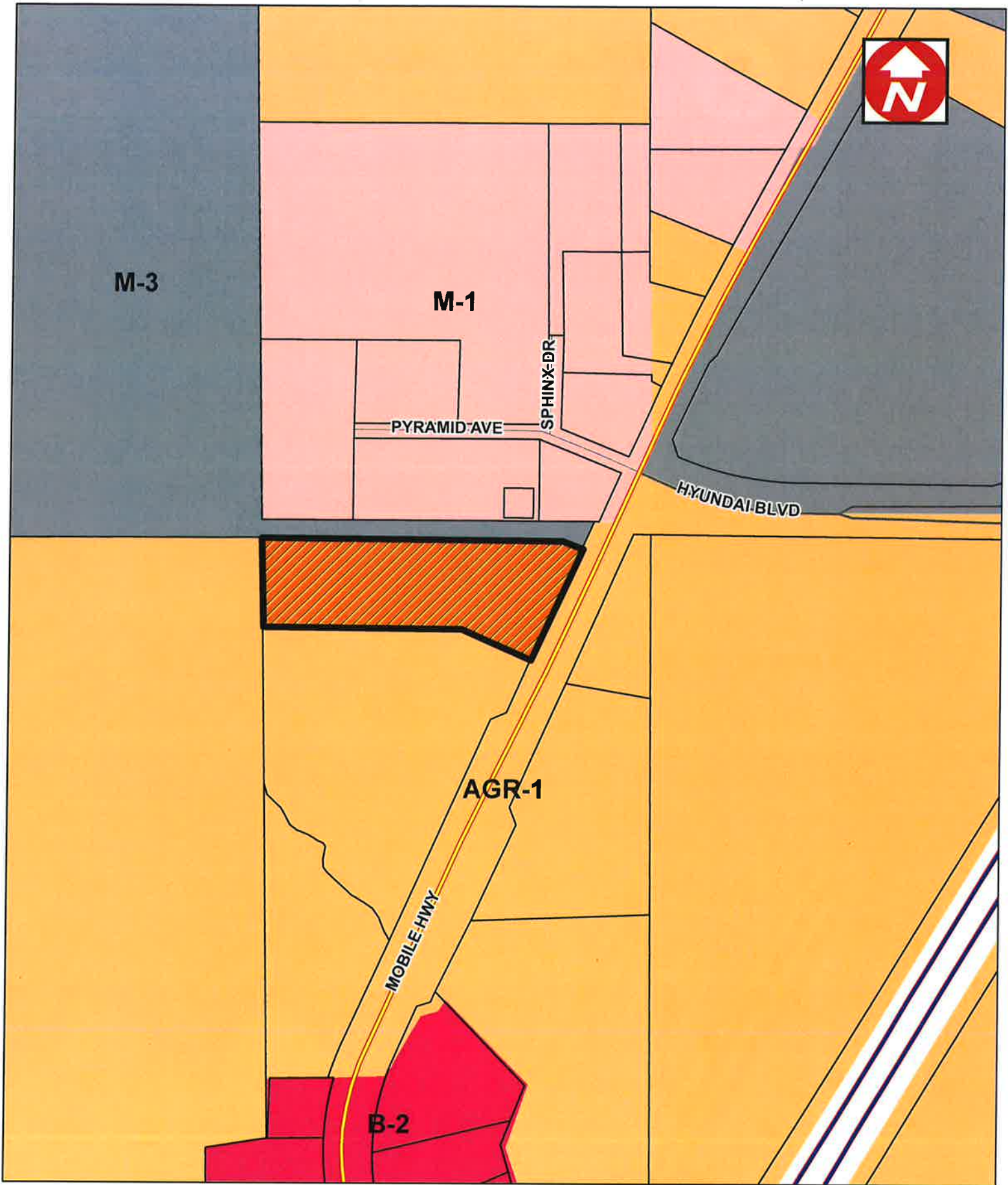
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY



FROM AGR-1 TO M-1

FILE NO. R2-2017-008

ITEM NO. 14A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2017-008

1 inch = 200 feet

FROM AGR-1 TO M-1

ITEM NO. 14B

15. 8888 **PRESENTED BY:** Donaldson, Garrett & Associates

REPRESENTING: ALFA Properties, Inc.

SUBJECT: Request final approval of O'Reilly Auto Parts Westport Plat No. 1 located on the west side of Mobile Highway, approximately 200 ft. south of Burnsdale Drive, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (1.051 acres) has 183 ft. of frontage along Mobile Highway and a depth of 250 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

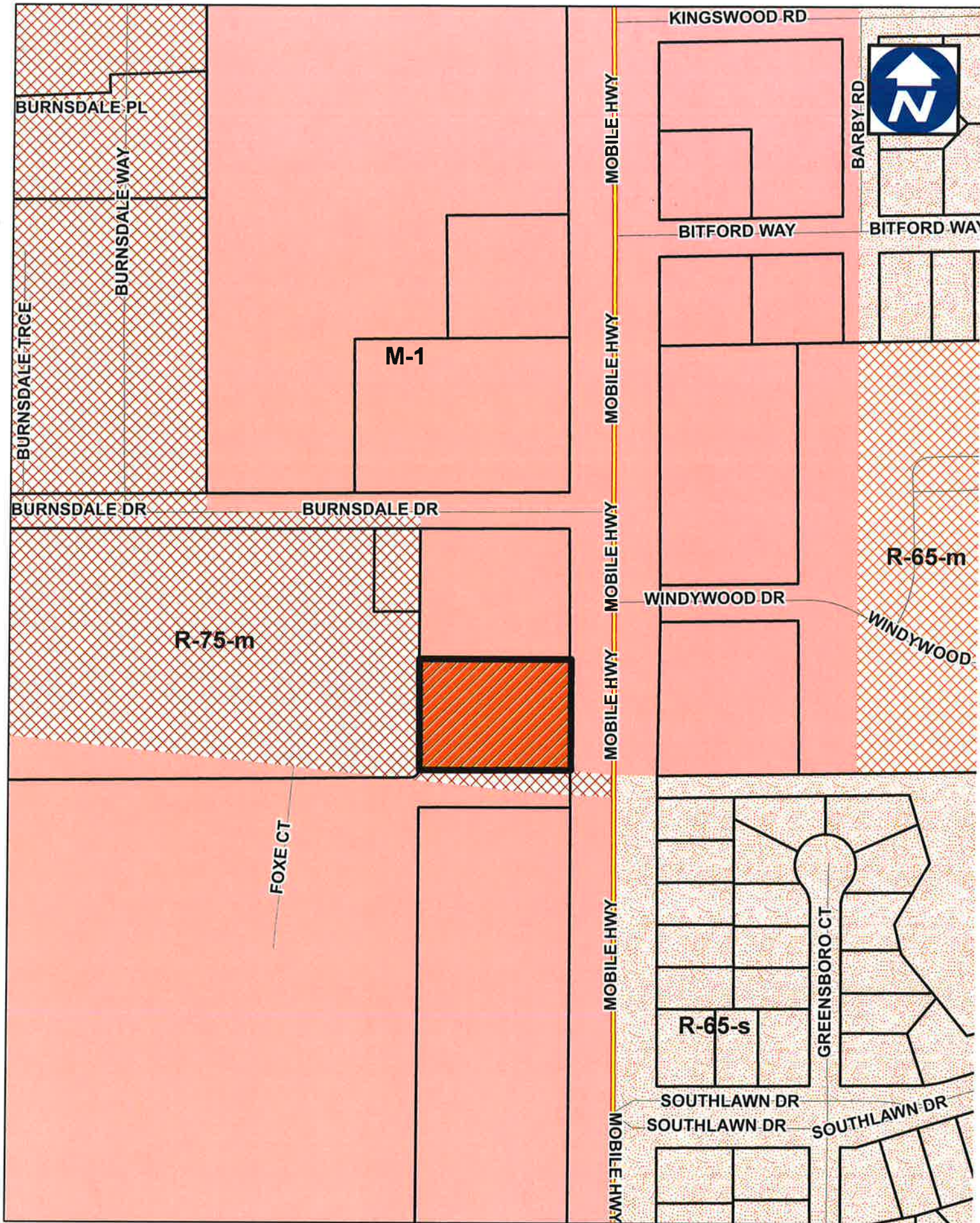
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15A

O'Reilly Auto Parts Westport 1



DOLLAR PROPERTIES, LLC
LOT 1
WESTPORT FAMILY DOLLAR
PLAT NO. 1
PB 54, PG 92

BAR & CAP
1156"

S89°41'00"E 250.00'

210.00'
S00°28'43"W

1/2" REBAR & CAP
"CA 00156"

SLOPE EASEMENT
RLPY 4503, PG 507

KER
870
16

N00°28'43"E 182.80'

LOT 1
45,778 SQUARE FEET
OR 1.051 ACRES

S00°28'43"W 183.42'
REFERENCE BEARING
PB 54, PG 92

MOBILE HIGHWAY
U.S. HIGHWAY 31/ALABAMA STATE HIGHWAY 3
VARIABLE WIDTH PUBLIC R/W

20' WATER & SANITARY
SEWER EASEMENT
RLPY 401, PG 980

RAIL FOUND IN
WOOD POST

N89°32'27"W 250.00'

5/8" REBAR & CAP
"GMC INC CA 00156"

JOHN C. PARKER
RLPY 3661, PG 581
PB 43, PG 33

SQUADRON LANE
PRIVATE DRIVE

60.00'
S00°28'43"W

BAR & CAP
"CA 00156"

5/8" REBAR & CAP
"GMC INC CA 00156"



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. DP-2017-019 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: ABC Beverages

SUBJECT: Public hearing for a development plan for a new building to be located at 8739 EastChase Parkway in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 7,000 sq. ft. multi-tenant building. There are 47 paved parking spaces indicated on the site plan. There is one (1) access drive to EastChase Parkway and two (2) access drives to the adjoining parking lot. All other 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.

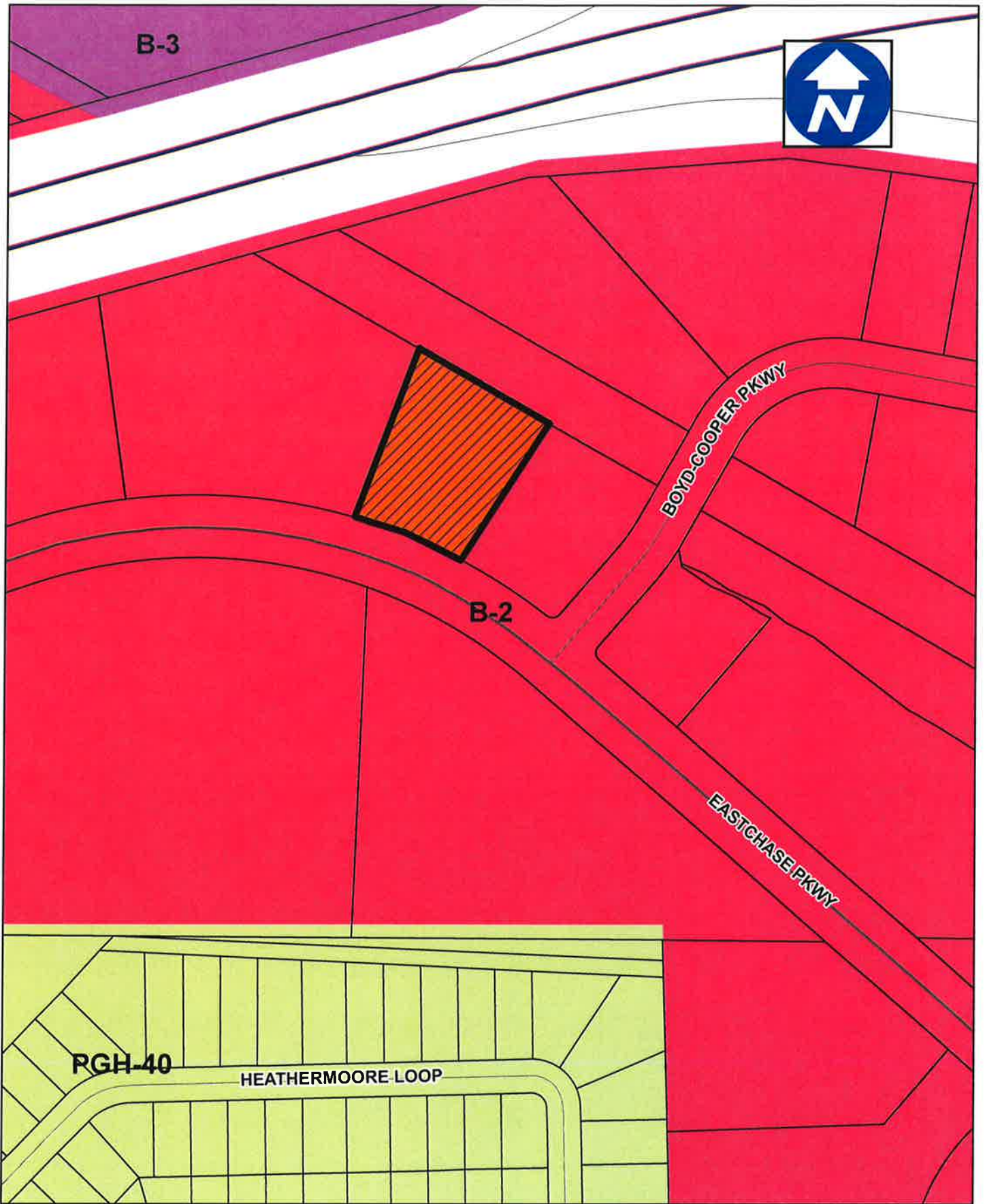
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE
1 inch = 200 feet

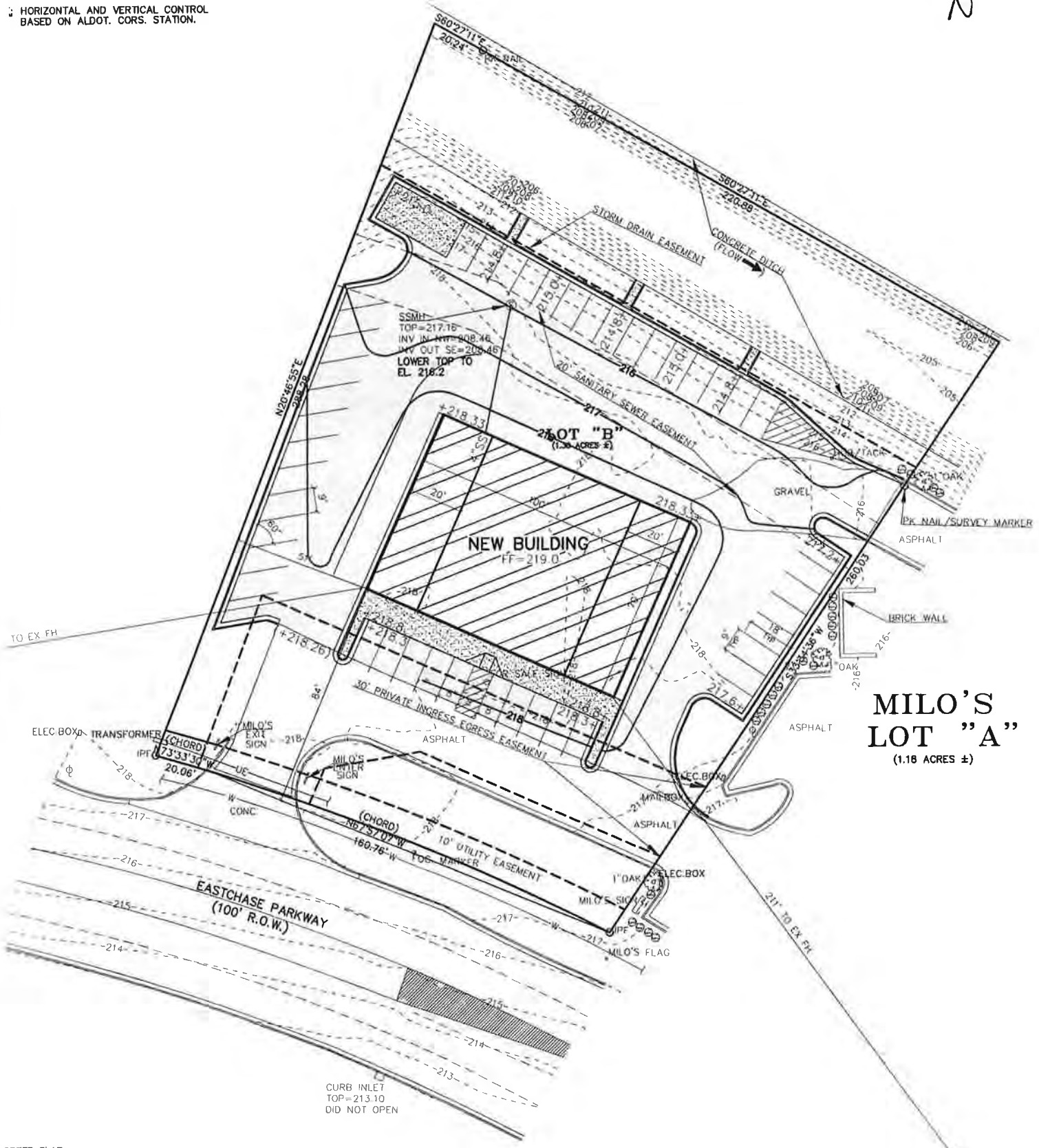
SUBJECT PROPERTY



ITEM NO. 16A

4
2

HORIZONTAL AND VERTICAL CONTROL
BASED ON ALDOT. COR. STATION.



**MILO'S
LOT "A"**
(1.18 ACRES ±)

CRETE SLAB

16B



BOYD-COOPER PKWY

EASTCHASE PKWY

HEATHERMOORE LOOP

DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 16C

17. RZ-2017-007 **PRESENTED BY:** Lat32, Inc.

REPRESENTING: Tie Engineering

SUBJECT: Request to rezone one (1) parcel of land containing 4.71 acres located on the west side of Norman Bridge Road (5860 Norman Bridge Road), approximately 3,000 ft. south of Hyundai Boulevard, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: This property is surrounded by AGR-1 (Residential Agriculture) zoning. The intended use for this property if rezoned is for HVAC and mechanical maintenance business for the Hyundai plant. A new building will be used for storage for water chillers, HVAC filter cutting facility and steel welding facility. There will be approximately five (5) employees on site. Normally tractor trailers will not stay at this site, however some deliveries or pick-ups may require tractor trailers to be onsite for a short time. The Land Use Plan recommends industrial use.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

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: _____



NORMAN BRIDGE RD

AGR-1

NORMAN BRIDGE RD

R-60-m

REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2017-007

1 inch = 200 feet

FROM AGR-1 TO M-1

ITEM NO. 17A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2017-007

1 inch = 200 feet

FROM AGR-1 TO M-1

ITEM NO. 17B

18. 8885 **PRESENTED BY:** Lat32, Inc.

REPRESENTING: Dominic Saxton

SUBJECT: Request final approval of Dominic & Faye Saxton Plat No. 1 located on the east side of Old McGehee Road, approximately 4,200 ft. southeast of Mobile Highway, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot 1 (9.28 acres) has 26.59 ft. of frontage along Old McGehee Road. The lot is 26 ft. wide at this point and runs east 1,077 ft. and expands to 150 ft. wide at the buildable area. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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.

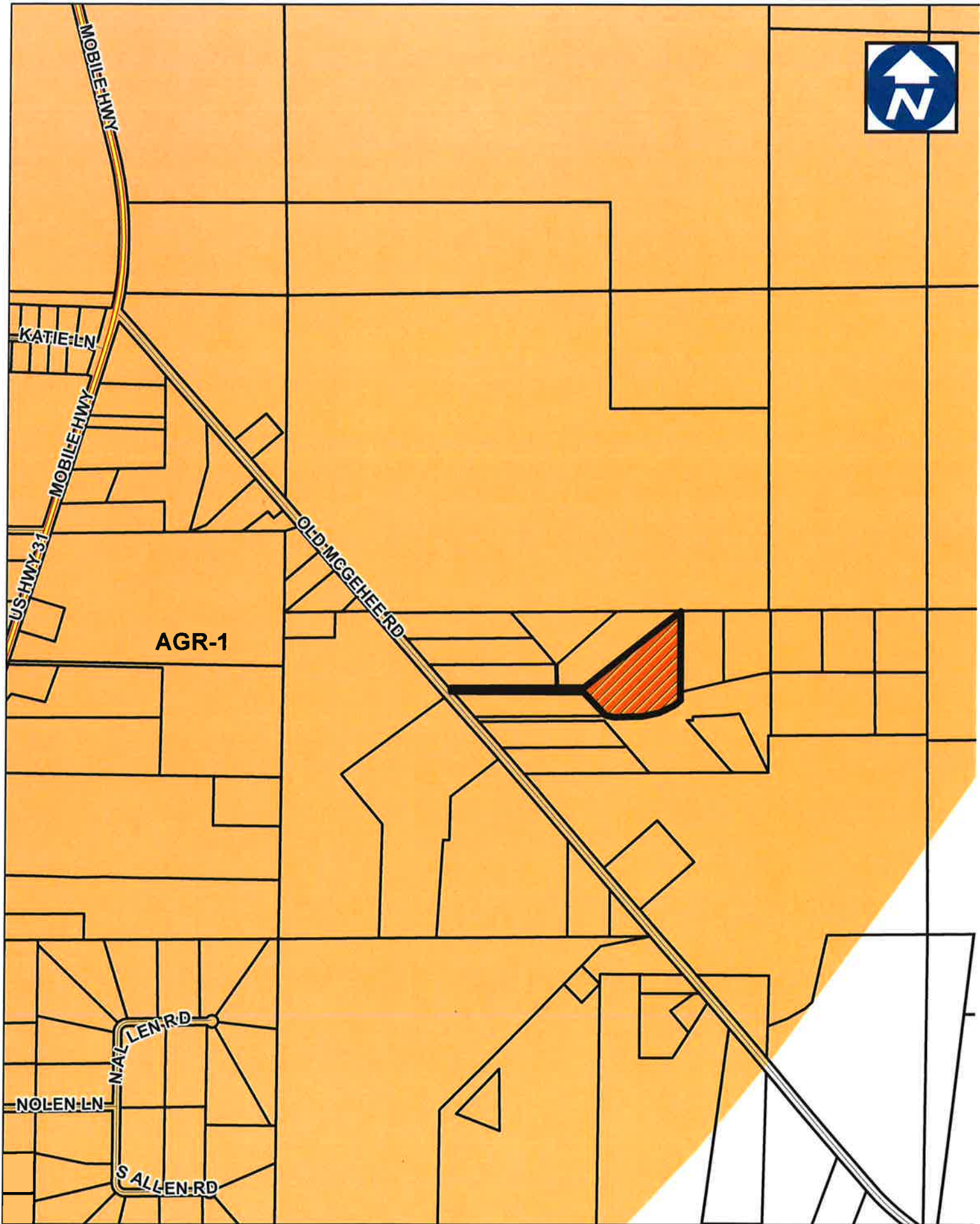
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY

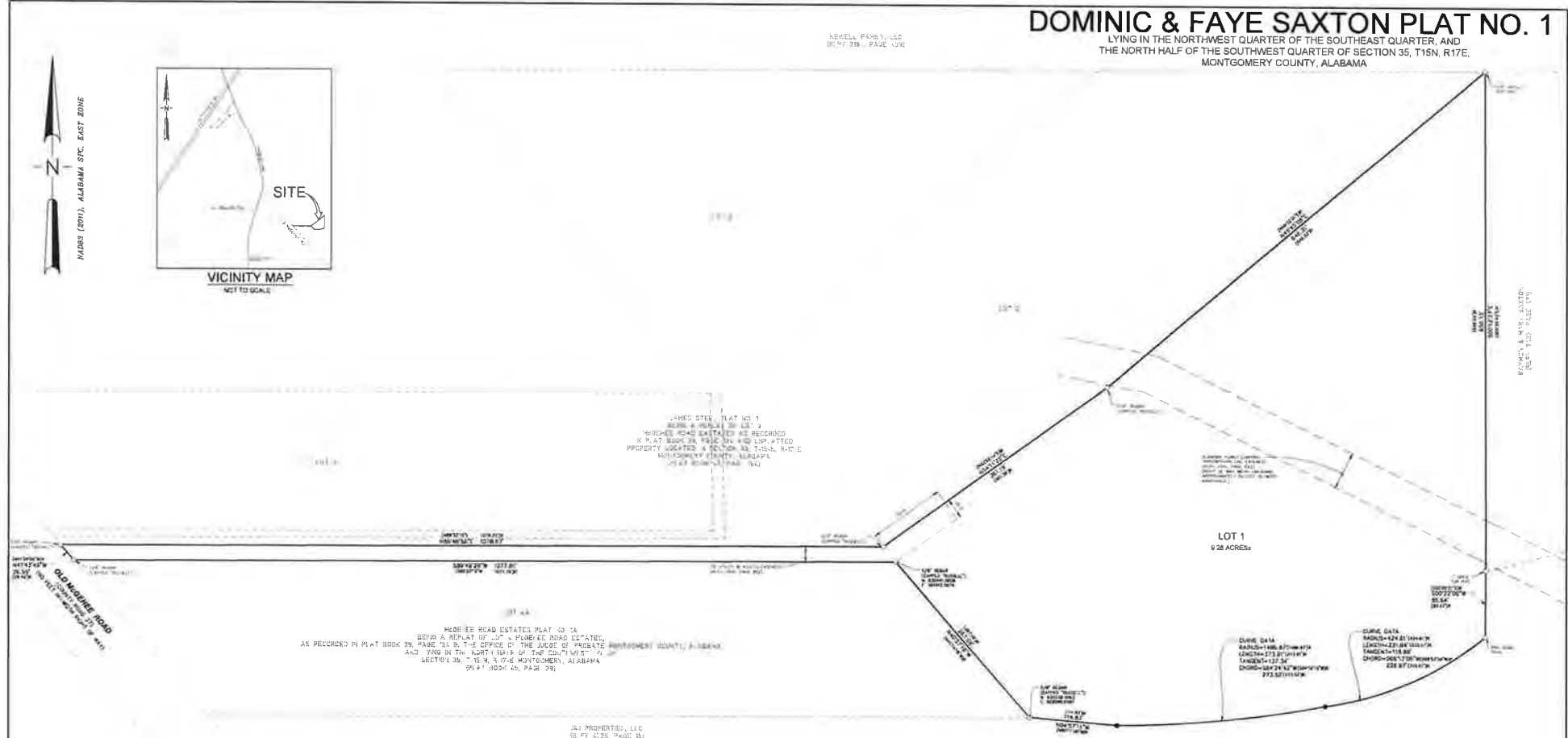
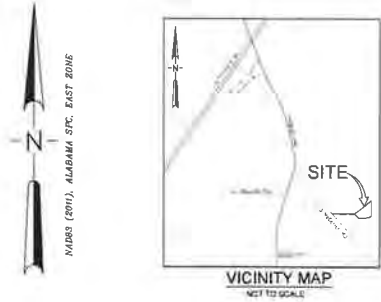


ITEM NO. 18A

DOMINIC & FAYE SAXTON PLAT NO. 1

LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, T15N, R17E, MONTGOMERY COUNTY, ALABAMA

NEHELL PAGE 1, L&L
BRY 718 - PAGE 139



LEGEND

SYMBOL	ITEM
(Symbol)	DEED RECORD INFORMATION
(Symbol)	IRON PIN FOUND (AS NOTED)
(Symbol)	IRON PIN SET (1/2" REBAR CAPPLD CA 1037)
(Symbol)	SUBJECT PROPERTY LINE
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	RIGHT OF WAY LINE
(Symbol)	EASEMENT (AS NOTED)
(Symbol)	STATE PLANE COORDINATES

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

I, D. SHANE TAYLOR, A LICENSED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS TRUE AND CORRECT; THAT ALL CORNERS ARE MARKED WITH IRON PINS AND THAT THEY ACTUALLY EXIST AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS IS IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT THE CITY OF MONTGOMERY, ALABAMA, THIS 15th DAY OF MARCH, 2017.

D. SHANE TAYLOR, ALA. LICENSE NO. 12827

OWNER'S CERTIFICATE

THE UNDERSIGNED, DOMINIC SAXTON AND FAYE SAXTON, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY DECLARE AND AGREE THAT THE SURVEYING AND PLATTING OF THIS PLAT AND MAP WAS MADE BY THE SAID SURVEYOR AND APPROVED BY THE SAID SURVEYOR AND BY THE SAID OWNERS.

DOMINIC SAXTON OWNER _____

FAYE SAXTON OWNER _____

STATE OF ALABAMA
MONTGOMERY COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT DOMINIC SAXTON AND FAYE SAXTON, AS OWNERS OF THE PROPERTY SHOWN HEREON, ARE ELIGIBLE TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME AS HAVING BEEN BEFORE ME ON THIS DAY THAT ADOPTED AND APPROVED THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, SIGNED THE SAME VOLUNTARILY, AND IN THE PRESENCE OF THE SAID SURVEYOR AND ME, AND SIGNED THE SAME UNDER MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF MARCH, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF ALABAMA
MONTGOMERY COUNTY

APPROVAL OF MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-2-22.

CERTIFICATE OF APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT. THE APPROVAL OR REJECTION OF THIS PLAT SHALL ACCOMMODATE AN ONSITE SEWAGE SYSTEM. THE APPLICATIONS SUBMITTED AS PERMITTED BY THE CITY APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIFIC INVESTMENTS AND ADAPTATIONS. REQUIREMENTS AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

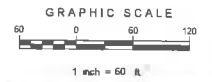
THE LOTS DESCRIBED AS AUTHORIZED BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT, ALABAMA, HEREBY APPROVES THE APPROVAL OF THIS PLAT FOR RECORDING OF SAID PLAT IN THE PRIVATE OFFICE OF MONTGOMERY COUNTY, ALABAMA, THIS 15th DAY OF MARCH, 2017.

DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH
MONTGOMERY COUNTY HEALTH DEPARTMENT

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

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

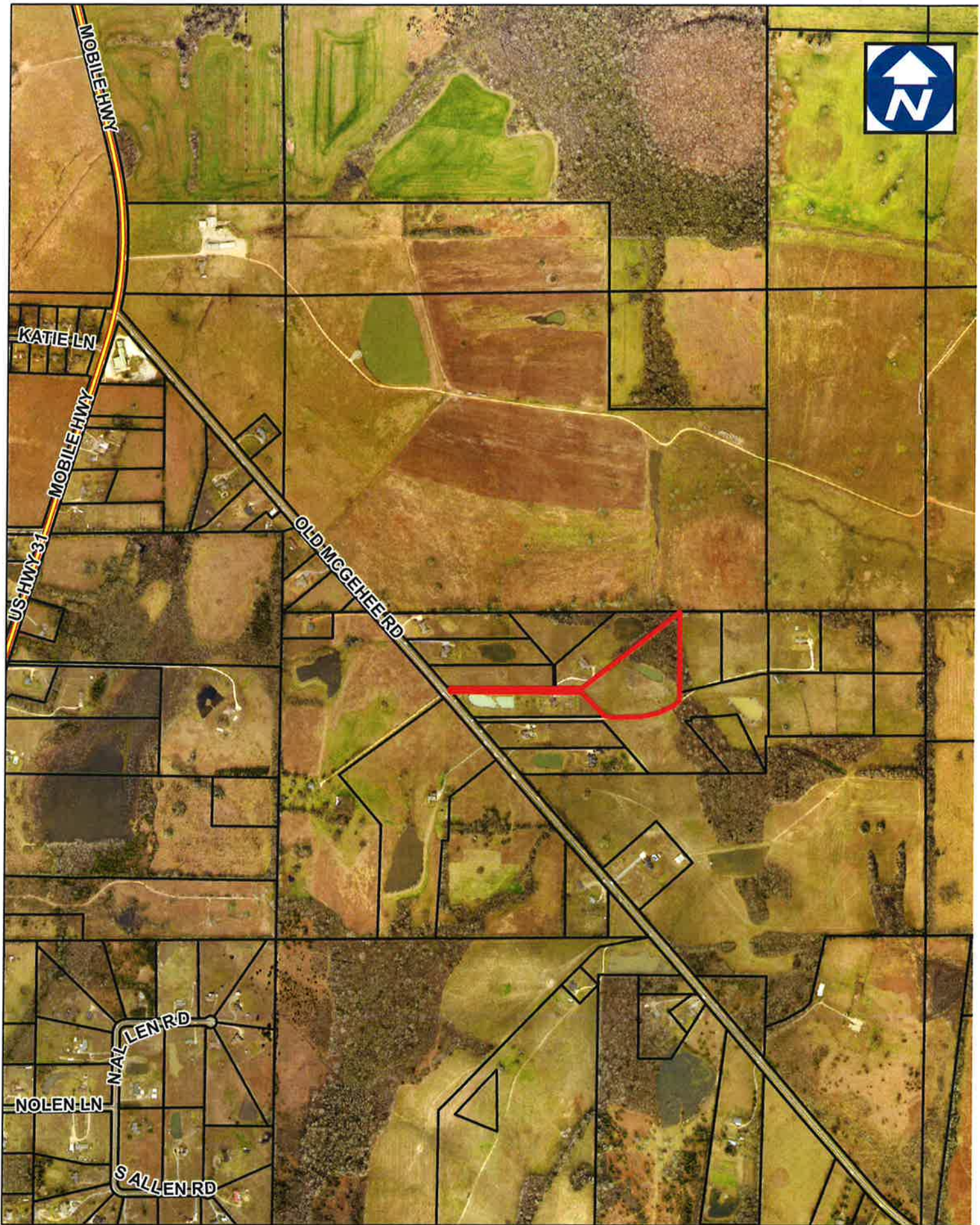
MONTGOMERY COUNTY ENGINEER



312 CATOMA STREET
SUITE 101
MONTGOMERY, ALABAMA
36104

(204) 271-7173
www.lot32.com

ISSUED	APPROVED	PROJECT NO.
DATE	DATE	1703
BY	BY	



PLATS
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 18C

19. 8884 **PRESENTED BY:** Lat32, Inc.

REPRESENTING: Rajprabhu Inc.

SUBJECT: Request final approval of Ram Hotels Plat No. 1 located on the northwest corner of Eastern Boulevard and Carmichael Road in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for commercial use. Lot 1-A (3.75 acres) has 108.48 ft. of frontage along Carmichael Road and a depth of 755 ft. Lot 1-B (1.08 acres) has 282 ft. of frontage along Eastern Boulevard and a depth of 211 ft. Lot 1-B has access from the Eastern Boulevard service road which is accessed from a 20 ft. wide access easement that runs off Carmichael Road. 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 objections.

TRAFFIC ENGINEERING: No objections.

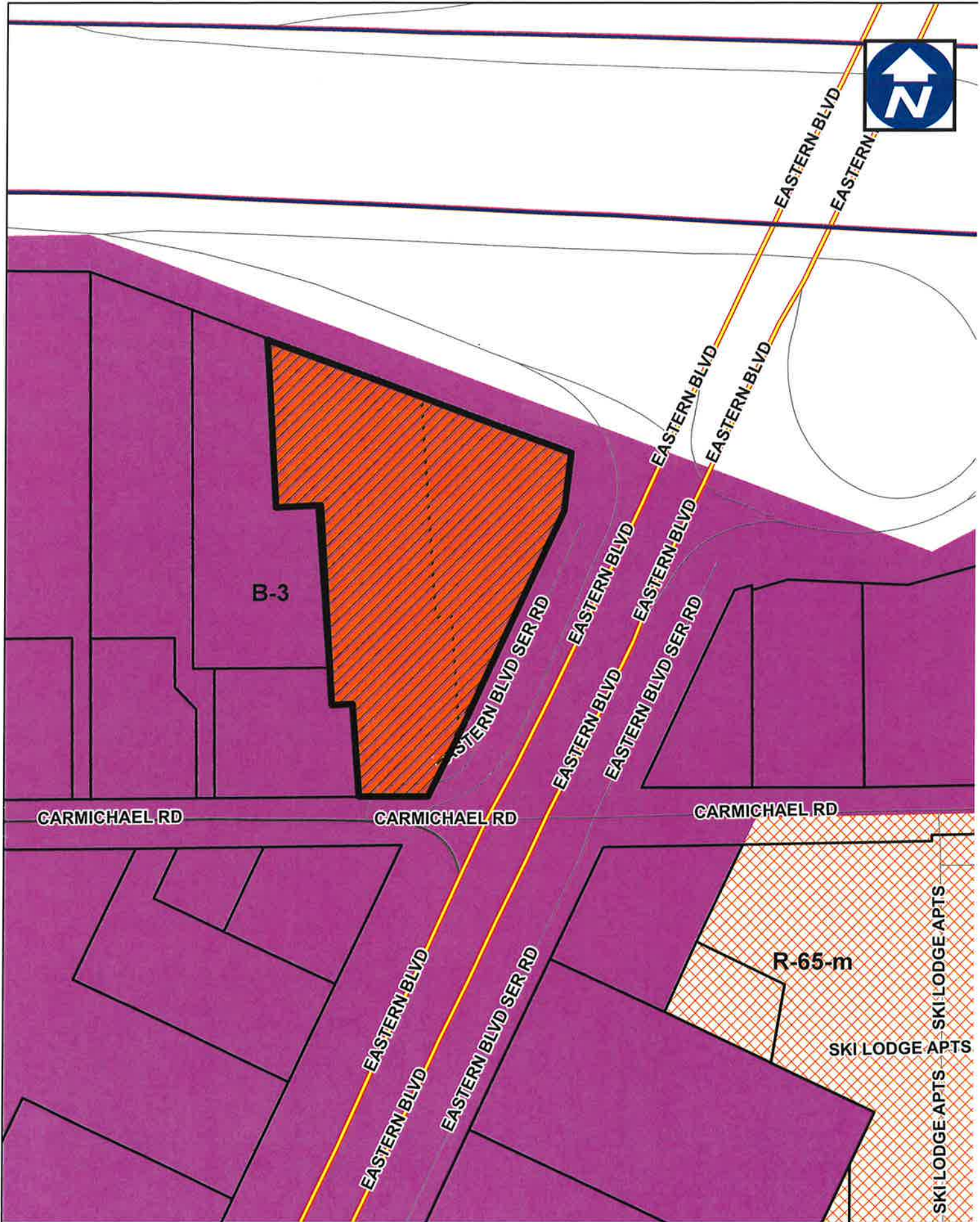
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



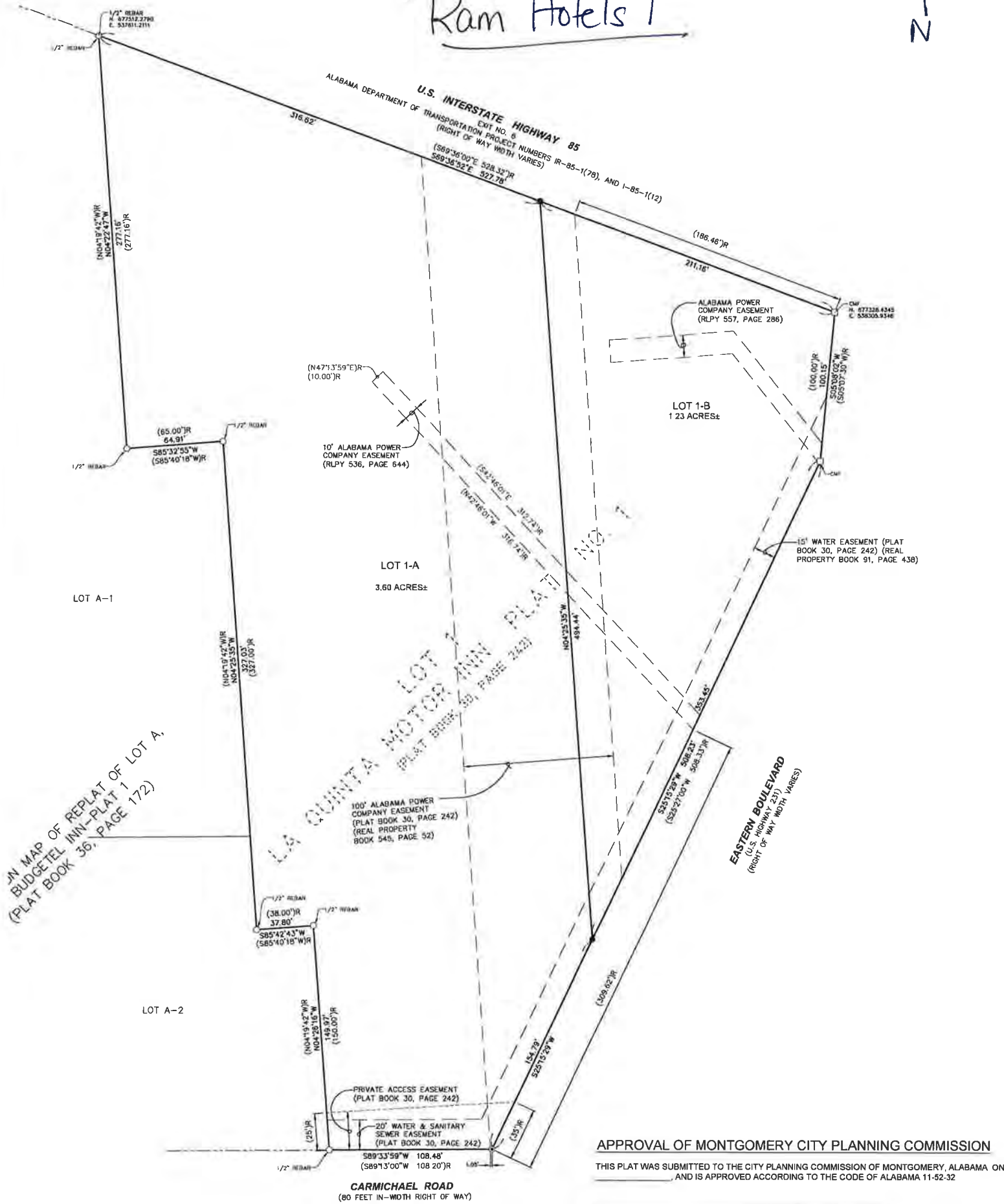
PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 19A

Ram Hotels I



JN MAP OF REPLAT OF LOT A,
BUDGETEL INN-PLAT 1
(PLAT BOOK 36, PAGE 172)

LA QUINTA MOTOR INN PLAT 1
(PLAT BOOK 361, PAGE 242)

APPROVAL OF MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA ON _____, AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32

THOMAS M TYSON, JR - EXECUTIVE SECRETARY DATE _____

19B



CARMICHAEL RD

CARMICHAEL RD

CARMICHAEL RD

EASTERN BLVD

EASTERN BLVD SER RD

EASTERN BLVD

EASTERN BLVD SER RD

6 FT 483

SKI LODGE APTS

SKI LODGE APTS

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 19C

20. DP- 2017-017 **PRESENTED BY:** Sys-Con, LLC

REPRESENTING: Gerhardi Inc.

SUBJECT: Public hearing for a development plan for a new building to be located on the west side of Industrial Park Boulevard, approximately 1,000 ft. north of John Knight Close, in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a two (2) story, 114,110 sq. ft. building for manufacturing. There are 218 paved parking spaces indicated on the site plan. There are two (2) access drives to the future extension of Industrial Park Boulevard, and two (2) access drives to a future street. All applicable requirements will be met.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

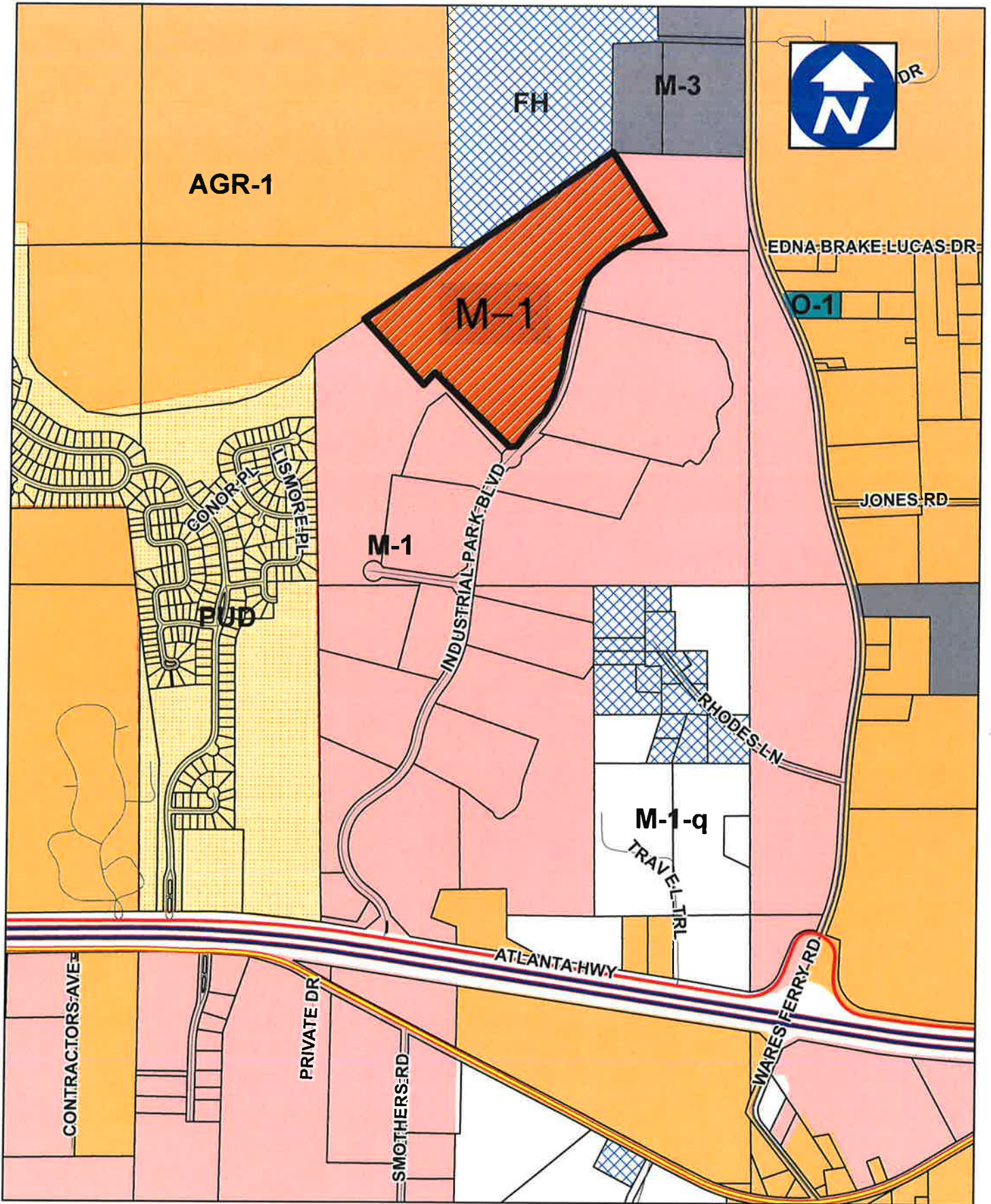
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

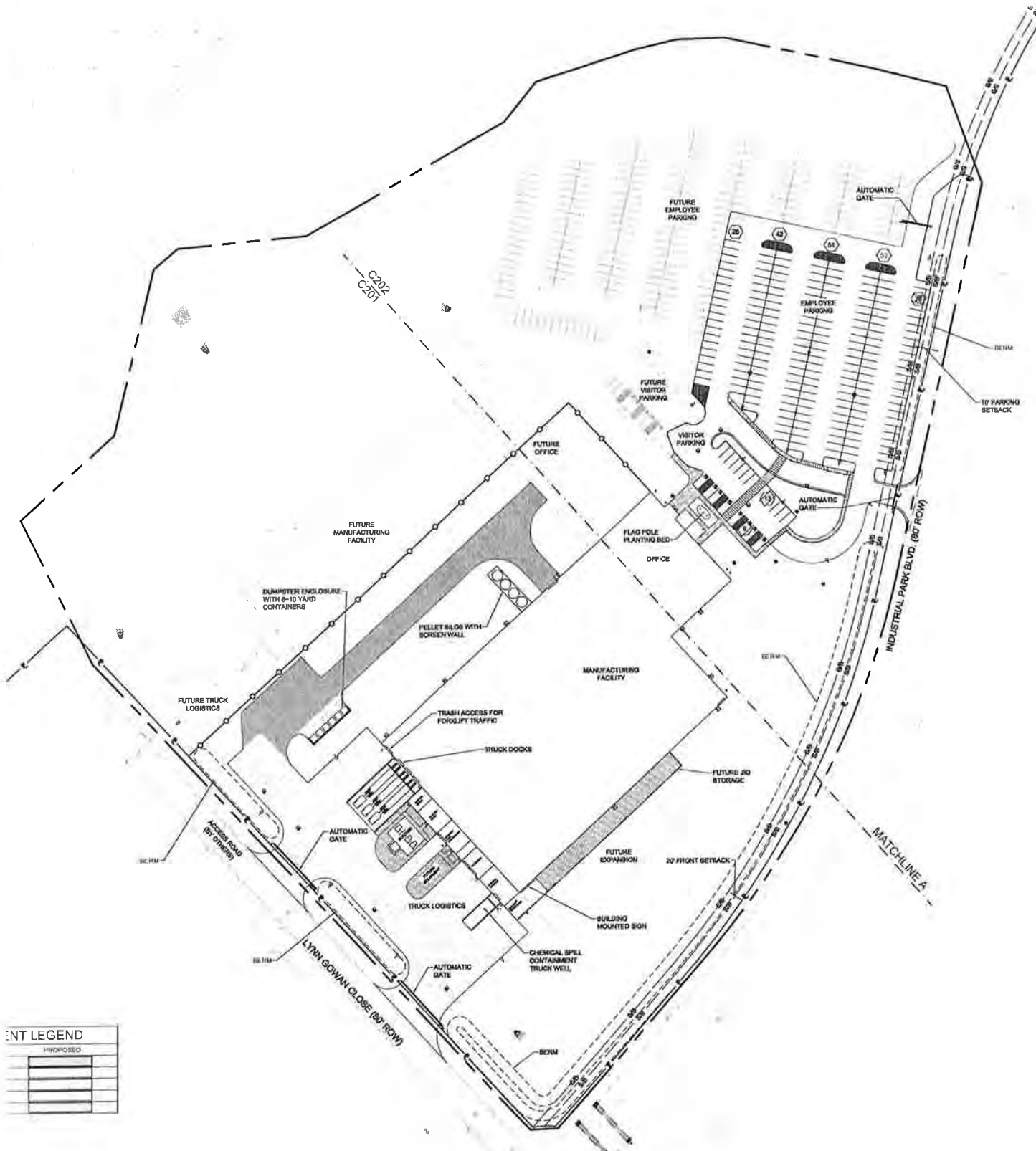
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 20A

27



LEGEND

[Dashed line]	PROPOSED
[Solid line]	EXISTING
[Thick solid line]	EXISTING
[Thin solid line]	EXISTING

CAR PARKING COUNT
 TYPICAL SPACES 210
 ADA SPACES 8
 TOTAL SPACES 218

TRUCK PARKING COUNT
 TYPICAL SPACES 3

OVERALL SITE PLAN
 SCALE 1"=80'

20B



DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 20C

21. 8891 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Gerhardi, Inc.

SUBJECT: Request final approval of Montgomery Industrial Park Plat No. 10 located on the west side of Industrial Park Boulevard, approximately 1,000 ft. north of John Knight Close, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (52 acres) has 2,300 ft. of frontage along Interstate Park Boulevard and a depth of 1,450 ft. There is an 80 ft. wide proposed right-of-way (Lynn Gowan Close) which will run west off Industrial Park Boulevard on the south side of the proposed lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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 objections.

TRAFFIC ENGINEERING: No objections.

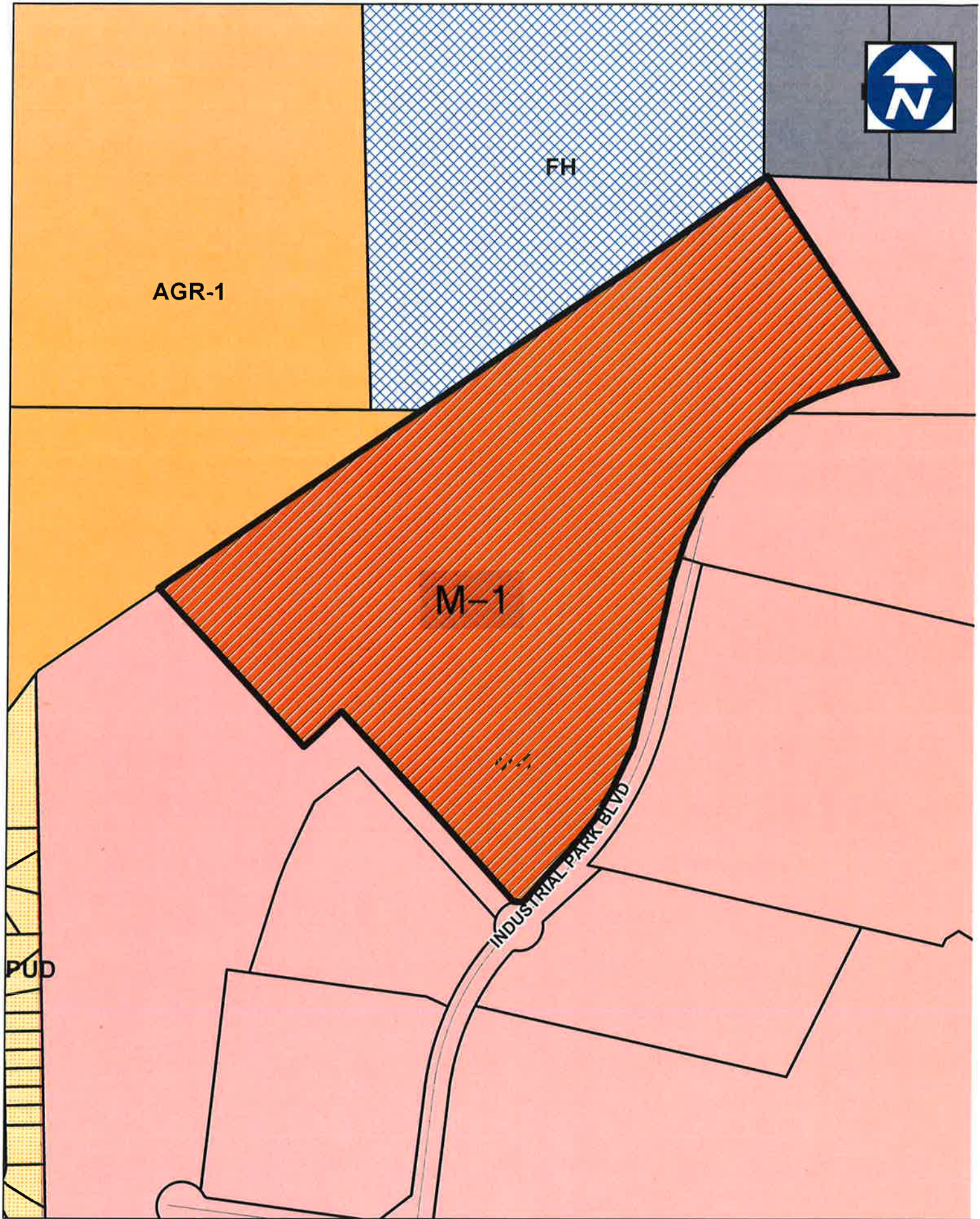
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 21A



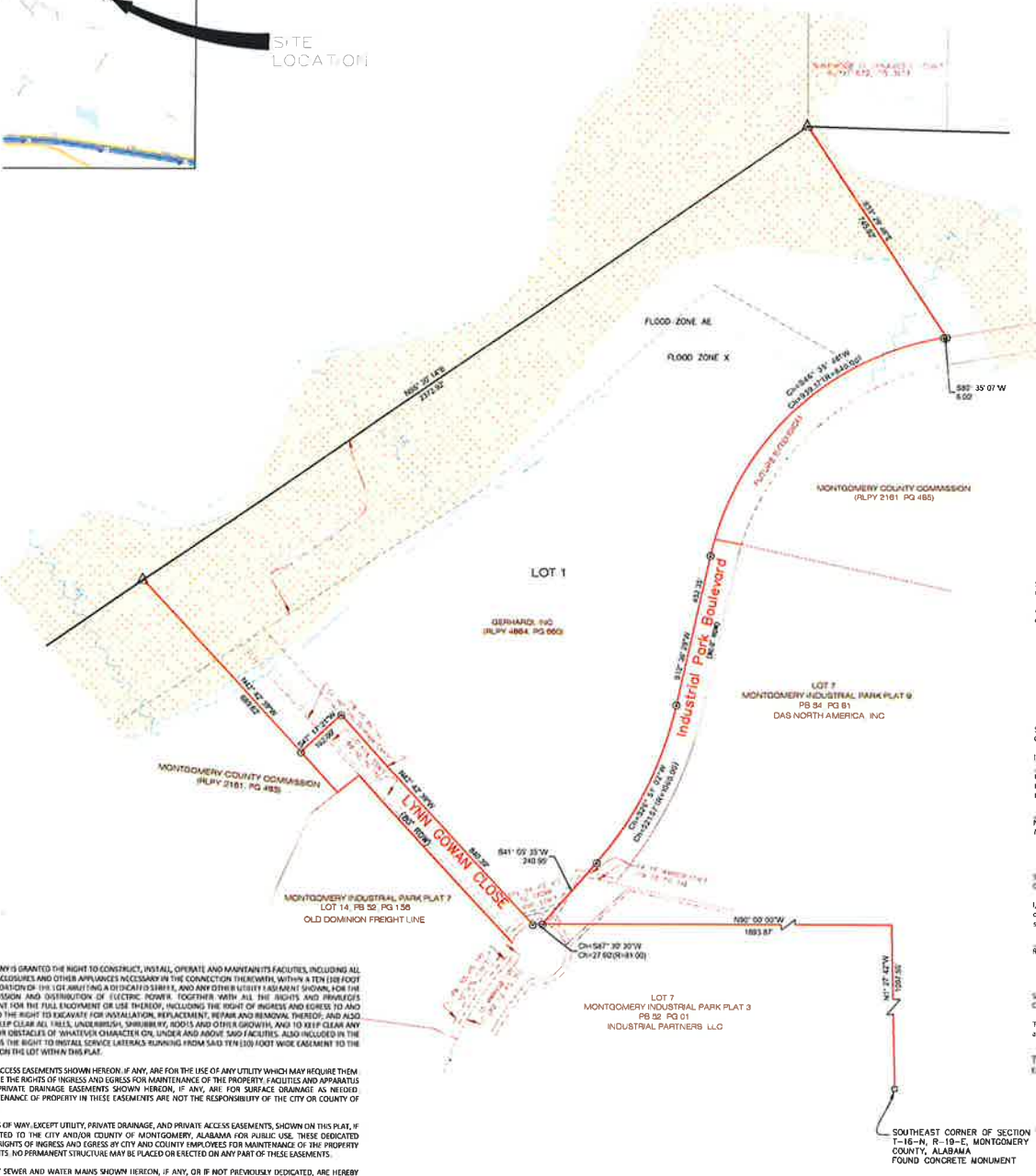
Map of
Montgomery Industrial Park Plat 10
 Lying in the Southeast Quarter of Section 12, T-16-N, R-19-E
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 2600 East Chase Lane, Suite 200
 Montgomery, Alabama 36117
 Office (334) 271-3200

February 2017 Scale: 1"=200'

Office	Drawn By	Field	Checked	Checked
Checked	By	Number	Number	Phone

Survey Information Source: AS SHOWN ON SURVEY
 BEARING REFERENCE: NORTH BASED ON ALABAMA STATE PLATE
 COORDINATE SYSTEM EAST ZONE PER GPS OBSERVATIONS
 NAD 83 (2011) EPOCH 2010.00 NAVD 88 (GEOID 03)
 ALL COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET
 REFERENCE POINT: 3384.100 - 4444.818



STATE OF ALABAMA
 COUNTY OF MONTGOMERY

Gerhard, Inc., owner of the property shown hereon, hereby joins in, executes and signs the foregoing Surveyor's Certificate, Plat and Map and adopts and approves same on this _____ day of _____, 2017.

GERHARD, INC., an Alabama Corporation

By _____
 Its _____

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County in said state, hereby certify that _____ whose name as _____ of Gerhard, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Notary Public _____
 My Commission Expires: _____

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I, Rick Clay, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the State of Alabama to the best of my knowledge, information and belief.

Rick Clay Reg. 25651 Date _____

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on April 27, 2017, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Taylor, Jr. _____ Date _____
 Executive Secretary

ANY IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN FACILITIES, INCLUDING ALL ENCLOSURES AND OTHER APPLIANCES NECESSARY IN THE CONNECTION THEREWITH WITHIN A TEN (10) FOOT PORTION OF THE LOT ABUTTING A DEDICATED STREET, AND ANY OTHER UTILITY FACILITY SHOWN, FOR THE DESIGN AND DISTRIBUTION OF ELECTRIC POWER, TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES INHERENT IN THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND TO THE RIGHT TO EXCAVATE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVAL THEREOF, AND ALSO TO KEEP CLEAR ALL TRENCHES, UNDERMINES, SUBURBURY, BODIES AND OTHER GROUHOLES, AND TO KEEP CLEAR ANY OR OBSTACLES OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES. ALSO INCLUDED IN THE IS THE RIGHT TO INSTALL SERVICE LATERALS RUNNING FROM SAID TEN (10) FOOT WIDE EASEMENT TO THE 3 OR THE LOT WITHIN THIS PLAT.

ACCESS EASEMENTS SHOWN HEREON, IF ANY, ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM TO EXERCISE THE RIGHTS OF INGRESS AND EGRESS FOR MAINTENANCE OF THE PROPERTY, FACILITIES AND APPARATUS PRIVATE DRAINAGE EASEMENTS SHOWN HEREON, IF ANY, ARE FOR SURFACE DRAINAGE AS REQUIRED TO MAINTAIN TENANCY OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF A.

WAYS OF WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, AND PRIVATE ACCESS EASEMENTS, SHOWN ON THIS PLAT, IF DEDICATED TO THE CITY AND/OR COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE, THESE DEDICATED RIGHTS OF INGRESS AND EGRESS BY CITY AND COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY RIGHTS. NO PERMANENT STRUCTURE MAY BE PLACED OR ERRECTED ON ANY PART OF THESE EASEMENTS.

SEWER AND WATER MAINS SHOWN HEREON, IF ANY, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEEDED TO THE CITY AND COUNTY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS AND ASSIGNEES BY THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES AND THEIR APPURTENANCES. NO PERMANENT STRUCTURE MAY BE PLACED OR ERRECTED ON ANY PART OF THESE EASEMENTS.

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218



INDUSTRIAL PARK BLVD

PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 21C

22. 8892 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: The Water Works and Sanitary Sewer Board of the City of Montgomery

SUBJECT: Request final approval of Interstate Industrial Park Plat No. 15 located on the east side of Bill Joseph Parkway, approximately 2,000 ft. south of Wasden Road, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (16.793 acres) has approximately 1,500 ft. of frontage along Bill Joseph Parkway and a depth of 995 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY 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 objections.

TRAFFIC ENGINEERING: No objections.

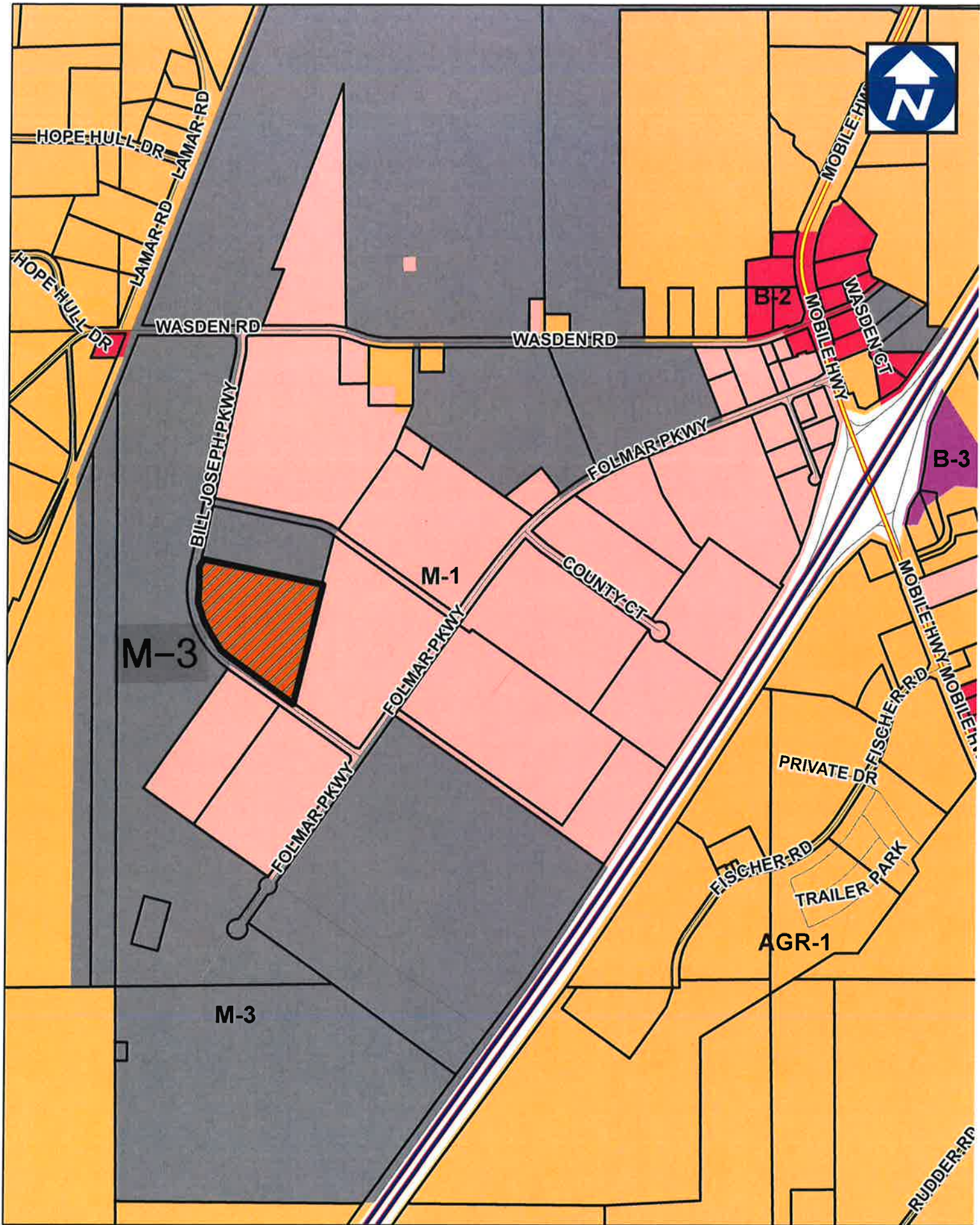
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

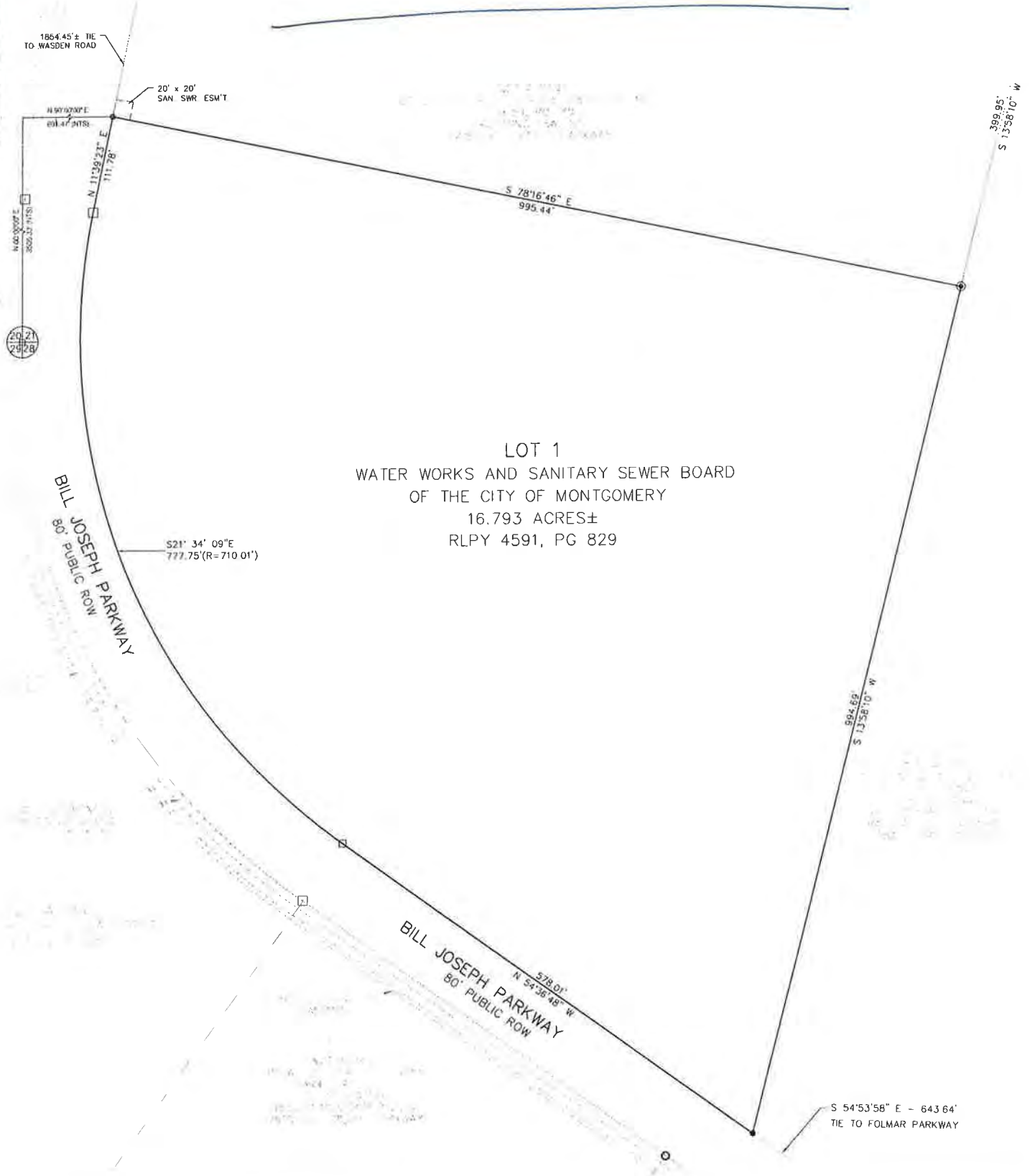
SUBJECT PROPERTY



ITEM NO.

22A

Interstate Industrial Park 15





FOLMAR PKWY

BILL JOSEPH PKWY

FOLMAR PKWY

PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 22C

23. DP-2017-021 **PRESENTED BY:** Goodwyn Mills & Cawood

REPRESENTING: Carmax Auto Superstore

SUBJECT: Public hearing for a development plan for a new building to be located on the west side of Eastern Boulevard and the north side of Woodmere Boulevard in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 6,821 sq. ft. building with a 644 sq. ft. canopy. There are 252 paved parking spaces indicated on the site plan. There are two (2) access drives to Woodmere Boulevard. 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.

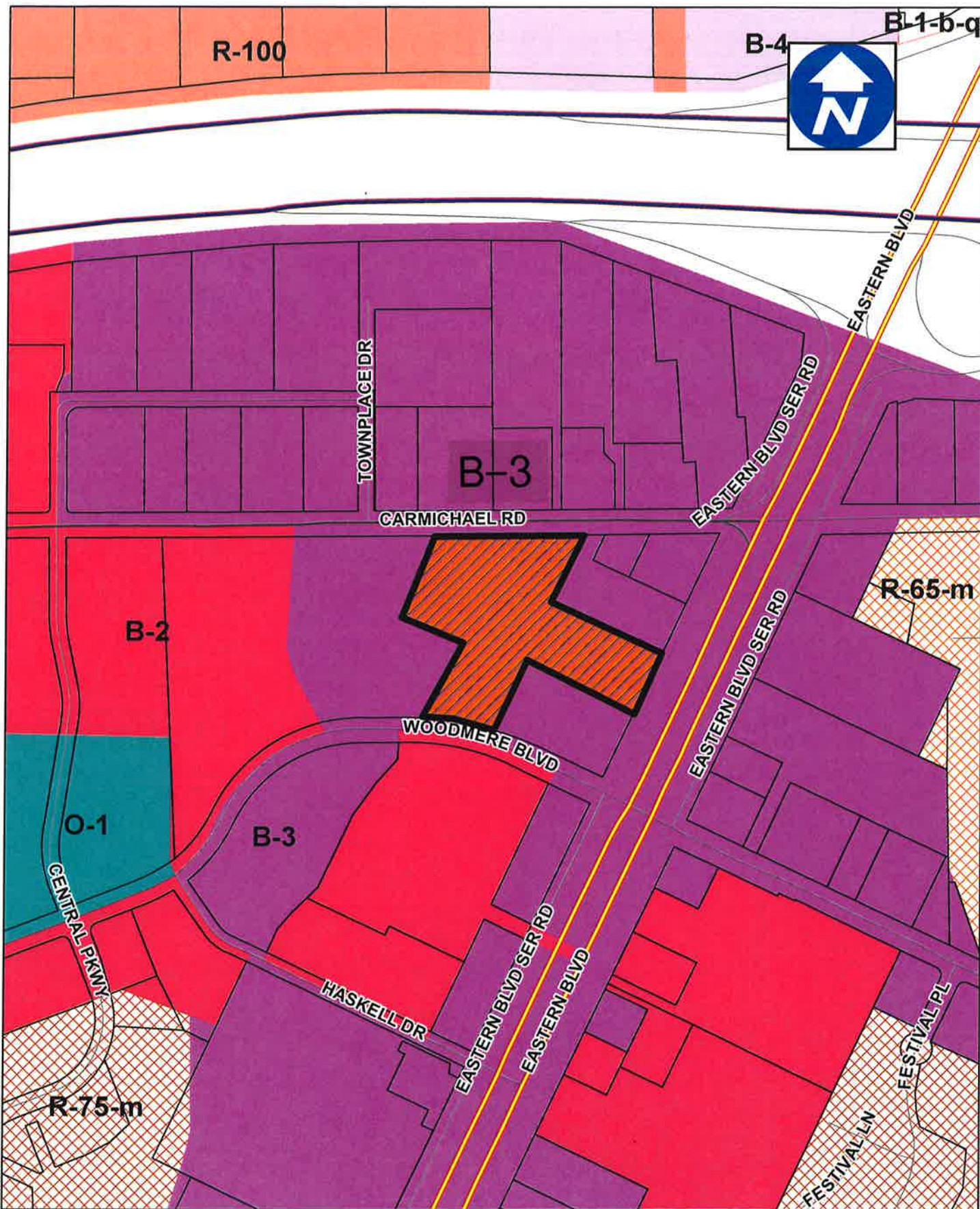
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 23A

233

CARMICHAEL RD.
(80' R.O.W.)

REQ'D 4' GAP IN GUARD RAIL FOR MOWER ACCESS
REQ'D OIL/ANTI FREEZE CONTAINMENT AREA
6' CHAINLINK FENCE W/SLATS & GUARD RAIL
DETECTION POND
REQ'D 18" CURB AND GUTTER, (TYP)

SALES STAGING LOT
6' MASONRY WALL
REQ'D WHEEL STOPS, (TYP)

CARMAX

2,000 GAL ABOVE GROUND FUEL STORAGE

REQ'D 24" STOP BAR AND "STOP" SIGN, (TYP)

REQ'D 24" STOP BAR AND "STOP" SIGN, (TYP)
CB 244, PG 583

REQ'D 27" MOUNTABLE CURB AND GUTTER, (TYP)

REQ'D 12'x100' TRUCK LOADING AREA

REQ'D HEAVY DUTY RIGID PAVEMENT

REQ'D 24" STOP BAR AND SIGNAGE AT ENTRANCE, (TYP)

15' TALL DOUBLE POLE PYLON SIGN

REQ'D CONCRETE TURNOUT

STORM INLET
TOP=292.50
INV.=287.00
(TO BE RELOCATED)

WOODMERE BLVD.
(R.O.W. VARIES)

GOLDEN CORRA - EAST BOULEVARD
PLAT NO 1
PB 50, PG 154

REQ'D ACCESSIBLE WHEEL STOPS & SIGNAGE, (TYP)

REQ'D 18" CURB AND GUTTER, (TYP)

REQ'D PARKING STRIPE (TYP)

REQ'D CONCRETE TURNOUT

REQ'D STANDARD DUTY PAVEMENT

45' TALL MONOPOLE PYLON SIGN

GAS REGULATOR

REQ'D 2" ME BACKFLOW-IF

REQ'D 8" VAULT W/

REQ'D

REQ'D

REQ'D 2" ME

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

4' ORNAMENTAL PICKET FENCE (METAL)

8" FIRE SERVICE

POWER BOX

2" DOMESTIC SERVICE

OVERHEAD SIGN

OVERHEAD SIGN

(14) WATER METERS

REQ'D 2" CAP

REQ'D 2" ME

REQ'D 8" VAULT W/

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

REQ'D

EASTERN BLVD.
(80' R.O.W.)



DEVELOPMENT SITE
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 23C

24. 8893 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Marlumco Investments, LLP

SUBJECT: Request final approval of CarMax Plat No. 1 located on the west side of Eastern Boulevard and the north side of Woodmere Boulevard in a B-3 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (6.45 acres) has 213 ft. of frontage along the Eastern Boulevard and 245 ft. of frontage along Woodmere Boulevard. 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 objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



TOWNPLACE DR
CARMICHAEL RD

CARMICHAEL RD

CARMICHAEL RD

EASTERN BLVD SER RD
EASTERN BLVD

B-3

3

EASTERN BLVD
EASTERN BLVD

EASTERN BLVD SER RD

WOODMERE BLVD

B-2

EASTERN BLVD SER RD
EASTERN BLVD

EASTERN BLVD

WOODMERE BLVD

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 24A

24B



Car Max 1

2

UTILITY COMPANY IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN ITS FACILITIES, INCLUDING ALL E CABLES, TRANSDUCERS AND OTHER APPLIANCES NECESSARY IN THE CONNECTION THEREWITH, WITHIN A TEN (10) FOOT T ALONG THAT PORTION OF THE LOT ABUTTING A DEDICATED STREET, AND ANY OTHER UTILITY EASEMENT SHOWN, FOR THE AND DISTRIBUTION OF ELECTRIC POWER, TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES N OR CONSENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF ACCESS AND EGRESS TO AND TO OUT AND KEEP CLEAN ALL TREES, UNDERBUSH, SHRUBBERY, ROOTS AND OTHER GROWTH; AND TO KEEP CLEAN ANY OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES. ALSO INCLUDED IN THE HANTED HEREIN IS THE RIGHT TO INSTALL SERVICE LATERALS RUNNING FROM SAID TEN (10) FOOT WIDE EASEMENT TO THE S CONSTRUCTED ON THE LOT WITHIN THIS PLAT.

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EASEMENTS OR RIGHTS OF WAY, EXCEPT UTILITY, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS SHOWN ON THIS PLAT, IF HEREBY DEDICATED TO THE CITY AND/OR COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE, THESE DEDICATED TS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 24C