

Planning Commission Agenda

December 11, 2014

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

E. Ann Clemons, Chairwoman

Greg Calhoun

Frank Cook

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

Kippy Tate

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the October 23, 2014 meeting

December 11, 2014

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
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<u>FULL REVIEW</u>					
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***The next Planning Commission meeting is on
January 22, 2015***

DEVELOPMENT PLANS FOR PUBLIC HEARING ONLY

1. DP-2001-025 **PRESENTED BY:** Donofro Architects

REPRESENTING: Happy Hour Brewing Company.

SUBJECT: Public hearing for a development plan for a new building to be located at 1509 Maxwell Boulevard in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 9,600 sq. ft. building. There are 40 paved parking spaces provided. There is one (1) access drive to Maxwell Boulevard and two (2) access drives to May Street indicated on the site plan. All other applicable requirements will be met.

COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Under review.

TRAFFIC ENGINEERING: Make the handicap parking stalls either 11'-5'8" or 8'-8'-8" and provide handicap signs and ramp access provide Stop signs and stopbars at all exits.

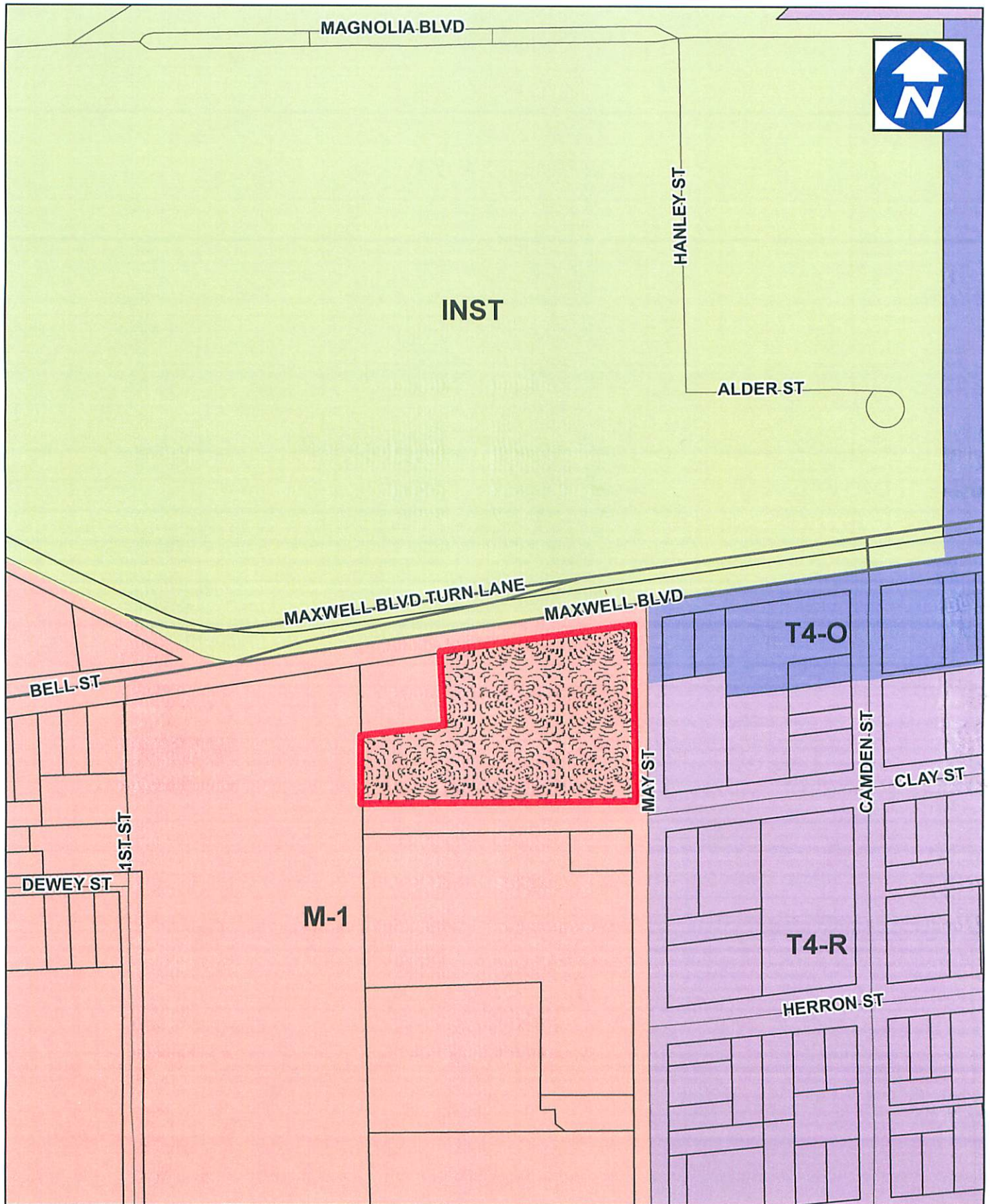
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Under review.

URBAN FORESTRY: Under review.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

1A



SITE 

1 inch = 200 feet
Item 1C

2. DP-1980-103 **PRESENTED BY:** Baker Donelson

REPRESENTING: Verizon Wireless

SUBJECT: Public hearing for a development plan for a cellular communication facility to be located at 2730 Gunter Park Drive West in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a cellular tower and related equipment within a 60 ft. x 60 ft. leased area. There is a 30 ft. access easement with a 12 ft. drive to Midpark Road. The 190 ft. monopole tower and equipment will be located within a 50 ft. x 50 ft. fenced area. All applicable requirements will be met.

COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

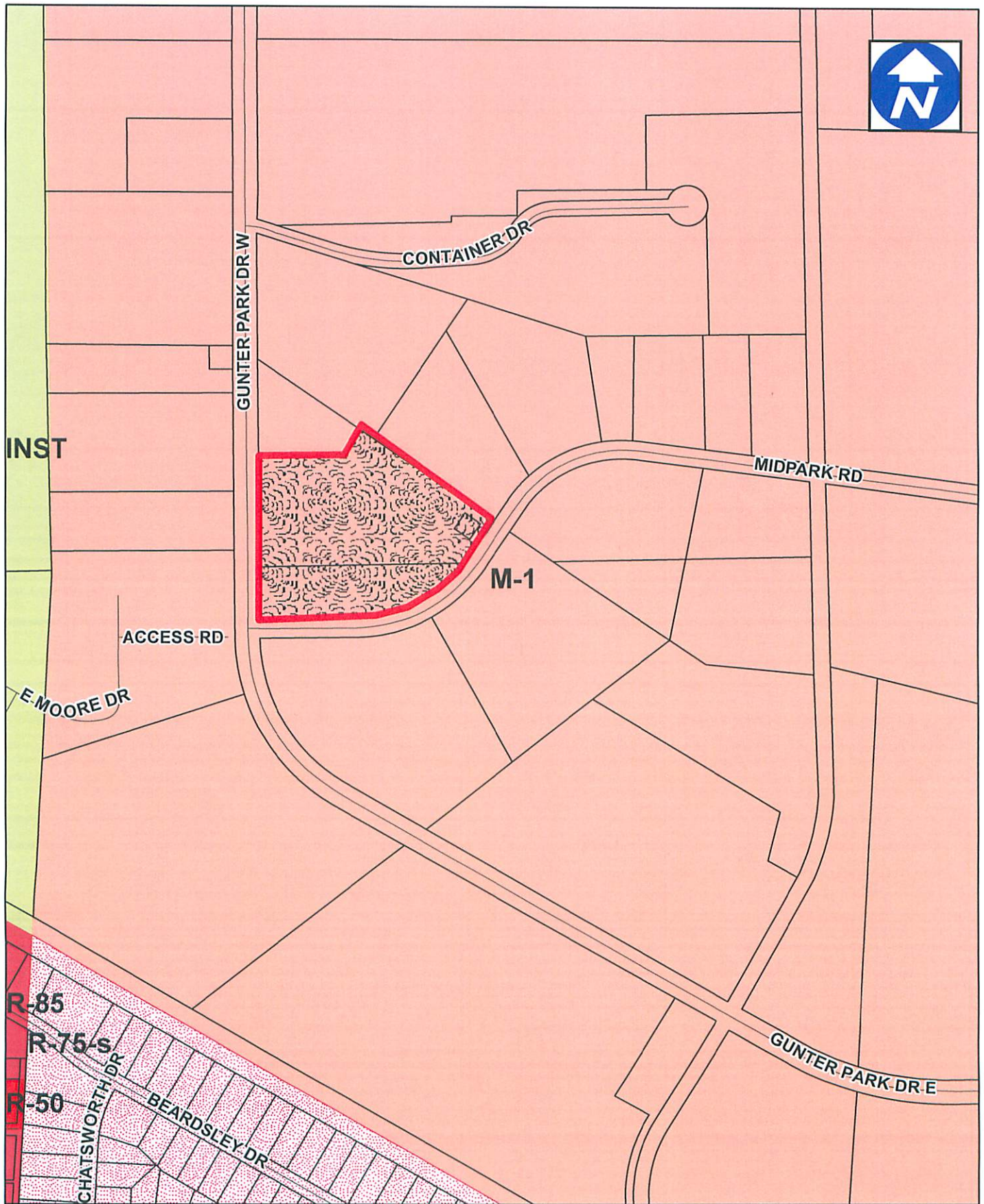
FIRE DEPARTMENT: Under review.

WATER AND SEWER: No objection.

URBAN FORESTRY: Not applicable.

COMMENTS: _____

ACTION TAKEN: _____



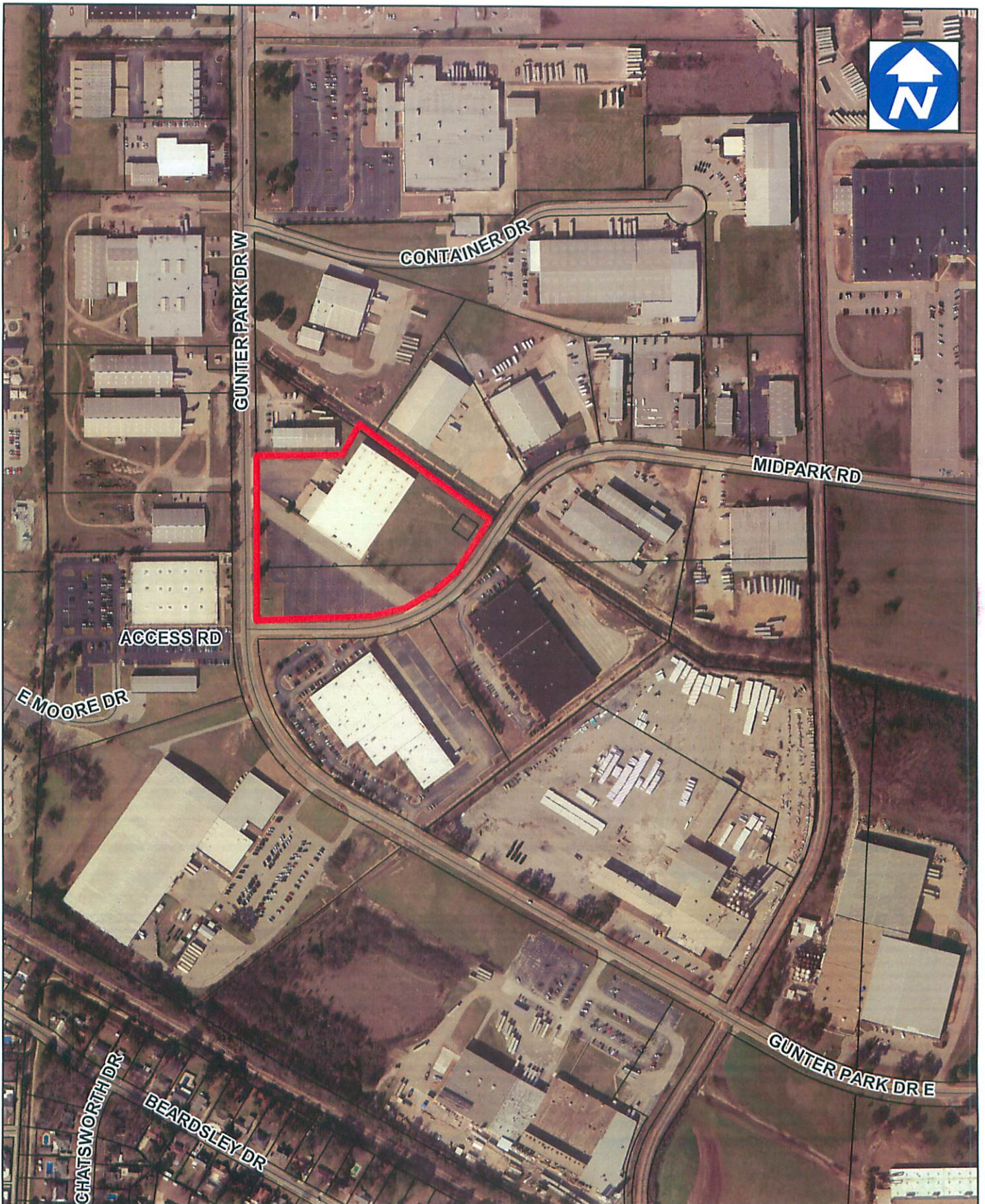
DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

20

3. DP-1976-075 **PRESENTED BY:** Danny Clements Builder

REPRESENTING: Capitol Container

SUBJECT: Public hearing for a development plan for an addition to a building located at 2734 Gunter Park Drive West in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 25,600 sq. ft. addition to an existing 29,488 sq. ft. building. There will be no changes to the parking or accesses. All applicable requirements will be met.

COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Provide grading permit and bonds. Provide drainage plans.

TRAFFIC ENGINEERING: No objection.

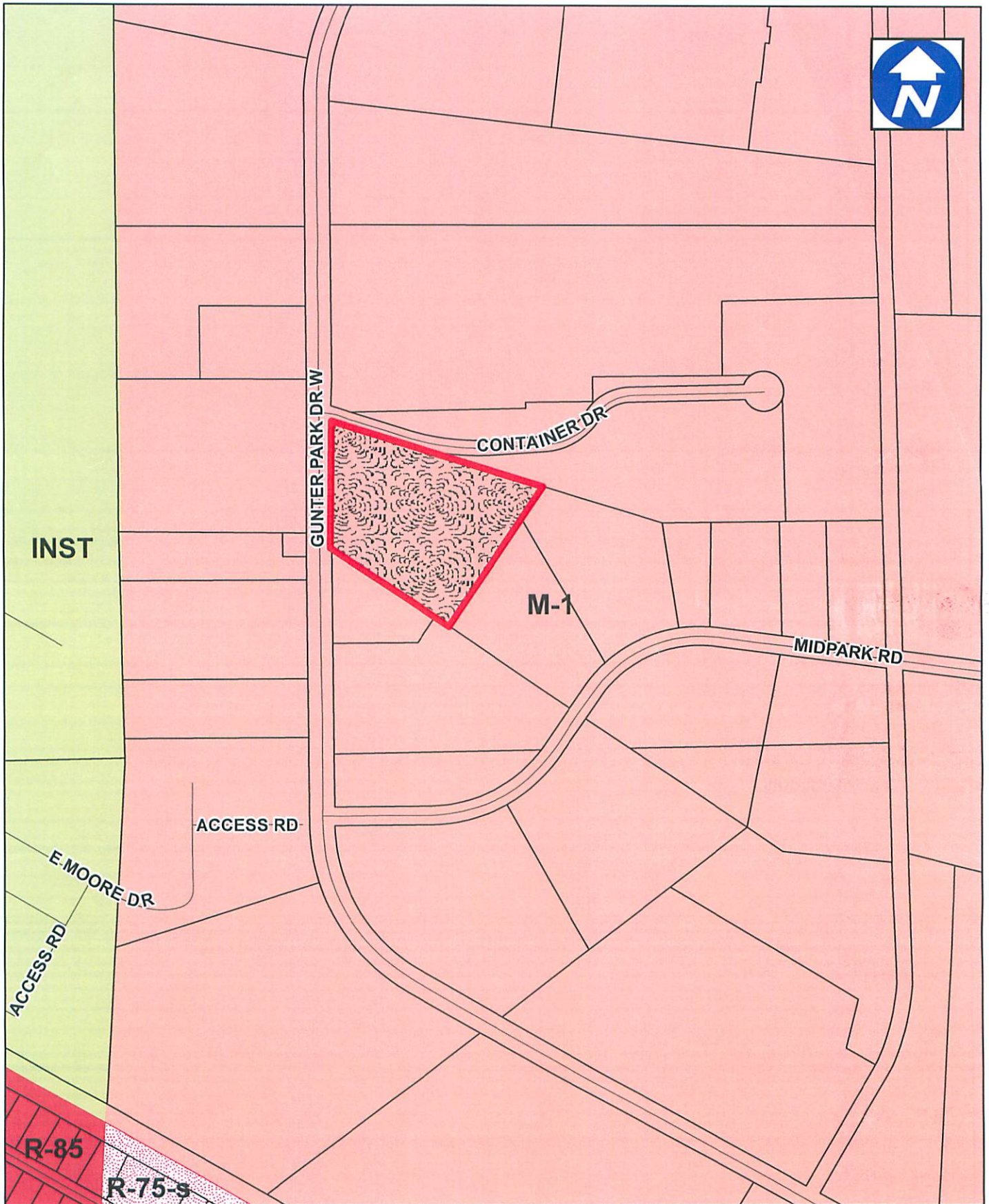
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Under review.

URBAN FORESTRY: Landscape plan not required.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A

AN ADDITION FOR CAPITOL CONTAINER MONTGOMERY, ALABAMA

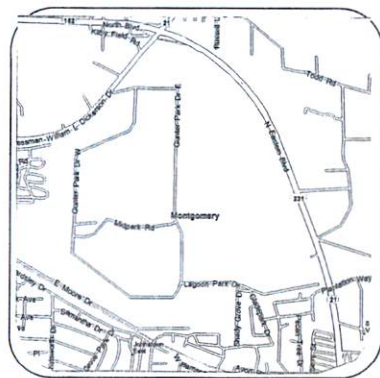
DEVELOPMENT DATA:

ZONED M-1 INDUSTRIAL		
CONSTRUCTION TYPE II B		
REQUIRED LOT AREA	REQ'D	SHOWN
MINIMUM DEPTH OF FRONT YARD	20'	20'
MINIMUM DEPTH OF REAR YARD	10'	10'
MINIMUM DEPTH OF SIDE YARD	10'	10'
MINIMUM BUILDING AREA	500	2154
MINIMUM BUILDING HEIGHT/FEET-STORIES	20'	24'-0"
OFF STREET PARKING ONE PER FIFTY	1/2	0 SPACES

SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD MAP PANEL NO. 010000000, DATED 8-4-83

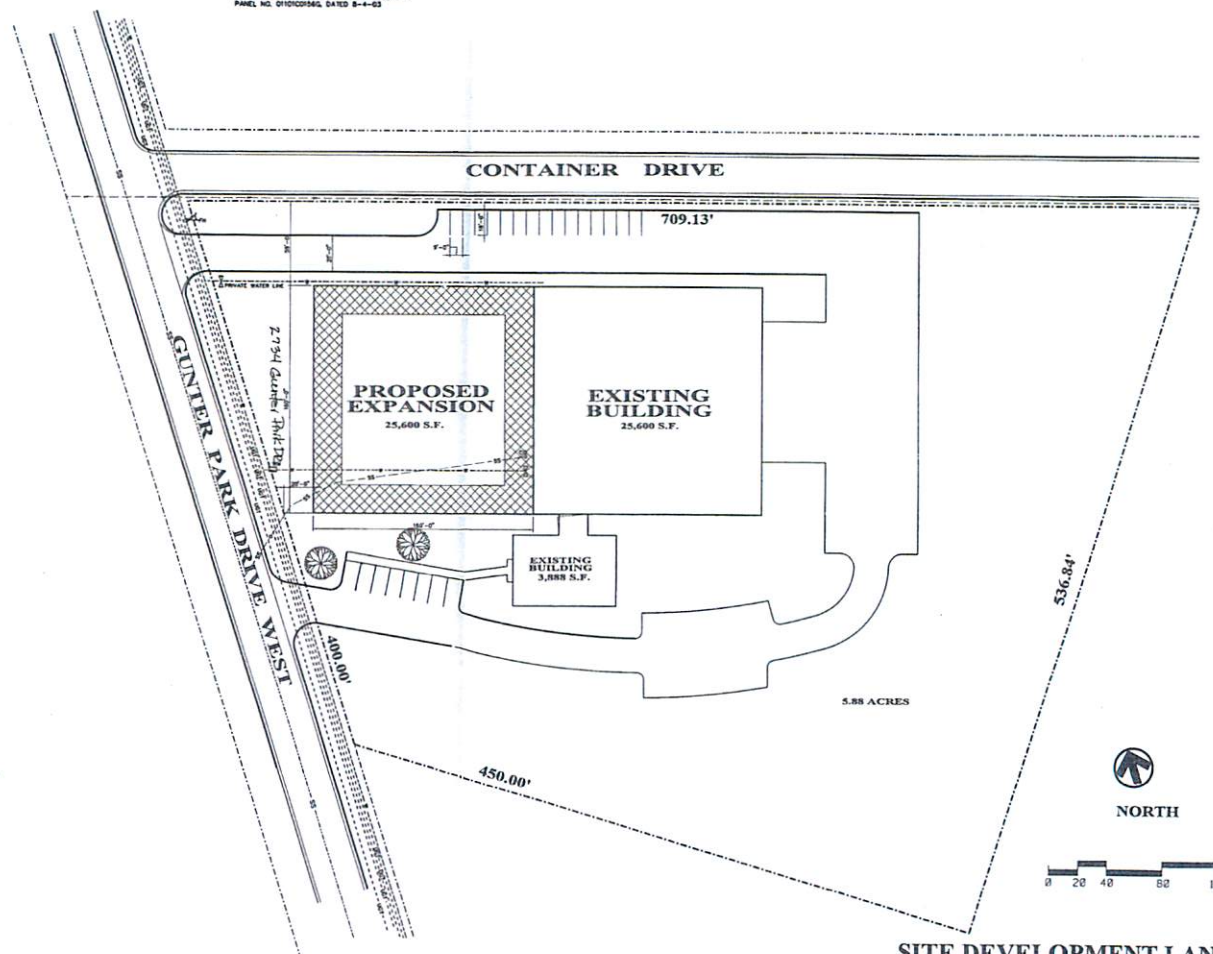
GENERAL NOTES:

SCOPE OF THE WORK IS LIMITED TO THE FOLLOWING:
THERE IS NO SITE WORK OTHER THAN THE BUILDING PAD.
THERE IS NO DRIVEWAY OR STREET MODIFICATIONS.
THERE IS NO SITE WORK OTHER THAN THE BUILDING PAD.
THERE IS NO DRIVEWAY OR STREET MODIFICATIONS.
THERE ARE NO ADDITIONAL PARKING SPACES REQUIRED OR PLANNED.
THERE ARE NO ADDITIONAL WATER NEEDS, EXCEPT FOR THE EXPANSION OF THE SPRINKLER SYSTEM. THERE ARE NO RESTROOMS, WATER FOUNTAINS, BREAK ROOMS, ETC.



GENERAL NOTES:

- BEFORE WORK BEGINS NOTIFY CITY ENGINEERING DEPARTMENT AT 241-3883 OR 241-4501.
- ALL UTILITY CONNECTIONS MADE WITH EXISTING CITY STREETS MUST BE MARKED UNLESS OTHERWISE EXTENDED BY CITY ENGINEERING DEPARTMENT. CALL 241-3883 OR 241-4501.
- ANY STREET CLOSURE REQUIRES A CITY STANDARD PAVEMENT PATCH AND SUFFICIENT CONCRETE FULL STREET WITH ADJACENT OVERLAY.
- BEFORE ANY STREET CLOSURE CONTACT DONALD THOMAS WITH CITY ENGINEERING DEPARTMENT AT 241-3883 OR 241-4501.
- DIRECT ALL STORM WATER INCLUDING ROOF DRAINAGE TO STREET ROW OR TO DRAINAGE EASEMENT.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING NECESSARY PERMITS AND INSURANCE DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MAID AND REPAIRS OFF CITY STREETS AND FROM CLEAR UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURBS AND GUTTER DRAINAGE DURING CONSTRUCTION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL AREAS OF E.O.W. THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOIL, ASPHALT, OR CONCRETE WHICHEVER IS DEEMED NECESSARY BY ENGINEERING DEPARTMENT.
- CONVERT ALL GRATE ALLEYS TO 5' TYPE ALLEYS.
- ALL EXISTING CURBS AND ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURB AND OUTLET. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ADJACENT TO THE PROPOSED CURB AND OUTLET SHALL BE SAW CUT THE FULL DEPTH OF THE CURB. TO PROVIDE A CLEAN EDGE. UNLESS THE JOINTS BE TORN OR A ROUGH EDGE. UNLESS 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.
- PROVIDE HANDICAP RAMP AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.



SITE DEVELOPMENT PLAN

SCALE 1" = 40'-0"

SHEET TITLE

SCHEMATIC
SITE PLAN

DRAWN BY dms
CHECKED dms
PROJECT NUMBER 14016
FILE NUMBER X10
DATE NOV. 14, 2014
REVISION
PLOTTED NOV. 14, 2014

RECEIVED
NOV 14 2014
PLANNING CONTROLS DIVISION



SHEET NUMBER

X1.0



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. DP-2014-023 **PRESENTED BY:** Frank Turner

REPRESENTING: T and T Vending.

SUBJECT: Public hearing for a development plan for an ice vending building to be located at 4501 Troy Highway in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to install a new 150 sq. ft. ice vending building. There are 3 gravel parking spaces indicated on the site plan, with a concrete apron into the property. There is one (1) access drive from Bell Road. There is no access to Troy Highway.

COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Under review.

TRAFFIC ENGINEERING: Under review.

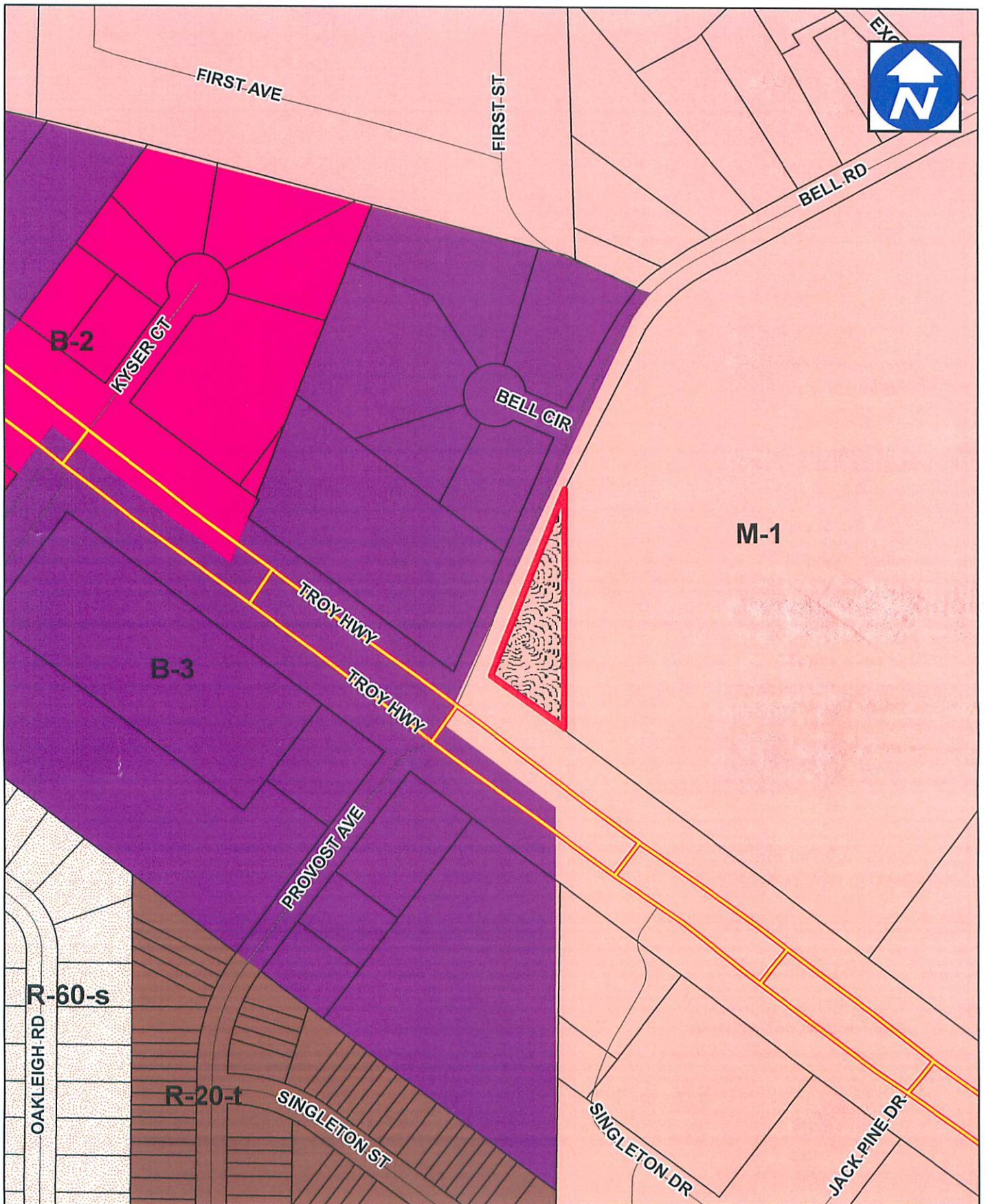
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Under review.

URBAN FORESTRY: Under review.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY

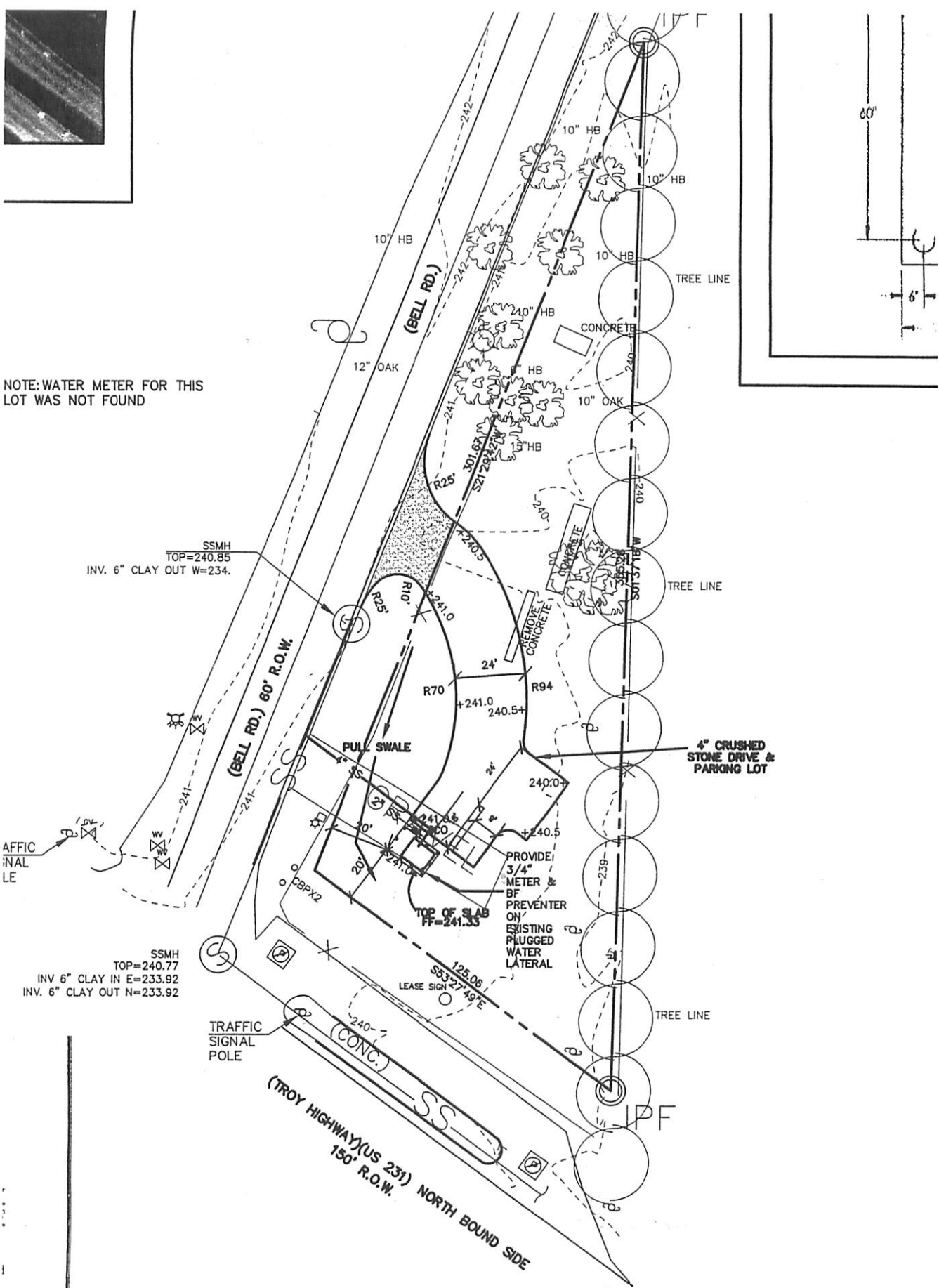


ITEM NO.

4A



NOTE: WATER METER FOR THIS LOT WAS NOT FOUND



4B



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. DP-2014-024 **PRESENTED BY:** The Garrard Group

REPRESENTING: Family Dollar

SUBJECT: Public hearing for a development plan for a new building to be located on the north side of Woodley Road, approximately 160 ft. west of Woodley Park Drive, in a B-4 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct an 8,320 sq. ft. building. There are 52 paved parking spaces and one (1) full access drive to Woodley Road indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Under review.

TRAFFIC ENGINEERING: Must provide three handicap stalls to meet ADA requirements.

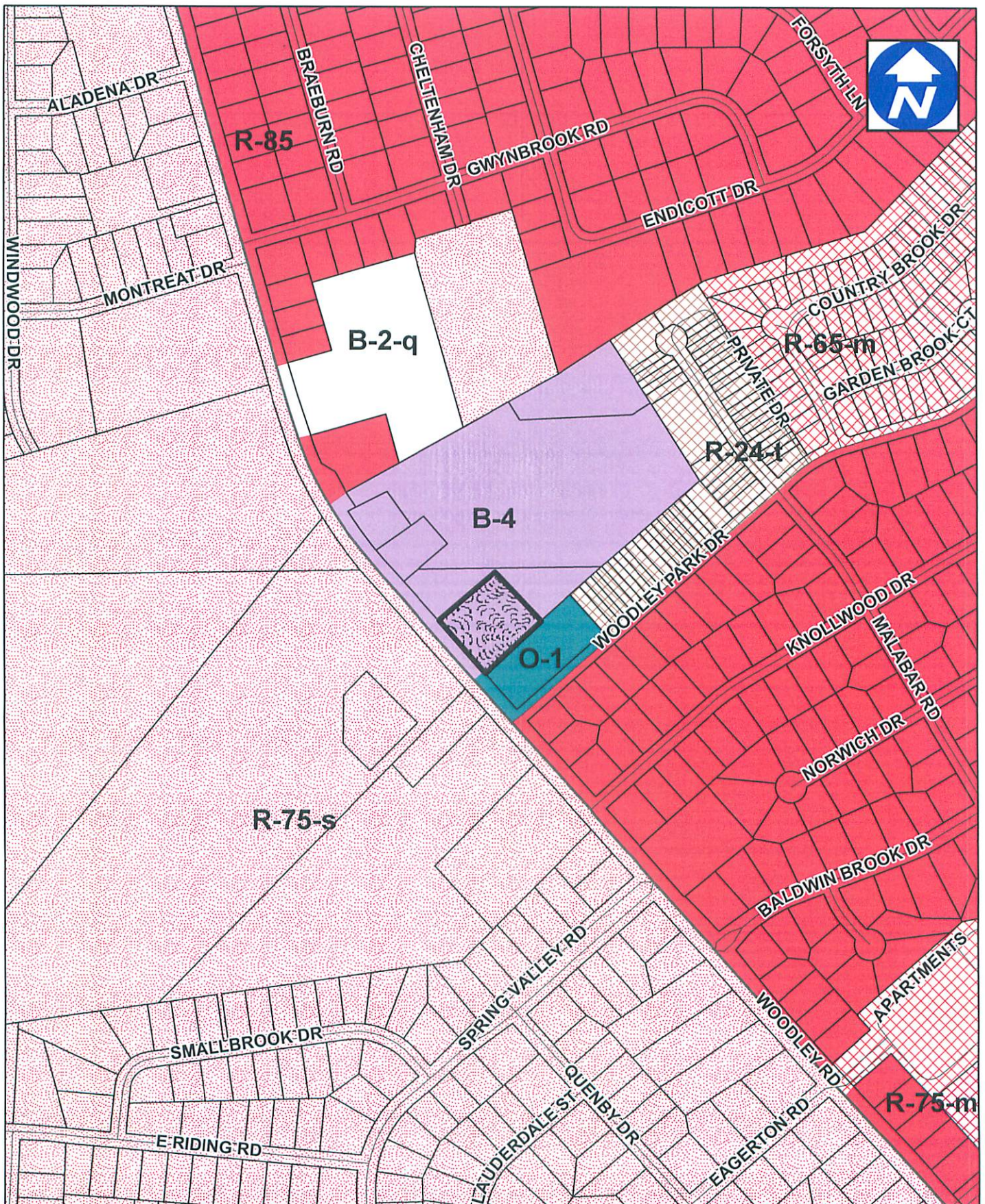
FIRE DEPARTMENT: No objection.

WATER AND SEWER: Under review.

URBAN FORESTRY: Replace red maple with another species. Replace trees on street frontage with understory species. Add trees to east landscape buffer.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

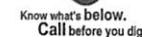
5A



DEVELOPMENT NAME	FAMILY DOLLAR - MONTGOMERY-WOOLLEY ROAD
PROPERTY ADDRESS	3405 WOOLLEY ROAD MONTGOMERY, MONTGOMERY COUNTY, ALABAMA NORTH QUARTER OF SECTION 4, T10N, R18E
DEVELOPER	GARMAR GROUP ONE SUGARLOAF CENTER 1985 SATELLITE BLVD., SUITE 2300 DULUTH, GA 30097 (404) 229-1188 BRYAN STONE
ENGINEER	LEACH ENGINEERING, INC. 4320 BURNHIDE DAM ROAD SUITE 1400 BURNHIDE, GA 30024 JEFF WILSON (PROJECT MANAGER) MARK S. LEACHMAN, P.E. (ENGINEER OF RECORD) 874-848-8100
ZONING INFORMATION	R-4

- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) NEW CURB AND GUTTER TO BE CITY OF MONTGOMERY 24" X 48" UNLESS OTHERWISE INDICATED.
- 3) NEW LAID CURBSTONE TO BE STABILIZED WITH JOINTS UPON COMPLETION OF DEMOLITION.
- 4) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 5) TOPOGRAPHIC SURVEY BY FLOWERS & WHITE ENGINEERING, LLC. DATED OCTOBER 21, 2014. DEMONSTRATION IS NOTED ON SURVEY.
- 6) THIS SITE IS SHOWN TO BE IN FLOOD ZONE 1. SHOWN AS SHOWN ON THE FEMA FIRM MAP NUMBER 01100200Z DATED FEBRUARY 5, 2014.
- 7) WADSWORTH SPACE IS REQUIRED TO BE VEH ACCESSIBLE WITH A MINIMUM 8' WIDE ACCESS AREA.
- 8) ACCESSIBLE PARKING AREAS, INCLUDING ADA'S, SHALL BE MORE THAN 2% IN ANY DIRECTION.
- 9) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO OBTAIN THE REQUIRED OFF-PROPERTY WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TO BE AND GRADING.
- 10) REFERENCE AND PLAN FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BOLLARDS, OBSTRUCTIONS, ETC.
- 11) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.
- 12) VERTICAL DESIGN OF ALL BAY OR PREEXISTING UTILITY IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND DESIGN IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

USE	SQUARE FEET	MIN RATIO	MIN SPACES	SPACES PROVIDED
GEN. RETAIL	8,320	1.25/200 SF	52	52



FAMILY DOLLAR - MONTGOMERY-WOODLEY ROAD
NE QUARTER OF SECTION 4, T15N, R18E
MONTGOMERY, MONTGOMERY COUNTY, ALABAMA

Drawing name: I:\030022 - Corvord - FD-Montgomery, AL (Woodley Rd)\CADD\CONSTR\030022 - 03 - SITE.dwg SITE PLAN Nov 12, 2014 7:55am by jeff.wilkerson



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. DP-2014-022 **PRESENTED BY:** J.M. Garrett & Son LLC

REPRESENTING: ZTEC Complex

SUBJECT: Public hearing for a development plan for a new multi-tenant building to be located on the east side of Chantilly Parkway, approximately 140 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 6,600 sq. ft. building with a 5,808 sq. ft. canopy. There are 35 paved parking spaces indicated on the site plan. A right-in/right-out access to Chantilly Parkway and a full access drive to Ryan Road. All applicable requirements will be met.

COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Under review.

TRAFFIC ENGINEERING: Provide Stop sign and marking exiting to Ryan Road. Provide Yield sign and markings at right-out and island must be concrete and painted yellow. Reverse directional arrows throughout the parking lot and exit to Ryan Road. Entrance/Exit to Ryan Road must be built for two-way traffic.

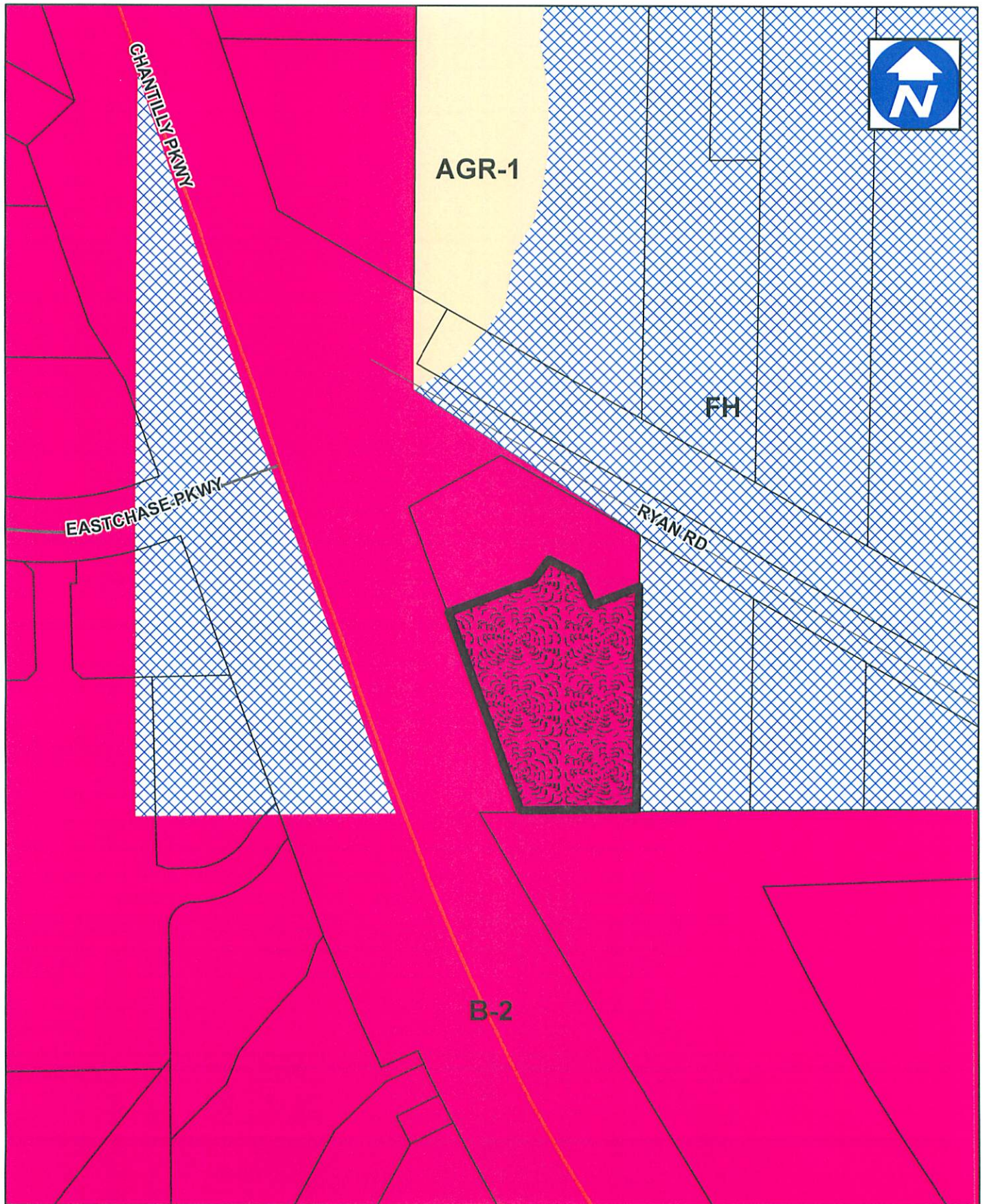
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Under review.

URBAN FORESTRY: Landscape plan required.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6A

[illegible]

PROJECT SITE

VICINITY MAP

PRELIMINARY
SITE LAYOUT

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[illegible][illegible]

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IT'S THE LAW

RECEIVED
PLANNING DEPARTMENT

DEPT. 44-38861
C-1.1

ZTEC MARKET GAS
CHANTILLY PARKWAY
MONTGOMERY, ALABAMA

SHEET CONTENTS: PRELIMINARY SITE LAYOUT

DATE: OCTOBER 20, 2014
DRAWN: [signature]
CHECKED: [signature]
REVISED:

J.M. GARRETT & SON L.L.C.
CIVIL ENGINEERING-SURVEYING-LAND PLANNING SINCE 1898
1109 SOUTH HULL STREET, MONTGOMERY, ALABAMA, 36104 VOICE (334) 264-2247

...the ...

6B



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6C

FULL REVIEW

7. 8712 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: HAH Marketing, LLC

SUBJECT: Request final approval of ZTEC Plat No. 1 located on the east side of Chantilly Parkway, approximately 200 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 3 (2.17 acres) has 372 ft. of frontage along Chantilly Parkway and a depth of approximately 290 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: Police Jurisdiction

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Indicate that Lots 2 & 3 is not included on plat. Show floodway area on plat. Show floodway area on plat. Provide flood information and source on plat. Provide a more detailed vicinity map.

TRAFFIC ENGINEERING: No objection.

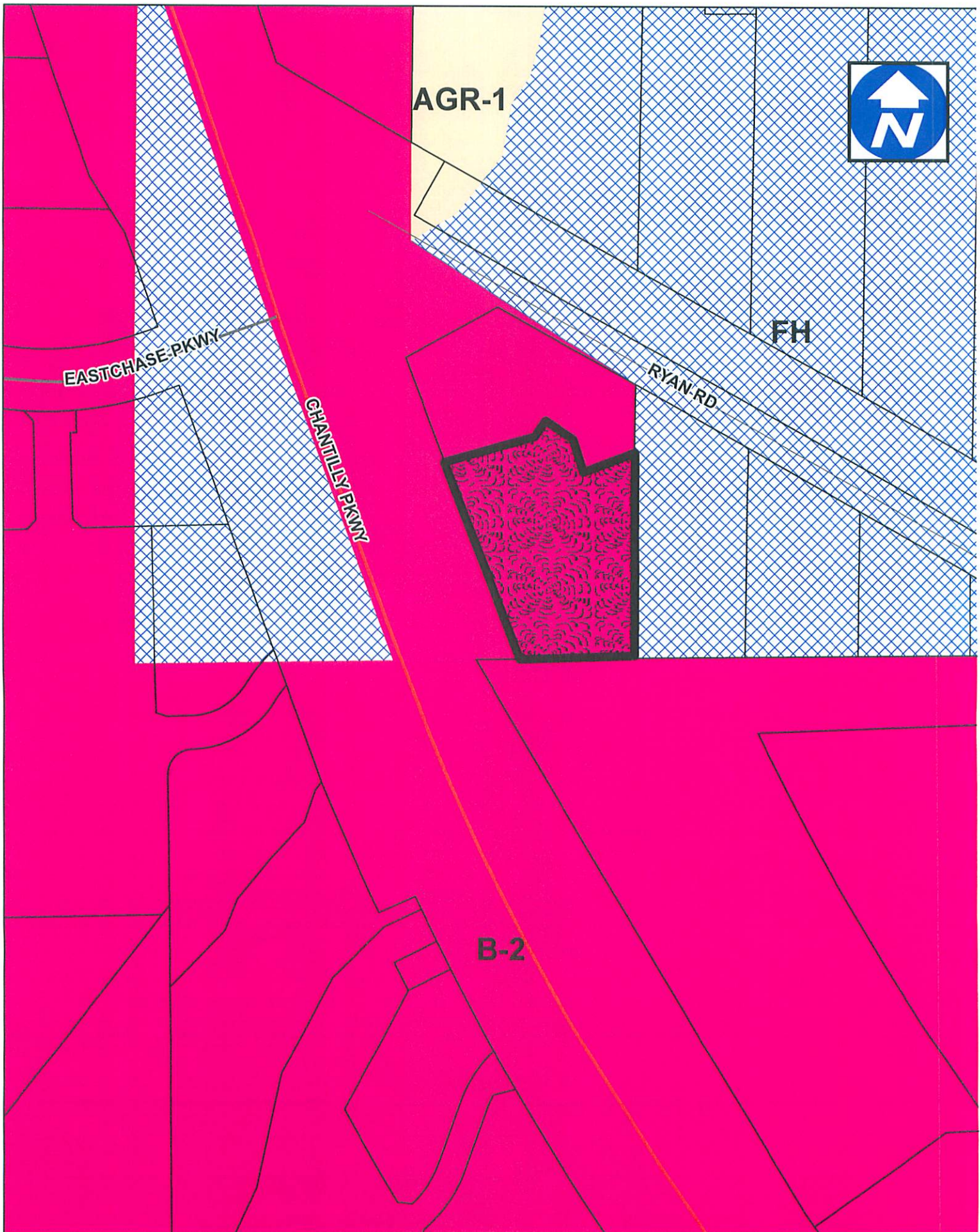
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Proposed plat will leave Lot 2 without access to water. Proposed plat will leave Lots 2 and 3 without direct access to sewer. Provide utility plans (full set) addressing sewer/water access to lots.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

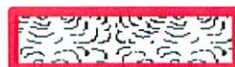
ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7A

7B



ZTEC PLAT NO.1

LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 14, T10N, R10E
MONTGOMERY COUNTY, ALABAMA
CONTAINING 0.0 AC

DATE: OCTOBER 20, 2014 SCALE 1"=50'
BY J.W. GARRETT & SON, L.L.C.
1109 SOUTH HALL STREET
MONTGOMERY, ALABAMA 36104
(334) 264-2247 OFFICE (334) 264-2247 FAX
RJCHARTERROLLING@GMAIL.COM

NOTES:

- 1) STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO THE CITY OF MONTGOMERY, ALABAMA FOR PUBLIC USE.
- 2) ALL EASEMENTS OR RIGHT-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWER AND WATER MAIN SHOWN ON THIS 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 INGRESS 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 ON THIS PLAT.
- 3) 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 ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
- 4) A TEN (10) FOOT EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF EACH LOT ADJUTING 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 IS NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA. I HEREBY STATE THAT THIS SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS FOR PROPER SURVEY PRACTICE FOR THE STANDARDS OF LAND SURVEYING FOR THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
- 5) DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE STATED.
- 6) ALL UNUSED WATER AND SEWER LATERALS SHALL BE CAPPED AS TO THE MONTGOMERY WATER AND SEWER BOARD SPECIFICATIONS.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, FRANK B. GARRETT JR., A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF MONTGOMERY COUNTY, ALABAMA HEREBY STATE THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT SAID PLAT TO BE TRUE AND CORRECT ON

ACCORDING TO MY SURVEY THIS 15TH DAY OF OCTOBER, 2014.

Frank B. Garrett Jr.
FRANK B. GARRETT JR.
REGISTRATION NUMBER 9500



STATE OF ALABAMA)
MONTGOMERY COUNTY)

WE, HEMANG PADHILAR AS CEO AND HARESH PATEL AS PRESIDENT OF HAH MARKETING LLC, OWNER ON THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT SAID PLAT TO BE TRUE AND CORRECT ON

_____ day of _____, 2014.

HEMANG PADHILAR, CEO

HARESH PATEL, PRESIDENT

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, certify that Hemang Padhilar and Hareesh Patel, whose names as CEO and President of HAH Marketing LLC, owner of this property joined in and signed the foregoing Surveyor's Certificate and adopted the said Plat to be true and correct, and who is known to me, acknowledged before me on this day that being informed of the contents of this Plat, they executed the same voluntarily and with full authority on the date that the same bears date. Given under my hand and official seal, this the _____ day of _____, 2014.

NOTARY PUBLIC

My commission expires _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA AND IS APPROVED BY SUCH COMMISSION.

DATE: _____

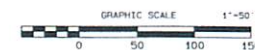
SECRETARY

STATE OF ALABAMA)
MONTGOMERY COUNTY)

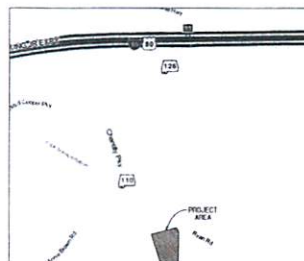
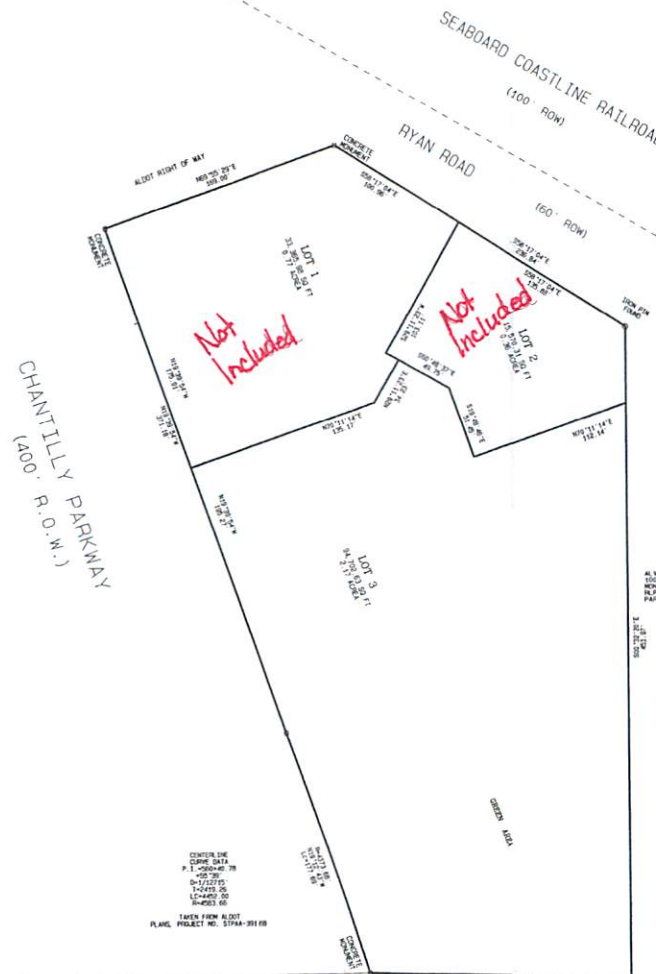
THIS PLAT IS HEREBY APPROVED BY THE MONTGOMERY COUNTY ENGINEER.

DATE: _____

COUNTY ENGINEER



RECEIVED
NOV 03 2014
PLANNING CONTROL DIVISION



VICINITY MAP

CURVE DATA
P.T. 105+00.00
C.S. 105+00.00
TANGENT BEG. 105+00.00
TANGENT END 105+00.00
RADIUS 105+00.00
TANGENT BEG. 105+00.00
TANGENT END 105+00.00
RADIUS 105+00.00

POINT OF COMMENCEMENT
ON COR. SECTION 14, T-10-N, R-10-E
MONTGOMERY COUNTY, ALABAMA
FOUND IRON PIN - STONE MISSING

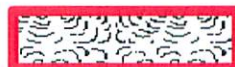
TRUP LLC
P.O. BOX 117
47 W. WILSON BL. WILSON
AL 35607
ALPY 2400 PAGE 003



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 8709 **PRESENTED BY:** Engineering Design Group, LLC

REPRESENTING: 3D Development Group

SUBJECT: Request final approval of Family Dollar Troy Highway Plat No. 1A located on the southeast corner of the Troy Highway and Kyser Court in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot and relocates a sanitary sewer easement. Lot 8AA (1.23 acres) has 253 ft. of frontage along Troy Highway and 170 ft. of frontage along Kyser Court. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection..

TRAFFIC ENGINEERING: No objection.

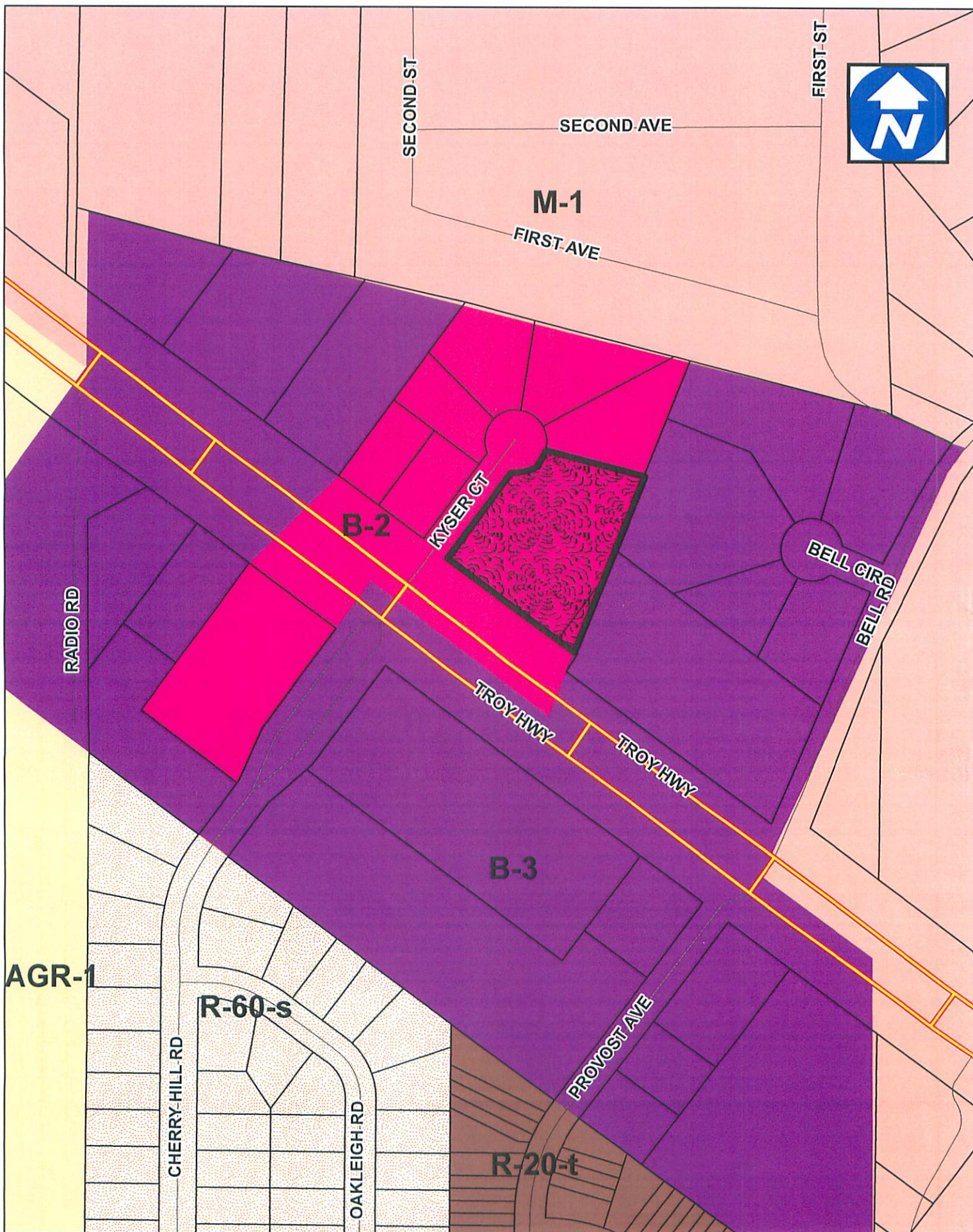
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Existing sanitary sewer easement must be vacated via document. Submit form/sketch for review. Transformer pad shown outside of easement on plans but is installed in the sanitary sewer easement. This must be relocated out of sanitary sewer easement.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer..

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY



1 inch = 200 feet

ITEM NO. 8A

CHERRY HILL ROAD

TROY HIGHWAY
US HIGHWAY 291

- LEGEND
- R = Range
 - T = Township
 - SEC = Section
 - C = Corner Found
 - I = Iron Found
 - Q = Property corner set
 - A = Stake set on Building Corner
 - C = Concrete
 - CCP = Reinforced Concrete Pipe
 - CP = Cast Iron Pipe
 - TI = Tarp
 - IR = Iron
 - MS = Manhole
 - SS = Sanitary Sewer
 - PS = Power Pole
 - UP = Iron Pole Found
 - US = Iron Pole Set
 - APPROX = APPROXIMATE
- SYMBOLS
- CONCRETE
 - COVERED PORCH

SCALE: 1" = 20'

FAMILY DOLLAR TROY HIGHWAY PLAT 1A

SITUATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH,
RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA

BEING A RESURVEY OF LOT 8A OF FAMILY DOLLAR TROY
HIGHWAY PLAT 1 AS RECORDED IN PLAT BOOK 54 PAGE 133 IN THE
OFFICE OF THE JUDGE OF PROBATE IN MONTGOMERY COUNTY,
ALABAMA.



STATE OF ALABAMA,
MONTGOMERY COUNTY

I, Joseph Schifano II, a Registered Land Surveyor in the State of Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or concrete monuments and that they actually exist.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: Joseph Schifano II, PLS Date: 11/14/2014
Alabama License Number: 23661

I, Richard Earl Stubbs, as Notary Public in and for said County and State, do hereby certify that Joseph Schifano II, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 13th day of November, 2014

Richard Earl Stubbs My commission expires 06/01/2015
Notary Public

STATE OF ALABAMA,
MONTGOMERY COUNTY

3D Boothlands, LLC, owner of the property as shown on attached map of Family Dollar Troy Highway Plat 2 hereby joins in and signs the foregoing surveyor's certificate

and adopts said plat on this the 13th day of November, 2014.

3D Boothlands, LLC

Charles Durston
Member FDS Holdings, LLC, the Manager of 3D Boothlands, LLC

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, Charles Durston, as Notary Public in and for said County and State, do hereby certify that Charles Durston, whose name is signed to the foregoing certificate as member FDS Holdings LLC, the Manager of 3D Boothlands, LLC, owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 13th day of November, 2014

Notary Public: Charles Durston My commission expires 11/14/2014

STERLING BANK Mortgagee

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, Charles Durston, as Notary Public in and for said County and State, do hereby certify that Charles Durston, whose name is signed to the foregoing certificate as member FDS Holdings LLC, the Manager of 3D Boothlands, LLC, owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 13th day of November, 2014

Notary Public: Charles Durston My commission expires 11/14/2014

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on 11/14/2014 and is approved according to the Code of Alabama 11-52-32.

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

This plat has been submitted to and considered by the Montgomery County Engineering Department and is approved by such Department on this the 13th day of November, 2014.

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

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

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

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

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

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

REVISIONS

DATE BY

DATE BY

DATE BY

DATE BY

DATE BY

DATE BY

DATE BY

DATE BY

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DATE BY

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DATE BY

DATE BY

FAMILY DOLLAR TROY HIGHWAY PLAT 1A

RESURVEY PLAT

PROJECT

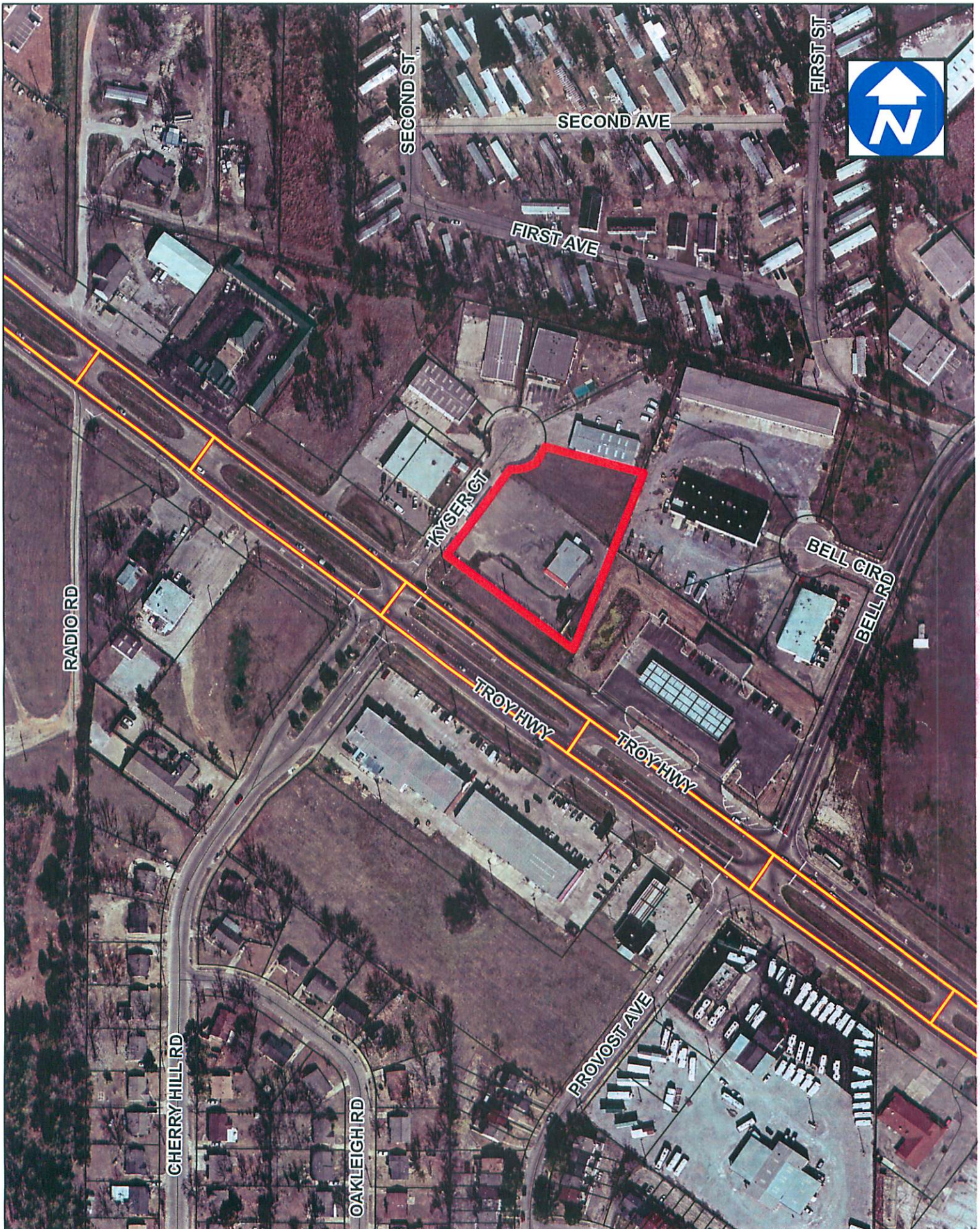
TITLE

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CITY, INDIANAPOLIS, IN
CITY, INDIANAPOLIS, IN

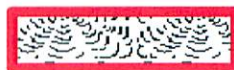
RECEIVED
11/14/2014
PLANNING CONTROL DIVISION

1 OF 1



PLATS

SUBJECT PROPERTY



ITEM NO. 8C

1 inch = 200 feet

9. RZ-2014-019 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Gene Reese

SUBJECT: Request to rezone property located on the southeast corner of South Lawrence Street and Julia Street, and the west side of South McDonough Street, approximately 300 ft. south of Julia Street, from B-2 (Commercial), M-1 (Light Industrial), O-1 (Office) and R-60-d (Duplex Residential) Zoning Districts to an R-60-s (Single-Family Residential) Zoning District.

REMARKS: The adjacent property has B-2 (Commercial) and M-1 (Light Industrial) zoning to the north, M-1 (Light Industrial) and O-1 (Office) zoning to the east, R-60-d (Duplex Residential) and O-1 zoning to the south, and B-2 (Commercial) and O-1 (Office) zoning to the west. The intended use for this property if rezoned is for single-family residential use. The Land Use Plan recommends office and central business use.

This item was delayed at the request of the petitioner at the October 23, 2014 meeting.

COUNCIL DISTRICT: 3

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection to rezoning.

TRAFFIC ENGINEERING: No objection.

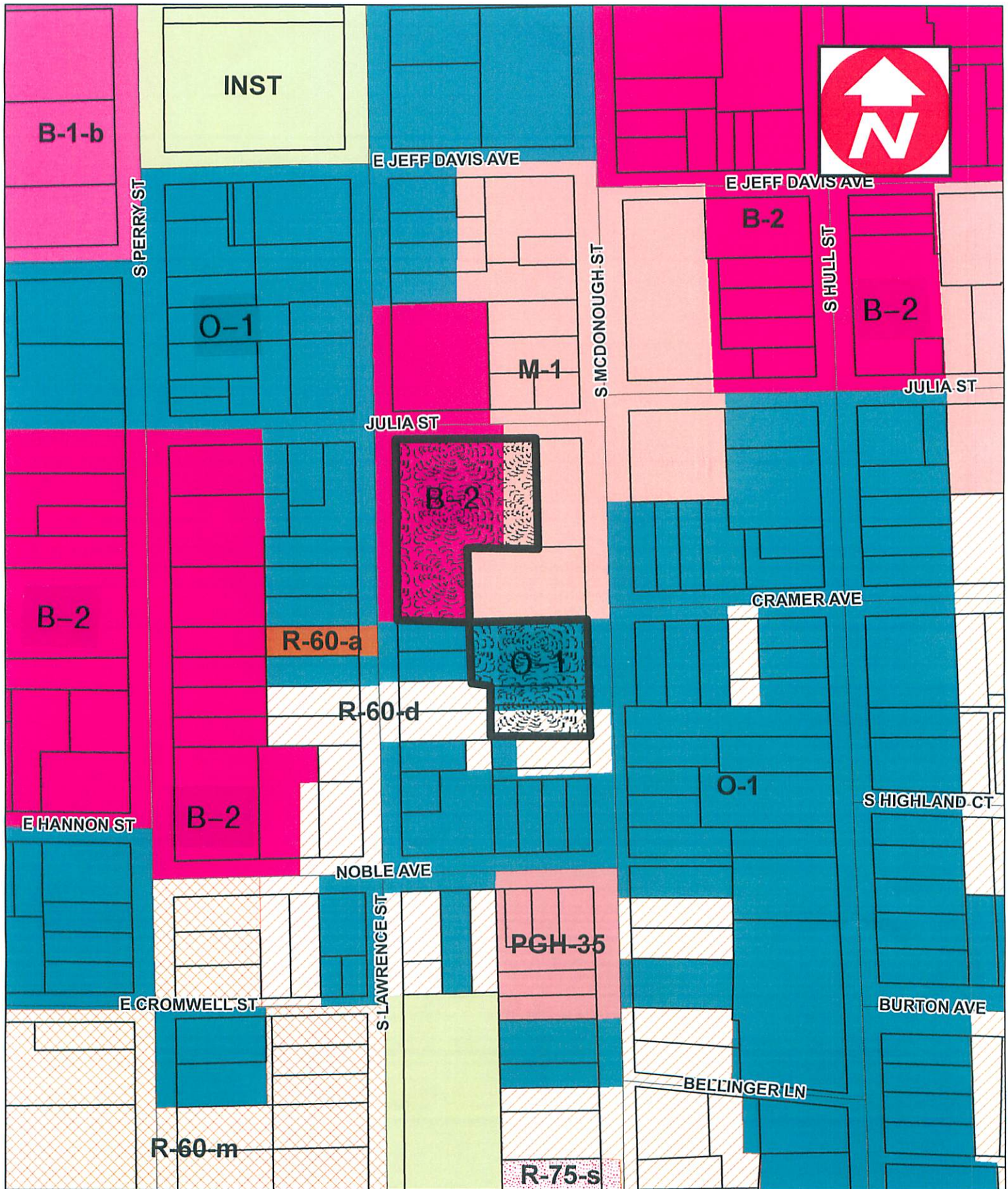
FIRE DEPARTMENT: Approved for rezoning only.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2014-019

1 inch = 200 feet

FROM Various TO R-60-d

ITEM NO. 9A

JULIA AVENUE
(60' PUBLIC ROW)
IPF
"X" IN
CONCRETE
S 80°40'12" E 245.00'



- DB. 584, PAGE 278
- DB. 414, PAGE 332
- RLPY 4141, PAGE 651
- RLPY 1434, PAGE 244
- RLPY 2417, PAGE 984
- RLPY 1619, PAGE 707
- RLPY 3544, PAGE 314
- RLPY 4044, PAGE 550
- RLPY 4578, PAGE 906
- RLPY 1164, PAGE 236
- RLPY 4092, PAGE 357

- IPS - IRON PIN SET (1/2" REBAR W/ RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- - FENCE LINE
- - CALCULATED POINT
- Δ - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL

FRONT-20'
REAR-20'
SIDE -5' OR 10'

(60' PUBLIC ROW)

"A" OF GENE REESE PROPERTY

CLANTON

COGU NAME: 14170.ASC

DRAWN BY: SH

LEGAL BY: SH

LEGAL PROOFED BY:GJ



SITE 

1 inch = 100 feet
Item 9c

10. 8708 **PRESENTED BY:** Alabama Power Company

REPRESENTING: Same

SUBJECT: Request final approval of Hunter Station SS Subdivision located on the south side of Roquemore Street, approximately 2,000 ft. east of Hunter Loop Road, in M-3 (General Industrial) and AGR-2 (General Agriculture) Zoning Districts.

REMARKS: This plat creates one (1) lot for a substation expansion. Lot 1 (35.61 acres) has 1,282 ft. of frontage along Roquemore Street and a depth of 958 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Provide vicinity map on plat.

TRAFFIC ENGINEERING: No objection.

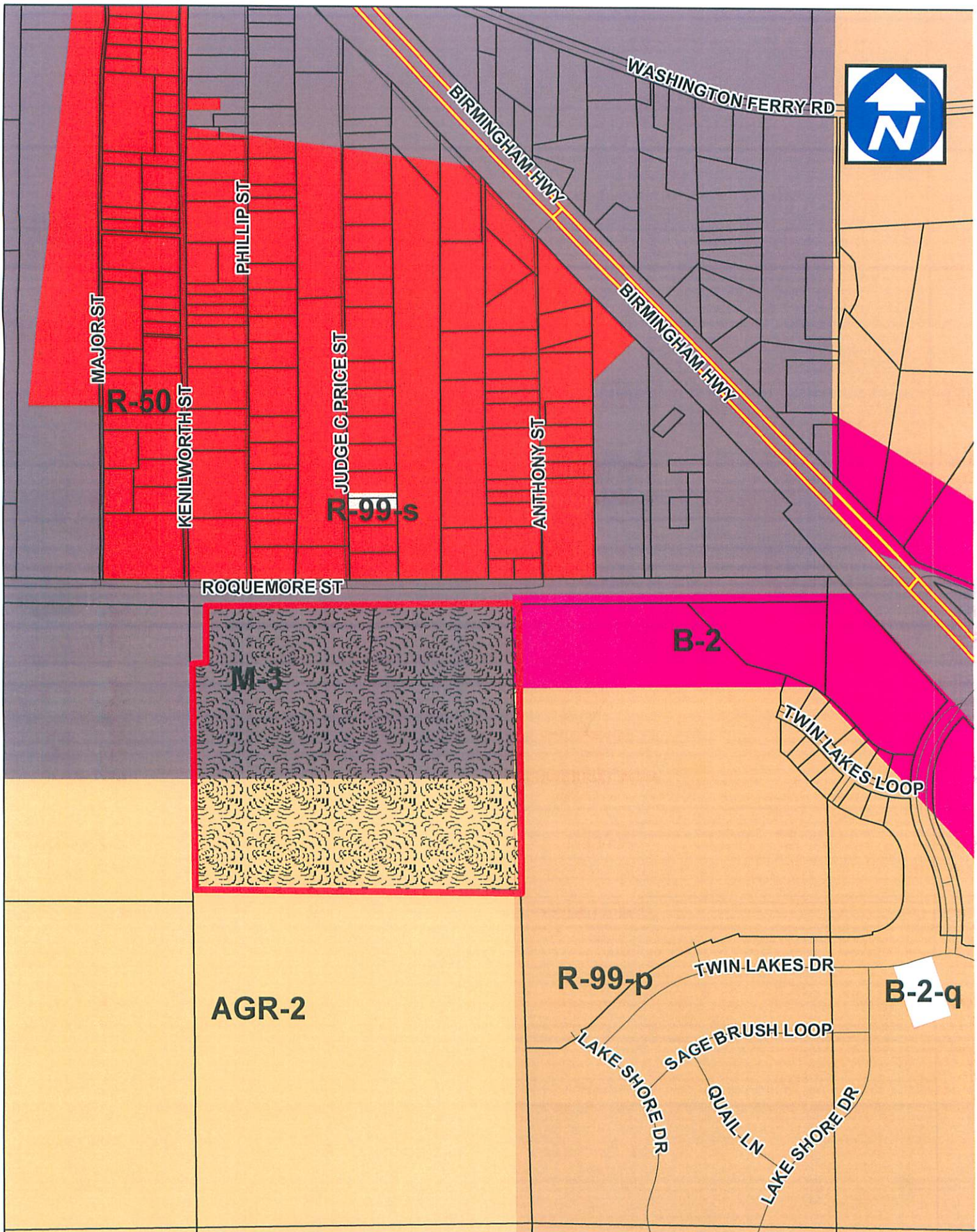
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



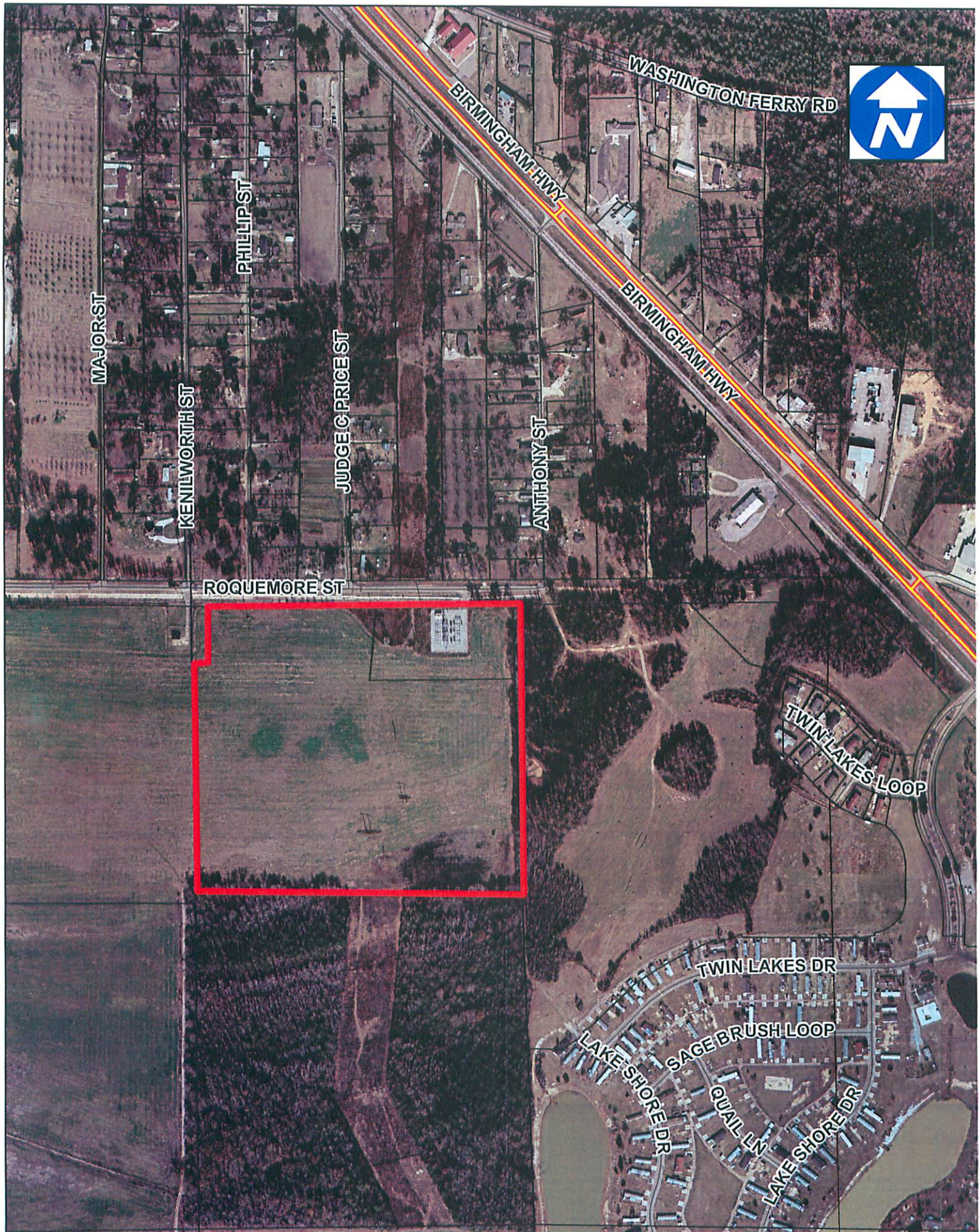
PLATS

SUBJECT PROPERTY



1 inch = 500 feet

ITEM NO. 10A



PLATS

SUBJECT PROPERTY



1 inch = 500 feet

ITEM NO. 10C

11. 8711 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Dexter Place, LLC and Dexter Place II, LLC

SUBJECT: Request final approval of Dexter Place Plat No. 1 located on the south side of Dexter Avenue, approximately 24 ft. west of South Perry Street, in a T5 (Urban Center Zone) SmartCode District.

REMARKS: This plat replats several lots into two (2) lots and dedicates alleys for public use. Lot A (0.57 acres) has 152.97 ft. of frontage along Dexter Avenue and a depth of 163.29 ft. Lot B (0.30 acres) has 101.21 ft. of frontage along Dexter Avenue and a depth of 159.08 ft. There is a public alley proposed which runs east and west along the south property line and a proposed public alley which runs south to Washington Avenue. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection..

TRAFFIC ENGINEERING: No objection.

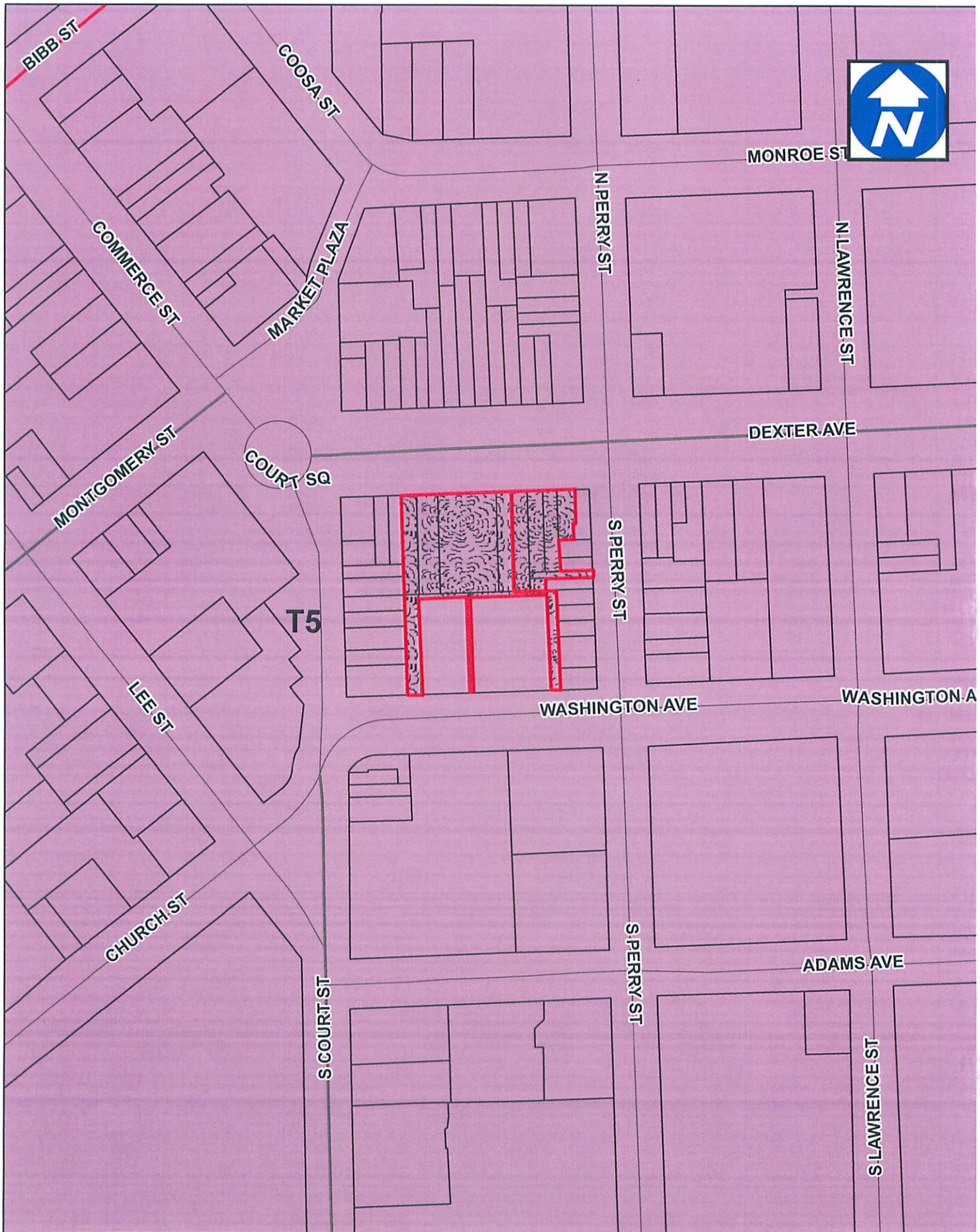
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Submit utility plans for installation of backflow prevention devices for domestic and fire lines.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer..

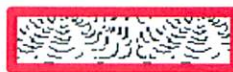
COMMENTS: _____

ACTION TAKEN: _____



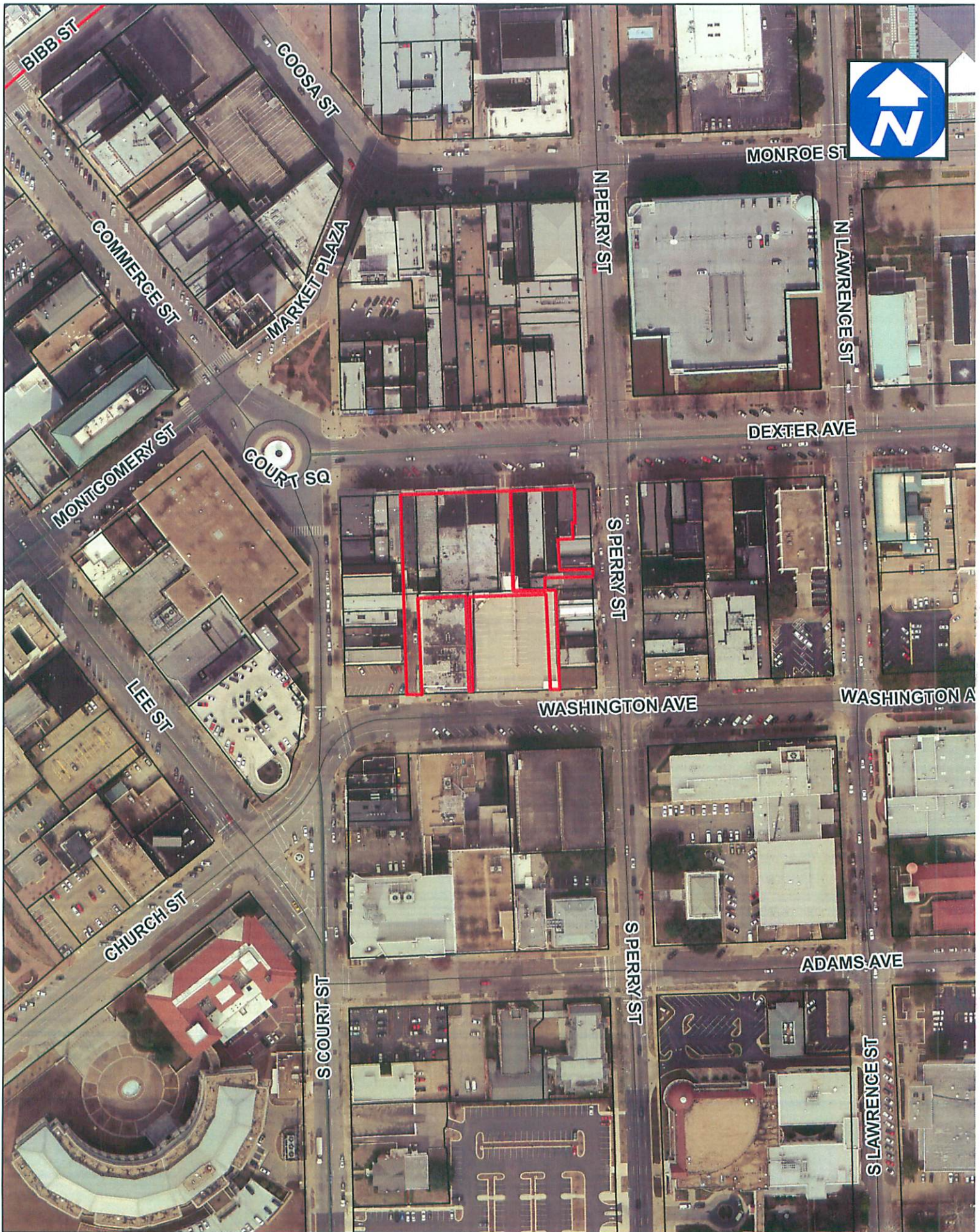
PLATS

SUBJECT PROPERTY



ITEM NO. 11A

1 inch = 200 feet



PLATS

SUBJECT PROPERTY



ITEM NO. 11c

1 inch = 200 feet

12. 8691 **PRESENTED BY:** Tuskegee Land Surveyors

REPRESENTING: James Thomas

SUBJECT: Request final approval of James Thomas Plat No. 1 located on the east side of Gerrell Court, approximately 350 ft. south of Henry Drive in a R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. Lot 1 (0.31 acres) has 108 ft. of frontage along Gerrell Court and a depth of 125 ft. This property is being platted in order for the owner to make an addition to the existing dwelling. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

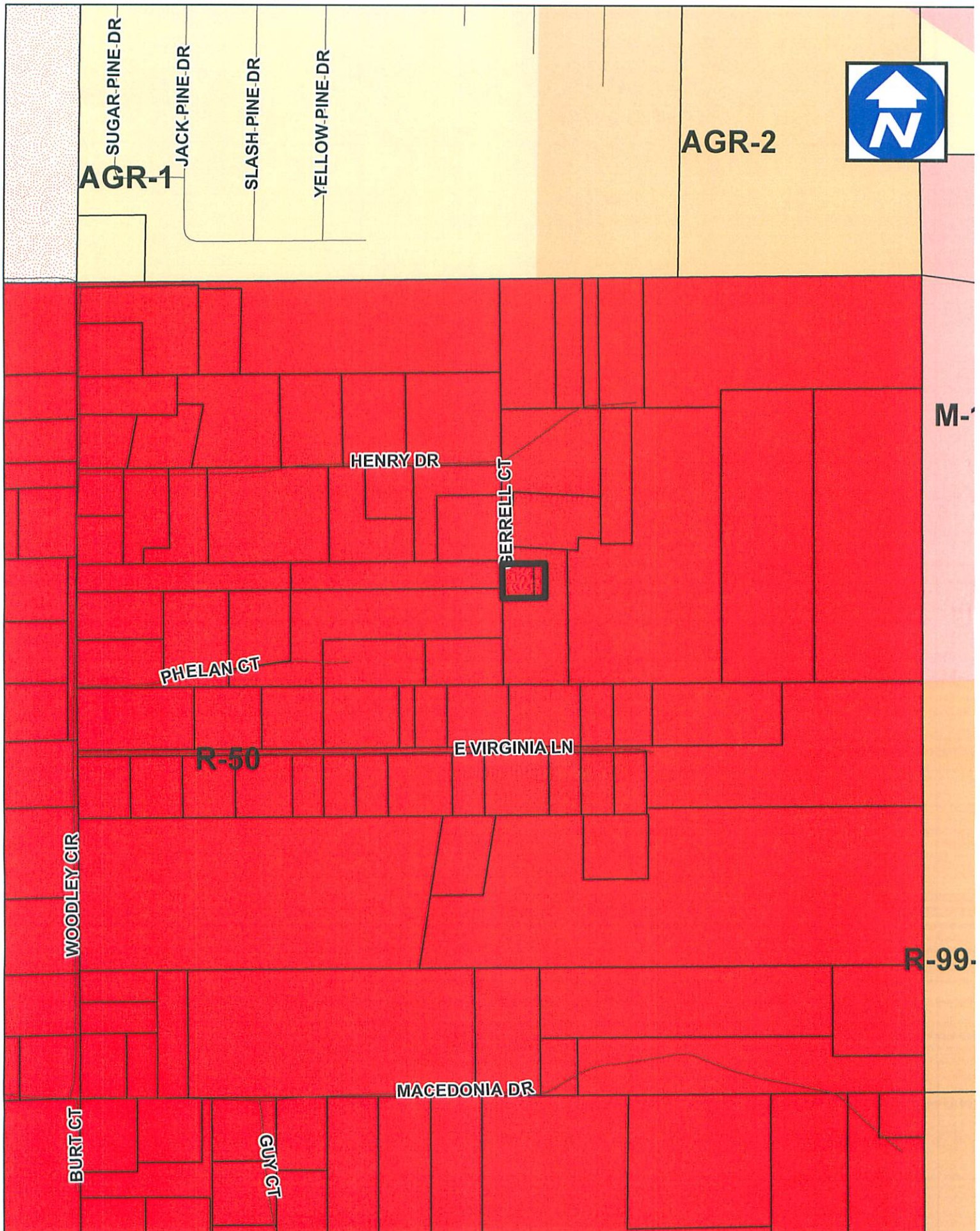
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Our records indicate no public ROW for Gerrell Court. Show 20 ft. easement for sanitary sewer which was granted under the court order recorded in RLPY 03956, PG 0034-0058. An easement also needs to be shown for the existing water main and water meters.

COUNTY HEALTH DEPARTMENT: Under review.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY



1 inch = 400 feet

ITEM NO. 12A

T
E
L
S

TUSKEGEE Land Surveying

- Boundary Surveys
- On-Site Sewerage Design
- Elevation Certificate
- Civil/Site Engineering
- Structural Engineering

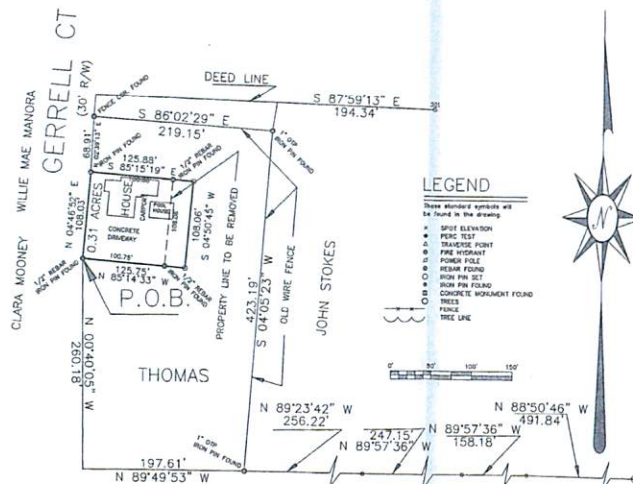
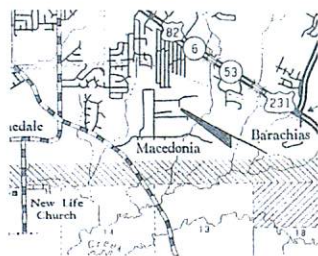
Curtis T. Pierce, P.E./P.L.S.
P.O. Box No. 830535
Tuskegee, Alabama 36083

Cell: (334) 220-8214
Fax: (334) 244-2997
Email: ctpsurveyor1@att.net

JAMES THOMAS SUBDIVISION PLAT NO. 1

NE 1/4 OF THE NW 1/4 SEC. 12, T-15-N, R-18-E
MONTGOMERY COUNTY, MONTGOMERY, ALABAMA

VICINITY MAP



SE CORNER OF THE NE 1/4
OF THE NW 1/4 OF S 12,
T15N, R18E, MONTGOMERY, CO.,
ALABAMA (DEED REFERENCE: RLPI 1331 AT PAGE 915)

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, CURTIS T. PIERCE, A PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING LEGAL DESCRIPTION TO THE BEST OF MY KNOWLEDGE AND BELIEF:

COMMENCE AT THE LOCALLY ACCEPTED SE CORNER OF THE NE QUARTER OF THIS NW QUARTER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA, THENCE N 84° 30' 45\"/>

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA, UNLESS OTHERWISE SHOWN. THE BUILDING, NOW ERECTED ON SAID PROPERTY, IS WITHIN THE BOUNDARIES OF SAME. THERE ARE NO ENCROACHMENTS FROM OTHER BUILDINGS OR ADJOINING PROPERTY, UNLESS OTHERWISE SHOWN. THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JONT DUTYWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE OF THE GROUND, EXCLUDING UTILITIES WHICH SERVICE THE PREMISES ONLY. THERE ARE NO UTILITY WIRES OR FRICHTSIES THEREOF INCLUDING POLES, ANCHORS, AND GUY WIRES OVER SAID PREMISES, AND I HAVE DATED 2/25/2014 AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AND WILL NOT REQUIRE FLOOD INSURANCE, AND

THE CORRECT ADDRESS IS 6391 GERRELL CT., MONTGOMERY, ALABAMA 36116

ACCORDING TO MY SURVEY THIS 3RD DAY OF OCTOBER, 2014

TUSKEGEE LAND SURVEYING
207 BALCON BLVD
MONTGOMERY, AL 36117
PHONE: (334) 220-8214
FAX: (334) 277-4546
EMAIL: ctpsurveyor1@att.net

CURTIS T. PIERCE, P.L.S.
AL REG. NO. 16173



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 11-52-32.

BY: THOMAS M. TYRON, JR., _____ DATE _____
EXECUTIVE SECRETARY

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

BY: GEORGE C. SPEAKE _____ DATE _____
MONTGOMERY COUNTY ENGINEER

I, JAMES THOMAS, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOIN IN THE STATEMENT OF CURTIS T. PIERCE AND CERTIFY THAT IT IS MY PURPOSE TO COMBINE THE LOTS AS SHOWN ON THIS DRAWING.

IN WITNESS WHEREOF, JAMES THOMAS HAS CAUSED HIS NAME TO BE HERETO SIGNED ON THIS THE _____ OF _____, 20____

JAMES THOMAS, OWNER

I, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, ALABAMA, HEREBY CERTIFY THAT JAMES THOMAS WHOSE NAME IS SIGNED TO THE CERTIFICATION HEREIN, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATION, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC _____ DATE _____

RECEIVED
OCT 24 2014
PLANNING COMMISSION



HENRY DR

GERRELL CT



SITE 

1 inch = 100 feet

Item 12C

13. 8717 **PRESENTED BY:** ECE Survey & Design

REPRESENTING: Grady Hicks, Jr.

SUBJECT: Request final approval of Grady Hicks Plat No. 2 located on the northeast corner of Lower Wetumpka Road and Stokes Road in B-2 (Commercial), AGR-2 (General Agriculture) and FH (Flood Hazard) Zoning Districts.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (35.65 acres) has approximately 1,500 ft. of frontage along Lower Wetumpka Road and 790 ft. of frontage along Stokes Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

This is the site of a legal non-conforming junk yard and an application to rezone the site to M-3 (General Industrial) is on this agenda.

COUNCIL DISTRICT: Police Jurisdiction

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Provide flood information and source on plat. Provide vicinity map on plat.

TRAFFIC ENGINEERING: No objection.

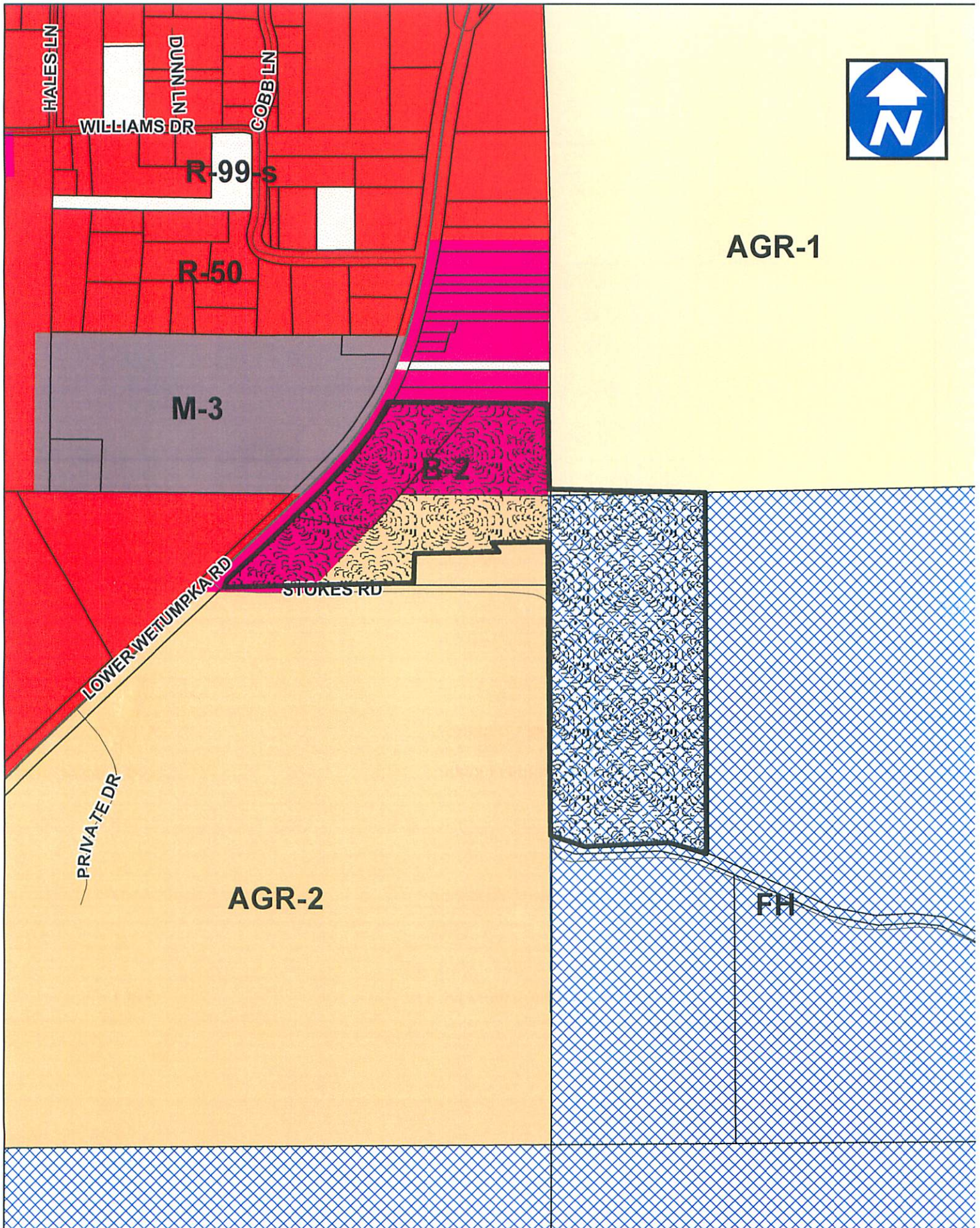
FIRE DEPARTMENT: Outside city limits.

WATER AND SEWER: Kill all unused water laterals. There are 4 water services to this Lot 1. The associated addresses are 5112 Lower Wetumpka Rd., 551 Stokes Rd., and 555 Stokes Rd. All remaining laterals will need backflow devices.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

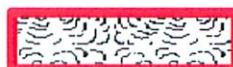
ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 13A



61024 HICKS PLAT NO. 2

BEING A REPLAT OF LOT 1 GRADY HICKS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 44 AT PAGE 151. AND PART OF LOTS A, B, C, D, E, F AND G OF THE RACHEL I PLAT, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 14 AT PAGE 72.

ALL LYING IN SECTIONS 16, 21 & 22, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

**LOT
1
35.65± ACRES
1.552.977.11± SQ. FT.**

SURVEYOR'S SIGNATURE
I, W. Darrell Hyatt, a Registered Land Surveyor in the State of Alabama do hereby certify that all parts of this map have been completed in accordance with the current requirements of the Standards of Practice in the State of Alabama to the best of my knowledge, information and belief.

W. Darrell Myatt
AL License No. 16572

NOTARY PUBLIC
Sworn to and subscribed before me this the _____ day of _____ 20____

My certification expires: _____

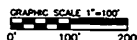
OWNER'S SIGNATURE
I, Grady E. Hicks, Jr., owner of the property shown on this plat/map, do hereby join in and
sign the foregoing surveyor's certificate and consent that this plat is true and correct.
This the _____ day of _____ 20_____.

NOTARY PUBLIC
Sworn to and subscribed before me this the _____ day of _____ 20____

My commission expires: _____

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and is approved according to the Code of Alabama 11-62-00.

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



Legend

- - Flows into you
- - Set off costs
- △ - Gradually pays
- - Income received
- ◇ - Power pay
- ◇ - Power file
- - Point of measurement

Gov't - Government
Bus. Inc. - Business Income
Int. - Interest

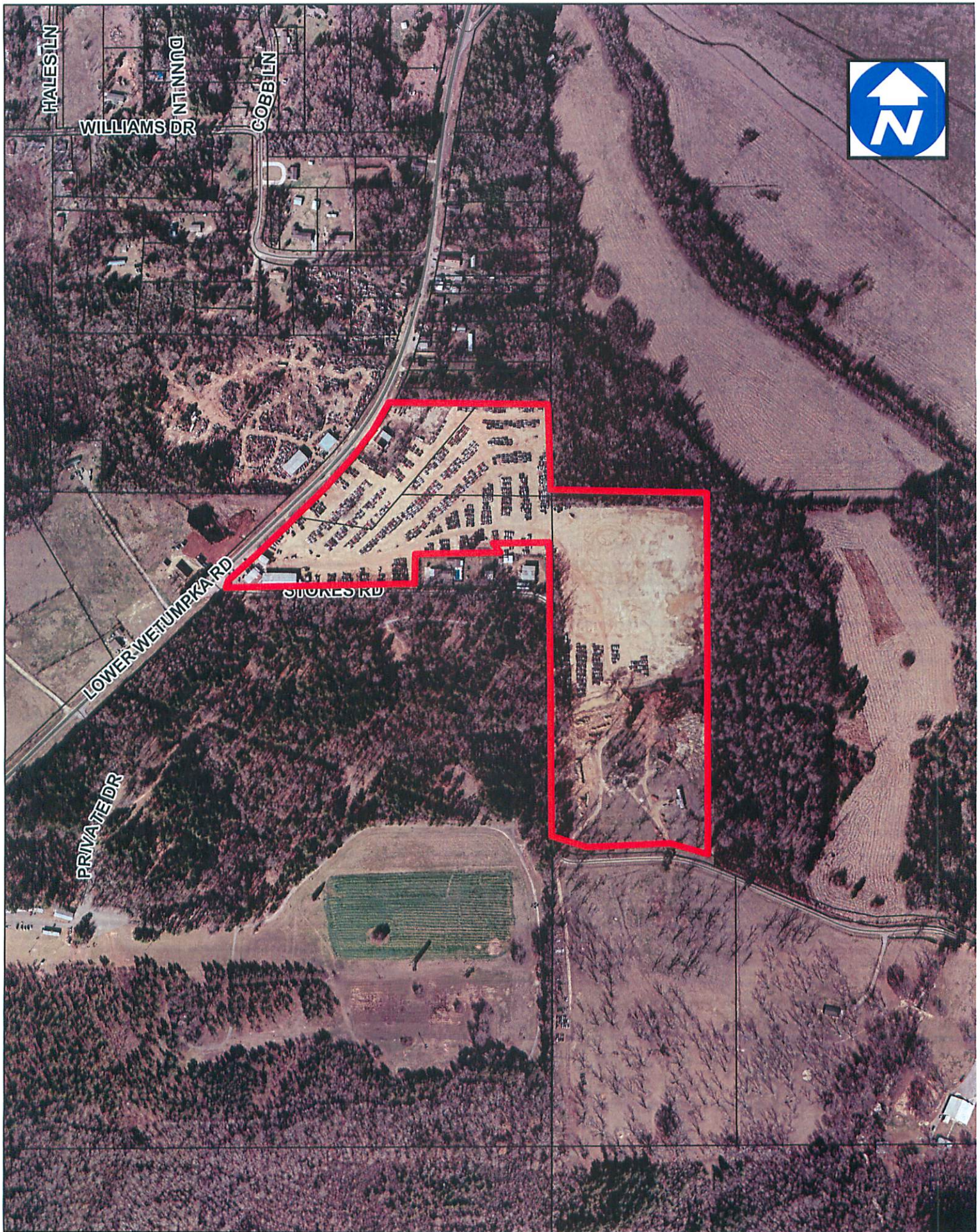
LOCAL DESCRIPTION
STATE OF ALABAMA
COUNTY OF CHAMBERLAIN

[illegible]

SAND DESCRIBED PORTION OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 16, THE NORTHEAST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN T-23-N, R-10-E, MONROE COUNTY, ALABAMA AND CONTAINING 16.5 ACRES

NEW! NEW! NEW!
More-or-Fewer
See All Major Property
740-2400 Rd
Chattanooga, TN 37405
Call 800-233-3333

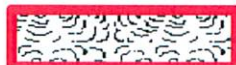
RECEIVED
JAN 10 1964
PLANNING CONTROLS DEPT



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 13C

14. RZ-2014-022 **PRESENTED BY:** ECE Survey & Design

REPRESENTING: Grady Hicks, Jr.

SUBJECT: Request to rezone property located on the northeast corner of Lower Wetumpka Road and Stokes Road from B-2 (Commercial), AGR-1 (Residential Agriculture) and FH (Flood Hazard) Zoning Districts to an M-3 (General Industrial) Zoning District.

REMARKS: The adjacent property has B-2 (Commercial) zoning to the north, AGR-1 (Residential Agriculture) zoning to the south, AGR-1 (Residential Agriculture) and FH (Flood Hazard) zoning to the east, and M-3 (General Industrial) and R-50 (Single-Family Residential) zoning to the west. There is a legal non-conforming junk/salvage yard on this site and the intended use for this property if rezoned is to continue the junk/salvage yard. The Land Use Plan Update indicates flood plain area and recommends industrial use.

COUNCIL DISTRICT: Police Jurisdiction

Long Range Planning: The proposed use will be to expand the non-conforming junk/salvage yard. Based on discontinuance of non-conforming uses of land in the Zoning Ordinance, the conditions of water hazard areas and agricultural land, it would be in the best interest of the area not to expand this type use.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Under review.

TRAFFIC ENGINEERING: Under review.

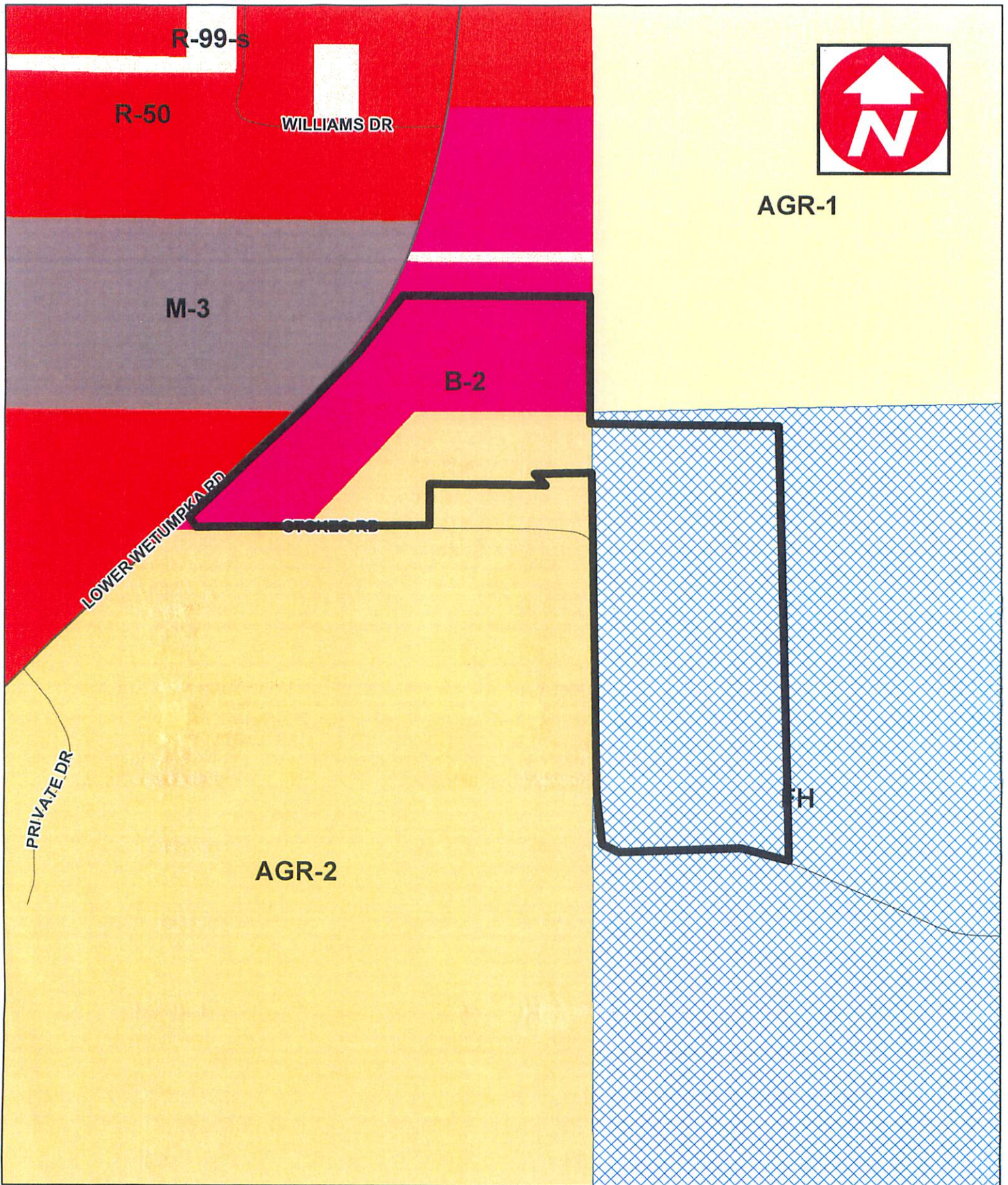
FIRE DEPARTMENT: Outside city limits.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

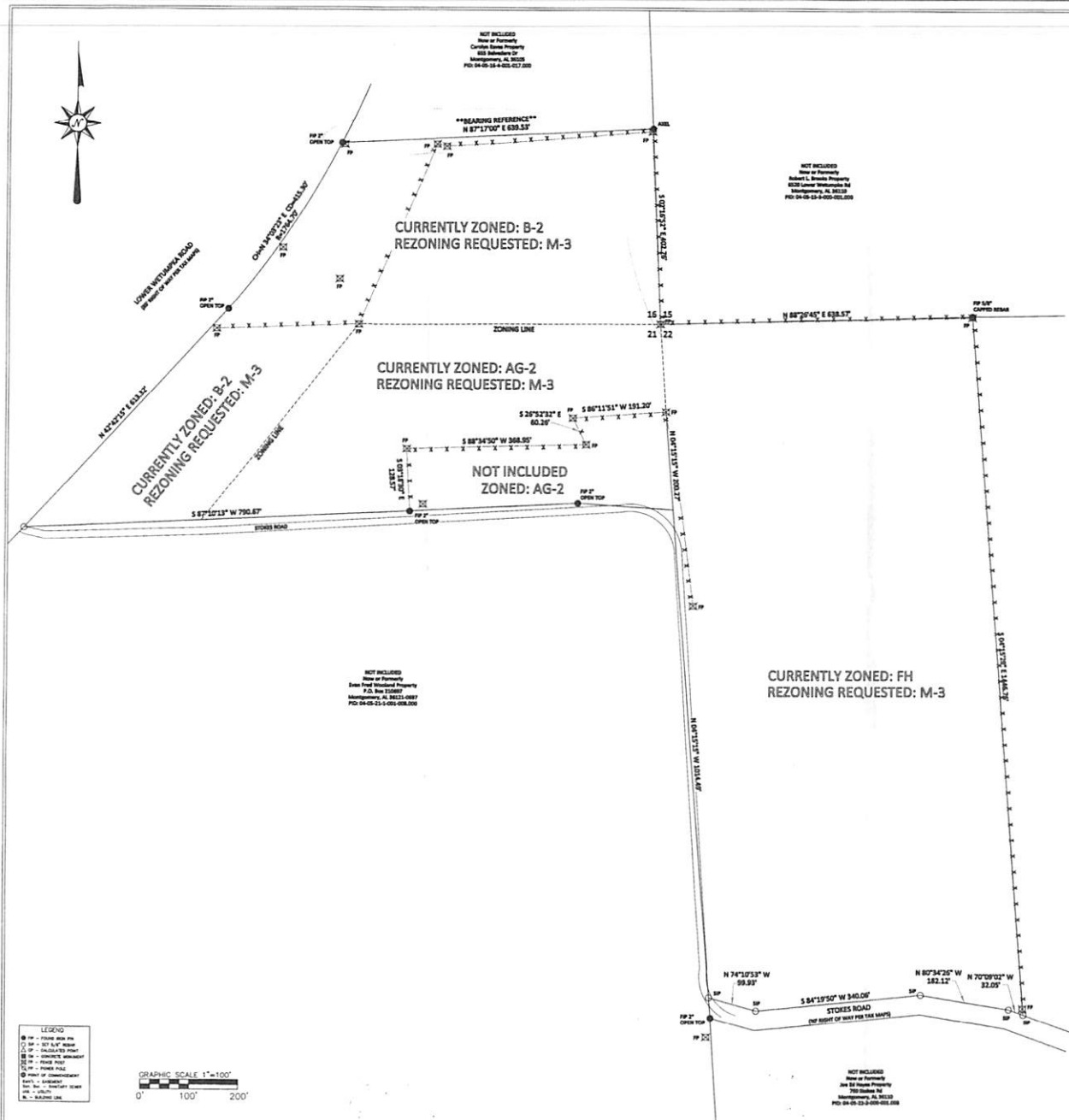
SUBJECT PROPERTY 400-2014-022

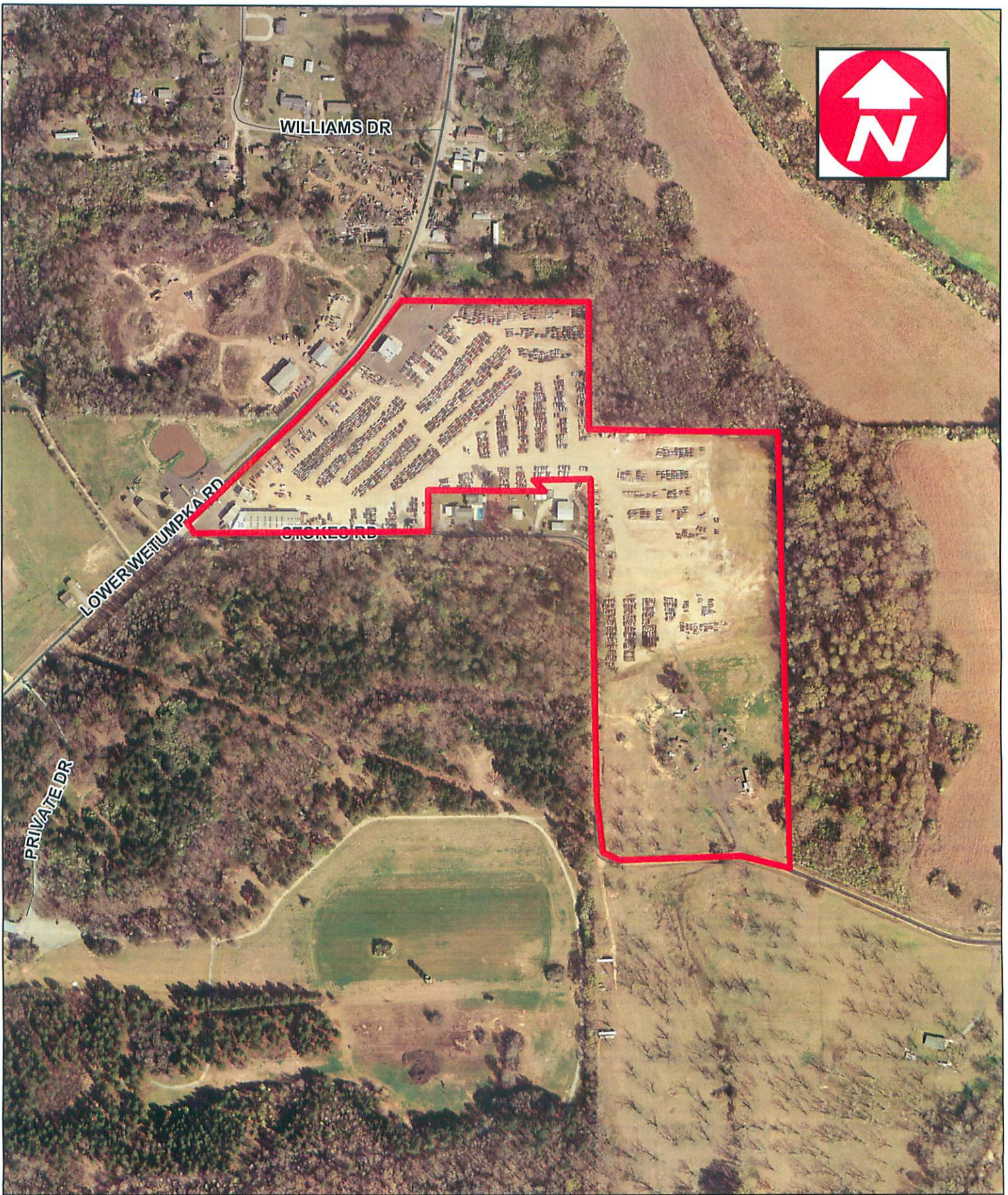
FILE NO. R2-2014-022

1 inch = 400 feet

FROM Various **TO** M-3

ITEM NO. 14A





REZONING REQUEST

SUBJECT PROPERTY 

FILE NO. RZ-2014-022

1 inch = 400 feet

FROM Various TO M-3

ITEM NO. 14C

15. 8715 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Gilberto Sanchez

SUBJECT: Request final approval of Sanchez Plat No. 1 located on the east side of North Eastern Boulevard, approximately 600 ft. north of Plantation Way, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates two (2) lots for industrial use. Lot 1 (1.37 acres) has 142 ft. of frontage along North Eastern Boulevard and a depth of 413 ft. Lot 2 (1.49 acres) has 179 ft. of frontage along North Eastern Boulevard and a depth of 413 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Provide a tie to either a section corner or to the nearest street intersection.

TRAFFIC ENGINEERING: No objection.

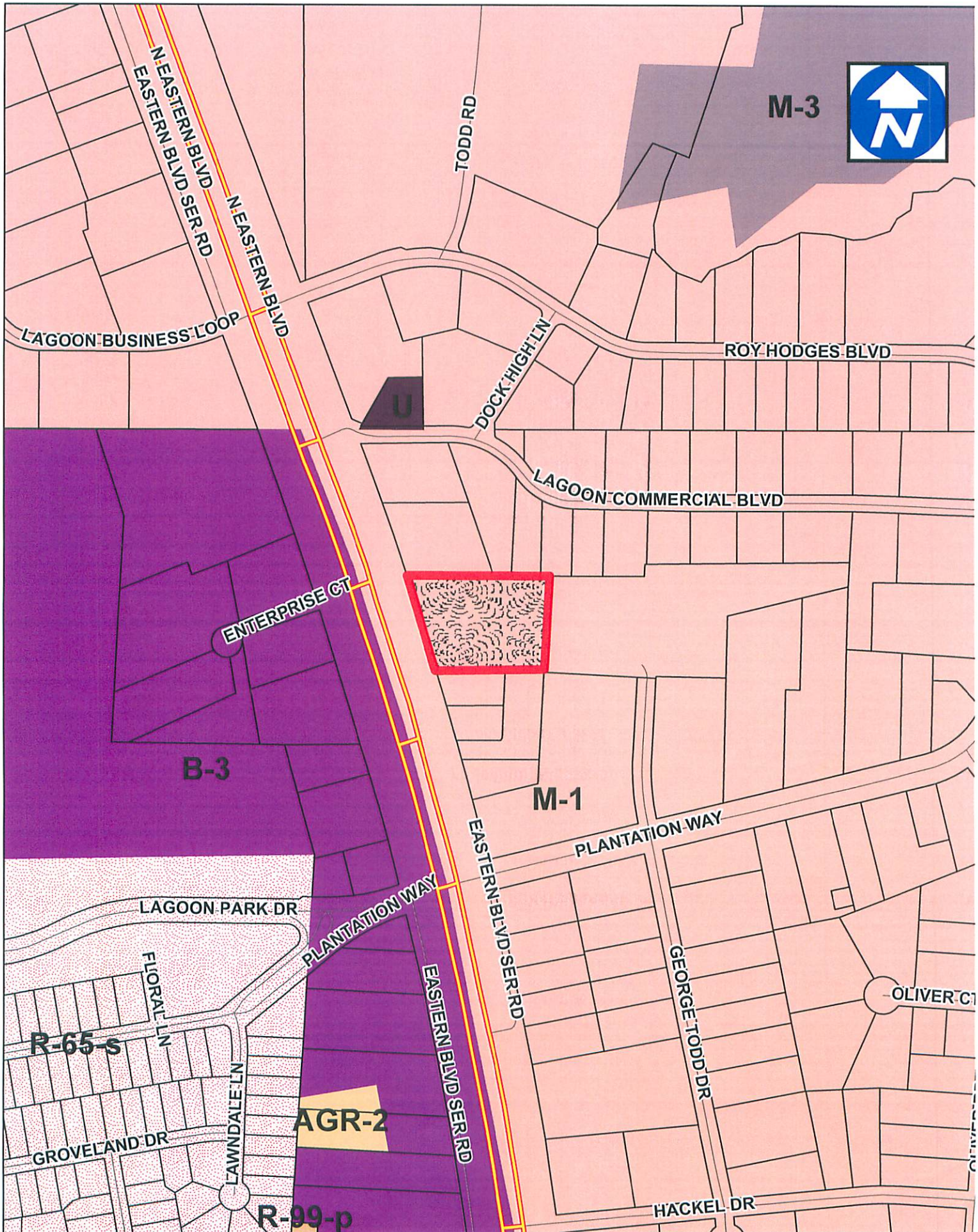
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Provide a 20 ft. sanitary sewer easement along Eastern Boulevard ROW line of Lot 1. This easement will be necessary to provide sanitary sewer to Lot 2 from the north. Water is available along west property line inside Eastern Boulevard ROW.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

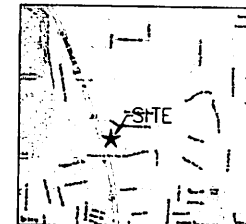


ITEM NO. 15A

158

SANCHEZ PLAT NO. 1

BEING A PLAT OF UNPLATTED LANDS LYING IN THE
NORTHEAST QUARTER OF SECTION 1, T-18-N, R-18-E,
MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP

LOT 11
BLOCK C
POLLARD LLC PLAT 3
PLAT BOOK 44, PAGE 90

STATE OF ALABAMA
MONTGOMERY COUNTY)

THE UNDERSIGNED, SHIRLEY HENDER, HENRY JONES JR AND BOB THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ACCEPTS AND APPROVES SAID MAP THIS THE ____ DAY OF DECEMBER, 2014.

BY: _____

STATE OF ALABAMA
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HENRY JONES JR, AS ORDER OF THE PROPERTY SHIRLEY HENDER, HENRY JONES JR AND BOB THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS DROWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

ONCE UNDER MY HAND AND OFFICIAL SEAL ON THIS THE ____ DAY OF DECEMBER, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVAL OF 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 11-22-32.

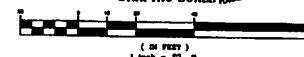
BY: THOMAS M. TYSON, JR., EXECUTIVE SECRETARY

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.

BY: GEORGE C. SPEARS, MONTGOMERY COUNTY ENGINEER DATE _____

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

DRAWN BY: DWY FIRM PROJ: 14-101

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 12128 MONTGOMERY, AL 36112
TEL (204) 896-7600 Fax (204) 896-1221

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE ____ DAY OF DECEMBER, 2014.

BRADLEY W. FLOWERS, PLS
ALABAMA REG. NO. 31823

LOT 1
1.37 ACRES±

LOT 2
1.49 ACRES±

EASTERN BYPASS
(part of plat of 2011)

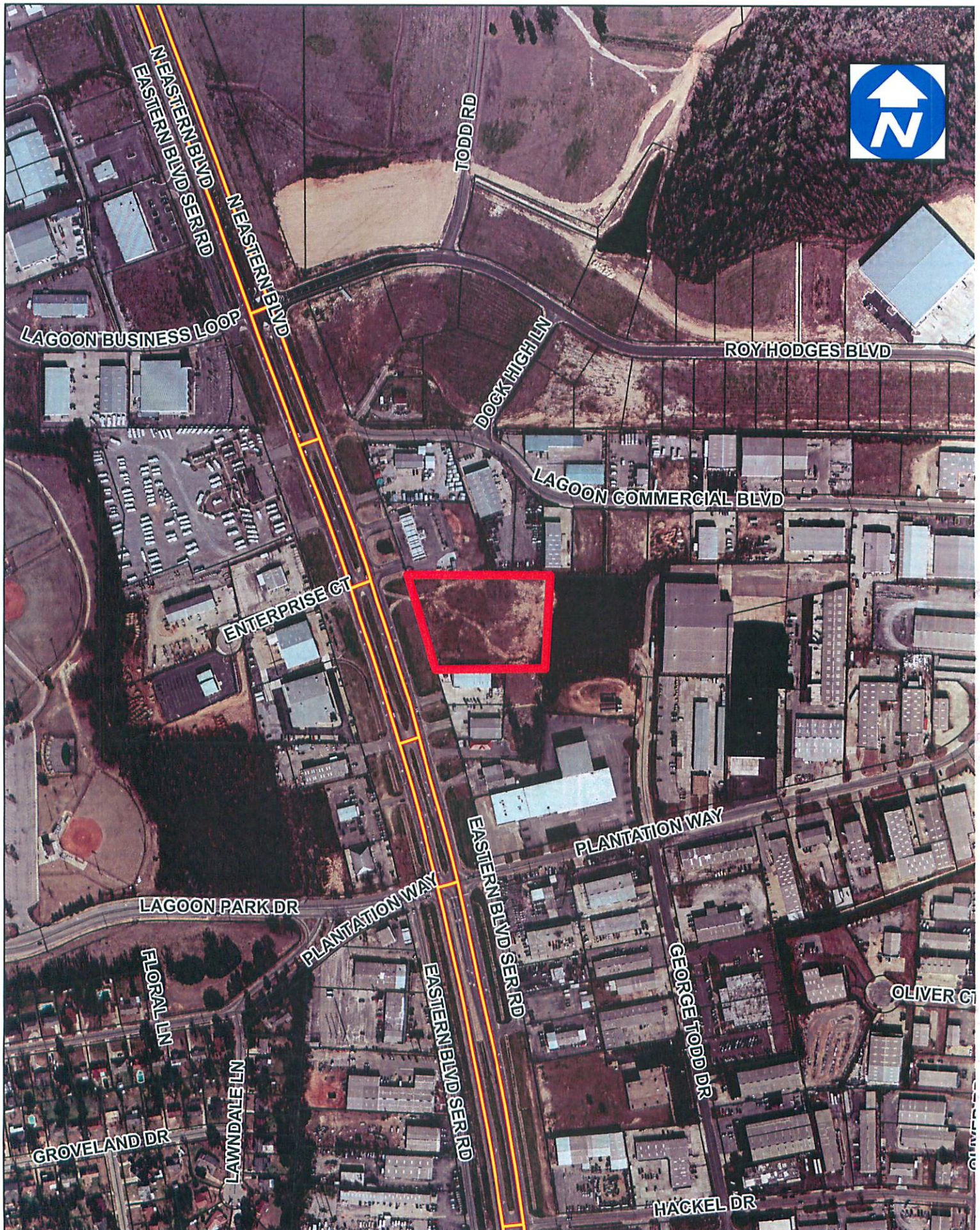
NOTES

1. EASEMENTS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED 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 WAY AND CROSS 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 AGENTS FOR PURPOSES AND CONVEYS THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THE APPURTENANCES. NO PERMANENT STRUCTURES MAY BE DEDICATED ON ANY PART OF THESE EASEMENTS.
4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

LEGEND

LOT LINE	
IRON PIN FOUND (AS NOTED)	○
IRON PIN SET (CA0968)	●
PLAT BEARING AND DISTANCE	N00°28'32"E 77.96'
ADJACENT PROPERTY LINE	---

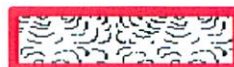




PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. 8716 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Ida Davis

SUBJECT: Request final approval of Ida M. Davis Plat No. 1 located on the northeast side of Woodley Road, approximately 160 ft. north of Woodley Park Drive, in a B-4 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (1.16 acres) has 210 ft. of frontage along Woodley Road and a depth of 240 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

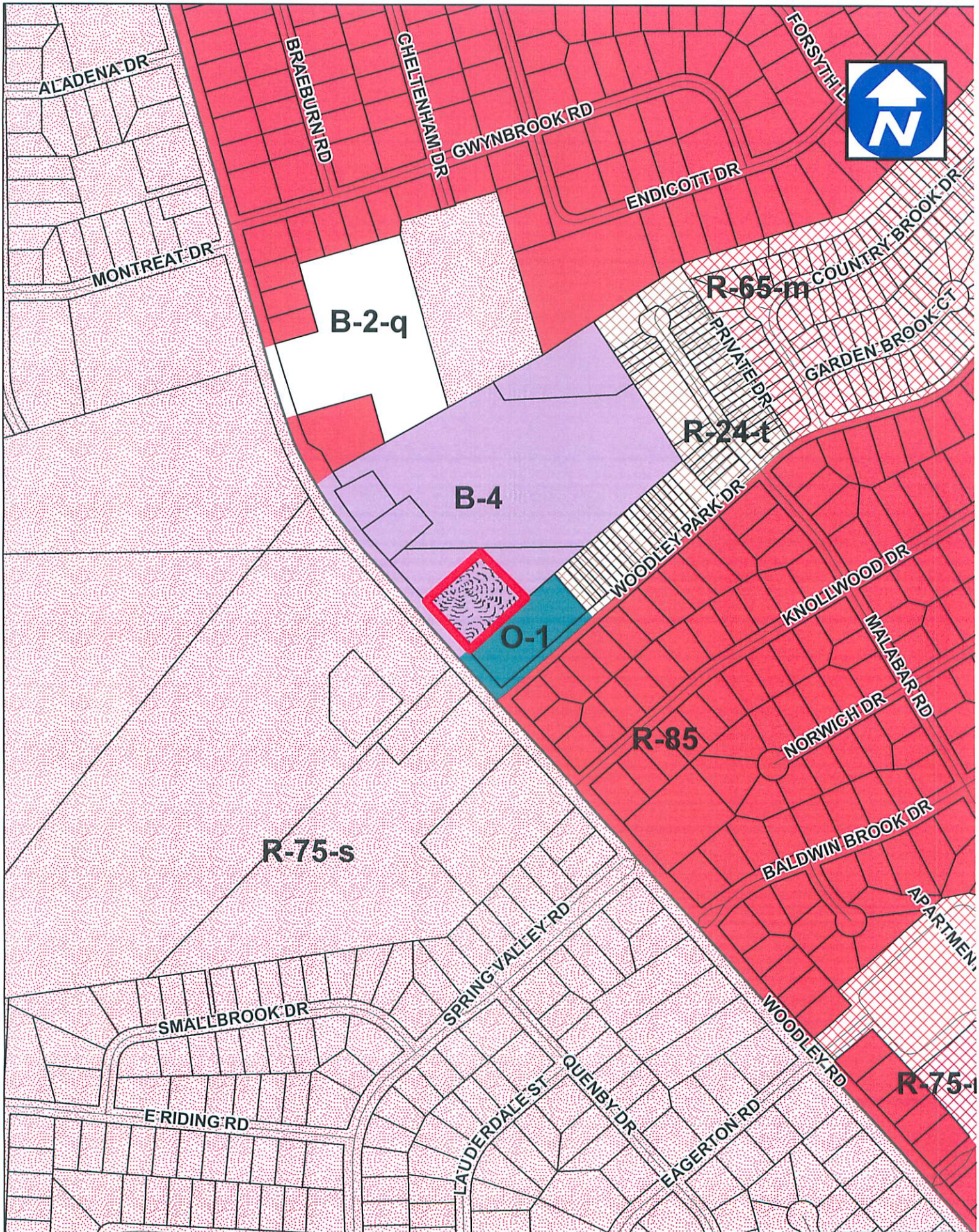
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Show existing and proposed sanitary sewer easement as per Family Dollar plans – total easement width 20 ft.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



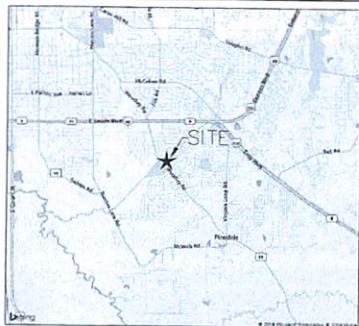
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 16A



VICINITY MAP

IDA DAVIS
C/O ALICE J. HOLT
804 HIGH STREET, MONTGOMERY, AL 36104
PARCEL NUMBER 15 02 04 1 002 001000

IDA DAVIS
C/O ALICE J. HOLT
804 HIGH STREET, MONTGOMERY, AL 36104
PARCEL NUMBER 15 02 04 1 002 001000

LOT 1
1.16 ACRES±

WOODLEY ROAD
(10' PORT OF WAY)

LOT A
WOODLEY PARK TOWNHOUSES PLAT 1
PLAT BOOK 38, PAGE 21

WOODLEY PARK DRIVE

NOTES

- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
- 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.
- 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 AGENTS 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.
- DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

LEGEND

LOT LINE	
IRON PIN FOUND (AS NOTED)	○
IRON PIN SET (C405669)	●
PLAT BEARING AND DISTANCE	N00°59'20"E 77.88'
ADJACENT PROPERTY LINE	---

IDA M. DAVIS
PLAT NO. 1

BEING A PLAT OF UNPLATTED LAND LYING IN THE NORTHEAST QUARTER OF SECTION 4, T-15-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, _____, AS OWNER OF SAID PROPERTY SHOWN, HEREBY JOINS IN AND SIGNE THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID MAP THIS _____ DAY OF DECEMBER, 2014.

BY: _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ABOVE, ARE SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED ON THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF DECEMBER, 2014.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL OF 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 11-53-52.

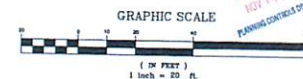
BY: THOMAS M. TYSON, JR., EXECUTIVE SECRETARY

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.

BY: GEORGE E. SPEAKE
MONTGOMERY COUNTY ENGINEER

DATE



DRAWN BY: BHW F&W PROJ 14-089

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 281286 MONTGOMERY, AL 36128
PH: (334) 356-7600 Fax: (334) 356-1231

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE _____ DAY OF DECEMBER, 2014.

BRADLEY W. FLOWERS, PLS
ALABAMA REG. NO. 31833

RECEIVED
NOV 14 2014
PLANNING COMMISSION

16B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

ITEM NO. 16C

17. 8714 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Perry Hill Crossing, LLC

SUBJECT: Request final approval of Perry Hill Crossing Plat No. 1 located on the south side of Atlanta Highway and the east side of Perry Hill Road in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: This plat creates six (6) lots for commercial use. Lot F (5.78 acres) is proposed for common access to all lots which will provide access to Atlanta Highway and Perry Hill Road. Lot A (1.30 acres) will have 232 ft. of frontage along Atlanta Highway and a depth of 248 ft. Lot B (1.13 acres) will have 250 ft. of frontage along the access easement and a depth of 197 ft. Lot C (1.26 acres) will have 169 ft. of frontage along Atlanta Highway and a depth of 289 ft. Lot D (1.12 acres) will have 281.04 ft. of frontage along Perry Hill Road and a depth of 303.25 ft. Lot E (1.12 acres) will have 211 ft. of frontage along the access easement and a depth of 280 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: Show storm easements as private and note ownership & maintenance responsibility.

TRAFFIC ENGINEERING: No objection.

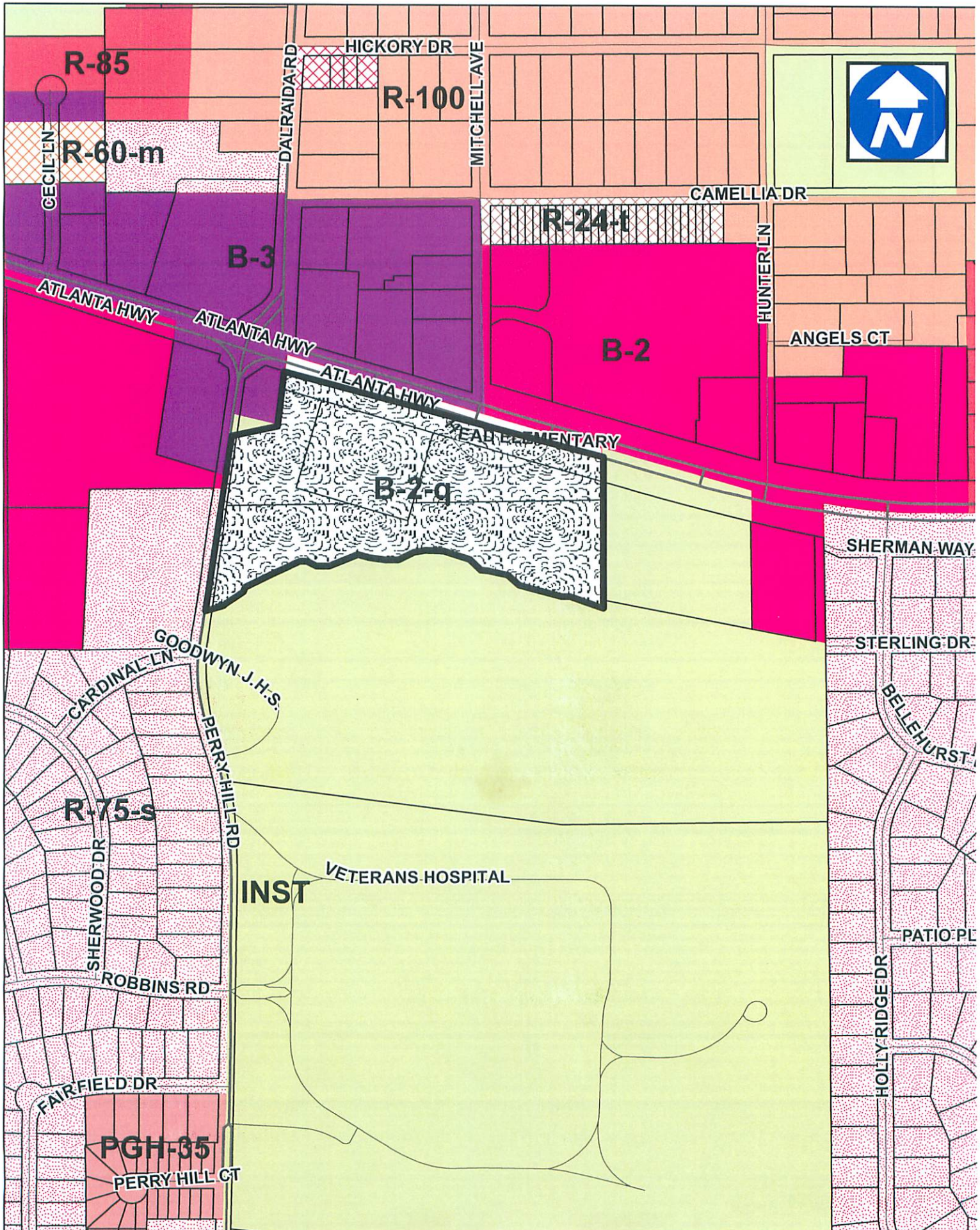
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Utility plan has not been approved. All water and sewer easements need to be coordinated with an approved utility plan. There is an existing 10' sanitary sewer easement that is not shown that runs through Lots A, F, and D. This easement will need to be shown on the plat until the line is abandoned in the field and the easement is abandoned by document. Easements for water and sewer laterals and meters that cross lot lines will also be required.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

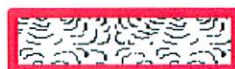
ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 17A

17B

Perry Hill Crossing Plat No. 1

Located in the Northeast 1/4 and the Southeast 1/4
Section 10, Township 16 North, Range 18 East
Montgomery County, Alabama
Containing 12.52 Acs

Pilgreen Engineering, Inc.

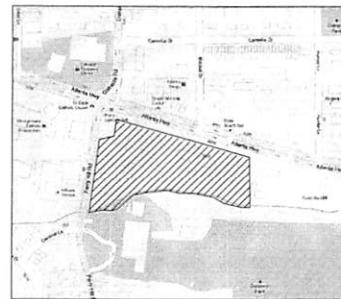
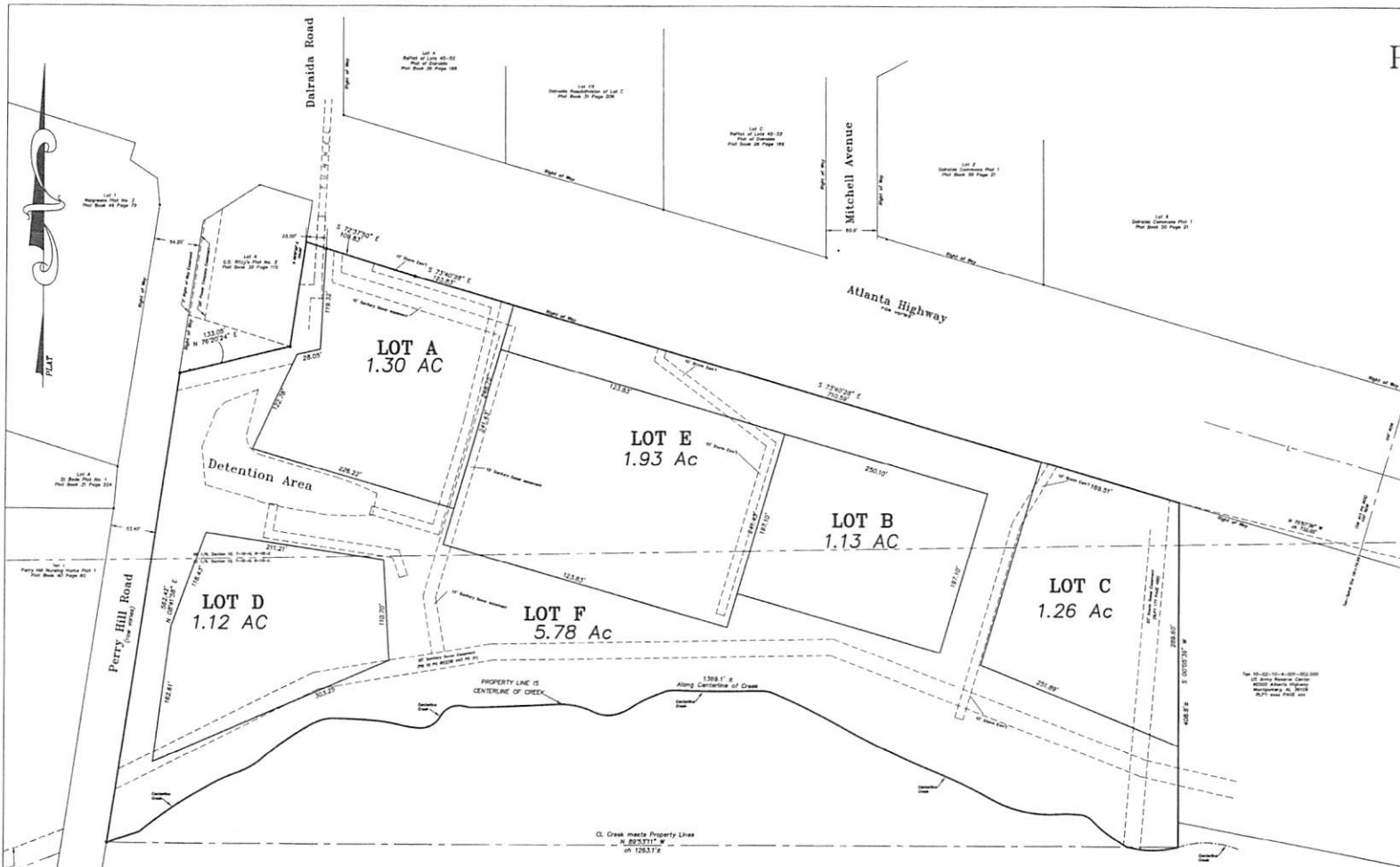
Drawn	Office	Field	Plot	Book	Job
By	Check	Station	Check	No.	No.
MTB	MTB	M.A.	M.A.	-	14-528

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BLETHEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY
CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS
ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN
ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING
IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
ACCORDING TO MY SURVEY THIS THE ____ DAY OF ____ 2015

Martin T. Blethen
MARTIN T. BLETHEN
ALABAMA REG. NO. 14728



- NOTES:
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
 - ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR
SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF
MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE.
EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES
FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY
BE PLACED ON THE EASEMENTS SHOWN.
 - EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY
DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA ITS
SUCCESSORS OR 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.
 - DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.



Vicinity Map NTS

FLOOD NOTE: By graphic plotting only, this property was found to
be located within Flood Zone(s) X-Other areas, of the
Flood Insurance Rate Map, Community Map No. 810174.031.H
which bears an effective date of 5 Feb 2014, and is not in a Special Flood
Hazard Area. No field surveying was performed to determine this zone and an
elevation certificate may be needed to verify this determination or an application
for a variance from the Federal Emergency Management Agency.

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, ____
DAY OF ____ 2015.

BY: _____
GEORGE C. SPEARE
MONTGOMERY COUNTY ENGINEER

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON
_____, AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA
17-52-32.

BY: _____
THOMAS W. TYSON, JR.
EXECUTIVE SECRETARY

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, PERRY HILL CROSSING, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY JOINS IN AND SOWS
THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS ____ DAY
OF ____ 2015.

PERRY HILL CROSSING, LLC

BY: _____
JOEL D. WILKINSON, JR.
AS ITS MANAGER

STATE OF ALABAMA)
MONTGOMERY COUNTY)

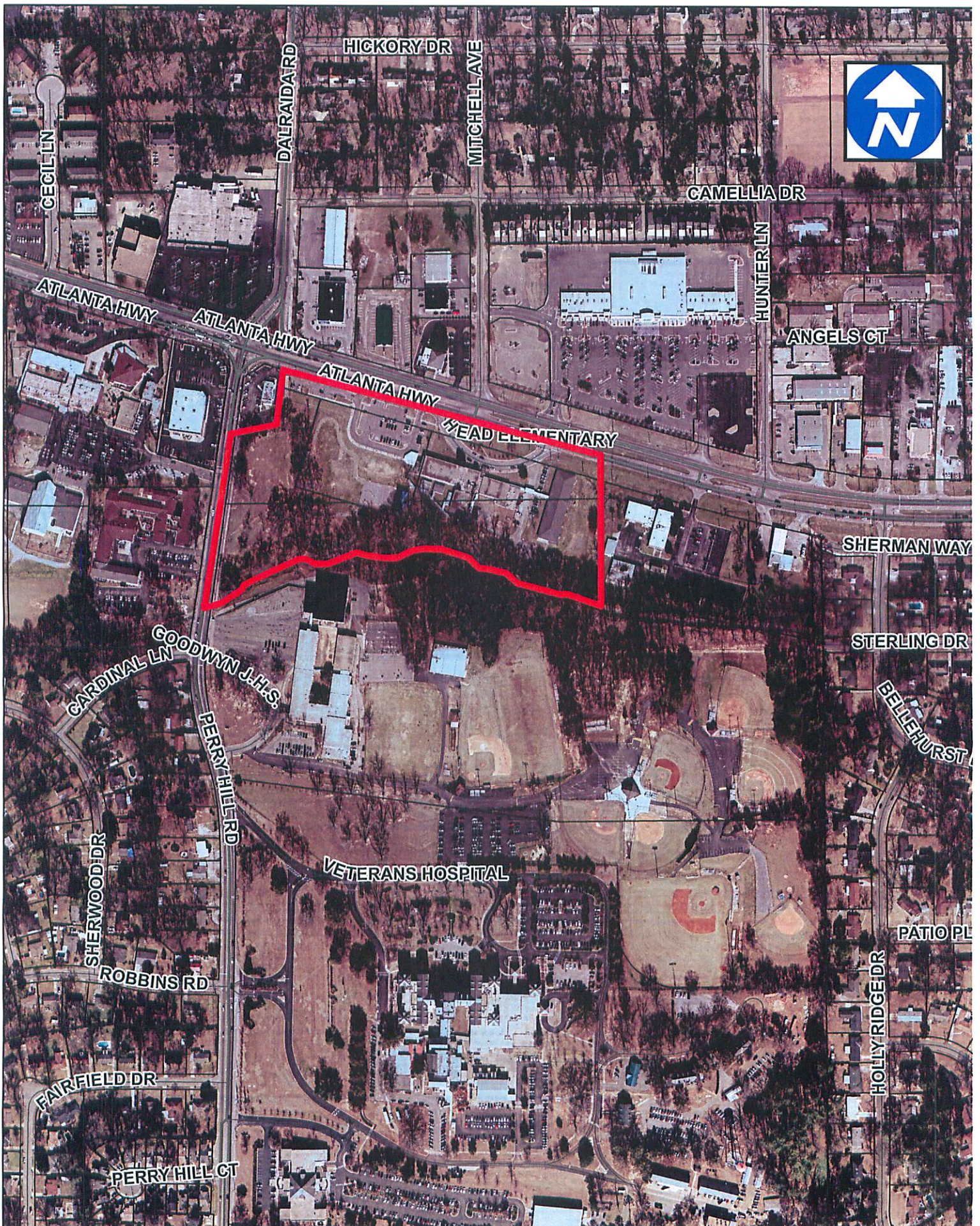
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT JOEL D.
WILKINSON, JR. HAS AS MANAGER OF PERRY HILL CROSSING, LLC, IS SOLELY THE FOREGOING SURVEYOR'S
CERTIFICATE, PLAT AND MAP AND WHOSE IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING
INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE
SAME BEARS DATE.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

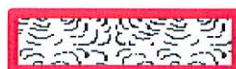
RECEIVED
10/14/2015
PLANNING CONTROL DIVISION



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

17C

18. 8713 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Faircourt Properties, LLC

SUBJECT: Request final approval of Faircourt Shopping Center Plat No. 1 located on the south side of West Fairview Avenue, approximately 200 ft. west of South Court Street, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates two (2) lots for commercial use. Lot A-1 (4.97 acres) has 207 ft. of frontage along West Fairview Avenue and 459 ft. of frontage along South Court Street. Lot C-1 (2.25 acres) has 30 ft. of frontage along West Fairview Avenue and a depth of 633 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 7

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection..

TRAFFIC ENGINEERING: No objection.

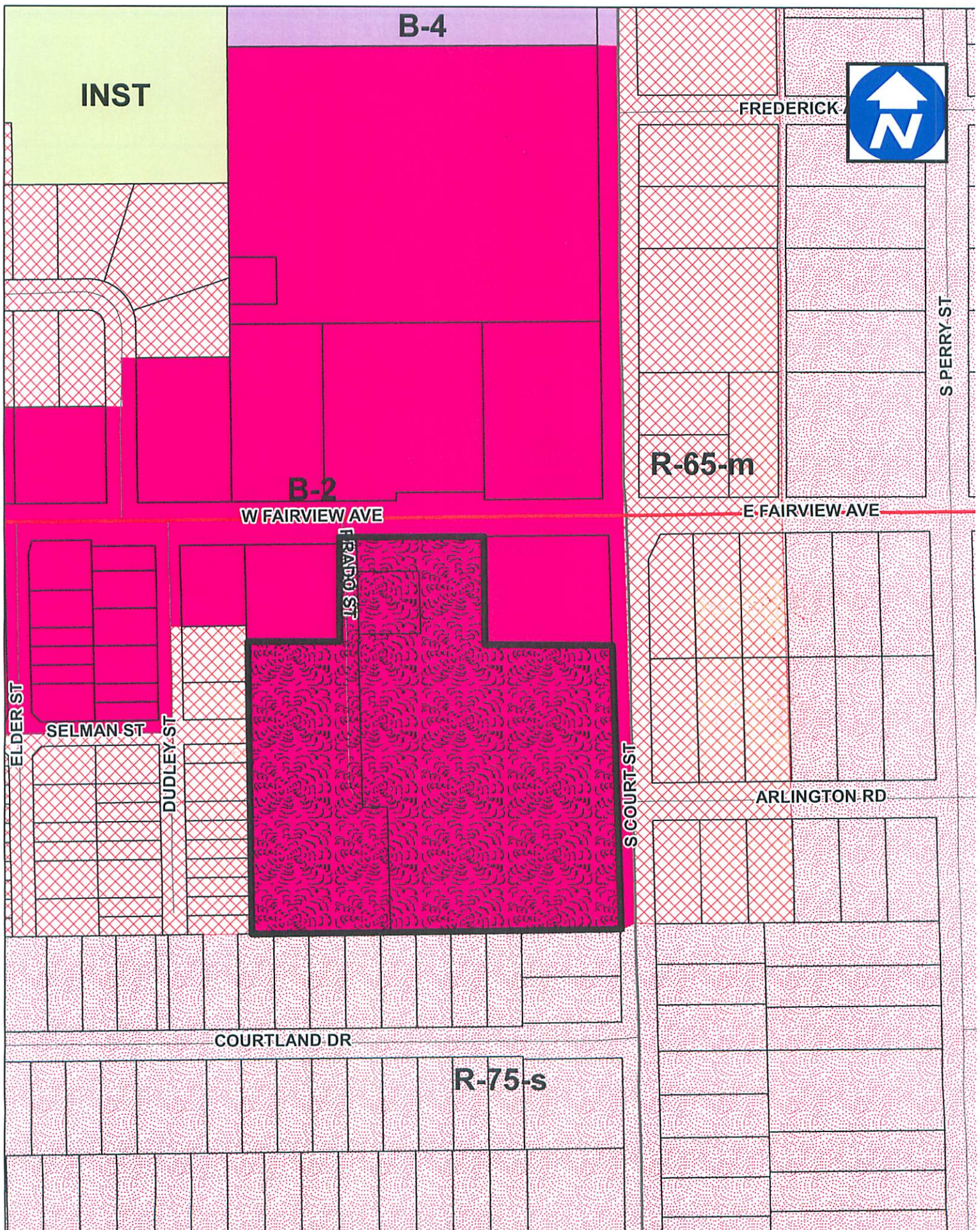
FIRE DEPARTMENT: Approved for platting only.

WATER AND SEWER: Provide private easement for private sanitary sewer on Lots C-1 and A-1.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 18A

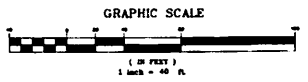
186

Faircourt Shopping Center Plat No. 1

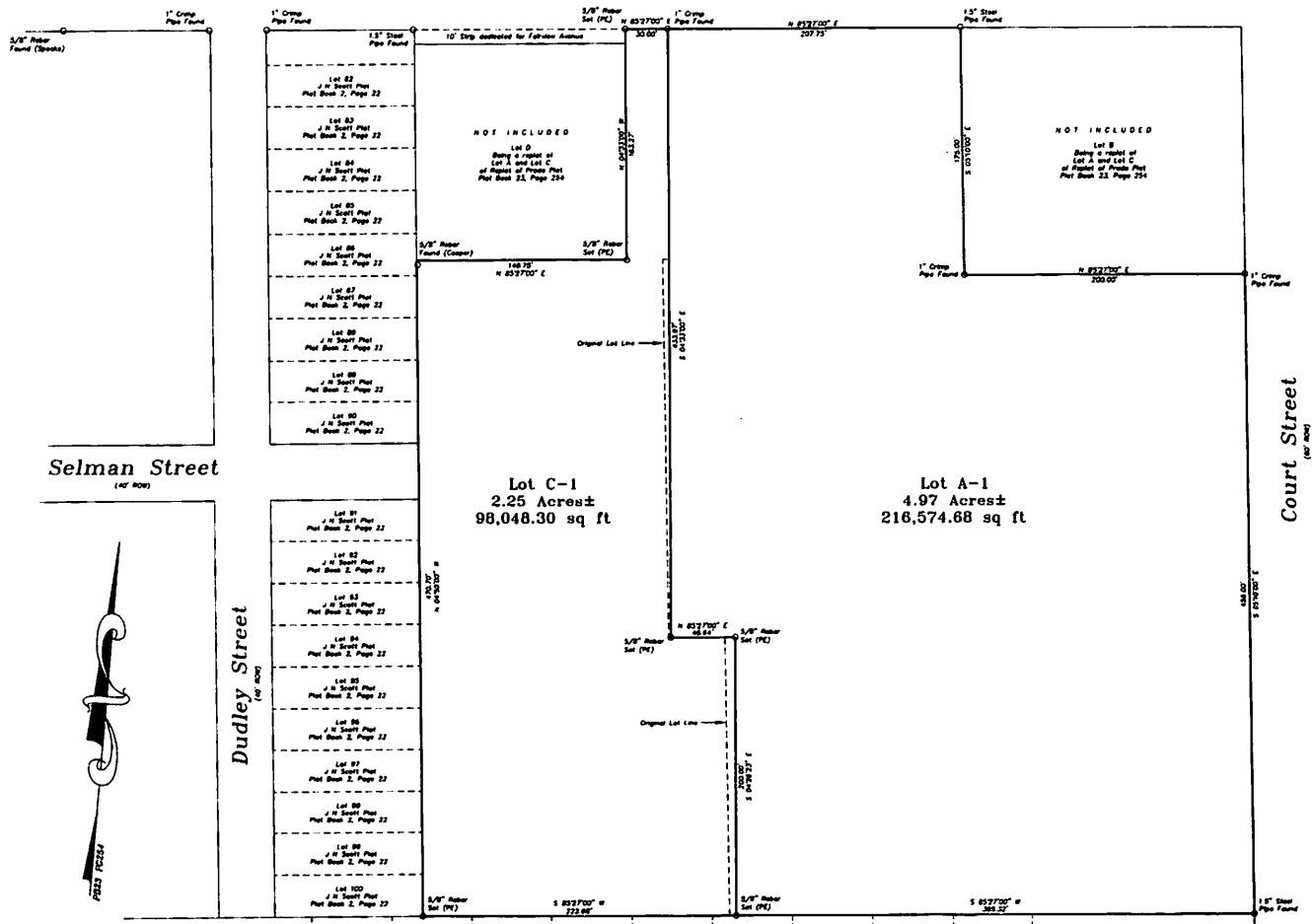
Being a replat of
Lot A and Lot C
of Replat of Pryor Plat
Plat Book 23, Page 254

Located in the Northeast Quarter of the Southeast Quarter
Section 24, Township 16 North, Range 17 East
Montgomery County, Alabama
Containing 314,822.99 sq ft (7.22 AC±)

Fairview Avenue
(ROW 40')



- NOTES
1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERS FOR PUBLIC USE.
 2. ALL EASEMENTS OF RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDING THE RIGHT OF HIGHWAYS AND EASEMENTS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON ANY PART OF THESE EASEMENTS.
 3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA. ITS SUCCESSORS OR AGENTS FOR HIGHWAYS AND EASEMENTS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY PART OF THESE EASEMENTS.
 4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.



FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zones **AE** and **AO** of Flood Insurance Rate Map, Community Flood No. **22114-0001-01**, which bears an effective date of **3/29/2014**, and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Pilgreen Engineering, Inc.

MONTGOMERY		ALABAMA	
September 2014		1" = 40'	
Drawn	Office	Field	Check
By	By	By	By
MTO	MTO	MLA	MLA
			11 547

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BLECHER, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND CLAIMS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
ACCORDING TO MY SURVEY THIS IS THE 30 DAY OF September, 2014.

Martin T. Blecher
MARTIN T. BLECHER
ALABAMA REG. NO. 14728

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, FAIRCOURT PROPERTIES, LLC, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINS IN AND SAYS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS 30 DAY OF September, 2014.
FAIRCOURT PROPERTIES, LLC

BY: _____
AS ITS MEMBER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A HONORARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT WHOSE NAME AS SURVEYOR OF FAIRCOURT PROPERTIES, LLC BY ALABAMA LIMITED LIABILITY COMPANY IS INDEXED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOM IS KNOWN TO ME, UNLESS OTHERWISE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, CERTIFIED THE SAME VOLUNTARILY ON THE DAY THE SAME BECAME DATIVE.

ONCE UNDER MY HAND AND OFFICIAL SEAL THIS IS THE 30 DAY OF September, 2014.

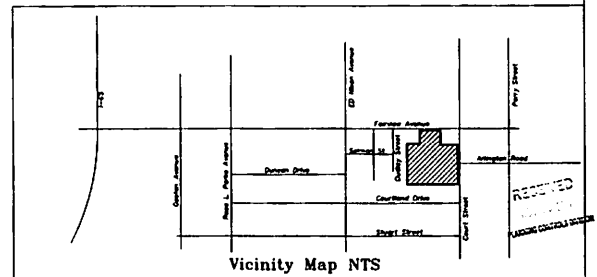
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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, 30 DAY OF September, 2014.

BY: GEORGE E. SPEARS
MONTGOMERY COUNTY ENGINEER

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-32-22.

BY: THOMAS E. TYSON, JR.
EXECUTIVE SECRETARY

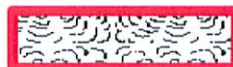




PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 18C

19. 8710 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: ELSAJA Dexter 39, LLC

SUBJECT: Request final approval of ELSAJA Dexter 39, LLC Plat No. 1 located on the north side of Dexter Avenue and the south side of Monroe Street, approximately 150 ft. west of North Perry Street, in a T5 (Urban Center Zone) SmartCode District.

REMARKS: This plat replats several lots into one (1) lot. Lot A (26,060.52 sq. ft.) has 76 ft. of frontage along Dexter Avenue and 74 ft. of frontage along Monroe Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

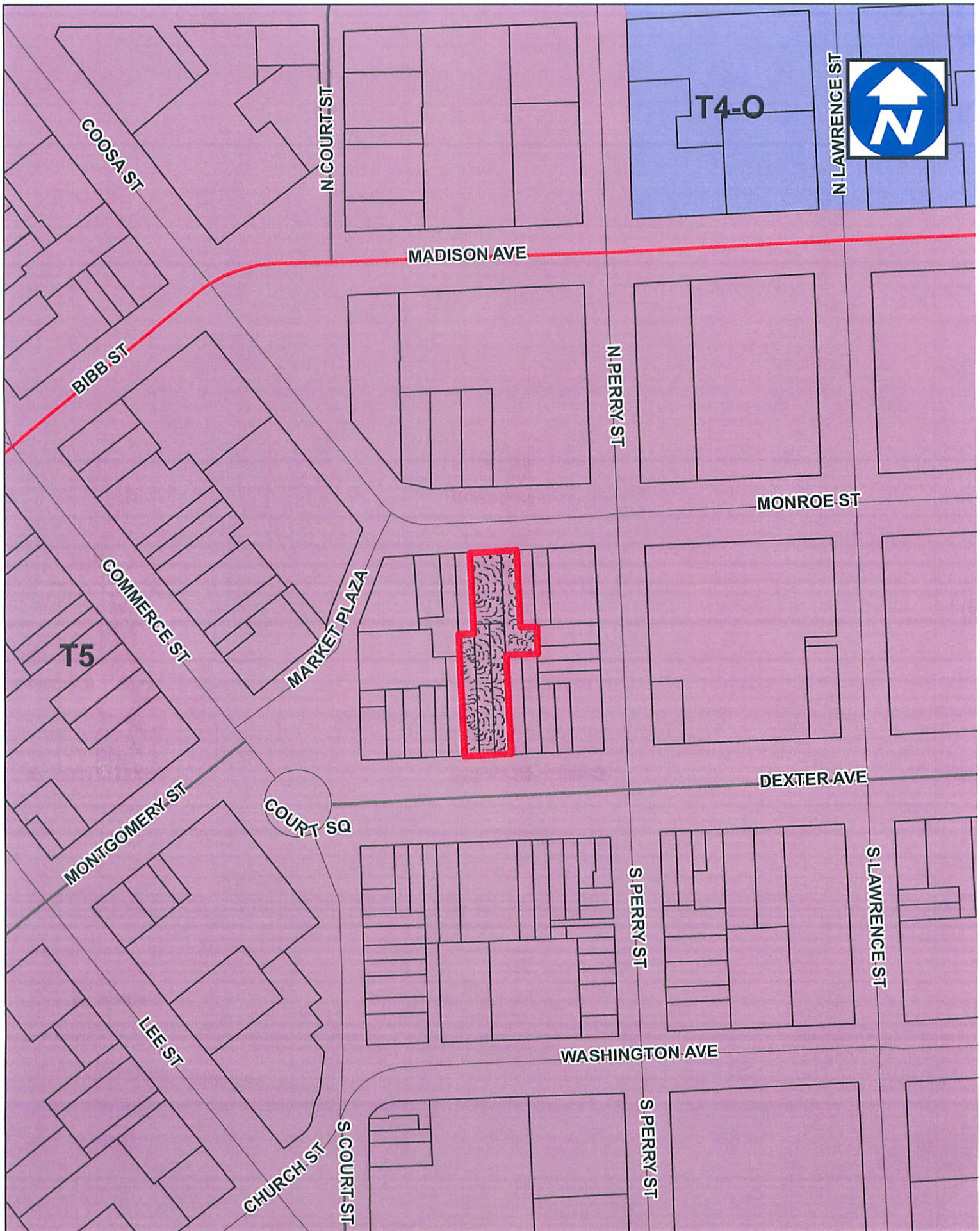
FIRE DEPARTMENT: Under review.

WATER AND SEWER: All unused water and sewer laterals must be killed per MWWSSB standards (sewer behind curb, water at the main). All remaining water services must be upgraded with backflow preventers as required per MWWSSB policies. Submit development plan.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

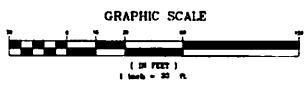
SUBJECT PROPERTY



1 inch = 200 feet

ITEM NO. 19A

19B

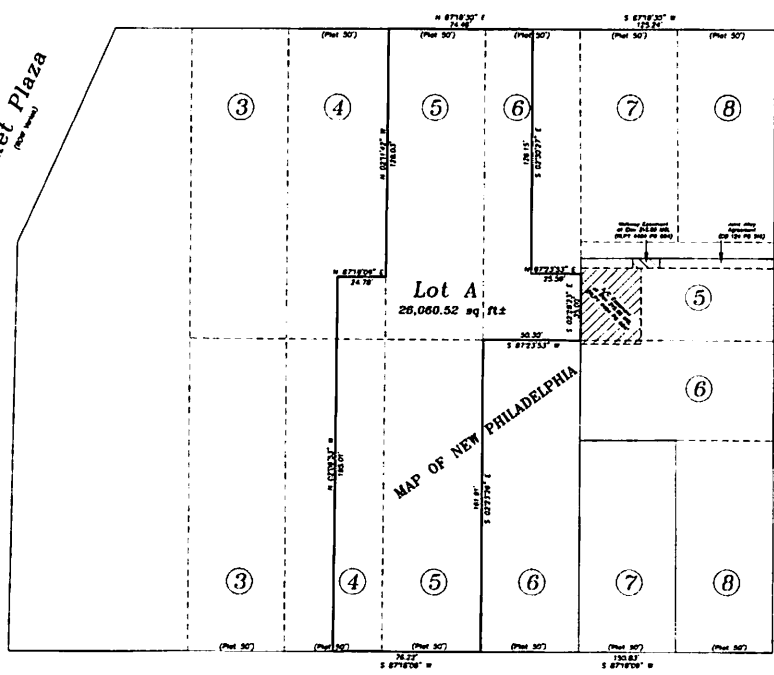


NOTES

1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF HIGHWAYS 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 SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA. ITS SUCCESSORS OR AGENTS FOR PURPOSES AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY PART OF THESE EASEMENTS.
4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

Monroe Street
(Now Name)

Market Plaza
(Now Name)



Dexter Avenue
(Now Name)

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone... and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify the determination or an application for a variance from the Federal Emergency Management Agency.

ELSAJA Dexter 39, LLC Plat No. 1

Being a replat of
A part of Lot 4, Lot 5 and a part of Lot 6
on the South side of Monroe Street
&
A part of Lot 4 and Lot 5
on the North side of Dexter Avenue
according to the
"Map of New Philadelphia"

Located in the Northwest Quarter of the Southwest Quarter
Section 7, Township 18 North, Range 18 East
Montgomery County, Alabama
Containing 26,060.52 sq ft (0.598 ACs)

Pilgreen Engineering, Inc.

Drawn By	Checked	Field Sketch	Final Check	Scale	Date
WFB	WFB	MLA	MLA	-	10-11-2014

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BLECH, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE WORKMENTS AND THAT THEY ACTUALLY EXIST.
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
ACCORDING TO MY SURVEY THIS THE 30 DAY OF October 2014.
Martin T. Blech
MARTIN T. BLECH
ALABAMA REG. NO. 14172B



STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, ELSAJA DEXTER 39, LLC, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINS IN AND SOWS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND ADOPTS AND APPROVES SAID PLAT AND THE _____ DAY OF _____ 2014.
ELSAJA DEXTER 39, LLC

BY _____
AS ITS MEMBER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT _____ WHOSE NAME AS MEMBER OF ELSAJA DEXTER 39, LLC AN ALABAMA LIMITED LIABILITY COMPANY, IS BOUND TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE IS BOUND TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ONE _____ DAY OF _____ 2014.

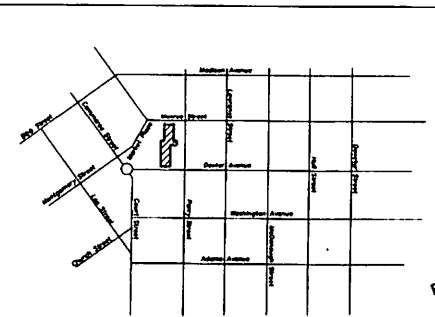
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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 _____ DAY OF _____ 2014.

BY _____
GEORGE C. SPALDE
MONTGOMERY COUNTY ENGINEER

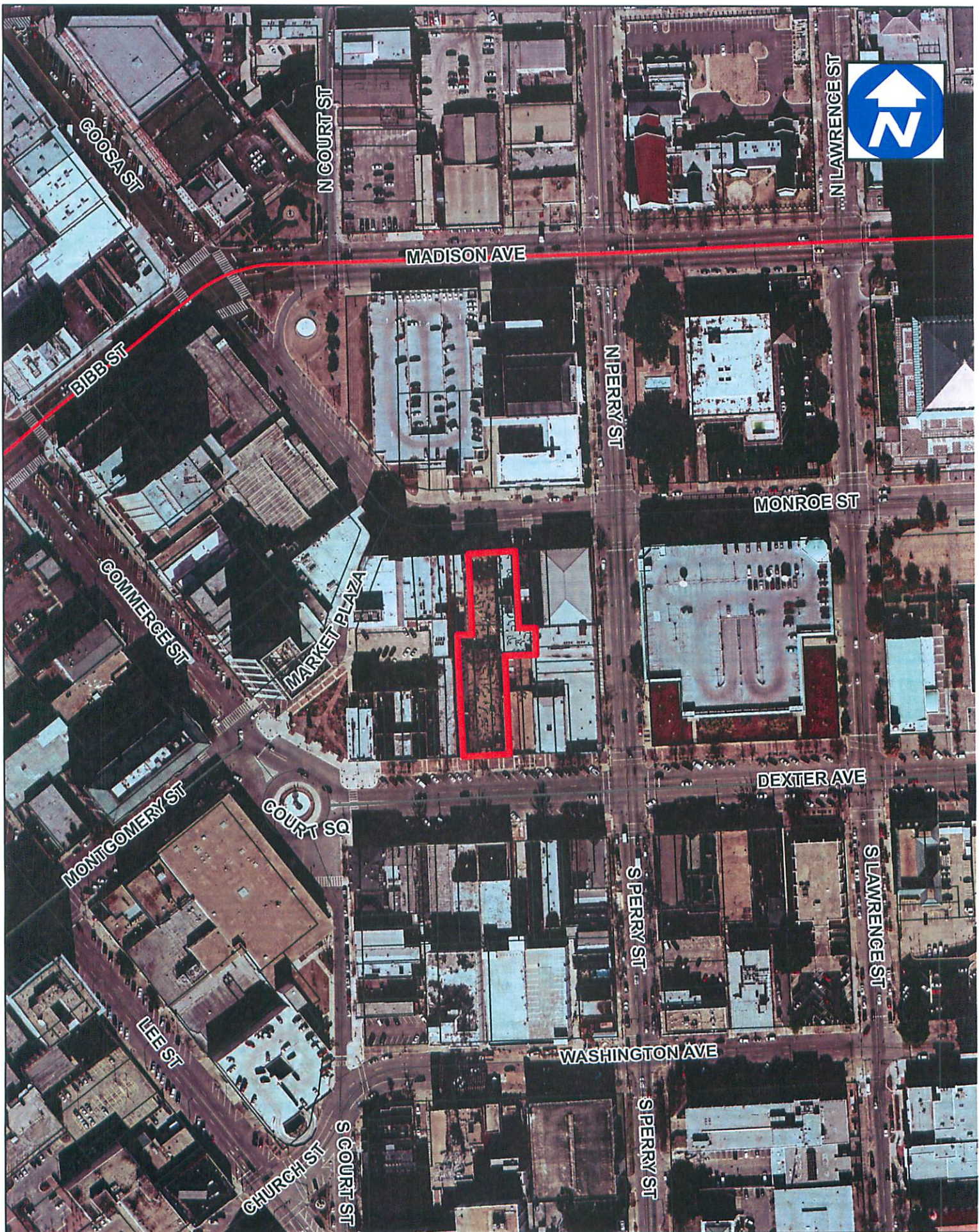
THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-22-32.

BY _____
BRIANNE W. THOMAS, JR.
EXECUTIVE SECRETARY



Vicinity Map NTS

RECEIVED
PLANNING COMMISSION OFFICE



PLATS

SUBJECT PROPERTY



ITEM NO. 19C

1 inch = 200 feet

20. RZ-2014-020 **PRESENTED BY:** Karen Lynne Moody

REPRESENTING: Blakelyn's Home DayCare

SUBJECT: Request to rezone one (1) lot located at 435 Dalraida Road from an R-85 (Single-Family Residential) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The adjacent property has R-85 (Single-Family Residential) zoning to the north, south and west, and INST (Institutional) and PGH-40 (Patio-Garden Home) zoning to the east. The intended use for this property if rezoned is for a day care center. The Land Use Plan recommends low density residential use.

At the June 26, 2008 Planning Commission meeting the Planning Commission recommended not to rezone this property to B-2-Q and the petitioner did not appeal the decision to the City Council.

COUNCIL DISTRICT: 2

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection to rezoning.

TRAFFIC ENGINEERING: No objection.

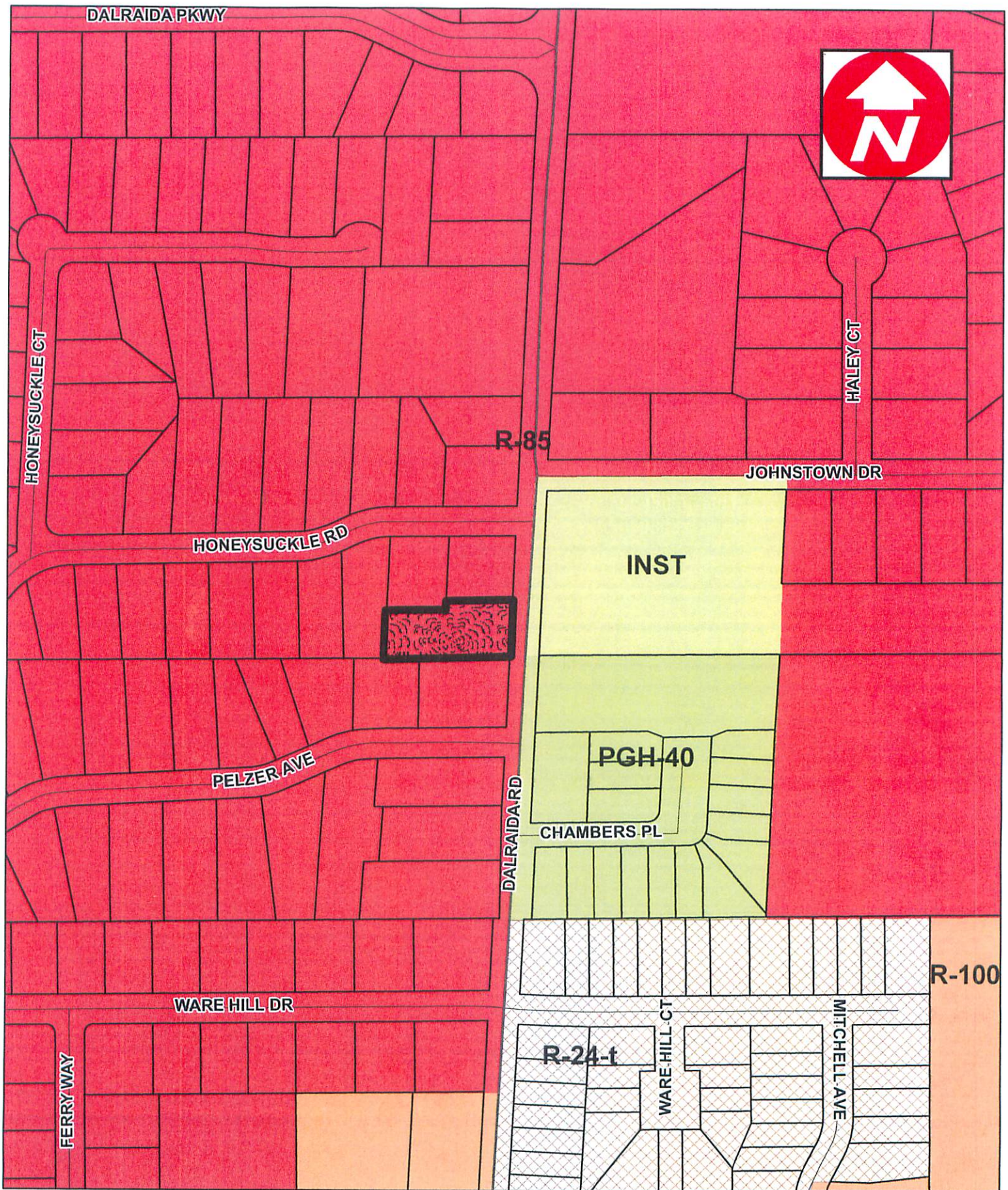
FIRE DEPARTMENT: Approved for rezoning only.

WATER AND SEWER: No objection to rezoning.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY **3322000000**

FILE NO. RZ-2014-020

1 inch = 200 feet

FROM R-85 TO B-2-G

ITEM NO. 20A



SITE 

1 inch = 100 feet
Item 20B

21. RZ-2014-021 **PRESENTED BY:** Carline Deramus

REPRESENTING: Same

SUBJECT: Request to rezone 4480 Virginia Loop Road from an R-75-s (Single-Family Residential) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The adjacent property has R-65-m (Multi-Family Residential) zoning to the north, R-75-s (Single-Family Residential) zoning to the south and west, and R-24-t (Townhouse) zoning to the east. The intended use for this property if rezoned is for a beauty and barber shop, and tattoo shop. The Land Use Plan recommends low density residential use.

The Board of Adjustment approved a daycare at this location in 1975.

COUNCIL DISTRICT: 6

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection to rezoning.

TRAFFIC ENGINEERING: No objection.

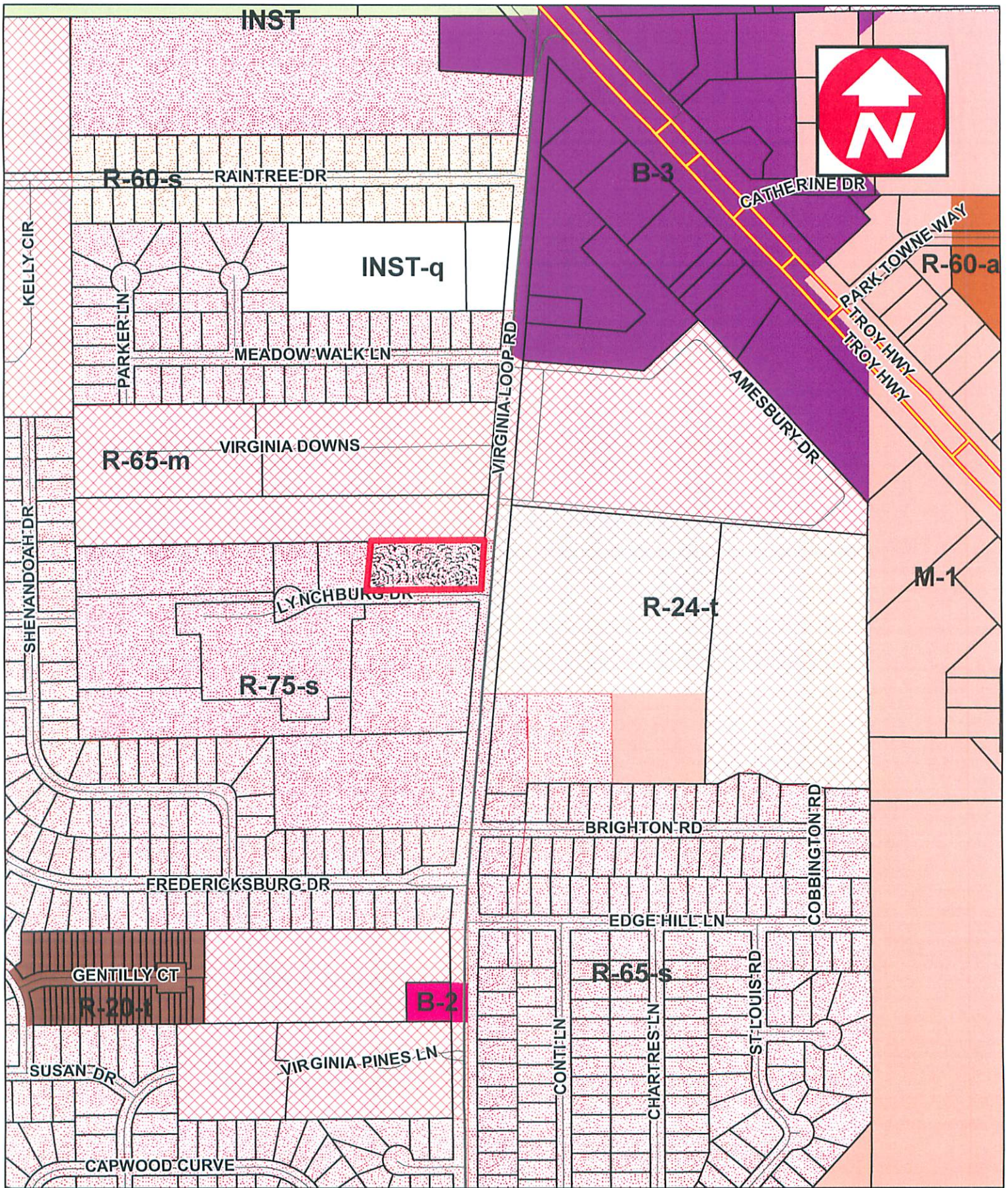
FIRE DEPARTMENT: Approved for rezoning only.

WATER AND SEWER: No objection. Water and sewer are available.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2014-021

1 inch = 400 feet

FROM R-75-s **TO** B-2-Q

ITEM NO. 21A

VIRGINIA DOWNS



VIRGINIA LOOP RD

AMESBURY DR

LYNCHBURG DR

SITE 

1 inch = 100 feet
Item 21B

22. RZ-2014-017 **PRESENTED BY:** Survey South

REPRESENTING: Frank Thomas

SUBJECT: Request to rezone property containing 170.72 acres located on the east side of Norman Bridge Road, across from the intersection of Hyundai Boulevard, from an AGR-1 (Residential Agriculture) Zoning District to B-2 (Commercial), M-1 (Light Industrial) and R-75-s (Single-Family Residential) Zoning Districts.

REMARKS: The adjacent property has AGR-1 (Residential Agriculture) zoning to the north, east and south, and M-1 (Light Industrial) zoning to the west. The proposed development will include light industrial, commercial, and single family residential development as follows:

<u>Parcel</u>	<u>Proposed Zoning</u>	<u>Acres</u>
A	M-1	34.47
B	B-2	27.29
C	R-75-s	108.96

The Land Use Plan recommends low density residential and agricultural use.

This item was delayed at the request of the petitioner prior to the September 25, 2014 meeting.

COUNCIL DISTRICT: Police Jurisdiction

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection to rezoning.

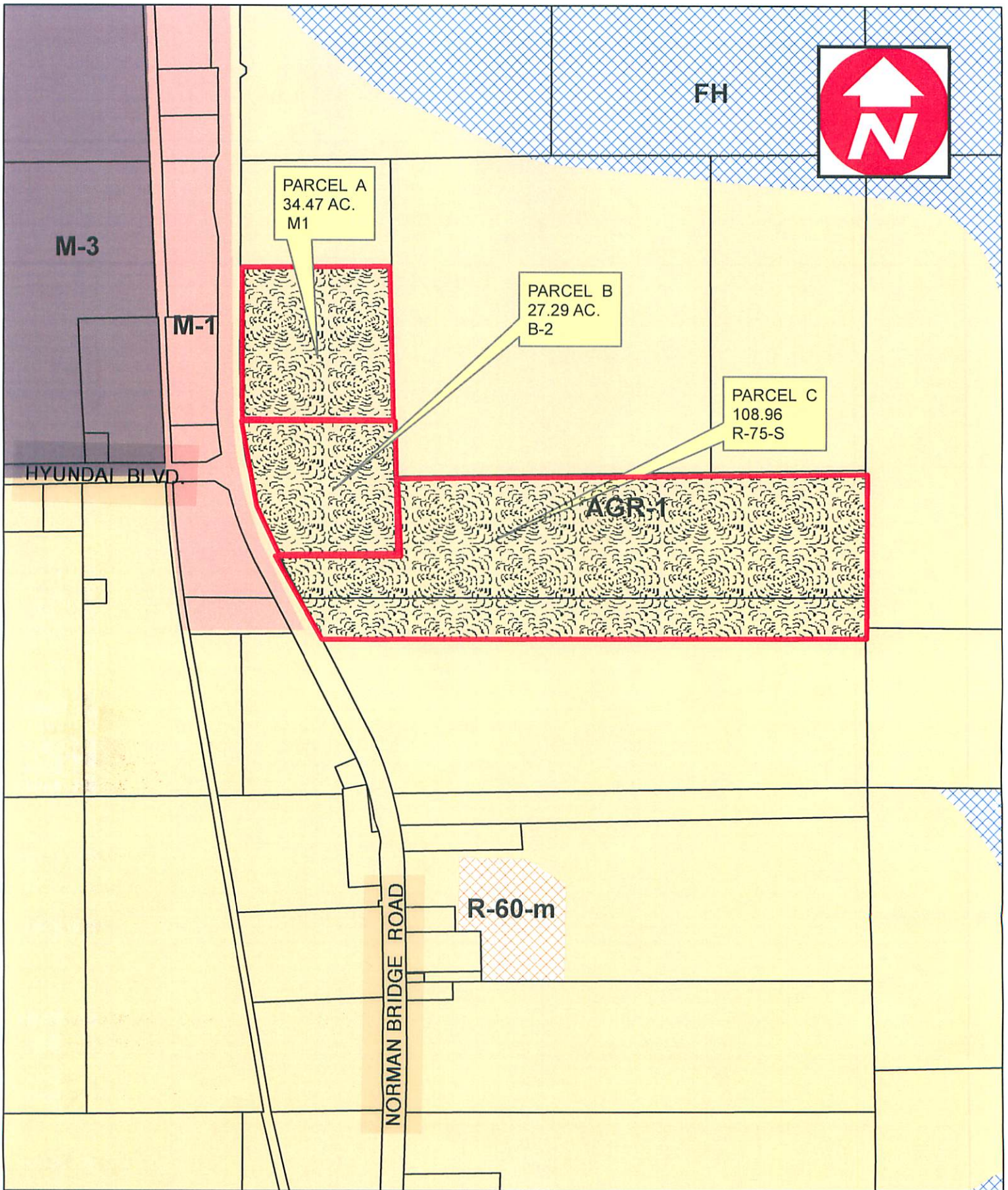
TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: Approved for rezoning only.

WATER AND SEWER: No objection. Sewer is not available at these sites.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____
ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. RZ-2014-017

1 inch = 1,000 feet

FROM AGR-1 **TO** B2, M1
R75S

ITEM NO. 22A

**BOUNDARY SURVEY OF
THREE PARCELS OF LAND
LYING IN SECTION 18,
TOWNSHIP 15 NORTH, RANGE 18 EAST,
MONTGOMERY COUNTY, ALABAMA
(FOR THE PURPOSE OF REZONING)**

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DESCRIPTIONS:

Parcel A (Proposed M1 Zone)

A parcel of land lying on the East side of U.S. Highway No. 331 and being a portion of Lot No. 1 of the Cosby Plat as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 2 at Page 12 and also being a portion of the NW 1/4 of Section 18, Township 15 North, Range 18 East, Montgomery County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 of said Section 18; thence S 89°39'43" W 1292.22 feet; thence S 89°39'43" W 2643.89 feet; thence N 00°25'08" W 576.70 feet to the point of beginning of the parcel of land herein described; thence N 90°00'00" W 1284.47 feet to a point lying on the East right of way of U.S. Highway No. 331; thence along said right of way around a curve to the right with a radius of 2823.79 feet, a curve length of 22.12 feet and having a chord bearing and distance of N 01°14'43" W 22.12 feet; thence continuing along said right of way N 00°31'20" W 1141.82 feet; thence leaving said right of way N 89°57'37" E 1286.84 feet; thence S 00°25'08" E 1164.81 feet to the point of beginning. Said Parcel containing 34.47 Acres more or less.

Parcel B (Proposed B2 Zone)

A parcel of land lying on the East side of U.S. Highway No. 331 and being a portion of Lot No. 1 and Lot No. 2 of the Cosby Plat as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 2 at Page 12 and also being a portion of the West 1/2 of Section 18, Township 15 North, Range 18 East, Montgomery County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 of said Section 18; thence S 89°39'43" W 1292.22 feet; thence S 89°39'43" W 2643.89 feet to the point of beginning of the parcel of land herein described; thence S 00°00'00" W 400.00 feet; thence N 90°00'00" W 1087.49 feet to a point lying on the East right of way of U.S. Highway No. 331; thence along said right of way around a curve to the right with a radius of 2823.79 feet, a curve length of 1002.45 feet and having a chord bearing and distance of N 11°38'23" W 997.20 feet; thence leaving said right of way S 90°00'00" E 1284.47 feet; thence S 00°25'08" E 576.70 feet to the point of beginning. Said Parcel containing 27.29 Acres more or less.

Parcel C (Proposed R-75-S Zone)

A parcel of land lying East of U.S. Highway No. 331 and being a portion of Lot No. 2 of the Cosby Plat as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 2 at Page 12 and also being a portion of the South 1/2 of Section 18, Township 15 North, Range 18 East, Montgomery County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 of said Section 18, said point also being the point of beginning of the parcel of land herein described; thence S 00°27'09" E 1059.40 feet; thence S 89°52'51" W 4710.68 feet to a point lying on the East right of way of U.S. Highway No. 331; thence along said right of way N 27°33'50" W 415.61 feet; thence continuing along said right of way around a curve to the right with a radius of 2823.79 feet, a curve length of 306.13 feet and having a chord bearing and distance of N 24°54'46" W 305.98 feet; thence leaving said right of way N 90°00'00" E 1087.49 feet; thence N 00°00'00" W 400.00 feet; thence N 89°39'43" E 2643.89 feet; thence continuing N 89°39'43" E 1292.22 feet to the point of beginning. Said Parcel containing 108.06 Acres more or less.

WITNESS MY HAND AND SEAL THIS THE 11TH DAY OF NOVEMBER, 2014.

WALTER H. STELL, ALABAMA PLS #20086

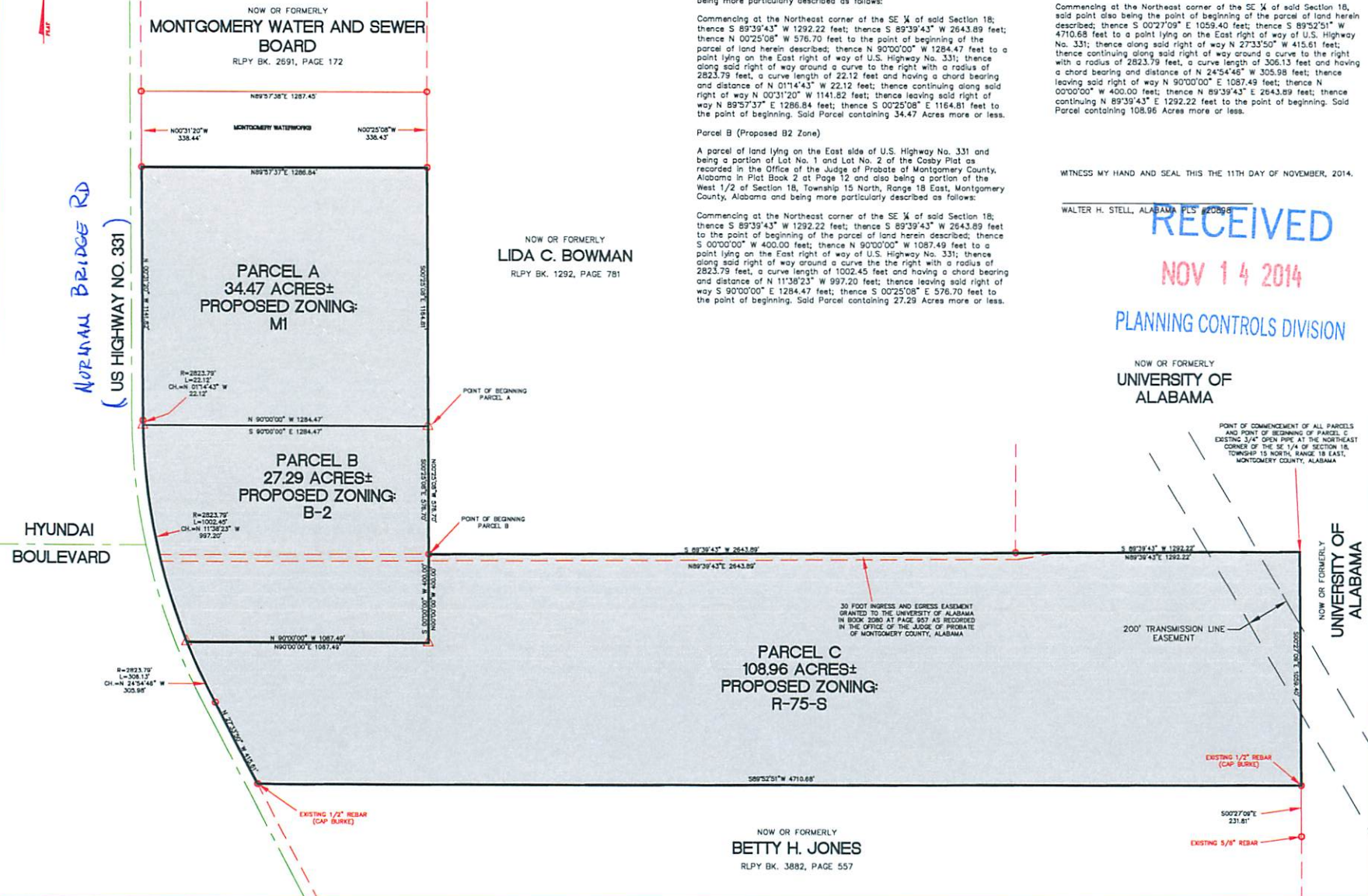
RECEIVED

NOV 14 2014

PLANNING CONTROLS DIVISION

NOW OR FORMERLY
UNIVERSITY OF ALABAMA

POINT OF COMMENCEMENT OF ALL PARCELS AND POINT OF BEGINNING OF PARCEL C EXISTING 3/4" OPEN PIPE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA

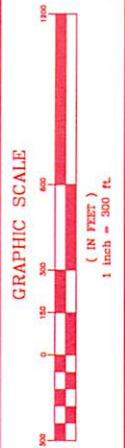


NOW OR FORMERLY
BETTY H. JONES
RLPY BK. 3882, PAGE 557

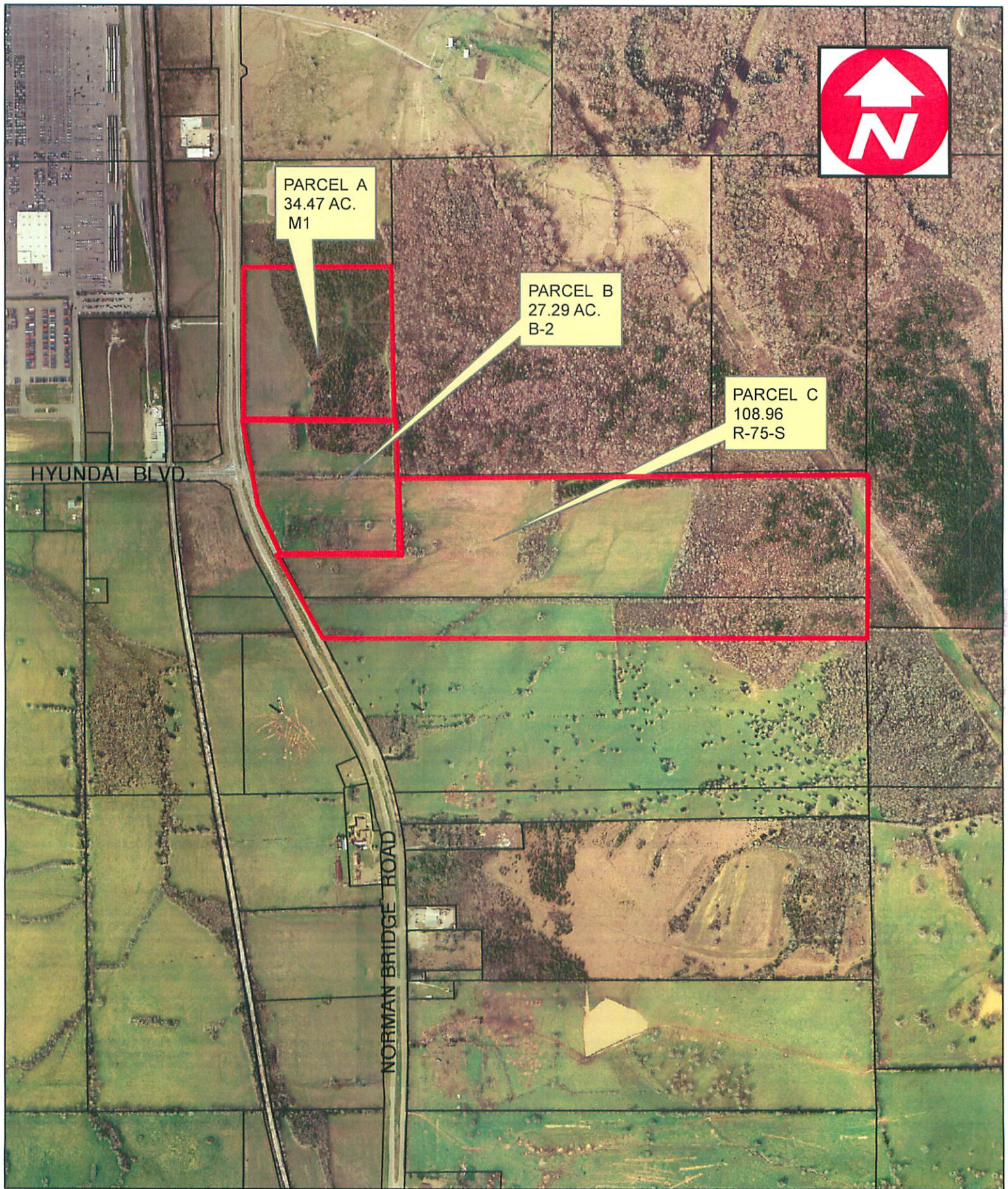
SURVEY SOUTH
LAND SURVEYING AND LAND PLANNING
A Division of **SurveySouth Associates, Inc.**
SURVEYING, MAPPING, AND CONSTRUCTION SERVICES
COUNTY OFFICE: 1000 N. GULF BLVD., SUITE 100
P.O. BOX 514
TOWNSHIP 15 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA 36105
PHONE: (205) 807-0791
FAX: (205) 807-0791



**BOUNDARY SURVEY OF
THREE PARCELS OF LAND
LYING IN SECTION 18,
TOWNSHIP 15 NORTH, RANGE 18 EAST,
MONTGOMERY COUNTY, ALABAMA
(FOR THE PURPOSE OF REZONING)**



DRAWN BY: D.F.S.
CHECKED BY: W.H.S.
SURVEY DATE: 08-25-2014
DRAWING DATE: 08-29-2014
FLD. BK.: ELECTRONIC
SCALE: 1" = 300'
DRAWING NAME: 14-205Z
LAST REVISION: 08-29-2014



REZONING REQUEST

1 inch = 1,000 feet

SUBJECT PROPERTY



FROM AGR-1 TO B2, M1, R75S

FILE NO. RZ-2014-017

ITEM NO. 22B

23. West Fairview Avenue Plan Amendment

PRESENTED BY: Department of Planning

REPRESENTING: City of Montgomery

SUBJECT: Request approval of the amendments to the City of Montgomery's West Fairview Avenue Plan.

REMARKS: The amendment to the West Fairview Avenue Plan includes the north and south sides of West Fairview Avenue, between I-65 and South Court Street.

COUNCIL DISTRICT: 7

COMMENTS: _____
ACTION TAKEN: _____