

Planning Commission Agenda

April 23, 2015

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Crews Reaves, Chairperson

Greg Calhoun, Vice-Chairperson

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the March 26, 2015 meeting

April 23, 2015

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8737	Goodwyn, Mills & Cawood	Edinburgh Drive	Plat	1
2.	DP-2006-064	“ “	Young Meadows Road	Revised Master Plan	2
3.	8745	“ “	North Eastern Blvd.	Plat	3
4.	DP-2006-063	“ “	Park Crossing	Revised Master Plan	4
5.	Street Renaming	Bernard Whitehurst III	Holcombe Street	Street Renaming	5
6.	RZ-2015-006	Elizabeth Bracy	West Street	Rezoning	6
7.	RZ-2015-007	City of Montgomery	Maxwell Boulevard	Rezoning	7
8.	8743	Larry E. Speaks & Associates	Kershaw Street	Plat	8
9.	DP-2015-013	“ “	Atlanta Highway	DP	9
10.	DP-2015-014	Carter Engineering	Atlanta Highway	DP	10
11.	DP-2015-015	Flowers & White Engineering	Kershaw Industrial Blvd.	DP	11
12.	DP-2013-019	Space Design	Industrial Park Blvd.	DP	12
13.	DP-1982-103	John Bobo	Furnace Street	DP	13
14.	8744	J. M. Garrett & Son	McKinney Street	Plat	14
15.	8739	Jeffcoat Engineers	Patrick Road	Plat	15
16.	8738	“ “	Conrad Street	Plat	16
17.	4355	Professional Engineering	Macedonia Drive	Plat	17
18.	8742	Carr & Associates Engineers	North McDonough St.	Plat	18
19.	8741	Alabama Land Surveyors	West McLean Road	Plat	19
20.	8740	“ “	Old Selma Road	Plat	20

***The next Planning Commission meeting is on
May 28, 2015***

1. 8737 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Corbett

SUBJECT: Request final approval of Somerhill Estates Overall located west of Bell Chase on the north side of Bell Road and at the south end of Edinburgh Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: There are 55 lots proposed adjoining Brighton Estates with the typical lot being 75 ft. x 140 ft., and 5 lots proposed adjoining Brewbaker Estates with the typical lot being 85 ft. x 140 ft. All lots are proposed with 25 ft. front yards, 15 ft. rear yards and 5 ft. side yards. Edinburgh Drive (on the north side of the project) will be extended south approximately 2,000 ft. and will end in a cul-de-sac. There are two (2) stub-outs to the west to tie in with Somerhill Subdivision. The northern stub-out will tie into the extension of Ridgeside Boulevard, if completed, and the southern stub-out will be constructed for future development if necessary. The proposed final plat will not connect Edinburgh Drive. If the final plat is approved it will require the renaming of the south portion of Edinburgh Drive which runs north off Bell Road. Edinburgh Drive currently opens off the north side of Bell Road and the south side of Vaughn Road. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to Edinburgh Drive not being connected.

The Subdivision Regulations state:

“Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy; nor for such other uses as may increase danger to health, life, or property; or aggravate erosion of flood hazard.”

Because the area for the connection of Edinburgh Drive is handling the drainage for the area, and due to the statement above, the connection is not suitable.

COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

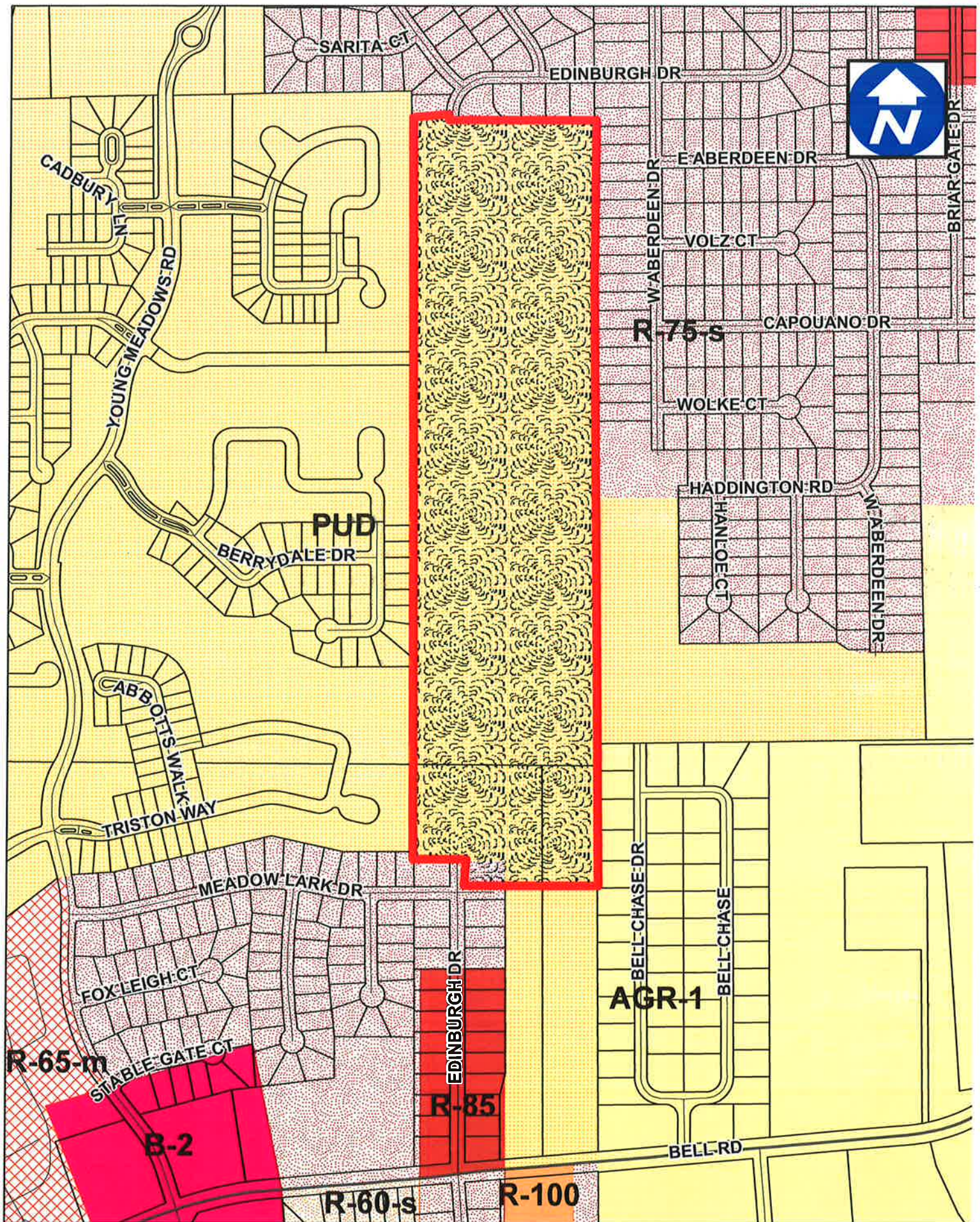
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 1A

Brighton Addition

Plat 1-A

NORTHEAST CORNER OF SECTION 36, T-16-N, R-18-E, MONTGOMERY COUNTY ALABAMA

Somerhill Estates Overall

Corrected Plat of Somerhills Plat 3 (Pb. 51, Pg. 26)

Somerhills Improvement District #2 (Dk. 3610, Dp. 173)

Corrected Plat of Somerhills Plat 3 (Pb. 51, Pg. 26)

Somerhills Improvement District #2 (Dk. 3610, Dp. 173)

MEADOW LARK DR.

EDINBURG DR. 50' R.O.W.

S 89°41'52" W 542.44'

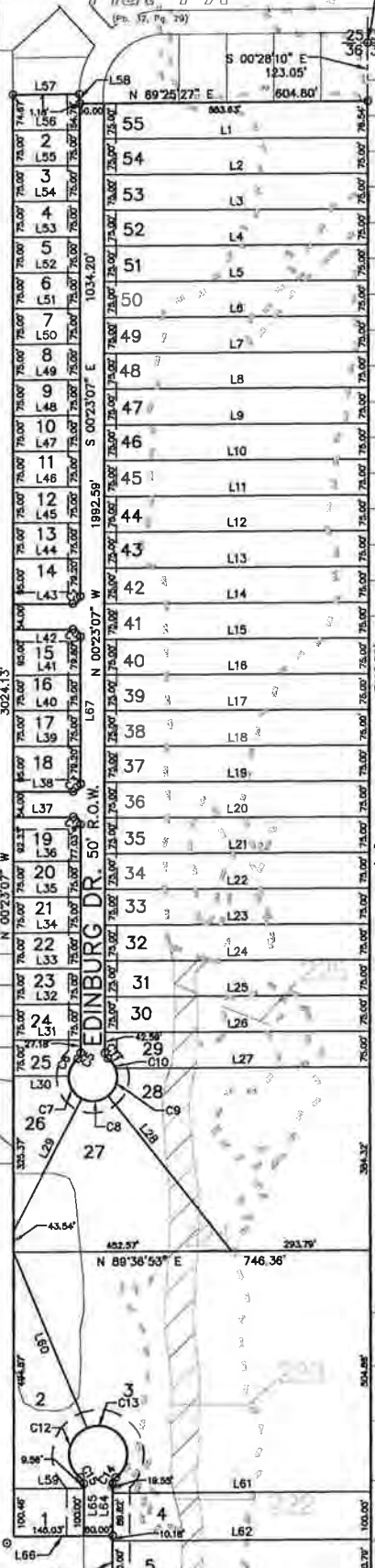
neriFirst Bank (Dk. 3950, Dp. 32)

Corrected Map of Bell Chase Sub. (Pb. 33, Pg. 238)

Capovano (Dk. 3063, Dp. 916)

Brighton Estates Plat 6-A (Pb. 26, Pg. 61)

Brighton Estates Plat 5 (Pb. 26, Pg. 136)



SPILLAGE AND HC

THIS PROPERTY D SYSTEM AND STR. MONTGOMERY, AL CONVEY TO THE PRIVILEGE OF DIS DRAINAGE WATER OWNER FROM TH

IT IS EXPRESSLY RESERVE TO THE PRIVILEGE, UPON THEREOF, OR AT DEEM IT DESIRAB DRAINAGE, SUCH MINIMUM SPECIFIC THE UNDERSTAND HEREIN PROVIDED DISCHARGED, SPIL DRAINAGE SYSTEM

THE OWNER FURT DAMAGES OR INJ PROPERTY OR LIF AND SHALL CONS SHALL BE BINGIN

and hereby joins in, executes and signs approves said instrument on this the



1B



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 10

2. DP-2006-064 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Corbett Property

SUBJECT: Request approval for a revised master plan for property located approximately 1,300 ft. east of Young Meadows Road and 1,000 ft. north of Bell Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is for approval of a revised master plan to alter the approved lot sizes and the side, front and rear yard setbacks. There are 60 lots proposed with the typical lot being 75 ft. x 140 ft. (55 lots adjoining Brighton Estates), and 85 ft. x 140 ft. (5 lots adjoining Brewbaker Estates). All lots will have 25 ft. front yards, 15 ft. rear yards, and 5 ft. side yards. Edinburgh Drive (on the north side of the project) will be extended south approximately 2,000 ft. and will end in a cul-de-sac. There are two (2) stub-outs to the west to tie in with Somerhill Subdivision. The northern stub-out will tie into the extension of Ridgeside Boulevard if completed and the southern stub-out will be constructed for future development if necessary.

COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

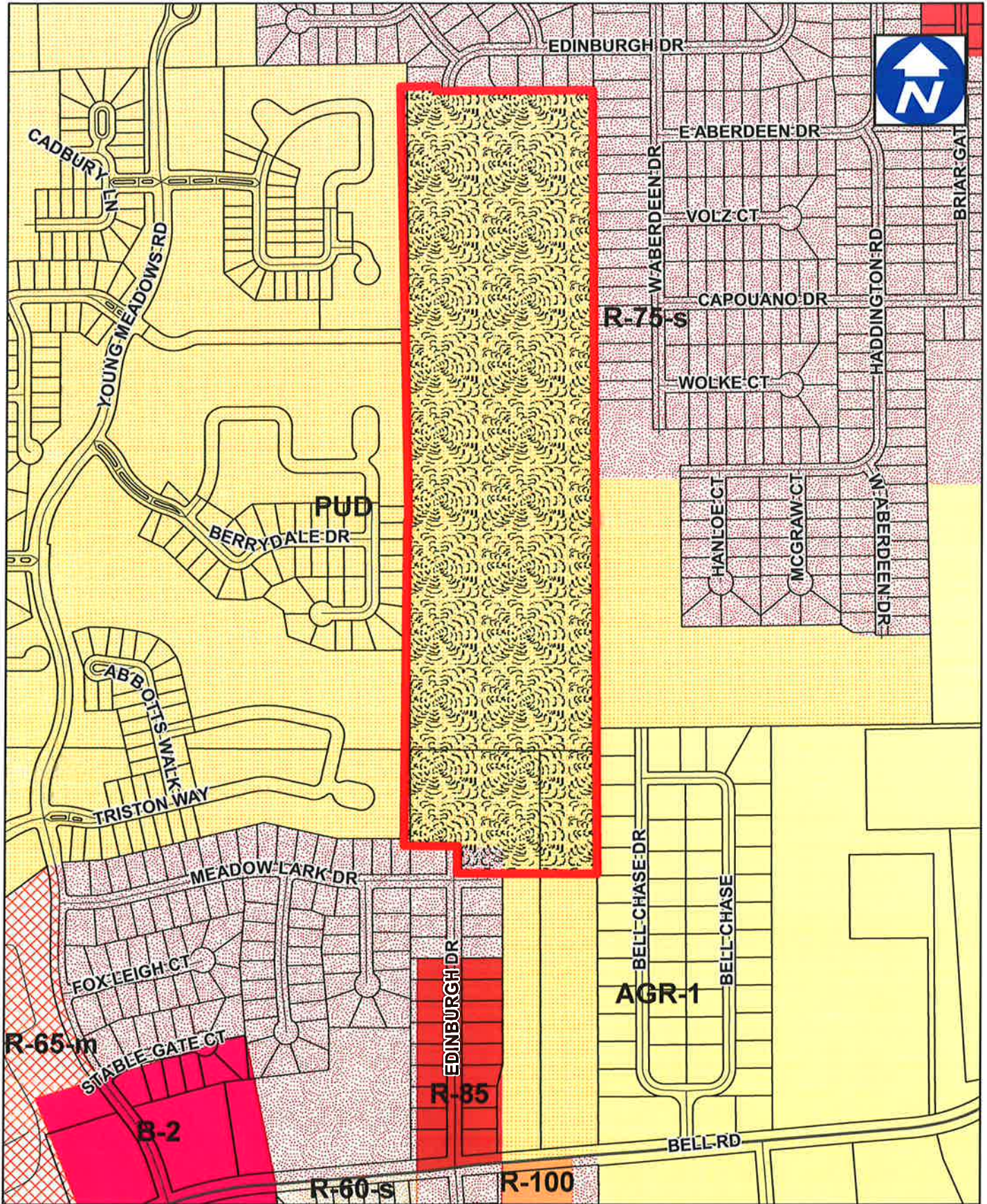
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



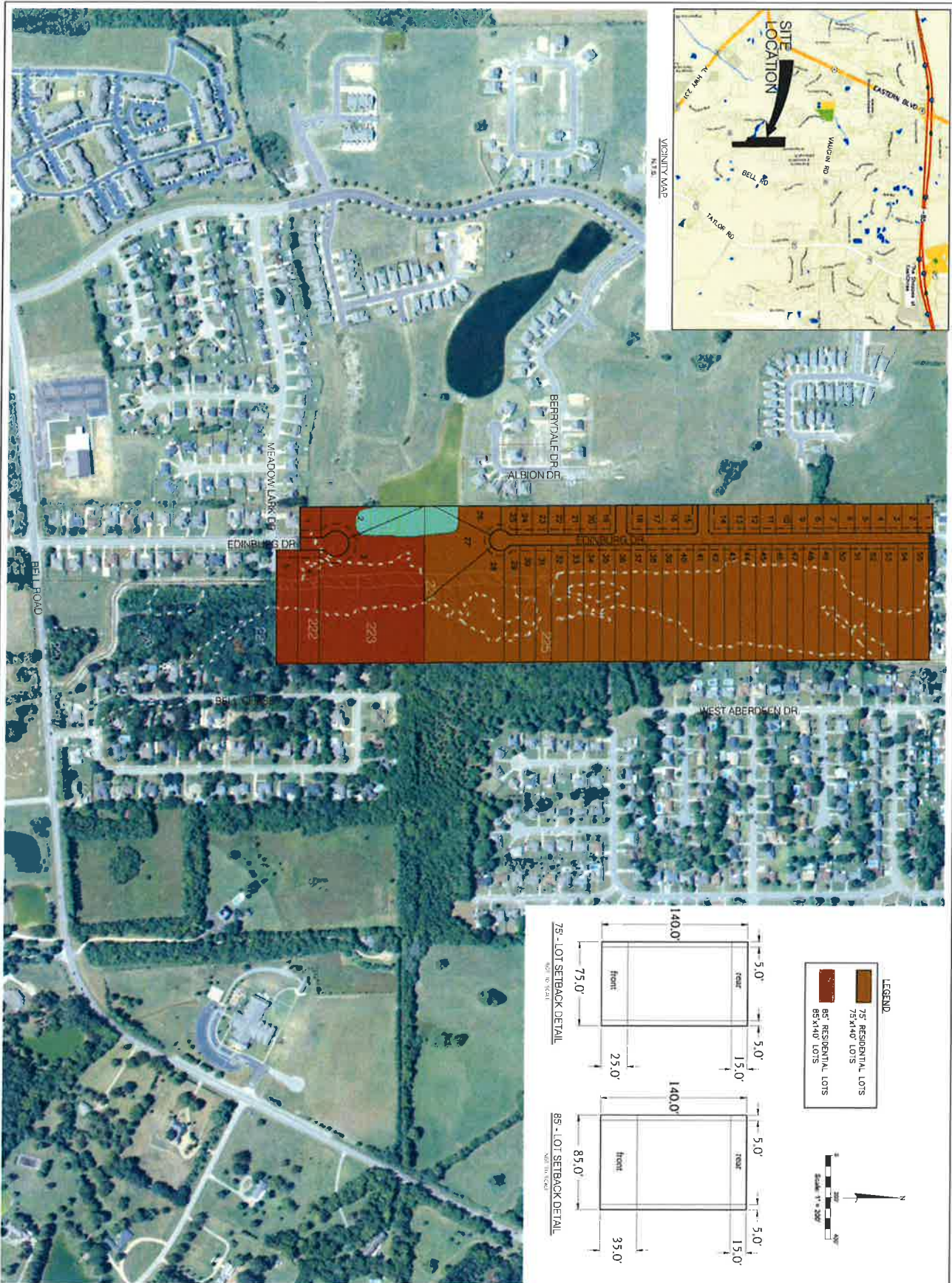
DEVELOPMENT SITE

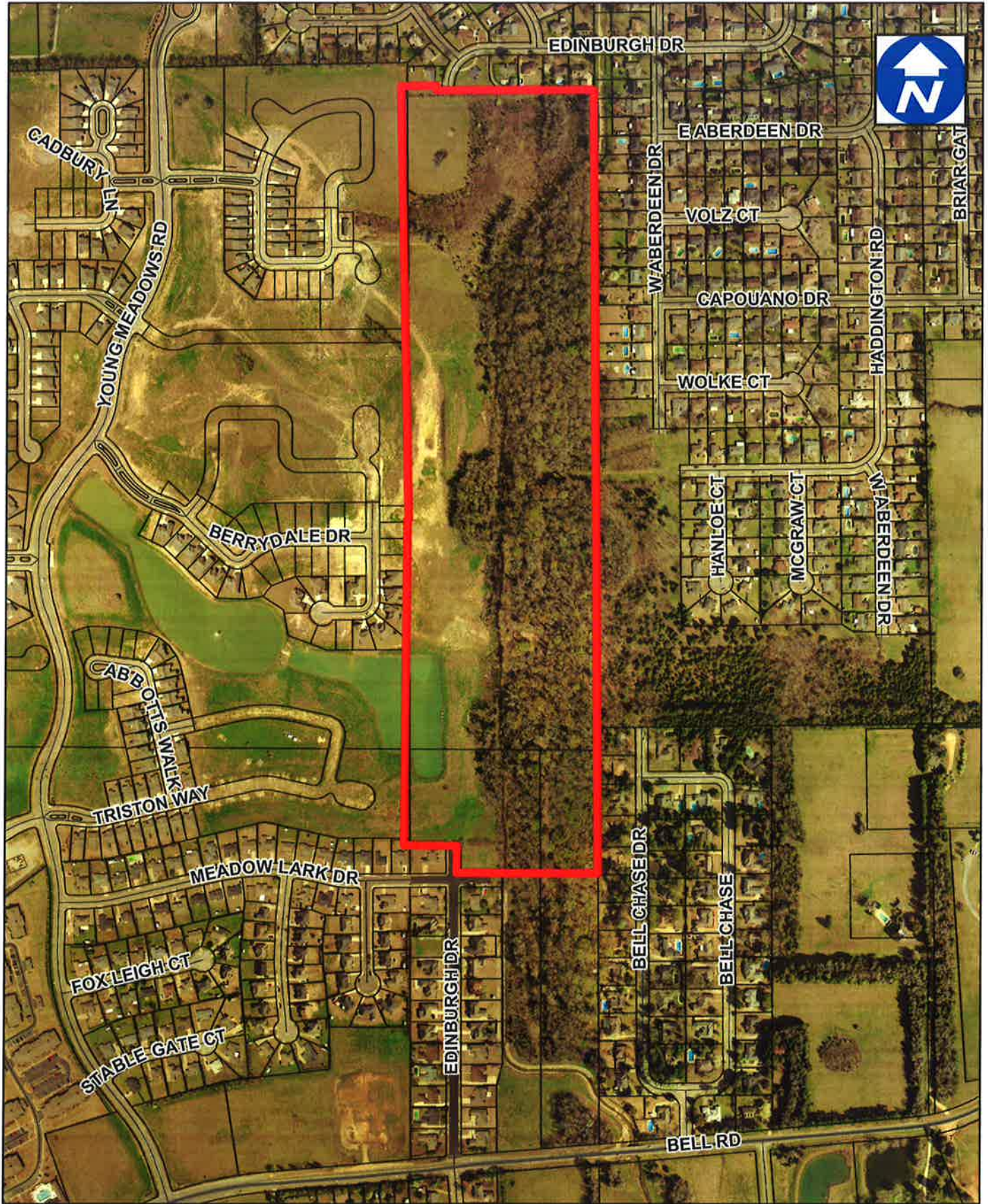
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 2A





DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 8745 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: NTI Investments, LLC

SUBJECT: Request final approval of NTI Roy Hodges Boulevard Plat No. 1 located on the northeast corner of North Eastern Boulevard and Roy Hodges Boulevard in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use and dedicates a portion of Todd Road. Lot 1 (2.516 acres) has 213 ft. of front age along proposed Todd Road, 177 ft. along North Eastern Boulevard and approximately 450 ft. of frontage along Roy Hodges Boulevard. The portion of Todd Road (60 ft. ROW) which runs north off Roy Hodges Boulevard was previously vacated and now will be rededicated for public use and will tie into the existing Todd Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

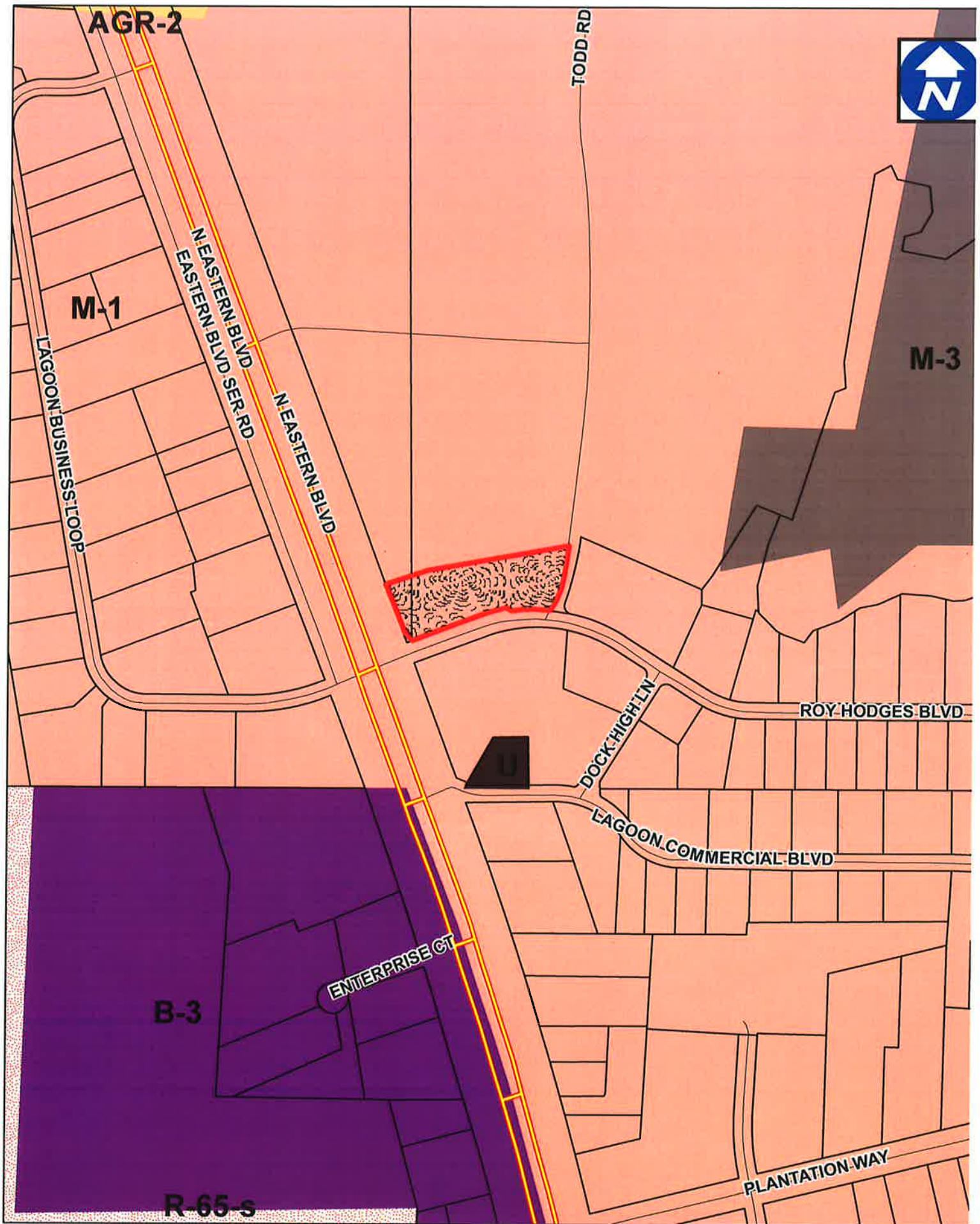
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A

NTI Roy Hodges Boulevard 1

2-4
30/

IN SOURCE AS SHOWN ON SURVEY
 : NORTH BASED ON ALABAMA STATE
 SYSTEM, EAST ZONE PER GPS
 88 (2011)
 IS EXPRESSED IN U.S. SURVEY FEET
 SIGNATION - 6159; PID - AA4716
 MENT: DESIGNATION - 6159;

MONTGOMERY EAST INC.
 DB. 22, PG. 82

LOT 1

NORTH EASTERN BLVD
 (300.0' R.O.W.)

TODD ROAD
 (60' R.O.W.)

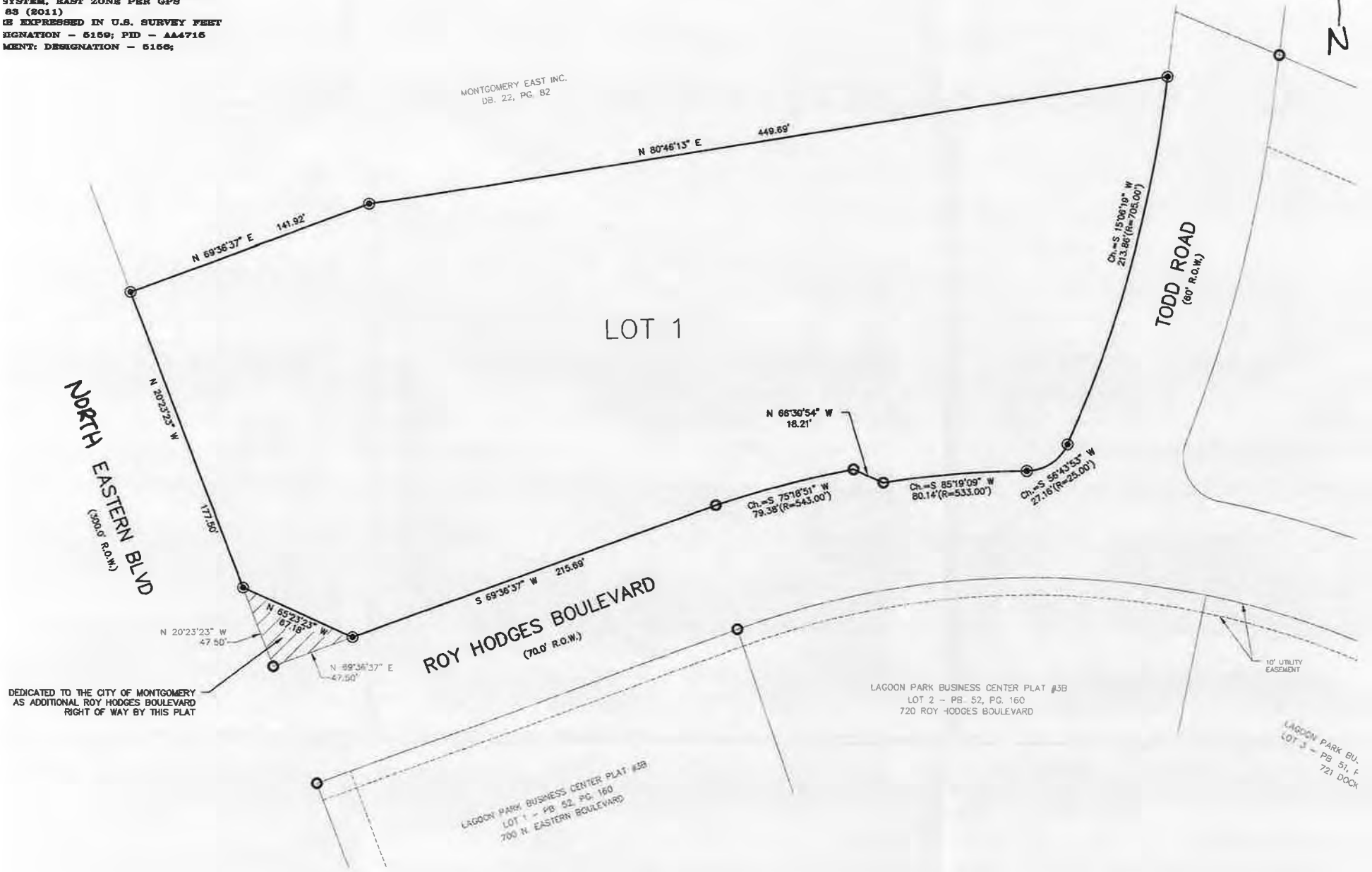
ROY HODGES BOULEVARD
 (70.0' R.O.W.)

DEDICATED TO THE CITY OF MONTGOMERY
 AS ADDITIONAL ROY HODGES BOULEVARD
 RIGHT OF WAY BY THIS PLAT

LAGOON PARK BUSINESS CENTER PLAT #3B
 LOT 2 - PB 52, PG. 160
 720 ROY HODGES BOULEVARD

LAGOON PARK BUSINESS CENTER PLAT #3B
 LOT 1 - PB 52, PG. 160
 700 N. EASTERN BOULEVARD

LAGOON PARK BU.
 LOT 3 - PB 51, F
 721 DOCK





PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. DP-2006-063 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Jim Wilson & Associates, Inc.

SUBJECT: Request approval of a revised master plan (New Park) for property located on the south side of Park Crossing, approximately 200 ft. west of Barret Park Way, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is for approval of a revised master plan to change the proposed lots from 65 ft. wide lots to 50 ft. wide lots. There were 45, 65 ft. wide lots proposed and there will be 55, 50 ft. wide lots. The setbacks will be 5 ft. side yards, 20 ft. front yards, and 15 ft. rear yards.

COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

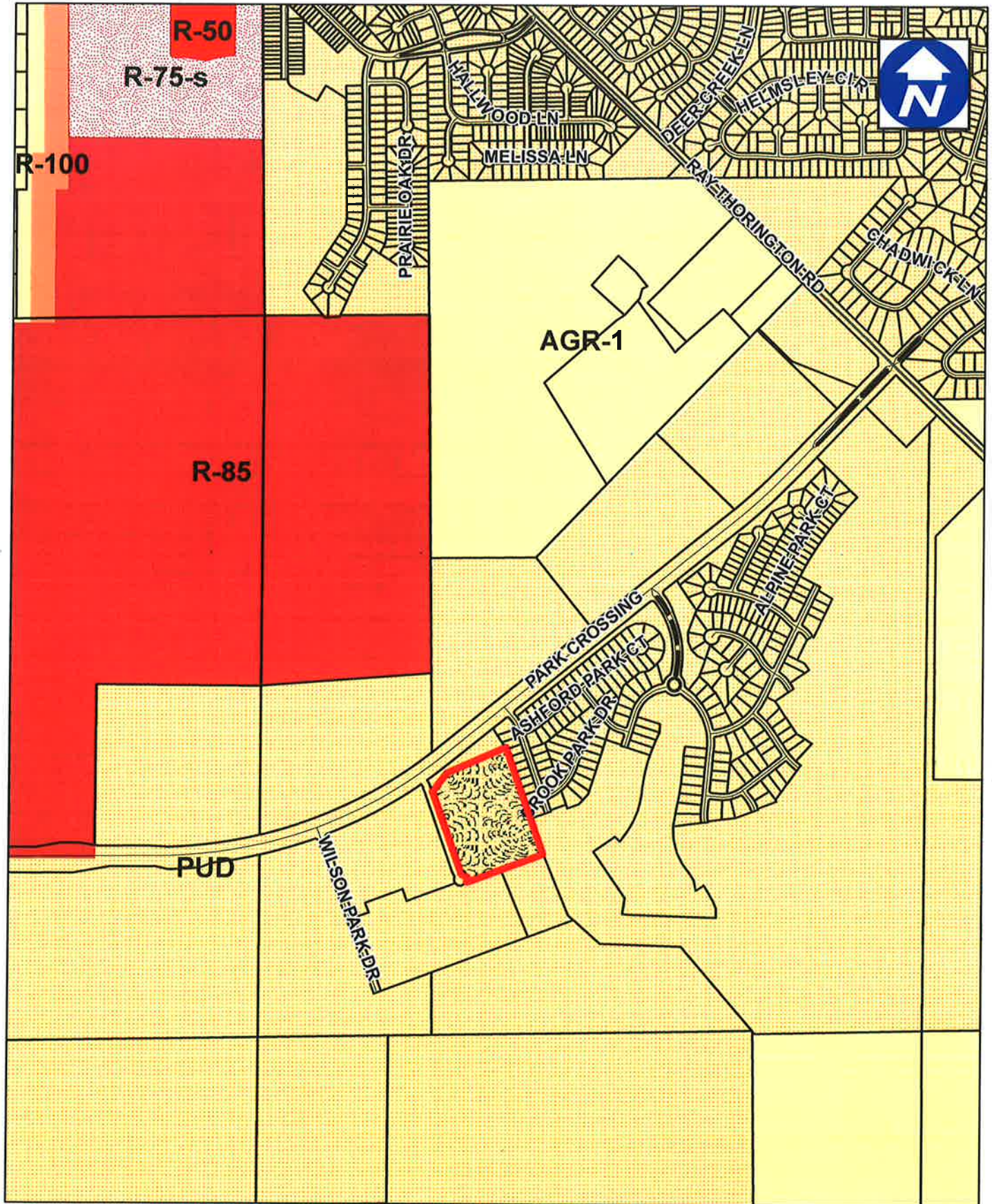
TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

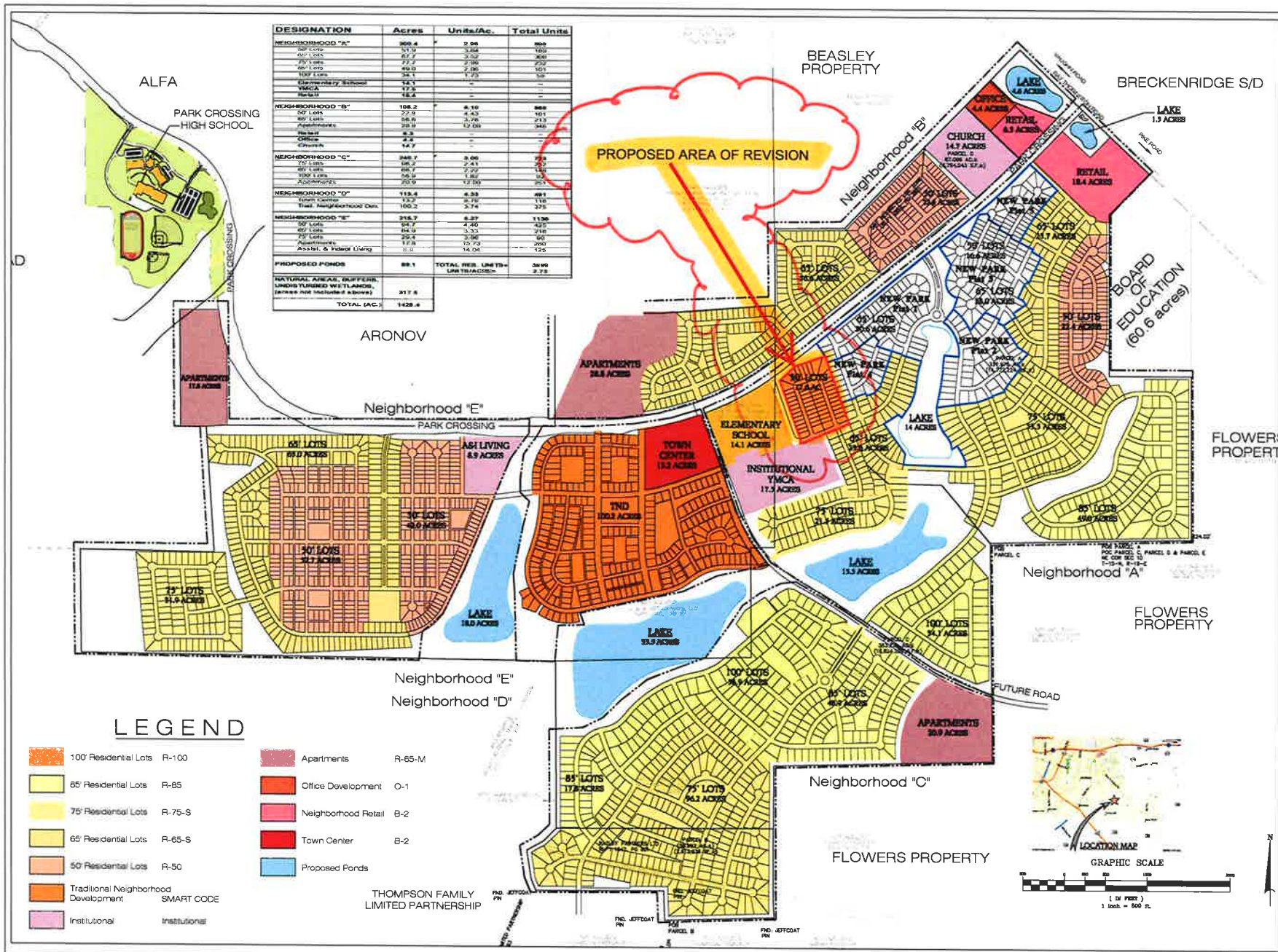
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 44

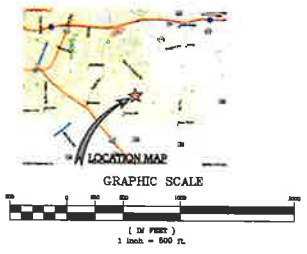
481



DESIGNATION	Acres	Units/Ac.	Total Units
NEIGHBORHOOD "A"			
20' Lots	300.4	2.98	894
40' Lots	51.9	3.04	159
60' Lots	67.7	3.02	204
75' Lots	77.2	3.06	235
85' Lots	82.3	3.14	258
100' Lots	34.1	1.75	60
Elementary School	14.1	-	-
YMCA	17.5	-	-
Health	18.4	-	-
NEIGHBORHOOD "B"			
50' Lots	108.2	4.10	443
60' Lots	22.9	4.43	101
80' Lots	68.8	3.76	258
Apartment	12.2	12.00	144
Health	3.3	-	-
Office	2.3	-	-
Church	14.7	-	-
NEIGHBORHOOD "C"			
20' Lots	348.7	3.00	1046
40' Lots	98.7	2.41	238
60' Lots	66.7	2.22	148
80' Lots	56.8	2.82	160
Apartment	20.9	12.00	251
NEIGHBORHOOD "D"			
50' Lots	113.6	4.33	491
Units Center	13.2	8.75	116
Total Neighborhood D	100.2	2.74	278
NEIGHBORHOOD "E"			
50' Lots	316.7	4.27	1353
60' Lots	64.7	4.40	285
80' Lots	64.8	3.33	216
75' Lots	29.4	3.98	117
Apartment	17.8	15.75	279
Assist. & Federal Using	0.0	14.04	125
PROPOSED PONDS			
	88.1		300
TOTAL RES. UNITS - UNITS/ACRES			
			2.75
NATURAL AREAS, BUFFERS, UNDESIGNATED WETLANDS, (areas not included above)			
	217.6		
TOTAL AC.			
	1428.4		

LEGEND

- 100' Residential Lots R-100
- 85' Residential Lots R-85
- 75' Residential Lots R-75-S
- 65' Residential Lots R-65-S
- 50' Residential Lots R-50
- Traditional Neighborhood Development SMART CODE
- Institutional Institutional
- Apartments R-65-M
- Office Development O-1
- Neighborhood Retail B-2
- Town Center B-2
- Proposed Ponds



GOODWYN MILLS CAWOOD
 2666 EastChase Lane, Suite 200 | Montgomery, AL 36117
 Tel 334.279.3200 | GMCNETWORK.COM

NEW PARK
 NEW PARK OVERALL MASTER PLAN
 MONTGOMERY, AL
 JIM WILSON & ASSOCIATES, INC.

PRELIMINARY PLAT
 Sheet _____ of _____

C1



SITE 

1 inch = 300 feet

Item 4C

5. Street Renaming **PRESENTED BY:** Bernard Whitehurst III

REPRESENTING: Same

SUBJECT: Request recommendations for renaming Holcombe Street to B. Whitehurst Jr. Street.

REMARKS: The request to rename the street is to honor his father, Bernard Whitehurst Jr. The property owners along Holcombe Street have been polled and we have received 56% approval to rename the street, whereas 55% is required. All utilities and city departments have been notified of the proposed street renaming and of those that have been returned so far, there are no objections.

COUNCIL DISTRICT: 2

COMMENTS: _____

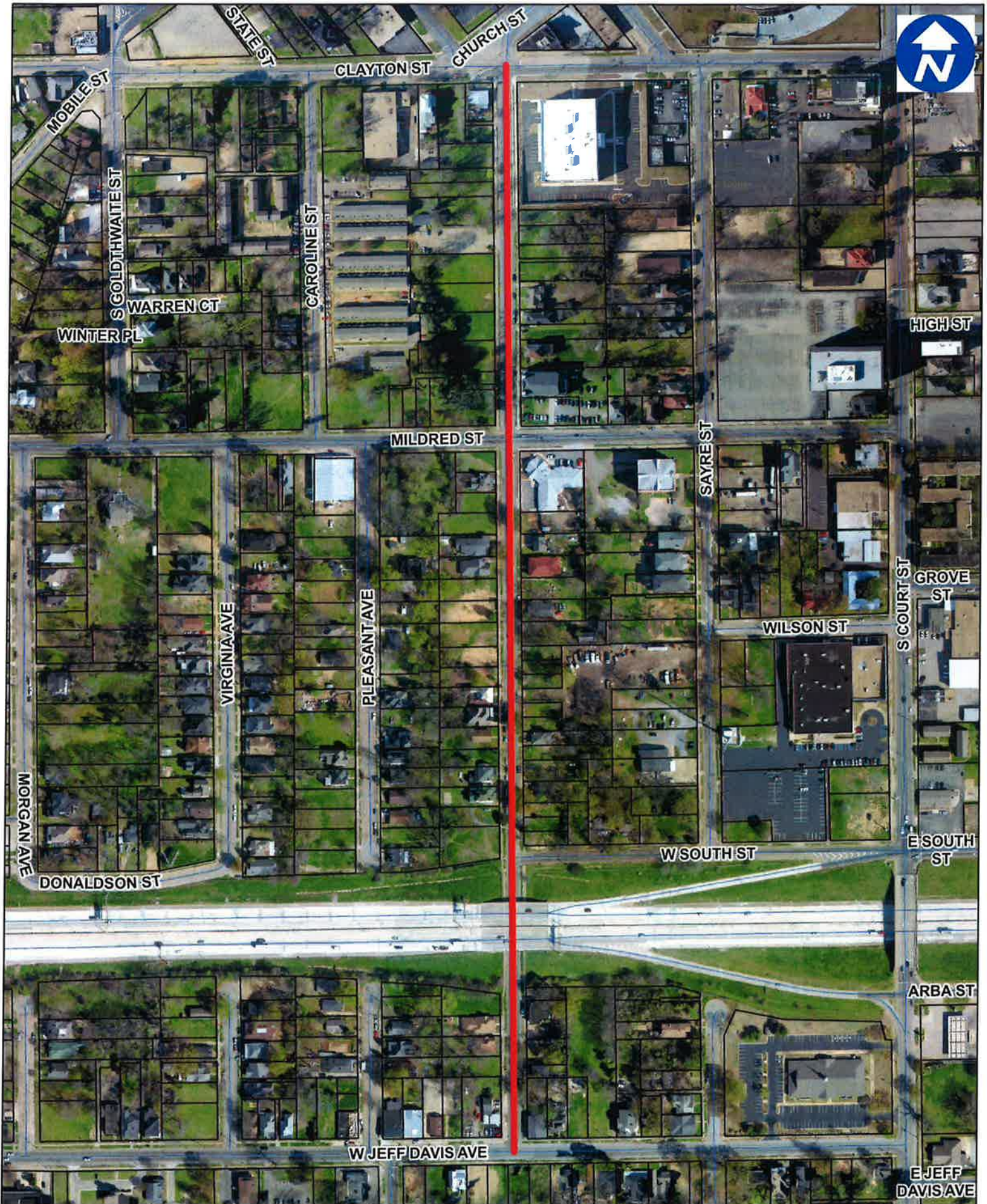
ACTION TAKEN: _____



SITE

1 inch = 400 feet

Item 5A



SITE 

1 inch = 300 feet

Item 50

6. RZ-2015-006 **PRESENTED BY:** Elizabeth Bracy

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 2001 West Street from an R-60-s (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has R-60-s (Single-Family Residential) zoning to the north, south and east, and B-2 (Commercial) zoning to the west. The intended use for this property if rezoned is for a hair salon. The Land Use Plan recommends low density residential use.

COUNCIL DISTRICT: 3

Long Range Planning: The adopted plan for the area (Forest to Zelda, adopted in 2008) calls for this to remain a single-family dwelling zone.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

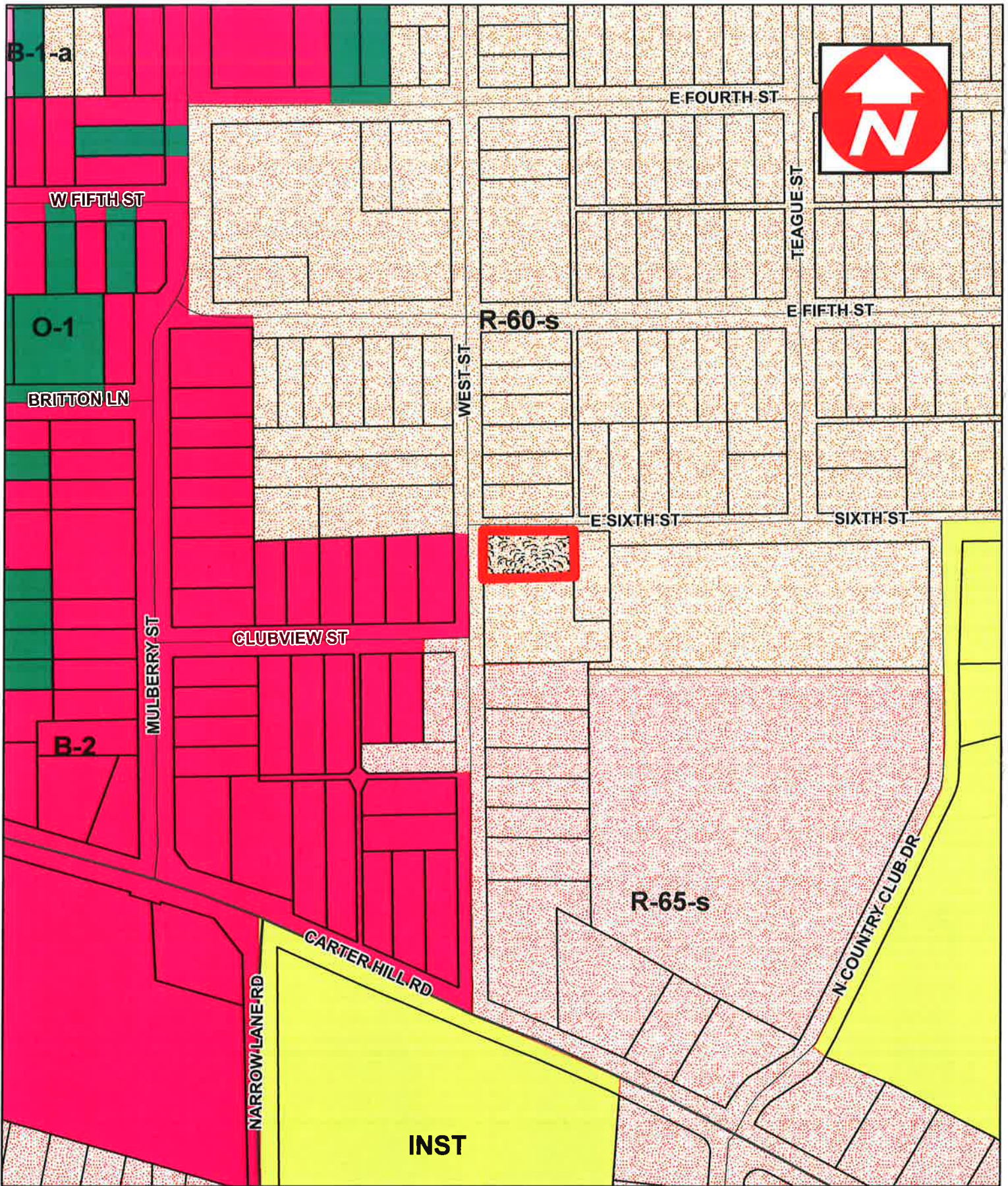
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY

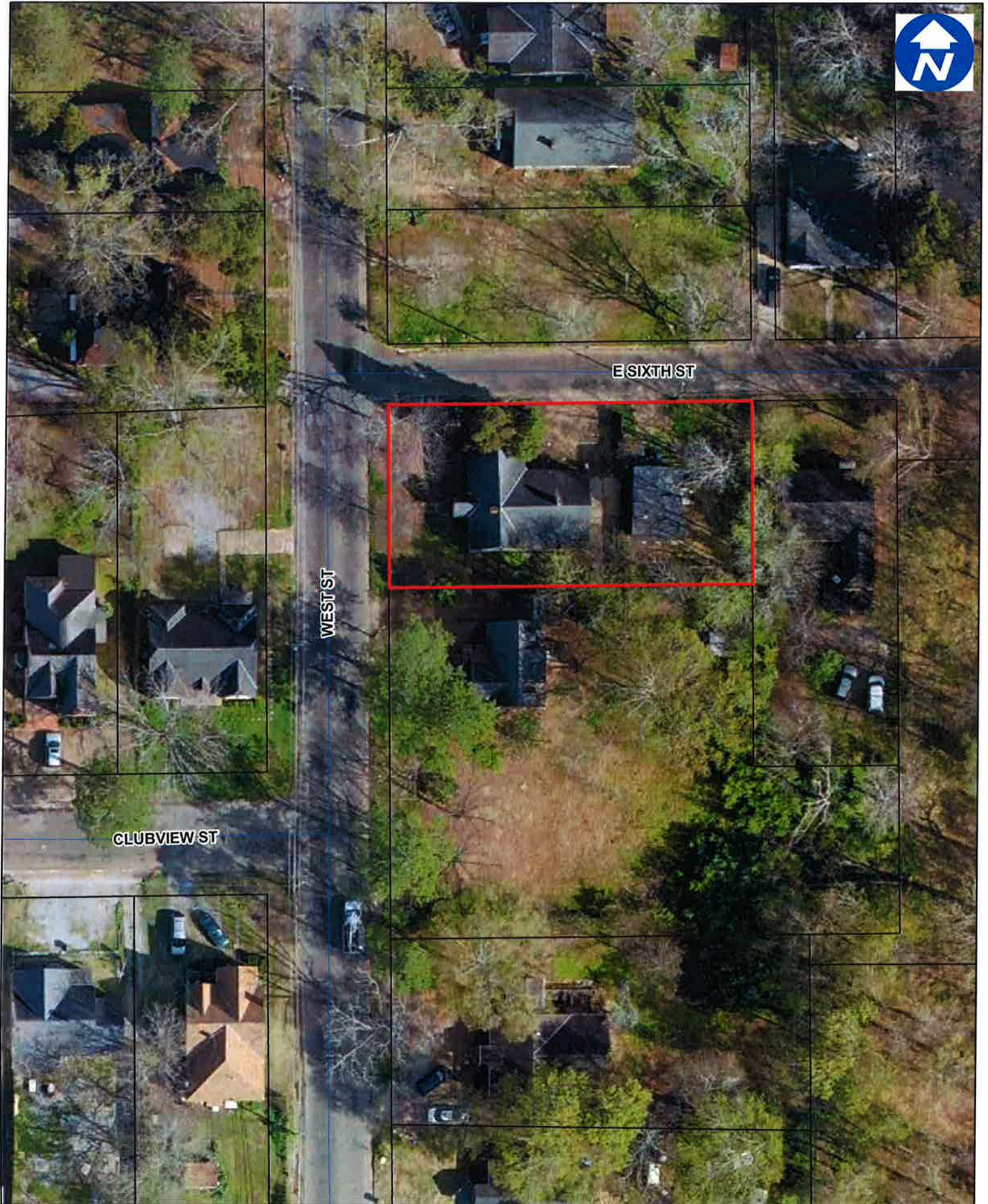


FILE NO. RZ-2015-006

1 inch = 200 feet

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

ITEM NO. 6A



SITE 

1 inch = 50 feet
Item 66B

7. RZ-2015-007 **PRESENTED BY:** City of Montgomery

REPRESENTING: Alabama Department of Public Health

SUBJECT: Request to rezone one (1) parcel of land containing 19.17 acres located on the northwest corner of Maxwell Boulevard and Eugene Street from T4-R (General Urban Zone-Restricted) and T4-O (General Urban Zone-Open) Zoning Districts to a T5 (Urban Center) Zoning District.

REMARKS: The adjacent property has T4-R (General Urban Zone-Restricted) and T4-O (General Urban Zone-Open) zoning to the east, west and north, and T4-O (General Urban Zone-Open) zoning to the south. The intended use for this property if rezoned is for offices for Alabama Department of Public Health. The Land Use Plan recommends medium density residential use.

COUNCIL DISTRICT: 4

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

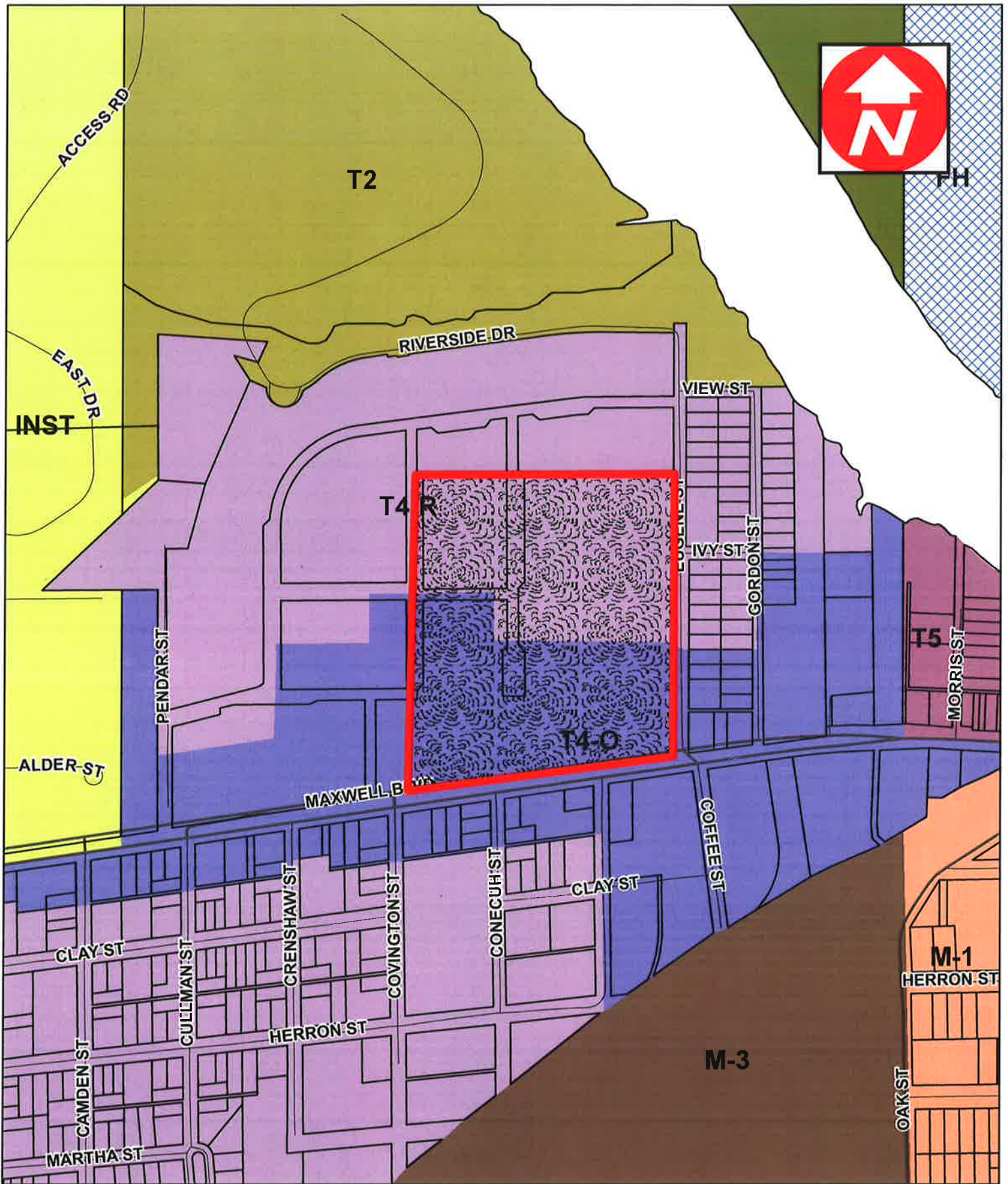
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY

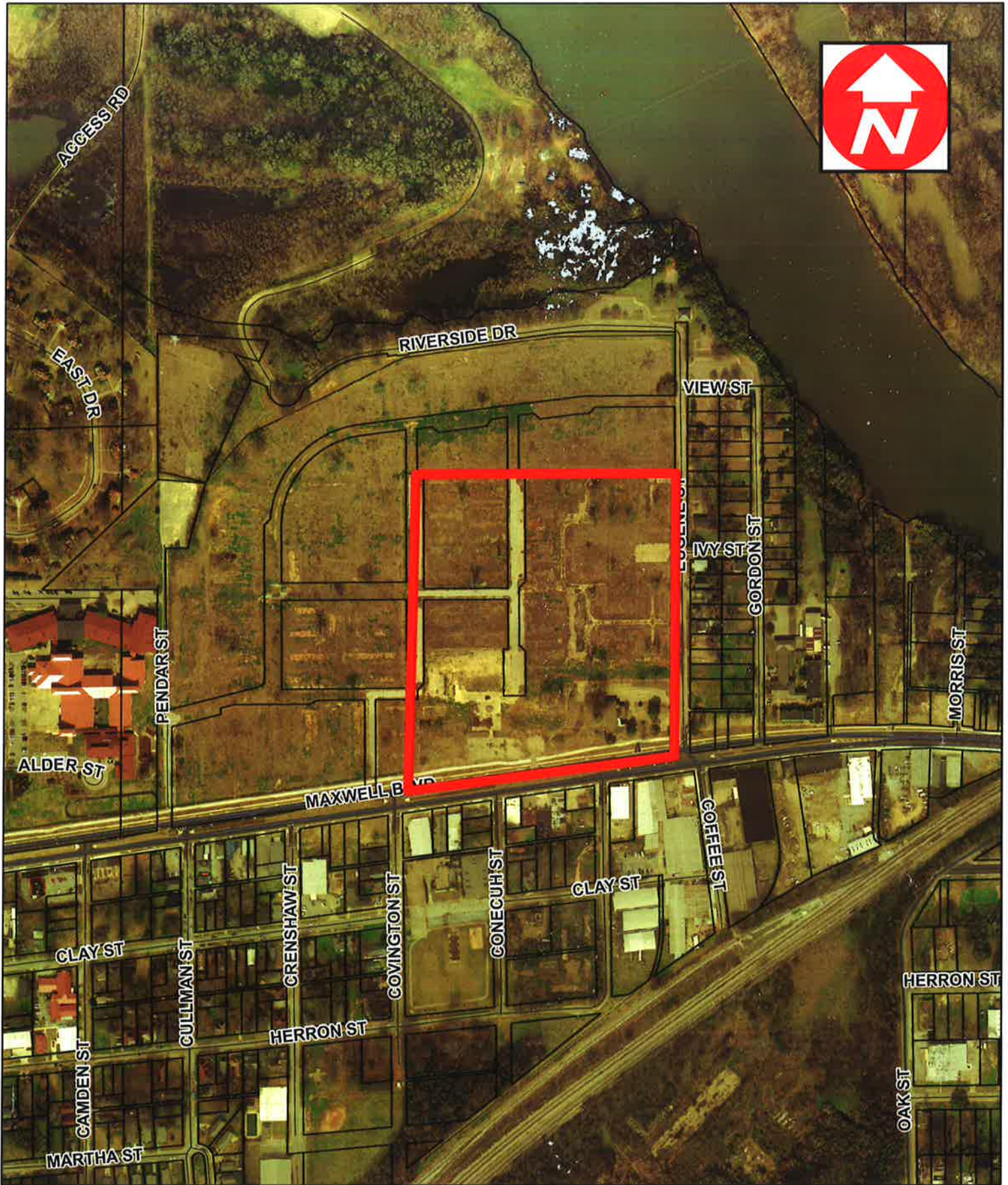


FILE NO. RZ-2015-007

1 inch = 400 feet

FROM T4-R/T4-O TO T5

ITEM NO. 7A



REZONING REQUEST

SUBJECT PROPERTY

[REDACTED ADDRESS]

FILE NO. RZ-2015-007

1 inch = 400 feet

FROM T4-R/T4-O **TO** T5

ITEM NO. 1B

8. 8743 PRESENTED BY: Larry E. Speaks & Associates

REPRESENTING: Roy Anthony Singleton

SUBJECT: Request final approval of Meharg Plat No. 1B located on the northwest corner of Kershaw Street and Fitzpatrick Avenue in an M-3 (General Industrial) Zoning District.

REMARKS: This plat replats two (2) lots for industrial use. Lot A-1 (3.80 acres) has 320 ft. of frontage along Fitzpatrick Avenue and 516 ft. of frontage along Kershaw Street. Lot A-2 (2.38 acres) has 200 ft. of frontage along Fitzpatrick Avenue and a depth of 516 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



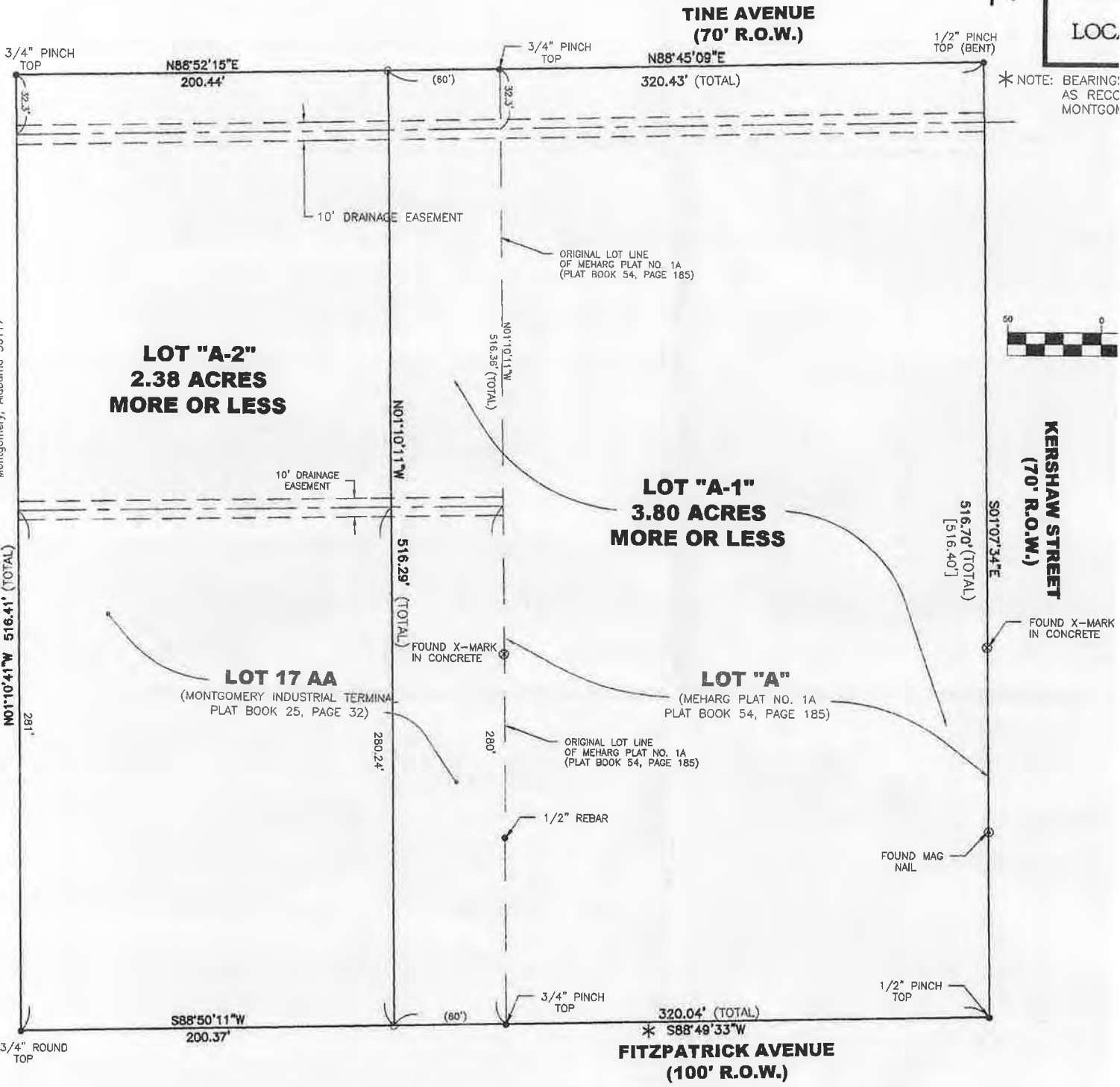
ITEM NO. 8A

Meharg 1B



Parcel No.: 11 05 22 02 001 005,001
 Singleman and L.L.C.
 9431 Sheffer Ridge Court
 Montgomery, Alabama 36117

LOT 17 AA
 (MONTGOMERY INDUSTRIAL TERMINAL
 PLAT BOOK 25, PAGE 32)



* NOTE: BEARINGS AS RECORDED IN MONTGOMERY

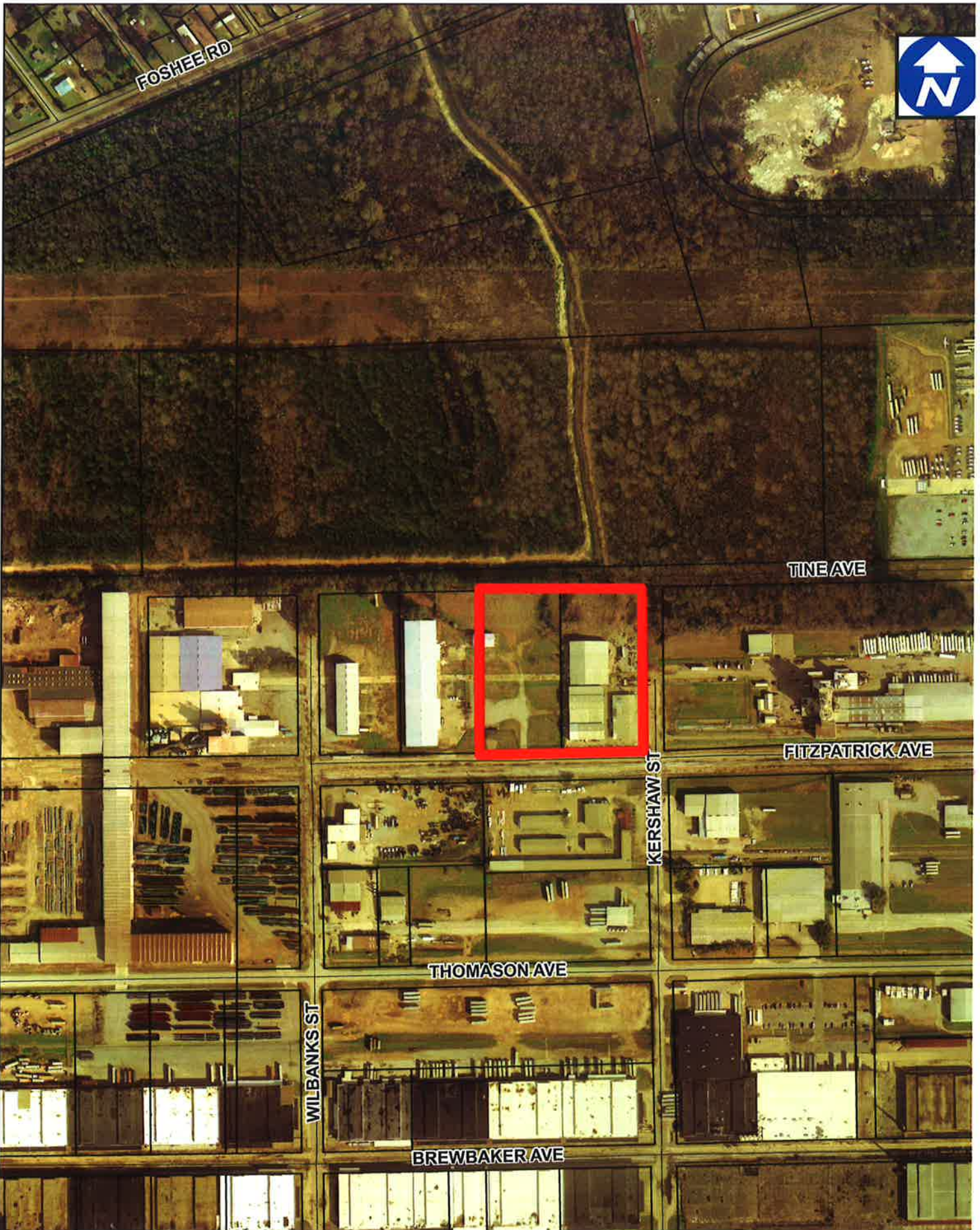


SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 MONTGOMERY COUNTY

I, Steven E. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and plat, and the map and plat is true and correct; that all parts of this survey and drawing have been completed in

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 11-52-39



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. DP-2015-013 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Burger King

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of Atlanta Highway, approximately 700 ft. east of Perry Hill Road, in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,062 sq. ft. building for a restaurant, with dual drive-thru lanes. There are 60 paved parking spaces indicated on the plan. There are two (2) access drives to an access easement on the east, and one (1) adjoining access to a lot to the west. All other applicable requirements will be met.

COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

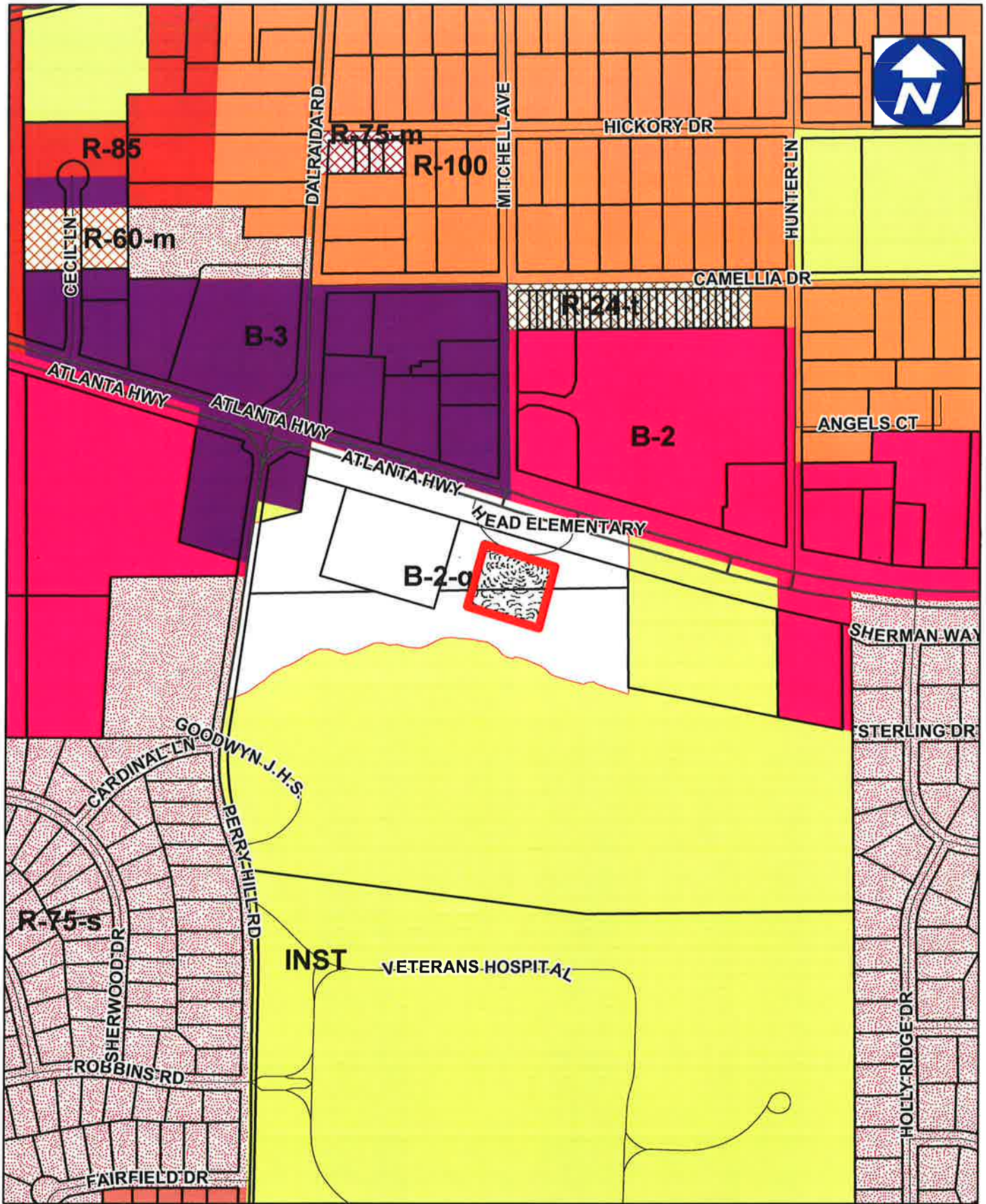
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: Landscape plan approved.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

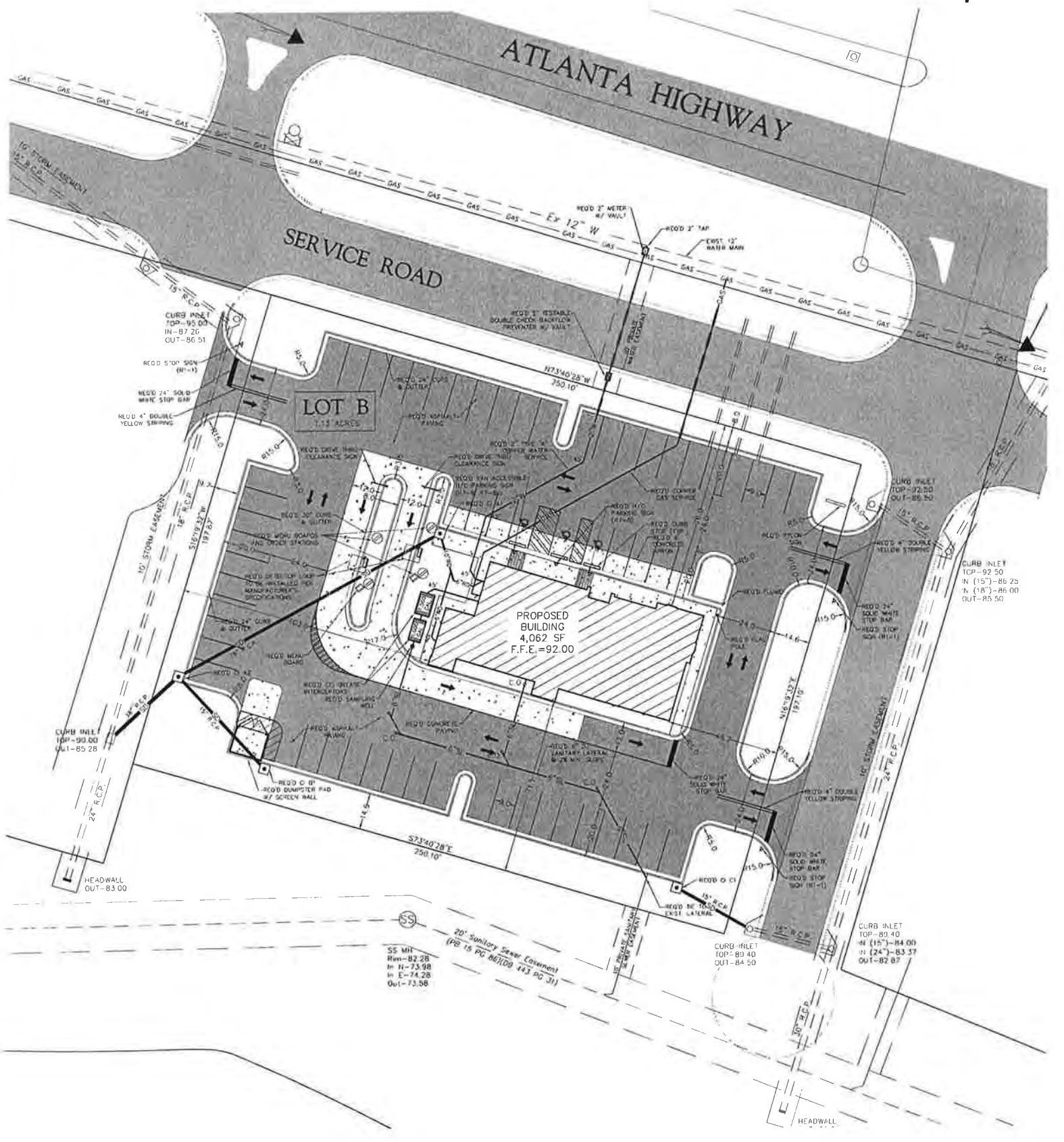
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A

A
2



SS MH
In - 82.28
In N - 73.98
In E - 74.28
Out - 73.98

20' Sanitary Sewer Easement
(PB 15 PG 06/DB 143 PG 31)

CURB INLET
TOP - 89.40
OUT - 84.50

CURB INLET
TOP - 89.40
IN (15") - 84.00
IN (24") - 83.57
OUT - 82.87

9B



DALRAIDA RD

MITCHELL AVE

ATLANTA HWY

SITE 

1 inch = 200 feet
Item 9C

10. DP-2015-014 **PRESENTED BY:** Carter Engineering

REPRESENTING: Zaxby's

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of Atlanta Highway, approximately 1,000 ft. east of Perry Hill Road, in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,847 sq. ft. building with a drive-thru window. There are 47 paved parking spaces indicated on the site plan. There are two (2) access drives to private access drive. All applicable requirements will be met.

COUNCIL DISTRICT: 1

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

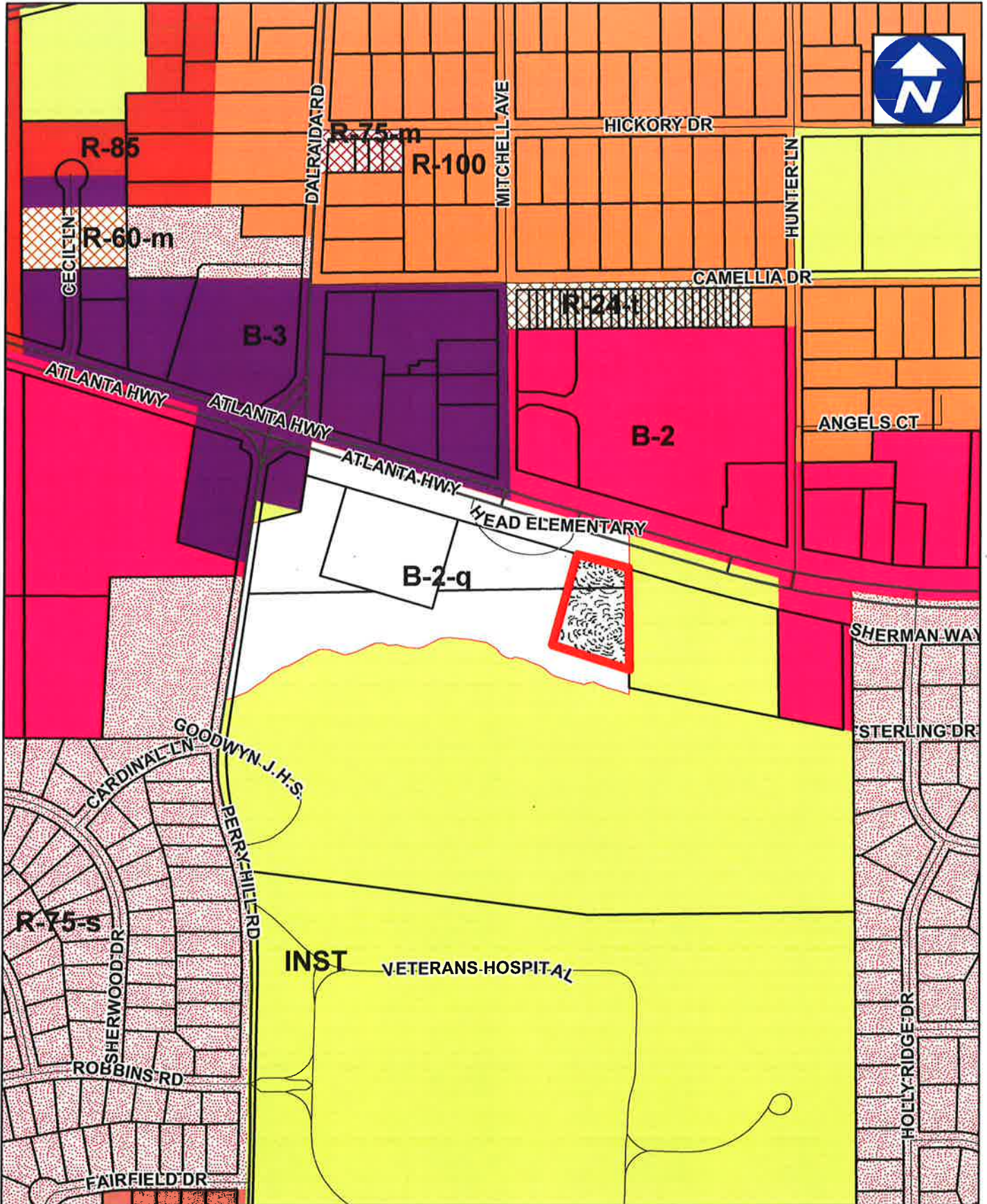
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: Replace red maple with another canopy tree. Specify crape myrtles "2 inch caliper standard".

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10A

Atlanta Highway
R/W VARIES

C/L

4
2

100.0'

EX E.O.P.

N 73°40'28" W 166.51'

Right of Way

10' Storm Esm't

ZAXBY'S
"THANK YOU"
SIGN

ZAXBY'S
"WELCOME"
SIGN

PROPOSED
ZAXBY'S SIGN
(TO BE PERMITTED
SEPARATELY)

PRIVATE EX ACCESS DRIVE

MATCH TO
EXISTING
CURB AND
GUTTER

8.11" @ 92° W 251.87'

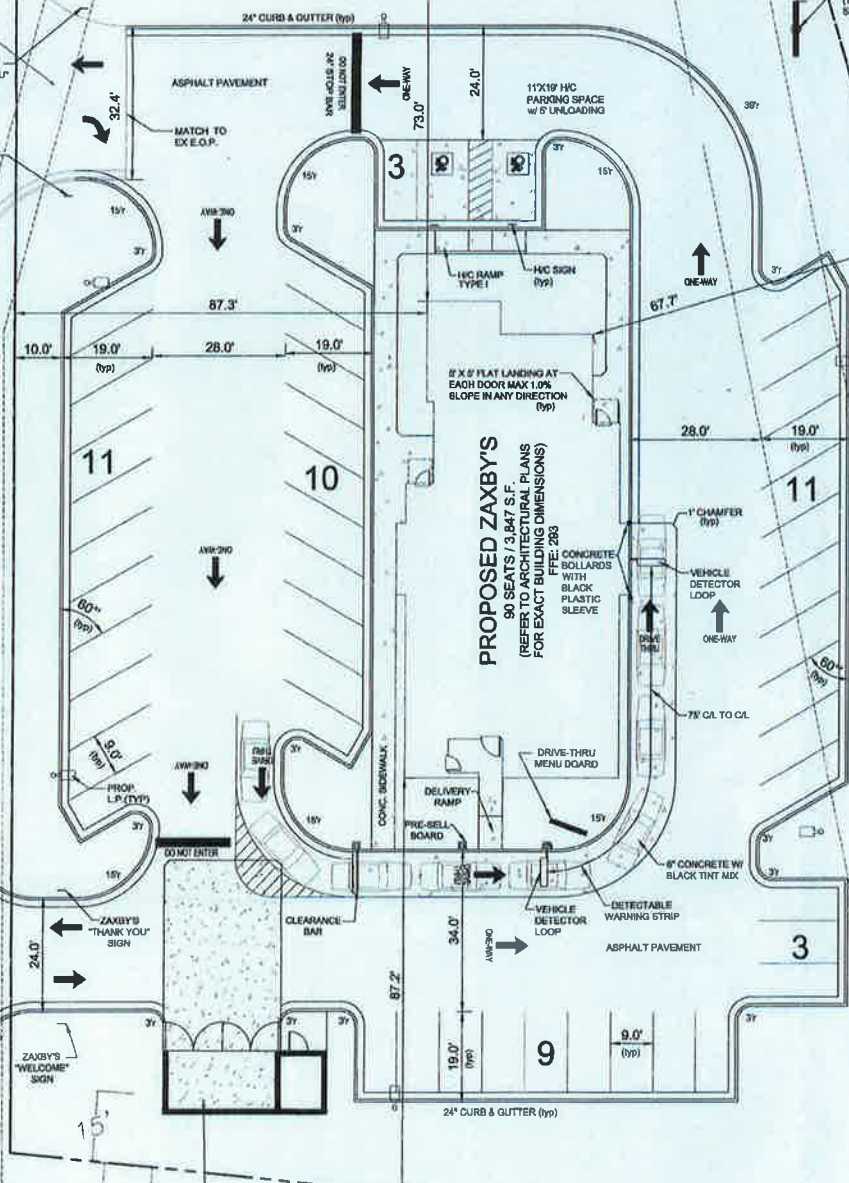
EX. C/S/L

EX. C/S/L

Tax 10-02-10-
US Army Re:
40500 Atlar
Montgome

20' Storm Sewer Easement
(RUPY 177 PAGE 489)

6.01" @ 92° W 258.52'



PROPOSED ZAXBY'S
90 SEATS / 7,3847 S.F.
(REFER TO ARCHITECTURAL PLANS
FOR EXACT BUILDING DIMENSIONS)

Ex Gravel
Turnaround

ENCLOSED DUMPSTER
(SEE ARCH. PLAN FOR DETAILS)
DUMPSTER APPROACH PAD TO
INCLUDE BLACK TINT MIX IN
CONCRETE.

S 87°42'11" E 251.86'

10' Storm Esm't

Private Sanitary
Easement

10B



SITE 

1 inch = 200 feet

Item 10C

11. DP-2015-015 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: ALDOT

SUBJECT: Public hearing for a development plan for a new building to be located 360 Kershaw Industrial Boulevard in an M-1 (light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,982 sq. ft. building. There are 20 paved parking spaces indicated on the site plan, and two (2) access drives to Kershaw Industrial Boulevard. All applicable requirements will be met.

COUNCIL DISTRICT: Police Jurisdiction

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

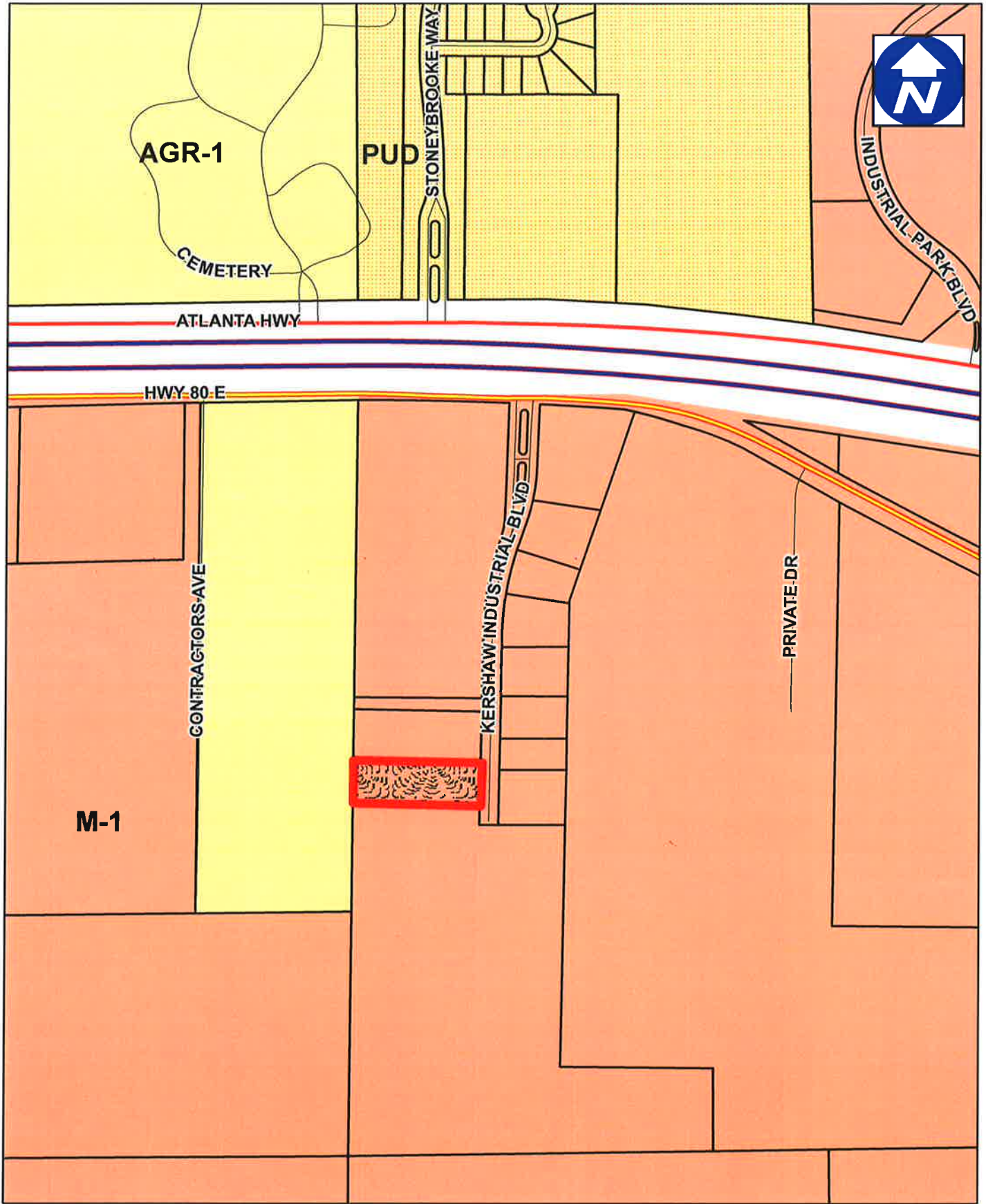
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

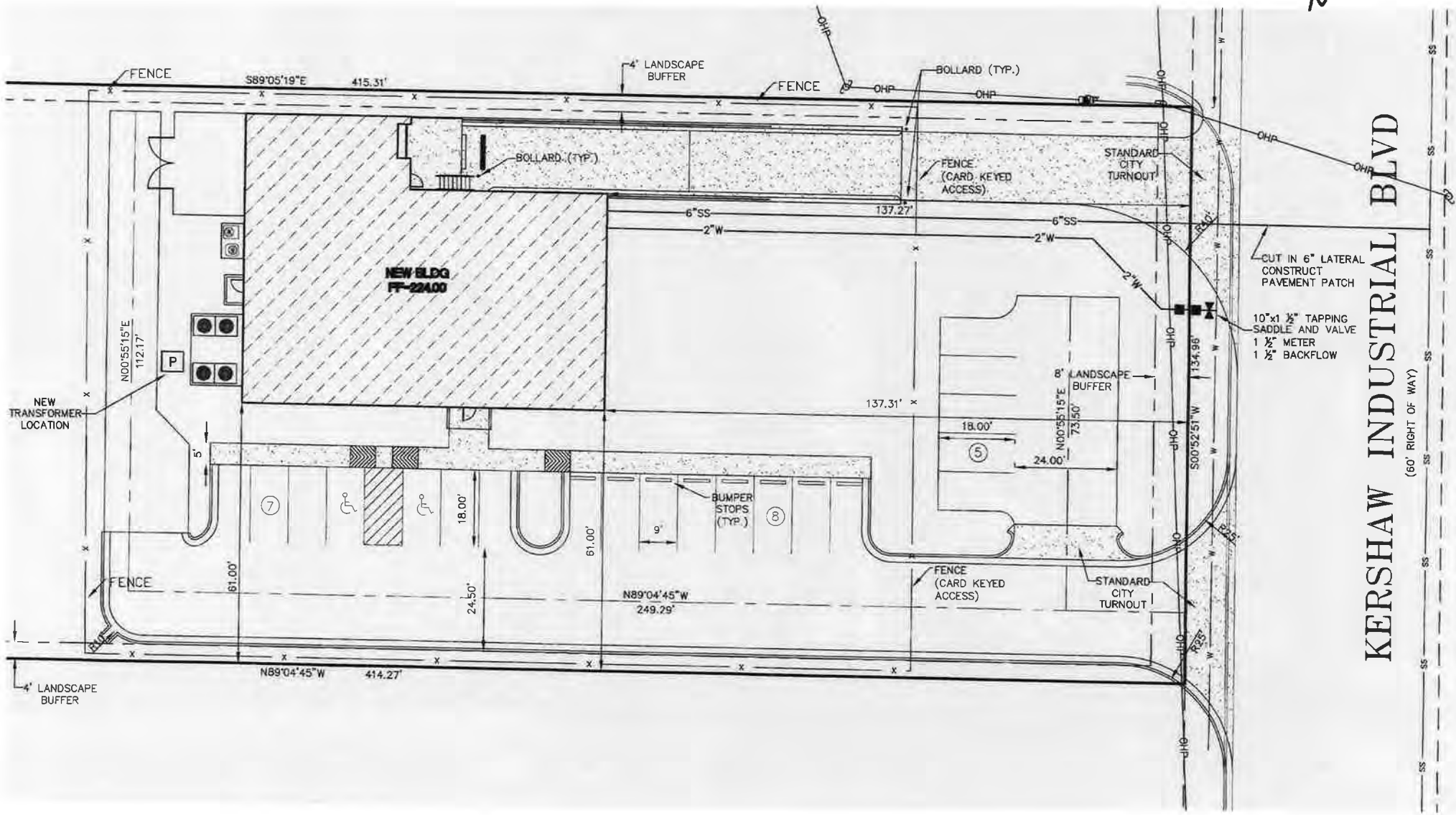
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11A

2
11B



KERSHAW INDUSTRIAL BLVD

CUT IN 6\" LATERAL
CONSTRUCT
PAVEMENT PATCH

10\"x1 1/2\" TAPPING
SADDLE AND VALVE
1 1/2\" METER
1 1/2\" BACKFLOW

(60' RIGHT OF WAY)



SITE 

1 inch = 200 feet

Item 11C

12. DP-2013-019 **PRESENTED BY:** Space Design

REPRESENTING: DAS North America

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

REMARKS: The petitioner has submitted plans to construct a 2,296 sq. ft. addition for an employee rest area. All applicable requirements will be met.

COUNCIL DISTRICT: Police Jurisdiction

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

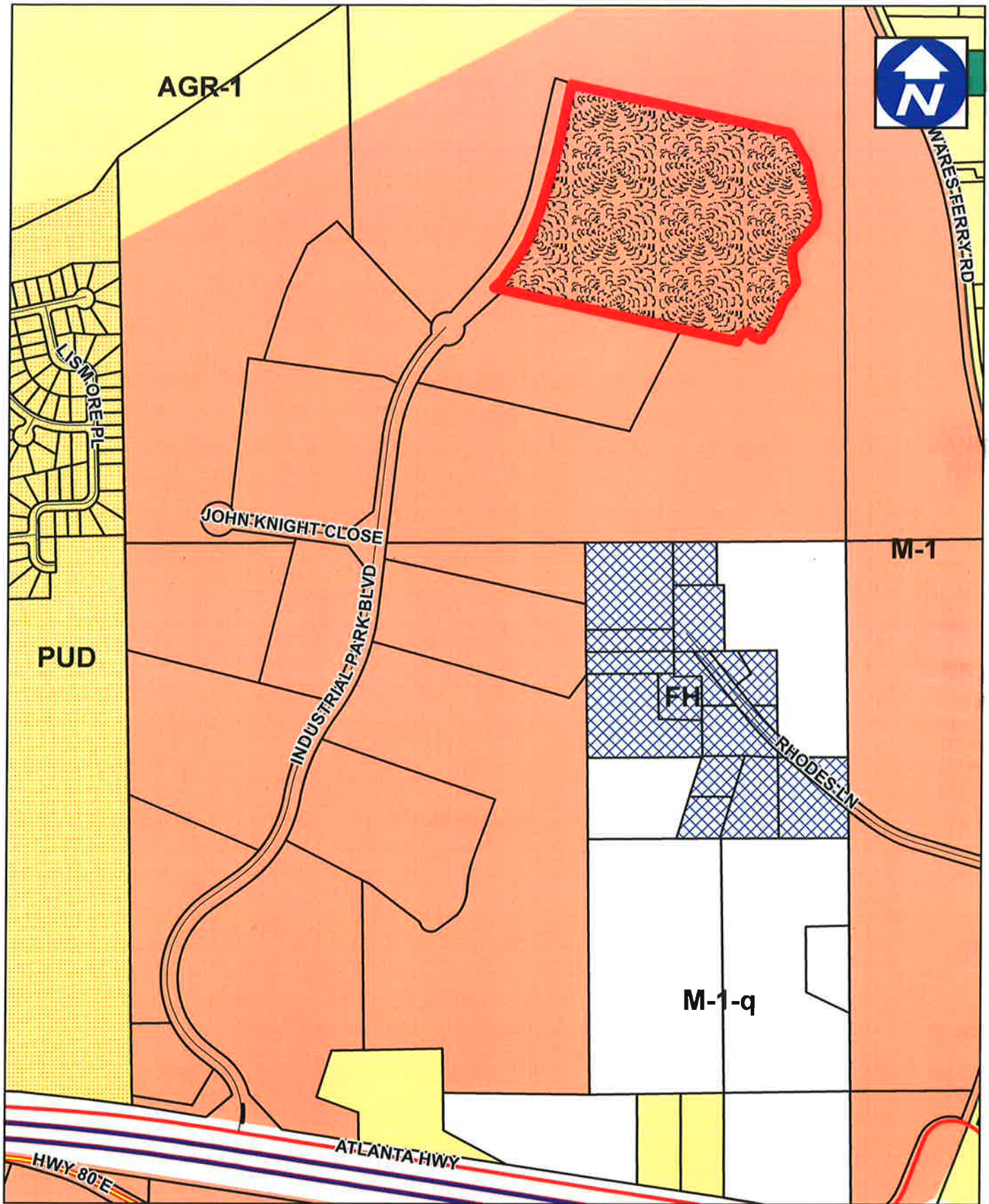
FIRE DEPARTMENT: No objection.

WATER AND SEWER: The proposed rest area is in same location as existing force main and wet well. How will conflict be resolved? Revise plans to show utilities (force main, manhole, water main, meters, backflows, etc.) as existing.

URBAN FORESTRY: Landscape plan not required.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 12A

DEVELOPMENT NOTES:

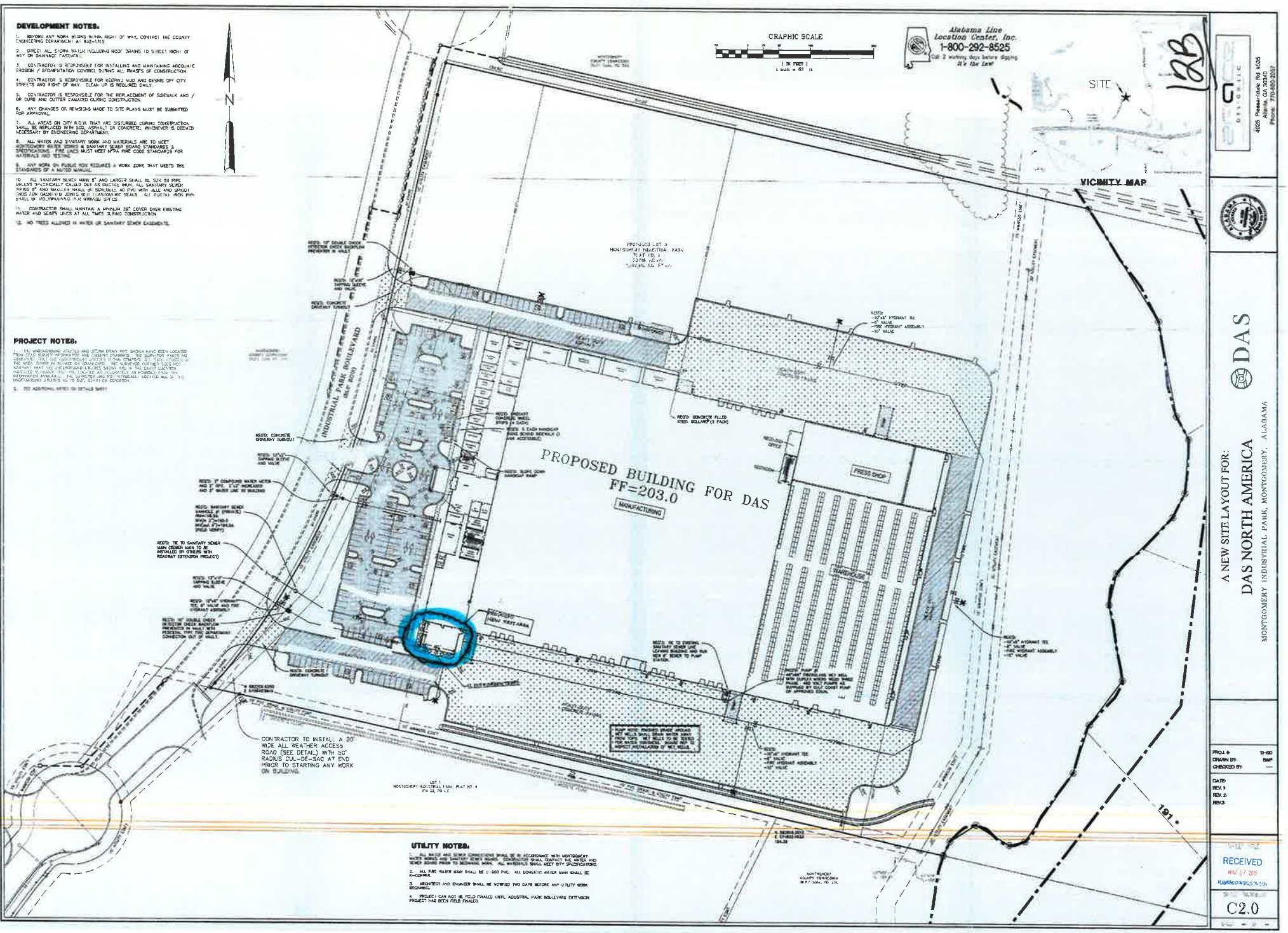
- BEFORE ANY WORK BEGINS WITHIN RIGHT OF WAY, CONTACT THE COUNTY ENGINEERING DEPARTMENT AT 842-1313
- VERIFY ALL UTILITIES INCLUDING ROOT DRAWS TO SURETY RIGHT OF WAY OR SHANAGAT FACTORY
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE FROST / STOP/START CONTROL DURING ALL PHASES OF CONSTRUCTION
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MAID AND DEBRIS OFF CITY STREETS AND RIGHT OF WAY. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND / OR CURB AND OTHER CHANGES DURING CONSTRUCTION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL WORK ON CITY BLOCK THAT ARE DISBURSED DURING CONSTRUCTION SHALL BE REPLACED WITH SOIL, ASPHALT, OR CONCRETE, WHOEVER IS DEEMED NECESSARY BY ENGINEERING DEPARTMENT.
- ALL WATER AND SANITARY WORK AND MATERIALS ARE TO MEET MONTGOMERY WATER BUREAU & SANITARY SEWER BOARD STANDARDS & SPECIFICATIONS. PIPE LINES MUST MEET NFPA FIRE CODE STANDARDS FOR MATERIALS AND TESTING.
- ANY WORK ON PUBLIC ROW REQUIRES A WORK ZONE THAT MEETS THE STANDARDS OF A MUTCO MANUAL.
- ALL SANITARY SEWER MAIN 36" AND LARGER SHALL BE 30% TO PIPE UNLESS SPECIFICALLY CALLED OUT AS DUCTILE IRON. ALL SANITARY SEWER MAIN 36" AND SMALLER SHALL BE 30% DUCTILE IRON PIPE WITH BELL AND SPIGOT JOINTS FOR GRADE TO 18" DUCTILE IRON SEALS. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE GLASS REINFORCED.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 36" COVER OVER EXISTING WATER AND SEWER LINES AT ALL TIMES DURING CONSTRUCTION.
- NO TRENCH ALLOWED IN WATER OR SANITARY SEWER EXISTENCES.

PROJECT NOTES:

- THE UNDERGROUND UTILITIES AND STEAM DRAIN PIPE SHOWN HAVE BEEN LOCATED FROM THE EXISTING RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MONTGOMERY WATER BUREAU & SANITARY SEWER BOARD AS WELL AS THE MONTGOMERY BUREAU OF PUBLIC WORKS AS TO SIZE, SLOPE OR COVER.
- SEE ADDITIONAL NOTES ON DETAILS SHEET.

UTILITY NOTES:

- ALL UNDERGROUND UTILITIES AND STEAM DRAIN PIPE SHOWN HAVE BEEN LOCATED FROM THE EXISTING RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MONTGOMERY WATER BUREAU & SANITARY SEWER BOARD AS WELL AS THE MONTGOMERY BUREAU OF PUBLIC WORKS AS TO SIZE, SLOPE OR COVER.
- ALL FIRE WATER MAIN SHALL BE 8" DUCTILE IRON. ALL DOMESTIC WATER MAIN SHALL BE 4" COPPER.
- CONTRACTOR AND ENGINEER SHALL BE NOTIFIED TWO DAYS BEFORE ANY UTILITY WORK BEGINS.
- PROJECT CAN NOT BE FIELD FINISHED UNTIL INDUSTRIAL PARK BOULEVARD EXTENSION PROJECT HAS BEEN FIELD FINISHED.



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

4022 Pennington Rd #635
Alabama, 36106-0635
PHONE: 334-333-3337



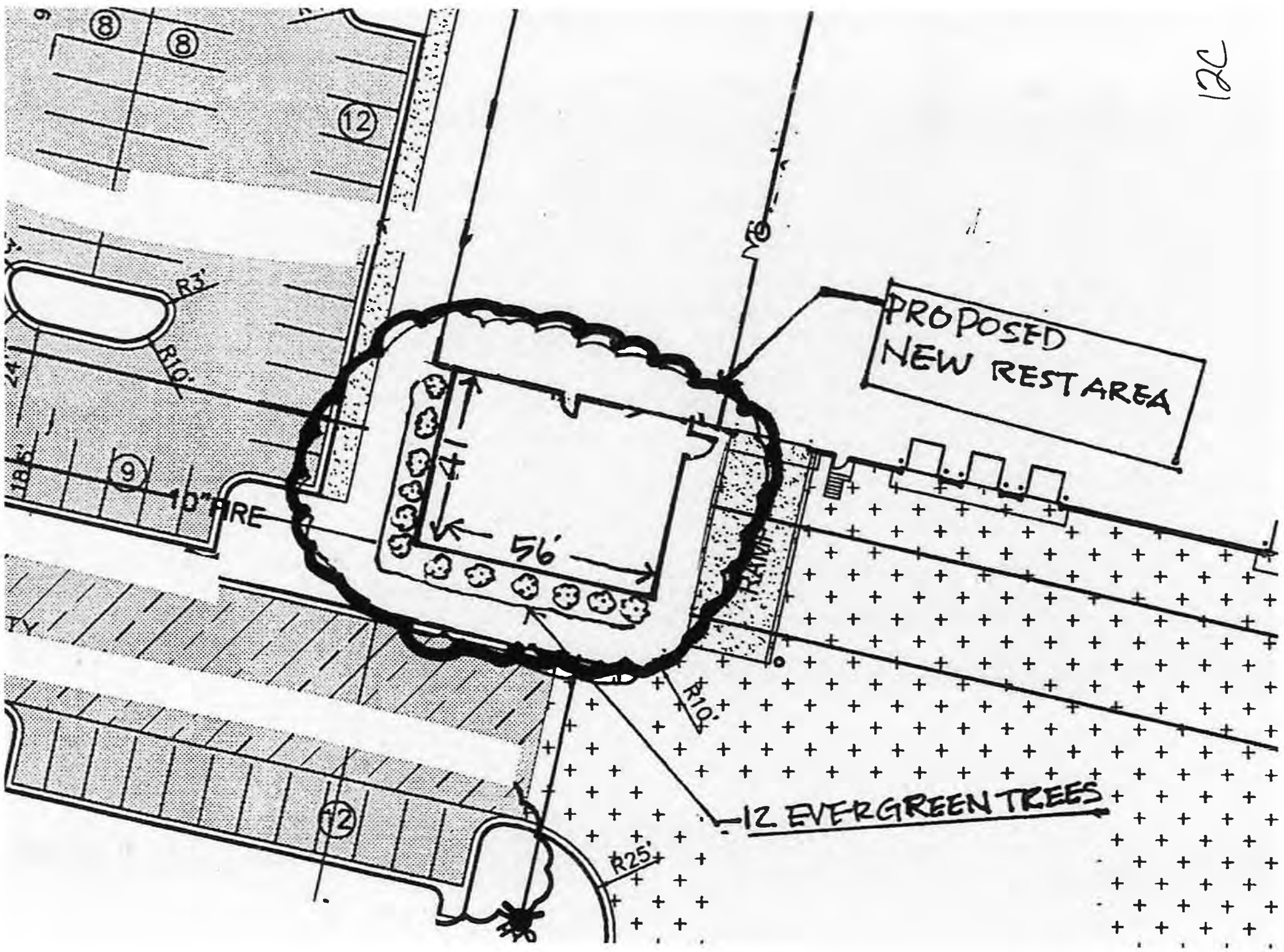
DAS

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

PROJ #	191
DRAWN BY	MBP
CHECKED BY	MBP
DATE	
REV. 1	
REV. 2	
REV. 3	

RECEIVED
MAY 17 2015
PLANNING DEPT. 36106
C2.0

12C





DEVELOPMENT SITE

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 12D

13. DP-1982-103 **PRESENTED BY:** John Bobo

REPRESENTING: Capital Tractor Inc.

SUBJECT: Public hearing for a development plan for a new building to be located at 1498 Furnace Street in an M-3 (Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a new 9,000 sq. ft. building. There will be no changes to the existing parking or access drives. All applicable requirements will be met.

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 objection.

TRAFFIC ENGINEERING: No objection.

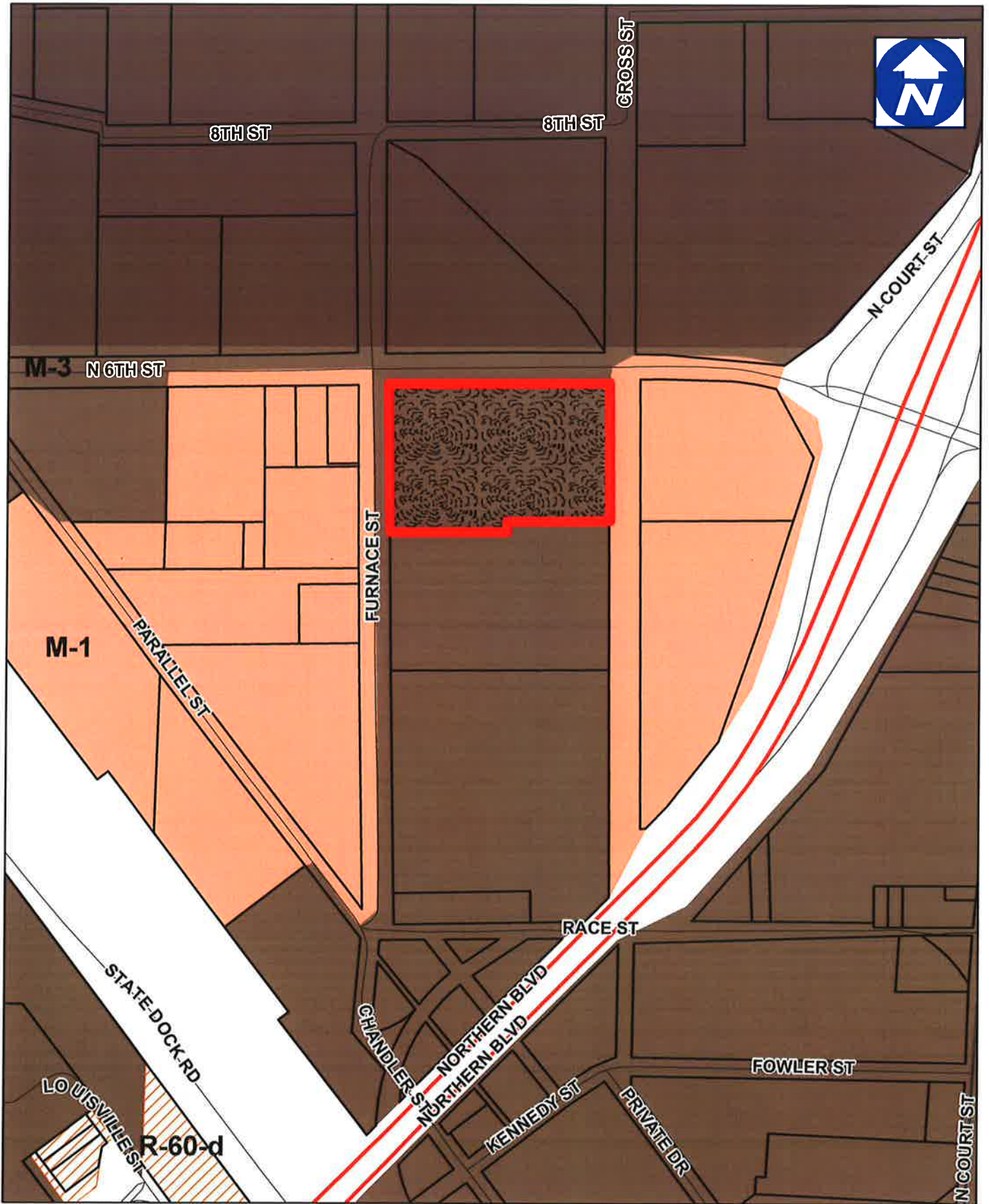
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: Landscape plan not required.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 13A

REQ'D PAVEMENT PATCH

164 FL-160.91 S.S. MANHOLE RIM-164.56 INV-155.45 SHOULDER

15" CONC. 162 FL-160.91 FL-160.38 10" SS 15" CONC.

EX. GRAVEL GUARDRAIL BENT 3/4" ROUND TOP FL-161.84 GATE

REQ'D 1 1/2" WATER METER REQ'D 1 1/2" RPBA BACKFLOW PREVENTOR

5.50 166.40 120.00 15" W (PVC) 28.0 EX. GRAVEL

REQ'D CONNECT TO EX. SANITARY SEWER TAP

PROPOSED BUILDING F.F.-166.50

166 15' PLASTIC (REMOVE) 165

166.40 166.40 166

PROPOSED CONCRETE (6" 4080 PSI W/ 6X6X#10 WWM) EX. GRAVEL

SWALE SWALE SWALE SWALE 165.50 165.00

166 166 FL 162.19

166.40 166

METAL BUILDING
F.F.-166.50

13C



SITE 

1 inch = 200 feet
Item 13D

14. 8744 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Cecelia Law

SUBJECT: Request final approval of Cecelia Law Plat No. 1 located on the east side of McKinney Street and the west side of May Street approximately 300 ft. north of Rice Street in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat combines several lots into one (1) lot for residential purposes. Lot BB (0.51 acres) has 93 ft. of frontage along May Street and 144 ft. of frontage along McKinney Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

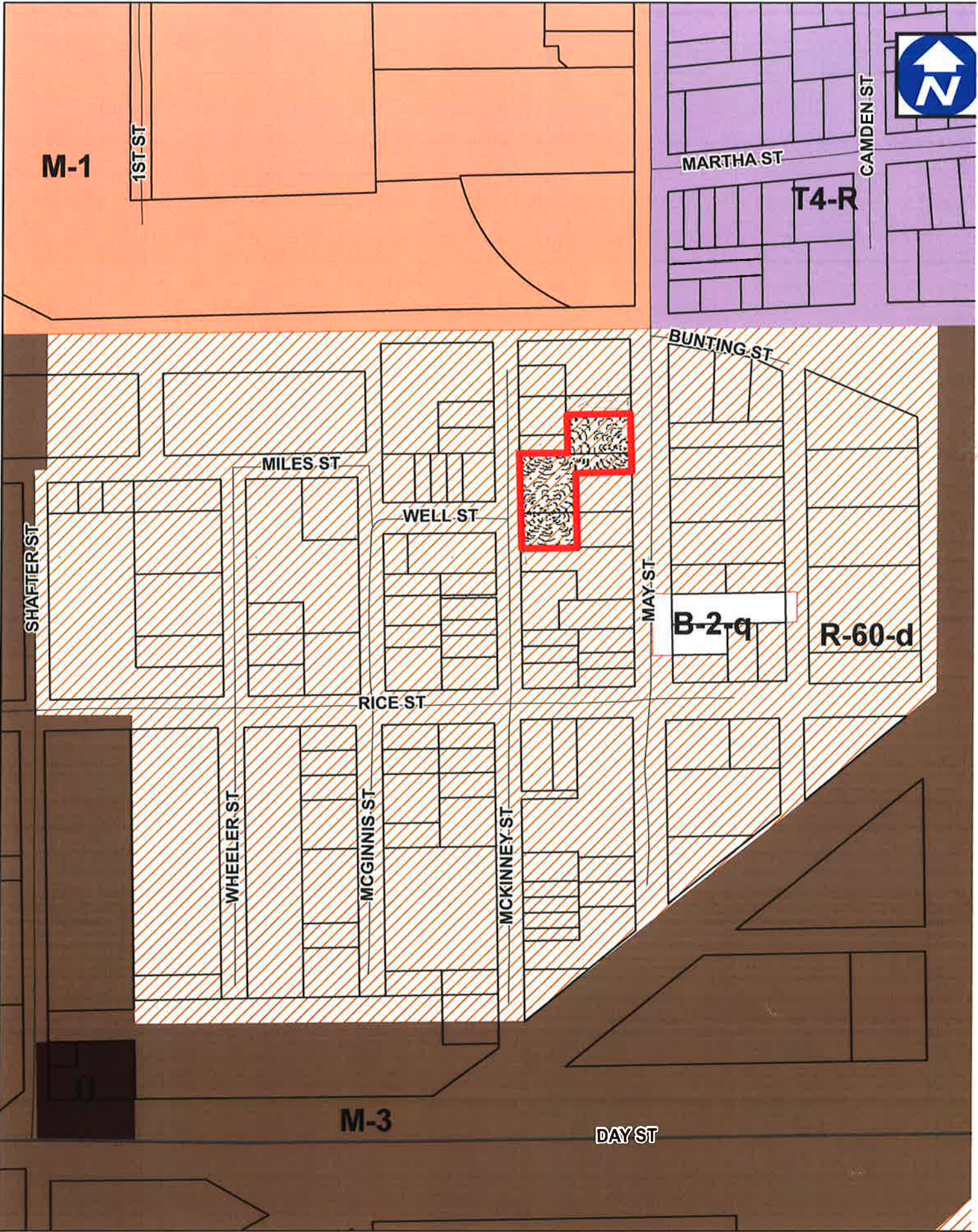
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



M-1

1ST ST

MARTHA ST

CAMDEN ST

T4-R



SHAFTER ST

MILES ST

WELL ST

BUNTING ST



MAY ST

B-2-q

R-60-d

RICE ST

WHEELER ST

MCGINNIS ST

MCKINNEY ST

M-3

DAY ST

PLATS
1 inch = 200 feet

SUBJECT PROPERTY

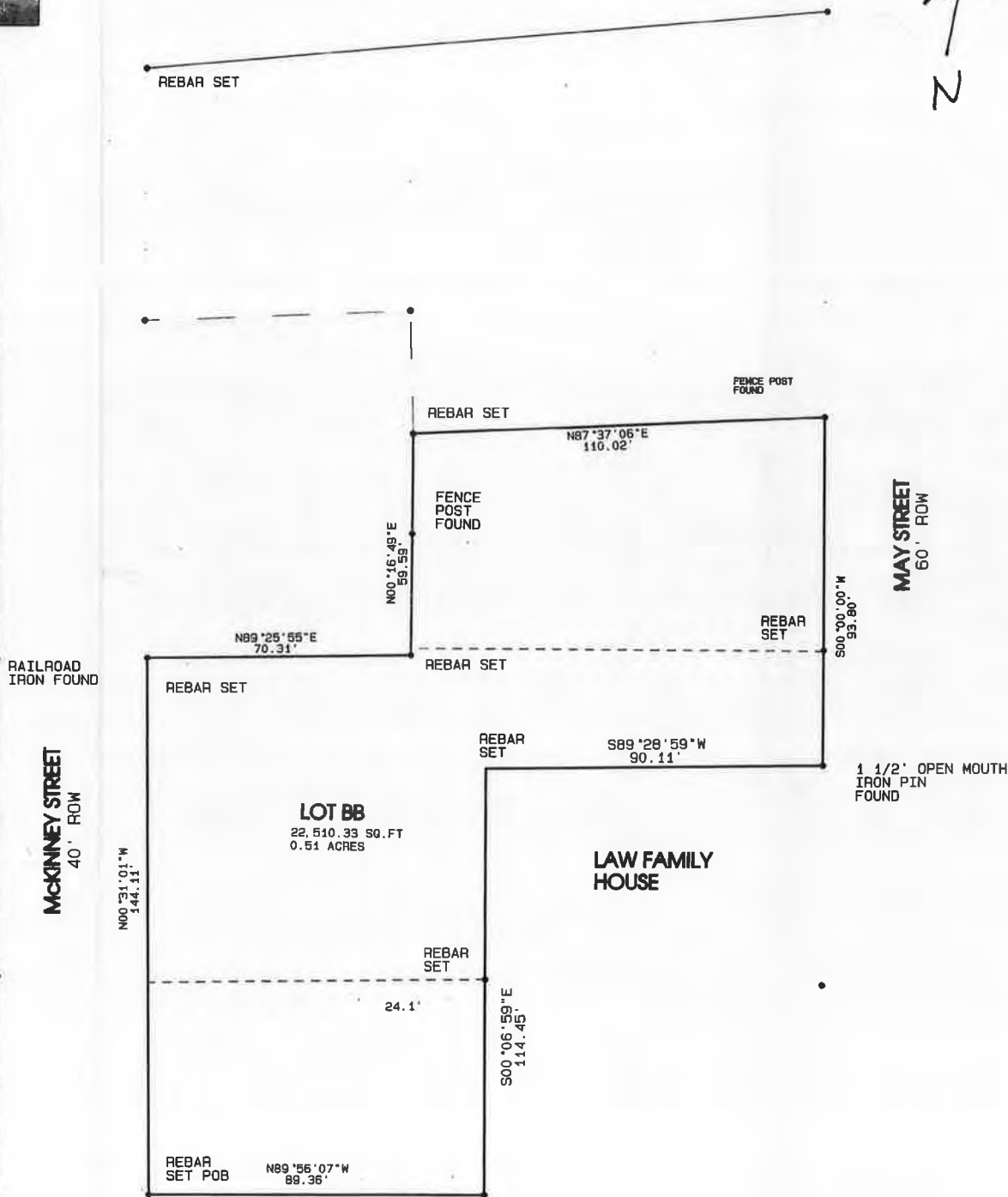


ITEM NO. 14A

THE CECELIA LAW PLAT NO. 1
 IN THE NORTHWEST QUARTER OF
 SECTION 14, T-16-N, R-17-E
 MONTGOMERY, ALABAMA
 A= 0.51 ACRES



SELMA RAILROAD
 ROW. VARIES



14B



SITE 

1 inch = 50 feet

Item 14C

15. 8739 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Jessie Dixon

SUBJECT: Request final approval of Jessie Dixon Plat No. 1 located on the southwest corner of Patrick Road and Crane Street in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot 1 (1.04 acres) has 224 ft. of frontage along Patrick Road and 200 ft. of frontage along Crane Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



M-3

MACE AVE

MACE AVE

R-75-s

B-2-q

WARBLER ST

PATRICK RD



R-60-d

RICK DR

RANE DR

R-65-s

S RICK DR

R-65-d

ASHLEY RD

WEST BLVD

CRANE ST

ASHLEY CT

SWAN ST

B-2

R-60-s

HAYNEVILLE RD

LAMUCK

FH

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

15A

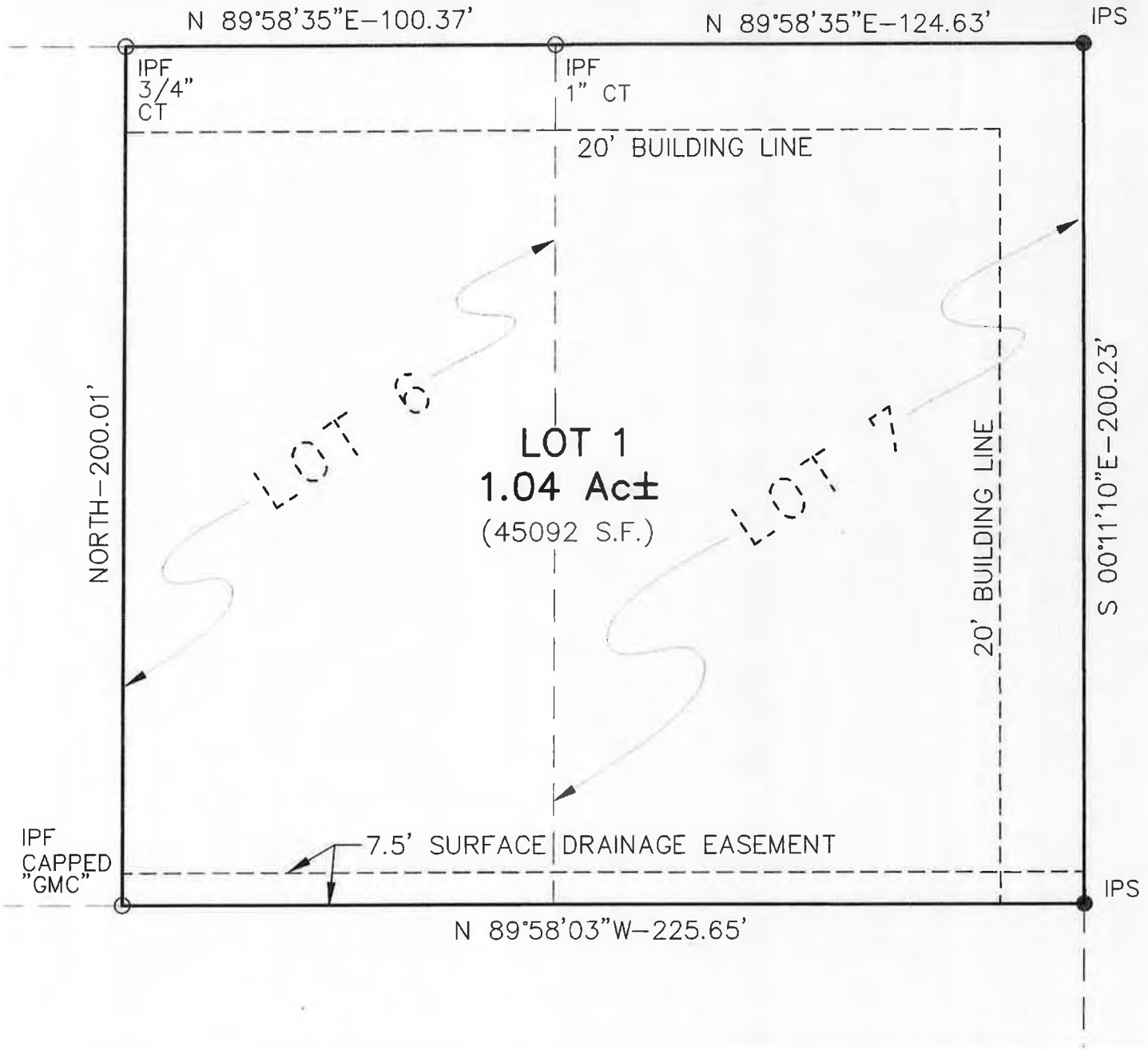
Jessie Dixon

4
2

PATRICK ROAD

(50' ROW)

SF
TH
TH
01



15B



PATRICK RD

CRANE ST

RICK DR

SITE 

1 inch = 100 feet

Item 150

16. 8738 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Clara M. Wilkerson and Maurice Ware

SUBJECT: Request final approval of Clara Ware Plat No. 1 located on the west side of Conrad Street, approximately 80 ft. south of Tremont Street, in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots and unplatted property. Lot 1 (0.54 acres) has 179 ft. of frontage along Conrad Street and a depth of 130 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

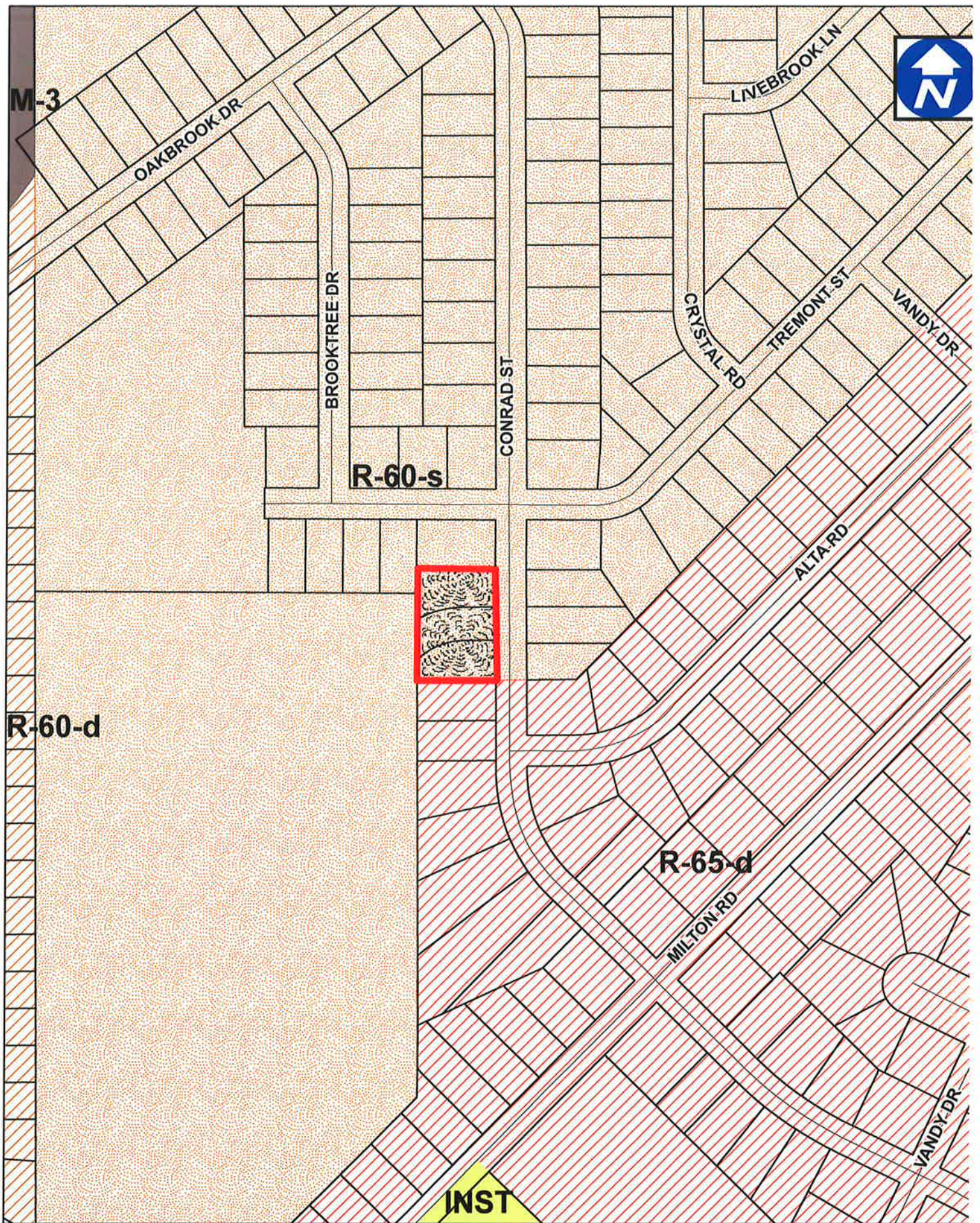
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



M-3

OAKBROOK DR

BROOKTREE DR

R-60-s

CONRAD ST

LINEBROOK LN

CRYSTAL RD

TREMONT ST

VANDY DR

R-60-d



ALTA RD

R-65-d

MILTON RD

INST

VANDY DR



PLATS

1 inch = 200 feet

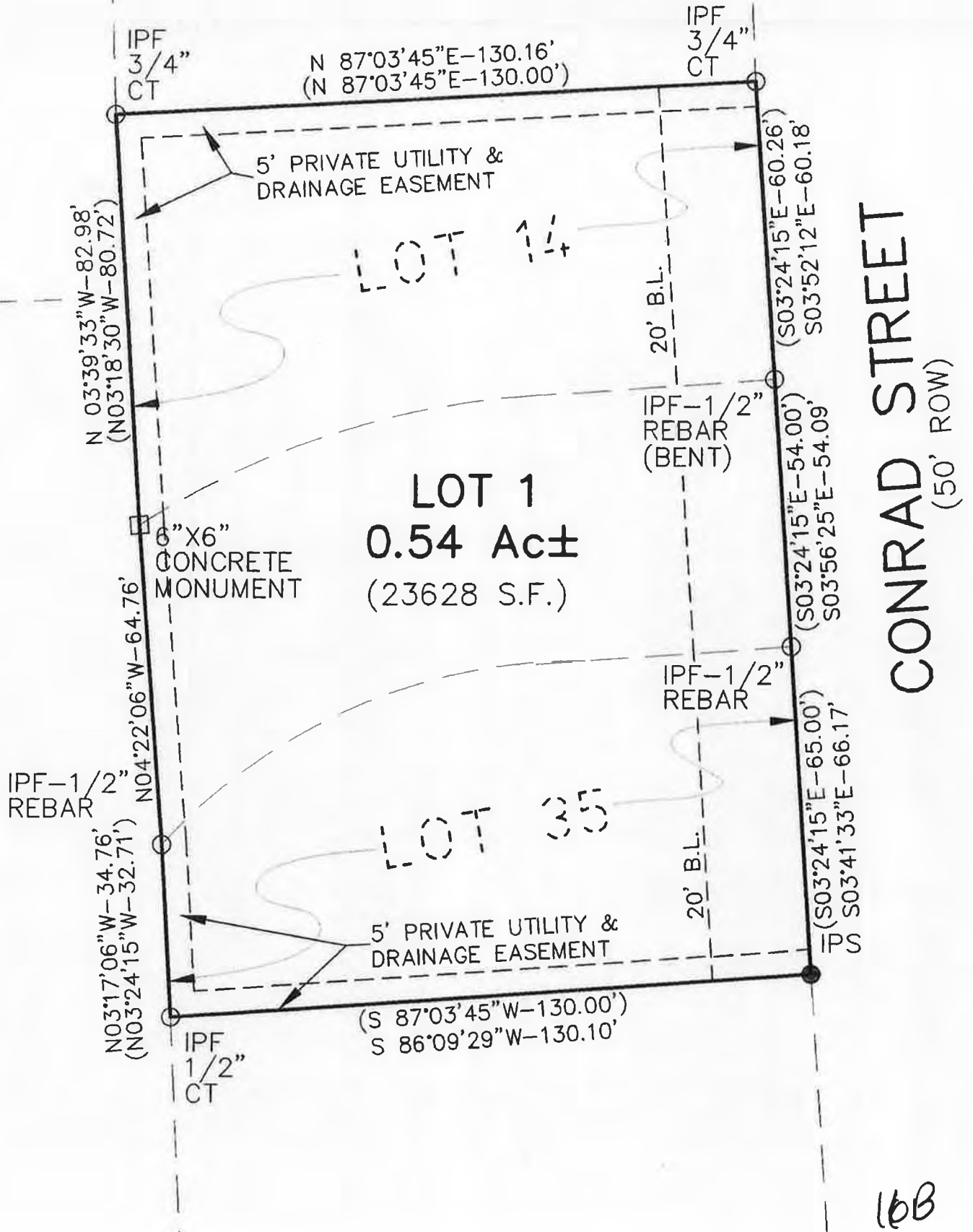
SUBJECT PROPERTY



ITEM NO. 16A

Clara Ware 1

24



16B



SITE 

1 inch = 60 feet
Item 16c

17. 4355 **PRESENTED BY:** Professional Engineering & Consultants

REPRESENTING: Macedonia Baptist Church

SUBJECT: Request final approval of Macedonia Baptist Church Plat No. 1 located on the northwest corner of Macedonia Drive and Woodley Circle in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates one (1) lot for church use. Lot 1 (5.70 acres) has 313 ft. of frontage along Woodley Circle, and approximately 500 ft. of frontage along Macedonia Drive. Macedonia Drive and Woodley Circle are roads by prescriptive rights; therefore the roads meander thru the lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

This plat was previously approved and never recorded. The church has acquired additional property.

COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

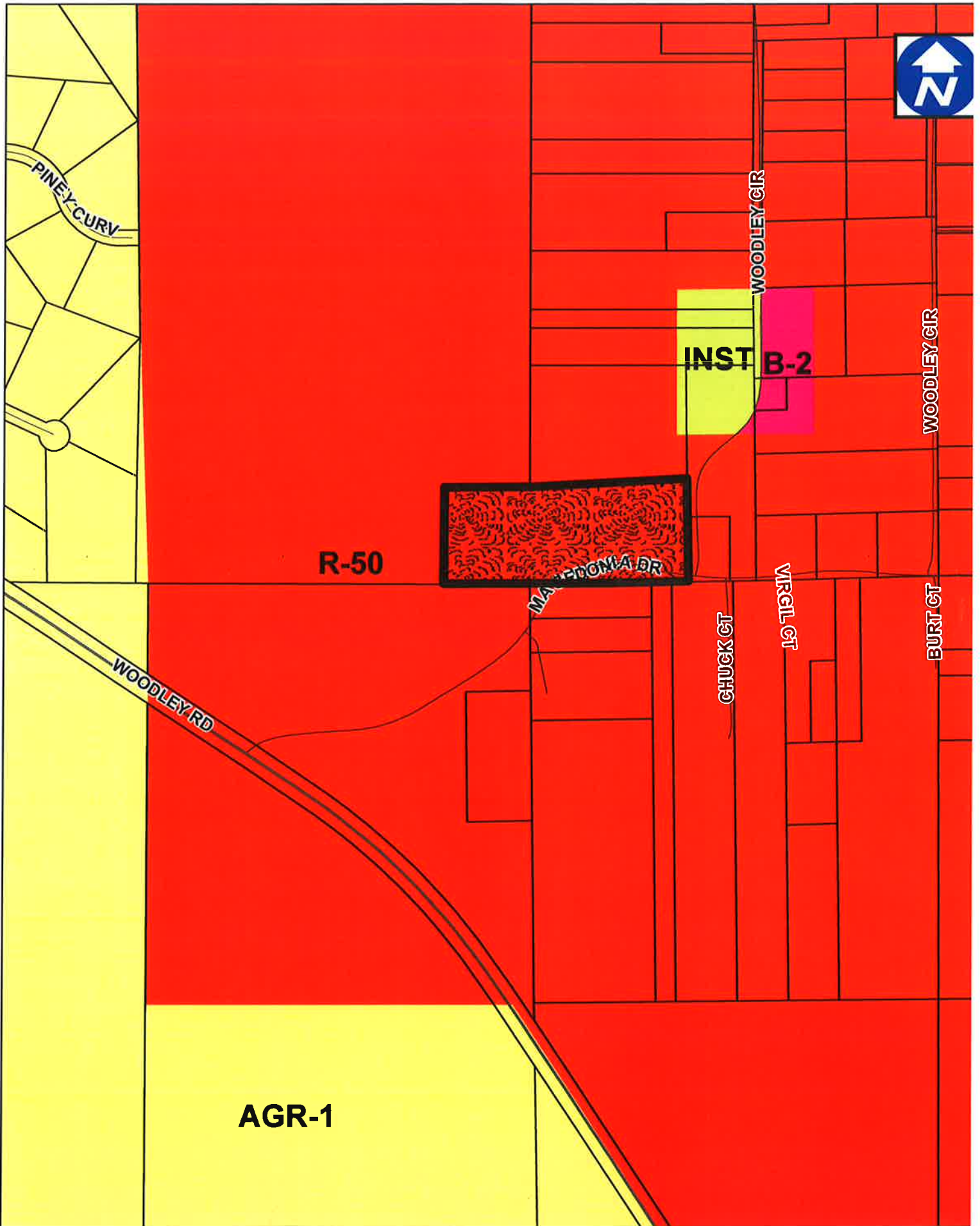
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



R-50

INST B-2

AGR-1

PLATS

1 inch = 400 feet

SUBJECT PROPERTY

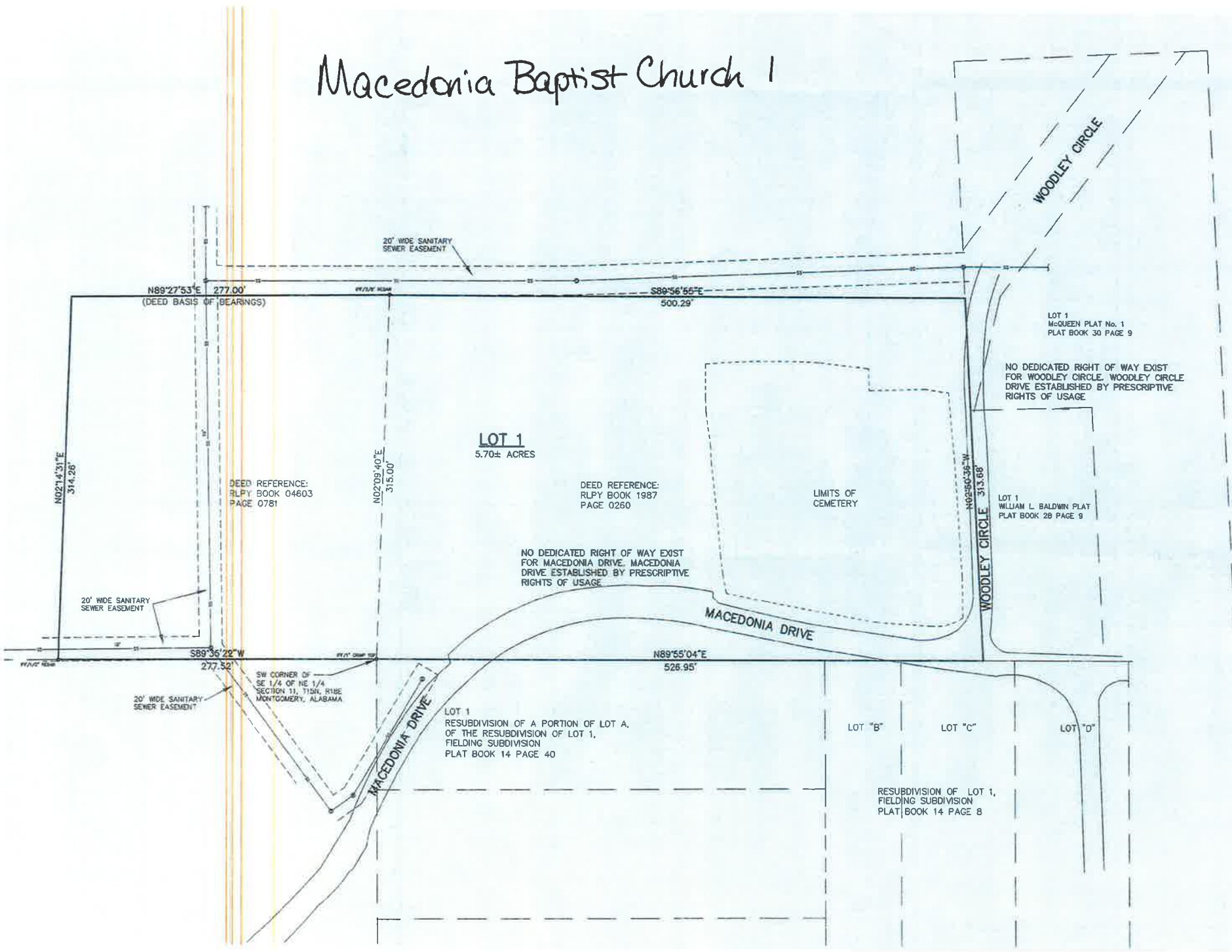


ITEM NO.

17A

Macedonia Baptist Church 1

17B





SITE 

1 inch = 200 feet

Item 17C

18. 8742 **PRESENTED BY:** Carr & Associates Engineers

REPRESENTING: Susan Tucker

SUBJECT: Request final approval of Tucker Plat No. 3 located on the west side of North McDonough Street, between East Jefferson Street and Columbus Street in a T4-O (General Urban Zone-Open) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots. Lot 2A (0.916 acres) has 204 ft. of frontage along North McDonough Street and 242 ft. of frontage along Columbus Street. Lot 2B (0.235 acres) has 102 ft. of frontage along North McDonough Street and 100 ft. of frontage along East Jefferson Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width of the lot. T4-O allows for 18 ft. to 150 ft. in width and Lot 2A is 204 ft. wide; however this is a replat for an existing business.

COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

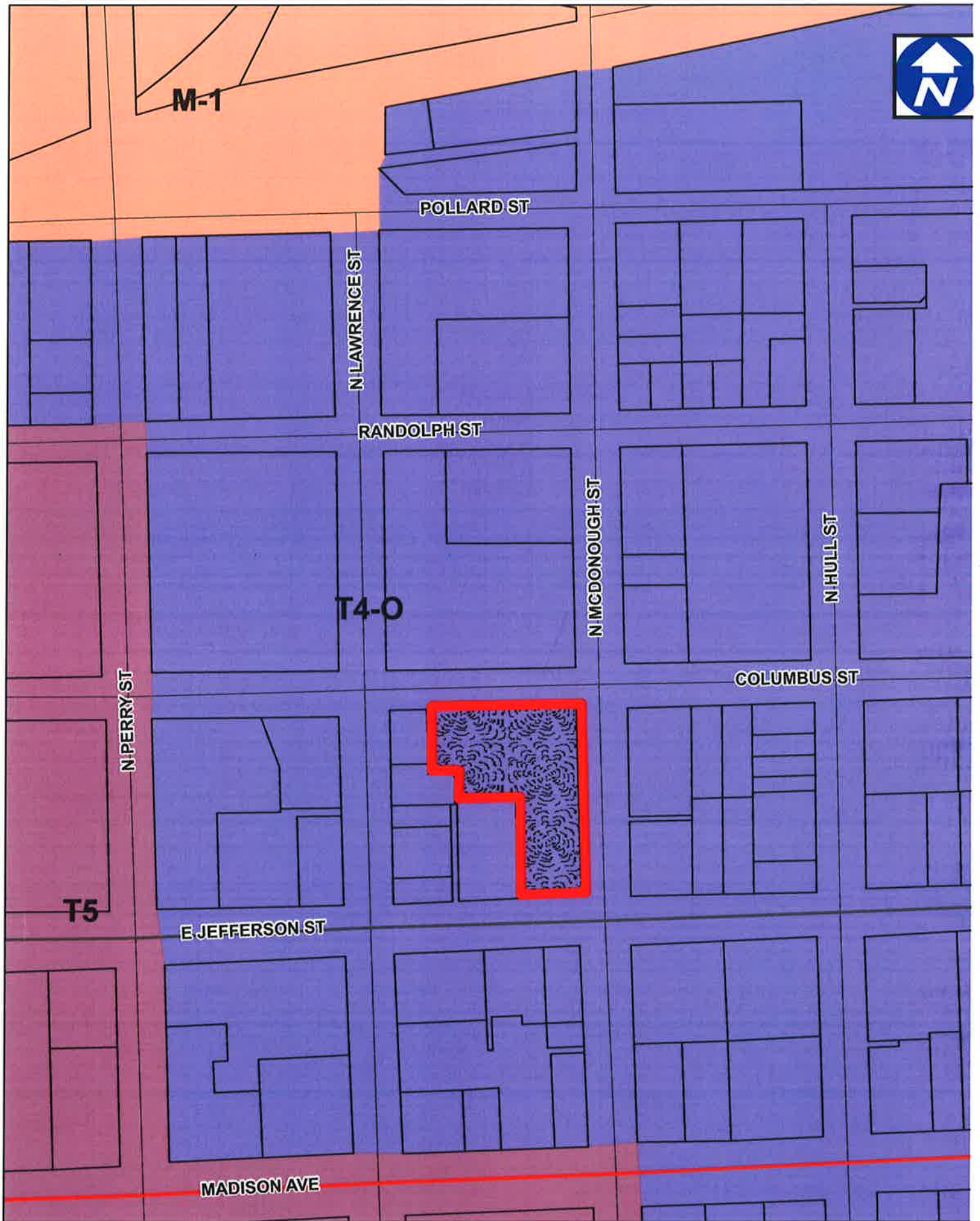
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 18A

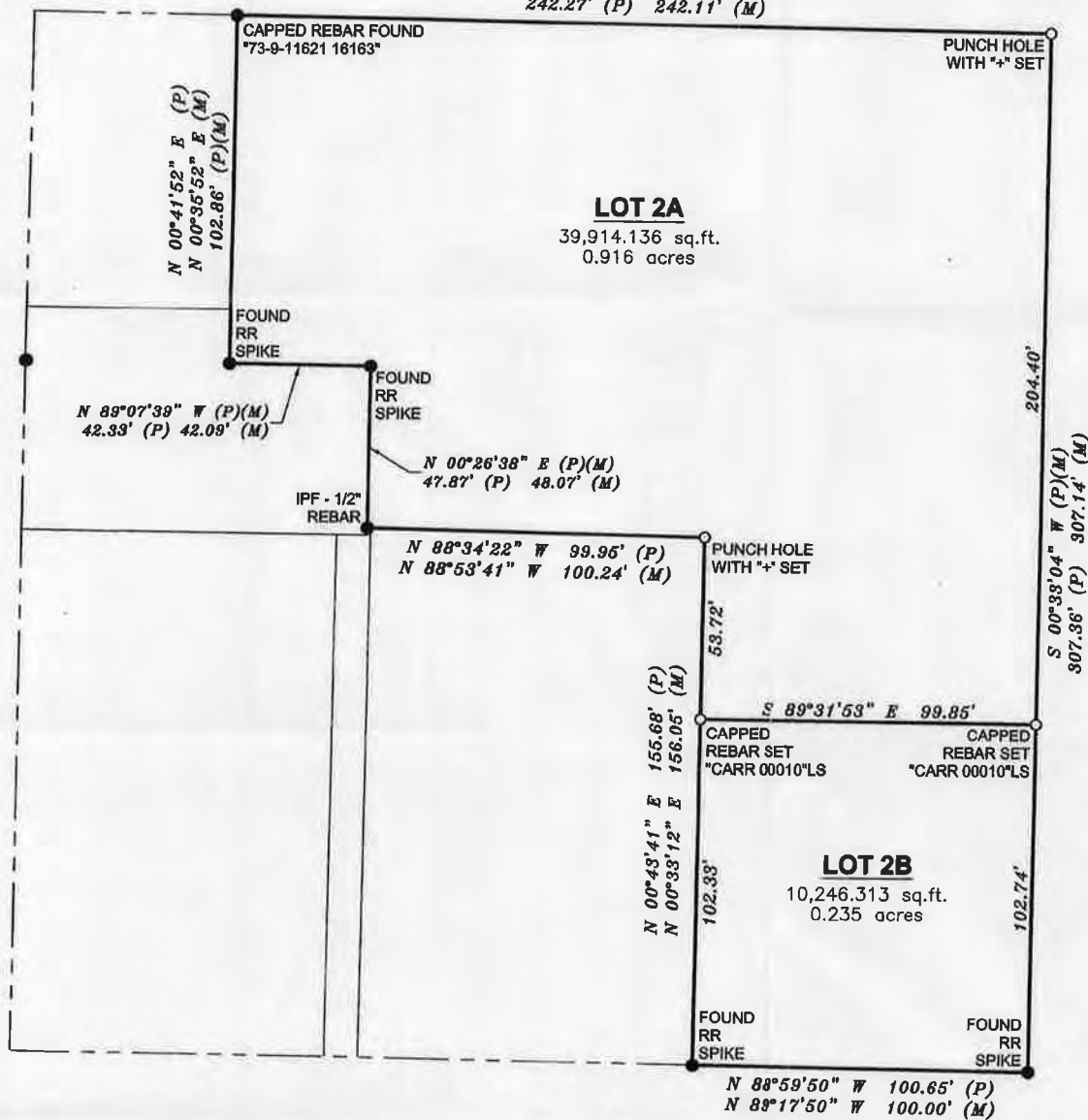
Tucker 3



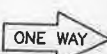
COLUMBUS STREET
70' WIDE RIGHT-OF-WAY
ONE WAY THREE LANE PUBLIC PAVED ROADWAY

(BASIS OF BEARINGS - PER PLAT)
S 89°03'56" E
242.27' (P) 242.11' (M)

NORTH LAWRENCE STREET
80' WIDE RIGHT-OF-WAY
TWO WAY TWO LANE PUBLIC PAVED ROADWAY



NORTH McDONOUGH STREET
80' WIDE RIGHT-OF-WAY
TWO WAY TWO LANE PUBLIC PAVED ROADWAY



EAST JEFFERSON STREET
100' WIDE RIGHT-OF-WAY
ONE WAY THREE LANE PUBLIC PAVED ROADWAY



COLUMBUS ST

N LAWRENCE ST

N MCDONOUGH ST

E JEFFERSON ST

SITE 

1 inch = 60 feet
Item 18C

19. 8741 **PRESENTED BY:** Alabama Land Surveyors

REPRESENTING: James L. McGreggor and James E. McGreggor

SUBJECT: Request final approval of Sewell Subdivision Plat No. 1B located on the southwest side of West McLean Road, approximately 3,000 ft. south of Wasden Road, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots. Lot 4A (4.27 acres) has 310 ft. of frontage along West McLean Road and a depth of 614 ft. There is a 30 ft. wide ingress/egress access easement along the north side of proposed Lot 4A which will grant access to the remainder of Lot 4 off West McLean Road. 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

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

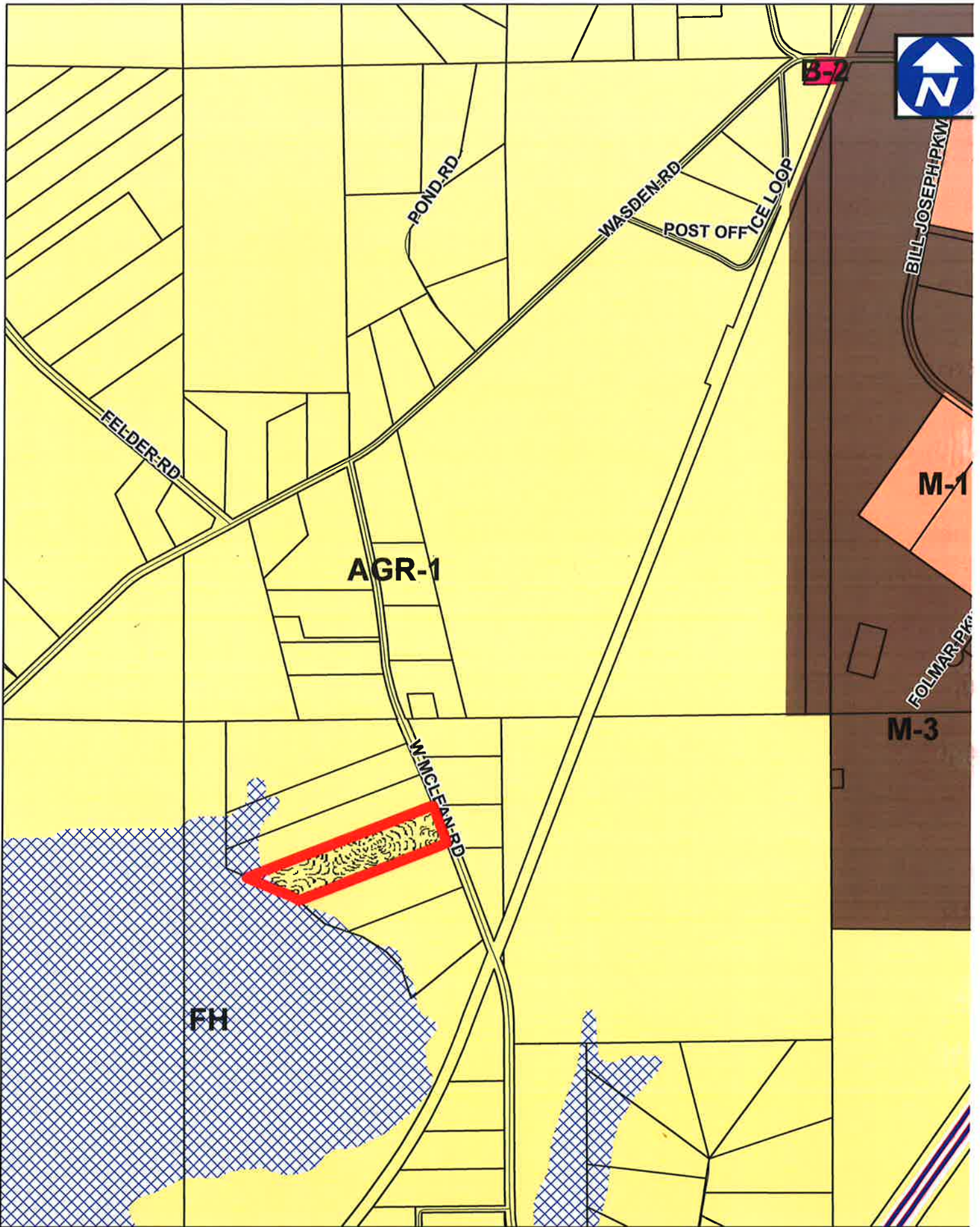
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



8-2

POND RD

WASDEN RD

POST OFFICE LOOP

FELDER RD

AGR-1

M-1

W MCLEAN RD

FOLMAR PKWY

M-3

FH

PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

19A

91B

SEWELL SUBDIVISION PLAT NO. 1B

BEING A REPLAT OF LOT 4, OF THE SEWELL SUBDIVISION PLAT 1 REPLAT (PB 28, PAGE 55 AS IT APPEARS OF RECORD - ALL LYING IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 17 EAST, MONTGOMERY COUNTY, ALABAMA.

RESERVED FOR RECORDING



VICINITY MAP NTS

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.

George C. Spivey, District
MONTGOMERY COUNTY ENGINEER

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY

State of Alabama
Montgomery County

This plat was submitted to the City Planning Commission of Montgomery, Alabama and is approved according to the CODE of ALABAMA 11-52-32. BY:

Thomas M. Tyson, Jr., Executive Secretary

MONTGOMERY COUNTY HEALTH DEPARTMENT

The lots in this plat are subject to approval or disapproval by the Montgomery County Health Department. The approvals may include certain conditions pertaining to the installation of public sewer treatment systems that could restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as it is set out hereon.

MONTGOMERY COUNTY HEALTH DEPARTMENT

CERTIFICATE TO INSTALL PUBLIC SANITARY SEWER

I, do hereby certify that James E. McGregor, owner of the above property, shall be and any committed to the installation of Public Sanitary Sewer and shall install the same as it becomes available to the property or upon demand from the City of Montgomery, whichever occurs first, and will advise and make known to any successive owners of said property that the same requirements shall apply.

James E. McGregor

State of Alabama
County of Montgomery

I, _____ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that James E. McGregor as owner, is signed to the foregoing "CERTIFICATE TO INSTALL PUBLIC SANITARY SEWER" and who is known to me, acknowledge before me on this day that being informed of the contents of said Certificate he, as such owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the _____ day of _____, 2015.

NOTARY PUBLIC:

My Commission Expires:

SURVEYOR'S NOTES:
NO UNDERGROUND UTILITIES, UNDERGROUND IMPROVEMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE DISCOVERED ON LOCATED AS A PART OF THIS SURVEY UNLESS OTHERWISE SHOWN THERE AND CORRECTLY LOCATED. UNLESS OTHERWISE SHOWN
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOROPOLYMIC AND CADASTRAL SURVEY ONLY AND IS NOT INTENDED TO COMPLY WITH THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR THE SEARCH FOR NATURAL BORN SOURCE OF INFORMATION FROM RECORDS HAS BEEN MADE.
SUBJECT TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER MATTERS NOT SHOWN BY PUBLIC RECORDS AND/OR NOT PROVIDED THAT ARE NOT SHOWN ON THIS SURVEY.
THE FORM THIS SURVEY TAKEN FROM HISTORIC RECORDS AND/OR PLATS.

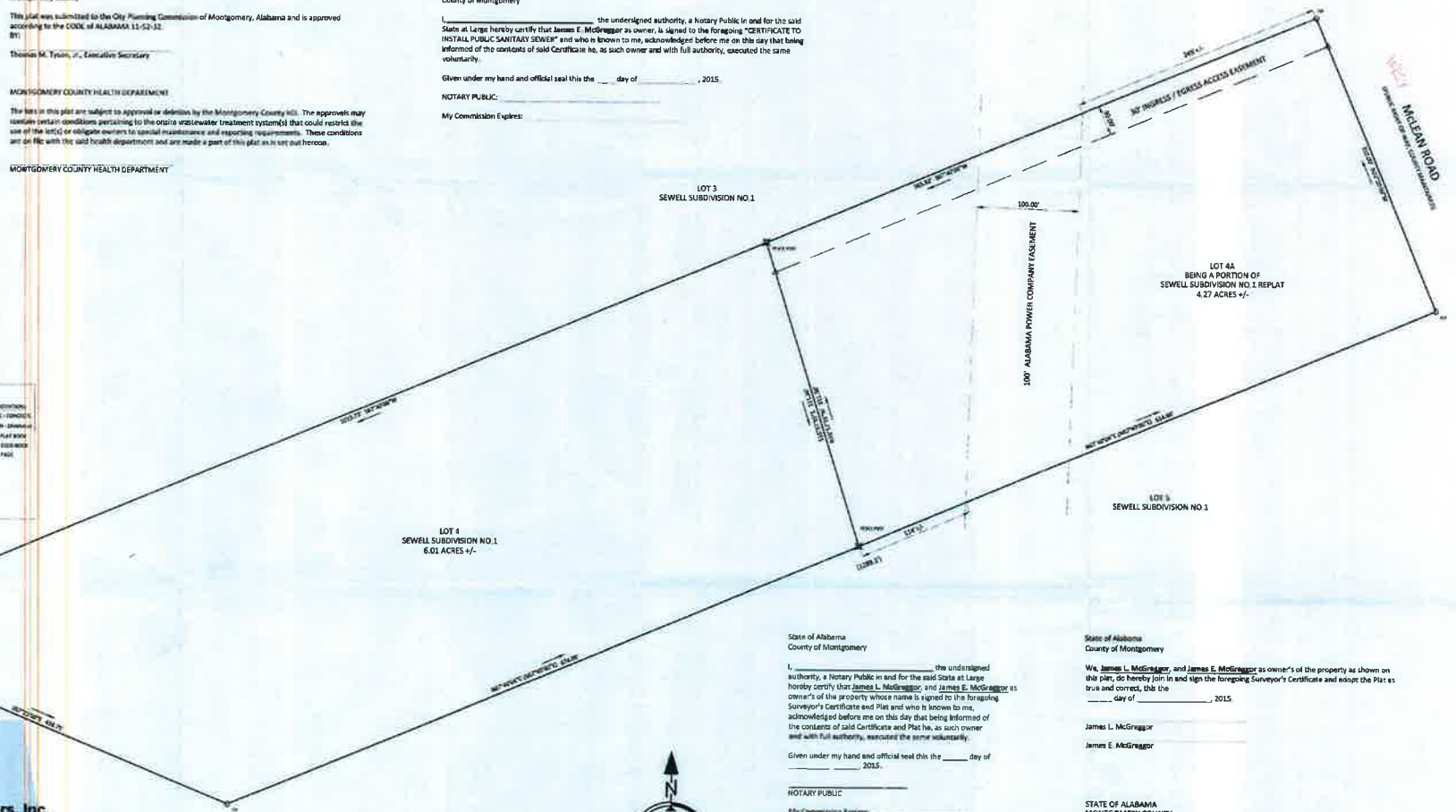
SYMBOL/ABBREVIATION	DESCRIPTION	REMARKS
PP - PILE DRILL WITH PILE	AC - ADJUSTED TO 100' SQUARE	CONC. FOUNDATION
SP - SET POINT FOR SURVEY	RE - RECONSTRUCTION	CONC. FOUNDATION
CA - CONCRETE ANCHOR	RE - RECONSTRUCTION	CONC. FOUNDATION
CM - CONCRETE MASONRY	RE - RECONSTRUCTION	CONC. FOUNDATION
CP - CONCRETE PILE	RE - RECONSTRUCTION	CONC. FOUNDATION
UN - UNKNOWN	RE - RECONSTRUCTION	CONC. FOUNDATION

Alabama Land Surveyors, Inc.
752 S Memorial Drive, Prattville, AL 36067
334-264-0266 www.alabamalandsurveyors.us

SHEET TITLE	FINAL PLAT	DATE
SHEET NUMBER	01	3/20/2015
DATE	3/20/2015	3/20/2015

LOT 4, SEWELL SUBD PLAT NO.1B
MONTGOMERY ALABAMA
P.B. 28, PG. 55

MAP HAS BEEN NOTATED TO MATCH THE SAME BEARINGS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA.
SOURCE OF INFORMATION: FOLLOWING BEARS AND OR PLATS ACCORDING TO MONTGOMERY COUNTY, ALABAMA.
- 1888 B. H. HUBBARD
- MONTGOMERY COUNTY PLATS



State of Alabama
County of Montgomery
I, _____ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that James L. McGregor and James E. McGregor as owners of the property whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledge before me on this day that being informed of the contents of said Certificate and Plat he, as such owner and with full authority, executed the same voluntarily.
Given under my hand and official seal this the _____ day of _____, 2015.
NOTARY PUBLIC
My Commission Expires:

State of Alabama
County of Montgomery
We, James L. McGregor and James E. McGregor as owners of the property as shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and endorse the Plat as true and correct, this the _____ day of _____, 2015.
James L. McGregor
James E. McGregor

STATE OF ALABAMA
MONTGOMERY COUNTY
I, JAMES D. MONK, A PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
IN WITNESS WHEREOF, I HAVE HERETO SET MY SIGNATURE AND SEAL THIS THE 27TH DAY OF MARCH, 2015.
J.D. Monk
JAMES D. MONK, P.L.S. ALABAMA LICENSE NO. 34763





WINGLEEN RD



SITE 

1 inch = 200 feet
Item 19C

20. 8740 **PRESENTED BY:** Alabama Land Surveyors

REPRESENTING: Catoma Volunteer Fire

SUBJECT: Request final approval of Catoma Volunteer F.P.A. Plat No. 1A located on the northeast corner of Old Selma Road and Booth Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat replats one (1) lot and unplatted property into one (1) lot. Lot 1 (2.79 acres) has 340 ft. of frontage along Old Selma Road and 350 ft. of frontage along Booth Road. 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

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

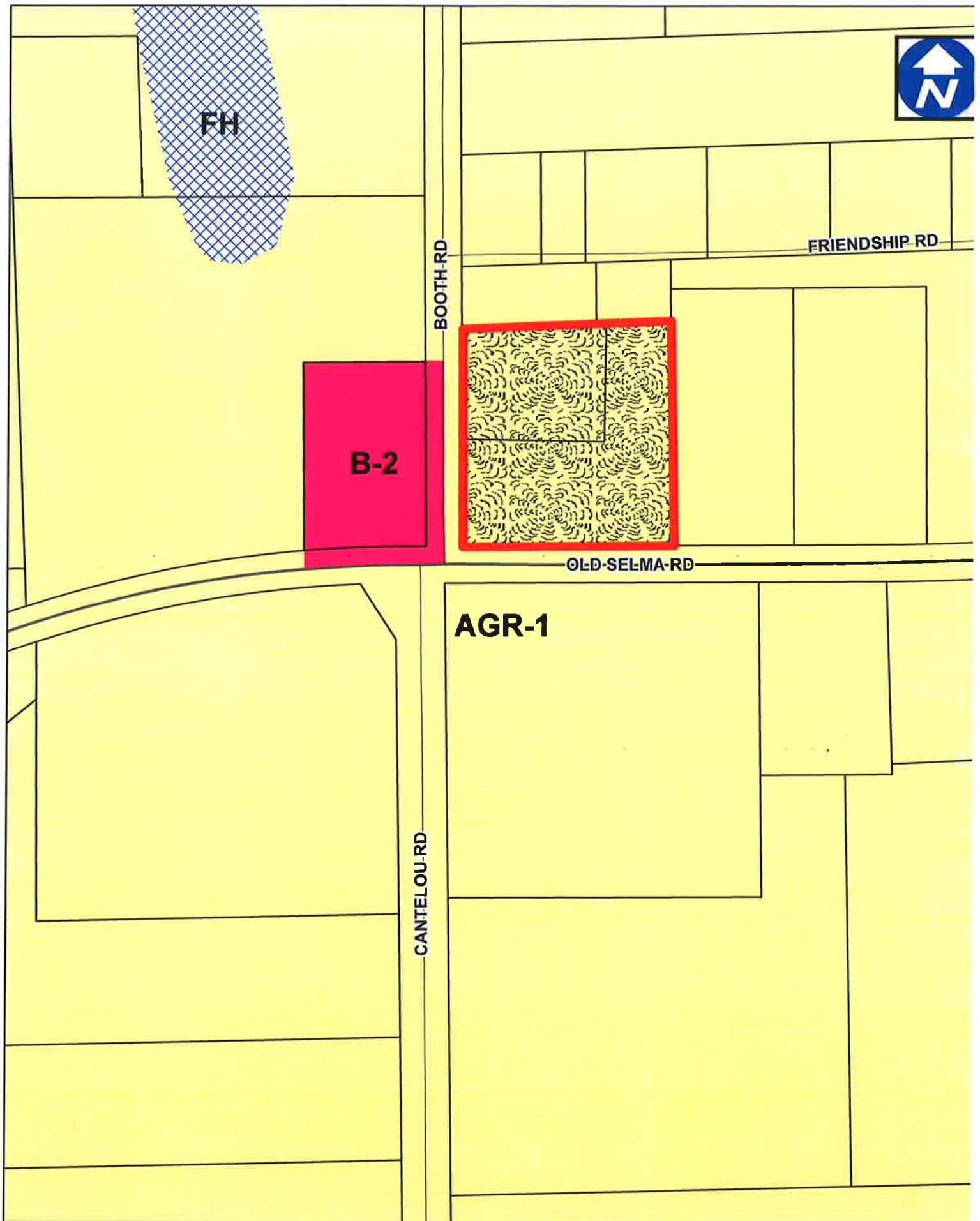
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY

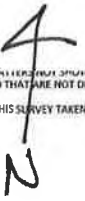


ITEM NO. 20A

Catoma Volunteer FPA 1A

Rlpy: 495 @ Page: 561
PID: 12-05-22-02-001-022.001

NEITHER THIS SURVEY NOR THE ORIGINAL THEREOF SHALL BE CONSIDERED VALID UNLESS THE ORIGINAL IS PRODUCED AND FOUND TO BE TRUE AND CORRECT. THIS SURVEY IS TAKEN FROM HISTORIC RECORDS.



Catoma Volunteer Fire Protection Authority
Catoma Volunteer FPA Plat 1
Plat Book 46 @ Page 63
PID: 12-05-22-02-001-022.002

LOT 1
2.79± Ac
(121,609.7± sq. ft.)

Catoma Volunteer Fire Protection Authority
Catoma Volunteer FPA Plat 1
Plat Book 46 @ Page 63
PID: 12-05-22-02-001-022.000

Rosie M. Greafo
Rlpy: 1106 @ Page:
PID: 12-05-22-02-001-

AS

CATOMA VOL F.P.A PLT 1B
MONTGOMERY
ALABAMA

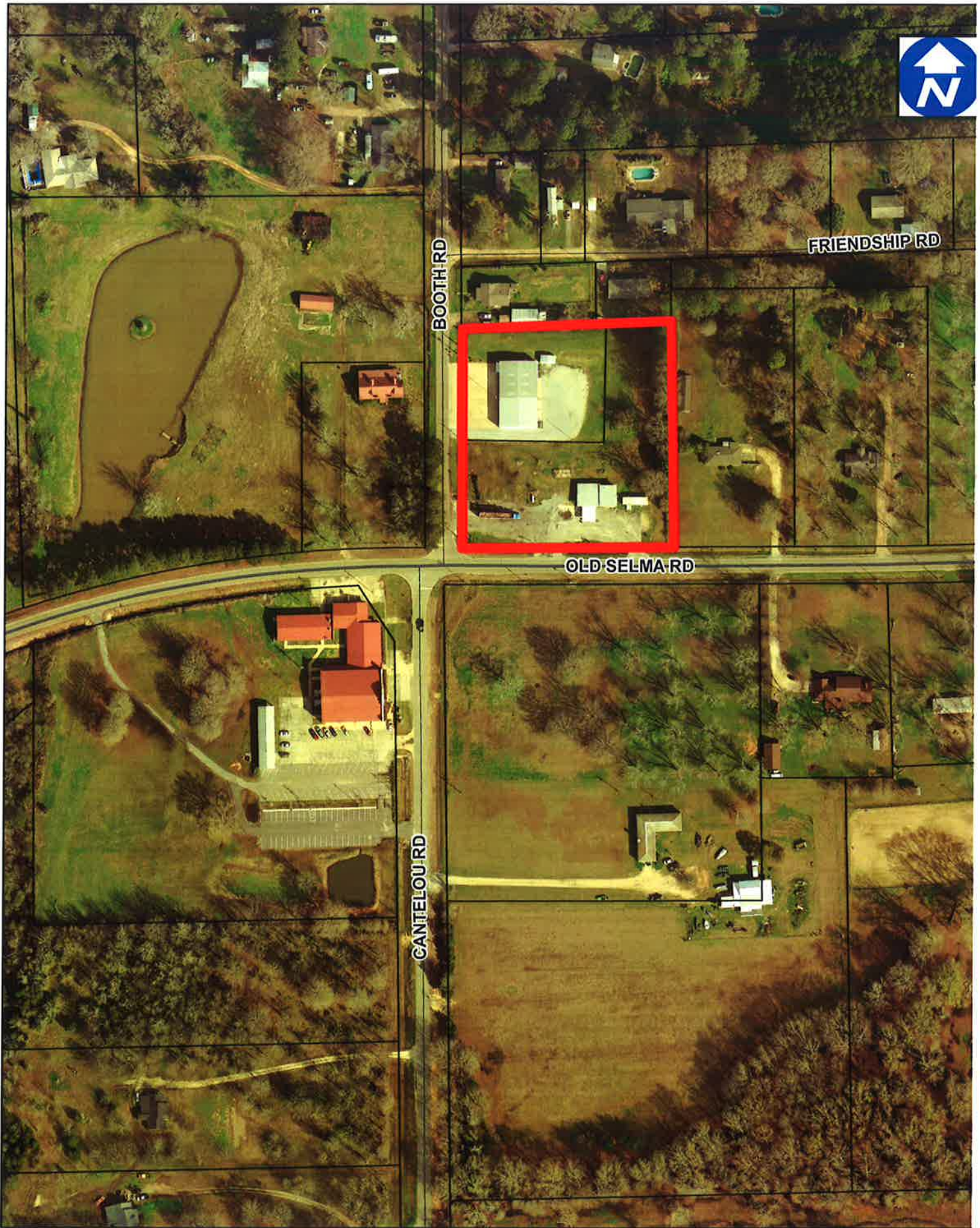
SW Corner of the NW ¼ of
Section 22, T-16-N, R-16-E,
Montgomery County, Alabama

OLD SELMA ROAD
(60' Right of Way per Deeds/Plats)

MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
⊙ FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC - CONCRETE
● SIP - SET IRON PIN (ALS-0173)	(XXX) - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
▲ CP - CALCULATED POINT	XX.XX - FIELD MEASURED DISTANCE / BEARING	PB - PLAT BOOK
⊠ CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB - DEED BOOK
⊞ FP - FENCE POST	UTIL - UTILITY	PB - PAGE
	ESMT - EASEMENT	
LINE TYPES		
-----	EASEMENT LINE	



20B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 20C