

ENTERPRISE PLANNING COMMISSION

AGENDA

July 26, 2022

1. Roll Call
2. Review of the June 28, 2022 meeting minutes.

3. **Old Business:**

4. **New Business:**

A request by Brent Howell to rezone 18.36 acres of land from AGRIC-2 (Agricultural District) as shown on Map A present to B-1 (General Business District) as shown on Map B proposed located at 0 Shellfield Road.

A request by Aronov Realty Management for site plan approval for a new restaurant located in the Enterprise Shopping Center.

5. **Such other business as may come before the commission**

6. **Adjournment**

ENTERPRISE PLANNING COMMISSION MEETING – June 28, 2022

The Enterprise Planning Commission convened on Tuesday, June 28, 2022, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman
Shane Johnson, Vice Chairman
Scotty Johnson
Lee Milliner
Mark Goodson
Kenneth Rogers
Shannon Roberts

Absent: Kummel Fleming
Bobby Hancock

Also Present: Barry Mott, City Engineer/ Public Works Director
Courtney Hardy, Administrative Assistant
Thomas Hardy, Assistant Director of Engineering
Glenn Morgan, Poly, Inc.
Rainer Cotter, City Attorney

Mr. Harrison called the meeting to order.

Review of Minutes

Mr. Goodson made a motion to approve the minutes from the May 24, 2022 meeting; Mr. Rogers seconded. Mr. Shane Johnson made a note that the minutes from the previous meeting were approved at the beginning of the meeting and did not need to be approved at the end of the meeting. He asked that to be stricken from the minutes. With that in consideration, the motion carried unanimously.

Old Business

None.

New Business

A request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for the annexation and zoning of 71.85 acres of land to TH-3 (Townhouse District) and 112.23 acres of land to AGRIC (Agricultural District) located off County Road 622 on the south side of the Enterprise Municipal Airport.

Mr. Hardy was asked to present the City's staff report. He told the commission that staff finds the proposed zoning to be contrary to the drafted future use plan for this area. The drafted future use plan shows light manufacturing in this area; however, it has not been ratified by the City at the time of this meeting.

Mr. Tom Simms, on behalf of Northstar Engineering, presented the request for annexation and zoning. Mr. Simms also explained the details of the preliminary plat for this request. The development would include a 100' buffer between the airport property and the proposed housing development. He explained the development was outside of the VOR zone and was in line with the currently adopted comprehensive plan for the City of Enterprise. Mr. Simms expressed concerns over the drafted future land use map being approved, stating that the residents living in The Landing subdivision would be upset over a light manufacturing area located so close to their neighborhood. Mr. Simms explained that their development would be outside of a quarter mile of the airport and at a much lower elevation.

Mr. Harrison opened the floor for public comment. There was none.

Mr. Harrison requested a motion to approve the request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for the annexation and zoning of 71.85 acres of land to TH-3 (Townhouse District) and 112.23 acres of land to AGRIC (Agricultural District) located off County Road 622 on the south side of the Enterprise Municipal Airport.

Mr. Goodson requested Mr. Hardy to explain why this annexation and zoning was found contrary. Mr. Hardy reiterated that a residential development would be contrary to the light manufacturing zoning proposed in the drafted future land use plan. The commission discussed among themselves the best course of action and confirmed with staff that any decision made was a recommendation to the City Council.

Mr. Shane Johnson made a motion to approve the request as presented. Mr. Goodson seconded. The motion carried with 4 votes aye, 3 votes nay.

A request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for preliminary plat approval of The Townes at Crosswinds.

Mr. Harrison stated that this request is contingent on the previous annexation and zoning request being approved by the City Council.

Mr. Harrison asked for a motion to approve the request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for preliminary plat approval of The Townes at Crosswinds. Mr. Shane Johnson made the motion to approve the request as presented. Mr. Milliner seconded. The motion carried with 5 votes aye, 2 votes nay.

A request by Northstar Engineering Services, Inc. on behalf of Five Star Credit Union for site plan approval for a new commercial development located at 1231 Neil Metcalf Road.

Staff finds the zoning and site plan to be satisfactory.

Mr. Lee Brown with Northstar Engineering, on behalf of Five Star Credit Union, came before the Commission and stated he believed the bank would be a great addition to the City.

Mr. Harrison opened the floor for public comment. There was none.

The request was approved unanimously.

A request by Northstar Engineering Services, Inc. on behalf of Hartford National Bank for site plan approval for a new commercial development located at the corner of Boll Weevil Circle and Maverick Way.

Staff finds the zoning and site plan to be satisfactory.

Larry Brookends with Northstar Engineering on behalf of First National Bank Hartford, presented the site plan but asked to correct the name of the project. The site plan was submitted under the name Hartford National Bank but the correct name is The First National Bank of Hartford.

Mr. Harrison opened the floor for public comment. There was none.

Mr. Shane Johnson made a motion to approve the request by Northstar Engineering Services, Inc. on behalf of The National Bank of Hartford for site plan approval for a new commercial development located at the corner of Boll Weevil Circle and Maverick Way. Mr. Goodson seconded. The motion carried unanimously.

A request by Gwendolyn Gilley Construction for preliminary plat approval of The Legends Subdivision Phase III.

Mr. Hardy was asked to present the staff report. Mr. Hardy explained that two zonings were present in the preliminary plat, R-65 and R-100. Staff finds the preliminary plat satisfactory.

Dallas Boyd with Boyd Engineering, representing Gwendolyn Gilly Construction, addressed the commission. Mr. Boyd explained that they had previously requested a zoning change that was not approved by the Planning Commission so they had reconsidered that request and reconfigured the preliminary plat to fit the current zoning.

Mr. Harrison asked Mr. Boyd if sidewalks would be installed in this neighborhood. Mr. Boyd said no sidewalks are planned. Mr. Scotty Johnson addressed Mr. Boyd with concerns over the need for sidewalks in neighborhoods. Mr. Harrison then asked where the mailbox kiosk would be located. Mr. Boyd replied that it will be located in the Northwest corner of the property.

Mr. Harrison opened the floor for public comment.

Micky Jordan, 7 Indigo Place, raised concerns over the proper notification of this meeting to the public.

Mr. Harrison closed the floor for public comment.

Mr. Shane Johnson asked Mr. Cotter if proper notification was made. Mr. Cotter responded that he did not know off the top of his head but did not believe any laws were violated. Mr. Shane Johnson then asked Mr. Hardy if he had any knowledge of the situation. Mr. Hardy replied that the letters were deposit in the time frame required by state law.

Mr. Harrison asked for a motion. Mr. Goodson made a motion to approve. Mr. Rogers seconded. The motion to approve carried unanimously.

Such other business as may come before the commission

None.

Adjournment

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned.

Lorenzo Harrison, Chairperson

Thomas Hardy, Assistant Director

ENTERPRISE PLANNING COMMISSION MEETING – JUNE 6, 2022

The Enterprise Planning Commission convened on Monday, June 6, 2022, at 8:30 a.m. in the Mayor’s Conference Room at City Hall with the following members:

Present: Lorenzo Harrison, Chairman
Shane Johnson, Vice Chairman
Scotty Johnson
Bobby Hancock
Mark Goodson
Kenneth Rogers
Shannon Roberts

Absent: Kummel Fleming
Lee Milliner

Also Present: Barry Mott, City Engineer/ Public Works Director
Thomas Hardy, Assistant Director of Engineering
Jonathan Tullos, City Administrator
Rainer Cotter, City Attorney

Mr. Harrison called the meeting to order.

Review of Minutes

No review of minutes as it was a special called meeting.

Old Business

None.

New Business

A request by the City Engineer to make an amendment to Ordinance 10-05-21 regarding the keeping of certain honey bees.

Mr. Hardy, on behalf of the City Engineer, explained the proposed changes to ordinance 10-05-21.

Mr. Hardy explained that the zoning district requirement would be changed to a land size requirement. Parcels meeting the size requirement of an R-100 lot would be allowed to keep certain honey bees.

Mr. Hardy then explained that “body of water” would be changed to “swimming pool” in the ordinance. He said this change would protect citizens with swimming pools but not hinder citizens with natural bodies of water near their residence from keeping certain honey bees.

Mr. Hardy stated a new section would be added to the ordinance that prevented dividing land below the necessary land size requirement. He explained that this section would protect from certain honey bees being kept in high density housing districts.

Mr. Harrison opened the floor for public comment. There being none he closed public comment.

Mr. Harrison asked for a motion.

A motion was made by Mike Goodson to approve a request by the City Engineer to make an amendment to Ordinance 10-05-21 regarding the keeping of certain honey bees; it was seconded by Kenneth Rogers. The motion carried unanimously.

A request by the City Engineer to amend the Zoning Ordinance to establish zoning jurisdiction of the City to include the area lying within 2 miles of the boundary of the City of Enterprise Municipal Airport.

Mr. Hardy, on behalf of the City Engineer, explained the proposed Airport Zoning Ordinance.

Mr. Hardy explained that the proposed ordinance would only set zoning and use of the area. The area within the overall A-Z zone would be divided such that the quarter mile area around the airport would be zoned for Light Manufacturing and other like uses. The remaining of the two-mile radius of the A-Z zone would be divided such that that zoned area would have no City-imposed use restrictions.

Mr. Hardy explained the reason for the zoning was to protect the airport without interfering in the county unnecessarily. Mr. Hardy told the commission that included in the ordinance was a height restriction of 25' and anything over 25' throughout the entire 2-mile radius will be subject to permitting by the City.

Mr. Mott requested that exhibit A be modified to reflect that the A-Z zone does not affect the City Limits. He noted with this ordinance that all current uses are allowed and that this ordinance will not force any changes to current uses in A-Z zone.

Mr. Tullos asked Mr. Mott how the process will work for anyone wanting to develop in the county. Mr. Mott explained that if it was in the No City-imposed use restriction area within the A-Z zone as noted in the yellow area in exhibit B, then the developer should refer to the county regulations once confirming zoning and height restrictions with the city. He then explained that if it was in the Light Manufacturing use zone as noted in the purple area in exhibit B, then the developer would work with the City's engineering department as if it was in the City limits of Enterprise.

Mr. Hardy went on to explain that the Light Manufacturing use zone is commercial in nature and all commercial developments over an acre would trigger the site plan review process for the Planning Commission.

Mr. Mott asked what the process would be if an A-Z zone permit was denied and the applicant wished to appeal the decision. Mr. Hardy explained the applicant could appeal the decision to the Board of Adjustment as part of the administrative appeal process.

Mr. Mott confirmed with Mr. Hardy that if the request was inside the Light Manufacturing area/use zone and was under an acre, there would not be a site plan requirement.

Scotty Johnson confirmed with Mr. Mott that the Light Manufacturing area was only within the quarter mile radius from the airport property lines.

Mr. Mott asked Mr. Hardy to expand upon the reasoning for the zoning in that quarter mile. Mr. Hardy explained that the zoning was to protect the airport from any potential hazard and to keep the zoning uniform within that quarter mile radius. Mr. Mott went on to explain that within that quarter mile around the airport was the most likely area for accidents to occur.

There being no further questions from the Planning Commission, Mr. Harrison opened the floor for public comment as part of the public hearing process. There being none he closed public comment.

Mr. Mott explained that the preliminary report was as explained during the meeting and as set out in the proposed ordinance and that he recommended that this preliminary report be approved and deemed a final report to submit to the Council for hearing and action.

Mr. Harrison asked for a motion.

A motion was made by Mike Goodson to approve the preliminary report for a request from the City Engineer to amend the Zoning Ordinance to establish zoning jurisdiction of the City to include the area lying within 2 miles of the boundary of the City of Enterprise Municipal Airport; and was seconded by Kenneth Rogers. The motion carried unanimously.

There being no public comment, Mr. Mott requested that the preliminary report be approved as the final report and submitted to the Council.

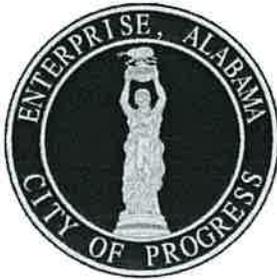
A motion was made by Bobby Hancock to approve the final report for a request from the City Engineer to amend the Zoning Ordinance to establish zoning jurisdiction of the City to include the area lying within 2 miles of the boundary of the City of Enterprise Municipal Airport; it was seconded by Mike Goodson. The motion carried unanimously.

Adjournment

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned.

Lorenzo Harrison, Chairperson

Thomas Hardy, Assistant Director



City of Enterprise

Department of Engineering Services & Public Works
501 S Main Street
Enterprise, Alabama 36330
Phone (334) 348-2671
Fax (334) 348-2672

REZONING APPLICATION and ACKNOWLEDGEMENT

Enterprise Planning Commission, P.O. Box 311000, Enterprise, AL 36331

PLEASE PRINT OR TYPE THE APPLICATION. REZONING AND ANNEXATION MUST BE FILED FOR BY THE LAND OWNER(S).

APPLICANT NAME: Brent Howell CONTACT PERSON: Josh Pipkin

PROPERTY OWNER: _____ ACREAGE OF PROPERTY: 18.36+or- Acres
(If other than Applicant)

ADDRESS OR LOCATION OF PROPERTY: 0 Shellfield Road, Enterprise, AL 36330
(Address must be approved by the E-911 Coordinator)

PRESENT ZONING: AGRIC-2 REQUESTED ZONING: B1

CONTACT INFORMATION:

MAILING ADDRESS: P.O. Box 310272, Enterprise, AL 36331
(if different from above) Street City/State/ZIP

Telephone No(s): (334)348-1562 (334)444-3658

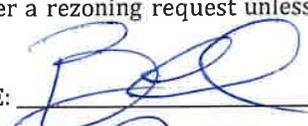
E-Mail: jrp@pipkinfirm.com

I acknowledge that I have received a copy of the Rezoning Checklist, and I understand that the applicant is responsible for having at the applicant's expense, one or more Public Notice signs on the property for which the rezoning is requested.

I acknowledge that, unless otherwise determined by the Building official, at least one Public Notice sign must be placed along each street which the property fronts.

I acknowledge that the Public Notice sign(s) must be posted on the property at least fifteen (15) days prior to the scheduled Planning Commission meeting and that the content and format of the sign(s) must conform to the Planning Commission's requirements.

I acknowledge that it is the policy of the Planning Commission not to consider a rezoning request unless all of the requirements of the Rezoning Checklist have been met.

PRINTED NAME: Brent Howell OWNER SIGNATURE: 

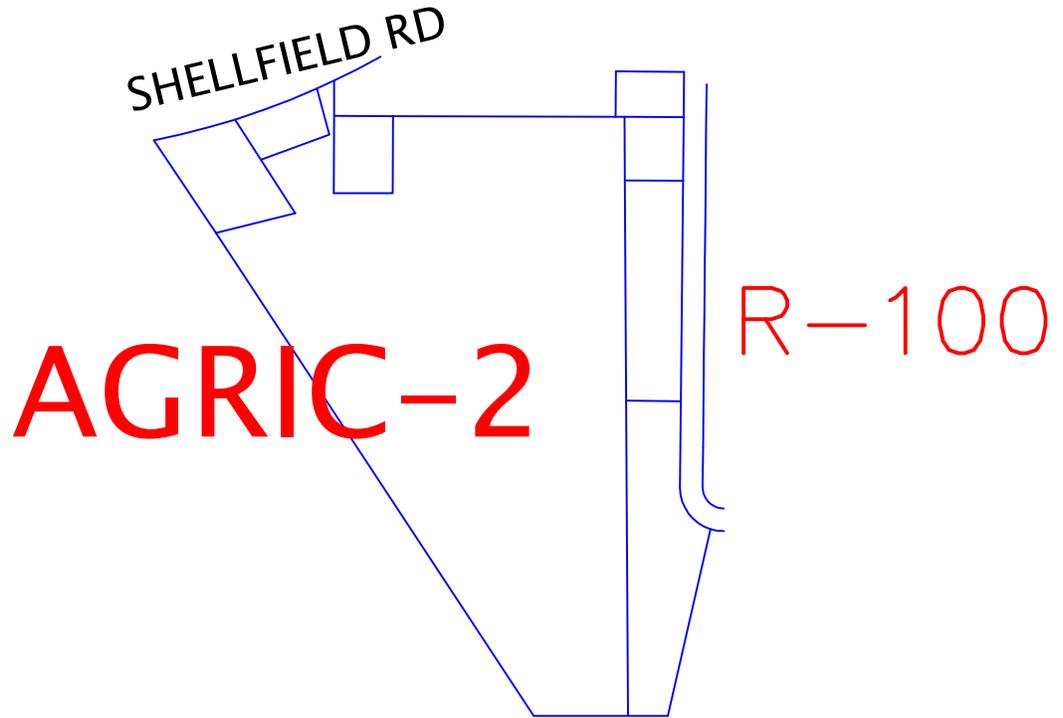
REPRESENTATIVE: Josh Pipkin SIGNATURE: 

DEADLINE FOR PUBLIC NOTICE SIGN: _____ (Consult Planning Department)

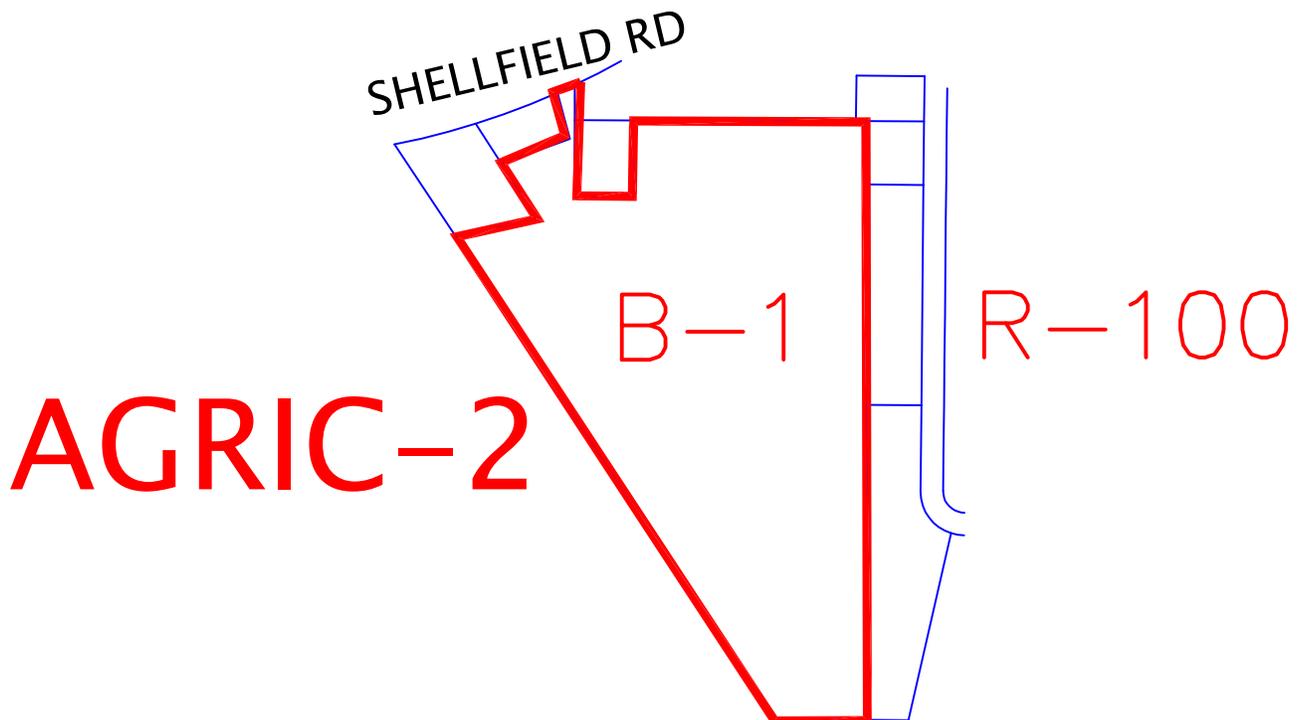
Receipt Number

Date of Receipt

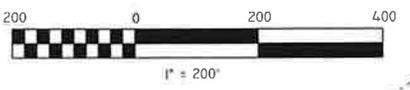
REZONE
MAP A PRESENT



REZONE
MAP B PROPOSED

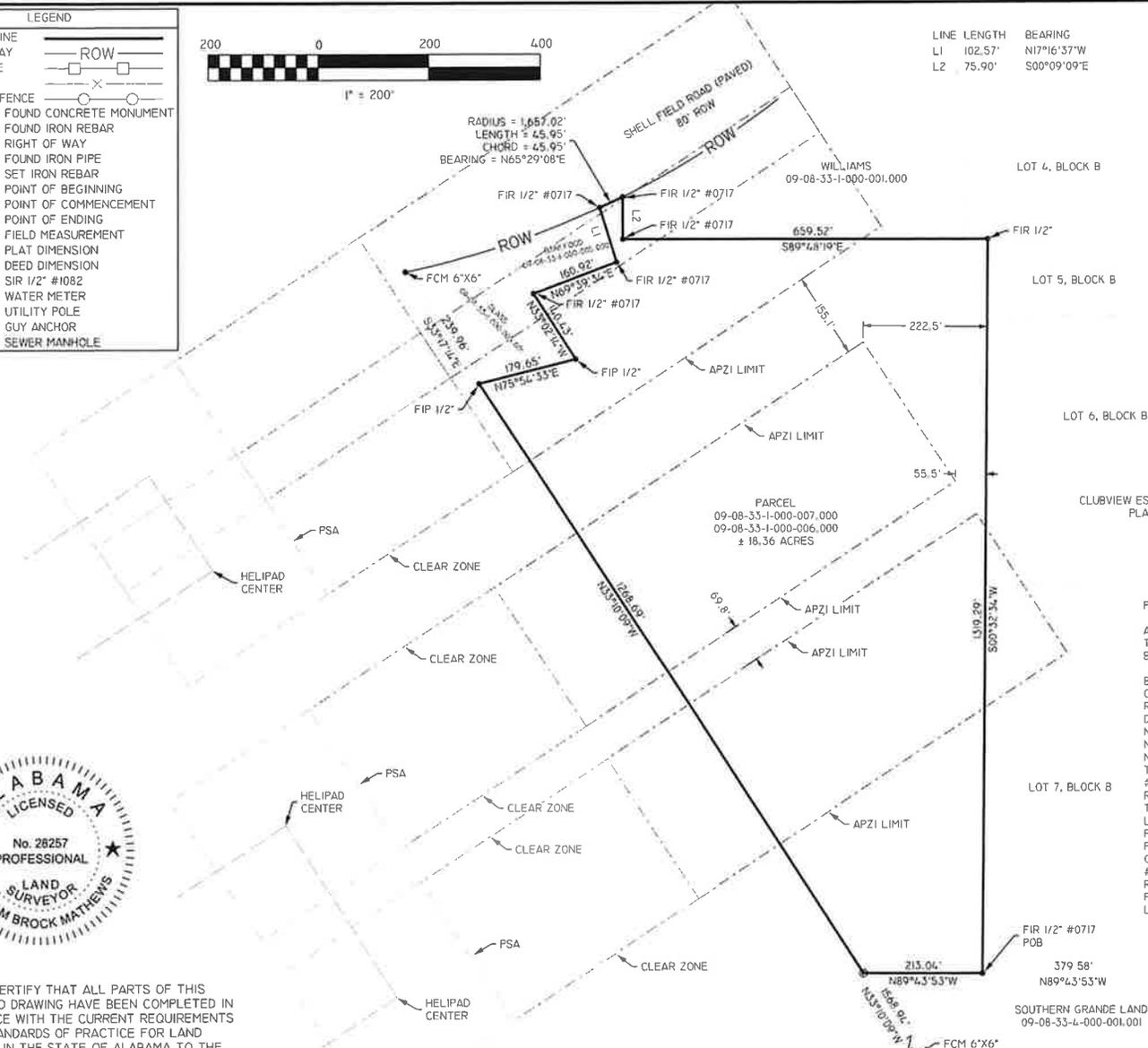


LEGEND	
PROPERTY LINE	—
RIGHT-OF-WAY	— ROW
WOOD FENCE	— X —
WIRE FENCE	— X —
CHAIN LINK FENCE	— O —
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON REBAR
ROW	RIGHT OF WAY
SIR	SET IRON PIPE
FIP	FOUND IRON PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POE	POINT OF ENDING
(F)	FIELD MEASUREMENT
(P)	PLAT DIMENSION
(D)	DEED DIMENSION
⊙	SIR 1/2" #1082
⊙	WATER METER
⊙	UTILITY POLE
⊙	GUY ANCHOR
⊙	SEWER MANHOLE



LINE LENGTH	BEARING
L1 102.57'	N17°16'37"W
L2 75.90'	S00°09'09"E

- SURVEY REPORT:**
1. BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, ALABAMA EAST ZONE, NAD 83 (2011) DATUM (ALABAMA CORS NETWORK).
 2. FIELD WORK COMPLETED ON 02-04-20, SURVEY DRAFTED ON 02-20-20.
 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY THIS COMPANY.
 5. INFORMATION OBTAINED FROM DEEDS OF RECORD IN THE COFFEE COUNTY COURTHOUSE.
 6. VISIBLE EVIDENCE OF EASEMENTS TO BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, UNDERGROUND IMPROVEMENTS, ABOVE GROUND IMPROVEMENTS, OR APPARENT USES DO NOT EXIST.
 7. APPARENT USES ARE SHOWN.
 8. VISIBLE ENCHROACHMENTS ARE AS SHOWN, NO CERTIFICATION IS GIVEN THAT OTHERS DO NOT EXIST.
 9. NOT ALL IMPROVEMENTS LOCATED.
 10. RUNWAY AND APPROACH INFORMATION PROVIDED BY FORT RUCKER.



PARCEL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 22 EAST, COFFEE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR #0717 MARKING THE SOUTHWEST CORNER OF LOT 7, BLOCK B, CLUBVIEW ESTATES SUBDIVISION PHASE VI AS RECORDED IN PLAT BOOK 3, PAGE 182; THENCE N89°43'53"W A DISTANCE OF 213.04 FEET TO A 1/2" REBAR #1082; THENCE N33°10'09"W A DISTANCE OF 1,268.69 FEET TO A 1/2" PIPE; THENCE N75°54'33"E A DISTANCE OF 179.65 FEET TO A 1/2" PIPE; THENCE N33°02'14"W A DISTANCE OF 160.43 FEET TO A 1/2" REBAR #0717; THENCE N69°39'34"E A DISTANCE OF 160.92 FEET TO A 1/2" REBAR #0717; THENCE N17°16'37"W A DISTANCE OF 102.57 FEET TO A 1/2" REBAR #0717 AND THE SOUTH RIGHT OF WAY OF SHELL FIELD ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY AND A CURVE TO THE LEFT HAVING A RADIUS OF 1,657.02 FEET AND A LENGTH OF 45.95 FEET A CHORD BEARING OF N65°29'08"E A CHORD DISTANCE OF 45.95 FEET TO A 1/2" REBAR #0717; THENCE DEPARTING SAID SOUTH RIGHT OF WAY S00°09'09"E A DISTANCE OF 75.90 FEET TO A 1/2" REBAR #0717; THENCE S89°48'19"E A DISTANCE OF 659.52 FEET TO A 1/2" REBAR; THENCE S00°32'34"W A DISTANCE OF 1,319.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18.36 ACRES, MORE OR LESS.



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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

W. Brock Mathews 02/20/2020
 W. BROCK MATHEWS, PLS AL LIC. #28257

CERTIFICATES OF AUTHORIZATION
 ALABAMA #1082-LS
 ALABAMA #5223-E
 ARKANSAS #2960
 FLORIDA #LB8113

1721 COUNTY ROAD 617
 ENTERPRISE, AL 36330
 (334) 389-1817
 MATHEWS8880@GMAIL.COM



BOUNDARY SURVEY	
BRENT HOWELL	
SCALE: 1" = 200'	DATE: FEBRUARY 2020
DRAWN BY: WBM	REVISED: NA
CHECKED BY: WBM	FIELD BOOK: NA

19156

July 1, 2022

City of Enterprise Engineering
501 S Main Street
Enterprise, AL 36330

RE: Enterprise Shopping Center Outparcel 1 –
612-646 Boll Weevil Circle, Parcel ID #105154000001001 & 1006 (Outlot 1)
Letter of Intent for Site Plan Review

To Whom it may concern,

This document is to serve as the Letter of Intent for the site plan review for the 0.60 acre outparcel located in the Enterprise Shopping Center located at 612-646 Boll Weevil Circle in City of Enterprise AL.

We request review and approval of the site plan for a 2500 SF restaurant with associated parking, utilities, and landscaping. This site plan complies with all elements of the Enterprise City Code including the Overlay District standards. This use will be served by public water and sewer.

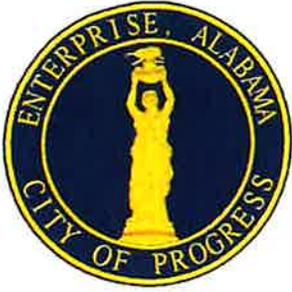
If you have any questions concerning the above or if additional information is required, please contact me at (770)925-0357

Sincerely,

Columbia Engineering, Inc. (Consulting Engineer)



Kaitlyn Brown, Project Engineer



City of Enterprise

Department of Engineering Services & Public Works
501 S Main Street
Enterprise, Alabama 36330
Phone (334) 348-2671
Fax (334) 348-2672

SITE PLAN REVIEW APPLICATION

Project Name: Enterprise Shopping Center Outlot 1 Date: 06/27/22

Address/Location of Property: Located on Enterprise Shopping Center parcel (612-646 Boll Weevil Circle)
(Address must be approved by the E-911 Coordinator) Address to be assigned once subdivided.

Applicant Name: Aronov Realty Management Phone: 334-244-2525

Applicant Address: 3500 Eastern Blvd Montgomery AL

E-Mail: kevin.mclaughlin@aronov.com

In accordance with the Enterprise Zoning Ordinance, an application for Site Plan Review shall be submitted to the Planning Commission not later than fifteen (15) days prior to the scheduled meeting date along with the following items:

- Letter requesting review and approval of the site plan.
- One (1) 24" x 36" print, one (1) digital copy, and Fifteen (15) 11" x 17" copies of drawings showing the proposed appearance of the buildings, structures and grounds.
- A statement of the amount of area of land involved in the site, the number of acres and percentage designated for each proposed land use including public facilities, the percentage of the site proposed to be covered by buildings, the total number of dwelling units proposed, the number of dwelling units proposed per acre, the area proposed to be devoted to open space, the area proposed to be paved for parking, driveways, loading space, sidewalks, the total number of parking spaces for the use proposed, the number of employees expected per shift, the total floor area of proposed commercial uses and the proposed manner of illumination of signs.
- NA** Restrictions on the use of property including proposed restrictive covenants.
- Plans for the protection of abutting properties.
- NA** Written request for any exceptions or variations from the requirements of the zoning regulations.
- A statement defining the manner in which the city is to be assured that all improvements and protection devices, such as buffers, fences, etc., are to be installed and maintained.
- Name and address of all adjacent property owners.

Site plans shall be considered by the Planning Commission at a public hearing. Notice of the time and place at which a site plan will be considered shall be sent to owners of abutting property at least five (5) days prior to such hearing.

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Approved By: _____ Date: _____

SITE

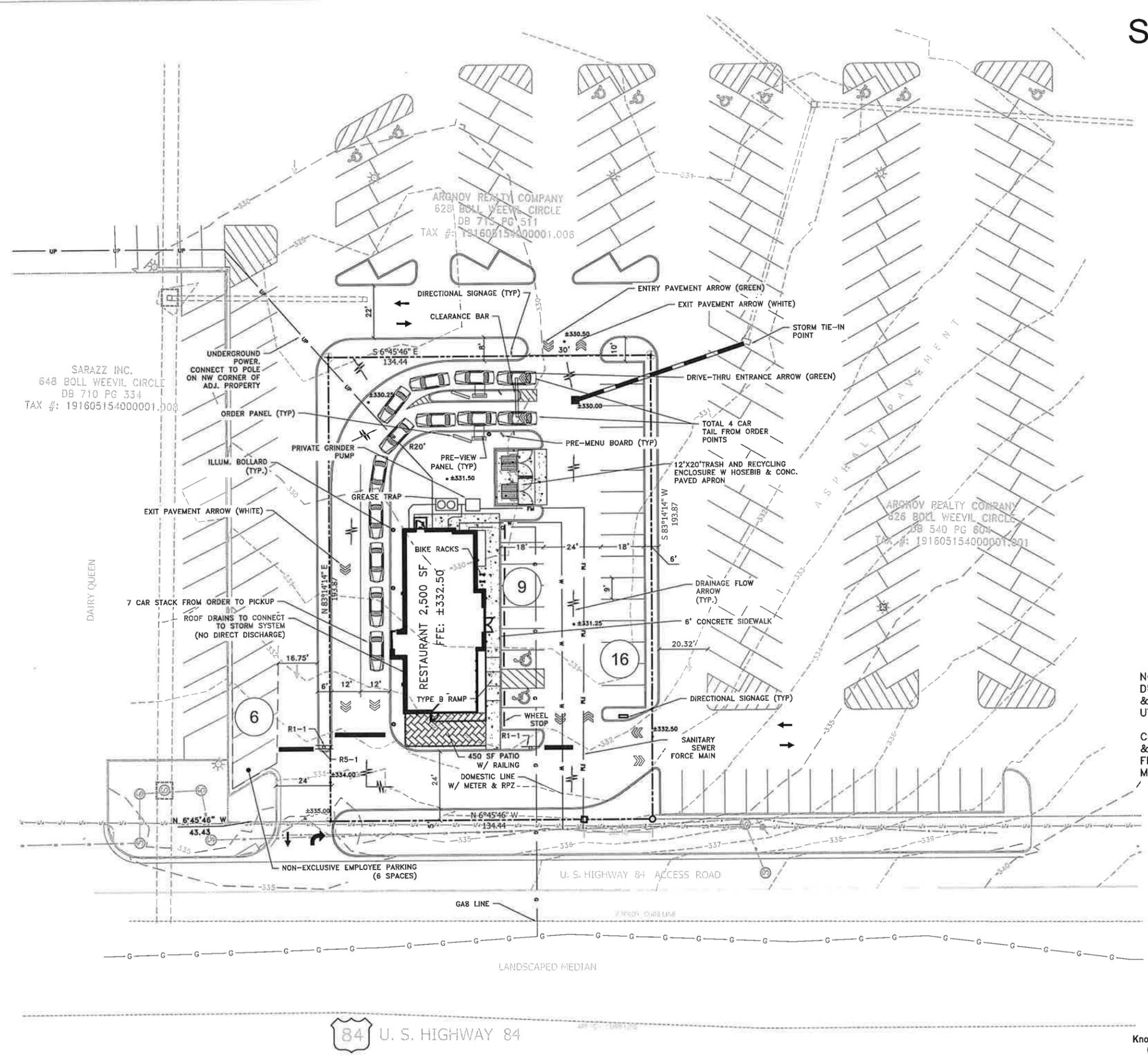


SITE DATA

TAX PARCEL NUMBER	160515400001001 & 1006 (Outlot)
TOTAL SITE AREA	0.60 ACRES (100% PROPOSED COMMERCIAL USE)
PROJECT DISTURBED AREA	±0.60 ACRE
ZONING	PBD
OVERLAY DISTRICT	C-0 HIGHWAY CORRIDOR
PROPOSED BUILDINGS	2,500 SF
RESTAURANT	
OVERALL PARKING REQUIRED	1/100 SF 25 SPACES
OVERALL PARKING PROVIDED	1/100 SF 31 SPACES (INCL. 1 HANDICAP) (25 ONSITE + 6 NONEXCLUSIVE EMPLOYEE)
SHOPPING CENTER BUILDINGS:	186,682 SF
EXISTING SHOPPING CENTER PARKING:	809 SPACES (4.30/1,000 SF)
SHOPPING CENTER PARKING REQUIRED:	747 SPACES (4.0/1,000 SF)
NET LOSS PARKING TO OUTLOT #1:	-115 SPACES
PARKING REMAINING FOR SHOPPING CENTER:	694 SPACES
PROPOSED STRIPED PARKING IN REAR OF SHOPPING CENTER:	53 SPACES
PROPOSED SHOPPING CENTER PARKING:	747 SPACES (4.0/1,000 SF)
PER FEMA FIRM PANEL #01031C0279D, NO PORTION OF THE PROPOSED SITE IS WITHIN THE 100 YEAR FLOODPLAIN.	

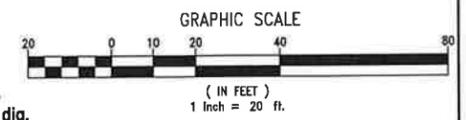
PROJECT: ENTERPRISE SHOPPING CENTER OUTPARCEL 1
 612-646 BOLL WEEVIL CIRCLE
 ENTERPRISE AL

CLIENT: ARONOV REALTY MANAGEMENT
 3500 EASTERN BLVD
 MONTGOMERY AL



NOTE:
 DURING CONSTRUCTION, PERIMETER FENCING & EROSION CONTROL DEVICES WILL BE UTILIZED TO PROTECT ADJACENT PROPERTIES.

CONTRACTOR TO ENSURE ALL IMPROVEMENTS & PROTECTION DEVICES, SUCH AS BUFFERS, FENCES, ETC., ARE INSTALLED AND MAINTAINED.



APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE: **SITE PLAN**

DRAWING FILE: KMB
 DRAWN BY: KMB
 DATE: 7/1/22
 PROJECT NO: 3839.01
 DRAWING NO: C-1