

Planning Commission Agenda

November 10, 2016

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Frank Cook, Chairman

Kippy Tate, Vice-Chairman

Malcolm Calhoun

Ann Clemons

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

**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 27, 2016 meeting

November 10, 2016

| <u>Item</u> | <u>File No.</u> | <u>Petitioner</u> | <u>Location</u> | <u>Request</u> | <u>Page</u> |
|--------------------|------------------------|--------------------------|------------------------|-----------------------|--------------------|
| 1. | RZ-2016-011 | Tony Richards | Old Selma Road | Rezoning | 1 |
| 2. | DP-2016-033 | Ross S. Binkley, P.E. | EastChase Parkway | DP | 2 |
| 3. | DP-2016-034 | Glynn Clark, Architect | Lower Wetumpka Rd. | DP | 3 |
| 4. | DP-2016-035 | Baker Donelson | Narrow Lane Road | DP | 4 |
| 5. | DP-2010-037 | “ “ | Jean Street | DP | 5 |
| 6. | 8847 | Goodwyn, Mills & Cawood | Lockwood Place* | Plat | 6 |
| 7. | 8848 | “ “ | Lockwood Place* | Plat | 7 |
| 8. | 8849 | “ “ | Lockwood Place* | Plat | 8 |
| 9. | 8850 | “ “ | Lockwood Place* | Plat | 9 |
| 10. | 8851 | “ “ | Lockwood Place* | Plat | 10 |
| 11. | 8852 | “ “ | Lockwood Place* | Plat | 11 |
| 12. | 8853 | “ “ | Lockwood Place* | Plat | 12 |

*The next Planning Commission meeting is on
December 8, 2016*

**Private Street*

1. RZ-2016-011 **PRESENTED BY:** Tony Richards

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 3140 Old Selma Road from an R-75-s (Single-Family Residential) Zoning District to an R-75-d (Duplex-Family Residential) Zoning District.

REMARKS: The adjacent property has M-3 (General Industrial) zoning to the west and north, R-75-s (Single-Family Residential) zoning to the west and east, and M-1 (Light Industrial) zoning to the south. The intended use for this property if rezoned is for duplex use (residential structure containing two family units). There are two (2) existing mobile homes on this lot, a single-family dwelling and a garage apartment. The garage apartment is located on the second floor of the accessory structure and it is proposed to construct a second apartment on the first floor of the existing accessory structure if the rezoning is approved. The Land Use Plan recommends medium density residential.

CITY COUNCIL DISTRICT: 4

Long Range Planning: No objections.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

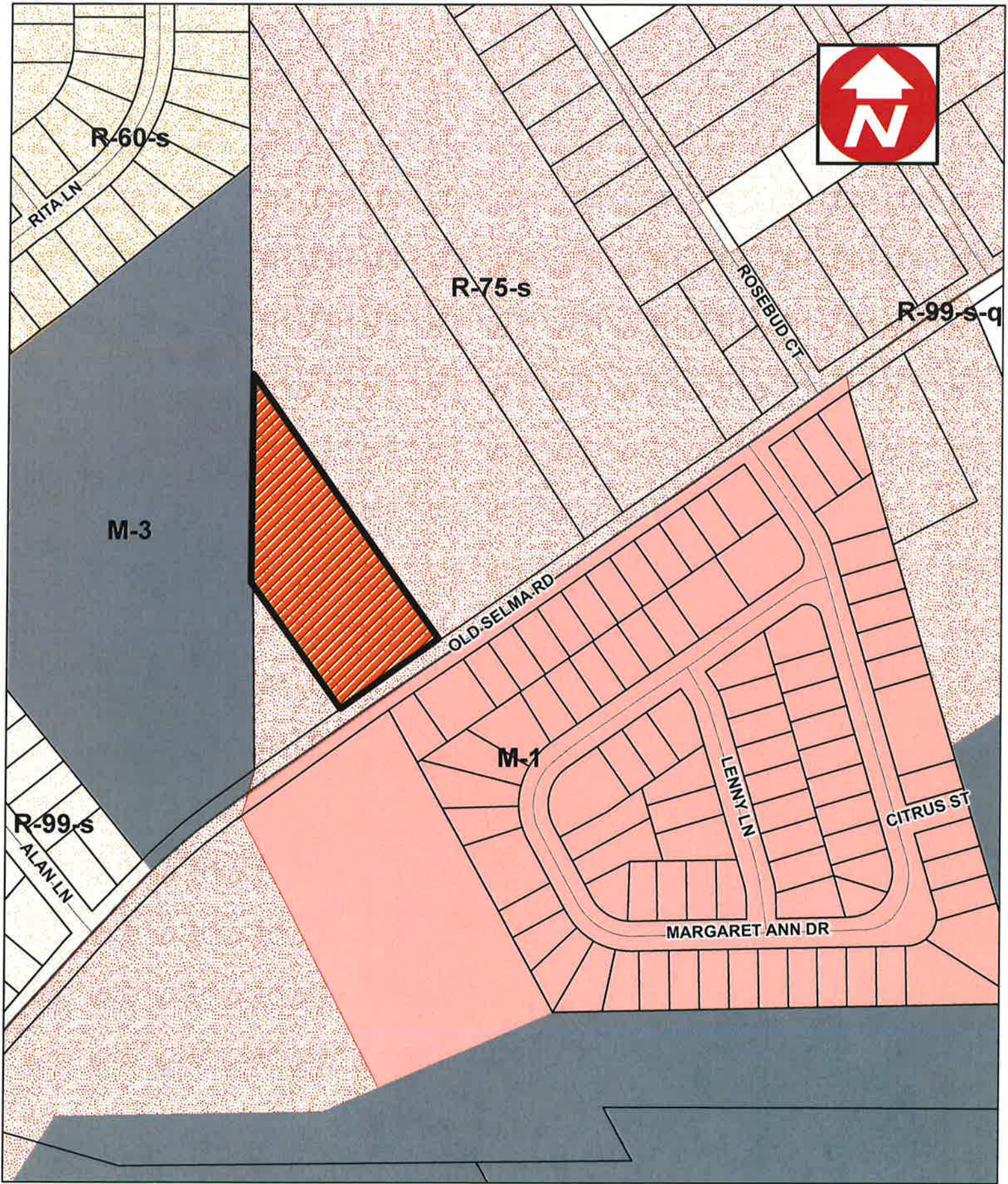
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



FROM R-75-s TO R-75-d

FILE NO. R2-2016-011

ITEM NO. 1A



1 inch = 60 feet



OLD SELMARD

3142

3140

3144

3138

3135

129

3125

1B

2. DP-2016-033 **PRESENTED BY:** Ross S. Binkley, P.E.

REPRESENTING: Full Moon Bar-B-Que

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of EastChase Parkway, approximately 150 ft. west of Selas Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,720 sq. ft. building with a 44 sq. ft. canopy. There are 49 paved parking spaces indicated on the site plan. There is one (1) right-in/right-out access drive to EastChase Parkway and a one (1) full access drive to an adjoining access drive. All applicable requirements.

CITY COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

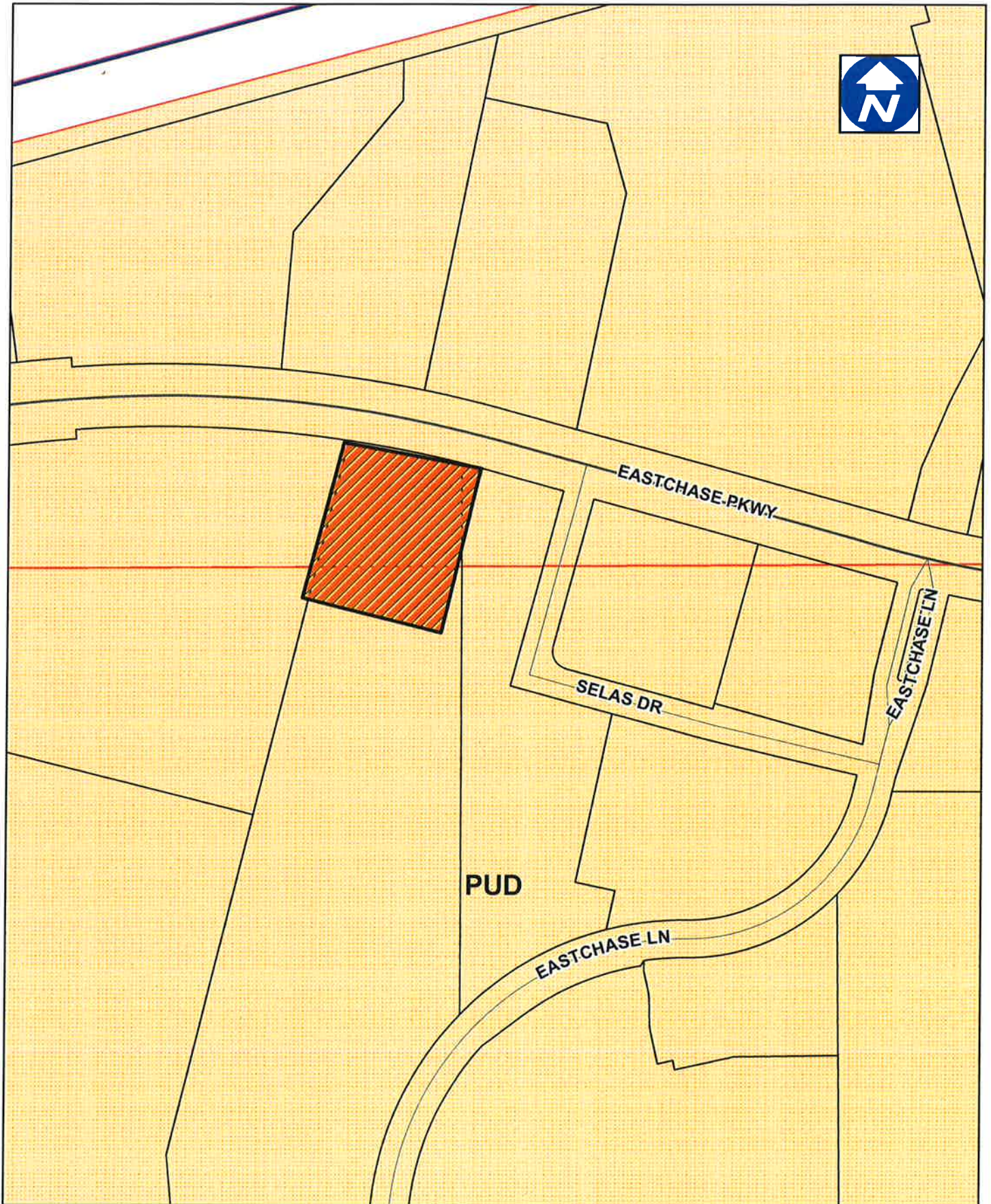
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 2A

HAMPTON INN

HILTON GARDEN INN



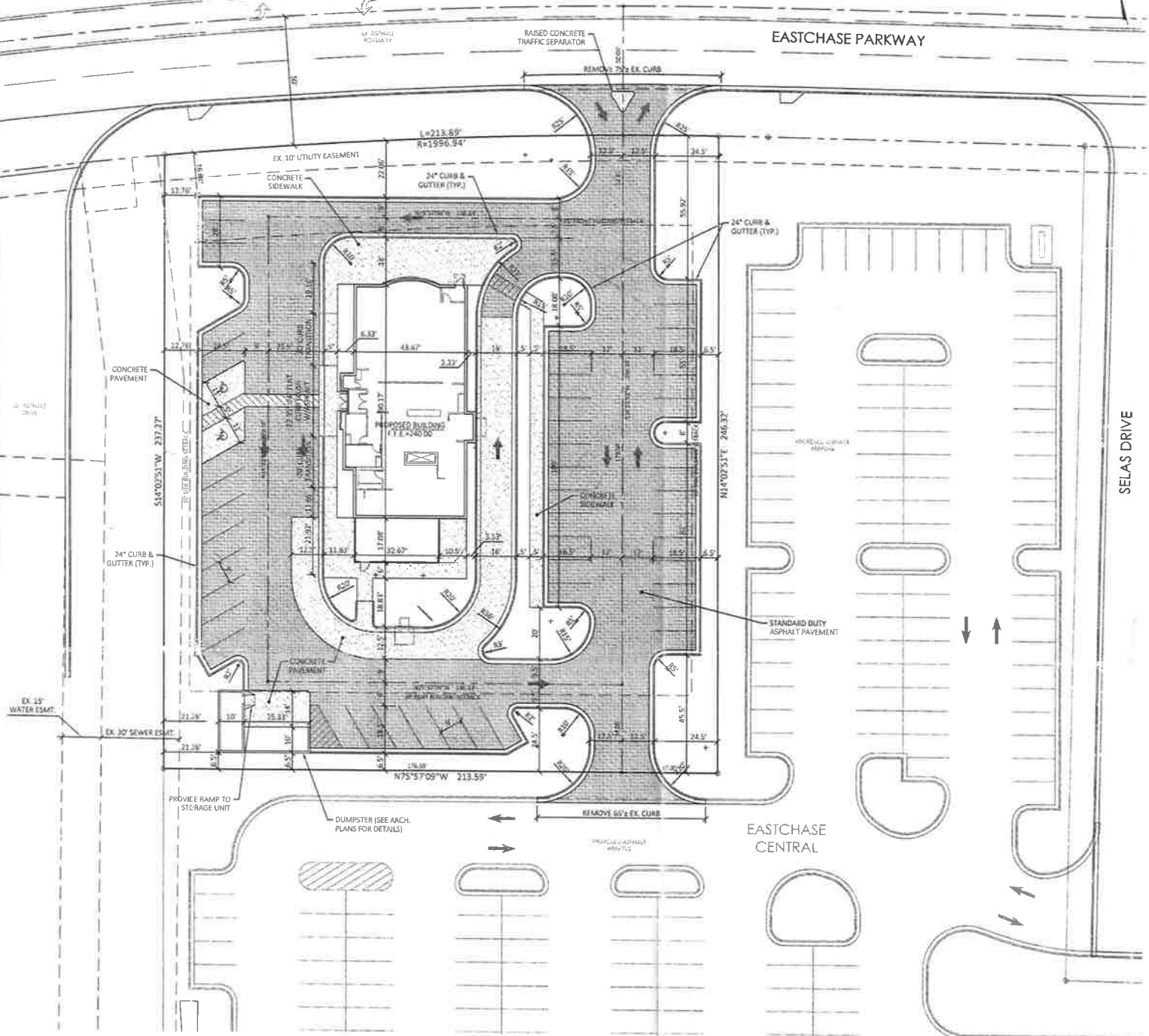
26

EASTCHASE PARKWAY

SELAS DRIVE

EASTCHASE CENTRAL

EX. TARGET
125,400 sf





DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 2C

3. DP-2016-034 **PRESENTED BY:** Glynn Clark, Architect

REPRESENTING: Sanjay Patel

SUBJECT: Public hearing for a development plan for a new building to be located at 2660 Lower Wetumpka Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 5,000 sq. ft. building with a 1,800 sq. ft. canopy. There are 18 paved parking spaces indicated on the site plan (six (6) spaces are counted at the pump islands). There is one (1) access drive to Lower Wetumpka Road and one (1) access drive to Broadway Street (Phase II on the site plan is not being considered at this time). All applicable requirements will be met.

CITY COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

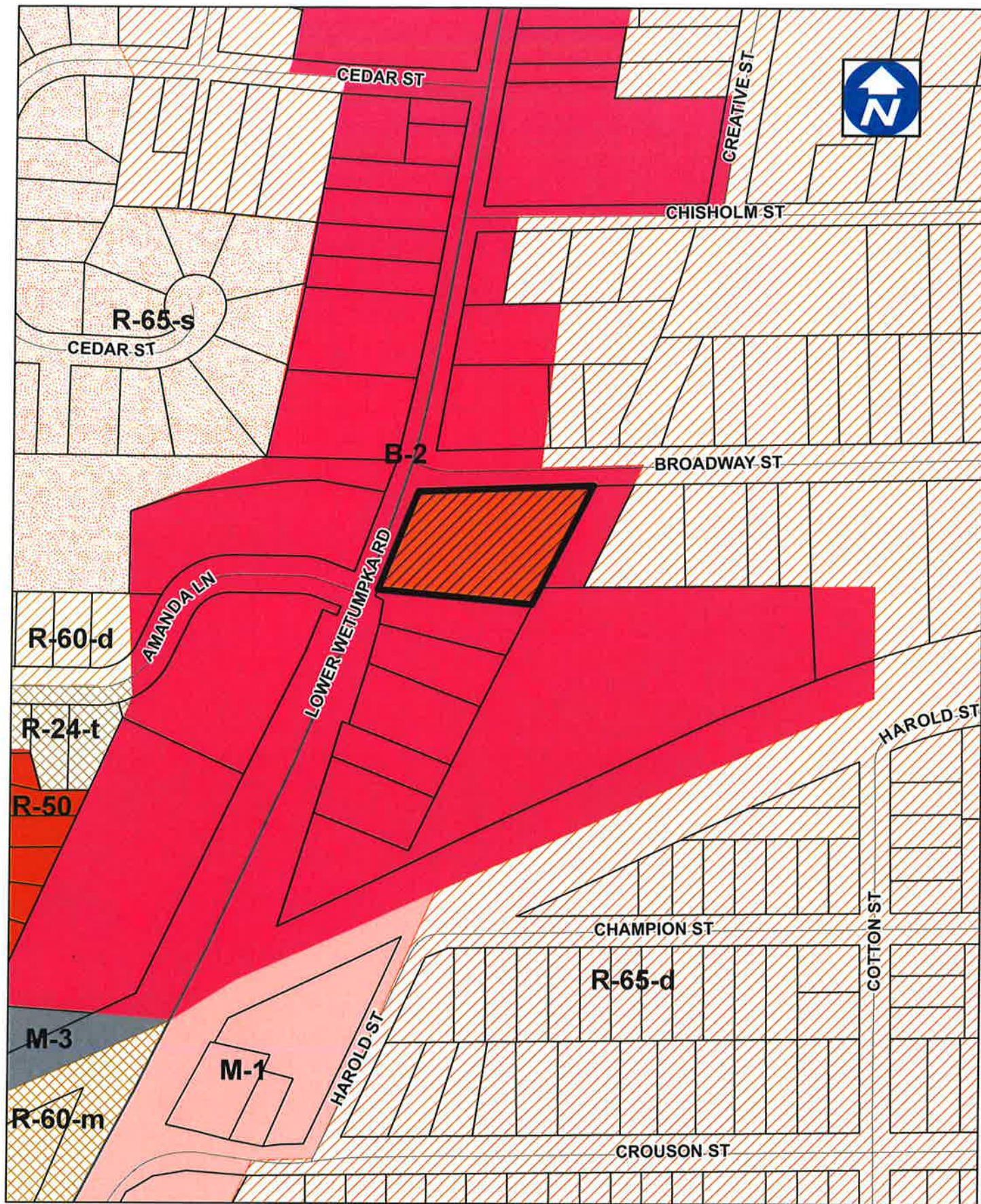
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____

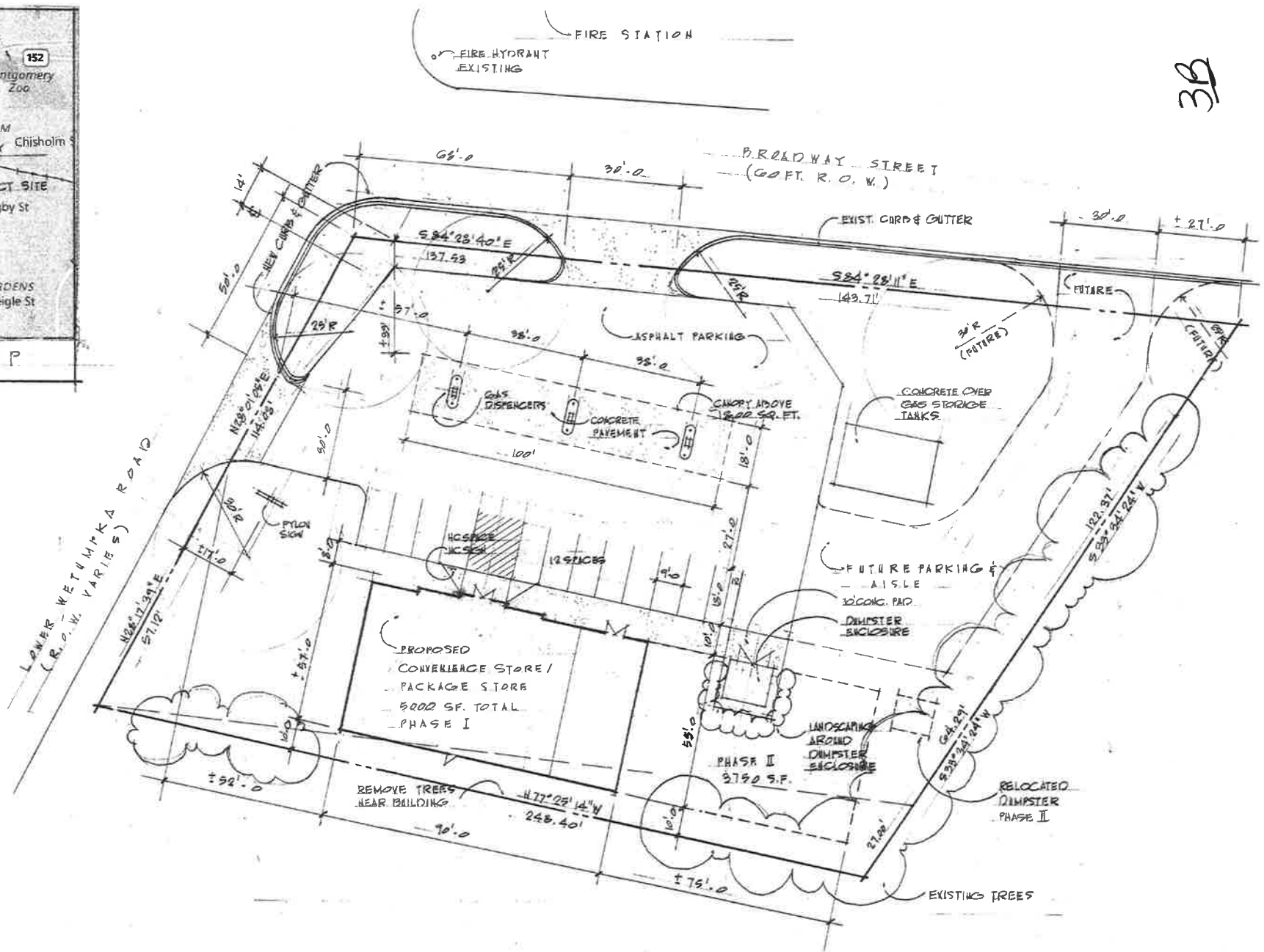
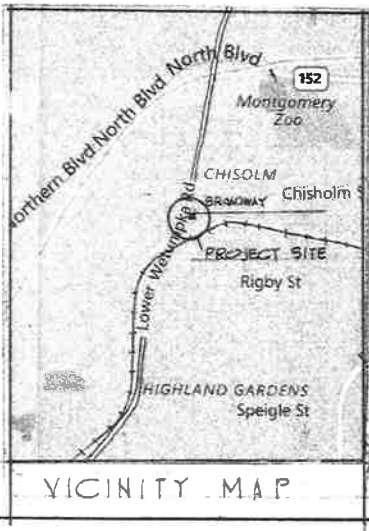


DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 3A



3B

S I T E P L A N
1" = 20' - 0

LOT "A" 1.03 ACRES MORE OR LESS BUILDING OCCUPANCY: GROUP M





DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 3C

4. DP-2016-035 **PRESENTED BY:** Baker Donelson

REPRESENTING: T-Mobile

SUBJECT: Public hearing for a development plan for a new cell tower and related equipment to be located a 5115 Narrow Lane Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 180 ft. monopole within a 6,400 sq. ft. fenced compound. There are four (4) future co-location equipment shelters indicated within the compound. There is a 30 ft. access and utility easement to Narrow Lane Road. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

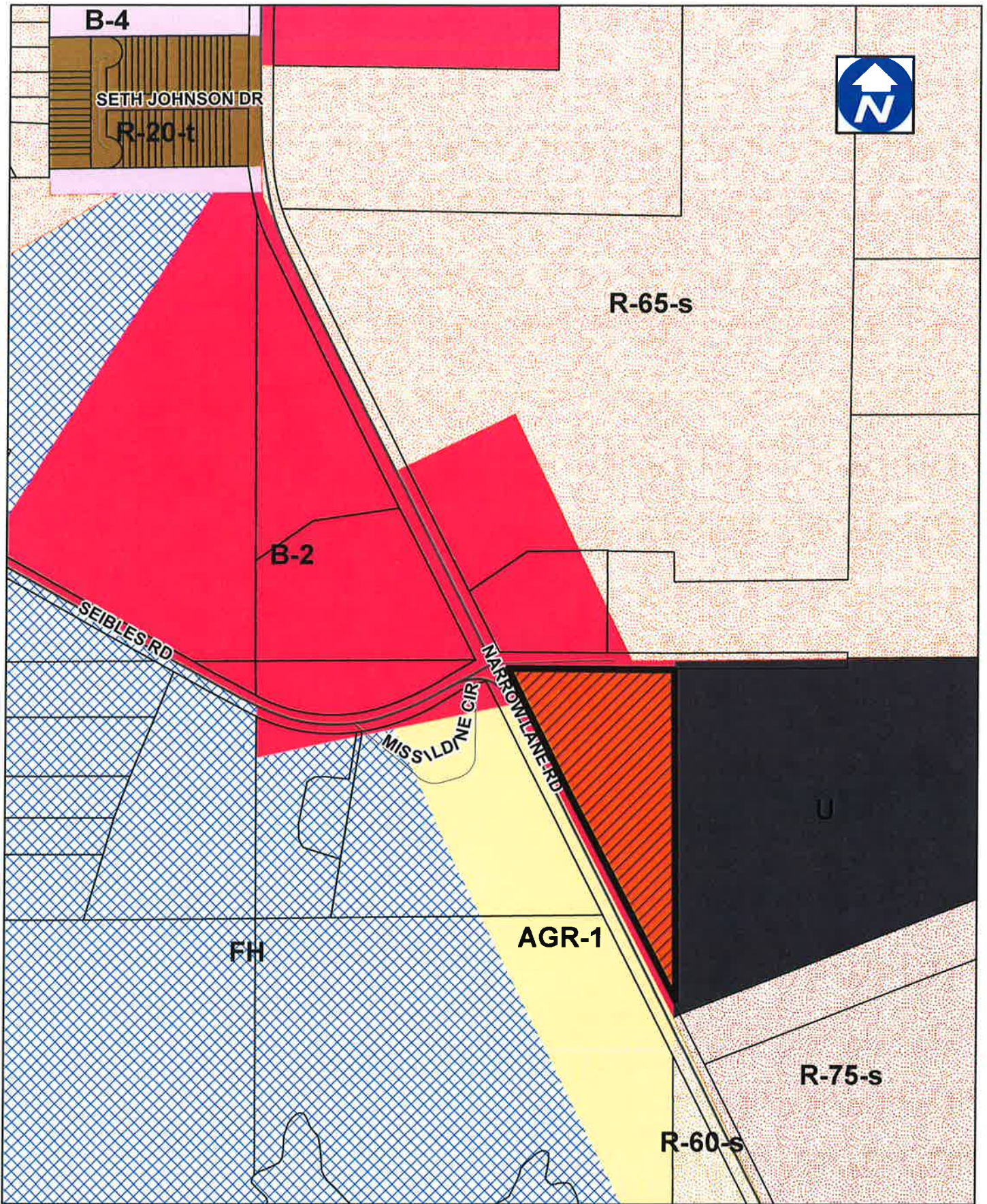
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

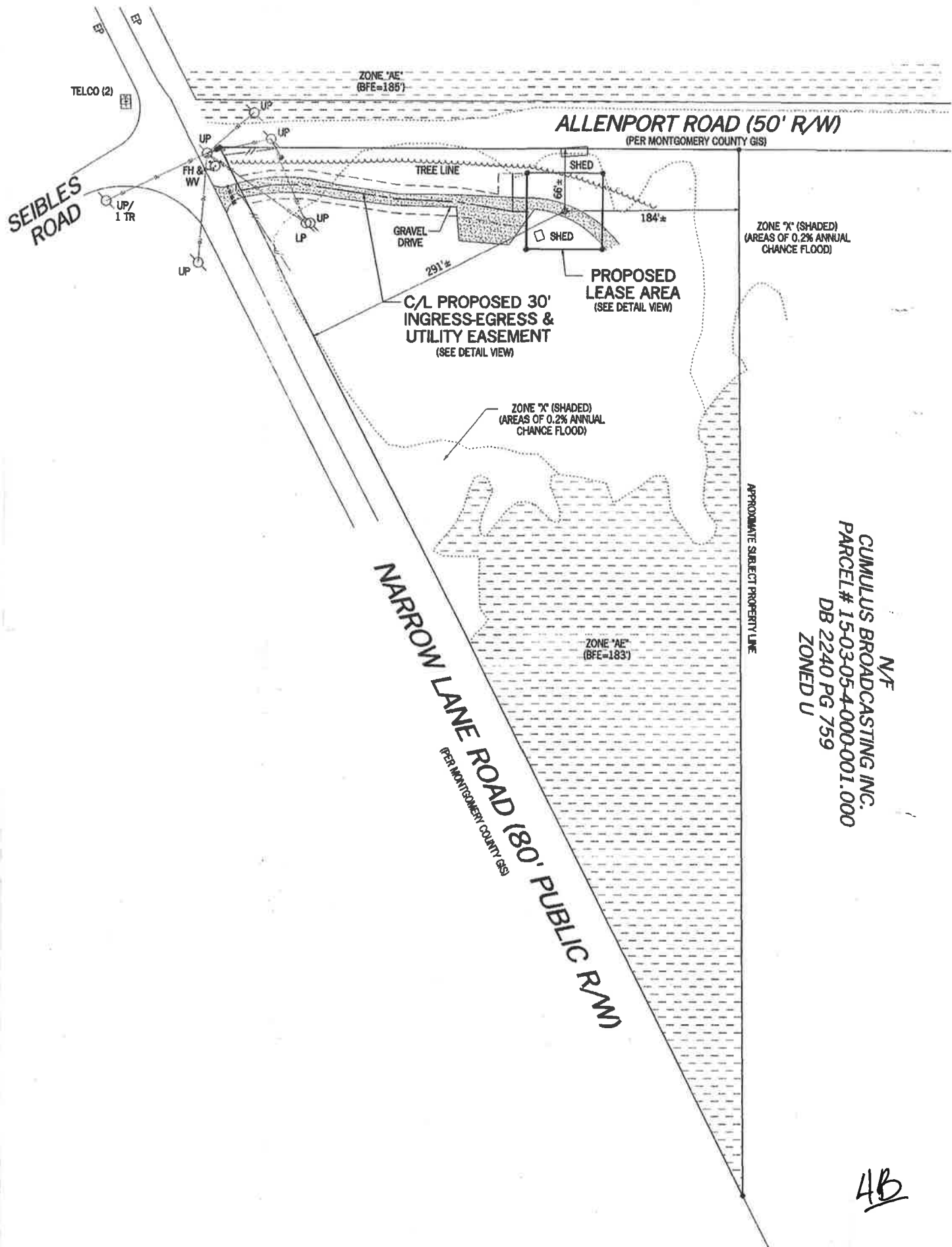
COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**  ITEM NO. 4A

1 inch = 400 feet



N/F
 CUMULUS BROADCASTING INC.
 PARCEL# 15-03-05-4-000-001.000
 DB 2240 PG 759
 ZONED U

4B



DEVELOPMENT SITE SUBJECT PROPERTY ITEM NO. 4C

1 inch = 400 feet

5. DP-2010-037 **PRESENTED BY:** Baker Donelson

REPRESENTING: T-Mobile

SUBJECT: Public hearing for a development plan for a new cell tower and related equipment to be located at 1570 Jean Street in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 160 ft. monopole cell tower within a 2,400 sq. ft. fenced compound. There are four (4) future co-location equipment shelters indicated within the compound. There is an 18 ft. access and utility easement, and an 18 ft. fire access easement shown to Jean Street. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 7

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

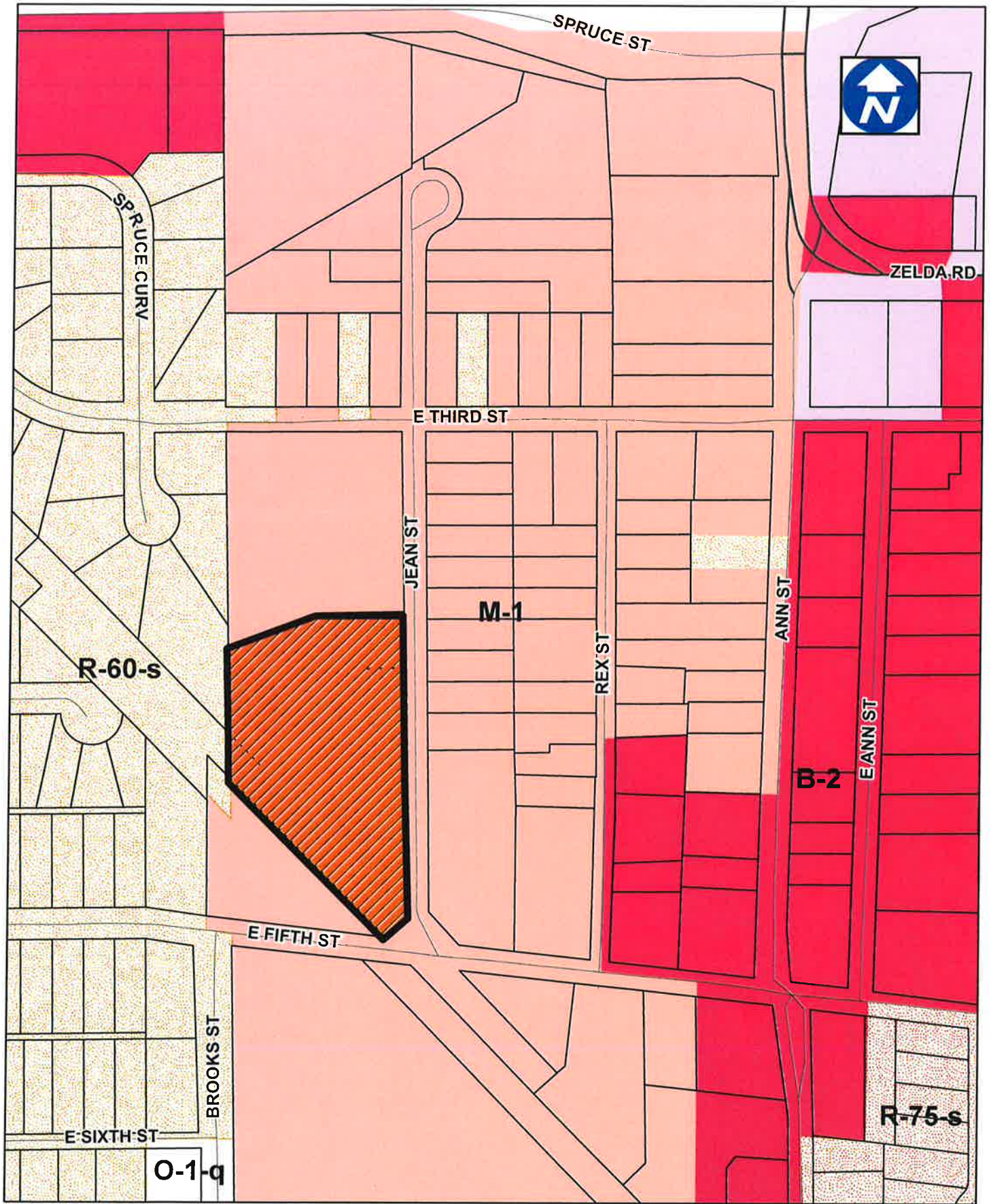
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



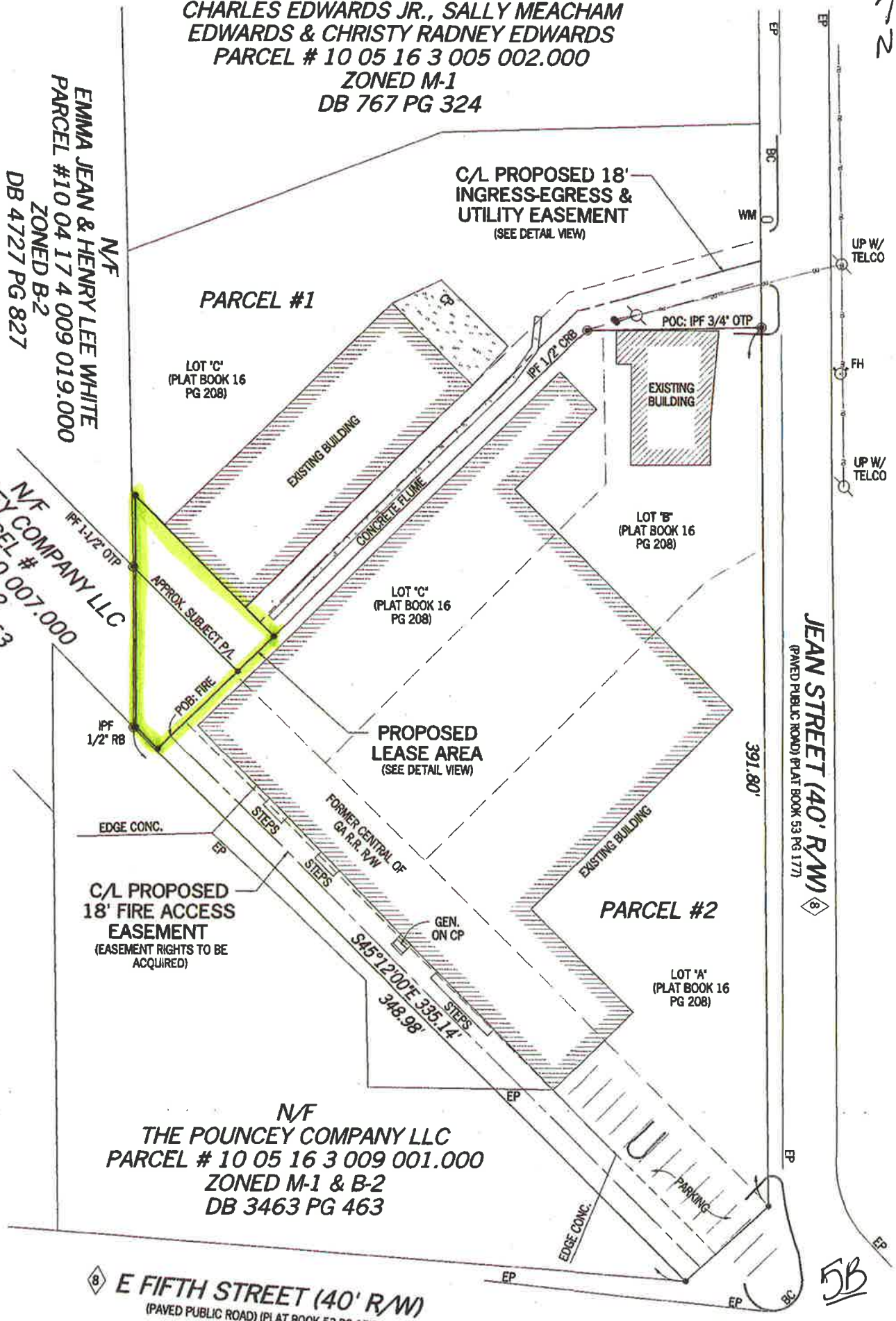
ITEM NO. 5A

N/F
CHARLES EDWARDS JR., SALLY MEACHAM
EDWARDS & CHRISTY RADNEY EDWARDS
PARCEL # 10 05 16 3 005 002.000
ZONED M-1
DB 767 PG 324

N/F
EMMA JEAN & HENRY LEE WHITE
PARCEL # 10 04 17 4 009 019.000
ZONED B-2
DB 4727 PG 827

N/F
THE PONCEY COMPANY LLC
PARCEL # 10 04 17 4 020 007.000
ZONED B-2
DB 3463 PG 463

N/F
THE PONCEY COMPANY LLC
PARCEL # 10 05 16 3 009 001.000
ZONED M-1 & B-2
DB 3463 PG 463

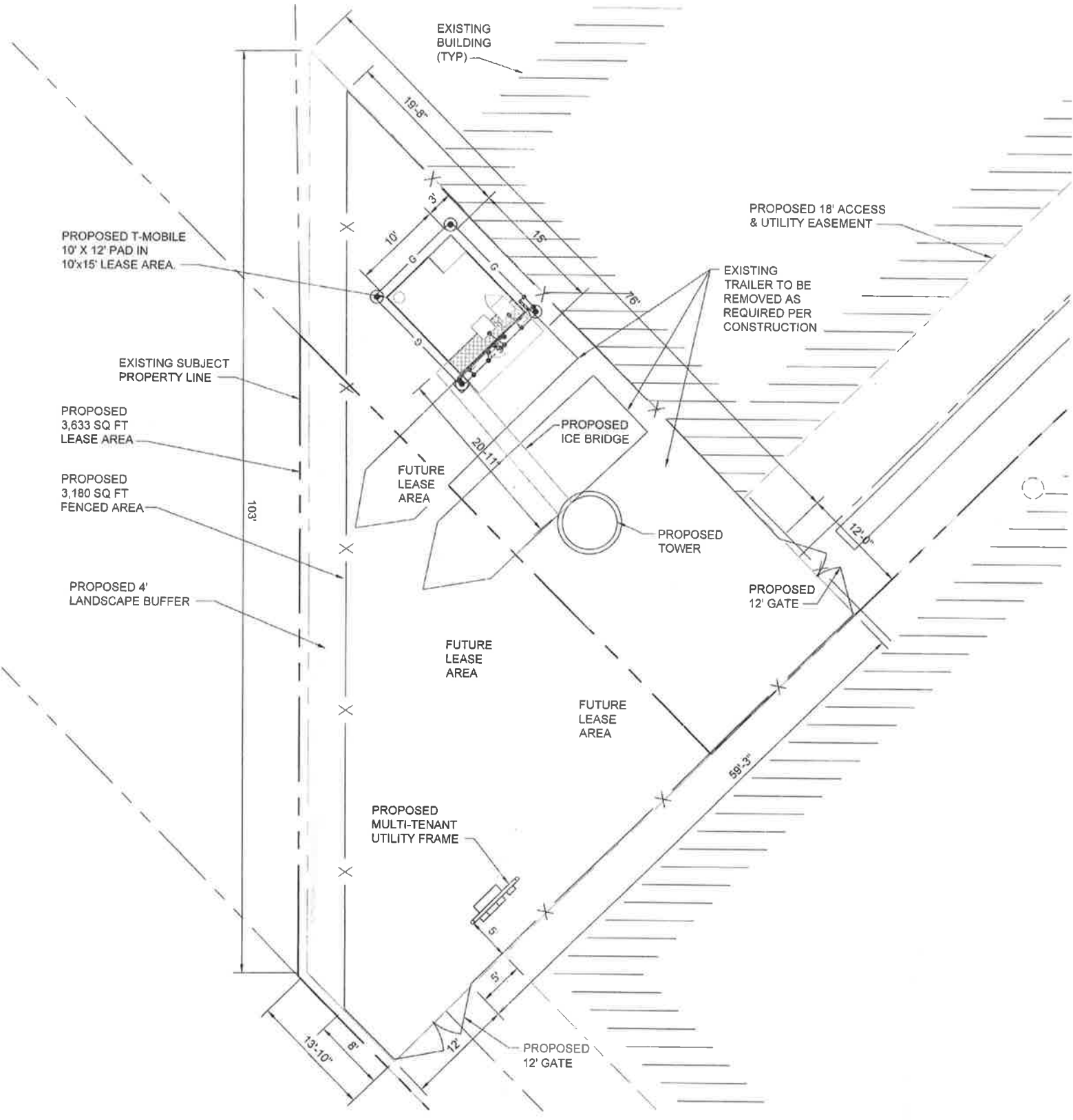


N

JEAN STREET (40' R/W)
(PAVED PUBLIC ROAD) (PLAT BOOK 53 PG 177)

E FIFTH STREET (40' R/W)
(PAVED PUBLIC ROAD) (PLAT BOOK 53 PG 177)

5B



1 SITE PLAN
C2 SCALE : 1" = 15'



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 100 feet



ITEM NO. 5D

6. 8847 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 1 located on the east side of Lockwood Place*, and northwest of Lockwood Lane*, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates nine (9) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

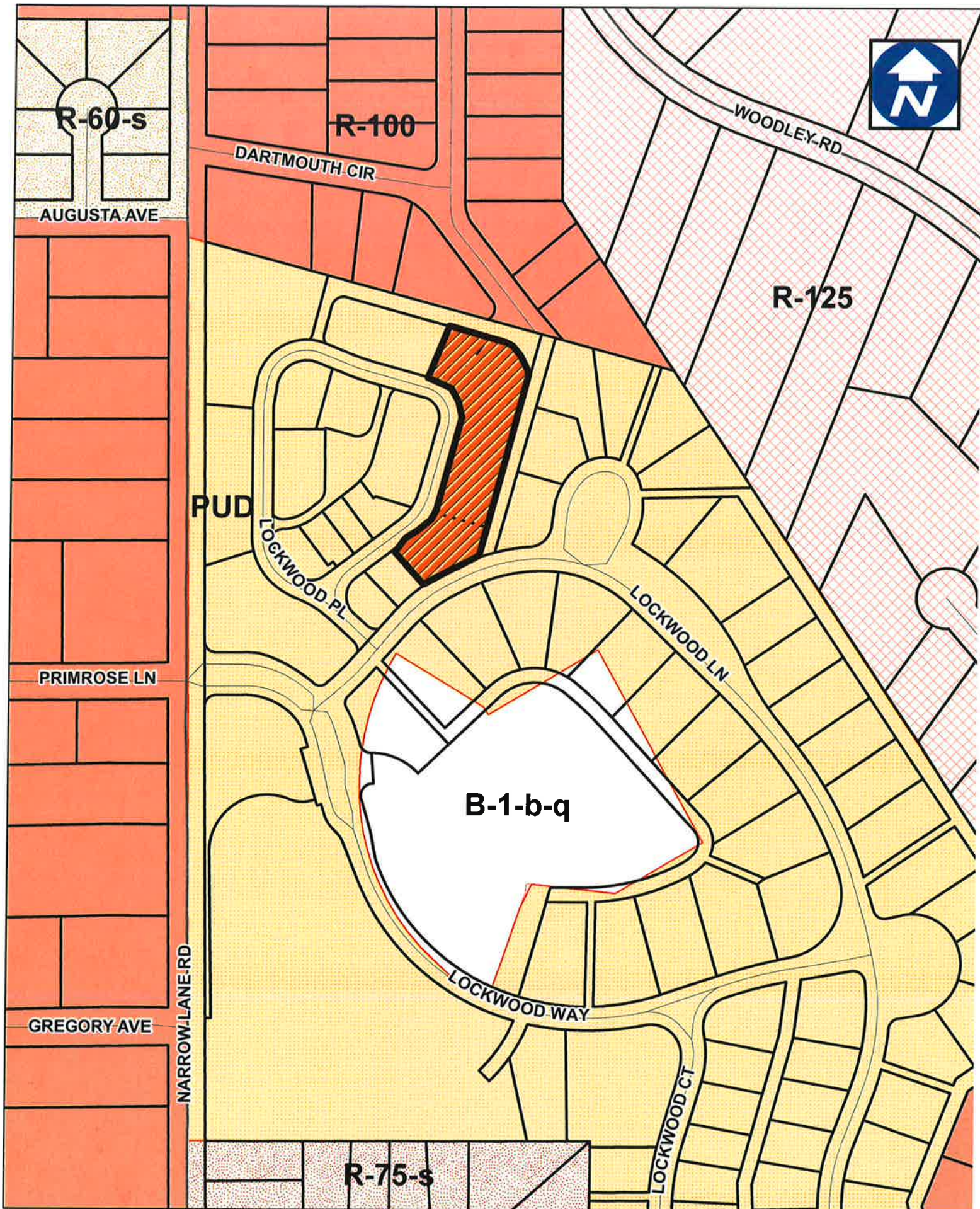
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



R-60-s

R-100

WOODLEY RD

DARTMOUTH CIR

AUGUSTA AVE

R-125

PUD

LOCKWOOD PL

LOCKWOOD LN

PRIMROSE LN

B-1-b-q

LOCKWOOD WAY

GREGORY AVE

NARROW LANE RD

LOCKWOOD CT

R-75-s

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6A

66

Plat

NOTES

SOURCE OF INFORMATION: AS SHOWN ON SURVEY
 BEARING BASE: LOCKWOOD PLAT NO. 1, PG. 41, PG. 45
 ALL PROPERTY CORNERS MARKED WITH S&P RESAR CAP #CA0106
 S&P RESAR = \odot
 CONCRETE MONUMENT FOUND = \bullet

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

The undersigned _____ owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and adopts and approves said instrument on this the _____ day of October, 2016.

By: _____
 As Its: Managing Manager

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that I signed to the foregoing instrument, and who is known to me, acknowledged before me on this day (incl. being informed of the contents of said instrument), he as such Managing Manager one with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day that same bears date.

Given under my hand and official seal this the _____ day of October, 2016.

Notary Public
 My Commission Expires: _____



Vicinity Map

Map of
Cottages at Lockwood Plat 1
 Being a Replat of a Portion of Lot 4, Lot 5 and a Portion of Lot 6 of
 Lockwood Townhouse Plat No. 1, PG. 52, PG. 80
 Lying in the Southern Quarter of Section 26, T. 14. N., R. 12. E.,
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors

2001 East 2nd Lane, Suite 202
 Montgomery, Alabama 36117
 (205) 271-3300
 Fax: (205) 272-1100

| DATE | BY | CHKD. | PRD. | CHKD. | DATE |
|--------------|----|---------|---------|---------|------|
| OCTOBER 2016 | | | | | |
| Drawn | By | Checked | Plotted | Checked | DATE |
| | | | | | |

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2016, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr.
 Executive Secretary

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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. Spake
 Montgomery County Engineer

Date

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

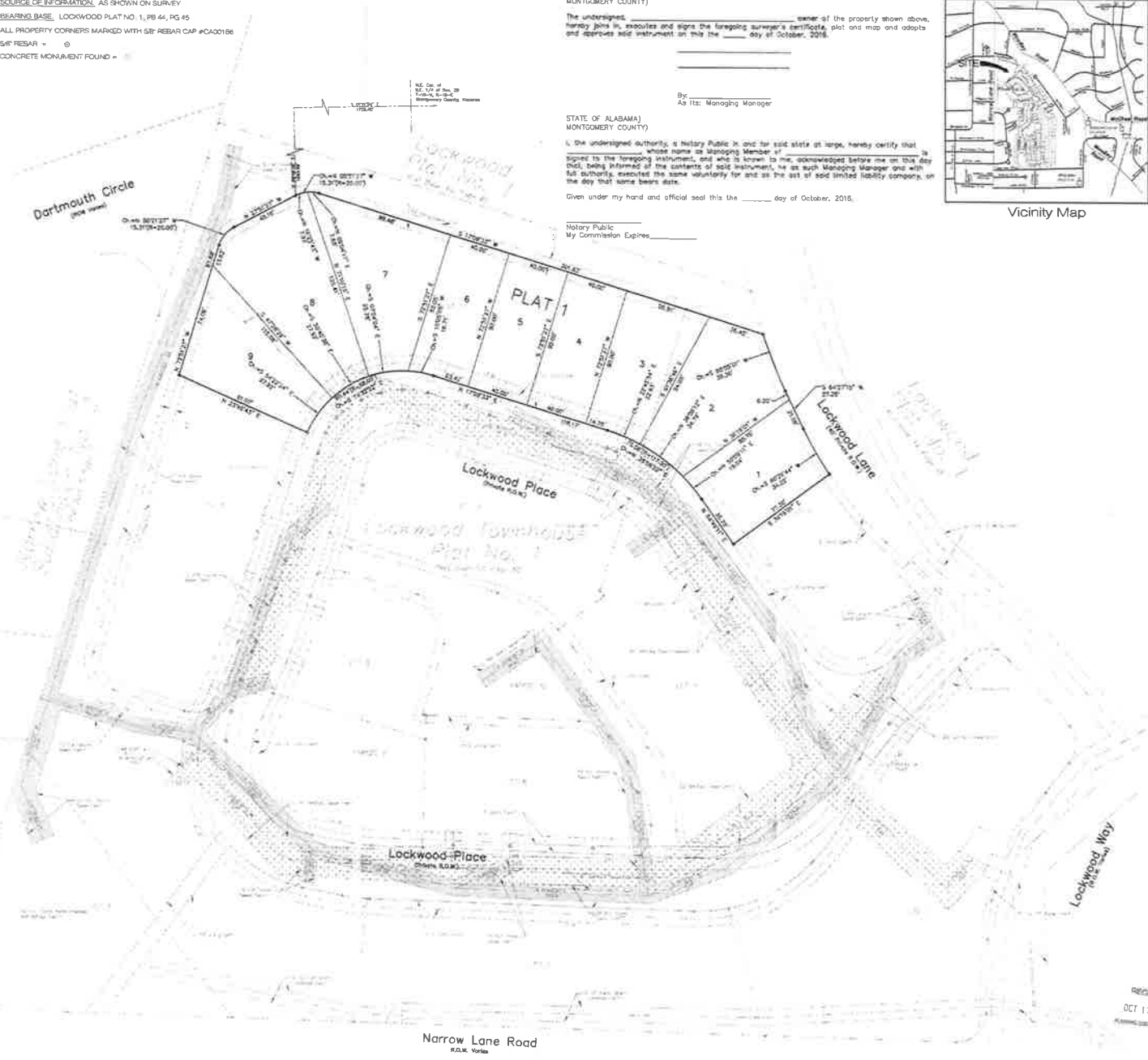
I, RICK CLAY, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Alabama State Board of Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Rick Clay Reg. 25651

Date

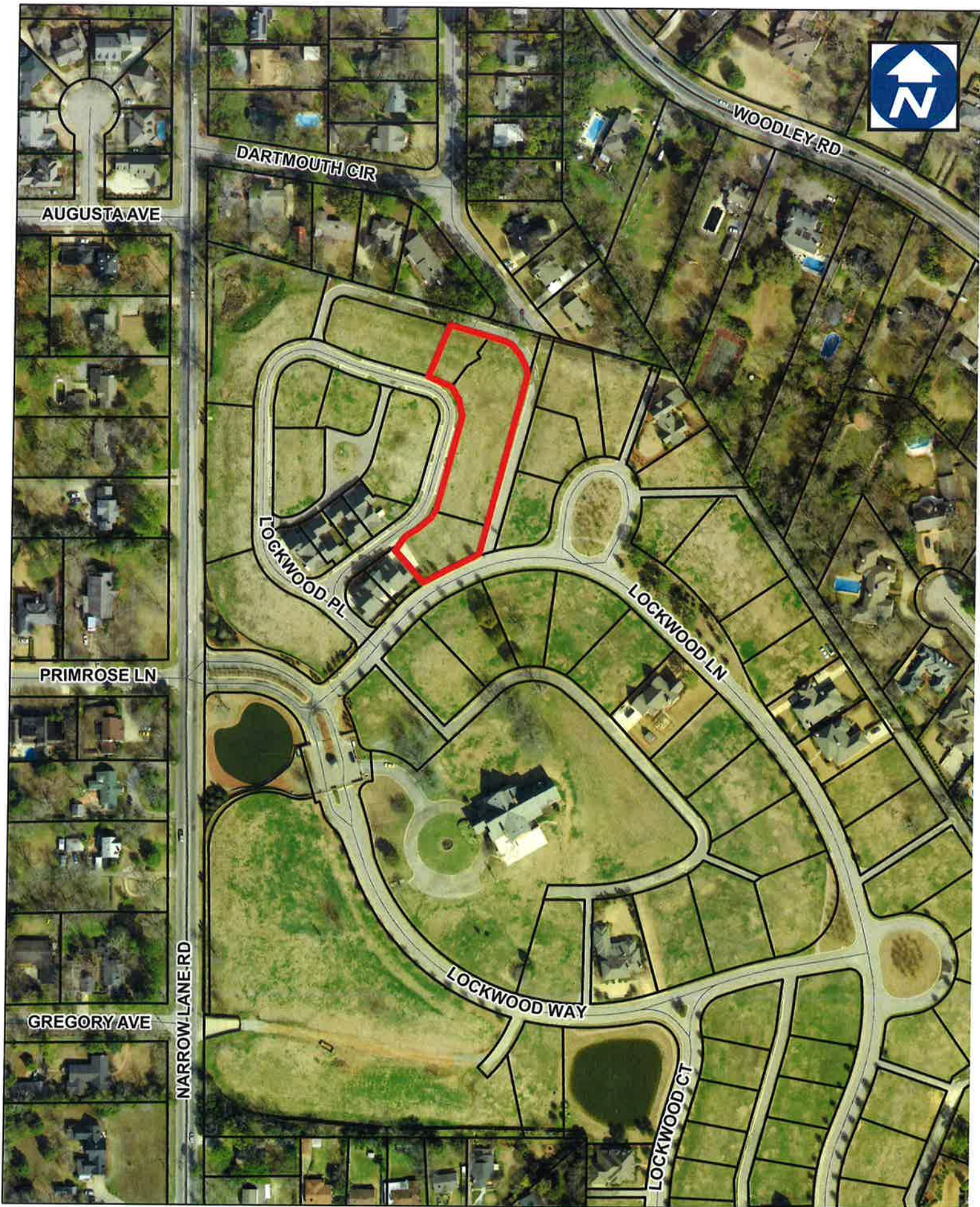
NOTES

- All streets, rear drives, common drives, sidewalks, ponds, drainage easements and street storm sewer easements and structures are private and shall be owned and maintained by the Lockwood Homeowners Association, Inc.
- All utility easements and private right of ways shown herein are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. The Water Main and/or Sanitary Sewer easements are for the use of the Water Works and Sanitary Sewer Board of the City of Montgomery and no other utility, provided, however, that shall not be deemed to prohibit other easements from crossing these easements. Installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama.
- Private drainage easements and private storm sewer easements are for surface drainage and are not the responsibility of the City or County of Montgomery, Alabama. These private drainage easements shall be maintained by the Lockwood Homeowners Association, Inc. These storm sewer easements designated herein as public, if not specifically designated are hereby dedicated to the City of Montgomery which shall be responsible for the maintenance thereof. No permanent structures may be placed on any dedicated easements shown. This lot owner shall not divert or otherwise impede the flow of water across, along and/or under said private drainage easements.
- Easements for sanitary sewer and water mains shown herein, if any or if not previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. The Water Works and Sanitary Sewer Board is also authorized to use this non-exclusive basis the street right of way, Parcel A and Parcel B for water mains and the hydrants.
- No permanent structures may be erected over any part of these easements.
- All lots in this plat require Easement Easements for water service lines per the policy of the Water Works and Sanitary Sewer Board of the City of Montgomery.
- It is hereby expressly noted that the streets shown herein are not being dedicated to the City and/or the County of Montgomery for public use. All private streets and alleyways shall be governed by the terms of the Current Declaration of Covenants, Conditions, Restrictions and Easements for Lockwood as recorded in the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.
- The property on this site shall also be subject to the said General Declaration of Covenants, Conditions, Restrictions and Easements for Lockwood, as recorded in the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.
- City and/or County of Montgomery is not responsible for ownership or maintenance of any easements. The easements will be owned and maintained by the Lockwood Homeowners Association, Inc.
- The City of Montgomery will not be responsible for maintaining streets, sidewalks, storm drainage structures, ponds and detention ponds. These items will be maintained by the Home Owners Association.



RECEIVED
 OCT 17 2016

Narrow Lane Road
 R.O.K. Votaw



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. 8848 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 2 located on the north side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

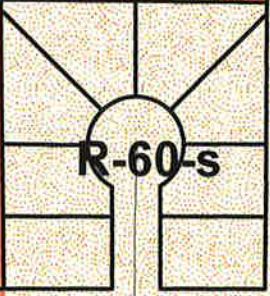
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AUGUSTA AVE

R-100

DARTMOUTH CIR

WOODLEY RD

R-125

NARROW LANE RD

PUD

LOCKWOOD PL

PRIMROSE LN

LOCKWOOD LN

B-1-b-q

LOCKWOOD WAY

GREGORY AVE

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7A

16

NOTES

SOURCE OF INFORMATION: AS SHOWN ON SURVEY
BEARING BASE: LOCKWOOD PLAT NO. 1, PB 44, PG 45
ALL PROPERTY CORNERS MARKED WITH 5/8" PEELER CAP #CAG0156
5/8" PEELER = \odot
CONCRETE MONUMENT FOUND = \square

STATE OF ALABAMA)
MONTGOMERY COUNTY)

The undersigned, _____, owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and adapts and approves said instrument on this the _____ day of October, 2016.

By: _____
As Its: Managing Manager

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that _____, whose name as Managing Member of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day that same bears date.

Given under my hand and official seal this the _____ day of October, 2016.

Notary Public
My Commission Expires _____



Vicinity Map

Plat
Map of
Cottages at Lockwood Plat 2
Being a Replat of Lot 4
Lockwood Township Plat No. 1, PB 52, PG 80
Lots in the Southeast Quarter of Section 20, T 54N, R 12E
Montgomery County, Alabama.

Goodwyn, Mills & Cawood, Inc.
Engineers - Architects - Planners - Surveyors

3925 Southchase Lane, Suite 200
Montgomery, Alabama 36117
Office 205-921-2200
Fax 205-921-1880

OCTOBER 2016 Scale: 1"=20'

| Date | Drawn | Check | Asst. | Checked |
|------|-------|-------|-------|---------|
| JUL | JUL | JUL | JUL | JUL |

STATE OF ALABAMA)
MONTGOMERY COUNTY)

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2016, and is approved according to the Code of Alabama 11-52-32.

Theresa M. Tyson, Jr.
Executive Secretary

STATE OF ALABAMA)
MONTGOMERY COUNTY)

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. Spooke
Montgomery County Engineer

STATE OF ALABAMA)
MONTGOMERY COUNTY)

ROCK CLAY, a registered land surveyor of Montgomery, Alabama, hereby states that all parts of this survey and drawings 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.

Rock Clay Reg. 25651

NOTES

All streets, rear drives, common drives, sidewalks, porches, drainage easements and private storm sewer easements and structures are created and shall be owned and maintained by the Lockwood Homeowners Association, Inc.

All utility easements and private right of ways shown herein are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. The Water Works and Sanitary Sewer easements are for the use of the Water Works and Sanitary Sewer Board of the City of Montgomery and no other utility, provided however, this shall not be deemed to prohibit other easements from crossing these easements, installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama.

Private drainage easements and private storm sewer easements are for surface drainage all easements, installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama. These private drainage easements shall be maintained by the Lockwood Homeowners Association, Inc. These storm sewer easements designated herein as public, if not previously dedicated are hereby dedicated to the City of Montgomery which shall be responsible for the maintenance thereof. No permanent structure may be placed on any dedicated easements shown. No structure shall be placed or otherwise impede the flow of water across, along and/or under said private drainage easements.

Easements for sanitary sewer and water mains shown herein, if any, if not previously dedicated, are hereby dedicated to The Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. The Water Works and Sanitary Sewer Board is also authorized to tap (on a non-enclosed basis) the street right of way, Parcel A and Parcel B for water meters and fire hydrants.

No permanent structure may be erected over any part of these easements.

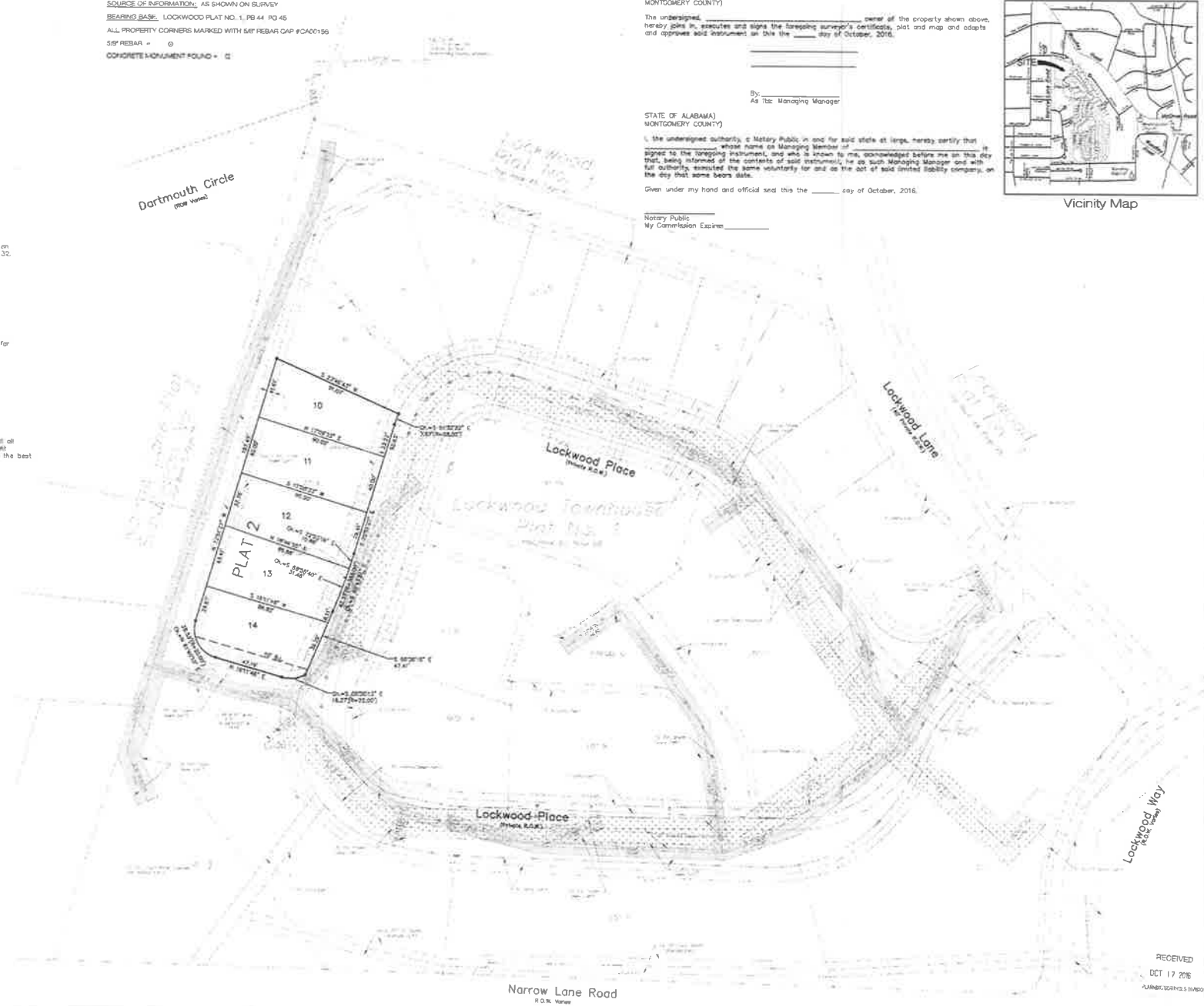
All lots in this plat require backflow prevention on water service lines per the policy of the Water Works and Sanitary Sewer Board of the City of Montgomery.

It is hereby expressly noted that the streets shown herein are not being dedicated to the City and/or County of Montgomery, for public use. All private streets and easements shall be governed by the terms of the General Declaration of Conveyance, Restrictions and Easements for Lockwood as recorded in the Office of the Judge of Probate of Montgomery County, Alabama.

The property on this plat shall also be subject to the said General Declaration of Conveyance, Restrictions, and Easements for Lockwood, as recorded in the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.

City and/or County of Montgomery is not responsible for ownership or maintenance of any easements. The easements will be owned and maintained by the Lockwood Homeowners Association, Inc.

The City of Montgomery will not be responsible for maintaining streets, sidewalks, storm drainage structures, porches and detention ponds. These items will be maintained by the Home Owners Association.



Lockwood Lane
R.O.B. Varney

Narrow Lane Road
R.O.B. Varney

RECEIVED
OCT 17 2016
ALABAMA COUNTY CLERK



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 70

8. 8849 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 3 located on the north and west side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates four (4) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

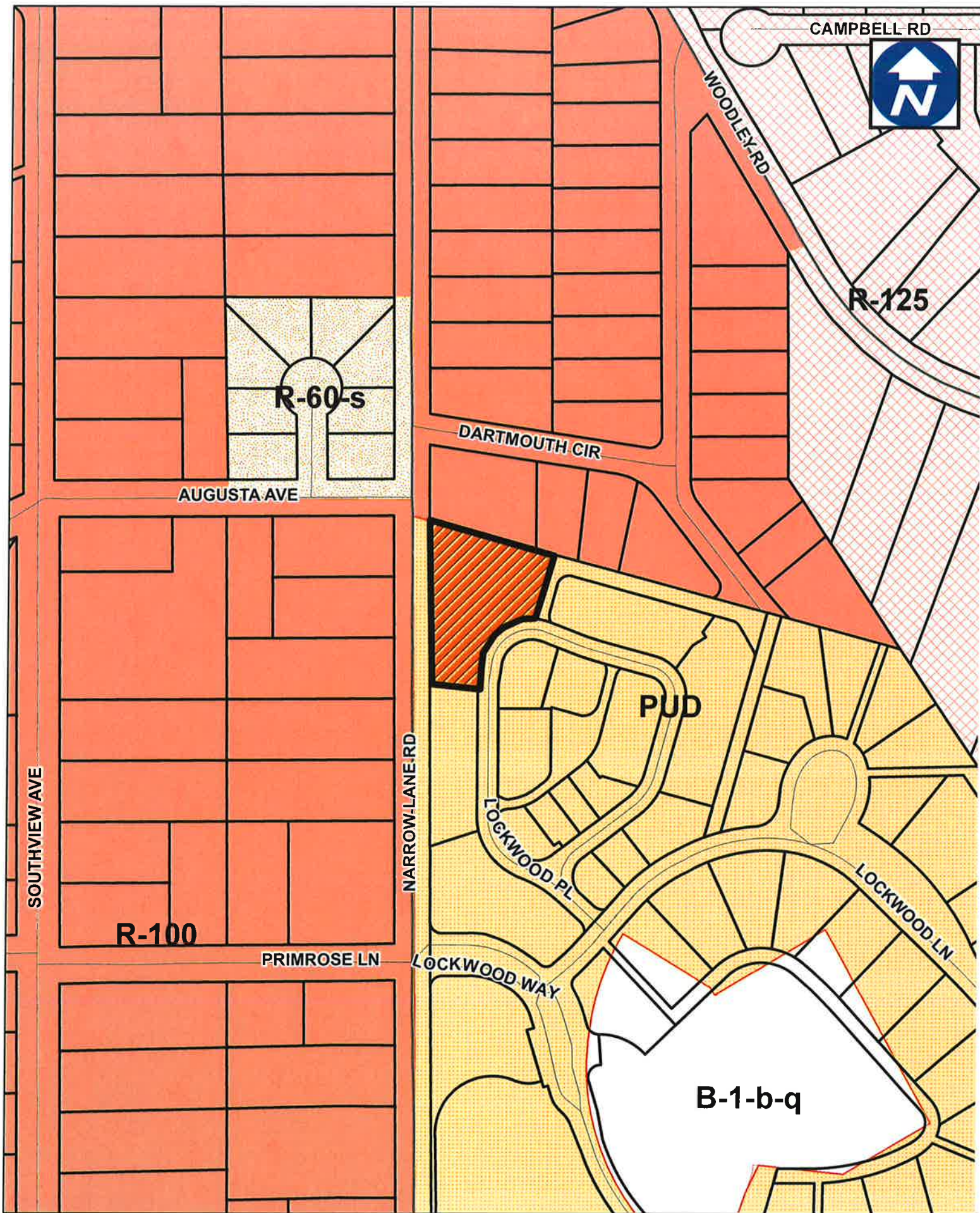
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8A

88



NOTES

SOURCE OF INFORMATION: AS SHOWN ON SURVEY
 BEARING BASE: LOCKWOOD PLAT NO. 1, PG. 44, PG. 45
 ALL PROPERTY CORNERS MARKED WITH SP REBAR CAP #CAGD186
 SP REBAR = \square
 CONCRETE MONUMENT FOUND = \square

Map of
Cottages at Lockwood Plat 3
 Being a Replat of Lot 3
 Lockwood Townhouse Plat No. 1, PG. 52, PG. 80
 and in the Subdivision of Lots 2, 17 and 18 of
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 2880 Centrose Lane, Suite 200
 Montgomery, Alabama 36117
 (205) 254-7730
 Fax: (205) 272-1599

OCTOBER 2016

| Office | Drawn | Check | Project | Checked |
|------------|-------|-------|---------|---------|
| Montgomery | JTB | JTB | 2880 | JTB |

STATE OF ALABAMA)
 (MONTGOMERY COUNTY)
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on
 _____, 2016, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr.
 Executive Secretary

STATE OF ALABAMA)
 (MONTGOMERY COUNTY)

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. Scoble
 Montgomery County Engineer

STATE OF ALABAMA)
 (MONTGOMERY COUNTY)

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

Rick Clay Reg. 25651

NOTES

All streets, near or on common drives, sidewalks, ponds, drainage easements and
 private storm sewer easements and structures are private and shall be owned and
 maintained by the Lockwood Homeowners Association, Inc.

All utility easements and private right of ways shown herein are for the use of any
 utility which may require them. These easements include the rights of ingress and
 egress for maintenance of the property, facilities and appurtenant included therein. The
 Water Main and/or Sanitary Sewer easements are for the use of the Water Works
 and Sanitary Sewer Board of the City of Montgomery and no other utility; provided,
 however, this shall not be deemed to prohibit other easements from crossing these
 easements. Installation and maintenance of equipment in these easements are not the
 responsibility of the City or County of Montgomery, Alabama.

Private drainage easements and private storm sewer easements are for surface
 drainage as needed. Installation and maintenance of equipment in these easements
 are not the responsibility of the City or County of Montgomery, Alabama. Those
 private drainage easements shall be maintained by the Lockwood Homeowners
 Association, Inc. These storm sewer easements designated herein as public, if not
 previously dedicated are hereby dedicated to the City of Montgomery which shall be
 responsible for the maintenance thereof. No permanent structure may be placed on
 any dedicated easements shown. No lot owner shall be, overt or otherwise, impede
 the flow of water across, along and/or under land private drainage easements.

Easements for sanitary sewer and water mains shown herein, if any or if not
 previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer
 Board of the City of Montgomery, Alabama, its successors and assigns for ingress
 and egress in the installation and maintenance of sanitary sewer and water lines and
 appurtenances. The Water Works and Sanitary Sewer Board in this authorized
 to lay on a non-adjacent parcel the street right of way, Parcel A and Parcel B for
 water meters and fire hydrants.

No permanent structure may be erected over any part of these easements.

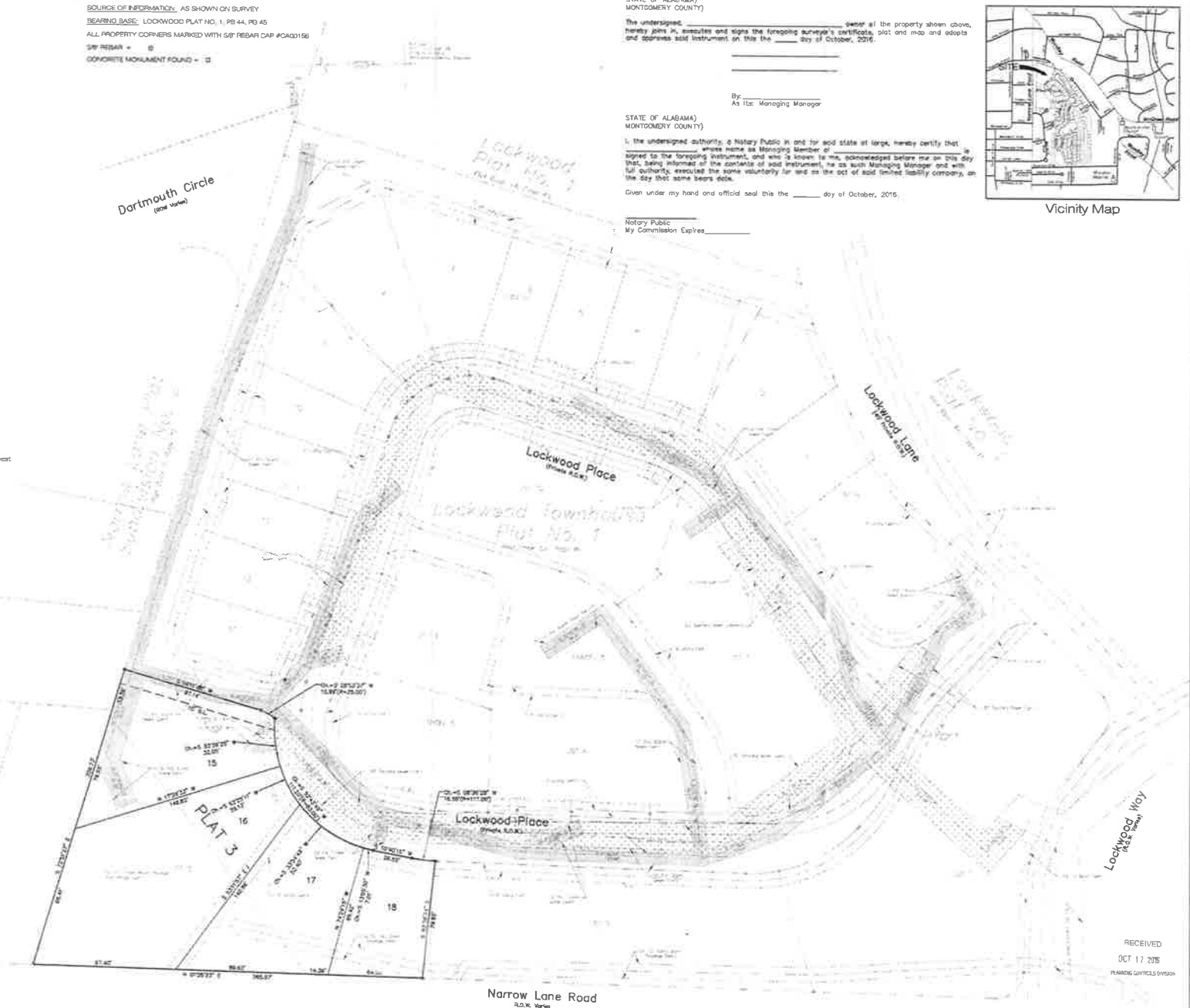
All lots in this plat require Standard Floodwater Protection on water adjacent lots per the policy of
 the Water Works and Sanitary Sewer Board of the City of Montgomery.

It is hereby expressly noted that the streets shown herein are not being dedicated to
 the City and/or the County of Montgomery for public use. All private streets and
 easements shall be governed by the terms of the General Ordinance of Government
 Conditions, Restrictions and Easements for Lockwood as reported in the Office of the
 Judge of Probate of Montgomery County, Alabama.

The property on this plat shall also be subject to the said General Declaration of
 Conditions, Restrictions and Easements for Lockwood, as reported in the
 Office of the Judge of Probate of Montgomery County, Alabama, as amended
 and supplemented from time to time.

City and/or County of Montgomery is not responsible for ownership or maintenance of
 any easements. The easements shall be owned and maintained by the Lockwood
 Homeowners Association, Inc.

The City of Montgomery will not be responsible for maintaining streets, sidewalks,
 storm drainage structures, ponds and detention ponds. These items will be
 maintained by the Home Owners Association.



STATE OF ALABAMA)
 (MONTGOMERY COUNTY)

The undersigned, _____, owner of the property shown above,
 hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and adopts
 and approves said instrument on this the _____ day of October, 2016.

By: _____
 As His Managing Manager

STATE OF ALABAMA)
 (MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said state of large, hereby certify that
 I signed to the foregoing _____, whose name as Managing Member of _____
 signed to the foregoing instrument, and who is known to me, acknowledged before me on this day
 that, being informed of the contents of said instrument, he as such Managing Member and with
 full authority, executed the same voluntarily and as the act of said limited liability company, on
 the day that same bears date.

Given under my hand and official seal this the _____ day of October, 2016.

Notary Public: _____
 My Commission Expires: _____

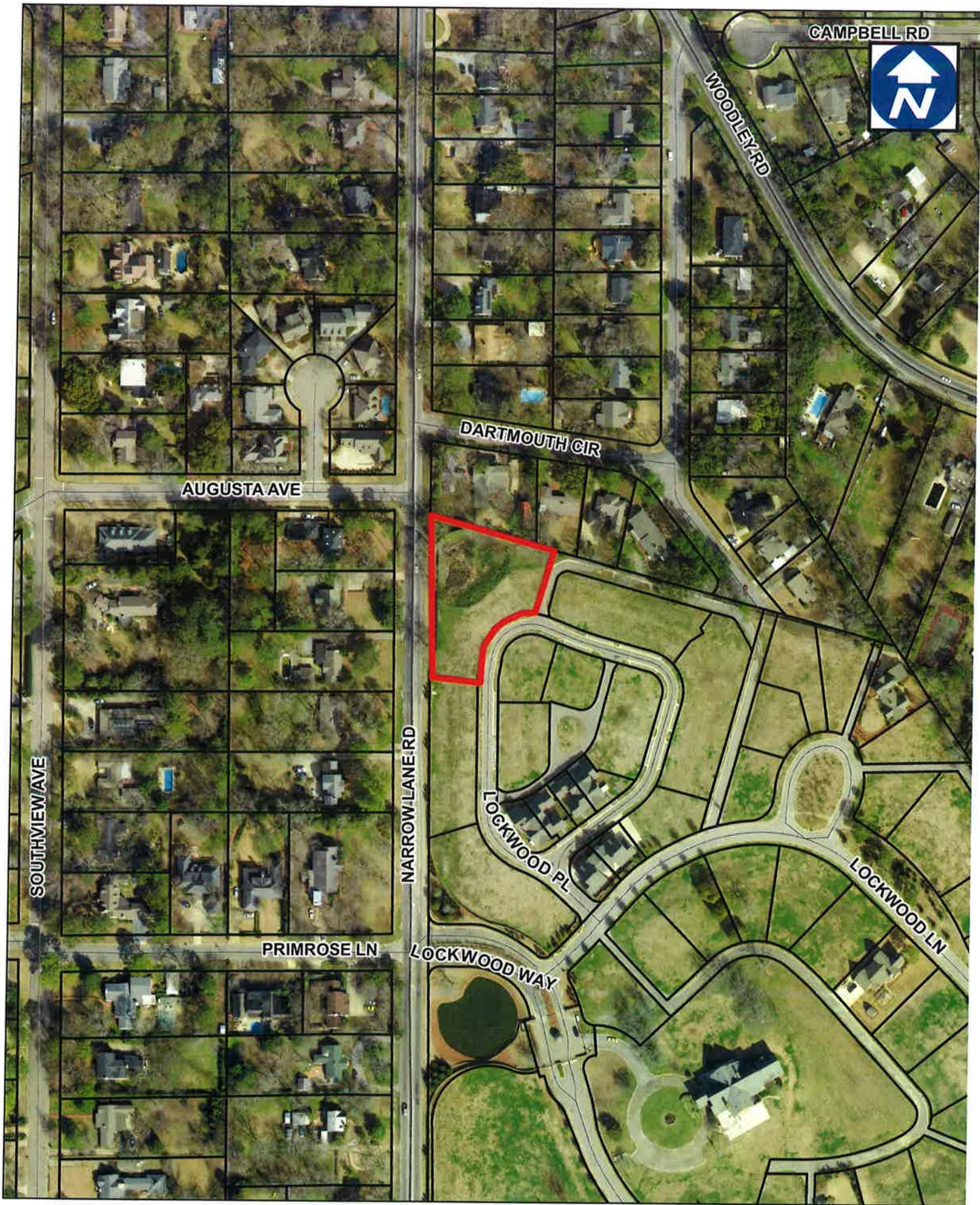


Vicinity Map

Lockwood Way
 R.O.K. Survey

Narrow Lane Road
 R.O.K. Survey

RECEIVED
 OCT 17 2016
 PLANNING COMMISSION



CAMPBELL RD



WOODLEY RD

DARTMOUTH CIR

AUGUSTA AVE

SOUTHVIEW AVE

NARROW LANE RD

LOCKWOOD PL

LOCKWOOD LN

PRIMROSE LN

LOCKWOOD WAY

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. 8850 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 4 located on the west side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



R-60-s

AUGUSTA AVE

DARTMOUTH CIR

WOODLEY RD

R-125

R-100

PUD

NARROW LANE RD

LOGKWOOD PL

LOCKWOOD LN

PRIMROSE LN

B-1-b-q

SOUTHVIEW AVE

GREGORY AVE

LOCKWOOD WAY

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

9A

OB

Plat

NOTES

SOURCE OF INFORMATION, AS SHOWN ON SURVEY

DEARING BASE: LOCKWOOD PLAT NO. 1, PG 44 PG 48
ALL PROPERTY CORNERS MARKED WITH 5/8" REBAR #4 #CA00158
5/8" REBAR =
CONCRETE MONUMENT FOUND =

STATE OF ALABAMA)
MONTGOMERY COUNTY)

The undersigned, _____, owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and accepts and approves said instrument on this the _____ day of October, 2016.

By _____
As Its: Managing Manager

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that _____ whose name as Notary Public member of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such Managing Manager and with full authority, executed the same voluntarily for and on the part of said limited liability company, on the day that same bears date.

Given under my hand and official seal this the _____ day of October, 2016.

Notary Public
My Commission Expires _____



Vicinity Map

Map of
Cottages at Lockwood Plat 4
Being a Replat of Lot 2
Lockwood Townhouses Plat No. 1, PG 52, PG 80
Lying in the Subdivided Quarter of Section 26, T-16N, R-18E,
Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
Engineers - Architects - Planners - Surveyors
2865 Lockwood Lane, Suite 100
Montgomery, Alabama 36117
Cell: 205.271.2200
Fax: 205.272.1555

OCTOBER 2016 Scale: 1"=30'

| Office | Date | To | Last | Next | Drawn |
|--------|------|----|------|------|-------|
| | 2/12 | | 2/12 | 2/12 | 2/12 |

2548297 (18-07-A-C)

STATE OF ALABAMA)
MONTGOMERY COUNTY)

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2016, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr.
Executive Secretary
STATE OF ALABAMA)
MONTGOMERY COUNTY)

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. Speaks
Montgomery County Engineer
STATE OF ALABAMA)
MONTGOMERY COUNTY)

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

Rick Clay Reg. 25651 Date _____

NOTES

All streets, rear drives, common drives, sidewalks, ponds, drainage easements, and private storm sewer easements and structures are private and shall be owned and maintained by the Lockwood Homeowners Association, Inc.

All utility easements and private right of ways shown herein are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus enclosed therein. The Water Main and/or Sanitary Sewer easements are for the use of the Water Works and Sanitary Sewer Board of the City of Montgomery and no other utility, ground, or easement. This shall not be deemed to prohibit other easements from crossing these easements. Installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama.

Private drainage easements and private storm sewer easements are for outside drainage as needed. Installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama. These private drainage easements shall be maintained by the Lockwood Homeowners Association, Inc. These storm sewer easements designated herein as public, if not previously dedicated are hereby dedicated to the City of Montgomery, which shall be responsible for the maintenance thereof. No permanent structure may be placed on any dedicated easements shown. No 20' portion shall be, shown or otherwise impede the flow of water, storm, along and/or under said private drainage easements.

Easements for sanitary sewer and water mains shown herein, if any or if not previously dedicated are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. The Water Works and Sanitary Sewer Board is also authorized to use (in a non-exclusive basis) the street right of way, Parcel A and Parcel B for water storage and fire hydrants.

No permanent structure may be located over any part of these easements.

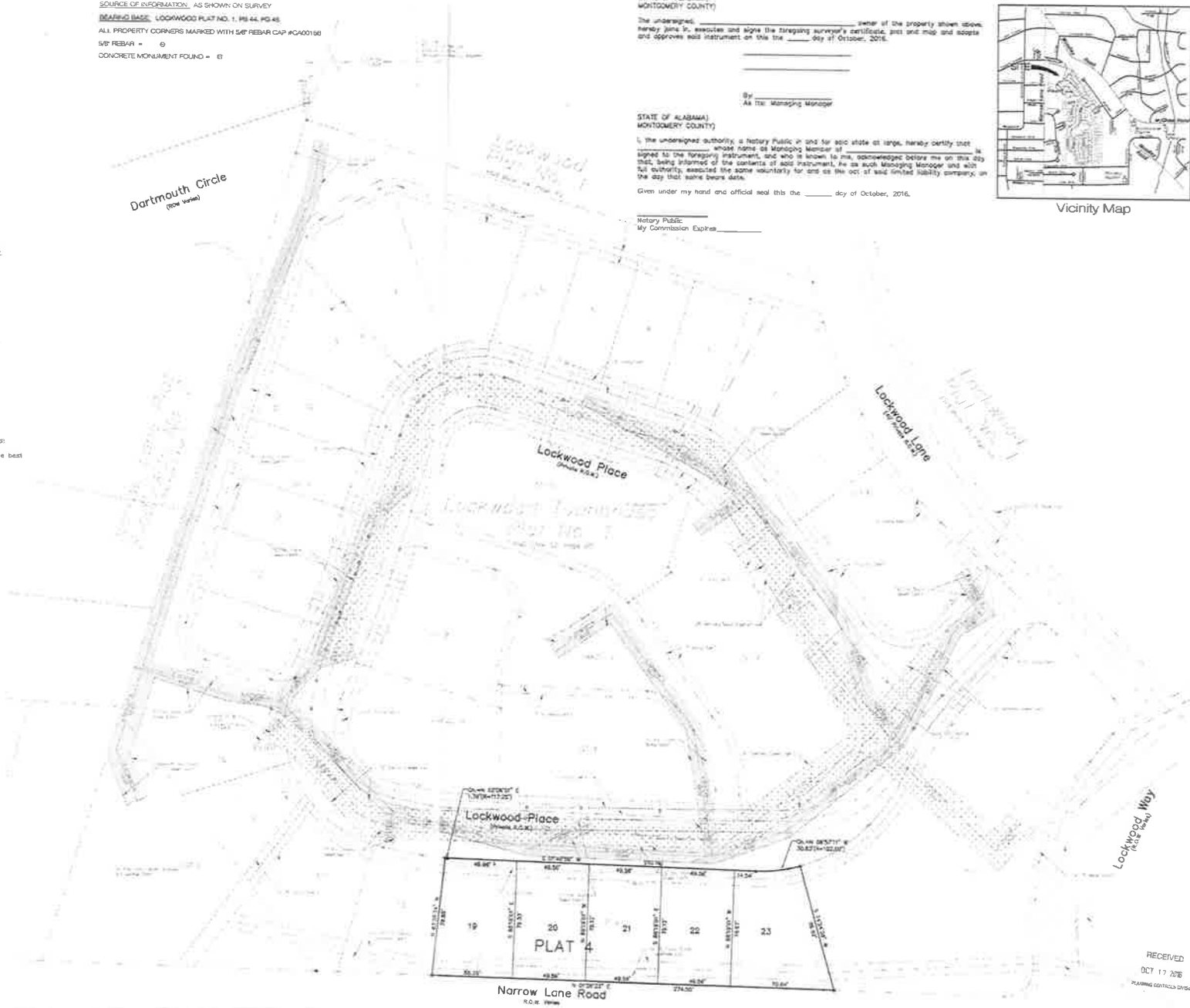
All calls in this plat require backflow prevention on water services into the policy of the Water Works and Sanitary Sewer Board of the City of Montgomery.

It is hereby expressly noted that the streets shown herein are not being dedicated to the City and/or the County of Montgomery for public use. All private streets and their appurtenances will be governed by the terms of the General Declaration of Donations, Conditions, Restrictions and Easements for Lockwood as recorded in the Office of the Judge of Probate of Montgomery County, Alabama.

The authority of this plat shall be subject to the said General Declaration of Donations, Conditions, Restrictions and Easements for Lockwood, as indicated to the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.

City and/or County of Montgomery is not responsible for ownership or maintenance of any easements. The easements will be owned and maintained by the Lockwood Homeowners Association, Inc.

The City of Montgomery will not be responsible for maintaining streets, sidewalks, storm drainage structures, ponds and detention ponds. These items will be maintained by the Home Owners Association.



Lockwood Way
R.O.M. #180

RECEIVED
OCT 17 2016
PLANNING OFFICE OF THE



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

ac

10. 8851 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 5 located on the southwest side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

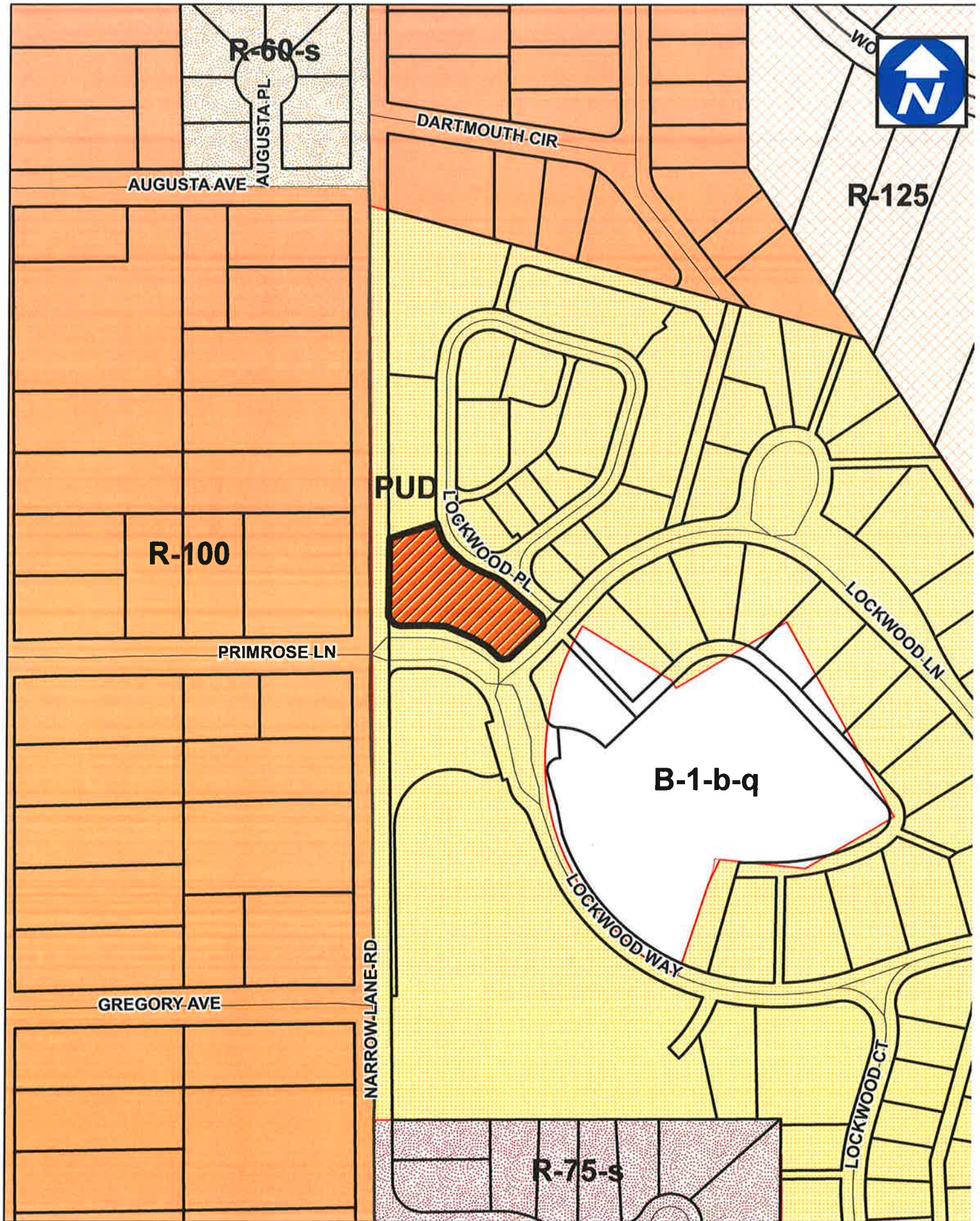
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 200 feet

SUBJECT PROPERTY





ITEM NO. 10A

10B

Plat

NOTES

SOURCE OF INFORMATION: AS SHOWN ON SURVEY
 BEARING BASE: LOCKWOOD PLAT NO. 1, PG 44, PG 45
 ALL PROPERTY CORNERS MARKED WITH 5/8" IRON CAP #CA00156
 5/8" IRON CAP = 
 CONCRETE MONUMENT FOUND = 

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

The undersigned, _____ owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plot map and adopts and approves said instrument on this the _____ day of October, 2016.

By: _____
 As Its: Managing Manager

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that _____ whose name as Managing Member of _____ is assigned to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such Managing Manager and with full authority, executed the same voluntarily for and on the behalf of said limited liability company, on the day that same bears date.

Given under my hand and official seal this the _____ day of October, 2016.

Notary Public
 My Commission Expires _____



Vicinity Map

Map of
Cottages at Lockwood Plat 5
 Being a Replat of Lot 1
 Lockwood Townhouse Plat No. 1, PG 52, PG 60
 Lying in the Southeast Quarter of Section 26 T. 16N. R. 11E
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 2000 Larches Lane, Suite 202
 Montgomery, Alabama 36117
 (205) 271-0320
 Fax (205) 272-1366

DATE OF SURVEY: _____ SCALE: P=1"=20'

| Sheet | Clear | Area | Permit | County |
|--------|-------|----------|--------|--------|
| Number | in | Drainage | Number | Where |
| | Feet | Area | | |
| 1 | 100 | 100 | 100 | 100 |

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2016, and is approved according to the Code of Alabama 11-52-31.

Thomas M. Tyson, Jr.
 Executive Secretary
 STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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. Spahr
 Montgomery County Engineer
 STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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

Rick Clay Reg. 25651
 STATE OF ALABAMA)
 MONTGOMERY COUNTY)

NOTES

All streets, rear drives, common drives, sidewalks, ponds, drainage easements and private storm sewer easements and structures are private and shall be owned and maintained by the Lockwood Homeowners Association, Inc.

All utility easements and private right of ways shown herein are for the use of any utility which may require them. These easements encumber the rights of ingress and egress for maintenance to the property, easements and appurtenances included therein. The water main and/or sanitary sewer easements are for the use of the Water Works and Sanitary Sewer Board of the City of Montgomery and no other utility providers; however, this shall not be deemed to prohibit other easements from crossing these easements. Installation and maintenance of property in these easements are the responsibility of the City or County of Montgomery, Alabama.

Private drainage easements and private storm sewer easements are for surface drainage as indicated. Installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama. These private drainage easements shall be maintained by the Lockwood Homeowners Association, Inc. Those storm sewer easements designated herein as public; if not otherwise indicated, are hereby dedicated to the City of Montgomery, which shall be responsible for the maintenance thereof. No permanent structures may be placed on any dedicated easements shown. This easement shall be, exist or otherwise impede the flow of water across, along and/or under said private drainage easements.

Easements for sanitary sewer and water mains shown herein, if any, or if not otherwise indicated, are hereby dedicated to The Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors, and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. The Water Works and Sanitary Sewer Board is also authorized to use on a non-exclusive basis the street right of way, Parcel A and Parcel B for water laterals and fire hydrants.

No permanent structures may be erected over any part of these easements.

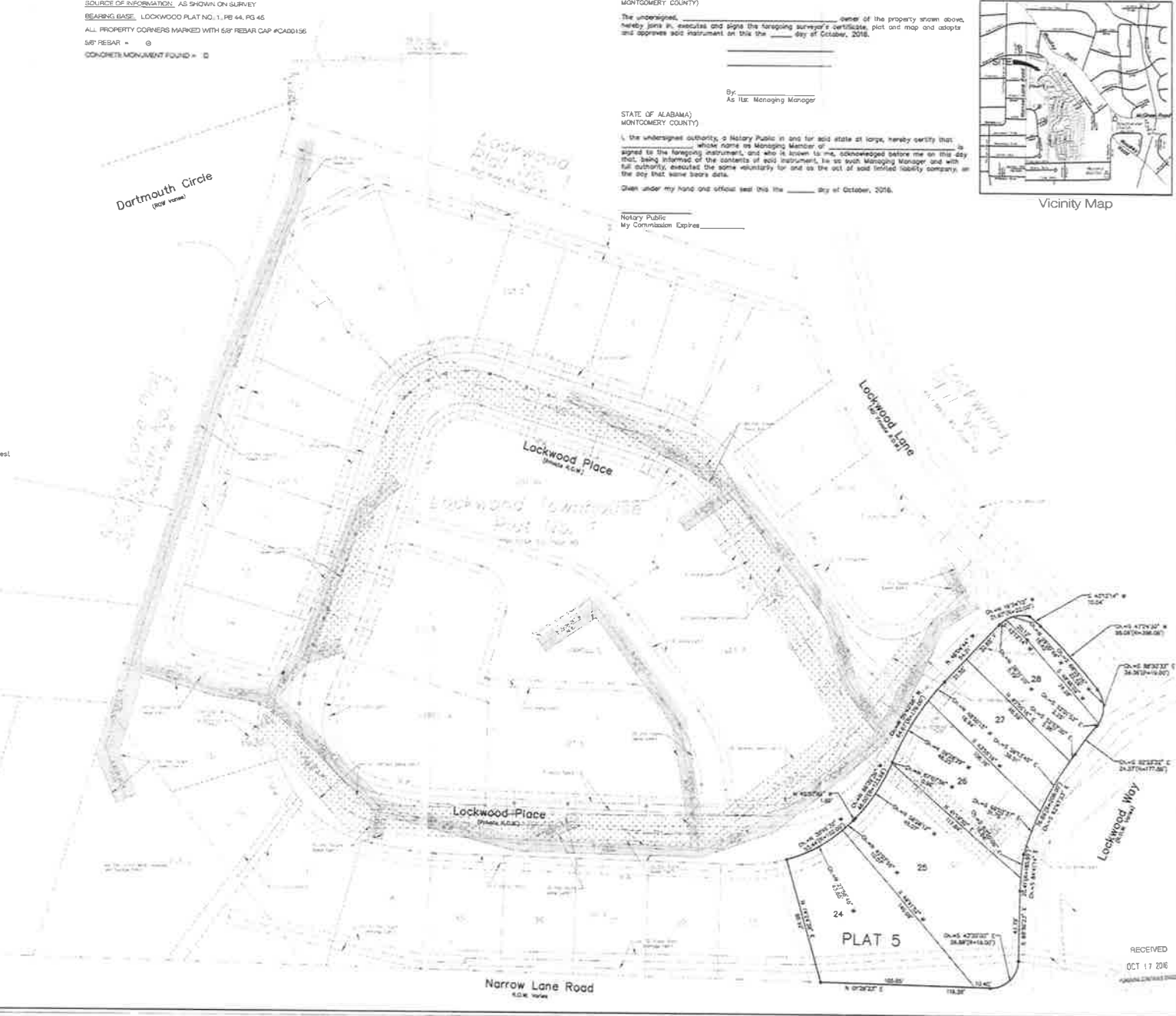
All lots in this plat require Backflow Prevention on water service lines per the policy of the Water Works and Sanitary Sewer Board of the City of Montgomery.

It is hereby expressly noted that the parcels shown herein are not being dedicated to the City and/or the County of Montgomery for public use. All private covenants and agreements shall be governed by the terms of the General Declaration of Covenants, Conditions, Restrictions and Easements for Lockwood as recorded in the Office of the Judge of Probate of Montgomery County, Alabama.

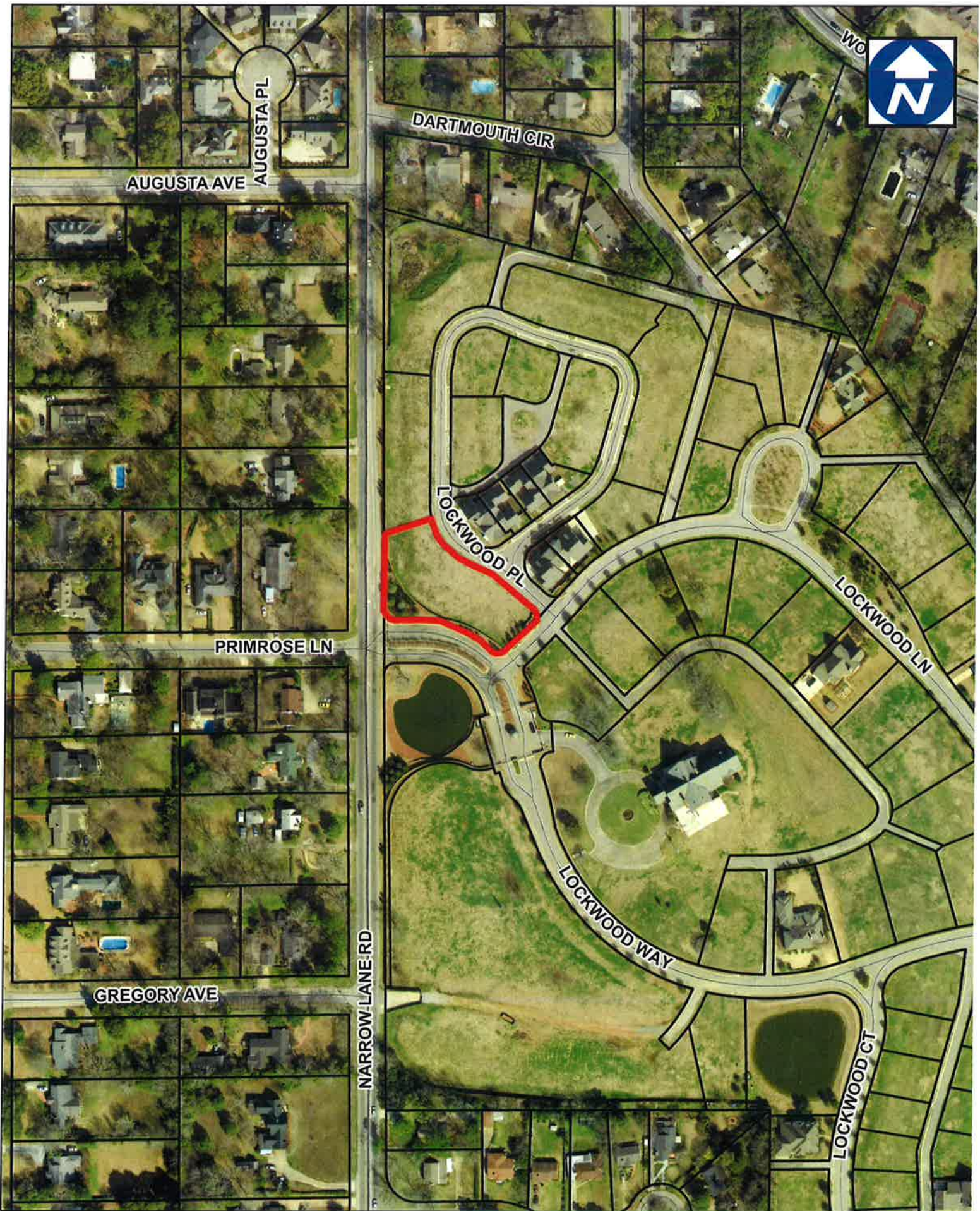
The property on this plat shall also be subject to the said General Declaration of Covenants, Conditions, Restrictions, and Easements for Lockwood, as recorded in the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.

City and/or County of Montgomery is not responsible for ownership or maintenance of any easements. These easements will be owned and maintained by the Lockwood Homeowners Association, Inc.

The City of Montgomery will not be responsible for maintaining streets, sidewalks, storm drainage structures, ponds and detention ponds. These items will be maintained by the Home Owners Association.



RECEIVED
 OCT 17 2016
 MONTGOMERY COUNTY



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

100

11. 8852 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 6 located on the east side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates five (5) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



R-60-s

R-100

AUGUSTA AVE

DARTMOUTH CIR

WOODLEY RD

R-125

NARROW LANE RD

PUD

LOCKWOOD PL

LOCKWOOD LN

PRIMROSE LN

B-1-b-q

GREGORY AVE

LOCKWOOD WAY

R-75-s

PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 11A

Plat

NOTES

SOURCE OF INFORMATION, AS SHOWN ON SURVEY
 BEARING BASE: LOCKWOOD PLAT NO. 1, PG 44, PG 45
 ALL PROPERTY CORNERS MARKED WITH 5/8" REBAR CAP #CA00150
 5/8" REBAR = \odot
 CONCRETE MONUMENT ROUND = \bigcirc

Map of
Cottages at Lockwood Plat 6
 Being a Replat of Lots 8 & 9
 Lockwood Townhouse Plat No. 1, PG 52, PG 80
 Using the Subdivisions of Lots 25, 26, 27, 28, 29, 30, 31, 32
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 700 East Chase Lane, Suite 200
 Montgomery, Alabama 36117
 (205) 261-7100
 Fax: (205) 270-1599

DATE: 10/17/2016

| Office | Drawn | Check | Revised | Checked |
|------------|-------|-------|---------|---------|
| Montgomery | JH | | | |

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2016, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tolson, Jr.
 Executive Secretary
 STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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. Speaks
 Montgomery County Engineer
 STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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

Rock Clay Reg. 25651 Date

NOTES

- All streets, water streets, common drives, sidewalks, ponds, drainage easements and private storm sewer easements and structures are shown and shall be owned and maintained by the Lockwood Homeowners Association, Inc.
- All utility easements and private right of ways shown herein are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. The Water Main and/or Sanitary Sewer easements are for the use of the Water Works and Sanitary Sewer Board of the City of Montgomery and no other utility, provided however, it shall not be deemed to prohibit other easements from crossing these easements, installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama.
- Private drainage easements and private storm sewer easements are for surface drainage as needed. Installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama. These private drainage easements shall be maintained by the Lockwood Homeowners Association, Inc. Those storm sewer easements designated herein as public, if not previously dedicated are hereby dedicated to the City of Montgomery which shall be responsible for the maintenance thereof. No permanent structures may be placed on any dedicated easements shown, but for owner shall be, quiet or otherwise preclude the flow of water across, along and/or under said private drainage easements.
- Easements for sanitary sewer and water mains shown herein, if any or if not previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, to successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. The Water Works and Sanitary Sewer Board is also authorized to take for a non-exclusive basis the street right of way, Parcel A and Parcel B for water mains and fire hydrants.
- No permanent structures may be erected over any part of these easements.
- All lots in this plat require Backflow Prevention on water service lines per the policy of the Water Works and Sanitary Sewer Board of the City of Montgomery.
- It is hereby intended, stated that the streets shown herein are not being dedicated to the City and/or the County of Montgomery for public use. All private streets and driveways shall be governed by the terms of the General Declaration of Covenants, Conditions, Restrictions and Easements for Lockwood as recorded in the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.
- The property on this plat shall also be subject to the said General Declaration of Covenants, Conditions, Restrictions and Easements for Lockwood, as recorded in the Office of the Judge of Probate of Montgomery County, Alabama, as amended and supplemented from time to time.
- City and/or County of Montgomery is not responsible for ownership or maintenance of any easements. The easements will be shown and maintained by the Lockwood Homeowners Association, Inc.
- The City of Montgomery will not be responsible for maintaining streets, sidewalks, storm drainage structures, ponds and detention ponds. These items will be maintained by the Home Owners Association.

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 The undersigned, _____, owner of the property shown above, hereby signs, executes and signs the foregoing surveyor's certificate, plat and map and adopts and approves said instrument on this the _____ day of October, 2016.

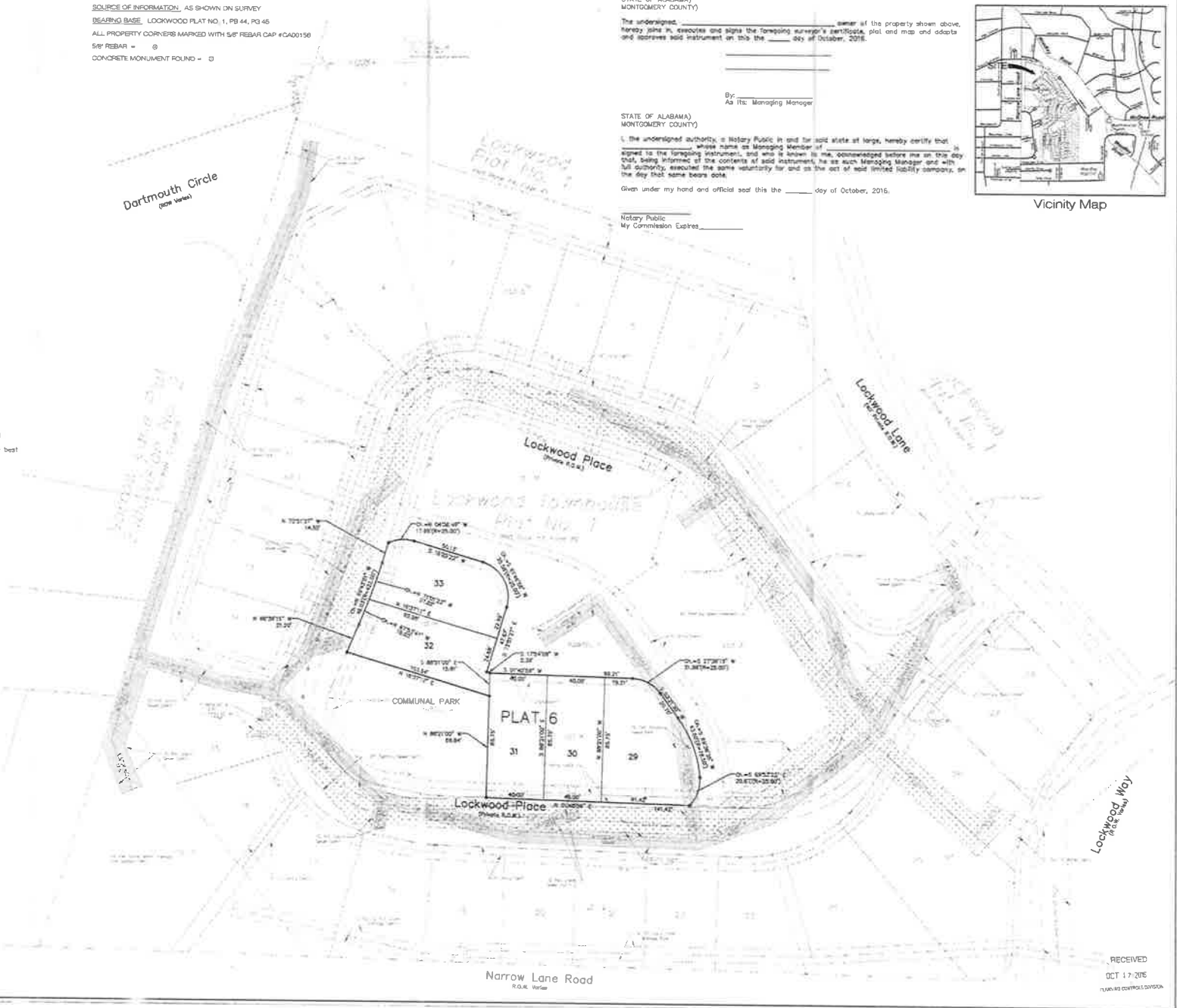
By: _____
 As Its Managing Manager

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that I am the undersigned authority, whose name as Managing Member of _____, being informed of the contents of said instrument, he as such Managing Member and with full authority, executed the same voluntarily and as the act of said limited liability company, on the day that same bears date.
 Given under my hand and official seal this the _____ day of October, 2016.

Notary Public
 My Commission Expires _____



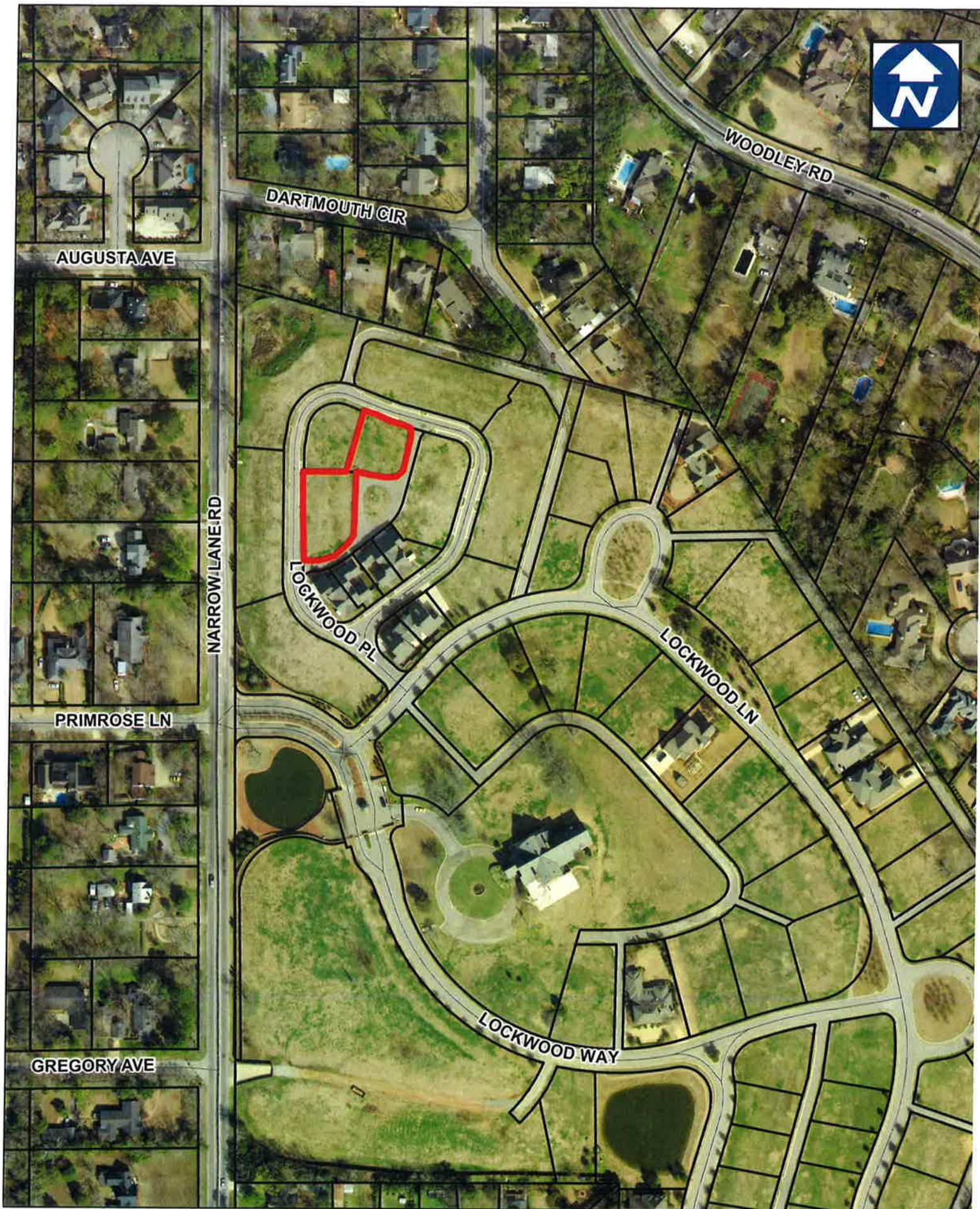
Vicinity Map



Lockwood Way
 R.O.K. Varley

Narrow Lane Road
 R.O.K. Varley

RECEIVED
 OCT 17 2016
 17.00 AM 03:00 PM 03:00 PM



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

11C

12. 8853 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Davis Land Holdings, LLC

SUBJECT: Request final approval of Cottages at Lockwood Plat No. 7 located on the west side of Lockwood Place*, and east of Narrow Lane Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates four (4) lots for residential use. This area was proposed for townhouse lots and a master plan has been revised to allow patio garden homes. The revised master plan was approved by the Planning Commission at the August 25, 2016 meeting. The revision will allow lots to be developed at approximately 40 ft. in width with 2,400 sq. ft. in area. The proposed setbacks will be 10 ft. front yards, 5 ft. side yards, and 5 ft. rear yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**Private Street*

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

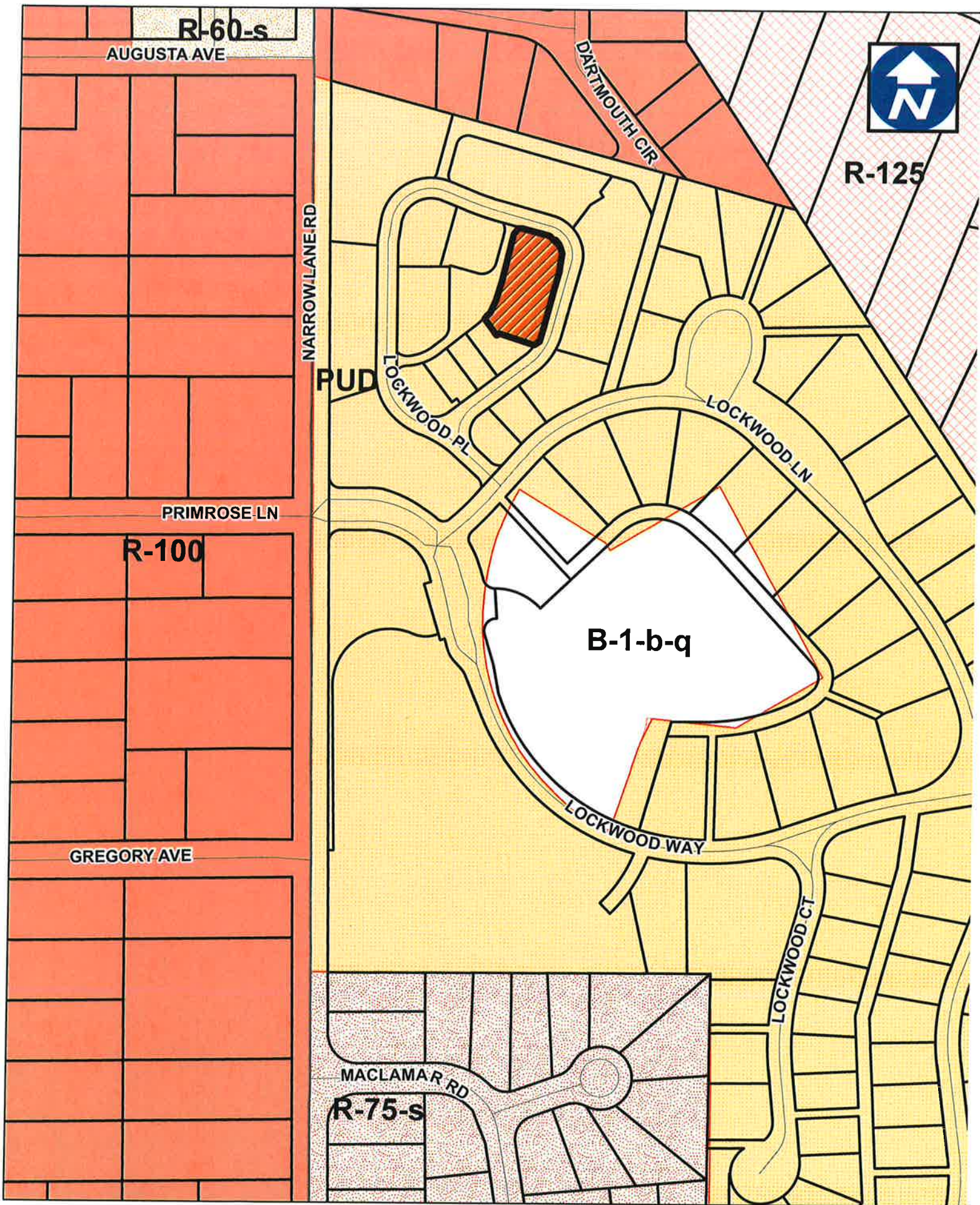
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

12A

28

Plat
 Map of
Cottages at Lockwood Plat 7
 Being a Replot of Lot 10
 Lockwood Townhouse Plat No. 1, PB 52, PG 80
 and in the Special Order of Section 25, T-16-N, R-16-E
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 1800 WestChase Lane, Suite 200
 Montgomery, Alabama 36117
 DSN 256-271-5000
 Fax 256-271-1581

OCTOBER 2016 Sheet 1 of 37

| DATE | BY | REVISION |
|------|----|----------|
| | | |

NOTES:
 SOURCE OF INFORMATION: AS SHOWN ON SURVEY
 BEARING BASE: LOCKWOOD PLAT NO. 1, PB 44, PG 45
 ALL PROPERTY CORNERS MARKED WITH 5/8" REBAR CAP #CA00158
 5/8" REBAR = @
 CONCRETE MONUMENT FOUND = @

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 The undersigned, _____ owner of the property shown above,
 hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and adopts
 and approves said instrument on this the _____ day of October, 2016.

By:
 As At: Managing Manager

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that
 _____ whose name as foregoing member of _____ is
 signed to the foregoing instrument, and who is known to me, acknowledged before me on this day
 that, being informed of the contents of said instrument, he as such Managing Manager and with
 full authority, executed the same voluntarily for and as the act of said limited liability company, at
 the day that same bears date.

Given under my hand and official seal this the _____ day of October, 2016.

Notary Public
 My Commission Expires _____



Vicinity Map

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on
 _____, 2016, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr.
 Executive Secretary

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

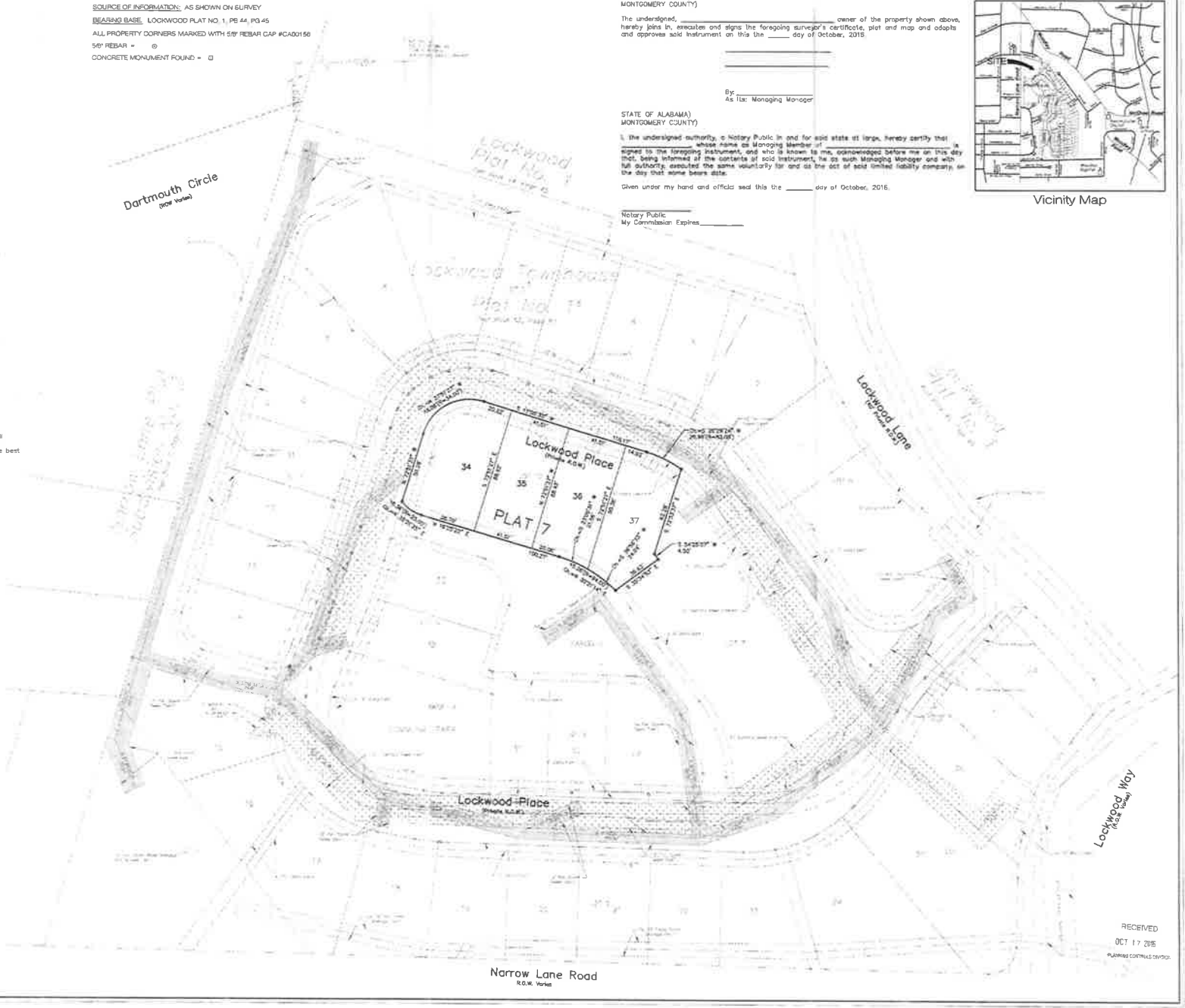
This plat has been submitted to and approved by the Montgomery County Engineer for
 recording in the office of the Judge of Probate of Montgomery County, Alabama.

George C. Spoke
 Montgomery County Engineer Date

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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

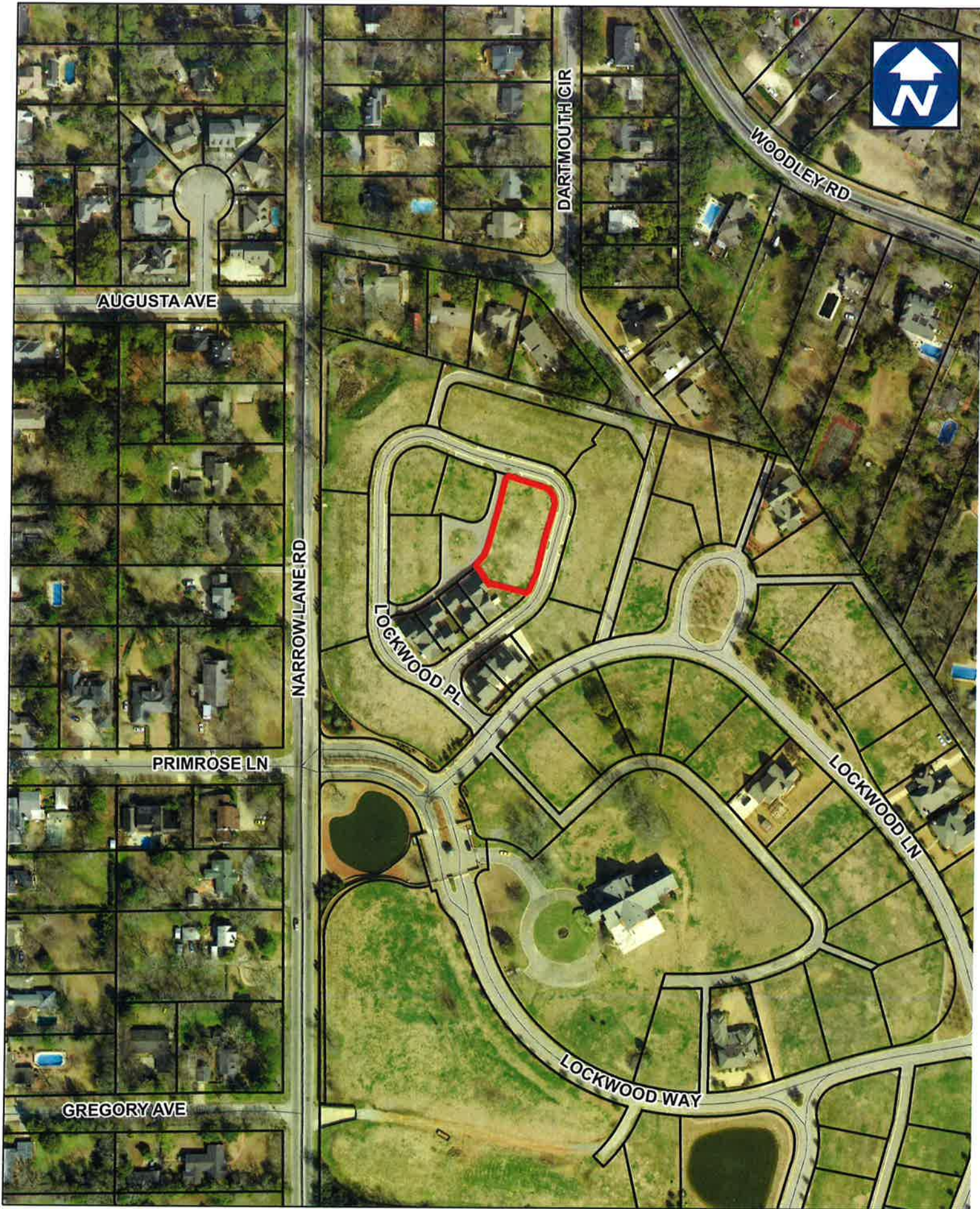
Rick Clay Reg. 25551 Date



NOTES:
 All streets, rear drives, common drives, sidewalks, ponds, drainage easements and
 private storm sewer easements and structures are private and shall be owned and
 maintained by the Lockwood Homeowners Association, Inc.
 All utility easements and private right of ways shown herein are for the use of any
 utility which may require them. These easements include the rights of ingress and
 egress for maintenance of the property, facilities and appurtenances included therein. The
 Water Main and Sanitary Sewer easements are for the use of the Water Works
 and Sanitary Sewer Board of the City of Montgomery and no other utility; provided,
 however, this shall not be deemed to prohibit other easements from crossing these
 easements. Installation and maintenance of property in these easements are not the
 responsibility of the City or County of Montgomery, Alabama.
 Private drainage easements and private storm sewer easements are for surface
 drainage as needed. Installation and maintenance of property in these easements
 are not the responsibility of the City or County of Montgomery, Alabama. These
 private drainage easements shall be maintained by the Lockwood Homeowners
 Association, Inc. These storm sewer easements designated herein as public, if not
 previously dedicated are hereby dedicated to the City of Montgomery which shall be
 responsible for the maintenance thereof. No permanent structure may be placed on
 any dedicated easements shown. No lot owner shall fill, divert or otherwise impede
 the flow of water across, along and/or under said private drainage easements.
 Easements for sanitary sewer and water mains shown herein are for 4" or 6" if not
 previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer
 Board of the City of Montgomery, Alabama, its successors and assigns for ingress
 and egress in the installation and maintenance of sanitary sewer and water lines and
 their appurtenances. The Water Works and Sanitary Sewer Board is also authorized
 to use on a non-exclusive basis the street right of way, Parcel A and Parcel B for
 water mains and for hydrants.
 No permanent structure may be attached over any part of these easements.
 All lots in this plat require Backflow Prevention on water service lines per the policy of
 the Water Works and Sanitary Sewer Board of the City of Montgomery.
 It is hereby expressly noted that the streets and/or easements are not being dedicated to
 the City and/or the County of Montgomery for public use. All private streets and
 easements shall be governed by the terms of the General Declaration of Covenants,
 Conditions, Restrictions and Easements for Lockwood as recorded in the office of the
 Judge of Probate of Montgomery County, Alabama.
 The property on this plat shall also be subject to the said General Declaration of
 Covenants, Conditions, Restrictions, and Easements for Lockwood as recorded in
 the Office of the Judge of Probate of Montgomery County, Alabama, as amended
 and supplemented from time to time.
 City and/or County of Montgomery is not responsible for ownership or maintenance of
 any private. The parcels will be owned and maintained by the Lockwood
 Homeowners Association, Inc.
 The City of Montgomery will not be responsible for maintaining streets, sidewalks,
 storm drainage structures, ponds and drainage pond. These items will be
 maintained by the Home Owners Association.

Lockwood Way
 (R.O.W. Lockwood)

RECEIVED
 OCT 17 2016
 PLANNING COMMISSION CLERK



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

12C