



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the September 18, 2014 meeting of the City of Prattville Planning Commission were approved.

1/15/15

Tim Smith, Chairman

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677

FACSIMILE

planning.prattvilleal.gov



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR. ALBERT C. STRIPLIN DENISE B. BROWN JERRY STARNES CLYDE CHAMBLISS, JR. RAY C. BOLES LORA LEE BOONE
PRESIDENT PRESIDENT PRO TEMPORE DISTRICT 3 DISTRICT 4 DISTRICT 5 DISTRICT 6 DISTRICT 7
DISTRICT 2 DISTRICT 1

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA September 18, 2014 3:00pm

Call to Order:

Roll Call:

Mayor Gillespie, Councilman Boles, Chairman Smith, Vice-Chairman Gardner, Chief Johnson, Mrs. Carpenter, Mr. Hall, Mr. McAuley, and Mr. Nelson.

Minutes:

Old Business:

1. Sketch Plan: Glennbrooke Subdivision Phases 4-7 (*Revised*)
Location: Glennbrooke Boulevard & south of Old Ridge Road
Owner: Stone Martin Builders
Representative: Barrett-Simpson, Inc.

*Held 8/21
District 3*

New Business:

2. Preliminary Plat: Midtown Oaks Subdivision Plat 1
Location: George Drive
Owner: George Goodwyn, Jr.
Engineer/Representative: Goodwyn, Mills & Cawood
3. Preliminary Plat: Rochester Hills
Location: Heather Drive
Owner: Rochester Hill, L.P.
Engineer/Representative: Larry Speaks & Associates
4. Preliminary Plat: Riverchase North Plat 7A (*Time Extension*)
Location: Riverton Drive
Owner: Chandler Eskridge
Engineer/Representative: Larry Speaks & Associates
5. Preliminary Plat: Pecan Grove (*Time Extension*)
Location: Ridgewood Road
Owner: Chandler Eskridge
Engineer/Representative: Larry Speaks & Associates

*Public Hearing
District 6*

*Public Hearing
District 5*

District 3

Districts 2 & 3

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677 FACSIMILE

planning.prattvilleal.gov

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

September 18, 2014

Call to order:

Chairman Tim Smith called the meeting to order at 3:06 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Bill Gillespie, Chairman Tim Smith, Vice-Chairman Reuben Gardner, Mrs. Paula Carpenter, Mr. Gene Hall, and Mr. Roy McAuley. Absent: Councilman Ray Boles, Chief Dallis Johnson, and Mr. Bobby Nelson.

(Quorum present)

Staff present: Mr. Joel Duke, City Planner and Ms. Alisa Morgan, Secretary.

Minutes:

None

Old Business:

- 1. Sketch Plan: Glennbrooke Subdivision Phases 4-7 (*Revised*)**
Location: Glennbrooke Boulevard & south of Old Ridge Road
Owner: Stone Martin Builders
Representative: Barrett-Simpson, Inc.

The revised sketch plan of Glennbrooke Subdivision Phases 4-7 was held at the August 21, 2014 meeting and was referred to a committee consisting of Commissioners Smith, Gillespie, Johnson and Hall. The Committee met with Mr. Brian Stone and Mr. Blake Rice on September 11, 2014. Mr. Duke provided details of the committee meeting and the resulting adjustments to the sketch plan. (Memorandum September 17, 2014 made a part of the minutes).

Blake Rice of Stone Martin Builders was present as the petitioner's representative.

The motion to approve passed unanimously.

New Business:

- 2. Preliminary Plat: Midtown Oaks Subdivision Plat 1**
Location: George Drive
Owner: George Goodwyn, Jr.
Engineer/Representative: Goodwyn, Mills & Cawood

Brian McBrayer of Goodwyn, Mills & Cawood, petitioner's representative, introduced the preliminary plat of the Midtown Oaks Subdivision Plat 1. He stated that the subdivision will be completed in three phases and will connect from Lawrence Street to Sunset Drive. He stated that they had received comments from city staff and is working to address those concerns; including development of an overall master storm water plan for all of the property.

Chairman Smith opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Gardner introduced a resolution recommending approval of the preliminary plat of the Midtown Oaks Subdivision Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke provided the staff report for the preliminary plat of the Midtown Oaks Subdivision Plat 1. He stated that the proposed phase 1 is a 26 lot plat with 88 lots for the proposed overall subdivision. He stated that the city would like to see an overall storm water design. He stated that the proposed preliminary plat is recommended for approval contingent on outstanding review items. (Memorandum September 17, 2014, Attachment F, made a part of the minutes).

The motion to approve passed unanimously.

3. Preliminary Plat: Rochester Hills

Location: Heather Drive

Owner: Rochester Hill, L.P.

Engineer/Representative: Larry Speaks & Associates

Greg Gillian of Larry Speaks & Associates, petitioner's representative, introduced the preliminary plat of Rochester Hills. He stated that the proposed plat continues Heather Drive from its current end to McQueen Smith Road. The street extension will include a connection to Dee Drive. The subdivision also divides the north parcel into two lots.

Chairman Smith opened the public hearing.

Public comments were offered by adjacent property owners and concerned citizens in opposition to the preliminary plat request. The comments may be summarized as concerns for security and safety of the neighborhood, the effect of imminent increase in traffic, the need for road improvements to McQueen Smith Road, the population in the proposed subdivision's effect on the only school in the district (Daniel Pratt Elementary School) and the effect the proposed development would have on the existing sewer system in the area. They also expressed a desire to see a traffic study conducted to estimate the impact of the proposed subdivision.

Eleanor Ballow, 814 Dee Drive
Robert Mayes, 845 Dee Drive
Dan Jenkins, 829 Heather Drive
Claire Smith, 845 Heather Drive
Arleen Thomas, 836 Dee Drive
Melvin Welsh, 1851 Seasons Drive
Jon Lee Finnegan, 211 Deer Trace Street
Phil Neberer, 112 Melvina Place

In response to public hearing comments, Chairman Smith clarified that the proposed plat addressed the development of extensions of Heather Drive and Dee Drive and the division of the lots.

The public hearing was closed.

Councilman Boles introduced a resolution recommending approval of the preliminary plat of Rochester Hills and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke presented the staff report for the preliminary plat of Rochester Hills. He stated that the proposed plat will divide the remaining section of Pecan Ridge into large lots and to add approximately 1,590' of new street connecting the western end of Heather Drive to McQueen

Smith Road. He stated that the subdivision extends Dee Drive northward a short distance to create an intersection with the new Heather Drive section. He stated that no development plans have been submitted for approval on any of the proposed lots. He stated that the proposed street design, widths and locations correspond with the Aronov sketch plan approved in 1997 and meet city development regulations. By connecting to McQueen Smith Road, the proposed plat completes the planned street network and eliminates the single access violation of the city subdivision regulations and fire codes which has existed since development stopped in the subdivision over 10 years ago. The proposed connection to McQueen Smith Road will provide residents of Pecan Ridge secondary access and will reduce congestion at the Tara Drive/McQueen Smith Road intersection. He stated that a response to city comments had been submitted by the project engineer, but not reviewed by staff at this time.

Mr. Hall moved to amend the motion to state that approval was contingent upon outstanding items being corrected to the satisfaction of city staff (see Memorandum September 17, 2014 Attachment I made a part of the minutes). Chief Johnson seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve failed for a lack of six affirmative votes. The votes are as recorded. Favor: Chairman Smith, Mr. Gardner, Chief Johnson, Mr. Hall and Mr. Nelson. Oppose: Councilman Boles. (Absent: Mayor Gillespie, Mrs. Carpenter, and Mr. McAuley).

- 4. Preliminary Plat: Riverchase North Plat 7A (Time Extension)**
Location: Riverton Drive
Owner: Chandler Eskridge
Engineer/Representative: Larry Speaks & Associates

Mr. Smith introduced a resolution recommending approval of the time extension of the preliminary plat of Riverchase North Plat 7A and moved for its approval. Councilman Boles seconded the motion.

The motion to approve passed unanimously.

- 5. Preliminary Plat: Pecan Grove Subdivision Plat 1 (Time Extension)**
Location: Ridgewood Road
Owner: Chandler Eskridge
Engineer/Representative: Larry Speaks & Associates

Mr. Nelson introduced a resolution recommending approval of the time extension of the preliminary plat of Pecan Grove Subdivision Plat 1 and moved for its approval. Mr. Gardner seconded the motion.

The motion to approve passed unanimously.

Miscellaneous Business:

Adjourn:

The meeting was adjourned at 3:56 p.m.

Approved 1/15/15

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

9/18/14

3:00 p.m.

Name	Address
1. Brian McBrayer	806 Newton St. Prattville 36067
2. Eleanor Ballow	814 Dec Dr. Prattville 36066
3. Robert Mayes	845 Dec Dr Prattville 36066
4. Dan Jenkins	829 Heather Drive, Prattville, Ala
5. Claire Smith	845 Heather Dr
6. Arleen Thomas	836 Dec Dr, Prattville
7. Melvin Welsh	1851 Seasons DR PRATTVILLE
8. Jon Lee Fungan	211 Deer Trace St.
9. PHIL NEBERER	112 MELVINA PL
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

MEMORANDUM

DATE: September 17, 2014
TO: Prattville Planning Commission
FROM: Joel T. Duke, City Planner
RE: September 18, 2014 - Agenda

Please accept this memorandum as the Planning Department staff report for items on the September 18, 2014 agenda.

1. **Sketch Plan (Revised) – Glennbrooke Subdivision, Phases 4 -7 – Glennbrooke**

Boulevard: At the August 21, 2014 meeting, Stone Martin Builders requested a change to the sketch plan for Glennbrooke Subdivision, Phase 4-7 approved by the Planning Commission on May 16, 2013. The primary difference between the approved sketch plan and the proposed amendment was the size and location of the public park. The initial sketch established a 10 acre park located at the corner of the relocated Old Ridge Road and a subdivision street. The proposed revision shifted the park location south into the subdivision and reduced the area to 8 acres. After hearing the reasons for the proposed amendment, the Commission held consideration of the sketch plan revision and referred it to a committee consisting of Commissioners Smith, Gillespie, Johnson and Hall.

The Commission sub-committee met on September 11, 2014 with Mr. Brian Stone and Mr. Blake Rice. After a wide ranging discussion about development plans and the best configuration and location for a public park, the committee and developer agreed on the following:

- a. The eight acres proposed by the developer is adequate and appropriately located for a municipal park. The alignment of the street bordering the northern edge of the park will be adjusted to shorten the street segment and add area to the park,

Planning & Development Department

- b. While Stone Martin Builders had proposed developing privately maintained trails in other “green” areas of the overall development, neither the developer nor the city are convinced of their feasibility or usefulness. As a result, Stone Martin Builders will redirect funds allocated to trail development toward design and partial development of the public park. Park designs will be available for review and approval by the Planning Commission prior to approval of the first final plat in Phase 4, and
- c. The committee may recommend holding approval of the four lots bordering the western edge of the proposed park until the park boundary and final topography are visible during development.

The agreement allows the developer to move forward and some influence on the timing of park improvements and the Commission the ability to adjust the park layout and boundary later in the process. All agreements should be added as an amendment to the pending resolution.

Included with this memorandum of the following items for background and clarification.

Attachment A – Glennbrooke Subdivision location map

Attachment B – Proposed Revised Sketch Plan – Agenda Item 1

Attachment C – September 12, 2014 Letter from Blake Rice summarizing the committee meeting.

- 2. Preliminary Plat: Midtown Oaks Subdivision, Plat 1- East end of George Drive, near Honeysuckle Drive:** On May 15, 2014, the Commission approved a sketch plan for the development of Midtown Oaks Subdivision. The overall development will create 88 lots zoned as R-3, Single-Family Residential with typical dimensions of 65’ x 120’. The overall development includes connections to Sunset Drive, Lawrence Street and Honeysuckle Drive. The City Council approved a rezoning of the overall sketch plan from R-2 to R-3 at their regular meeting on July 1, 2014.

The item under consideration is the initial preliminary plat in the development. The plat contains 26 lots on an 860’ extension of George Drive to the east and south. The plat has been reviewed by city departments and comments returned to the project engineer. **Staff finds that the proposed plat matches the approved sketch and recommends approval contingent on correction of outstanding review items.**

Included with this memorandum are:

Attachment D: Midtown Oaks - Location Map

Attachment E: Midtown Oaks, Plat 1

Attachment F: Staff Review Comment Letter

- 3. Preliminary Plat: Rochester Hills – between west end of Heather Drive and McQueen Smith Road:** In May 1992, Aronov Realty received approval for a sketch plan and zoning configuration for the Prattville East Addition subdivision, which would later be known as Pecan Ridge. The sketch plan included two connections to McQueen Smith Road – one at Tara Drive and one at Seasons Drive – and a connection to Cobbs Ford Road. The Planning Commission's recommended a zoning scheme which divided the property into business, low and medium density single-family residential, and multi-family residential. The zoning plan was approved by the City Council in June 1992. Aronov Realty modified the sketch plan in 1997 to eliminate a connection to Cobbs Ford Road and to extend the street developed as Heather Drive west to McQueen Smith Road. Of the initial sketch plan, roughly 25 acres in the northern portion of the subdivision has remained undeveloped for over 10 years. The predominately zoning classification in the undeveloped northern section is R-4, Multi-family residential with a lesser portion zoned as B-2 and R-5.

The applicant, Rochester Hills, LP, is requesting approval to divide the remaining section of Pecan Ridge into large lots and to add approximately 1,590' of new street connecting the western end of Heather Drive to McQueen Smith Road. The subdivision extends Dee Drive northward a short distance to create an intersection with the new Heather Drive section. The streets create a large lot (10.52 acres) north of the new street section corresponding to the R-4 zoning and leaves the remainder divided between R-3, R-5 and B-2 zoning.

In April 2014, the Commission heard a request from petitioners MHL, LLC and TBG Residential to rezone a portion of the undeveloped Pecan Ridge subdivision for additional multi-family residential. Following a public hearing and a meeting with a Commission subcommittee, the rezoning application was withdrawn. The current petitioner, Rochester Hills, LP, is also a division of TGB Residential. At this time, no development plans have been submitted for approval on any of the proposed lots.

The proposed street design, widths and locations correspond with the Aronov sketch plan approved in 1997 and meet city development regulations. By connecting to McQueen Smith Road, the proposed plat completes the planned street network and eliminates the single access violation of the city subdivision regulations and fire codes which has existed since development stopped in the subdivision over 10 years ago. The proposed connection to McQueen Smith Road will provide residents of Pecan Ridge secondary access and will reduce congestion at the Tara Drive/McQueen Smith Road intersection. A review of the subdivision plat by city staff generated several of technical comments and corrections. **Staff recommends approval of the subdivision on condition that all staff comments and corrections are satisfied.**

Included with this memorandum for your review are:

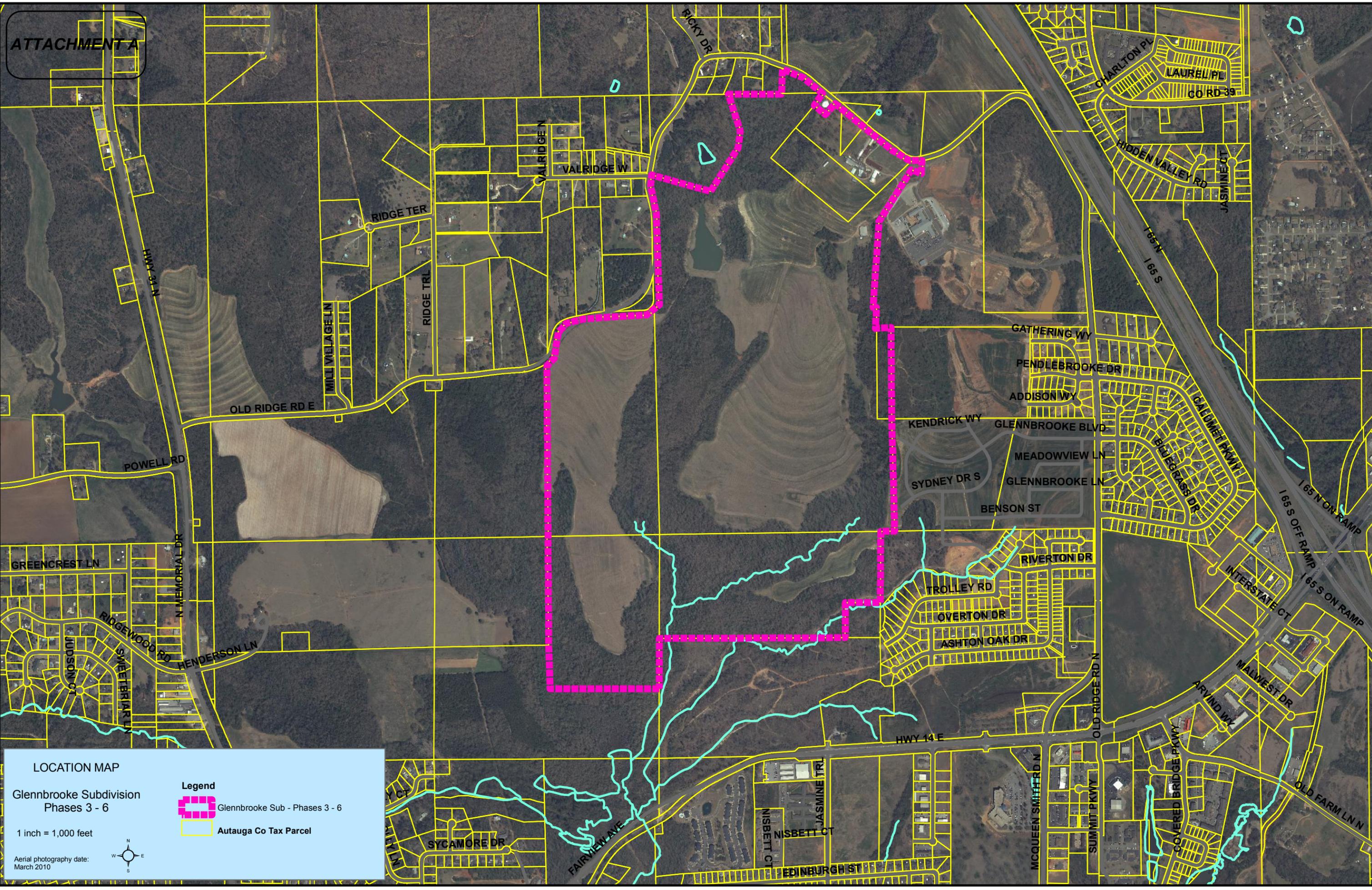
- Attachment G: Rochester Hills - Location Map
Attachment H: Rochester Hills, preliminary plat layout
Attachment I: Staff Review Comment Letter

4. **Preliminary Plat: Riverchase North Subdivision, Plat 7A – west end of Riverton Drive, south of Glennbrooke, Plat 1:** On August 16, 2012, the petitioner received Planning Commission approval for the subject preliminary plat containing 15, R-2 zoned residential lots on an extension of Riverton Drive. On September 19, 2013, the Commission extended approval of the preliminary plat for a one year period. The petitioner is requesting an additional one year time extension. Staff recommends approval of the time extension of another one year period due to the interconnectivity provided if the preliminary plat is completed.

5. **Preliminary Plat: Pecan Grove Subdivision, Plat 1 – north side of Ridgewood Road, west of Mt. Airy Drive:** On August 16, 2012, the petitioner received Planning Commission approval for the subject preliminary plat containing 10, R-2 zoned residential lots on the north side of Ridgewood Road. On September 19, 2013, the Commission extended approval of the preliminary plat for a one year period. The petitioner is requesting an additional one year time extension. Staff recommends approval of the time extension of another one year period.

If you have any questions concerning these items, please do not hesitate to contact me or stop by the office.

ATTACHMENT A



LOCATION MAP
Glennbrooke Subdivision
Phases 3 - 6

1 inch = 1,000 feet

Aerial photography date:
March 2010

Legend

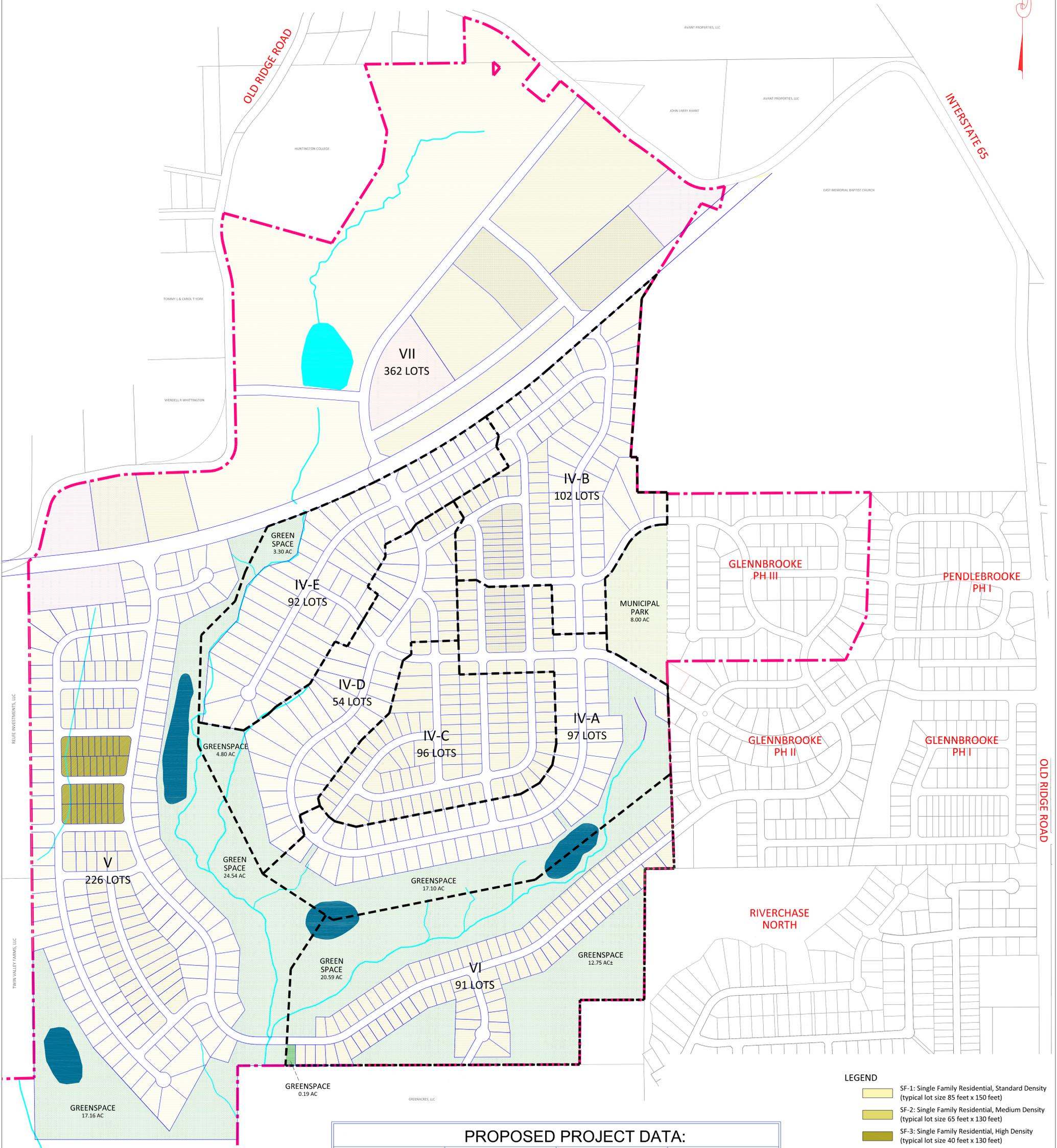
-  Glennbrooke Sub - Phases 3 - 6
-  Autauga Co Tax Parcel



MASTER PLAN OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama

July 22, 2014



PROPOSED PROJECT DATA:

PHASE IV		PHASE V		PHASE VI		PHASE VII	
TOTAL ACRES	164 AC	TOTAL ACRES	82 AC	TOTAL ACRES	24 AC	TOTAL ACRES	130 AC
409 - LOTS		226 - LOTS		91 - LOTS		362 - LOTS	
SF-1	90 AC	SF-1	44 AC	SF-1	N/A	SF-1	82 AC
SF-2	34 AC	SF-2	15 AC	SF-2	N/A	SF-2	29 AC
SF-3	5 AC	SF-3	5 AC	SF-3	20 AC	SF-3	14 AC
		COM	4 AC			COM	6 AC
MUNICIPAL PARK	8.00 AC	LENGTH OF STREETS	11,675 LF	LENGTH OF STREETS	3,610 LF	AMENITY	5 AC
LENGTH OF STREETS	23,431 LF	ROW AREA	14 AC	ROW AREA	4 AC	POND	3 AC
ROW AREA	27 AC					ROW AREA	11 AC
TOTAL ACRES: 515 AC		TOTAL LOTS: 1165 LOTS		TOTAL GREENSPACE: 103 AC		OLD RIDGE ROAD: 12 AC	

PROJECTED WASTEWATER FLOW = 1165 LOTS x 120 GPCD x 2.5 PERSONS PER HOUSEHOLD = 349,500 GPD

LEGEND

- SF-1: Single Family Residential, Standard Density (typical lot size 85 feet x 150 feet)
- SF-2: Single Family Residential, Medium Density (typical lot size 65 feet x 130 feet)
- SF-3: Single Family Residential, High Density (typical lot size 40 feet x 130 feet)
- AMENITY
- COM: Commercial
- GREENSPACE
- MUNICIPAL PARK
- DETENTION

ATTACHMENT C



**BARRETT-
SIMPSON, INC.**
Civil Engineers & Land Surveyors

Timothy W. Simpson, P.E., P.L.S.
President
George W. Barrett, P.L.S.
Vice President

Eddie A. Eubanks, P.L.S.
Survey Manager
M. Blake Rice, P.E.
Area Manager
Christopher M. Rogers, P.E.
Engineering Manager

September 12, 2014

Mr. Joel Duke
Planning Director
City of Prattville
102 West Main Street
Prattville, AL 36067

Re: *Glennbrooke Subdivision Phase III*

Dear Joel:

I wanted to take a moment to thank both you and the members of the selected City of Prattville Planning Commission Committee for your time and effort regarding the above referenced project. I am confident we will be able keep everyone's best interests at heart and be able to move this project forward.

I wanted to send a quick letter summarizing the outcome of yesterday's Committee meeting. In general, the Committee and the Developer agreed to two items in order for the lots in question to be allowed to remain. The first of these items is the park will be enlarged slightly by reducing the amount of curvature in the road bordering the park to the North. Some of the property allocated to the adjacent residential lots will be relocated into the park.

The second item is a little more complicated and will require a further approval down the timeline of the project. Stone Martin Builders had previously intended to build a series of walking trails within the larger greenspace areas of the development. It was suggested by the Committee these trails would be very secluded and difficult for the City's emergency personnel to reach if needed. Therefore, it was agreed the funds allocated by Stone Martin Builders for these amenities would instead be utilized for the City Park. This will result in the Park being developed now instead of years in the future. Stone Martin agreed to employ a Landscape Architect to design the Park Amenities and build those amenities during the next Phase of construction. It will take some time to get the Landscape Plans completed; therefore, it was determined the final approval of Glenbrooke Plat IV-A would be subject to approval of the Landscape Plan.

This agreement will benefit both the development and the City and all agreed it was a well developed compromise.

Sincerely,
Barrett-Simpson, Inc.

M. Blake Rice, P.E.
Area Manager

CITY OF PRATTVILLE, AL

Midtown Oaks

Location Map

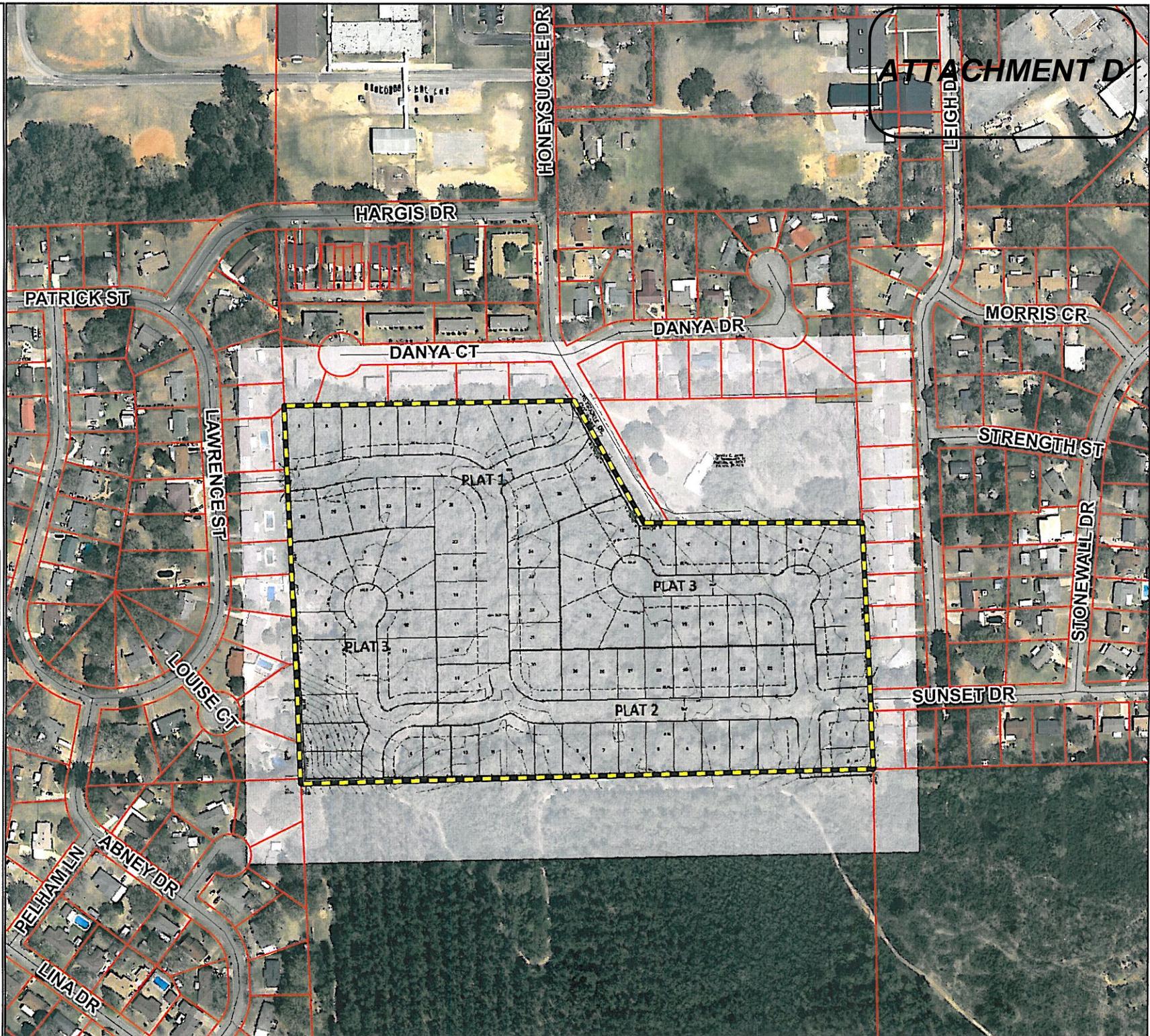
Scale: 1" = 300'



- STREETS
- ▭ TAX PARCELS



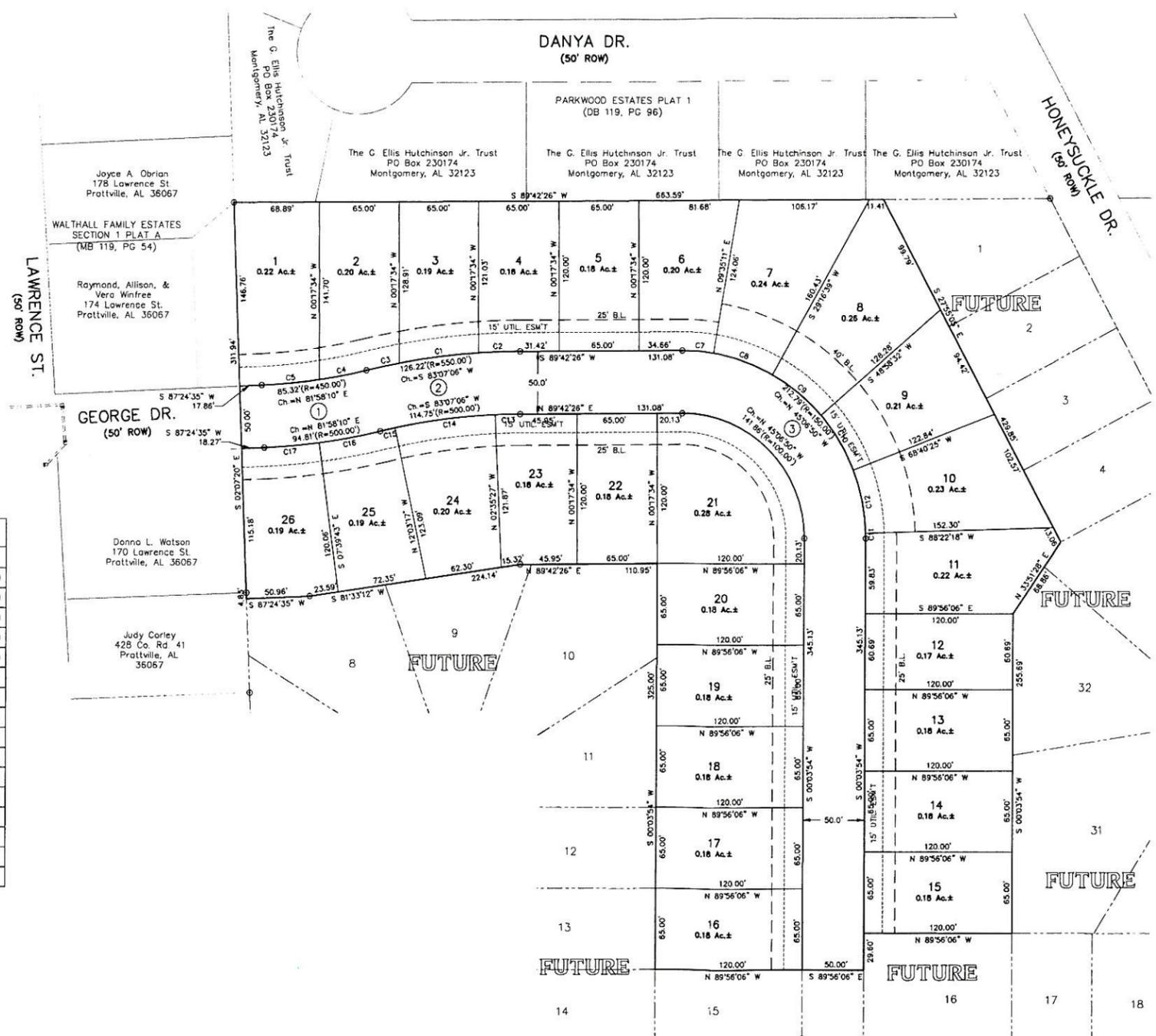
ATTACHMENT D



ATTACHMENT E

Centerline Curve Data

①	②	③
Degree of curve = 12-03-44	Degree of curve = 10-54-49	Degree of curve = 90-21-28
Radius = 475.00'	Radius = 525.00'	Radius = 125.00'
Tangent length = 45.24'	Tangent length = 60.64'	Tangent length = 125.78'



Curve Table

Curve #	Chord Direction	Chord Length	Radius
C1	S82° 47' 40"W	65.48	550.00
C2	S87° 57' 25"W	33.60	550.00
C3	S77° 57' 20"W	27.38	550.00
C4	N79° 00' 17"E	38.87	450.00
C5	N84° 26' 42"E	46.55	450.00
C7	N85° 21' 12"W	25.83	150.00
C8	N70° 34' 05"W	51.30	150.00
C9	N50° 52' 25"W	51.32	150.00
C10	N31° 10' 32"W	51.32	150.00
C11	N0° 46' 54"W	4.43	150.00
C12	N11° 28' 39"W	51.32	150.00
C13	S88° 33' 29"W	20.05	500.00
C14	S82° 40' 38"W	82.49	500.00
C15	S77° 14' 15"W	12.36	500.00
C16	N79° 26' 01"E	50.67	500.00
C17	N84° 52' 26"E	44.24	500.00

Preliminary Map of
Midtown Oaks Plat No. 1
Lying in The Northwest Quarter of the Southwest Quarter of
Section 15, T-17-N, R-16-E, Autauga County, Alabama

Goodwyn, Mills & Cawood, Inc.
Engineers - Architects - Planners - Surveyors
2600 EastChase Lane, Ste. 200
Montgomery, Alabama 36117
Office (334) 271-3200
Fax (334) 272-1566

August 18, 2014 Scale: 1"=50'

Office Checked	Drawn By	Field Status	Project Number	Checked
	JAF		140072	

PROPERTY OWNER INFORMATION

Goodwyn Building Company
2939 Chestnut St.
Montgomery, AL 36107

Slate 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. Subject to easements, rights of way restrictions and reservations of record.

Note: Basis of Bearing is Cotton Lakes Plat 10 (PB 22, PG 19)

Note: This Preliminary Plat is for informational purposes only. No permanent monuments have been placed.

Note: All lot corners to be marked with 1/2" Rebar with Cap (CA-00156) prior to approval and recording of the final plat.

Rick Clay Reg. 25651 _____ Date _____

GOODWYN MILLS CAWOOD

2600 EastChase Lane, Suite 200 | Montgomery, AL 36117
Tel 334.271.3200 | GMCNETWORK.COM

ISSUE DATE
Submitted: 08/18/2014

drawn by: CBM
checked by: CBM

Midtown Oaks Subdivision Plat 1
Prattville, Alabama

GMC Project Number: CMGM 140072

PRELIMINARY PLAT

C-4
sheet 4 of 13

ATTACHMENT F



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR. ALBERT C. STRIPLIN DENISE B. BROWN JERRY STARNES CLYDE CHAMBLISS, JR. RAY C. BOLES LORA LEE BOONE
PRESIDENT PRESIDENT PRO TEMPORE DISTRICT 3 DISTRICT 4 DISTRICT 5 DISTRICT 6 DISTRICT 7
DISTRICT 2 DISTRICT 1

August 11, 2014

Mr. Brian McBrayer, P.E.
Goodwyn, Mills & Cawood, Inc.
2660 EastChase Lane, Suite 200
Montgomery, AL 36117

RE: Prattville Preliminary Plan Review #140065
Midtown Oaks Subdivision Plat 1

Dear Mr. McBrayer:

The preliminary plans for the Midtown Oaks Subdivision Plat 1 has been reviewed by the city departments with the following comments:

PLANNING DEPARTMENT:

1. Check basis of bearing – where is “Cotton Lakes, Plat 10” (pg. C-4).
2. Distance between drainage inlets is greater than permitted by PWM (pg. C-5).
3. Discuss construction access with Planning Department (pg. C-8).
4. Erosion control plan is unclear on protection of existing inlets at corner of Lawrence and George (Page C-8).
5. Provide long term drainage plan. Need spillage agreement for off-site outfall (pg. C-9).

FIRE DEPARTMENT:

1. This plat may need adjustments to the hydrant locations to avoid having to put in more fire hydrants than needed. Need to coordinate a meeting to look over the whole site. Need to consider existing hydrants and new ones may be more efficient and less costly overall.
2. Need to provide a turn-around.

ENGINEERING DEPARTMENT:

1. Provide pre & post drainage calculations and pond design.
2. Show drainage system plan.
3. Provide stormwater inlets *below station 5+50*.

4. Show street name and control sign at intersection.
5. Show turn-around (consider a "T" at proposed future intersection).
6. Provide rain stopper lids for sanitary manholes.
7. Extend sanitary laterals outside utility easement.
8. Concentric manholes cones required, 26" standard M.H. ring & cover.
9. Show stable outfall ditch exiting pond with spillage agreement.
10. Show 100 yr. stormwater conveyance.

These review comments noted above are provided to address the sketch plan phase. If there any questions or need of further assistance please contact.

Sincerely,



George Stathopoulos
Senior Planner

CITY OF PRATTVILLE, AL

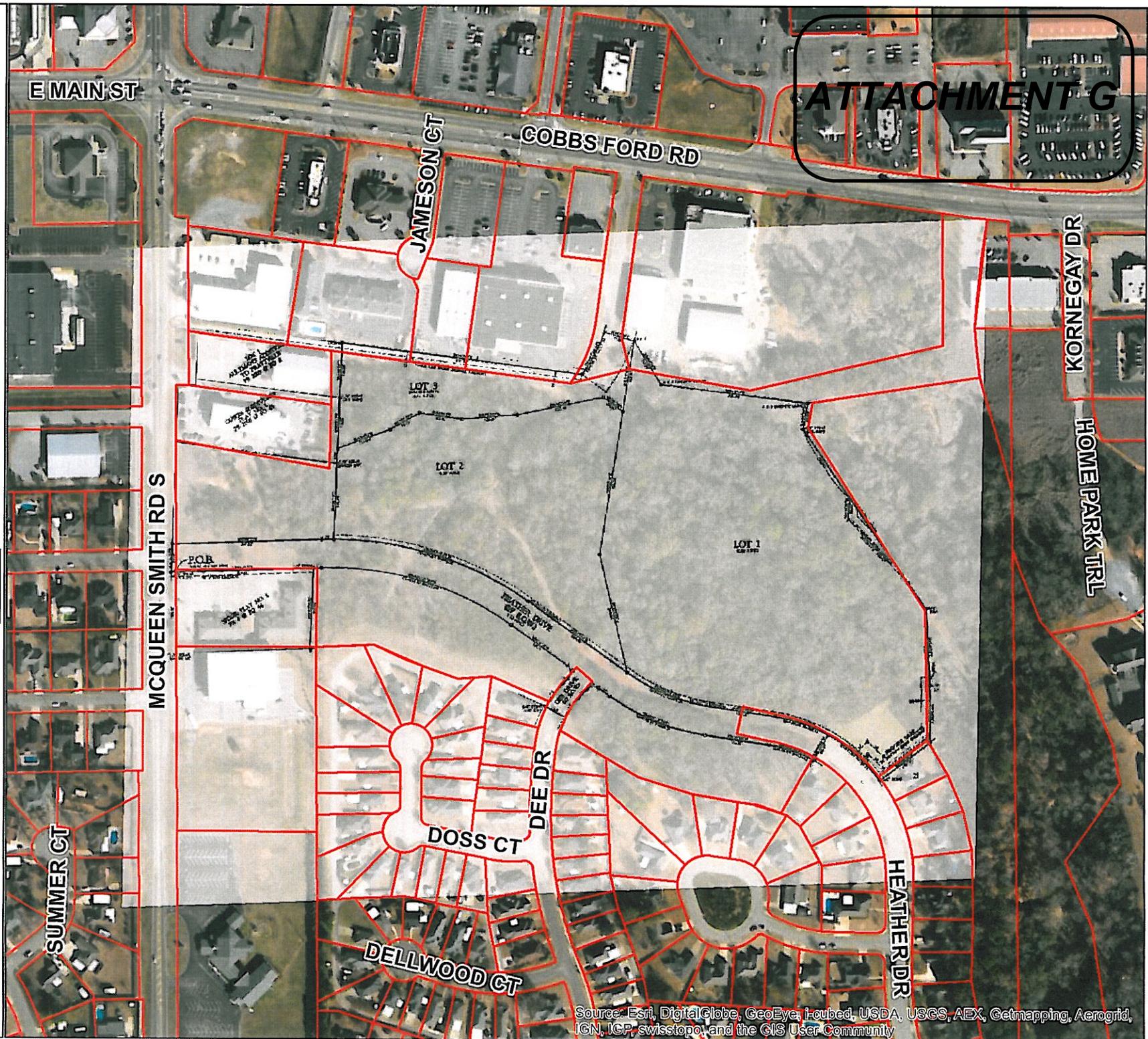
Rochester Hills

Plat 1

Scale: 1" - 300'

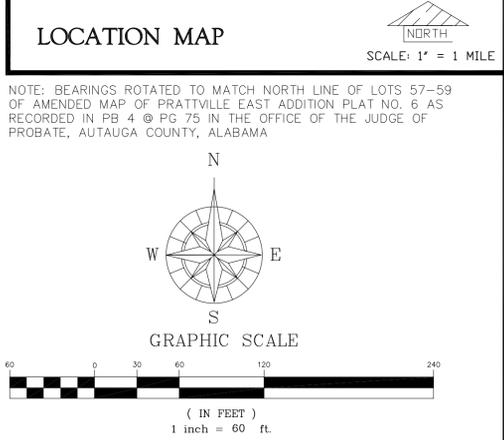
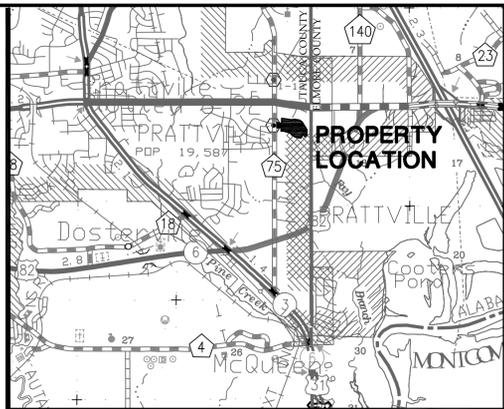
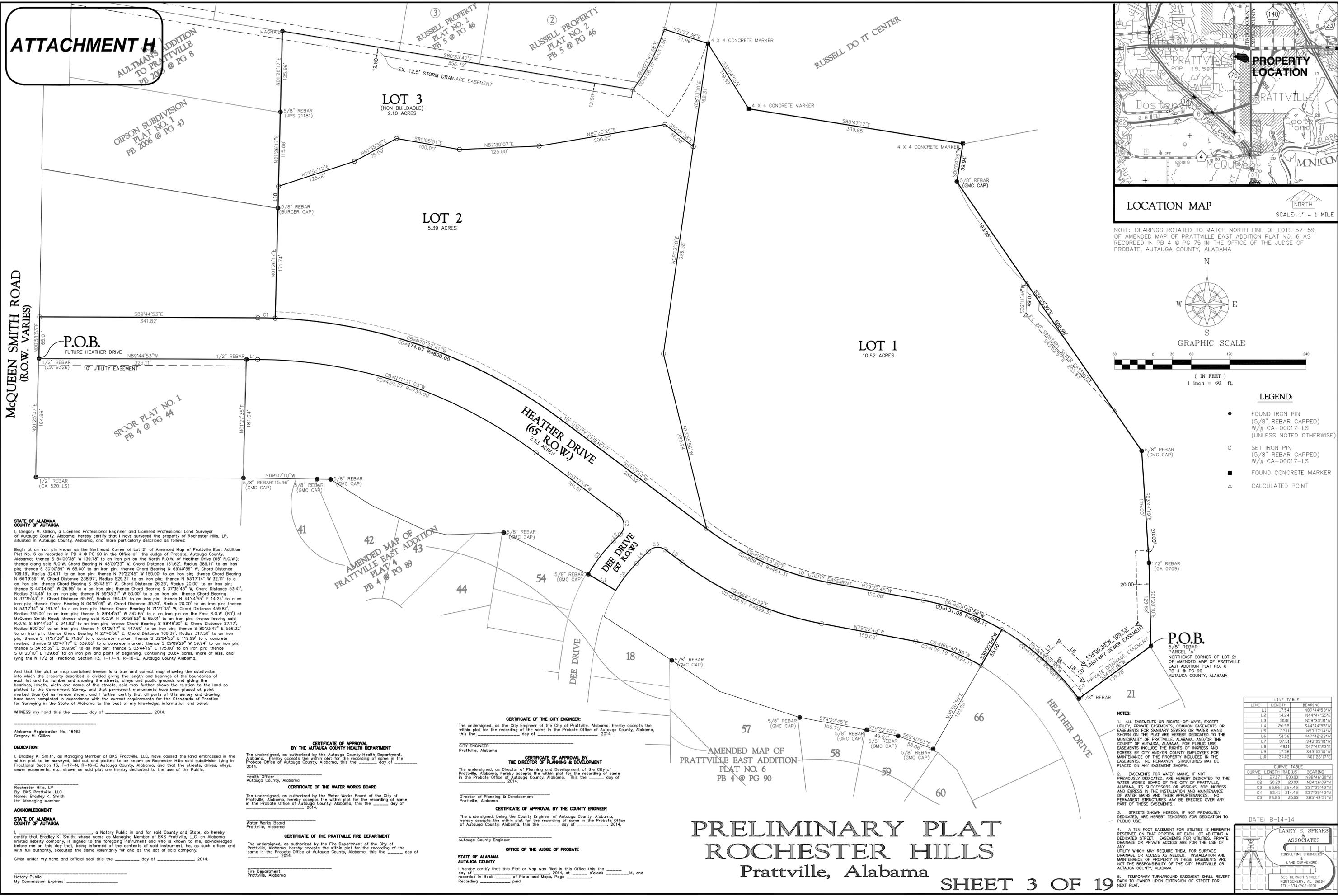


- STREETS
- TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ATTACHMENT H



LEGEND:

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS (UNLESS NOTED OTHERWISE)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS
- FOUND CONCRETE MARKER
- △ CALCULATED POINT

McQUEEN SMITH ROAD (R.O.W. VARIES)

STATE OF ALABAMA COUNTY OF AUTAUGA

I, Gregory M. Gillan, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of Rochester Hills, LP, situated in Autauga County, Alabama, and more particularly described as follows:

Begin at an iron pin known as the Northeast Corner of Lot 21 of Amended Map of Prattville East Addition Plat No. 6 as recorded in PB 4 @ PG 90 in the Office of the Judge of Probate, Autauga County, Alabama; thence S 54°00'38" W 139.78' to an iron pin on the North R.O.W. of Heather Drive (65' R.O.W.); thence along said R.O.W. Chord Bearing N 48°09'33" W, Chord Distance 161.62'; Radius 389.11' to an iron pin; thence S 30°00'59" W 65.00' to an iron pin; thence Chord Bearing N 69°40'56" W, Chord Distance 109.19'; Radius 324.11' to an iron pin; thence N 79°22'45" W 150.00' to an iron pin; thence Chord Bearing N 66°19'59" W, Chord Distance 238.97'; Radius 529.31' to an iron pin; thence N 53°17'14" W 32.11' to an iron pin; thence Chord Bearing S 85°43'51" W, Chord Distance 26.23'; Radius 20.00' to an iron pin; thence S 44°44'55" W 26.95' to an iron pin; thence Chord Bearing S 37°35'43" W, Chord Distance 53.41'; Radius 214.45' to an iron pin; thence N 59°33'31" W 50.00' to an iron pin; thence Chord Bearing N 37°35'43" E, Chord Distance 65.88'; Radius 264.45' to an iron pin; thence N 44°44'55" E 14.24' to an iron pin; thence Chord Bearing N 04°16'09" W, Chord Distance 30.20'; Radius 20.00' to an iron pin; thence N 53°17'14" W 161.51' to an iron pin; thence Chord Bearing N 71°31'03" W, Chord Distance 456.87'; Radius 735.00' to an iron pin; thence N 89°44'53" W 342.65' to an iron pin on the East R.O.W. (80') of McQueen Smith Road; thence along said R.O.W. N 00°58'53" E 65.01' to an iron pin; thence leaving said R.O.W. S 89°44'53" E 341.82' to an iron pin; thence Chord Bearing S 88°46'30" E, Chord Distance 27.17'; Radius 800.00' to an iron pin; thence N 01°26'17" E 447.60' to an iron pin; thence S 80°33'47" E 556.32' to an iron pin; thence Chord Bearing N 27°40'58" E, Chord Distance 106.37'; Radius 317.50' to an iron pin; thence S 71°57'38" E 71.96' to a concrete marker; thence S 32°04'55" E 119.99' to a concrete marker; thence S 80°47'17" E 339.85' to a concrete marker; thence S 09°09'29" W 59.94' to an iron pin; thence S 34°35'39" E 509.98' to an iron pin; thence S 03°44'19" E 175.00' to an iron pin; thence S 01°20'10" E 129.68' to an iron pin and point of beginning. Containing 20.64 acres, more or less, and lying the N 1/2 of Fractional Section 13, T-17-N, R-16-E, Autauga County Alabama.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (C) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this _____ day of _____, 2014.

Alabama Registration No. 16163
Gregory M. Gillan

CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

Health Officer
Autauga County, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama. This the _____ day of _____, 2014.

Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

Autauga County Engineer

CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

Water Works Board
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

Fire Department
Prattville, Alabama

ACKNOWLEDGMENT:

STATE OF ALABAMA COUNTY OF AUTAUGA

I, _____, certify that Bradley K. Smith, whose name as Managing Member of BKS Prattville, LLC, an Alabama limited liability company, 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 officer and with full authority, executed the same voluntarily for and on the act of said company.

Given under my hand and official seal this the _____ day of _____, 2014.

Notary Public
My Commission Expires: _____

CERTIFICATE OF THE CITY ENGINEER:

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

CITY ENGINEER
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama. This the _____ day of _____, 2014.

Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

Autauga County Engineer

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA AUTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this _____ M, and recorded in Book _____ of Plats and Maps, Page _____, this _____ day of _____, 2014, at _____ o'clock.

Recording _____ paid.

AMENDED MAP OF PRATTVILLE EAST ADDITION PLAT NO. 6 PB 4 @ PG 90

PRELIMINARY PLAT ROCHESTER HILLS Prattville, Alabama SHEET 3 OF 19

NOTES:

- ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF PRATTVILLE, ALABAMA, AND/OR THE COUNTY OF AUTAUGA, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
- EASEMENTS FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA. ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
- A TEN FOOT EASEMENT FOR UTILITIES IS HEREWIT RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY PRATTVILLE OR AUTAUGA COUNTY, ALABAMA.
- TEMPORARY TURNAROUND EASEMENT SHALL REVERT BACK TO OWNER UPON EXTENSION OF STREET FOR NEXT PLAT.

LINE TABLE

LINE	LENGTH	BEARING
L1	17.54	N89°44'53"W
L2	14.24	N44°44'55"E
L3	50.00	N59°33'31"W
L4	26.95	S44°44'55"W
L5	32.11	N53°17'14"W
L6	51.56	N67°42'25"W
L7	37.31	S43°09'01"W
L8	48.11	S47°42'23"E
L9	17.58	S43°05'01"W
L10	34.82	N01°26'17"E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING
C1	27.17	800.00	N88°46'30"W
C2	30.20	20.00	N64°16'09"W
C3	65.88	264.45	S37°35'43"W
C4	53.41	214.45	S37°35'43"W
C5	26.23	20.00	S85°43'51"W

DATE: 8-14-14

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS
LAND SURVEYORS
535 HERRIN STREET
MONTICELLO, AL 36054
TEL: 334/262-1091

ATTACHMENT I



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

August 11, 2014

Mr. Greg Gillian, P.E.
Larry Speaks & Associates
535 Herron Street
Montgomery, AL 36104

RE: Prattville Preliminary Plan Review #140063
Rochester Hills Plat

Dear Mr. Gillian:

The preliminary plans for the Rochester Hills Plat have been reviewed by the city departments with the following comments:

PLANNING DEPARTMENT:

- 1. Title sheet will include name of subdivider.**
- 2. Lacking current easements, add & notate.**
- 3. Easement (drainage) does not appear to encompass existing storm facility, modify to cover facility.**
- 4. Provide area of unlabeled vacant parcel south of Heather Drive extension. What is the planned use and development of these lots? If less than 5 acres they must be platted.**
- 5. Easement on south end of Lot 1 miss-labeled as private.**
- 6. Need spillage agreement from owners of property receiving drainage from outfall at inlet "A" and inlet "H".**
- 7. Easement needed at inlet "A".**
- 8. What provisions have been made for providing water and sewer services to lots south of Heather Drive?**

ENGINEERING DEPARTMENT:

- 1. Show sanitary sewer in Heather Drive with laterals for property on the south side.**
- 2. Provide stormwater pre & post calculations with detention pond.**
- 3. Show all public and private easements.**

4. Correct striping details.
5. Show taper lengths on plan.

WASTEWATER DEPARTMENT:

1. Clarify why does the sanitary sewer on the southeast corner of Lot 1 need to be moved?
2. What are the future building layout plans?

These review comments noted above are provided to address the preliminary plan phase. If there any questions or need of further assistance please contact.

Sincerely,

A handwritten signature in black ink that reads "George Stathopoulos". The signature is written in a cursive style with a long horizontal line extending to the right.

George Stathopoulos
Senior Planner

RESOLUTION

Sketch Plan (Revised)

Glennbrooke Subdivision Phase 4-7

August 21, 2014

Whereas, Stone Martin Builders is the developer of Glennbrooke Subdivision Phase 4-7; and

Whereas, the proposed development is located outside the city limits at the south side of Old Ridge Road, west of existing Glennbrooke Subdivision, Plats 1 & 2; and

Whereas, the initial sketch plan was approved on May 16, 2013 as Glennbrooke Subdivision Phase 3-6, endorsing the realignment plan of Old Ridge Road; and

Whereas, the city department heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted revised sketch plan of Glennbrooke Subdivision Phase 4-7.

APPROVED:

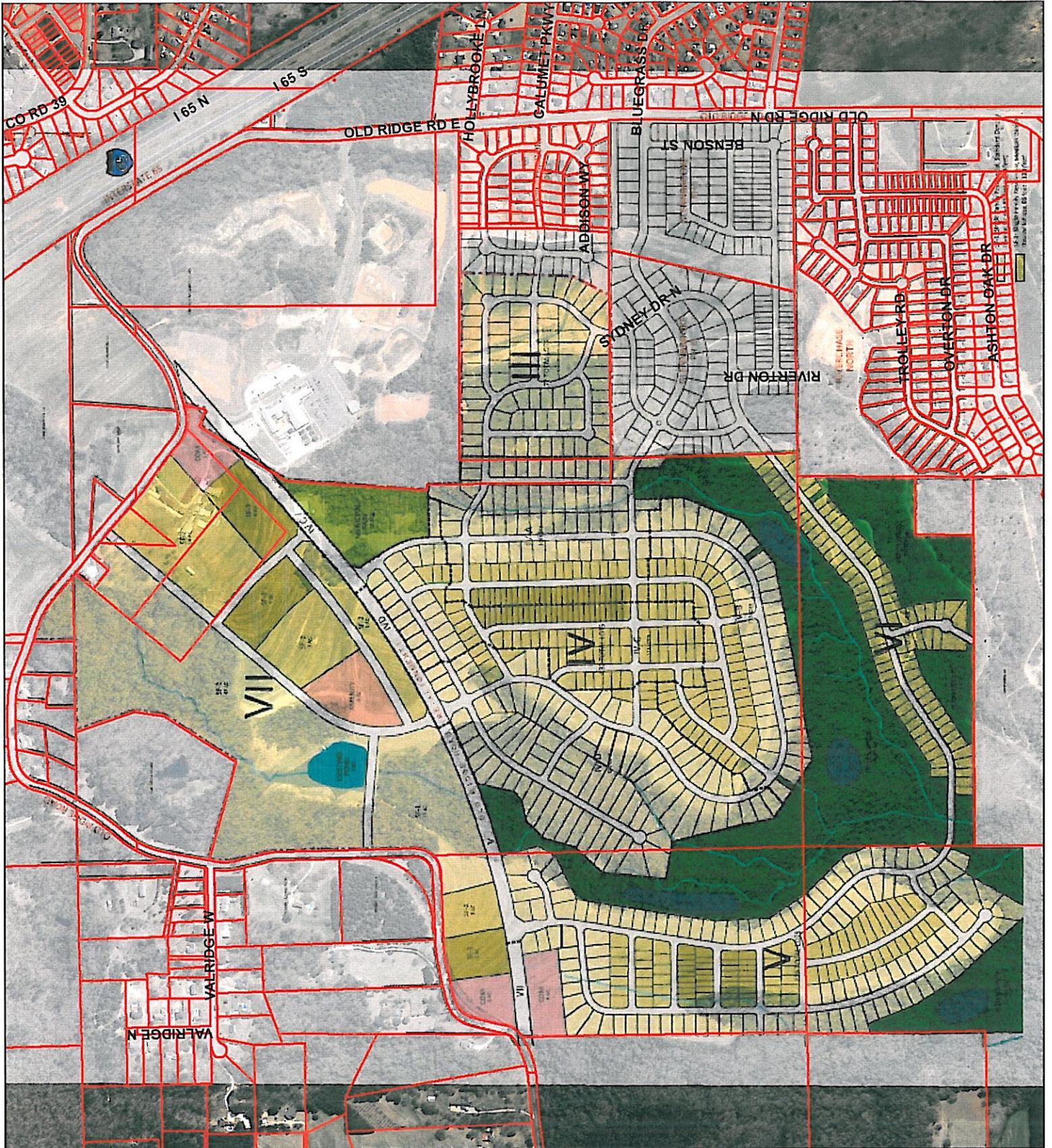


Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/18/14



**CITY OF
PRATTVILLE, AL**

**Glennbrooke
Subdivision**

Master Plan



STREETS

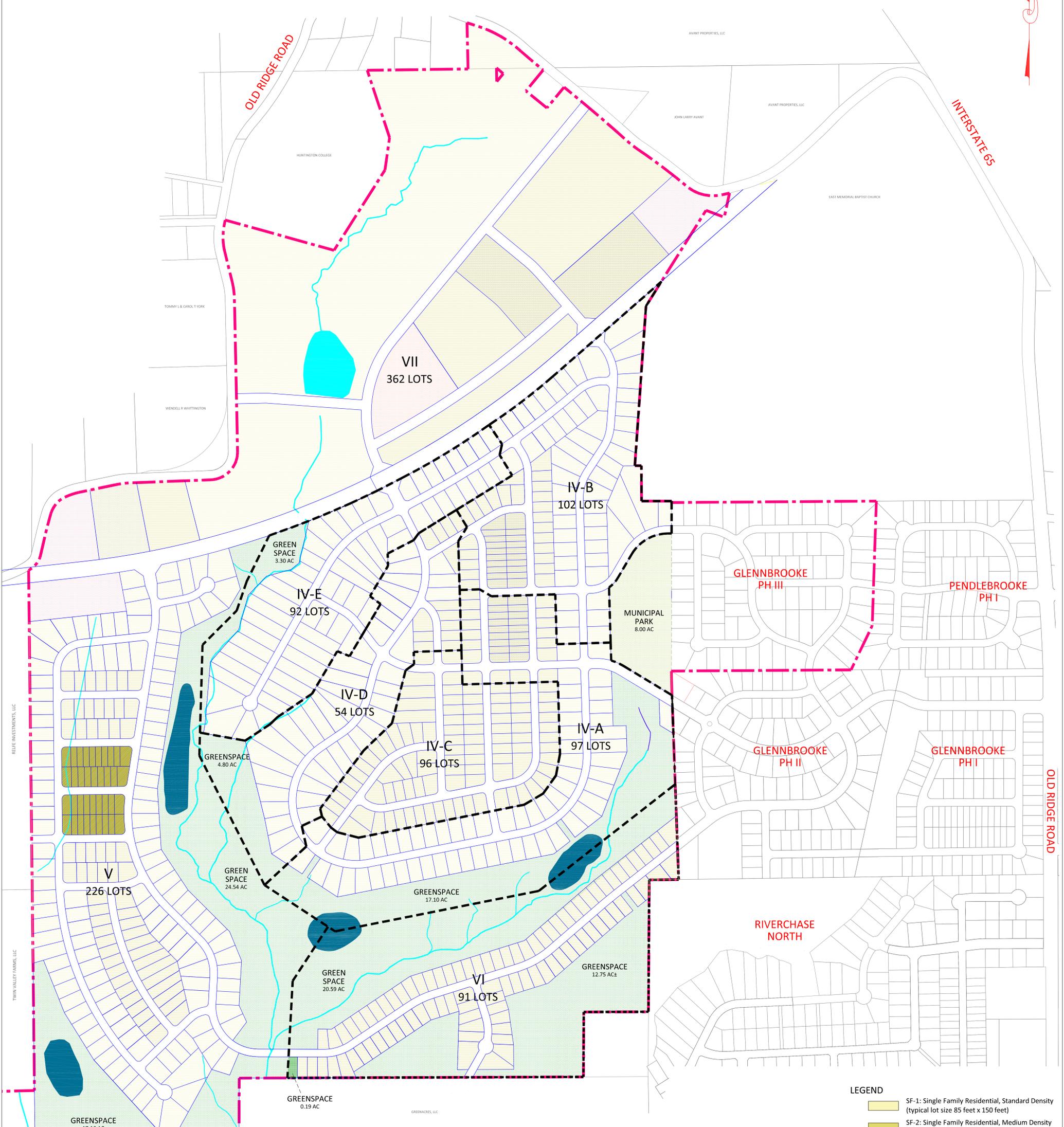
TAX PARCEL



MASTER PLAN OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama

July 22, 2014



PROPOSED PROJECT DATA:

PHASE IV		PHASE V		PHASE VI		PHASE VII	
TOTAL ACRES	164 AC	TOTAL ACRES	82 AC	TOTAL ACRES	24 AC	TOTAL ACRES	130 AC
409 - LOTS		226 - LOTS		91 - LOTS		362 - LOTS	
SF-1	90 AC	SF-1	44 AC	SF-1	N/A	SF-1	82 AC
SF-2	34 AC	SF-2	15 AC	SF-2	N/A	SF-2	29 AC
SF-3	5 AC	SF-3	5 AC	SF-3	20 AC	SF-3	14 AC
		COM	4 AC			COM	6 AC
MUNICIPAL PARK	8.00 AC	LENGTH OF STREETS	11,675 LF	LENGTH OF STREETS	3,610 LF	AMENITY	5 AC
LENGTH OF STREETS	23,431 LF	ROW AREA	14 AC	ROW AREA	4 AC	POND	3 AC
ROW AREA	27 AC					ROW AREA	11 AC
TOTAL ACRES: 515 AC		TOTAL LOTS: 1165 LOTS		TOTAL GREENSPACE: 103 AC		OLD RIDGE ROAD: 12 AC	

- LEGEND**
- SF-1: Single Family Residential, Standard Density (typical lot size 85 feet x 150 feet)
 - SF-2: Single Family Residential, Medium Density (typical lot size 65 feet x 130 feet)
 - SF-3: Single Family Residential, High Density (typical lot size 40 feet x 130 feet)
 - AMENITY
 - COM: Commercial
 - GREENSPACE
 - MUNICIPAL PARK
 - DETENTION

RESOLUTION

Preliminary Plat

Midtown Oaks Subdivision Plat 1

September 18, 2014

Whereas, Goodwyn Building Company is the developer of Midtown Oaks Subdivision Plat1; and

Whereas, the proposed development is located inside the city limits at the east end of George Drive; and

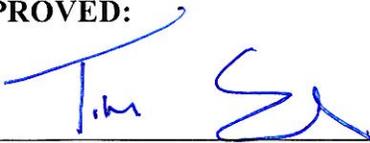
Whereas, a sketch plan of the proposed development was approved on May 15, 2014; and

Whereas, a public hearing for the proposed subdivision was heard on September 18, 2014; and

Whereas, the City department heads have reviewed and commented on the proposed development.

Now, Therefore, Be it resolved, that the City of Prattville Planning Commission hereby approves the submitted preliminary plat of Midtown Oaks Subdivision Plat 1.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/18/14

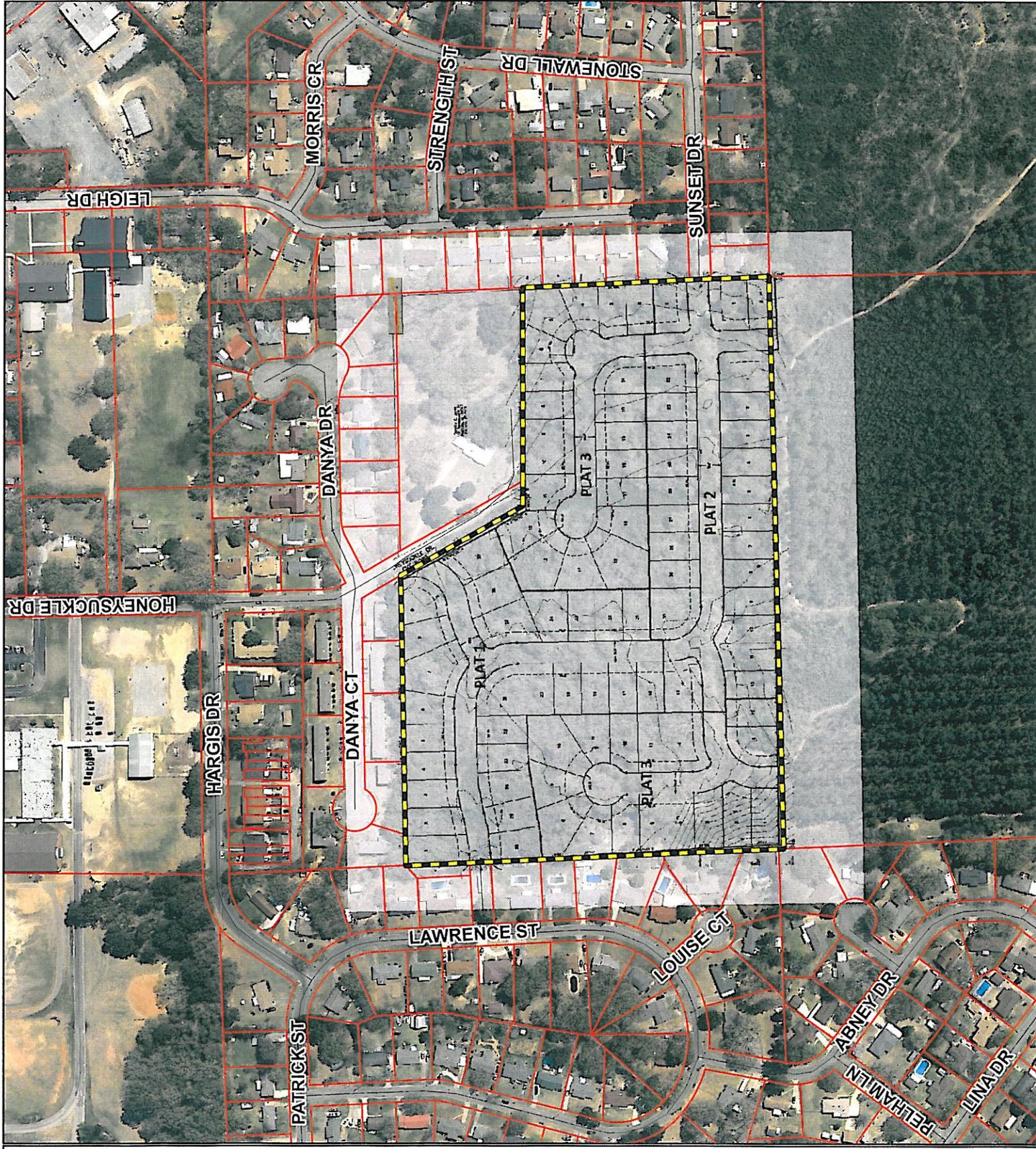
CITY OF
PRATTVILLE, AL

Midtown Oaks
Location Map

Scale: 1" = 300'



- STREETS
- TAX PARCELS

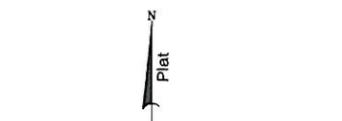


Centerline Curve Data

①	②	③
Degree of curve = 12-03-44	Degree of curve = 10-54-49	Degree of curve = 90-21-28
Radius = 475.00'	Radius = 525.00'	Radius = 125.00'
Tangent length = 45.24'	Tangent length = 60.64'	Tangent length = 125.78'



VICINITY MAP SITE LOCATION



Preliminary Map of Midtown Oaks Plat No. 1
Lying in The Northwest Quarter of the Southwest Quarter of Section 15, T-17-N, R-16-E, Autauga County, Alabama

Goodwyn, Mills & Cawood, Inc.
Engineers - Architects - Planners - Surveyors
2600 EastChase Lane, Ste. 200
Montgomery, Alabama 36117
Office (334) 271-3200
Fax (334) 272-1566
August 18, 2014 Scale: 1"=50'

Office Checked	Drawn By	Field Status	Project Number	Checked
	JAF		140072	

PROPERTY OWNER INFORMATION
Goodwyn Building Company
2939 Chestnut St.
Montgomery, AL 36107

Slate 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. Subject to easements, rights of way restrictions and reservations of record.

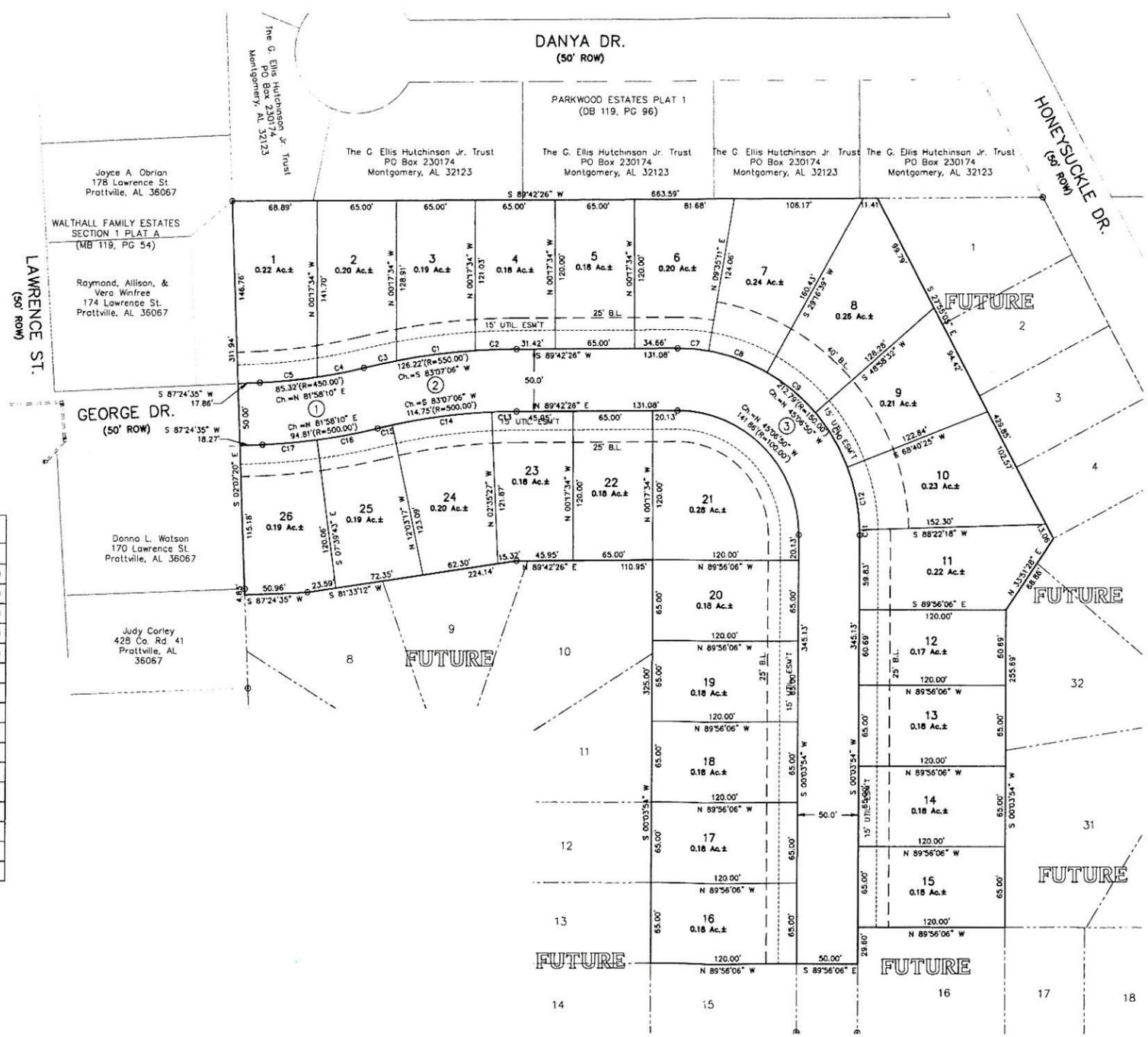
Note: Basis of Bearing is Cotton Lakes Plat 10 (PB 22, PG 19)

Note: This Preliminary Plat is for informational purposes only. No permanent monuments have been placed.

Note: All lot corners to be marked with 1/2" Rebar with Cap (CA-00156) prior to approval and recording of the final plat.

Rick Clay Reg. 25651 _____ Date _____

Curve #	Chord Direction	Chord Length	Radius
C1	S82° 47' 40"W	65.48	550.00
C2	S87° 57' 25"W	33.60	550.00
C3	S77° 57' 20"W	27.38	550.00
C4	N79° 00' 17"E	38.87	450.00
C5	N84° 26' 42"E	46.55	450.00
C7	N85° 21' 12"W	25.83	150.00
C8	N70° 34' 05"W	51.30	150.00
C9	N50° 52' 25"W	51.32	150.00
C10	N31° 10' 32"W	51.32	150.00
C11	N0° 46' 54"W	4.43	150.00
C12	N11° 28' 39"W	51.32	150.00
C13	S88° 33' 29"W	20.05	500.00
C14	S82° 40' 38"W	82.49	500.00
C15	S77° 14' 15"W	12.36	500.00
C16	N79° 26' 01"E	50.67	500.00
C17	N84° 52' 26"E	44.24	500.00



GOODWYN MILLS CAWOOD

2600 EastChase Lane, Suite 200 | Montgomery, AL 36117
Tel 334.271.3200 | GMCNETWORK.COM

PRELIMINARY PLAT

Midtown Oaks Subdivision Plat 1
Prattville, Alabama

GMC Project Number: CMGM 140072

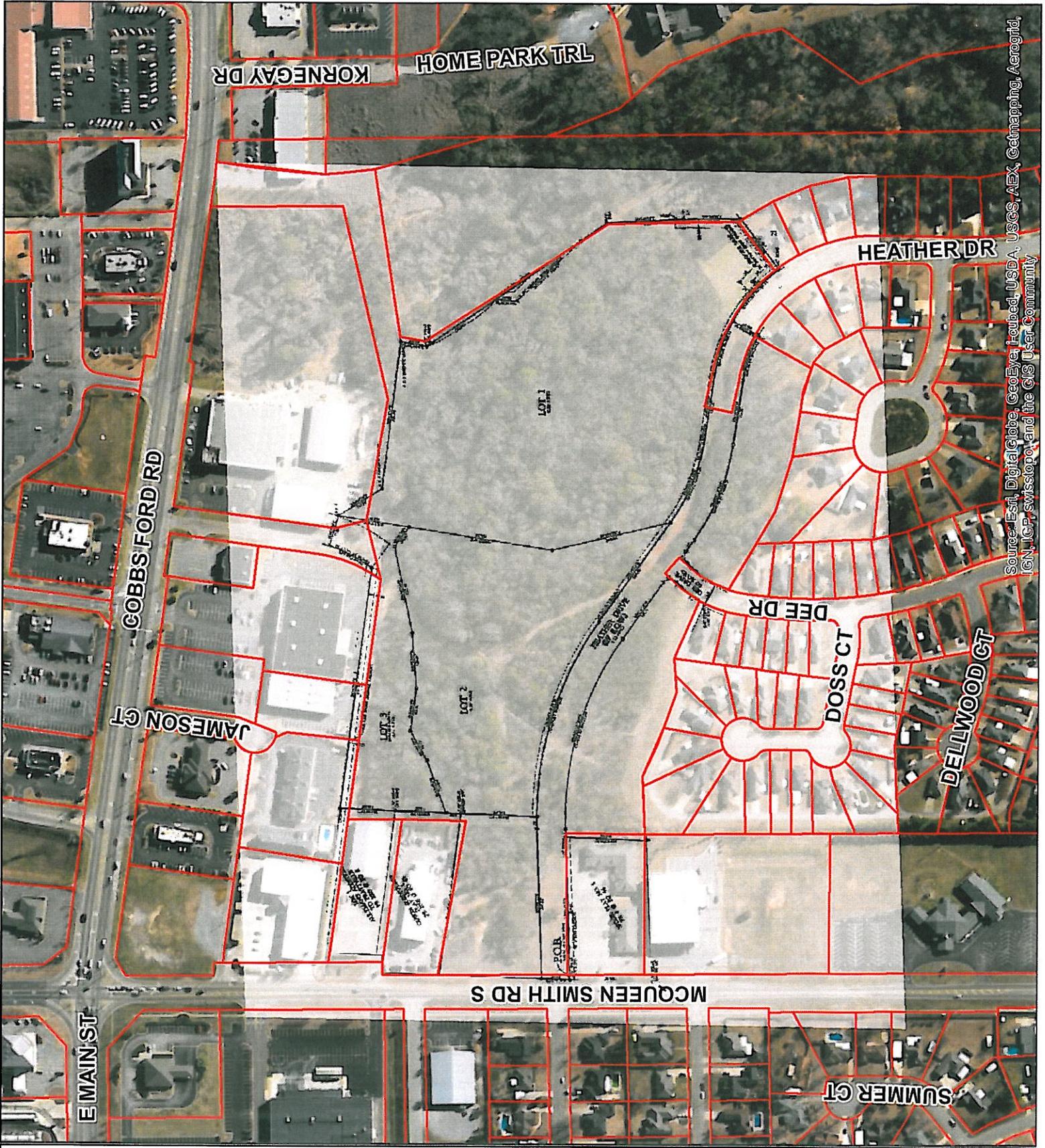
C-4
sheet 4 of 13

ISSUE DATE	Submitted	Checked by
08/18/2014		

**CITY OF
PRATTVILLE, AL**
Rochester Hills
Plat 1
Scale: 1" - 300'



- STREETS
- TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RESOLUTION

Preliminary Plat (Time Extension)

Riverchase North Plat 7A

September 18, 2014

Whereas, CNE of Prattville, LLC is the owner of Riverchase North Plat 7A; and

Whereas, a preliminary plat for the development was approved on August 16, 2012; and

Whereas, the preliminary plat was approved for a time extension on September 19, 2013; and

Whereas, the developer has requested for a time extension of one (1) additional year.

Now, Therefore, Be it resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Riverchase North Plat 7A.

Now, Therefore, Be It Further Resolved, that any and all contingencies of August 16, 2012 preliminary plat approval remain in effect.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/18/14

Attachment 1

LOCATION MAP

CITY OF PRATTVILLE
PLANNING COMMISSION

Riverchase North 7
Subdivision

Legend

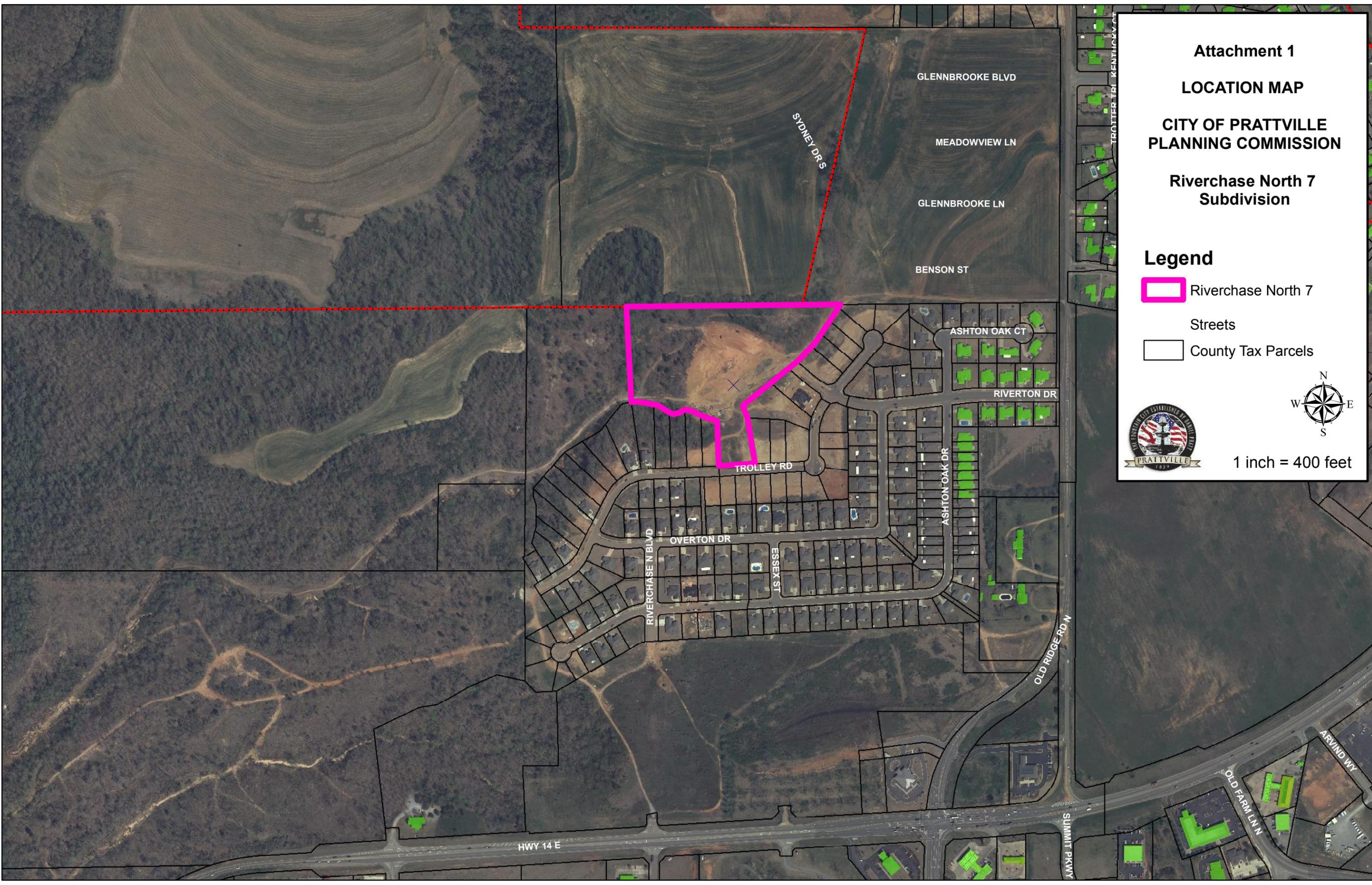
 Riverchase North 7

 Streets

 County Tax Parcels



1 inch = 400 feet





• P.O.C.
 5/8" REBAR
 NE CORNER OF SECTION 2
 T-17-N, R-16-E,
 AUTAUGA COUNTY, ALABAMA

**STATE OF ALABAMA
 COUNTY OF AUTAUGA**
 I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of CNE of PRATTVILLE, L.L.C., an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, and more particularly described as follows:

Commence at an iron pin known as the Northeast Corner of Section 2, T-17-N, R-16-E, Autauga County, Alabama; thence S 89°09'31" W 1,096.11' to an iron pin and POINT OF BEGINNING for herein described parcel of land; thence S 29°25'33" W 64.25' to an iron pin; thence S 33°39'31" W 166.78' to an iron pin; thence S 43°21'25" W 22.11' to an iron pin; thence S 43°06'27" W 101.80' to an iron pin; thence S 51°56'27" W 51.06' to an iron pin; thence S 50°51'36" W 289.44' to an iron pin; thence S 21°12'20" E 64.23' to an iron pin; thence S 09°39'41" E 222.00' to an iron pin; thence S 88°16'52" W 175.61' to an iron pin; thence N 03°43'08" W 216.13' to an iron pin; thence N 68°28'27" W 45.59' to a calculated point; thence N 77°00'58" W 36.75' to an iron pin; thence N 62°09'22" W 45.96' to a calculated point; thence N 81°20'11" W 39.18' to an iron pin; thence S 57°33'19" W 30.47' to a calculated point; thence S 75°58'22" W 33.51' to a calculated point; thence N 60°07'34" W 18.38' to an iron pin; thence N 01°54'11" E 81.95' to an iron pin; thence N 00°50'29" W 252.57' to an iron pin; thence N 29°04'19" W 56.75' to an iron pin; thence N 00°50'29" W 140.00' to an iron pin; thence N 89°09'31" E 865.59' to an iron pin and point of beginning. Containing 8.54 acres, more or less, and lying in and being a part of the N 1/2 of the NE 1/4 of Section 2, T-17-N, R-16-E, Autauga County, Alabama.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (c) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the ____ day of _____, 2012.

Gregory M. Gillian
 Alabama Registration No. 16163

DEDICATION:
 I, T. Chandler Eskridge, Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Riverchase North Plat No. 7 said subdivision lying in Section 2, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

WITNESS _____ PROPERTY OWNER

ACKNOWLEDGMENT:
**STATE OF ALABAMA
 COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Chandler Eskridge, whose name as Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this ____ day of _____, 2012.

Notary Public
 My Commission Expires: _____

**CERTIFICATE OF APPROVAL
 BY THE AUTAUGA COUNTY HEALTH DEPARTMENT**
 The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Health Officer
 Autauga County, Alabama

CERTIFICATE OF THE WATER WORKS BOARD
 The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Water Works Board
 Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT
 The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Fire Department
 Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER:
 The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

City Engineer
 Prattville, Alabama

**CERTIFICATE OF APPROVAL BY
 THE DIRECTOR OF PLANNING & DEVELOPMENT**
 The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama. This the ____ day of _____, 2012.

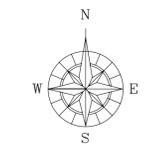
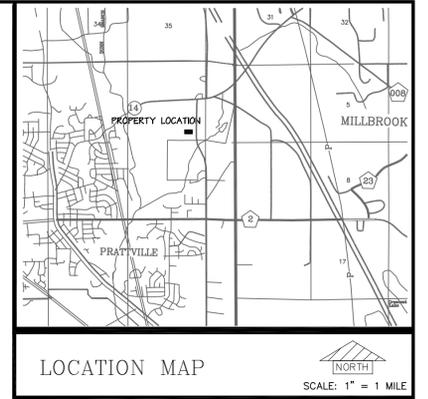
Director of Planning & Development
 Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
 The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Autauga County Engineer

LINE TABLE			
LINE	LENGTH	BEARING	
L1	21.11	N89°09'31"E	
L2	7.32	S49°44'00"E	
L3	26.34	N29°25'33"E	
L4	22.11	N43°21'25"E	
L5	30.47	N57°33'19"E	
L6	33.51	N75°58'22"E	
L7	18.38	S60°07'34"E	
L8	40.45	N84°28'03"E	
L9	34.87	S87°03'52"E	
L10	21.21	S87°03'52"E	
L11	25.46	N65°55'51"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	46.12	250.00	N85°32'56"W
C2	5.74	200.00	S89°58'51"W



SCALE: 1" = 50'

LEGEND

- FOUND IRON PIN
 (5/8" REBAR CAPPED)
 W/# CA-00017LS
 (UNLESS OTHERWISE NOTED)
- SET IRON PIN
 (5/8" REBAR CAPPED)
 W/# CA-00017LS
- △ CALCULATED POINT

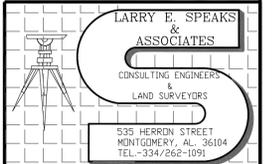
RIVERCHASE NORTH PLAT NO. 7A Prattville, Alabama

OFFICE OF THE JUDGE OF PROBATE
**STATE OF ALABAMA
 AUTAUGA COUNTY**
 I hereby certify that this Plat or Map was filed in this Office this the ____ M, and the day of _____, 2012, at ____ o'clock ____ M, and recorded in Book ____ of Plats and Maps, Page ____ Recording ____ paid.

Judge of Probate
 Autauga County, Alabama

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

DATE: 6/14/2012



RESOLUTION

Preliminary Plat (Time Extension)

Pecan Grove Subdivision Plat 1

September 18, 2014

Whereas, CNE of Prattville, LLC is the owner of Pecan Grove Subdivision Plat 1; and

Whereas, a preliminary plat for the development was approved on August 16, 2012; and

Whereas, the preliminary plat was approved for a time extension on September 19, 2013; and

Whereas, the developer has requested for a time extension of one (1) additional year.

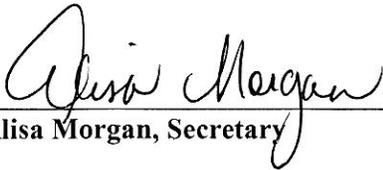
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Pecan Grove Subdivision Plat 1.

Now, Therefore, Be It Further Resolved, that any and all contingencies of August 16, 2012 preliminary plat approval remain in effect.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/18/14

CITY OF
PRATTVILLE, ALABAMA



PECAN GROVE

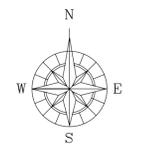
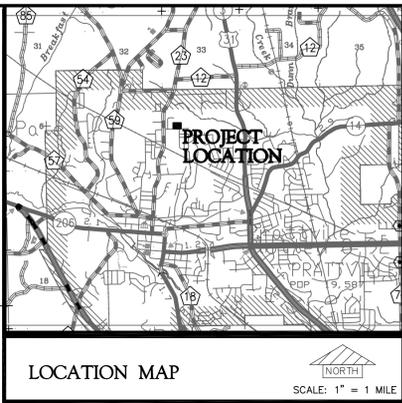
1" = 300'



STREETS

TAX PARCELS

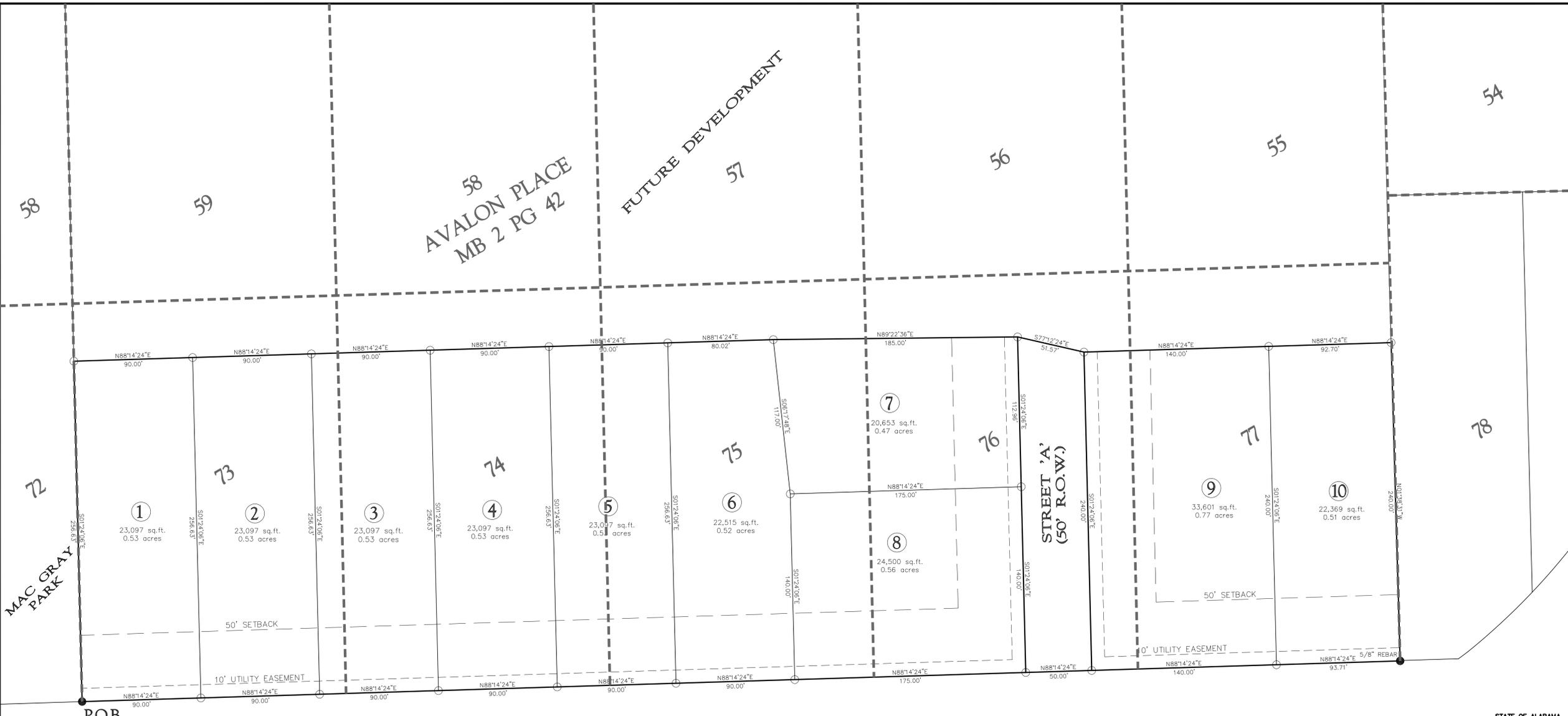




SCALE: 1" = 40'

LEGEND

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS (UNLESS OTHERWISE NOTED)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS
- △ CALCULATED POINT



P.O.B.
SW CORNER OF LOT 73
AVALON PLACE
MB 2 @ PG 42
AUTAUGA COUNTY, ALABAMA

**RIDGEWOOD ROAD
(R.O.W. VARIES)**

OFFICE OF THE JUDGE OF PROBATE

**STATE OF ALABAMA
AUTAUGA COUNTY**

I hereby certify that this Plat or Map was filed in this Office this the _____ day of _____, 2012, at _____ o'clock _____ M, and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid.

Judge of Probate
Autauga County, Alabama

NOTES:

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

**STATE OF ALABAMA
COUNTY OF AUTAUGA**
I, Gregory M. Gillin, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of ONE of PRATTVILLE, L.L.C. an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, and more particularly described as follows:

Commence at an iron pin known as the Southwest Corner of Lot 73 of Avalon Place 2 as recorded in MB 2 at Pg 42 in the Office of the Judge of Probate, Autauga County, Alabama; thence N 01°24'06" W 256.63' to an iron pin; thence N 88°14'24" E 530.02' to an iron pin; thence N 89°22'36" E 185.00' to an iron pin; thence S 77°12'24" E 51.57' to an iron pin; thence N 88°14'24" E 232.70' to an iron pin; thence S 01°38'31" E 240.00' to an iron pin on the North R.O.W. (R.O.W. varies) of Ridgewood Road; thence along said R.O.W. S 88°14'24" W 998.72' to an iron pin and point of beginning. Containing 5.77 acres, more or less.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (o) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the _____ day of _____, 2012.

Gregory M. Gillin
Alabama Registration No. 16163

DEDICATION:

I, T. Chandler Eskridge, Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Pecan Grove subdivision lying in Section 2, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

WITNESS

PROPERTY OWNER

ACKNOWLEDGMENT:

**STATE OF ALABAMA
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Chandler Eskridge, whose name as Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this _____ day of _____, 2012.

Notary Public

My Commission Expires: _____

**PECAN GROVE
Prattville, Alabama**

**CERTIFICATE OF APPROVAL
BY THE AUTAUGA COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Health Officer
Autauga County, Alabama

CERTIFICATE OF THE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Water Works Board
Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER:

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

CITY ENGINEER
Prattville, Alabama

**CERTIFICATE OF APPROVAL BY
THE DIRECTOR OF PLANNING & DEVELOPMENT**

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama. This the _____ day of _____, 2012.

Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Autauga County Engineer

DATE: 7/16/2012

