

**City of Prattville
Planning Commission**

**The minutes of the August 20, 2009 meeting of
the City of Prattville Planning Commission
were approved.**



Reuben Gardner, Chairman

11/19/09

Date



CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
August 20, 2009
3:00pm

Call to Order:

Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

July 16, 2009

Old Business:

- 1. Sketch Plan (*Revised*): Lake Haven Plat 3**
Located adjacent to Pine Creek
Owner: CVJGJ Development, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC
*Tabled indefinitely
5/21*
*Revised & held
7/16*
- 2. Final Plat: Woodland Heights Plat 12-BB**
Located on Shady Oak Lane
Owner: CVJGJ Development, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC
Held 7/16

New Business:

- 3. Sketch Plan: Smith Property**
Located off Martin Luther King Drive south of Moses Road
Owner: Kevin Smith
Representative: Chambliss Engineering
Police Jurisdiction

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
August 20, 2009**

Call to order:

The meeting of the Prattville Planning Commission reconvened on August 20, 2009. Chairman Reuben Gardner called the meeting to order at 3:04 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Jim Byard, Councilman Tom Miller, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Terry Brown, Mrs. Paula Carpenter, Mr. Gene Hall, Mr. Bobby Nelson and Mr. Tim Smith. Absent: None.

Quorum present.

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

Minutes:

Mr. Hall moved to approve the minutes of the July 16, 2009 meeting. Mr. Smith seconded the motion. The motion passed unanimously.

Old Business:

- 1. Sketch Plan (*Revised*): Lake Haven Plat 3
Located adjacent to Pine Creek
Owner: CVJGJ Development, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC**

Guthrie Jeffcoat of Jeffcoat Engineers & Surveyors, LLC presented the proposed sketch plans of Lake Haven Plat 3. The sketch plan was presented with three alternate sketches marked as Sketch Plan D, Sketch Plan E, and Sketch Plan F. He stated that the remnant lots would be offered for sale to the immediate adjacent property owners or will remain part of the Homeowners Association.

Mr. McAuley provided a brief report of the committee meeting that was held on Monday, August 17, 2009. The committee was in agreement that there should not be an opening on East Main Street and made recommendation that the cul-de-sac regulation be enforced. The committee also suggested that the remnant lots should be separated from the sketch plan and addressed separately.

Mr. McAuley moved to separate the remnant lots from the sketch plan. Mayor Byard seconded the motion.

The motion to separate the remnant lots from the sketch plan passed unanimously.

Mr. Hall moved to approve **Sketch D** as offered by Mr. Jeffcoat. Mayor Byard seconded the motion.

The Chairman asked for discussion on the motion.

The Commissioners were concerned that a right in/right out turn or a deceleration lane off East Main Street was inappropriate.

The motion to approve **Sketch D failed** by 4/5 vote as recorded. Favor: Mayor Byard, Chairman Gardner, Chief Brown, and Mr. Hall. Oppose: Councilman Miller, Mr. McAuley, Mrs. Carpenter, Mr. Nelson, and Mr. Smith.

Mr. Nelson moved to approve **Sketch E** as offered by Mr. Jeffcoat. Mrs. Carpenter seconded the motion.

The Chairman asked for discussion on the motion.

The Commissioners were concerned that the cul-de-sac was over the maximum 1000' regulation.

The motion **failed** unanimously.

Mr. Nelson moved to approve **Sketch F** as offered by Mr. Jeffcoat. Mr. Smith seconded the motion.

The Chairman asked for discussion on the motion.

The Commissioners were not satisfied with the sketch layout.

The motion **failed** by 1/8 vote as recorded. Favor: Mr. Nelson. Oppose: Mayor Byard, Chairman Gardner, Chief Brown, Mr. Hall, Councilman Miller, Mr. McAuley, Mrs. Carpenter, and Mr. Smith.

Mr. McAuley made a motion recommending approval of the sale of the remnant lots of Lake Haven Subdivision Plats 3 and 4 with the condition that *lots presented as remnants intended for sale to adjacent lots in Woodland Heights, Lake Haven, Plat 1 and Lake Haven, Plat 2 subdivisions and generally designated with an "A or "W" suffix shall not be included in a standard subdivision plat. The remnants may be sold or transferred to adjacent lots after review and approval by the Prattville Planning Commission. Said review and approval shall be accomplished through a re-platting of the Woodland Heights or Lake Haven lot acquiring the remnant. Said re-plats will include CVJGJ Land Development, LLC, or its successor, and the owners of the receiving lot, and shall be completed prior to the legal transfer of the remnant lot. Remnant lots may be offered only to adjacent lots and moved for its approval.* Mr. Smith seconded the motion.

The motion passed by 7/2 vote as recorded. Favor: Mayor Byard, Chairman Gardner, Chief Brown, Mr. Hall, Mr. McAuley, Mr. Nelson, and Mr. Smith. Oppose: Councilman Miller, and Mrs. Carpenter.

- 2. Final Plat: Woodland Heights Plat 12-BB**
Located on Shady Oak Lane
Owner: CVJGJ Development, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC

The motion to approve passed unanimously.

- 3. Re-Plat: Lake Haven Plat 2A**
Located on Lake Haven Way
Owner: James & Janice Baker
Representative: Jeffcoat Engineers

Mr. Duke recommended approval.

Chief Brown moved to approve the re-plat of Lake Haven Plat 2A. Mrs. Carpenter seconded the motion.

The motion to approve passed by 5/3 vote. (Mr. Hall was out during the vote).

New Business:

4. Sketch Plan: Smith Property

Located off Martin Luther King Drive south of Moses Road

Owner: Kevin Smith

Representative: Chambliss Engineering

Mrs. Carpenter introduced a resolution recommending approval of the sketch plan of the Smith Property and moved for its approval. Mr. Nelson seconded the motion.

Clyde Chambliss of Chambliss Engineering, petitioner representative, introduced the sketch plan of the Smith Property. The proposed 21 lot subdivision has sanitary sewer, annexation, and long cul-de-sac issues that are in the process of being resolved.

Mr. Hall moved to hold the sketch plan of Smith Property until the next meeting (September 17) and that a committee be appointed. Mr. McAuley seconded the motion.

The motion to hold and to appoint a committee passed unanimously.

Chairman Gardner appointed Mr. McAuley, Mr. Smith, and Mr. Nelson to the subcommittee of the Smith Property Sketch Plan. The same was also appointed to the Stormwater Committee.

Miscellaneous:

Adjourn:

The meeting was adjourned at 4:48 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Planning Commission

RESOLUTION

Sketch Plan

Lake Haven Subdivision Plats 3 & 4

May 7, 2009

Whereas, CVJGJ Land Development, LLC is the owner of Lake Haven Subdivision Plats 3 and 4; and

Whereas, the proposed development is located at the east end of Poplar Street, Lake Haven Way south of Windstone Way and north of East Main Street; and

Whereas, the proposed development is located inside the city limits; 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 sketch plan of Lake Haven Subdivision Plats 3 and 4.

APPROVED:

Reuben Gardner, Chairman

Alisa Morgan, Secretary

Sketch D, Sketch E, and Sketch F as offered by Mr. Jeffcoat failed approval by the Prattville Planning Commission on 8/20/09.

The motion to approve failed.
8/20/09

JEFFCOAT ENGINEERS & SURVEYORS, LLC

928 South Hull Street ☒ Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
jeffcoatllc@jeffcoateng.com

LAKE HAVEN PLAT 3 SKETCH PLAN PRESENTATION

BY: O. Guthrie Jeffcoat, Jr.
Jeffcoat Engineers & Surveyors, LLC

TO: Prattville Planning Commission
3:00 p.m. August 20, 2009

My presentation today on behalf of the land owner/developer is for the approval of Sketch Plan D as shown on the attached sheets which is last revised on June 9, 2009 and has been presented to you in the attached color format to better emphasize the location of the wetlands, flood way, flood plain, common areas, and Pine Creek superimposed on the lot layout. The tabulation of the land usage is shown at the top right hand corner of the layout sheets consisting of forty-nine residential lots meeting R-2 zoning. This layout presents a through street (Lake Haven Way) extending from its present stubout near Windstone southward approximately 2,500 feet to East Main Street with two short cul-de-sacs extending westward. This plan would involve mitigation of some of the existing wetlands and extensive calculations concerning the flood way and flood plain which is to be completed during the preliminary engineering submittal.

If Sketch Plan D is not approved, then the developer requests as a second choice that Sketch Plan E be approved which is basically the same type layout except the street dead ends and cul-de-sacs on the south end approximately 300 feet north of East Main Street with no connection to East Main Street. With the exception of a reduction to 48 lots and the cul-de-sac, this plan is basically the same as Sketch Plan D. It would, however, require a variance of approximately 1,200 feet from the maximum 1,000 foot length of a cul-de-sac, since the street is approximately 2,200 feet long.

Sketch Plan F further reduces the number of lots down to forty-seven and produces a standard regulation conforming street coming from East Main northward approximately 600 feet to a dead end near the 100 foot wide Alabama Power Company easement and additionally this street running southward from Windstone Way approximately 1,500 feet and dead ending with a cul-de-sac at the same tributary and Alabama Power easement as mentioned. This would required a 500 foot variance from the maximum length allowable cul-de-sac of 1,000 feet in your regulations. This is our third choice for approval.

Please remember that Sketch Plan D has already been approved twice over the last ten years for two different developers and the sketch plan and actual subdivision layout of Lake Haven 2 was developed in a manner to stub out to the south in anticipation of this street going all the way and tying to East Main Street at a later date. Some members of the present Planning Commission were also members when the sketch plan was approved for the two other developers. What other

developments have taken place over the last ten years to change the situation? If the Planning Commission had no intent to ever allow a connection to East Main Street, why wasn't an exit required of the adjacent land through Rambling Brook Lane previously? Last but not least, the developer asks the Planning Commission for suggestions on the development layout of the land if the connection is denied and if the variance on the cul-de-sac is not allowed.

Remnant Lots:

Ninety day option to adjacent owners, then 30 additional days for next adjacent owner, then to whomever can legally buy/sell to.

Thank you.

cc: General Correspondence / File Scott, Bob SR-93-076

Enclosures

OGJ:tcw



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

July 13, 2009

Mr. Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors
928 South Hull Street
Montgomery, AL 36104

**RE: City of Prattville Sketch Plan Review # 090011-4
Lake Haven Plat 3**

Dear Mr. Jeffcoat:

The submitted sketch plan for the **Lake Haven Plat 3** has been reviewed by the relevant city departments with the following comments:

PLANNING DEPARTMENT:

1. Development/Fill in Floodway
 - a. Appears that fill will require elevation of Lots 29, 30, 31, 32, 33, 34, 43, & 44 out of the regulatory floodway. CLOMR must be submitted to FEMA for review and comment prior to preliminary plat approval. If improvements are allowed by plat approval, LOMR reflecting changes must be filed with and approved by FEMA.
 - b. What impact will proposed detention structure have on regulatory floodway?
 - c. What is the anticipated impact of filling and narrowing the flood channel between dam and E. Main Street?
2. Street/Lot Layout -Suggest that street (Lake Haven Way) be truncated to 1000'-1200' cul-de-sac to satisfy Engineering Department's concerns about access to E. Main Street and the city cul-de-sac length limits of 1000'.

FIRE DEPARTMENT:

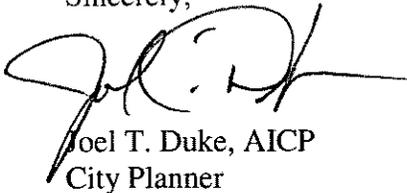
1. Need additional details to determine fire apparatus access.
2. Need details on fire hydrant placement.

ENGINEERING DEPARTMENT:

1. Access to E Main Street not recommended, utilize cul-de-sac.
2. Lot 1-W needs to be reconfigured to give access to culvert.
3. FEMA letter of map revision (LOMR) required for changes to floodway and floodway fringe.
4. Provide adequate access to all publically maintained areas

These items noted above need to be addressed with revised plans submitted and approved before sketch plan approval may be considered by the Prattville Planning Commission. Please contact me if you have any questions

Sincerely,



Joel T. Duke, AICP
City Planner

File: 090011-4

intersection. If the City Engineer is not satisfied with this type design, perhaps a satisfactory centerline barrier in East Main Street might further discourage any left turns. We have been unable to schedule a meeting or discussion with Robby in the last few weeks, but during the interim time until the July 16th hearing, we will be happy to come up and sit down with him for a further resolution of this issue. I would hope that the two roundabouts shown and the details shown on Sheet 4 would serve to let all know that fast traffic should not be a problem on this straight-away. One or two commission members expressed a desire to know about the sight distance of the proposed intersection of East Main and Sheet 4 of 4, East Main Street profile, shows the site distance from intersection back to the east to be 545 feet compared which would be theoretically safe for 60 miles per hour travel along East Main and there is an 1,150 feet sight distance westward from the intersection along East Main which is capable of handling 70 miles per hour traffic (theoretical). We realize that the speed limit has been set by the City of Prattville much less than this for other safety reasons.

I have included Sheet 1 of 1, Sketch Plan "E" of the proposed development, which reduces the number of lots again to forty-eight which is now fourteen lots less than the previously planned sixty-two lots of the original submittal of several months ago. If this scheme were used, the issue concerning the interconnection with East Main Street would be solved, but Lots 10 through 37 would exceed the 1,000 feet limit of the subdivision regulations of dead ends unless a variance was given. This situation is similar to the recently approved Avalon Place Plat V where a note was placed on the plat that **lots 10 through 38 must have a sprinkler system**. Even though this adds cost to the construction of a residence, it should satisfy one concerning the fire safety by the fire department of the residences occupying these homes. The developer looks favorably on Sketch "E" though cost of both "E" and "D" would be very similar, it is found that home owners much rather live on a secluded cul-de-sac street because of safety for their children, less traffic, slower traffic, quietness and other concerns. I am concerned if Sketch Plan "D" is approved instead of Sketch Plan "E", existing residences along Poplar Street East, Lake Haven Way, Windstone and other streets will come to the preliminary hearing en masse and oppose the increase in traffic that will come to their neighborhoods instead of normally down Greystone (such as was done in Avalon Place Plat V).

The proposed Sketch Plan as amended for the July 16th meeting offers a total of forty-eight lots south of the dam and one lot on Poplar Street North that has been increased to 5.01 acres. The two cul-de-sacs previously shown to come off of Lake Haven Way have been drastically reduced such that none of the five lots involved, namely Lots 28 and 29 and 42, 43 and 44 will lie within a flood plain or flood way area. I remember that one or more of the board members was concerned about the number of lots located within the flood plain on the cul-de-sac and this reduction minimizes the number of lots on the cul-de-sac next to the street and yet allows home owners to enjoy the creek in their rear yards. Please note that no homes can be built back of the rear building lines of Lots 28 and 29, which is a minimum of 100 feet from the creek in all places. Excavation from the east side of Lake Haven Way will be used to fill the lots to a point of minimum elevation of at least one foot above 100 year flood elevation. Similarly to the way Lots 5, 11 and 12 of Plat 2 were done, these five lots and others shown in the flood plain, will be applied for to FEMA and removed from the flood plain after filling. When these ground surface elevations are changed, there will be no development in the flood way and there will be no development below the flood elevation of the flood plain. A No-Rise certification of the entire area has been submitted to your office recently showing the required calculations as required by your City Ordinance.

Remnant lots are still shown and because of the topography and proximity to existing platted lots along Lake Haven Way, Scott Street and Shady Oak Lane, it is still recommended that these remnant lots be

combined with adjacent platted lots. As it has been disclosed to you, several of the remnant lots have already been sold to adjacent owners at their request because it was thought by the developer and the engineer that combining these lots with existing platted lots was the policy of the City of Prattville, since two others have already taken place in the area. Permission is asked in this schematic phase to allow these sales provided: that prior to selling the lots, the remnants be combined with adjacent property which meets development standards of the City of Prattville for R-2 zoning and that a replat be brought before the Planning Commission for approval. These remnants would be replatted with the replat of the respective lots. If no sale could take place to an adjacent platted lot, then the developers would have the remnant lot remain a part of the common areas to be sold to the homeowners' association. The developer is in agreement basically with your method of disposing of the remnant lots.

Questions raised concerning the Homeowners' Association could not be answered at the present time. I will give you the scheme by which the developers plan to pursue. At some time in the very near future, a meeting will be called of the old Homeowners' Association in accordance with their by-laws and well in advance that an agenda may be developed from considerations of the developer, all homeowners invited, City of Prattville staff, councilmen and Planning Commission members. The City will be properly notified and invited to come to the meeting for their input. Though the main items on the agenda for the meeting will be considered only if the previously constituted Homeowners' Association wishes to elect officers and continue on the basis of their previous organization or do they wish to reorganize or do they wish to disband? The present developer will make some basic decisions concerning all the proposed common area lands and it is his wish that the old Homeowners' Association will combine with the new residents to form one large Homeowners' Association of approximately 113 members. There should be no plat 4. Concerning maintenance costs for the lake and dam, it is not known at this time. There are some very minor considerations that need to be addressed and the concrete of the dam at the toe of the slope but none present it structurally unsound. We have had at least two record rainfalls in the pond and over the dam without any damage and I expect it to continue the same. Presently I think \$5,000.00 would be quite adequate to make the concrete repairs mentioned above. Granted, at some point in the future the pond will need to be drained and excavated of the excess clay, silt and sediments but that will be for a Homeowners' Association to decide, since they will own the land. None of the above will initiated until we are assured that the lawsuit concerning the amenities has been settled. It is the desire of the present developers to develop the commons area into a very passive nature trail, low cost, low maintenance area and most of the cost of the development of the trails, bridges and equipment will be borne by the Homeowners' Association after it is in progress. The developer plans to clear the undergrowth and establish permanent grassing that can be mowed in the common area on a continuous basis. Maintenance costs is expected to be in the range of \$5,000.00 to \$10,000.00 per year until the Homeowners' Association takes over and develops other items that will require more maintenance.

Yours truly,



O. Guthrie Jeffcoat, Jr.
P. E. & L. S.

cc: General Correspondence / File Scott, Bob SR-93-076
Planning Commission Members

Enclosures

OGJ:tcw

July 13, 2009

Mr. Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors
928 South Hull Street
Montgomery, AL 36104

**RE: City of Prattville Sketch Plan Review # 090011-4
Lake Haven Plat 3**

Dear Mr. Jeffcoat:

The submitted sketch plan for the **Lake Haven Plat 3** has been reviewed by the relevant city departments with the following comments:

PLANNING DEPARTMENT:

1. Development/Fill in Floodway
 - a. Appears that fill will require elevation of Lots 29, 30, 31, 32, 33, 34, 43, & 44 out of the regulatory floodway. CLOMR must be submitted to FEMA for review and comment prior to preliminary plat approval. If improvements are allowed by plat approval, LOMR reflecting changes must be filed with and approved by FEMA.
 - b. What impact will proposed detention structure have on regulatory floodway?
 - c. What is the anticipated impact of filling and narrowing the flood channel between dam and E. Main Street?
2. Street/Lot Layout -Suggest that street (Lake Haven Way) be truncated to 1000'-1200' cul-de-sac to satisfy Engineering Department's concerns about access to E. Main Street and the city cul-de-sac length limits of 1000'.

FIRE DEPARTMENT:

1. Need additional details to determine fire apparatus access.
2. Need details on fire hydrant placement.

ENGINEERING DEPARTMENT:

1. Access to E Main Street not recommended, utilize cul-de-sac.
2. Lot 1-W needs to be reconfigured to give access to culvert.
3. FEMA letter of map revision (LOMR) required for changes to floodway and floodway fringe.
4. Provide adequate access to all publically maintained areas

These items noted above need to be addressed with revised plans submitted and approved before sketch plan approval may be considered by the Prattville Planning Commission. Please contact me if you have any questions

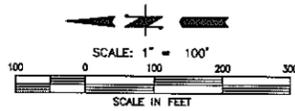
Sincerely,

Joel T. Duke, AICP
City Planner

File: 090011-4

LEGEND:

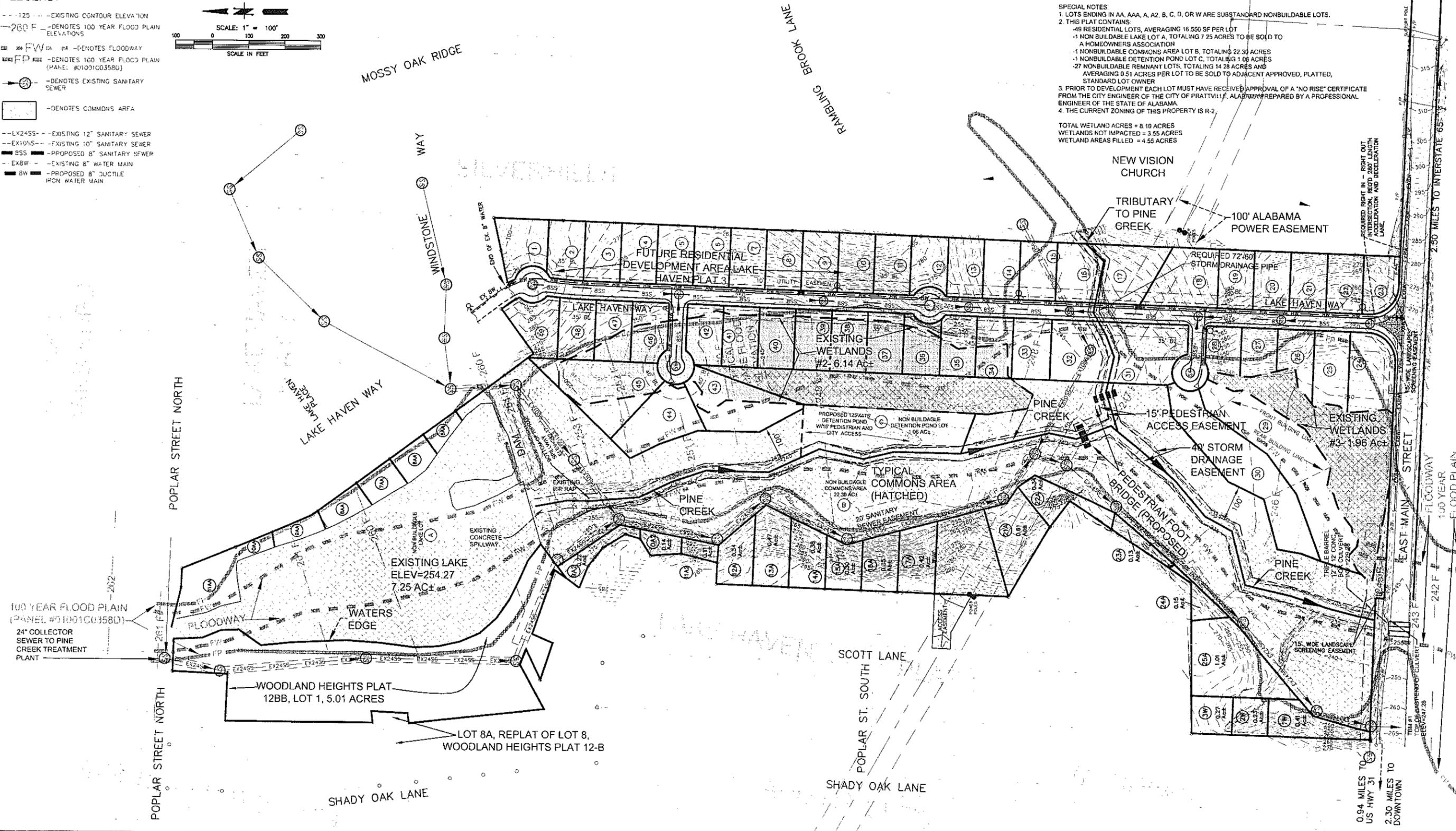
- - - 125' - - - EXISTING CONTOUR ELEVATION
- - - 260' F - - - DENOTES 100 YEAR FLOOD PLAIN ELEVATIONS
- FW - - - DENOTES FLOODWAY
- FP - - - DENOTES 100 YEAR FLOOD PLAIN (PANEL #01001C0358D)
- SS - - - DENOTES EXISTING SANITARY SEWER
- MA - - - DENOTES COMMONS AREA
- EX12SS - - - EXISTING 12" SANITARY SEWER
- EX10SS - - - EXISTING 10" SANITARY SEWER
- BSS - - - PROPOSED 8" SANITARY SEWER
- EXBW - - - EXISTING 8" WATER MAIN
- BW - - - PROPOSED 8" DUCTILE IRON WATER MAIN



SPECIAL NOTES:

1. LOTS ENDING IN AA, AAA, A, A2, B, C, D, OR W ARE SUBSTANDARD NONBUILDABLE LOTS.
2. THIS PLAT CONTAINS:
 - 49 RESIDENTIAL LOTS, AVERAGING 16,550 SF PER LOT
 - 1 NON BUILDABLE LAKE LOT A, TOTALING 7.25 ACRES TO BE SOLD TO A HOMEOWNERS ASSOCIATION
 - 1 NONBUILDABLE COMMONS AREA LOT B, TOTALING 22.30 ACRES
 - 1 NONBUILDABLE DETENTION POND LOT C, TOTALING 1.06 ACRES
 - 27 NONBUILDABLE REMNANT LOTS, TOTALING 14.28 ACRES AND AVERAGING 0.51 ACRES PER LOT TO BE SOLD TO ADJACENT APPROVED, PLATTED, STANDARD LOT OWNER
3. PRIOR TO DEVELOPMENT EACH LOT MUST HAVE RECEIVED APPROVAL OF A 'NO RISE' CERTIFICATE FROM THE CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA PREPARED BY A PROFESSIONAL ENGINEER OF THE STATE OF ALABAMA.
4. THE CURRENT ZONING OF THIS PROPERTY IS R-2.

TOTAL WETLAND ACRES = 8.10 ACRES
 WETLANDS NOT IMPACTED = 3.55 ACRES
 WETLAND AREAS FILLED = 4.55 ACRES



JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 CIVIL ENGINEERS/LAND SURVEYORS/PLANNERS

BRANCH OFFICES:
 721 7TH STREET SOUTH
 MONTICOMERY, ALABAMA 36104
 (205) 350-1248

MAJOR OFFICE:
 928 SOUTH HULL STREET
 MONTICOMERY, ALABAMA 36104
 (205) 350-1248

PROF. ALABAMA
 101 WEST CHURCH STREET
 PRATTVILLE, ALABAMA 36067

SKETCH PLAN "D" OF PROPOSED DEVELOPMENT OF RESIDENTIAL AND ASSOCIATED LOTS OF LAKE HAVEN PLATS 3 & 4 FOR CVJGJ LAND DEVELOPMENT LLC AS OF MARCH 18, 2009 LYING IN THE W 1/2 OF SEC. 11, T-17-N, R-16-E R-16-E, PRATTVILLE, AUTAUGA COUNTY, ALABAMA

NO.	REVISIONS	DATE	BY	REASON
1	ISSUED FOR PERMIT	11-05-08	GJ	FINAL
2	REVISIONS	11-05-08	GJ	REVISIONS
3	REVISIONS	11-05-08	GJ	REVISIONS
4	REVISIONS	11-05-08	GJ	REVISIONS
5	REVISIONS	11-05-08	GJ	REVISIONS
6	REVISIONS	11-05-08	GJ	REVISIONS
7	REVISIONS	11-05-08	GJ	REVISIONS
8	REVISIONS	11-05-08	GJ	REVISIONS
9	REVISIONS	11-05-08	GJ	REVISIONS
10	REVISIONS	11-05-08	GJ	REVISIONS
11	REVISIONS	11-05-08	GJ	REVISIONS
12	REVISIONS	11-05-08	GJ	REVISIONS

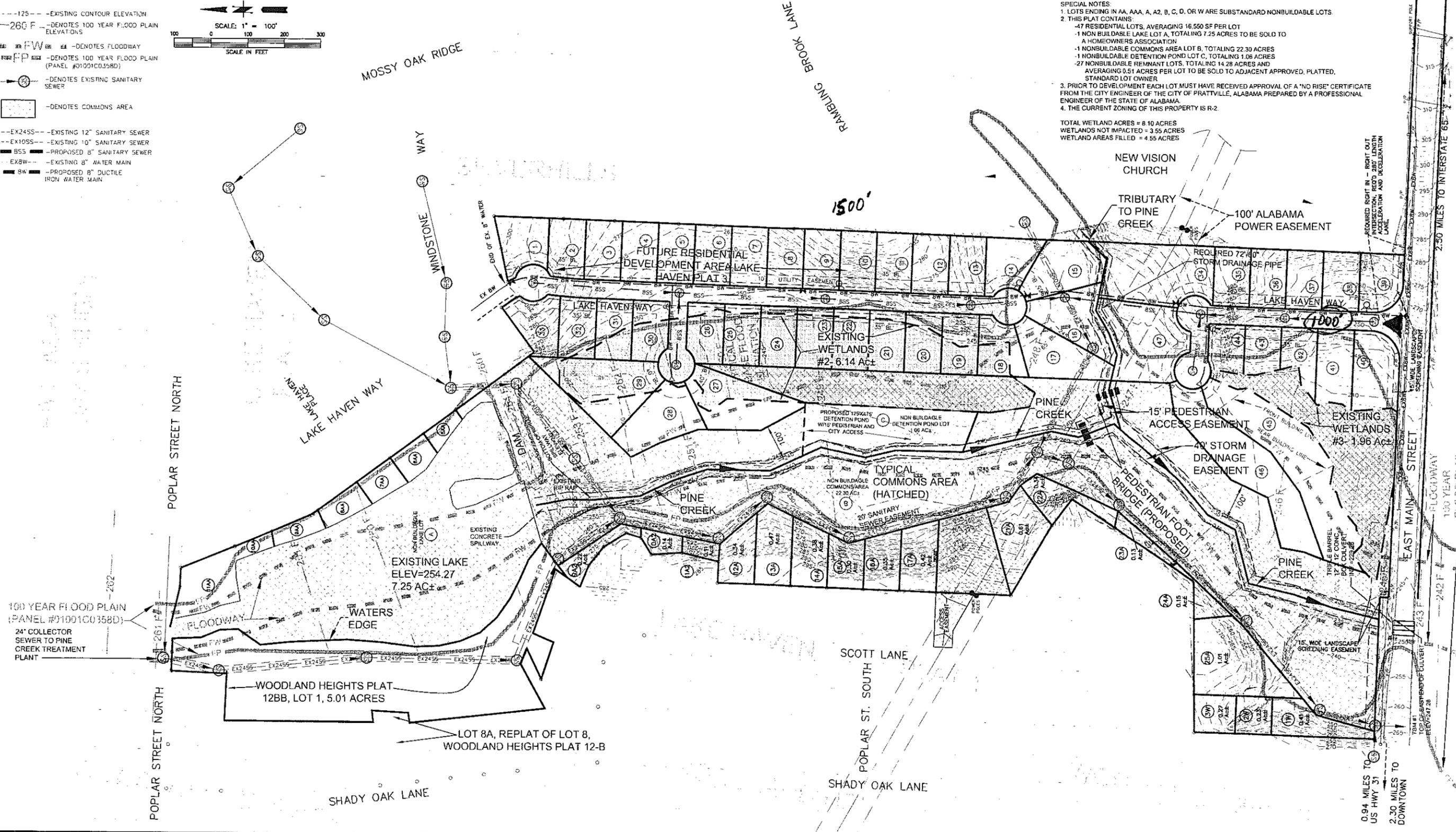
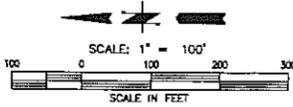


PROJECT NO: 93-78
 PROJECT: BOB SCOTT
 DRAWN BY: SHKT
 REVIEWED BY: GJ
 FIELD SURVEY: WP
 APPROVED BY: GJ
 SCALE: NOTED
 DATE: 9/26/08
 DRAWING NAME:
 9378OVERALL 11-05-08 DWG

4-5
 Hall/Bryant

LEGEND:

- 125--- -EXISTING CONTOUR ELEVATION
- 260 F--- -DENOTES 100 YEAR FLOOD PLAIN ELEVATIONS
- FP --- -DENOTES FLOODWAY
- FP --- -DENOTES 100 YEAR FLOOD PLAIN (PANEL #01001C0358D)
- -DENOTES EXISTING SANITARY SEWER
- -DENOTES COMMONS AREA
- EX2455--- -EXISTING 12" SANITARY SEWER
- EX1055--- -EXISTING 10" SANITARY SEWER
- B55--- -PROPOSED 8" SANITARY SEWER
- EX8W--- -EXISTING 8" WATER MAIN
- 8W--- -PROPOSED 8" DUCTILE IRON WATER MAIN



SPECIAL NOTES:

1. LOTS ENDING IN AA, AAA, A, A2, B, C, D, OR W ARE SUBSTANDARD NONBUILDABLE LOTS.
2. THIS PLAT CONTAINS:
 - 47 RESIDENTIAL LOTS, AVERAGING 16,550 SF PER LOT
 - 1 NON BUILDABLE LAKE LOT A, TOTALING 7.25 ACRES TO BE SOLD TO A HOMEOWNERS ASSOCIATION
 - 1 NONBUILDABLE COMMONS AREA LOT B, TOTALING 22.30 ACRES
 - 1 NONBUILDABLE DETENTION POND LOT C, TOTALING 1.08 ACRES
 - 27 NONBUILDABLE REMNANT LOTS, TOTALING 14.28 ACRES AND AVERAGING 0.51 ACRES PER LOT TO BE SOLD TO ADJACENT APPROVED, PLATTED, STANDARD LOT OWNER
3. PRIOR TO DEVELOPMENT EACH LOT MUST HAVE RECEIVED APPROVAL OF A "NO RISE" CERTIFICATE FROM THE CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA PREPARED BY A PROFESSIONAL ENGINEER OF THE STATE OF ALABAMA.
4. THE CURRENT ZONING OF THIS PROPERTY IS R-2.

TOTAL WETLAND ACRES = 8.10 ACRES
 WETLANDS NOT IMPACTED = 3.55 ACRES
 WETLAND AREAS FILLED = 4.55 ACRES

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 CIVIL ENGINEERS/LAND SURVEYORS/PLANNERS
 721 7TH STREET SOUTH
 GANTON, ALABAMA 36038
 (205) 265-1245
 107 WEST CHURCH STREET
 PRATTVILLE, ALABAMA 36067

SKETCH PLAN "F" OF PROPOSED DEVELOPMENT OF RESIDENTIAL AND ASSOCIATED LOTS OF LAKE HAVEN PLATS 3 & 4 FOR CVJGJ LAND DEVELOPMENT LLC AS OF MARCH 18, 2009 LYING IN THE W 1/2 OF SEC. 11, T-17-N, R-16-E R-16-E, PRATTVILLE, AUTAUGA COUNTY, ALABAMA

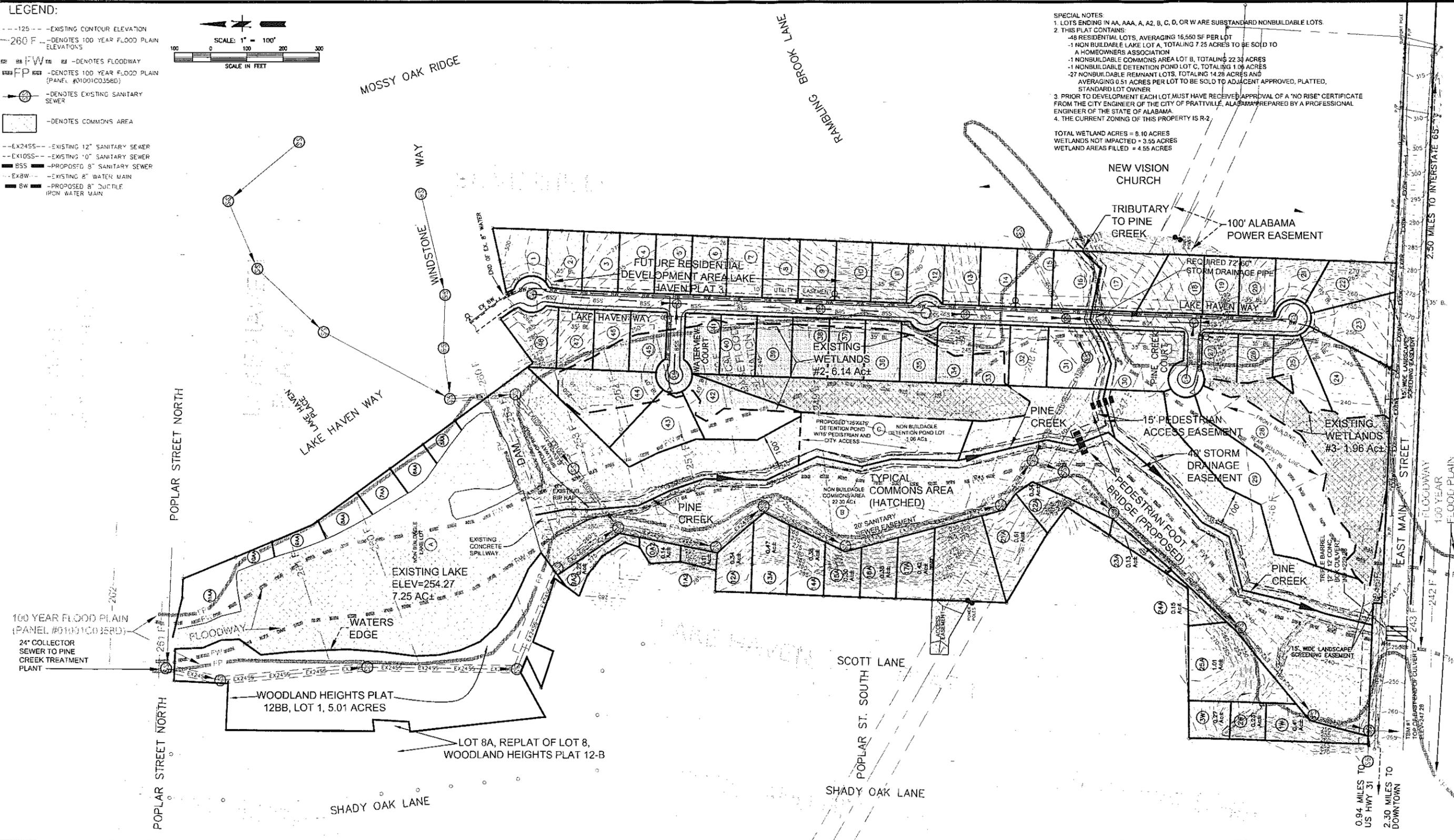
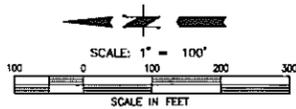
NO.	DESCRIPTION	AREA (AC)
1	WETLANDS	8.10
2	WETLANDS NOT IMPACTED	3.55
3	WETLANDS FILLED	4.55
4	COMMONS AREA	22.30
5	LAKE LOT A	7.25
6	DETENTION POND LOT C	1.08
7	REMNANT LOTS	14.28
8	TOTAL	68.51

PROJECT NO: 93-76
 PROJECT: BOB SCOTT
 DRAWN BY: SHKT
 REVIEWED BY: CJ
 FIELD SURVEY: WP
 APPROVED BY: CJ
 SCALE: NOTED
 DATE: 9/26/08
 DRAWING NAME:
 9376OVERALL 11-05-08.DWG

Nelson Smith 1-8

LEGEND:

- 125--- EXISTING CONTOUR ELEVATION
- 260 F--- DENOTES 100 YEAR FLOOD PLAIN ELEVATIONS
- FW DENOTES FLOODWAY
- FP DENOTES 100 YEAR FLOOD PLAIN (PANEL #01001C0358D)
- SS DENOTES EXISTING SANITARY SEWER
- DENOTES COMMONS AREA
- EX245S EXISTING 12" SANITARY SEWER
- EX10SS EXISTING 10" SANITARY SEWER
- BSS PROPOSED 8" SANITARY SEWER
- EX8W EXISTING 8" WATER MAIN
- BW PROPOSED 8" DUCTILE IRON WATER MAIN



SPECIAL NOTES

1. LOTS ENDING IN AA, AAA, A, A2, B, C, D, OR W ARE SUBSTANDARD NONBUILDABLE LOTS
2. THIS PLAT CONTAINS:
 - 48 RESIDENTIAL LOTS, AVERAGING 16,560 SF PER LOT
 - 1 NON BUILDABLE LAKE LOT A, TOTALING 7.25 ACRES TO BE SOLD TO A HOMEOWNERS ASSOCIATION
 - 1 NONBUILDABLE COMMONS AREA LOT B, TOTALING 22.30 ACRES
 - 1 NONBUILDABLE DETENTION POND LOT C, TOTALING 1.06 ACRES
 - 27 NONBUILDABLE REMNANT LOTS, TOTALING 14.28 ACRES AND AVERAGING 0.51 ACRES PER LOT TO BE SOLD TO ADJACENT APPROVED, PLATTED, STANDARD LOT OWNER
3. PRIOR TO DEVELOPMENT EACH LOT MUST HAVE RECEIVED APPROVAL OF A 'NO RISE' CERTIFICATE FROM THE CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA PREPARED BY A PROFESSIONAL ENGINEER OF THE STATE OF ALABAMA.
4. THE CURRENT ZONING OF THIS PROPERTY IS R-2.

TOTAL WETLAND ACRES = 8.10 ACRES
 WETLANDS NOT IMPACTED = 3.55 ACRES
 WETLAND AREAS FILLED = 4.55 ACRES

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 CIVIL ENGINEERS/LAND SURVEYORS/PLANNERS

MAIN OFFICE: 928 SOUTH HULLSBACH STREET, CLAYTON, ALABAMA 36905
 PHONE: (205) 265-1246
 BRANCH OFFICE: 107 WEST CHURCH STREET, PRATTVILLE, ALABAMA 36067

SKETCH PLAN "E" OF PROPOSED DEVELOPMENT OF RESIDENTIAL AND ASSOCIATED LOTS OF LAKE HAVEN PLATS 3 & 4 FOR CVJGJ LAND DEVELOPMENT LLC AS OF MARCH 18, 2009 LYING IN THE W 1/2 OF SEC. 11, T-17-N, R-16-E R-16-E, PRATTVILLE, AUTAUGA COUNTY, ALABAMA

NO.	REVISIONS	DATE	BY	FOR
1	ISSUED			
2	REVISED			

PROJECT NO: 93-78
 PROJECT: BOB SCOTT
 DRAWN BY: SHKT
 REVIEWED BY: GJ
 FIELD SURVEY: WP
 APPROVED BY: GJ
 SCALE: NOTED
 DATE: 9/25/09
 DRAWING NAME: 9378OVERALL 11-05-08 DWG

SHEET 1 OF 1

*Nelson
Carpenter*
0-9

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



SKETCH PLAN

Lake Haven Subdivision – Plats 3 and 4

DATE

April 10, 2009

PROPOSED DEVELOPMENT

Petitioner:

CVJGJ Land Development, LLC

Property Owner:

CVJGJ Land Development, LLC

Agent:

Jeffcoat Engineers and Surveyors, LLC

Location:

East end of Poplar Street, Lake Haven Way south of Windstone Way and north of East Main Street. See attached map.

Development Status and History

Submission Status:

Initial submission by current owner. Previously submitted and reviewed as Ricky Glenn Property (June 2004) and Lake Haven Subdivision (December 1996). Proposed sketch plan covers the remaining 55 acres of the original 91 acres.

Previous Approvals:

Revised Lake Haven Sketch Plan, December 19, 1996 and Ricky Glenn Property, June 3, 2004.

Conditions of Previous Approvals:

Lake Haven Way may be connected to East Main Street if appropriate turning and deceleration lanes are constructed.

Property Configuration

Acreage:

54.98 acres

Proposed Number of Lots and Configuration:

62 single-family residential lots configured along a southward extension of Lake Haven Way, two short cul-de-sacs extending westward from the Lake Haven Way and a 800' cul-de-sac extending south from the eastern end of Poplar Street.

The sketch plan also includes 28 non-buildable lots configured for transfer/sale to the adjacent existing lots on Shady Oak Lane or Lake Haven Way.

Remainder of the property is reserved for the existing 7.25 acre lake and a common area straddling Pine Creek.

<i>Proposed Use:</i>	Single-family residential – average lot size 16,550 ft ²
<i>Current Zoning:</i>	R-2, Single-family residential. Minimum lot size 10,500 ft ²
<i>Required Zoning:</i>	Lots sizes can be accommodated in FAR, R-1 or R-2 classification.
<i>Surrounding Developments and Uses:</i>	The proposed subdivision is surrounded by medium to large lot single family residential. To the west are Lake Haven, Plat 1 along Scott Lane and plats in the Woodland Heights subdivision along Shady Oak Drive. To the east and north are Lake Haven, Plat 2 and the Silver Hills subdivision. To the east at the southeast corner is New Vision Baptist Church. To the south and across East Main Street is forested vacant property recent acquired by the City of Prattville as open space.
<i>Street Extensions or New Streets:</i>	<p>The proposed development contains one street extension and three new cul-de-sacs. Lake Haven Way is extended south from its current stub south of Windstone Way 2,300' to an intersection with East Main Street. The intersection with East Main Street is configured to limit traffic movements to right-in/right-out. The Lake Haven Way layout also contains two traffic circles approximately 1000' apart.</p> <p>Two new cul-de-sacs extend westward from the Lake Haven Way addition. Waterview Court is 200' deep containing 6 lots. Pine Creek Court is 500' deep containing 8 lots. Both streets intrude on the Pine Creek floodplain and two designated wetlands.</p> <p>The third new street is a cul-de-sac extending 800' south from the eastern end of Poplar Street. The street contains 8 lots on the west side of the street. The east side of the street borders the 7.25 acre lake.</p>
<i>Water and Sewer:</i>	<p>Potable water is available to the proposed subdivision by Prattville Water Board mains in the Lake Haven 2 and Woodland Heights subdivisions.</p> <p>The City of Prattville's 24" Pine Creek interceptor main runs north to south through the property with several smaller trunk lines branching to the east.</p> <p>Sufficient water and sewer capacity exists to serve the proposed subdivision.</p>

Unique Features: Pine Creek runs length of the subject property entering between the ends of East Poplar Street and Poplar Street. Features associated with the creek include a 7.25 lake created with Plat 2 of Lake Haven subdivision and a 400' to 500' wide floodplain extending either side of the main creek channel. See Attachment 3 for approximate floodplain boundary.

The site contains U.S. Army, Corps of Engineers regulated wetlands in separate areas. A 6.14 acre wetland is located on the east bank of the creek along the west side of the Lake Haven Way extension. A 1.96 acre tract is located on the southern boundary at East Main Street.

12.77 acres containing the Pine Creek channel and a portion of the floodplain and running south from the dam to East Main Street is reserved as a common area for use by a homeowners association.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
George Stathopoulos

Site Visits Conducted: April 9, 2009

Recommendation: Referral to Commission committee for further research and discussion on the items outlined below.

Staff Comments:

Planning Department staff comments are focused in four areas: connection with East Main Street/Length of Lake Haven Way, encroachment into Pine Creek floodplain and wetlands, lot configuration, and viability of common areas. Rather than a recommendation, these comments are intended to outline the issues and frame a discussion between the Commission, the developer, and city staff.

1. The extension of Lake Haven Way presented for consideration includes an intersection with East Main Street. The street runs from Windstone Way to Main Street a distance of 2,300' without intersecting another connecting street. In the initial Lake Haven sketch plan, the intersection with Main Street was included to eliminate any concerns about a cul-de-sac over 1,000'. Between the initial sketch plan in 1996 and the sketch plan proposed as the Ricky Glenn Property, significant housing development occurred in the Silver Hills and Brookstone neighborhoods. In addition, East Poplar Street was extended into these neighbors. As a result, when the Ricky Glenn Property version of the sketch plan was considered in 2004, staff and the Commission were concern that a full movement intersection of Lake Haven Way and Main Street would create a primary traffic corridor for these areas. A

similar traffic pattern developed following the connection of Shady Oak Drive to East Main Street in the early 1990's eventually requiring installation of a traffic signal at the Shady Oak Drive/Main Street intersection. Since adoption of the 1996 Comprehensive Plan, the Commission has attempted to manage access on major thoroughfares such as Main Street. The Glenn Property version of the sketch plan allowed the right-in/right-out Lake Haven Way/Main Street intersection as compromise which permitted an intersection, but limited access.

Since 2004 traffic on Main Street has continued to increase. Average Annual Daily Traffic volumes are now approaching 25,000 on East Main Street near the proposed intersection. Preservation of Main Street as primary traffic corridor is a major concern. Each new intersection creates points for conflict and delay. Consideration should be given to the feasibility of limiting traffic movements to only right-in/right-out and the less than optimal location of the intersection. However, eliminating the intersection with Main Street leaves Lake Haven Way a 2,300' cul-de-sac. The Commission should consider whether the access to Main Street is advisable or warranted. If the connection to Main Street is unwarranted, the Commission must address the length of the cul-de-sac created by terminating the extension of Lake Haven Way requested in the sketch

2. The proposed sketch plan offers a total of 62 lots. 54 of the lots are located south of the 7.25 acre lake. The original sketch plan approved in 1996 presented on 31 lots in the same area. The additional 23 lots are created by the introduction of two cul-de-sacs that extend into the Pine Creek floodplain and the two wetland areas. In the initial sketch plan, these areas were left undisturbed and reserved as the neighborhood common area. Development in a floodway is prohibited by city ordinance. The floodway is generally the central portion of the 100 floodplain where dynamic forces are highest during a flood event. Development in the floodway fringe, that portion of the 100 year floodplain other than the floodway, is allowed if the property or structure is elevated one foot above the base flood elevation. While permitted, development in the floodplain is expensive and may impact the quality of life for the resident. Consideration should be given to the fact that floodplain boundaries are generally a best estimate of the 100 year flood event. Nationally, 100 year flood base flood elevations are regularly exceeded – especially in jurisdictions using older FEMA maps and experiencing rapid development like Prattville. In addition, encouraging development in the floodplain is contrary to the city's policy of removing structures from the floodplain. Over the last ten years, the City of Prattville has spent approximately \$400,000 in federal funds and \$125,000 locally to remove structures from the Pine Creek and Autauga Creek floodplains. Avoiding development in the floodplain will eliminate potential problems in the future.
3. The proposed sketch includes 28 non-buildable lots located to the rear of existing lots on Shady Oak Drive, Scott Lane and Lake Haven Way. The Commission should consider first whether this property originally included in the subdivision common area should be transferred to individual lots and second the mechanics of making these lots available to the adjacent property owners. The property included

in the non-buildable lots appears to have been reserved from the adjacent lots initially to enlarge the common area. The property slopes down to the Pine Creek floodplain at grades of 25% or greater over the vast majority of the area. Due the grade, the property is unsuitable for development without modification. The Planning Commission should consider reserving this property as a part of the common area and as protection for the Pine Creek floodplain. An additional consideration is access to the common area and the banks of the 7.25 acre lake. If the non-buildable property bordering the lake is sold/transferred to the adjacent lots (Lots 5-11, Lake Haven, Plat 2) then access by the homeowners or the general public to this subdivision amenity is significantly limited.

If the Commission determines the non-buildable lots are available for transfer to the existing lots, a procedure for their creation and transfer should be provided as guidance to the developer and city staff. If the lots are platted prior to transfer, the Commission will be creating non-buildable lots in violation of the subdivision regulations and the city's zoning ordinance. In addition, once the Commission separates the property into lots that may be transferred, it has no guarantee that they will be purchased by adjacent owners. In theory, you may end up with some lots incorporated into the adjacent lots and lots remaining as isolated non-buildable lots lacking street access. The lots should be transferred on a case by case basis with each being treated as a re-plat of the original platted lot. This will keep any unsold property as a part of the common area.

4. The proposed sketch includes 25.37 acres to be platted as common area. The area is divided into 12.77 in the Pine Creek floodplain, 7.25 in the lake, and 5.35 acres in wetlands. According to the plat these areas will be deeded to a homeowners association. Consideration should be given to how the area will be maintained during the subdivision maintenance period and following a transfer to an association. In addition, the Commission should examine the willingness and ability of the homeowners association to maintain the lake and dam. The developer should be able to address the following questions:
 - a. Will the homeowners association be comprised of only the 62 lots in the proposed Lake Haven Subdivision, Plats 3 and 4? Will any of the previously platted lots be included?
 - b. What is the expected maintenance cost of the lake and dam? What additional amenities will be provided and maintained by the homeowners association? What are the dues per lot required to address the annual maintenance cost?
 - c. The previous owner of the subject property and the homeowners in Lake Haven, Plats 1 and 2 were recently involved in a lawsuit concerning amenities that were not provided. What is the status of that lawsuit? Is any of the property in the proposed common area involved in the lawsuit?

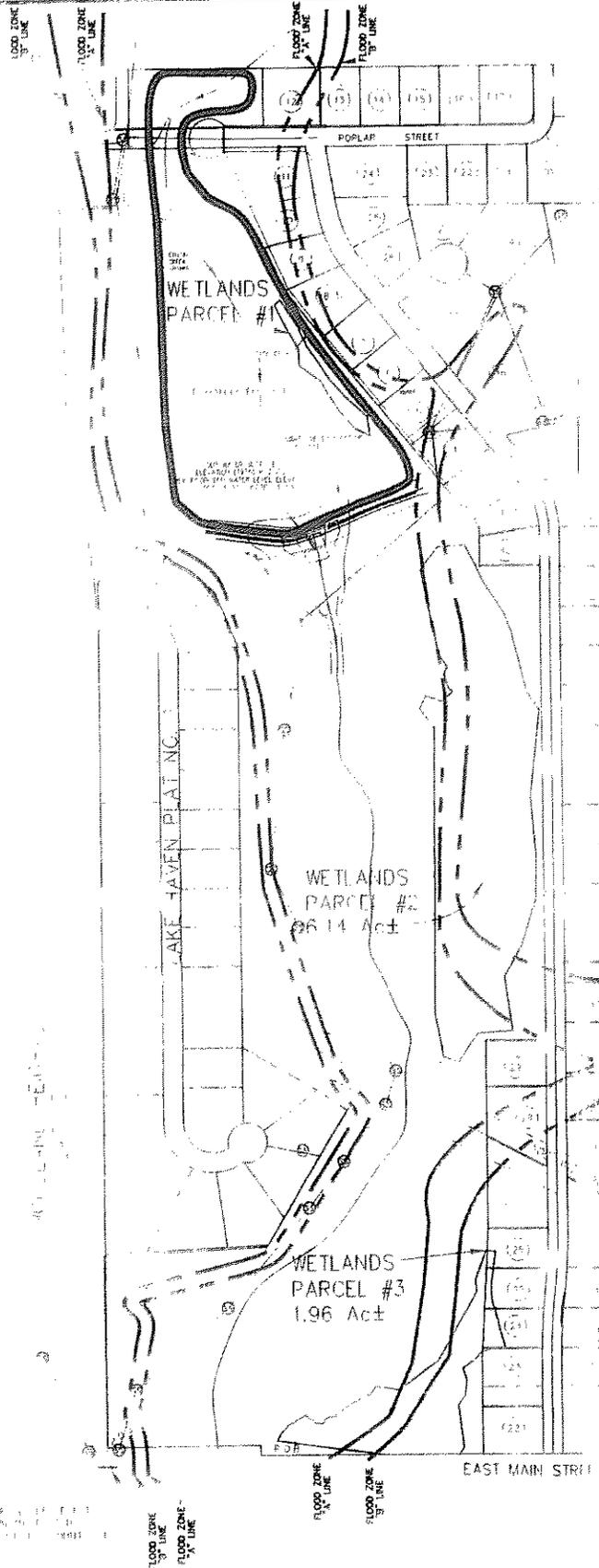
COMMENTS FROM OTHER CITY DEPARTMENTS

Fire Department

1. Need information on hydrants. Must meet ordinance on placement.
2. Is Poplar Street going to connect with this subdivision?

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Floodplain Boundary Map
4. 1996 Sketch Plan – Lake Haven Subdivision



LAKENAVEN PLAT. NO. 3

THE BOUNDARY OF THE WETLANDS ARE PERFORMED FIELD SURVEY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THE WETLANDS ON THE BASIS OF THE SURVEY DATA OBTAINED BY THE ASSOCIATED SCOTT PROPERTIES AND ENGINEERING COMPANY, INC. IN THE FIELD SURVEY OF THE WETLANDS.

THE BOUNDARY OF THE WETLANDS ARE PERFORMED FIELD SURVEY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THE WETLANDS ON THE BASIS OF THE SURVEY DATA OBTAINED BY THE ASSOCIATED SCOTT PROPERTIES AND ENGINEERING COMPANY, INC. IN THE FIELD SURVEY OF THE WETLANDS.

W. W. Scott
 ENGINEER

SECTION 14-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

JURISDICTIONAL WETLANDS DETERMINATION BOUNDARY MAP OF SURVEY FOR ASSOCIATED SCOTT PROPERTIES

JEFFCOAL ENGINEERS AND SURVEYORS, INC.
 CIVIL ENGINEERS AND SURVEYORS/PLANNERS

1000 NORTH 10TH STREET
 SUITE 100
 DENVER, COLORADO 80202

REVISIONS	DRAWN BY	DATE	SCALE
7/21/78	S.E.H.	1/28/87	NOTED
	PROJECT NO.	SR 93-76	PROOFED BY
	SHEET	1 OF 3	FIELD SURVEY 12/19/87
			1/10/87 1/23/87

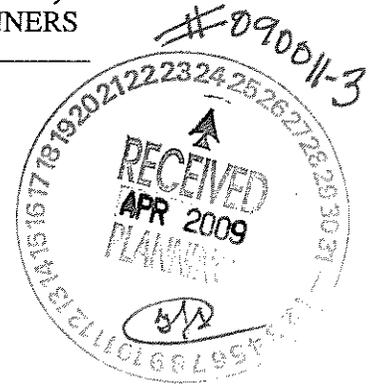


JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
CIVIL ENGINEERS / LAND SURVEYORS / PLANNERS

April 23, 2009

Mr. George Stathopoulos
City of Prattville Planning Department
Hand Delivered

RE: Sketch Plan Review 090011-2
Lake Haven Plats 3 & 4



Dear George:

I am sending herewith an April 16, 2009 revision to the sketch plan of the Lake Haven Plats 3 & 4 in hopes that it will assist in arriving at a solution to your comments in your letter of April 13, 2009. I am submitting fifteen copies. I hope that you will place these full size copies and the letter with each of the Planning Commission members and department heads before the meeting which I understand is to be on May 7, 2009. I will respond to your comments numbered the same as on your letter.

Planning Department:

1.
 - a. We have shown the topo for proposed Lots 55-62, 3A2, 7A2 and 8A2.
 - b. The floodplain and flood way limits lines have been placed along the entire length of the property.
2. We cannot give you the limitations that will be placed by the Corps of Engineers since we have only dealt with them preliminarily. Presently we have to come up with some kind of approved plans from you since they base their decision somewhat on the type of development proposed and how much of the wetlands we propose to fill. Therefore the first step is to get your approval and then go to them to see what's involved in the wetland delineation and mitigation. Filling will be necessary on Lots 44-46, 50, 51 and 52 and mitigation will be necessary. We have removed the lots from the wetlands number three near East Main Street so this will not have to be mitigated.
3. I am not sure I have a copy of the original 1996 sketch plan, even though we prepared it. As you know, there were different owners at that time and as new owners have different development ideas and also markets change. Would you send me your approved copy of the 1996 sketch plan? We do have a plan whereby we filled all of the wetlands and mitigation became too expensive in dealing with the Corps of Engineers. A trade-off was to go back

and minimize the wetland filling and this is what the attached plan does, with less than two acres being filled out of the eight.

4. Lots 7-11, 17-21 and possibly 55-61 will require significant grading to prepare for structures and to balance the earthwork in dealing with the filling of the lots on the opposite side of the street and in making sure house sites are well drained and up above the flood plain elevation on the west side of Lake Haven Way. We do not expect any impact to existing adjacent lots. If you will notice the existing Lots 4, 5, 6, 7, 8 and 9 of Woodland Heights on the east side of Shady Oak Lane just north of East Main Street, there is some shortening of the useable rear lot lines because of similar grading. Market conditions will somewhat govern this. We do not expect any significant grading of Lots 55-61 other than minimum fill to make sure the roadway and the lots are above flood plain elevation. Incidentally, details such as this involving the grading plan usually develop during the preliminary design phase and not the schematic phase.
5. The developer's thoughts at this time are to have the common areas controlled and maintained by a Home owner's association consisting of lot owners of the proposed subdivision. It will only be a part of the present home owner's association of Lake Haven if legal details can be worked out for the good of all. Otherwise it will be no problem to form a new association and totally separate this development from the previous Lake Haven lot owners and home owner's association. It is not known at this stage what maintenance costs will be involved, but that will be surely covered during the preliminary phase of development. In the notes on the sketch plan that requires remnant lots to be sold to adjacent lands of which have to be approved, platted, standard lots. Therefore, indirectly the remnant lots will have public access to streets.
6. Since the proposed remnant to Lot 11, Lake Haven Plat 2 known as Plat 2A has no real significance to the rest of the plat, I see no reason why this cannot be approved now without tying it to Plats 3 and 4. I understand committees and discussions that may need to be concerning the overall sketch plan, but it should not hold up Plat 2A which I believe does meet the zoning requirements.
 1. It is my understanding from the latest approved sketch plan of Lake Haven Way that a right-in, right-out intersection has been approved at East Main. Exact details will be worked out with the City Engineer concerning radii, lane widths, signage, etc. during the preliminary phase.
 2. We expect the to fully conform to all of the rules, regulations, ordinances, etc. regarding flood plains and wetlands and are not asking for any variance or special consideration concerning the same. I am aware of the special attention that needs to take place concerning the flood plain, flood way and wetlands. These items will be addressed during the preliminary and final stages of development.
 3. I am not sure what you meant by "lot configuration" and I hope before this is sent out by my office that you would have called me back to give me a clear understanding. The visibility of the common areas should not be a concern since it is secluded primarily on the east side by the creek and the lake and on the west side by topography, steepness and rear lot areas. Activities within this area should be of a nature that would be buffered by the above and not be disturbing to the adjacent lots. Our preliminary plans will involve cutting out a lot of undergrowth and leaving some large specimen trees on approximately 40 - 50 foot centers with some other selective

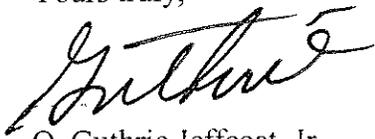
landscaping in the area. I expect this to be a well landscaped and beautiful area.

Fire Department:

1. Hydrants will be placed according to the City's ordinance and the fire department specifications and the type hydrants will be in strict accordance with their specifications.
2. Our plans do not include the connection of Poplar Street. Water's edge court will intersect Poplar Street north and it is existing city paved street.

We are enclosing the copies you asked for plus a PDF file and 11" x 17" copies for your use. If we can provide additional information or answer any further questions, please do not hesitate to call. Thank you for your consideration in advance.

Yours truly,



O. Guthrie Jeffcoat, Jr.
P. E. & L. S.

cc: General Correspondence / File Scott, Bob SR-93-076
Enclosures
OGJ:tcw



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

April 13, 2009

Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors
928 South Hull Street
Montgomery, AL 36104

**RE: City of Prattville Sketch Plan Review # 090011-2
Lake Haven Southern Area (Plats 3 & 4) @ East Main Street & Lake Haven
Way**

Dear Guthrie,

The submitted sketch plan for the **Lake Haven Southern Area (Plats 3 & 4)** has been reviewed by the relevant city departments with the following comments:

PLANNING DEPARTMENT:

1. Show following items on sketch plan
 - a. Topo for proposed lots 55-62, 3A2, 7A2, 8A2
 - b. Floodplain and Floodway Limits the length of the property
2. Submit limitation placed on delineated wetlands by Corps of Engineers. Appears filling will be necessary to build on Lots 44-46, 50,51 & 52. Will mitigation be required?
3. Explain the encroachment of lots into wetlands and floodplain. Why is this necessary or advisable given the original 1996 sketch plan?
4. Lots 7-11, 17-21 and possibly 55-61 appears to require significant grading to prepare for a structure. How will this impact the adjacent lots, proposed street and wetlands?
5. Explain plans for common area- ownership, projected maintenance cost, properties with legal access.
6. Item will appear along with the Lake Haven 2, Lot 11 Replat, on the 4/16/09 Planning Commission agenda. Staff will recommend the items to be held so that multiple questions can be discussed with a Planning Commission committee. The primary areas of discussion are:
 1. East Main Street access length of Lake Haven Way
 2. Encroachment into floodplain and wetlands
 3. Lot configuration and visibility of common areas

FIRE DEPARTMENT:

1. Need information on hydrants. Must meet ordinance on placement.
2. Is Poplar Street going to connect?

These items noted above need to be addressed with revised plans submitted and approved before a building permit may be obtained. Please contact me if you have any questions

Sincerely,

A handwritten signature in cursive script that reads "George Stathopoulos".

George Stathopoulos
Senior Planner

File: 090011-2

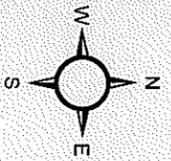
**PRATTLEVILLE
PLANNING COMMISSION**
**Lake Haven Subdivision
Revised Sketch Plan**

April 2009

Location Map

- Legend**
-  Lake Haven Sketch, Plats 3 & 4
 -  STREET NAMES
 -  PARCELS
 -  RIVER LINE Line
 -  LAKE area
 -  RIVER AREA area
 -  COMBINED_INDEX_INTERMED_TOPO
 -  INDEX CONTOUR
 -  INTERMEDIATE CONTOUR

1 inch = 300 feet



**PRATTVILLE
PLANNING COMMISSION**

**Lake Haven Subdivision
Revised Sketch Plan**

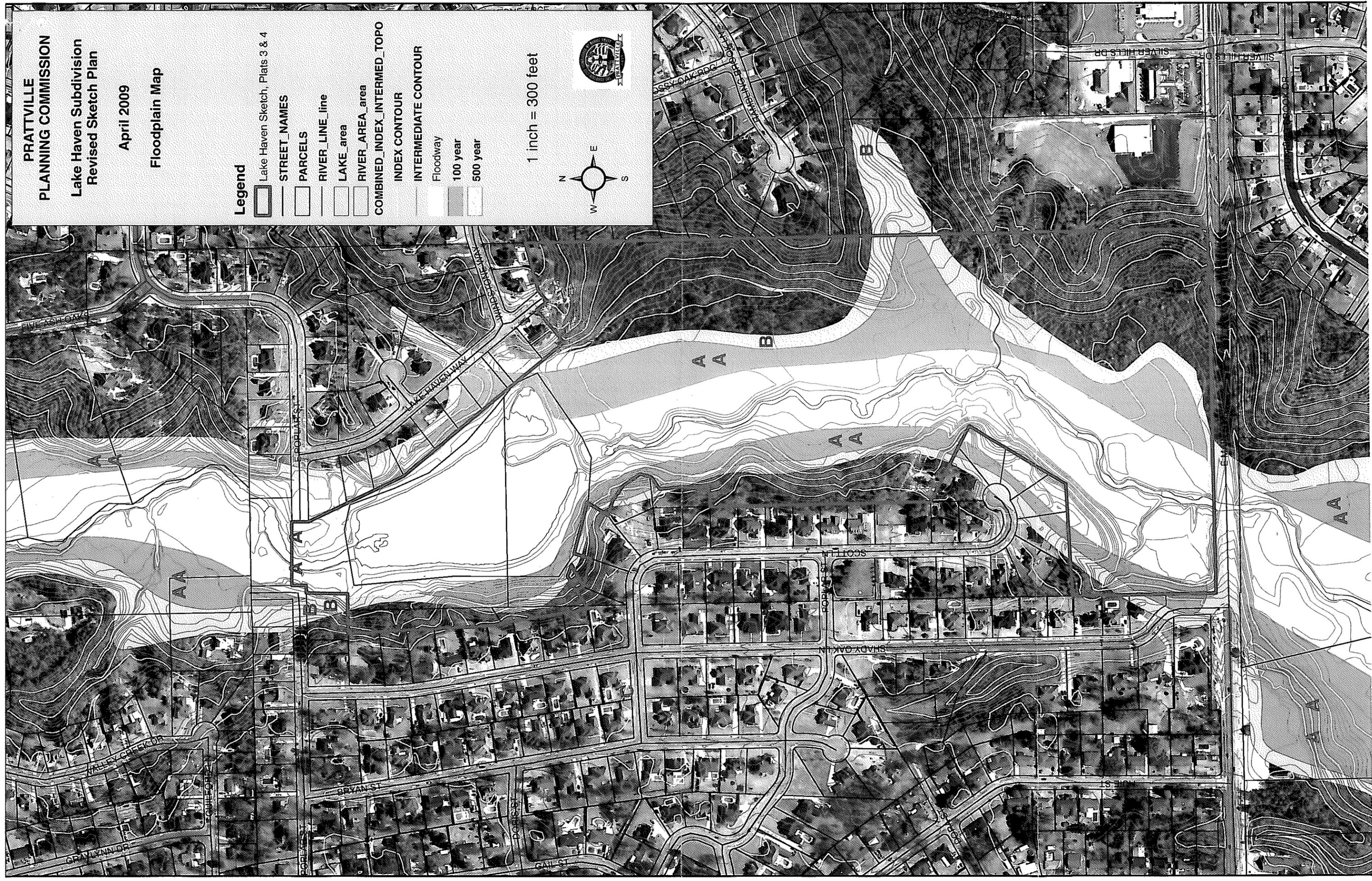
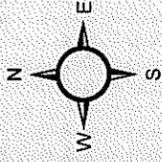
April 2009

Floodplain Map

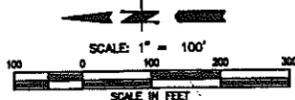
Legend

-  Lake Haven Sketch, Plats 3 & 4
-  STREET_NAMES
-  PARCELS
-  RIVER_LINE_line
-  LAKE_area
-  RIVER_AREA_area
-  COMBINED_INDEX_INTERMED_TOPO
-  INDEX CONTOUR
-  INTERMEDIATE CONTOUR
-  Floodway
-  100 year
-  500 year

1 inch = 300 feet



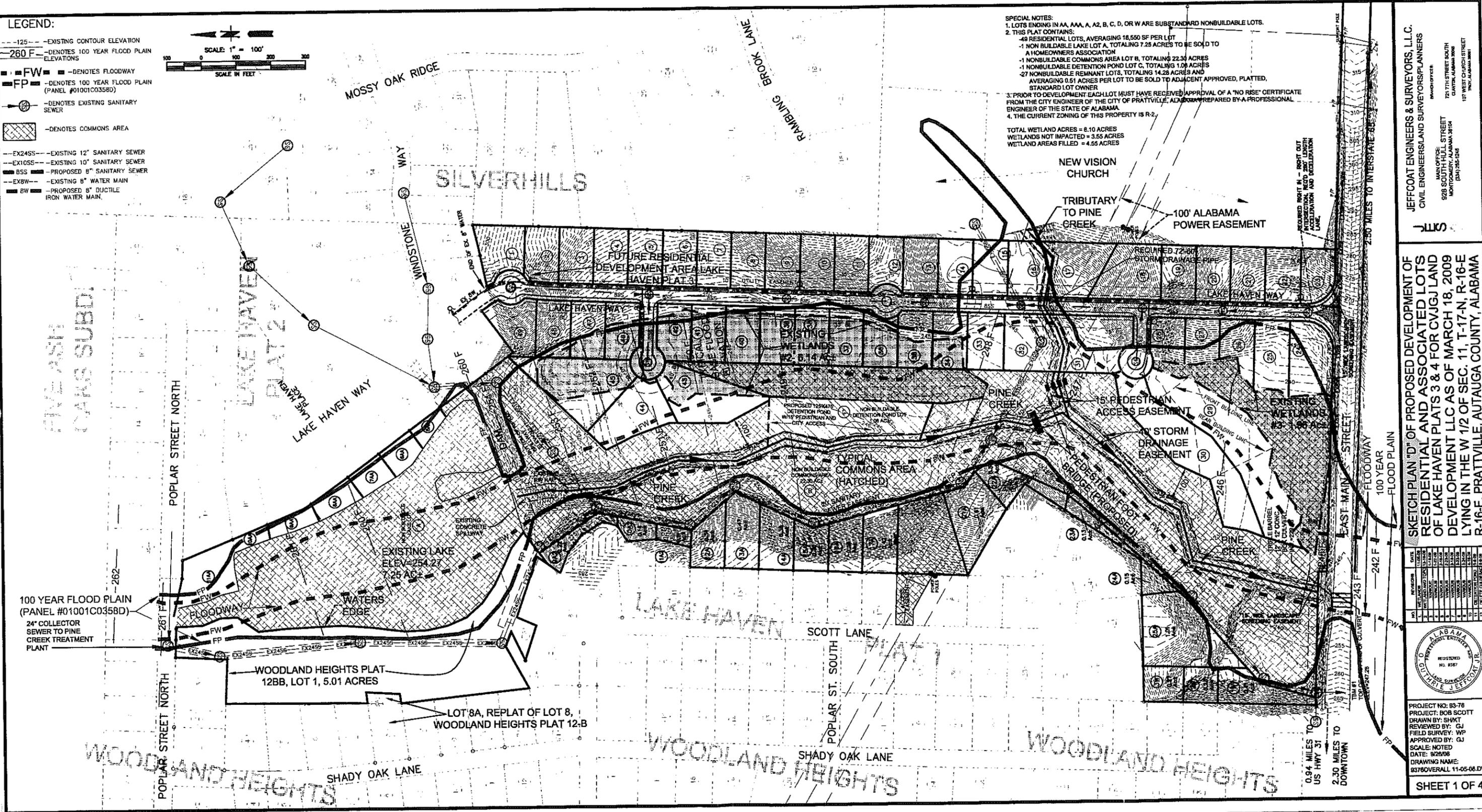
- LEGEND:**
- 125 - - - - EXISTING CONTOUR ELEVATION
 - 260 F - - - - DENOTES 100 YEAR FLOOD PLAIN ELEVATIONS
 - FW - - - - DENOTES FLOODWAY
 - FP - - - - DENOTES 100 YEAR FLOOD PLAIN (PANEL #01001C0358D)
 - ⊙ - - - - DENOTES EXISTING SANITARY SEWER
 - ▨ - - - - DENOTES COMMONS AREA
 - EX24SS - - - - EXISTING 12" SANITARY SEWER
 - EX10SS - - - - EXISTING 10" SANITARY SEWER
 - BSS - - - - PROPOSED 8" SANITARY SEWER
 - EX8W - - - - EXISTING 8" WATER MAIN
 - BW - - - - PROPOSED 8" DUCTILE IRON WATER MAIN



SPECIAL NOTES:

1. LOTS ENDING IN AA, AAA, A, A2, B, C, D, OR W ARE SUBSTANDARD NONBUILDABLE LOTS.
2. THIS PLAT CONTAINS:
 - 49 RESIDENTIAL LOTS, AVERAGING 18,550 SF PER LOT
 - 1 NON BUILDABLE LAKE LOT A, TOTALING 7.25 ACRES TO BE SOLD TO A HOMEOWNERS ASSOCIATION
 - 1 NONBUILDABLE COMMONS AREA LOT B, TOTALING 22.50 ACRES
 - 1 NONBUILDABLE DETENTION POND LOT C, TOTALING 1.08 ACRES
 - 27 NONBUILDABLE REMNANT LOTS, TOTALING 14.28 ACRES AND AVERAGING 0.51 ACRES PER LOT TO BE SOLD TO ADJACENT APPROVED, PLATTED, STANDARD LOT OWNER
3. PRIOR TO DEVELOPMENT EACH LOT MUST HAVE RECEIVED APPROVAL OF A "NO RISE" CERTIFICATE FROM THE CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA PREPARED BY A PROFESSIONAL ENGINEER OF THE STATE OF ALABAMA
4. THE CURRENT ZONING OF THIS PROPERTY IS R-2.

TOTAL WETLAND ACRES = 8.10 ACRES
 WETLANDS NOT IMPACTED = 3.55 ACRES
 WETLAND AREAS FILLED = 4.55 ACRES



JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 CIVIL ENGINEERS/LAND SURVEYORS/PLANNERS

MAN OFFICE: 721 7TH STREET SOUTH
 CLANTON, ALABAMA 36008
 MONTGOMERY, ALABAMA 36104
 (205) 285-1242

107 WEST CHURCH STREET
 PRATTVILLE, ALABAMA 36067

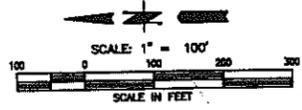
SKETCH PLAN 'D' OF PROPOSED DEVELOPMENT OF RESIDENTIAL AND ASSOCIATED LOTS OF LAKE HAVEN PLATS 3 & 4 FOR CVJGJ LAND DEVELOPMENT LLC AS OF MARCH 18, 2009 LYING IN THE W 1/2 OF SEC. 11, T-17-N, R-16-E R-16-E, PRATTVILLE, AUTAUGA COUNTY, ALABAMA

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/15/08
2	REVISED PER CITY COMMENTS	11/15/08
3	REVISED PER CITY COMMENTS	11/15/08
4	REVISED PER CITY COMMENTS	11/15/08
5	REVISED PER CITY COMMENTS	11/15/08
6	REVISED PER CITY COMMENTS	11/15/08
7	REVISED PER CITY COMMENTS	11/15/08
8	REVISED PER CITY COMMENTS	11/15/08
9	REVISED PER CITY COMMENTS	11/15/08
10	REVISED PER CITY COMMENTS	11/15/08
11	REVISED PER CITY COMMENTS	11/15/08
12	REVISED PER CITY COMMENTS	11/15/08
13	REVISED PER CITY COMMENTS	11/15/08
14	REVISED PER CITY COMMENTS	11/15/08
15	REVISED PER CITY COMMENTS	11/15/08

PROJECT NO: 83-78
 PROJECT: BOB SCOTT
 DRAWN BY: SHKT
 REVIEWED BY: CJ
 FIELD SURVEY: WP
 APPROVED BY: CJ
 SCALE: NOTED
 DATE: 9/26/08
 DRAWING NAME: 8378OVERALL 11-05-08.DWG

LEGEND:

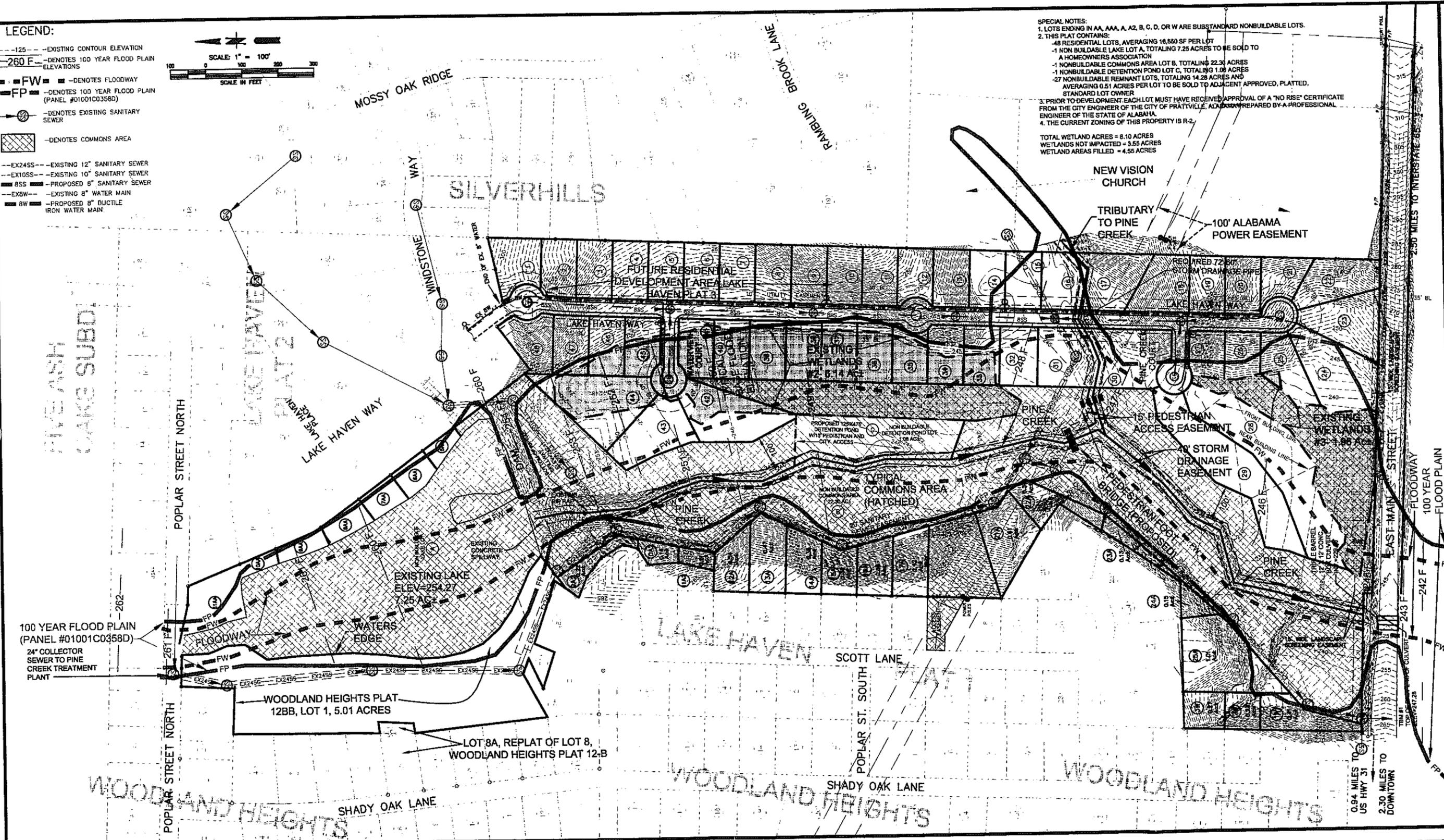
- 125--- EXISTING CONTOUR ELEVATION
- 260 F--- DENOTES 100 YEAR FLOOD PLAIN ELEVATIONS
- FW DENOTES FLOODWAY
- FP DENOTES 100 YEAR FLOOD PLAIN (PANEL #01001C0358D)
- SS DENOTES EXISTING SANITARY SEWER
- DENOTES COMMONS AREA
- EX24SS EXISTING 12" SANITARY SEWER
- EX10SS EXISTING 10" SANITARY SEWER
- BS5 PROPOSED 8" SANITARY SEWER
- EX8W EXISTING 8" WATER MAIN
- 8W PROPOSED 8" DUCTILE IRON WATER MAIN



SPECIAL NOTES:

1. LOTS ENDING IN AA, AAA, A, A2, B, C, D, OR W ARE SUBSTANDARD NONBUILDABLE LOTS.
2. THIS PLAT CONTAINS:
 - 48 RESIDENTIAL LOTS, AVERAGING 18,550 SF PER LOT
 - 1 NON BUILDABLE LAKE LOT A, TOTALING 7.25 ACRES TO BE SOLD TO A HOMEOWNERS ASSOCIATION
 - 1 NONBUILDABLE COMMONS AREA LOT B, TOTALING 22.31 ACRES
 - 1 NONBUILDABLE DETENTION POND LOT C, TOTALING 1.08 ACRES
 - 27 NONBUILDABLE REMNANT LOTS, TOTALING 14.28 ACRES AND AVERAGING 0.51 ACRES PER LOT TO BE SOLD TO ADJACENT APPROVED, PLATTED, STANDARD LOT OWNER
3. PRIOR TO DEVELOPMENT, EACH LOT MUST HAVE RECEIVED APPROVAL OF A "NO RISE" CERTIFICATE FROM THE CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA PREPARED BY A PROFESSIONAL ENGINEER OF THE STATE OF ALABAMA.
4. THE CURRENT ZONING OF THIS PROPERTY IS R-2.

TOTAL WETLAND ACRES = 8.10 ACRES
 WETLANDS NOT IMPACTED = 3.55 ACRES
 WETLAND AREAS FILLED = 4.55 ACRES



JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 CIVIL ENGINEERS/LAND SURVEYORS/PLANNERS

MAIN OFFICE: 928 SOUTH HULL STREET, MONTICELLO, ALABAMA 36104 (205) 266-1248
 BRANCH OFFICE: 721 7TH STREET SOUTH, CLANTON, ALABAMA 36028 (205) 266-1248

SKETCH PLAN 'E' OF PROPOSED DEVELOPMENT OF RESIDENTIAL AND ASSOCIATED LOTS OF LAKE HAVEN PLATS 3 & 4 FOR CVJGJ LAND DEVELOPMENT LLC AS OF MARCH 18, 2009 LYING IN THE W 1/2 OF SEC. 11, T-17-N, R-16-E R-16-E, PRATTVILLE, AUTAUGA COUNTY, ALABAMA

NO.	REVISIONS	DATE	BY

PROJECT NO: 93-78
 PROJECT: BOB SCOTT
 DRAWN BY: SHKT
 REVIEWED BY: GJ
 FIELD SURVEY: WP
 APPROVED BY: GJ
 SCALE: NOTED
 DATE: 9/29/08
 DRAWING NAME: 9378OVERALL 11-05-08.DWG

RESOLUTION

Final Plat

Woodland Heights Plat 12-BB

July 16, 2009

Whereas, CVJGJ Development, LLC, is the owner of Woodlands Heights Plat 12-BB; and

Whereas, the proposed development is located on Shady Oak Lane; and

Whereas, the proposed development is located inside the Prattville city limits; and

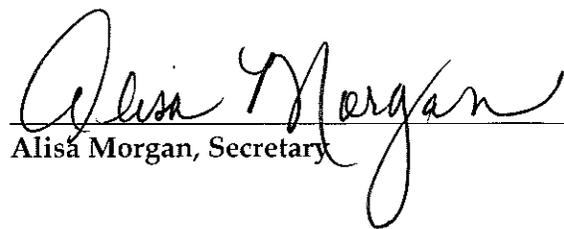
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, Therefore, **Be It Resolved**, that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Woodland Heights Plat 12-BB.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
8/20/09

LAKE HAVEN PLAT NO. 2A

BEING A REPLAT OF LOT 11 OF LAKE HAVEN PLAT NO. 2 (AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PB. 5 AT PAGE 28) AND 0.53 ACRES OF ADJOINING UNPLATTED REMNANT LAND TO THE WEST LYING IN THE NW 1/4 OF SECTION 11, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

MAIN OFFICE:

928 S. HULL ST.
MONTGOMERY, AL 36104
PHONE: 265-1246
FAX: 265-1268

FIELD CREW: JB
FIELD SURVEY: 12-14-07
PROJECT NAME: LAKE HAVEN
PROJECT NO.: SR-93-076
DWG. NAME: 9376_PLAT_2A.DWG

DRAWN BY: PW/SB
LEGAL BY: GJG
DWG. PROOFED BY: GJG
LEGAL PROOFED BY: GJG

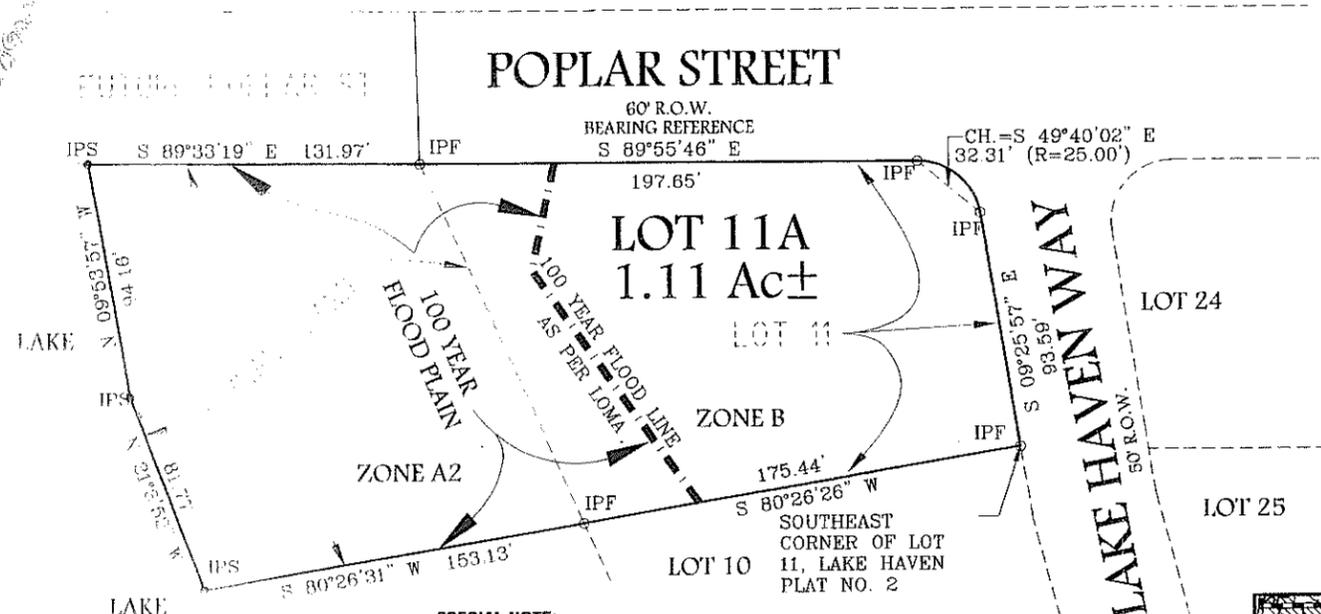
BRANCH OFFICES:

721 7th STREET SOUTH
CLANTON, ALABAMA 35045
PHONE: 755-3677

107 WEST CHURCH ST.
TROY, ALABAMA 36081
PHONE: 566-0030



- LEGEND:
- CON. MON. - SET CONCRETE MONUMENT
 - CON. MON. - FOUND CONCRETE MONUMENT
 - IPS - IRON PIN SET (5/8" REBAR W/CAP) (O.G. JEFFCOAT - 9587)
 - IPF - IRON PIN FOUND
 - X — - FENCE LINE
 - - CALCULATED POINT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - CH - CHORD
 - () - DEED OR PLAT CALL
 - O.T. - OPEN TOP
 - C.T. - CRIMP TOP
 - RB - REBAR
 - - FLOOD LINE
 - LOMA - LETTERS OF MAP AMENDMENT

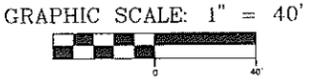


SPECIAL NOTE:
ALL SPECIAL NOTES OF THE PREVIOUS LAKE HAVEN PLAT NO. 2 SHALL ALSO BE APPLICABLE TO THIS PLAT.

FLOOD NOTE:
FLOOD ELEVATION INFORMATION IS TAKEN FROM COMMUNITY PANEL NUMBER 010002 0005 C FOR THE CITY OF PRATTVILLE, ALABAMA DATED OCTOBER 23, 1987. THE 100 YEAR FLOOD ELEVATION IS DETERMINED TO BE 264.5 M.S.L.

SPECIAL POWER COMPANY NOTE:
ALABAMA POWER COMPANY IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN IT'S FACILITIES INCLUDING IT'S CONDUITS, CABLES, TRANSCLOSURES AND OTHER APPLIANCES USEFUL OR NECESSARY IN CONNECTION WITHIN A TEN (10) FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT FOR THE UNDERGROUND OR TRANSMISSION AND DISTRIBUTION ELECTRICAL POWER LINES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID FACILITY AND THE RIGHT TO EXCAVATE FOR INSTALLATION, REPLACEMENT, REPAIR AND REMOVAL THEREOF AND ALSO THE RIGHT TO CUT AND KEEP CLEAR ALL TREES, UNDERBRUSH SHRUBBERY, ROOTS AND OTHER GROWTH AND TO KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR OBSTACLES OF WHATEVER CHARACTER UNDER AND ABOVE SAID FACILITY. ALSO INCLUDED IN THE RIGHTS GRANTED HEREIN IS THE RIGHT TO INSTALL SERVICE LATERALS RUNNING FROM SAID TEN (10) FOOT WIDE EASEMENT TO THE DWELLINGS OR BUILDINGS CONSTRUCTED ON THE LOTS WITHIN THE PLAT.

SOURCE OF INFORMATION & BEARING REFERENCE
ROTATED TO MATCH THE NORTH LINE OF LOT 11, LAKE HAVEN PLAT NO. 2 AS THE SAME IS RECORDED IN PLAT BOOK 5 AT PAGE 28 IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA.



STATE OF ALABAMA
COUNTY OF AUTAUGA

I, Guthrie Jeffcoat, a registered Engineer/Surveyor of Prattville, Alabama hereby certify that I have surveyed the property of James H. Baker, and Janice J. Baker and that the plat or map contained hereon is a true and correct map showing the subdivision into which property described is divided giving the length and/or perimeter, bearing boundaries of each lot and its number showing the streets, alleys, and public grounds and giving the bearings, lengths, widths, and name of the streets. Said map further shows the relationship of the land platted to the Government Survey and permanent monuments have been placed at points marked thus (●) as hereon shown.
WITNESS my hand this the 2nd day of February, 2009

Guthrie Jeffcoat
G. GUTHRIE JEFFCOAT, JR., P. E. & L. S.
AL. REG. 9587

DEDICATION

We, James H. Baker, and Janice J. Baker, co-owners, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as LAKE HAVEN PLAT NO. 2A, said subdivision lying in SEC.11, T17N, R16E, Autauga County, Alabama and that the streets, drives, alleys, sewer easements, ect. shown on said plat are hereby dedicated to the use of the Public

WITNESS
WITNESS

James H. Baker
JAMES H. BAKER
Janice J. Baker
JANICE J. BAKER

State of Alabama
Autauga County

I, *Frankie L. Smith*, the undersigned authority, a Notary Public in and for the said State of Large, hereby certify that JAMES H. BAKER AND JANICE J. BAKER, co-owners whose names are signed to the foregoing Surveyor's Certificate and Plat and who are known to me, being informed of the contents of said Certificate and Plat, did execute the same voluntarily and with full authority for themselves and for their principals, on the same date.

Given under my hand and official seal this the 2nd day of February, 2009.

NOTARY PUBLIC: *Frankie L. Smith*
FRANKIE L. SMITH, Notary Public, State of Alabama at Large
MY COMMISSION EXPIRES: July 21, 2009

CERTIFICATE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

The undersigned, as Director of Planning and Development 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, the ___ day of ___ 2009.

DIRECTOR OF PLANNING AND DEVELOPMENT
Prattville, Alabama

OFFICE OF THE JUDGE PROBATE
STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this plat or map was filed in this office for the record this the ___ day of ___ 2009, at ___ o'clock ___ m and recorded in book ___ of plats and maps, page ___ recording ___ paid.

JUDGE OF PROBATE
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 the same in the Probate Office of Autauga County, Alabama, the ___ day of ___ 2009.

WATER AUTHORITY
PRATTVILLE, ALABAMA

CERTIFICATE OF THE CITY ENGINEER

The undersigned, as authorized by the Engineering 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, the ___ day of ___ 2009.

Mr. Robby Anderson
City Engineer

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, the ___ day of ___ 2009.

FIRE DEPARTMENT
Prattville, Alabama

CERTIFICATE OF THE ALABAMA POWER COMPANY

The undersigned, as authorized by the ALABAMA POWER COMPANY, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the ___ day of ___ 2009.

ALABAMA POWER COMPANY
Autauga county, Alabama

CERTIFICATE OF THE COUNTY ENGINEER

The undersigned, as the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the ___ day of ___ 2009.

COUNTY ENGINEER
Prattville, Alabama