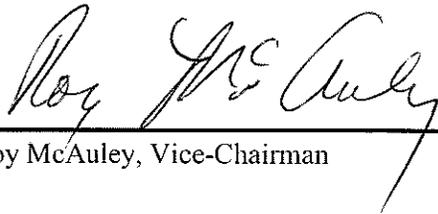


**City of Prattville
Planning Commission**

**The minutes of the September 17, 2009 meeting
of the City of Prattville Planning Commission
were approved.**



Roy McAuley, Vice-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

September 17, 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:

Old Business:

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

*Police Jurisdiction
Held 8/20*

New Business:

2. **Preliminary Plat: Old Ridge Crossing Plat #3**
Located off Highway 14 East and west of McQueen Smith Road N
Owner/Developer:
Representative: Krebs Engineering (Grant Dennis)

*Public Hearing
District 3*

Miscellaneous:

3. **Preliminary Plat: Pendlebrook Subdivision (Time Extension)**
Located at - Old Ridge Road – North of Riverchase North
Owner/Developer: Joe Watkins
Representative: Jarvis & Associates
4. **Preliminary Plat: Brierfield Estates, Plat 1 (Time Extension)**
Located at Bridge Creek Road – west side – North of Bridge Creek Reserve
Petitioner: Stinson Development
Representative: Jarvis & Associates

District 3

District 1

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
September 17, 2009**

Call to order:

The meeting of the Prattville Planning Commission reconvened on September 17, 2009. Vice-Chairman Roy McAuley called the meeting to order at 3:05 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Jim Byard, Vice-Chairman Roy McAuley, Chief Terry Brown, Mrs. Paula Carpenter, Mr. Gene Hall, Mr. Bobby Nelson and Mr. Tim Smith. Absent: Councilman Tom Miller, and Chairman Reuben Gardner.

Quorum present.

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

Minutes:

None

Old Business:

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

Clyde Chambliss of Chambliss Engineering, petitioner representative, presented the sketch plan of the Smith Property. The city's comments had been reviewed, and some concerns/problems eliminated by the submitted revised sketch plan. He stated that connection would be made to the city's sanitary sewer. A lift station would be placed if their preferred gavity to connect is unattainable. He stated that the developer (Doyle Builders) was able to acquire a 190' wide portion of remaining Smith property for storm drainage and to allow for annexation.

Chief Brown stated that the adopted building codes require that a subdivision with more than 30 lots have more than one access. Mr. Chambliss stated that there is potential for three (3) accesses.

Mr. Smith provided the committee report of the meeting held on September 11. He stated that the committee favored the revised sketch plan.

Mr. Duke provided the staff report. He prefers to see a stub street to the north of the property. The subdivision increased to 61 lots. The property would be zoned to R-2 single family residential.

Mayor Byard moved to substitute the presented sketch plan of Smith Property for the initial plan submitted. Mrs. Carpenter seconded the motion.

The motion to substitute the sketch plan passed unanimously.

The motion to approve the sketch plan passed unanimously.

New Business:

2. Preliminary Plat: Old Ridge Crossing Plat #3

Located off Highway 14 East and west of McQueen Smith Road N

Owner/Developer:

Representative: Krebs Engineering (Grant Dennis)

Grant Dennis of Krebs Engineering, petitioner representative, introduced the preliminary plat of Old Ridge Crossing Plat #3. The lot is located next to existing Ameri-First Bank.

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

Mr. Smith introduced a resolution recommending approval of the preliminary plat of Old Ridge Crossing #3 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke provided the staff report. He stated that the property is part of the Old Ridge Crossing presented on the approved sketch plan. The service road would eventually connect to Riverchase North 3 subdivision. Several pending items presented were incomplete signalization, sewer location, and service road layout.

Mr. Dennis stated that the pending items are resolvable.

Mayor Byard moved to approve contingent upon all pending items are resolved before releasing of the final plat. Mrs. Carpenter seconded the motion.

The motion to amend passed unanimously.

The amended motion passed unanimously.

Miscellaneous:

3. Preliminary Plat: Pendlebrook Subdivision (Time Extension)

Located at - Old Ridge Road – North of Riverchase North

Owner/Developer: Joe Watkins

Representative: Jarvis & Associates

Mrs. Carpenter introduced a resolution recommending approval of the time extension of the preliminary plat of Pendlebrook Subdivision and moved for its approval. Mayor Byard seconded the motion.

The motion to approve passed unanimously.

4. Preliminary Plat: Brierfield Estates, Plat 1 (*Time Extension*)
Located at Bridge Creek Road – west side – North of Bridge Creek Reserve Petitioner:
Stinson Development
Representative: Jarvis & Associates

Mr. Nelson introduced a resolution recommending approval of the time extension of the preliminary plat of Brierfield Estates, Plat 1 and moved for its approval. Mr. Hall seconded the motion.

The motion to approve passed unanimously.

Adjourn:

The meeting was adjourned at 3:42 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Planning Commission

Prattville Planning Commission

Sign-In Sheet

9/17/09

3:00 p.m.

Name	Address
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

Resolution
Sketch Plan
Smith Property
August 20, 2009

Whereas, Kevin Smith is the owner of Smith Property; and

Whereas, the proposed development is located off Martin Luther King Drive south of Moses Road; and

Whereas, the proposed development is located outside the city limits; and

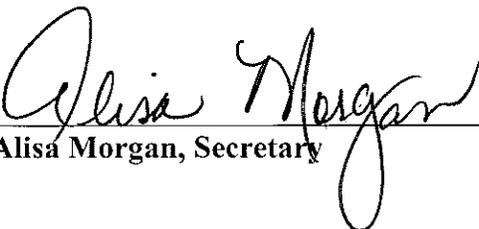
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, therefore, be it resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the sketch plan of Smith Property.

APPROVED:

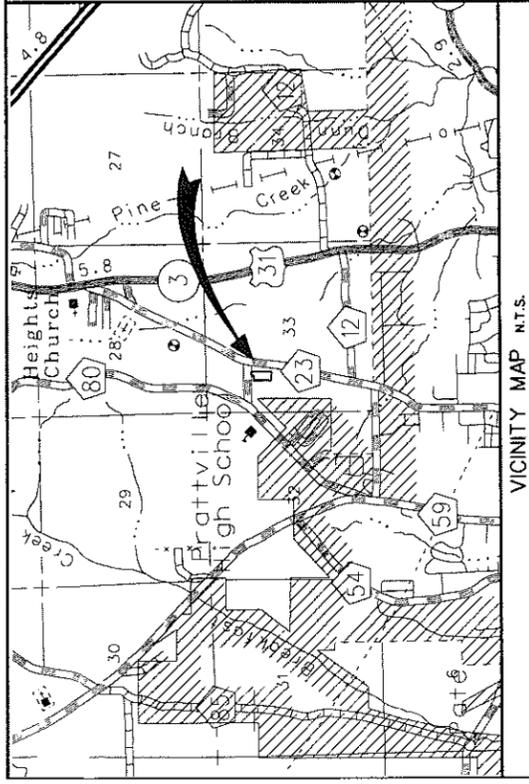


Roy McAuley, Vice-Chairman



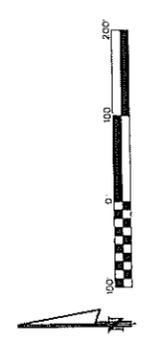
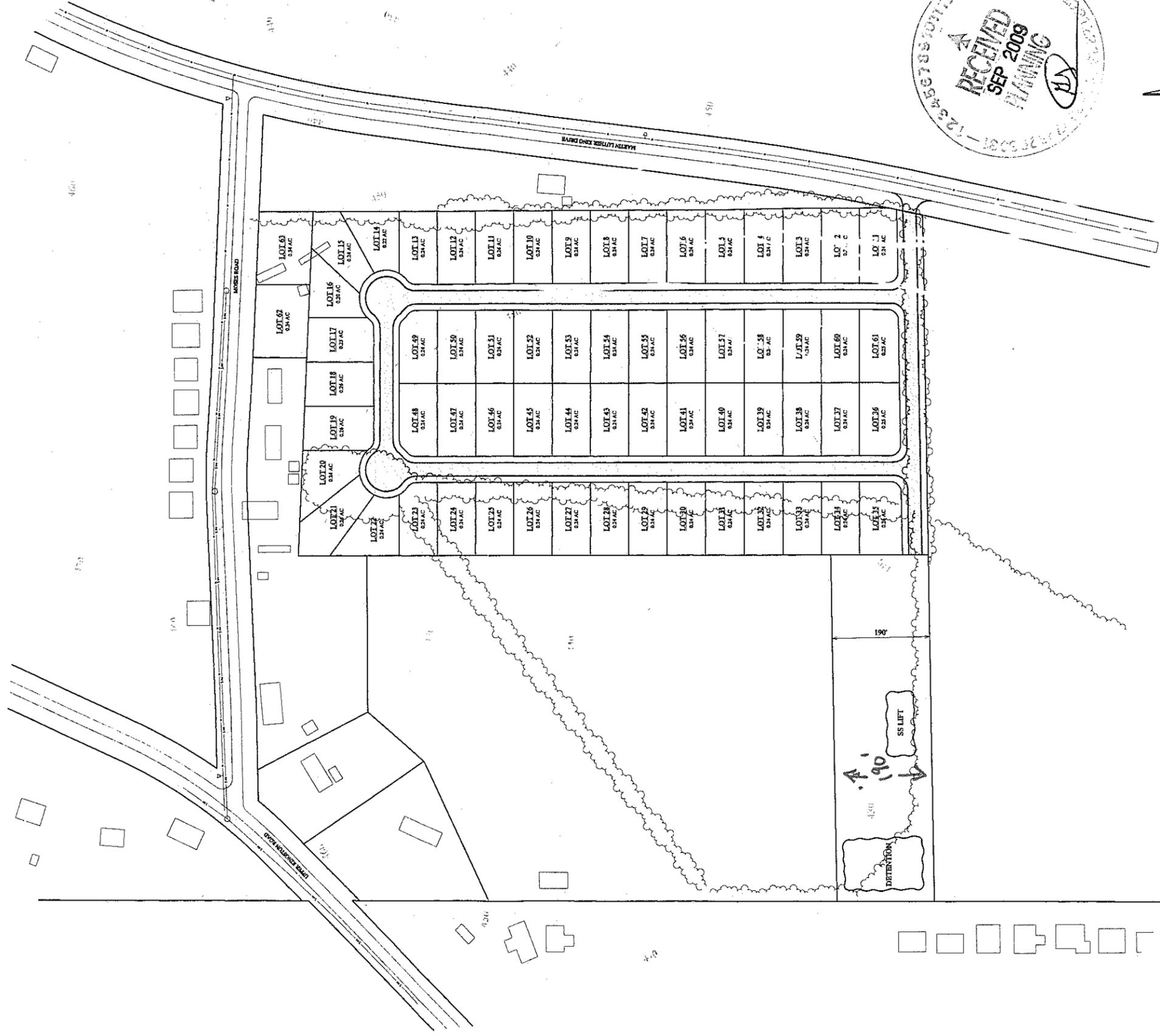
Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/17/09



- LEGEND**
- PROPOSED DEVELOPMENT
 - PROPOSED ASPHALT ROAD
 - EXISTING ASPHALT ROAD

- GENERAL NOTES:**
1. THERE ARE NO KNOWN COVENANTS ON THIS 21.9 ACRE PARCEL.
 2. WATER CURRENTLY EXISTS ON MOSES ROAD AND MARTIN LUTHER KING DRIVE. ESTIMATED FLOWS ARE EXPECTED TO BE 400-500 GALLONS PER DAY PER HOUSE.
 3. SANITARY SEWER CURRENTLY EXISTS ON MOSES ROAD BUT IS TOO HIGH TO SERVE THE PROPOSED DEVELOPMENT. THEREFORE, CONNECTION BETWEEN HOUSES TO THE WEST IS CONTEMPLATED. IF NOT POSSIBLE, A LIFT STATION WILL BE REQUIRED.
 4. THERE ARE 63 PROPOSED LOTS IN THIS SUBDIVISION.
 5. TYPICAL LOT WIDTH IS 75'. TYPICAL LOT DEPTH IS 140'. LOT SIZES RANGE FROM 0.20AC TO 0.34 AC.
 6. PROPOSED COVENANTS WILL BE SIMILAR TO THOSE ON NEARBY RESIDENTIAL DEVELOPMENTS.
 7. PROPOSED UTILITIES WILL INCLUDE WATER, UNDERGROUND POWER, AND CABLE (IF AVAILABLE). PROPOSED STREET IMPROVEMENTS WILL INCLUDE 26 FT ASPHALT WIDTH WITH CONCRETE CURB & GUTTER AND SIDEWALKS.
 8. BASEMAP AND CONTOURS WERE TAKEN FROM THE AUTAUGA COUNTY GIS SYSTEM.
 9. CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
 10. THIS PROPERTY LIES IN ZONE X (AREAS OF MINIMAL FLOODING) AND IS SHOWN ON PANEL 00534 0352 D FRM, EFFECTIVE JUNE 16, 2008.



SKETCH PLAN

DATE	9/10/2009
PROJECT NO.	30-09-901
DESIGNED	CLC
DRAWN	JSH
SCALE	1" = 100'

DOYLE BUILDERS, LLC.
SMITH PROPERTY
 PRATTVILLE, ALABAMA



CHAMBLISS ENGINEERING
 701 4600 West 94th Rd, Suite
 Prattville, AL 36068
 (334) 991-2313

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



SKETCH PLAN Smith Property – Moses Road/Martin Luther King Drive
DATE August 13, 2009

PROPOSED DEVELOPMENT

Petitioner: Doyle Builders
Property Owner: Kevin Smith
Agent: Chambliss Engineering (Clyde Chambliss)
Location: Moses Road – south side – west of Martin Luther King Drive intersection. Martin Luther King Drive – west side - south of Moses Road (see attached location map)

Development Status and History

Submission Status: Initial submission
Previous Approvals: N/A
Conditions of Previous Approvals: N/A

Property Configuration

Acreage: 18.7 acres
Proposed Number of Lots and Configuration: 21 lots – 19 located in a new subdivision accessing from Martin Luther King Drive, 2 lots fronting Moses Road.

The 19 lot subdivision is configured around a new 50' right-of-way street connecting to Martin Luther King Drive approximately 1,300' south of Moses Road. The new street extends westward 270' and then turns north 875' terminating in a cul-de-sac. Approximately 450' after the street turns north, it intersects with a new street that runs the 350' stubbing out at the western property line.

Proposed Use: Single-family residential
Current Zoning: Located outside Prattville city limits – property is currently un-zoned. Developer has indicated desire to have property annexed. With annexation petition, the Planning Commission will recommend an appropriate district.

Required Zoning:

If annexed, the proposed sketch meets the minimum lot area and setback requirements for all single-family districts. The adopted Future Land Use plan calls for the area to develop as low density residential.

Surrounding Developments and Uses:

The proposed 18.7 acre sketch is part of a larger 37.8 parcel containing single family residential structures fronting Upper Kingston Road and Moses Road near the intersection of the two streets and mobile homes on Moses Road frontage near the Martin Luther King Drive intersection.

North of the proposed development are 10 single-family residential structures fronting Moses Road on the north and south side of the street. These lots have areas of between .15 and .20 acres. These structures date from the early 1980's or earlier. Further north of Moses Road and fronting Upper Kingston Road is the Gallagher Property currently being divided into 8 single-family residential lots.

West of the proposed development and the remainder of the 37.8 parcel is the Kingston Oaks subdivision completed in 2004. Kingston Oaks contains single family residential structures on approximately .25 acre lots.

South and east of the proposed development is undeveloped forest or farmland in active cultivation. These approximately 480 acres are controlled by a single owner-Powell Properties, LLC.

Street Extensions or New Streets:

The proposed sketch plan contains one primary street intersecting with Martin Luther King Drive and extending west and north approximately 1,150 feet to a cul-de-sac. A stub street extends west from the primary street approximately 350 feet to the western property line.

Water and Sewer:

Potable water service is available from the Prattville Water Works Board from mains on Moses Road and Martin Luther King Drive. Sufficient capacity and flow exist to serve the proposed 21 lots.

An 8" sanitary sewer main owned by the City of Prattville is located within the Moses Road right-of-way on the north side. Sufficient capacity exists to serve the proposed 21 lots. Sketch plan indicates the sanitary sewer main may be located lower than the majority of the subdivision. Applicant states preference for septic tanks rather than

construction of a sewer pump station. Article IV, Section 1.1 of the Prattville Public Works Manual requires that proposed developments connect to sanitary sewer if a main line is available within 1,200 feet of the property.

Unique Features: Proposed 18.7 acre sketch is part of a larger 37.8 parcel. The parcel has approximately 1250' of frontage on Moses Road, 110' of frontage on Upper Kingston Road and 50' of frontage on Martin Luther King Drive.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
George Stathopoulos

Site Visits Conducted: August 12, 2009

Recommendation: Postponement until a sketch plan is presented that deals with the entire 37.8 Smith parcel. The sketch plan should also be modified to address conflicts with regulations and concerns raised city staff.

Planning Staff Comments:

- Does the developer intend to request annexation into the Prattville city limits? If so, the following items should be taken into consideration. First, the city's annexation review committee generally does not recommend the annexation of islands or areas connected by a narrow corridor. Recommend the entire Smith parcel be offered for annexation, which will permit additional annexations along and north of Moses Road. Second, if a narrow corridor is offered as the connection between the subdivision and the existing city limits it must be wide enough for a street or lot. In this case, the corridor needs to be the width of the subdivision's typical lot since extension of a street will terminate at the western property line.
- While the potential buyer/developer is only considering 18.7 acres out of the total 37.8 acres, decisions made concerning street alignment, lot layout and detention for the 18.7 acres will have an impact on the development of the remaining 19.1 acres. In addition, the access from Martin Luther King Drive might be the sole access for the entire 37.8 acres and one of the access points for the Powell parcel to the south. Mr. Doyle has also indicated an interest in possibly developing the remaining 19.1 acres at a later date. Therefore, we request submission of potential lot and street layout for the entire 37.8 acres parcel.

One possible layout is included with this review (Attachment 3). It extends the access street further west along the southern property line, then north and then east to create an eventual loop system. The westward stub street offered in the submitted sketch is eliminated and a stub is extended south toward the Powell property.

Finally, an additional street is added between the north and south ends of the loop allowing for additional lots. Several benefits of this layout are apparent. First, the loop street concept will eliminate any concerns related to the length of the submitted cul-de-sac (see comments below) or when future connections will be completed. Second, additional lots can be added to the layout. Other layouts for the entire 37.8 acres will be considered.

- The presented street layout is essentially a cul-de-sac with a length greater than the 1000 feet permit by city regulation. The presented layout assumes that development of the remaining 19.1 acres will provide some future connection to an external street such as Moses Road. The Planning Commission has not been presented with such a layout/sketch plan. A feasible and acceptable plan for the entire parcel (37.1 acres) is needed to eliminate concerns about dead-ends greater than 1000 feet.
- Article IV, Section 1.1 of the Prattville Public Works Manual requires that proposed developments connect to sanitary sewer if a main line is available within 1,200 feet of the property. As stated on the submitted sketch plan, a sanitary sewer main is located adjacent to the property in the Moses Road right-of-way. While gravity sewer may not be possible due to terrain, a sewer connection is required by regulation. Adjust the sketch plan accordingly.
- Correspondence of August 3, 2009 from Chambliss Engineering states that sidewalks are being omitted from the development due to financial considerations. City regulations require sidewalks on one side of all residential streets. Sidewalks can only be omitted with a variance supported by some type of hardship. The expense of providing for a required improvement is generally not considered a hardship worthy of a variance. Sidewalks should be included on any preliminary plat submitted for this property.
- Suggest that detention facilities be shifted to the southwestern corner of the property. Such placement will allow their expansion and use in the development of the remaining 19.1 acres. Moving them will also permit the development of the present detention area as residential lots.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

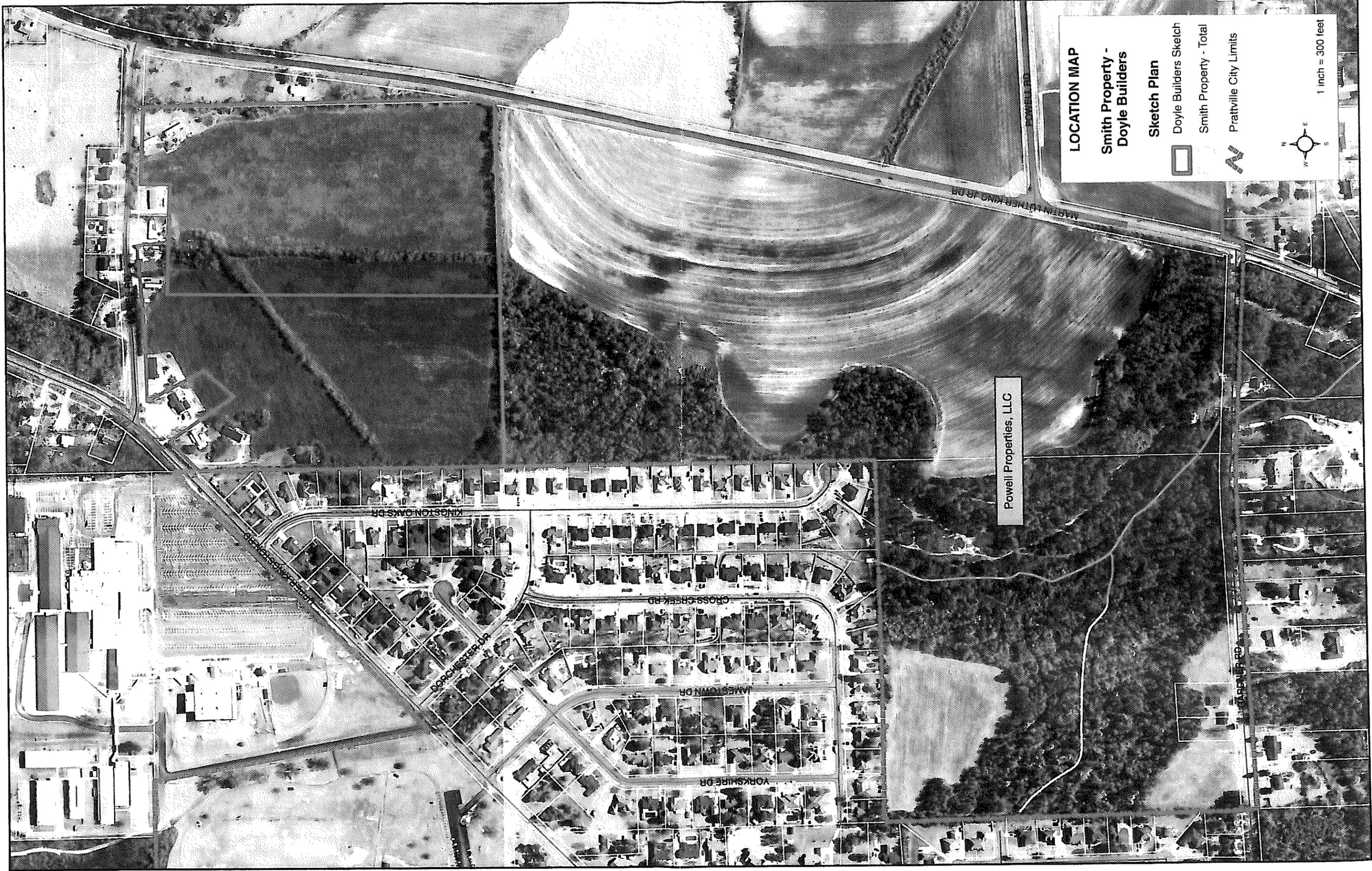
1. Street is over 1,000 feet dead end.
2. Note the drive between Lots 10 & 11 needs a turnaround.
3. Provide hydrant information.

ENGINEERING DEPARTMENT:

1. Need to re-evaluate and improve the depth of lots on Moses Road adjoin this development.
2. Need to plan for connection to the City's sanitary sewer system.

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Alternative Option



LOCATION MAP

Smith Property - Doyle Builders

Sketch Plan

Doyle Builders Sketch

Smith Property - Total

Prattville City Limits

1 inch = 300 feet

Powell Properties, LLC

KINGSTON OAKS DR

CROSS CREEK RD

DOUGLASS CREEK DR

JAMESTOWN DR

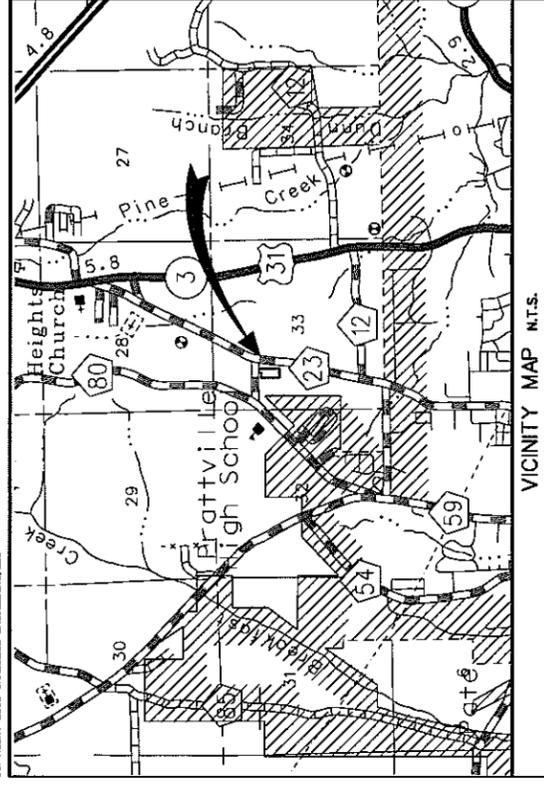
YORKSHIRE DR

LAURENCE RD

MARTIN LUTHER KING JR DR

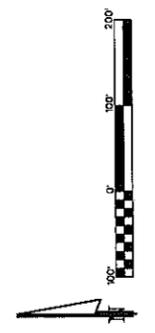
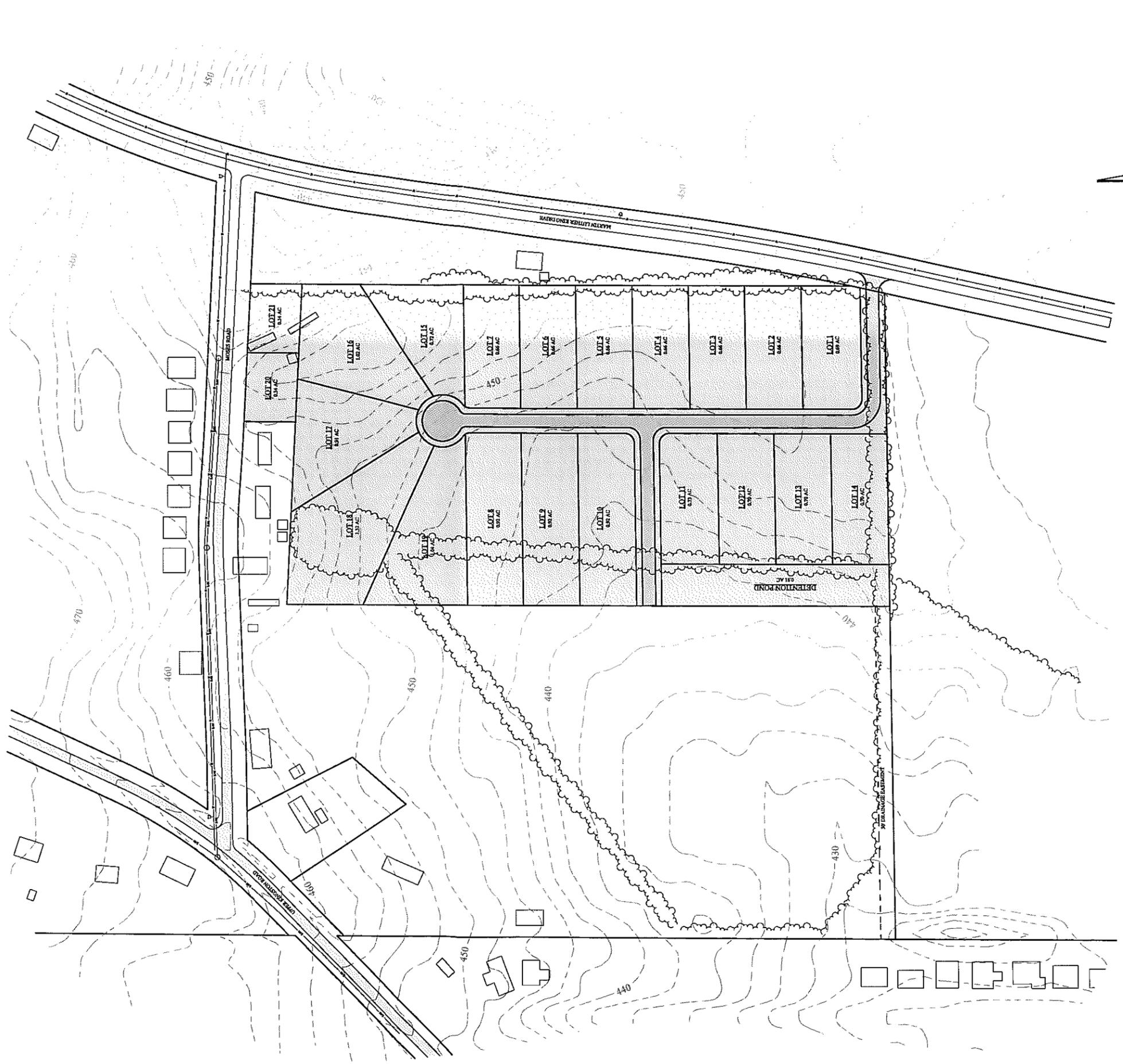
POWELL RD

7/14/2009
 10:58 AM
 C:\PROJECTS\2009\CHAMBLISS ENGINEERING, LLC



- LEGEND**
- PROPOSED DEVELOPMENT
 - PROPOSED ASPHALT ROAD
 - EXISTING ASPHALT ROAD

- GENERAL NOTES:**
1. THERE ARE NO KNOWN COVENANTS ON THIS 18.7 ACRE PARCEL.
 2. WATER CURRENTLY EXISTS ON MOSES ROAD AND MARTIN LUTHER KING DRIVE. ESTIMATED FLOWS ARE EXPECTED TO BE 400-500 GALLONS PER DAY PER HOUSE.
 3. SANITARY SEWER CURRENTLY EXISTS ON MOSES ROAD BUT IS TOO HIGH TO SERVE THE PROPOSED DEVELOPMENT. THEREFORE, SEPTIC TANKS WILL BE REQUIRED.
 4. THERE ARE 21 PROPOSED LOTS IN THIS SUBDIVISION.
 5. TYPICAL LOT WIDTH IS .115'; TYPICAL LOT DEPTH IS 250'. LOT SIZES RANGE FROM 0.34 AC TO 1.32 AC.
 6. PROPOSED COVENANTS WILL BE SIMILAR TO THOSE ON NEARBY RESIDENTIAL DEVELOPMENTS.
 7. PROPOSED UTILITIES WILL INCLUDE: WATER, UNDERGROUND POWER AND CABLE (IF AVAILABLE); PROPOSED STREET IMPROVEMENTS WILL INCLUDE 26 FT ASPHALT WIDTH WITH CONCRETE CURB & GUTTER.
 8. BASEMAP AND CONTOURS WERE TAKEN FROM THE AUTAUGA COUNTY GIS SYSTEM.
 9. CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
 10. THIS PROPERTY LIES IN ZONE X (AREAS OF MINIMAL FLOODING) AND IS SHOWN ON PANEL D10314-0352 D FIRM, EFFECTIVE JUNE 16, 2009.



SKETCH PLAN	DATE	7/14/2009
	PROJECT NO.	30-09-901
	DESIGNED	CLC
	DRAWN	JSH
	SCALE	1" = 100'

DOYLE BUILDERS, LLC
SMITH PROPERTY
 PRATTVILLE, ALABAMA



CHAMBLISS
 ENGINEERING
 701 McCOMBS DRIVE, SUITE 101
 PRATTVILLE, AL 36068
 (205) 831-2322

RESOLUTION

Preliminary Plat

Old Ridge Crossing #3

September 17, 2009

Whereas, Big E Developers is the owner and the developer of Old Ridge Crossing #3; and

Whereas, the proposed development is located off Highway 14 East and west of McQueen Smith Road North; and

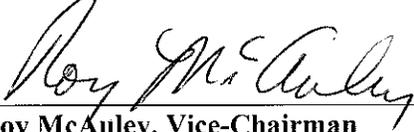
Whereas, the proposed development is located inside the city limits; and

Whereas, the public hearing for the proposed development was heard on September 17, 2009; and

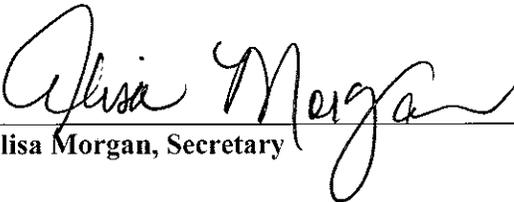
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval of the submitted preliminary plat of Old Ridge Crossing #3 *contingent that all pending items are resolved before releasing of the final plat.*

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The amended motion passed unanimously.
9/17/09



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

September 10, 2009

Mr. Grant Dennis
Krebs Engineering
312 Catoma Street
Suite 100
Montgomery, AL 36104

**RE: City of Prattville Preliminary Plat Review # 090043
Old Ridge Crossing Plat 3**

Dear Grant:

The submitted Preliminary plans for the **Old Ridge Crossing Plat 3** have been reviewed with the following comments:

PLANNING DEPARTMENT:

1. Need to shift sanitary sewer to center of ingress/egress easement. Remove private sewer easement from plat (Lot 1). It is unnecessary with shift to center of the egress easement.
2. Information needs to be provided concerning incomplete improvements from Plats 1 & 2. Approval of Plat 3 will be conditioned upon:
 - a. Painting of poles, arms and signals at intersection of AL 14 and McQueen Smith.
 - b. Correction of the intersection of the former Old Ridge Road and Old Ridge Road.
 - c. Contact the Prattville Engineering Department (361-3675) for details on each item.

FIRE DEPARTMENT:

1. Will need turn around (temporary or permanent) at the end of the street and hydrant info. May need one at the NW corner of the lot.

These details noted above need to be addressed and clarified with revised preliminary plat plans.

If you have any questions, please contact me.

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.

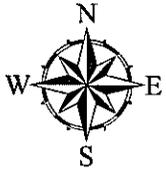
George Stathopoulos
Senior Planner

File: 090043

CITY OF
PRATTVILLE, ALABAMA

LOCATION MAP

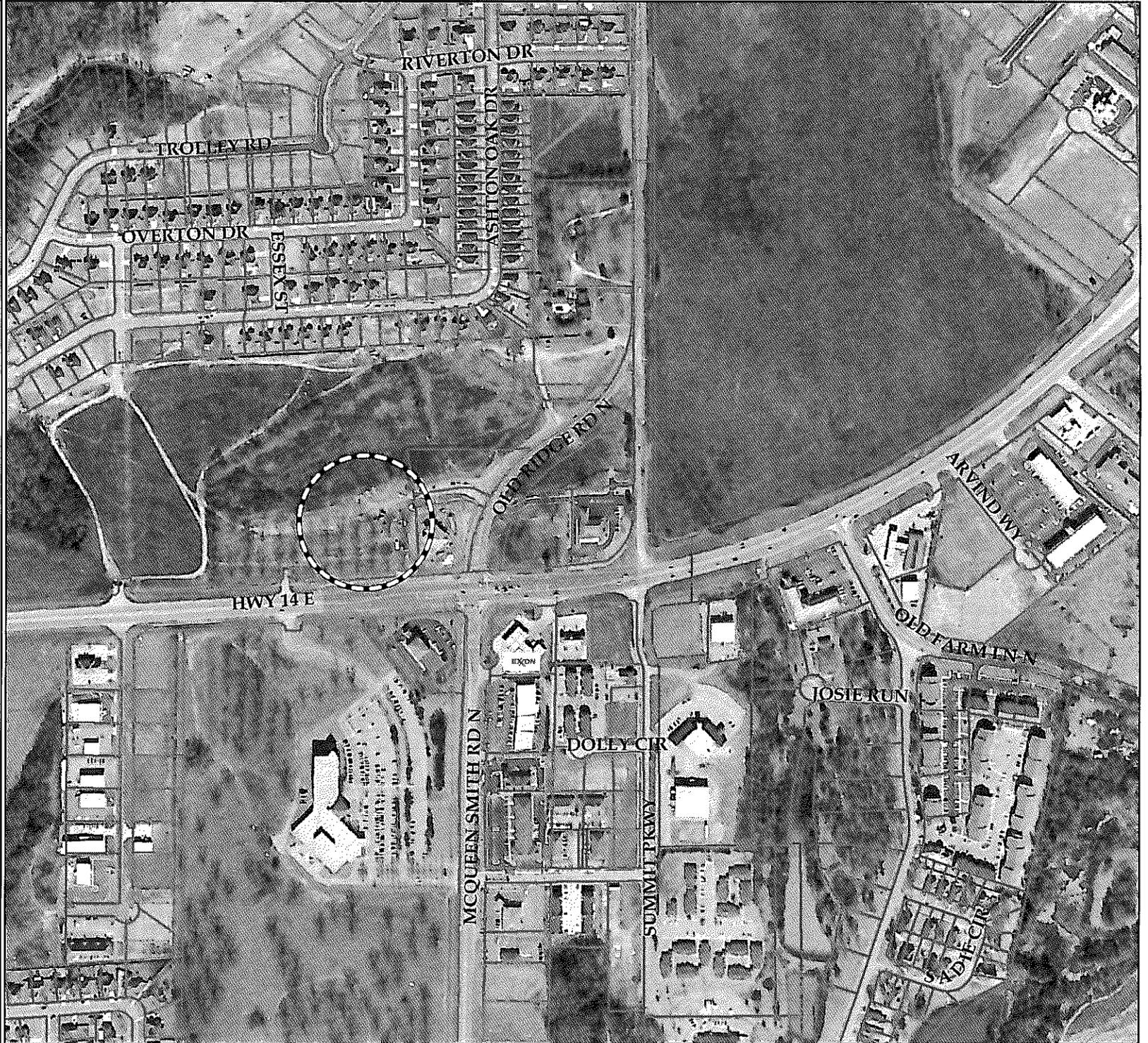
OLD RIDGE
CROSSINGS
PLAT 3



— STREETS
▭ TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator



CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT CITY OF PRATTVILLE, ALABAMA

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, THIS THE ____ DAY OF ____ 2009.

DIRECTOR OF PLANNING AND DEVELOPMENT PRATTVILLE, ALABAMA

CERTIFICATE OF THE CITY ENGINEER CITY OF PRATTVILLE, ALABAMA

THE UNDERSIGNED, AS AUTHORIZED BY 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 ____ 2009.

CITY ENGINEER PRATTVILLE, ALABAMA

CERTIFICATE OF THE WATER WORKS BOARD CITY OF PRATTVILLE, ALABAMA

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, THIS THE ____ DAY OF ____ 2009.

WATER WORKS BOARD PRATTVILLE, ALABAMA

CERTIFICATE OF THE FIRE DEPARTMENT CITY OF PRATTVILLE, ALABAMA

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 ____ 2009.

FIRE DEPARTMENT PRATTVILLE, ALABAMA

CERTIFICATE OF THE COUNTY ENGINEER AUTAUGA COUNTY, ALABAMA

THE UNDERSIGNED, BEING 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, THIS THE ____ DAY OF ____ 2009.

COUNTY ENGINEER PRATTVILLE, ALABAMA

CERTIFICATE OF THE COUNTY HEALTH DEPARTMENT AUTAUGA COUNTY, ALABAMA

THE UNDERSIGNED, AS AUTHORIZED BY THE COUNTY HEALTH DEPARTMENT OF AUTAUGA COUNTY, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2009.

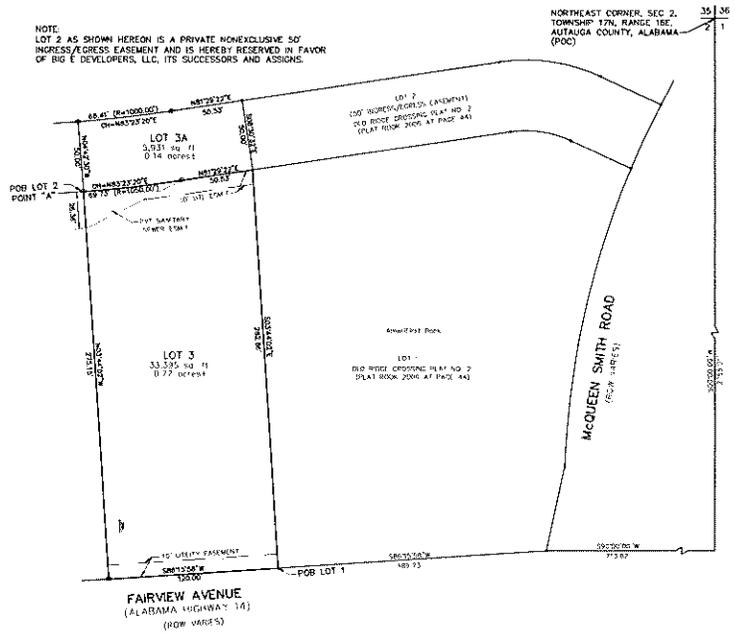
HEALTH OFFICER AUTAUGA COUNTY, ALABAMA

OFFICE OF THE JUDGE OF PROBATE STATE OF ALABAMA (AUTAUGA COUNTY)

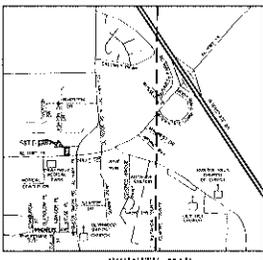
I HEREBY CERTIFY THAT THIS PLAT OF MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE ____ DAY OF ____ 2009, AT ____ O'CLOCK ____ AM AND RECORDED IN BOOK ____ OF PLATS AND MAPS, PAGE ____ RECORDING ____ PAID.

JUDGE OF PROBATE AUTAUGA COUNTY, ALABAMA

NOTE: LOT 2 AS SHOWN HEREON IS A PRIVATE NONEXCLUSIVE 50' INGRESS/EGRESS EASEMENT AND IS HEREBY RESERVED IN FAVOR OF BIG E DEVELOPERS, LLC, ITS SUCCESSORS AND ASSIGNS.



NORTHEAST CORNER, SEC. 2, TOWNSHIP 17N, RANGE 16E, AUTAUGA COUNTY, ALABAMA (POC)



OLD RIDGE CROSSING PLAT NO. 3

BEING IN THE NE QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA

JOINT ACCESS AGREEMENTS RECORDED AS SEPARATE DOCUMENT

PLAT SUMMARY

TOTAL LAND AREA = 39,326 S.F.±
TOTAL LAND AREA = 0.90 ACRES±
NUMBER OF LOTS = 2
JULY 8, 2009

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, THOMAS W. OLIVER, A REGISTERED ENGINEER/SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY I HAVE SURVEYED THE PROPERTY OF BIG E DEVELOPERS, LLC, A CORPORATION OF PROPRIETOR STATUS PRATTVILLE, 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 JO PERMETER BEARING BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS, PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF THE STREETS, SAID MAP PLAT SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (*) AS HEREON SHOWN, SAID PROPERTY BEING DESCRIBED FOLLOWS:

LOT 3: COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA, THENCE RUN S20°00'00" W, 2755.00 FEET TO A POINT; THENCE RUN S 80°00'00" W, 7 FEET TO A POINT, SAID POINT LYING AT THE INTERSECTION OF THE NORTH MARSH OF ALABAMA HIGHWAY (RIGHT OF WAY VARIED) AND THE WEST MARGIN OF MOOREN SMITH ROAD (RIGHT OF WAY VARIED); AND BEING THE SOUTHEAST CORNER OF LOT 1, OLD RIDGE CROSSING PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PG 44; THENCE RUN S86°15'50" W, 189.73 FEET ALONG THE NORTH MARSH OF SAID ALABAMA HIGHWAY 14 TO AN IRON PIN, SAID POINT L1 AT THE SOUTHWEST CORNER OF SAID LOT NO 1 AND BEING THE POINT OF BEGINNING; THENCE FROM SA POINT OF BEGINNING CONTINUE, S65°15'50" W, 120.00 FEET ALONG SAID NORTH MARSH TO A SET IRON PIN, THENCE LEAVING SAID NORTH MARSH RUN N03°44'02" W, 275.15 FEET TO A SET IRON PIN, SAID POINT L1 ON A CURVE (CONCAVED NORTHERLY)(RADIUS 1050.00 FEET) AND ALSO BEING DESCRIBED AS POINT "A" FUTURE REFERENCE, THENCE RUN ALONG SAID CURVE, A CHORD OF N83°23'20" E, 69.73 FEET TO A SET IRON LYING AT THE END OF SAID CURVE, THENCE RUN N81°29'22" E, 50.53 FEET TO AN IRON PIN, SAID IRON PIN LYING AT THE NORTHEAST CORNER OF SAID LOT NO 1; THENCE RUN S03°44'02" E, 282.88 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TO TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA AND CONTAINING 0.77 ACRES, MORE OR LESS, LOT 3A (50' INGRESS/EGRESS EASEMENT) BEGINNING AT ABOVE MENTIONED POINT "A" RUN N04°42'30" W, 50.00 FEET TO A SET IRON PIN, SAID PIN LYING ON A CURVE (CONCAVED NORTHERLY)(RADIUS 1050.00 FEET); THENCE RUN ALONG SAID CURVE A CHORD OF N83°23'20" E, 68.41 FEET TO THE END OF SAID CURVE, THENCE RUN N81°29'22" E, 50.53 FEET AN IRON PIN, SAID PIN LYING AT THE NORTHEAST CORNER OF LOT 2, A 50 FOOT INGRESS/EGRESS EAST AS DESCRIBED IN THE ABOVE MENTIONED OLD RIDGE CROSSING PLAT NO. 2; THENCE RUN S86°30'32" E, 50.53 FEET ALONG THE WEST LINE OF SAID LOT 2 TO AN IRON PIN, SAID POINT LYING AT THE NORTHEAST CORNER 1 ABOVE DESCRIBED POINT 1; THENCE RUN S81°29'22" W, 50.53 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF CURVATURE OF A CURVE (CONCAVED NORTHERLY)(RADIUS 1050.00 FEET); THENCE CONTN ALONG SAID NORTH LINE AND ALONG SAID CURVE A CHORD OF S83°23'20" W, 69.73 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TO TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA AND CONTAINING 0.13 ACRES, MORE OR LESS.

WITNESS MY HAND THIS THE ____ DAY OF ____ 2009.

THOMAS W. OLIVER, ALA. REG. NO. 12743

ENGINEERS CERTIFICATE OF ENGINEERING DESIGN AND CONSTRUCTION

I, THOMAS W. OLIVER, A REGISTERED ENGINEER LICENSED IN THE STATE OF ALABAMA, LICENSE NO. 12743, DO HEREBY CERTIFY THAT ALL FACILITIES TO BE DEDICATED FOR PUBLIC MAINTENANCE ON THIS PLAT HAVE BEEN DESIGNED UNDER MY SUPERVISION ACCORDING TO THE MOST RECENT VERSION OF THE PRATTVILLE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THE OWNER OF THIS SUBDIVISION HAS OBTAINED, OR WILL OBTAIN, ALL REQUIRED FEDERAL AND STATE OF ALABAMA PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PLAT

THOMAS W. OLIVER, ALA. REG. NO. 12743 DATE

DEDICATION

STATE OF ALABAMA
AUTAUGA COUNTY

PURSUANT TO A RESOLUTION OF ITS MEMBERS HEREIN ADAPTED, BIG E DEVELOPERS, LLC, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINS IN, EXECUTE, AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND RESTRICTIONS AND ADOPTS AND APPROVES THIS SAID PLAT AND MAP ON THIS THE ____ DAY OF ____ 2009.

BIG E DEVELOPERS, LLC

BY: ITS MEMBER

NOTARY

STATE OF ALABAMA
AUTAUGA COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT A MEMBER OF BIG E DEVELOPERS, LLC, SIGNED THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND RESTRICTIONS, AND IS KNOWN TO ME, AND BEING INFORMED OF THE CONTENTS OF SAID PLAT, MAP AND RESTRICTIONS, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY ON THIS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 2009.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON: _____

DEDICATION

STATE OF ALABAMA
AUTAUGA COUNTY

BIG E DEVELOPERS, LLC, AS PROPRIETOR HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS OLD RIDGE CROSSING PLAT NO. 3 SAID SUBDIVISION LYING IN SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, 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 UNLESS OTHERWISE NOTED

BIG E DEVELOPERS, LLC

BY: ITS MEMBER

NOTARY

STATE OF ALABAMA
AUTAUGA COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT A MEMBER OF BIG E DEVELOPERS, LLC, SIGNED THE FOREGOING INSTRUMENT AND IS KNOWN TO ME, AND BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY ON THIS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 2009.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON: _____



RESOLUTION

Preliminary Plat (*Time Extension*)

Pendlebrooke Subdivision

September 17, 2009

Whereas, Joe Watkins is the owner of Pendelbrooke Subdivision; 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 Pendlebrooke Subdivision.

Now, Therefore, Be It Further Resolved, that all contingencies of August 16, 2007 and September 18, 2008 preliminary plat approval remain in effect.

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/17/09

RESOLUTION

Preliminary Plat (*Time Extension*)

Brierfield Estates Plat #1

September 17, 2009

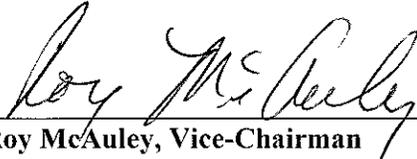
Whereas, Stinson Development is the owner of Brierfield Estates Plat #1; and

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 Brierfield Estates Plat #1.

Now, Therefore, Be It Further Resolved, that all contingencies of June 1, 2007 preliminary plat approval remain in effect.

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/17/09