



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. FANE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the August 19, 2010 meeting of the
City of Prattville Planning Commission were
approved.

Reuben Gardner, Chairman

10/21/10

Date



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
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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 19, 2010
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 15, 2010 and July 22, 2010

Old Business:

None

New Business:

1. **Final Plat: Woodland Heights Plat 12-BB (*Re-plat*)** *District 4*
Located at 123 Shady Oak Lane
Owner/Developer: Don & Cynthia Arkle
Representative: Jeffcoat Engineers & Surveyors, LLC
2. **Preliminary Plat: Pendlebrooke Subdivision, Plat 2** **Public Hearing**
District 7
Located at Pendlebrook Drive & Addison Way
Owner/Developer: Stone Martin Builders
Representative: Blake Rice, Barrett-Simpson, Inc.
3. **Preliminary Plat: New Tower Run (*Time Extension*)** *District 2*
Located on Upper Kingston Road
Owner/Developer: Edward J. Kelly/Hightower LLC.
Representative: Marc Newman, Omni Consulting Services

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
August 19, 2010**

Call to order:

The regular meeting of the Prattville Planning Commission was held on August 19, 2010. Chairman Reuben Gardner called the meeting to order at 3:02 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Nelson moved to approve the minutes of the July 15, 2010 and July 22, 2010 meetings. Mr. Smith seconded the motion. The motion passed unanimously.

Old Business:

None

New Business:

- 1. Final Plat: Woodland Heights Plat 12-BBB *(Re-plat)*
Located at 123 Shady Oak Lane
Owner/Developer: Don & Cynthia Arkle
Representative: Jeffcoat Engineers & Surveyors, LLC**

Guthrie Jeffcoat of Jeffcoat Engineers & Surveyors, LLC, petitioner representative, introduced the replat of Woodland Heights Plat 12-BBB. He stated that this is a remnant lot that is being platted with the existing lot at 123 Shady Oak Lane.

Mr. Duke stated that this is the process of approval as required by the Commission on 8/20/09 for the sale and platting of remnant lots in the Lake Haven Subdivision. He had no objections to the request for the lot re-plat.

Mr. McAuley moved to approve the re-plat of Woodland Heights Plat 12-BBB. Mayor Byard seconded the motion.

The motion to approve passed unanimously.

- 2. Preliminary Plat: Pendlebrooke Subdivision, Plat 2
Located at Pendlebrook Drive & Addison Way
Owner/Developer: Stone Martin Builders
Representative: Blake Rice, Barrett-Simpson, Inc.**

Blake Rice of Barrett-Simpson, Inc., petitioner representative, introduced the preliminary plat of Pendlebrooke Subdivision, Plat 2. He stated that they are in the second phase of development. Construction documents had been submitted and they are ready to proceed.

Mr. Duke stated that the 77 lots subdivision will extend Pendlebrook Drive, Gathering Way and Addison Way.

Mr. Rice interjected to say that phase two of the subdivision will have 80 lots since "Street E" was made a part of the plat. Also the temporary cul-de-sacs have been removed. The amenity site (pool and playground) will be maintained by the homeowners association.

Mr. Duke continued to state that green space will be part of the final phase of the subdivision. He stated that comments are being addressed, but the staff is generally satisfied with the plat.

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

Mrs. Carpenter introduced a resolution recommending approval of the preliminary plat Pendlebrooke Subdivision, Plat 2 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

**3. Preliminary Plat: New Tower Run (*Time Extension*)
Located on Upper Kingston Road
Owner/Developer: Edward J. Kelly/Hightower LLC.
Representative: Marc Newman, Omni Consulting Services**

Mr. Nelson introduced a resolution recommending approval of the time extension of the preliminary plat of New Tower Run and moved for its approval. Mayor Byard seconded the motion.

Mr. Duke stated that the 19 lot subdivision has been approved for time extension twice. If the Commission does not approve the time extension, the plat would have to restart the review process. The plat would have to come into compliance with all current building codes. He recommended approval of the time extension.

The motion to approve passed unanimously.

Miscellaneous:

Councilman Miller stated that the Commission should move forward with adopting a formal policy to address green space. Mr. Duke will bring options for applying green space and present to the Commission at the next meeting.

Adjourn:

The meeting was adjourned at 3:34 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

8/19/10

3:00 p.m.

Name	Address
1. <i>Blake Rice</i>	
2.	
3.	
4.	
5.	
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9.	
10.	
11.	
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19.	
20.	

WOODLAND HEIGHTS PLAT 12-BBB

BEING A REPLAT OF LOT 13 OF WOODLAND HEIGHTS PLAT NO. 12-B (AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PB. 3 AT PAGE 283) 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: 265-1248
FAX: 265-1268

FIELD CREW >> JB
FIELD SURVEY >> 12-14-07
PROJECT NAME >> LAKE HAVEN
DWG NAME >> 0376_PLAT_2A.DWG
CADD NAME >>
DRAWN BY >> PW/SH
LEGAL BY >>
DWG PROOFED BY >> OGJ
LEGAL PROOFED BY >> OGJ

CLANTON
PHONE: 755-3677

TROY
PHONE: 568-0030



- 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 - LETTER OF MAP AMENDMENT

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, width, 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 26TH day of JUNE, 2010.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.
AL REG. 9587

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 ___, 2010.

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 ___, 2010, 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 ___, 2010.

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 ___, 2010.

Mr. Robby Anderson
City Engineer

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

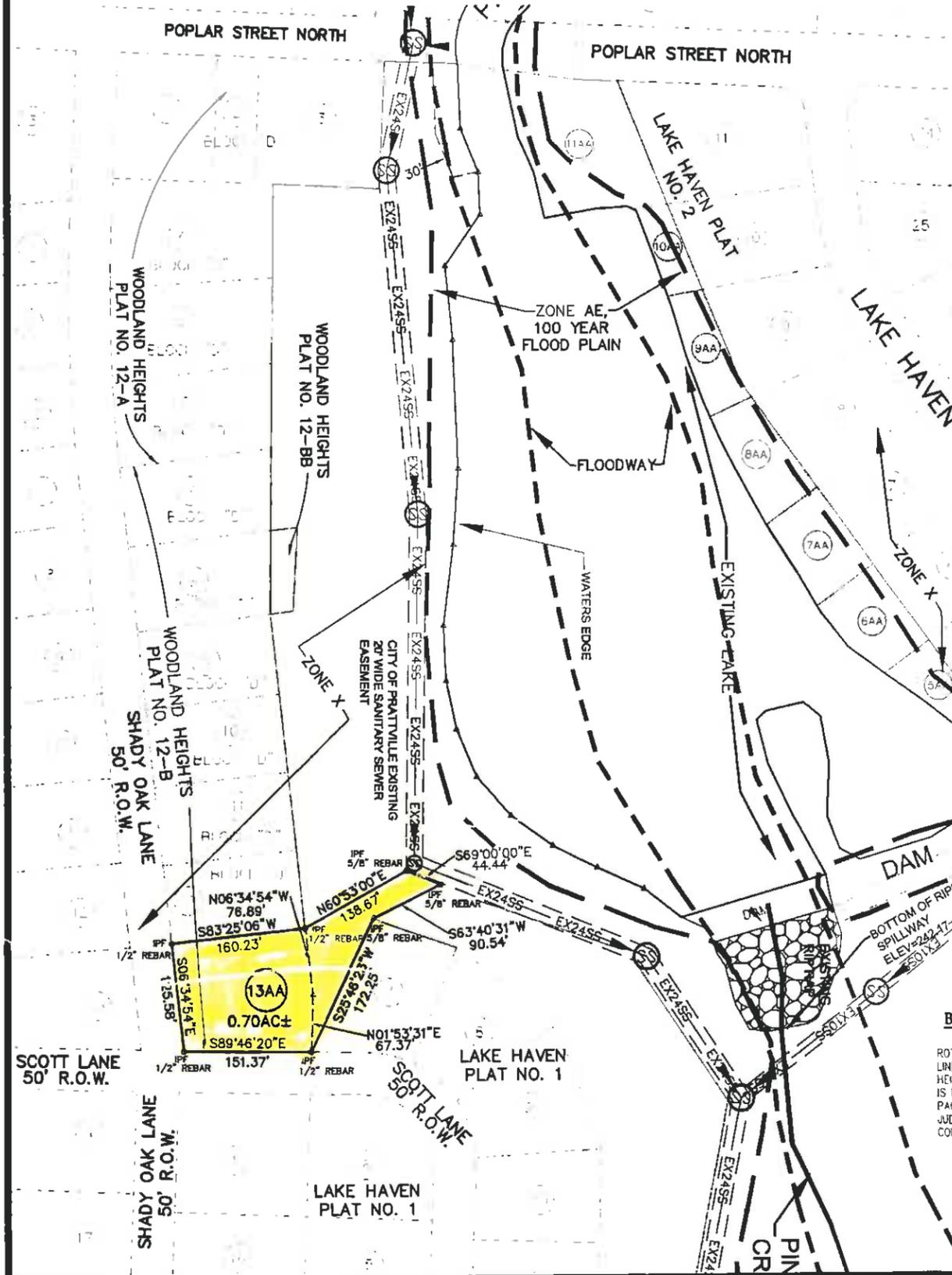
The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the ___ day of ___, 2010.

FIRE DEPARTMENT
Prattville, Alabama

CERTIFICATE OF THE COUNTY ENGINEER

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, the ___ day of ___, 2010.

COUNTY ENGINEER
Prattville, Alabama



DEDICATION

We, DON ARKLE AND CINDY ARKLE, co-owners, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as WOODLAND HEIGHTS PLAT 12-BBB, LOT 13AA, said subdivision lying in SEC.11, T17N, R16E, Autauga County, Alabama and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

WITNESS _____ DON ARKLE

WITNESS _____ CYNTHIA ARKLE

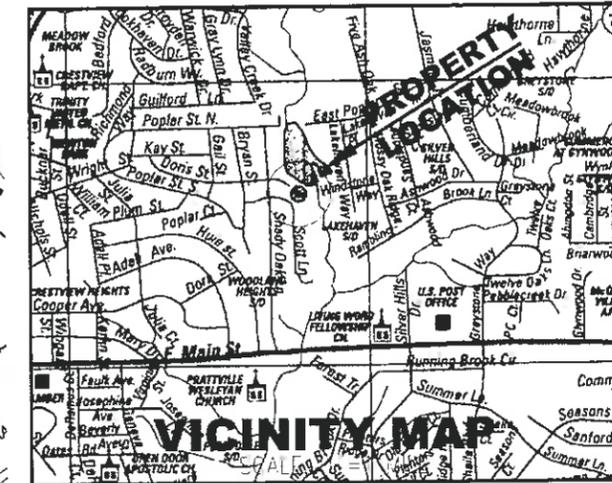
State of Alabama
Autauga County

I, _____ the undersigned authority, a Notary Public in and for the said State of Large hereby certify that DON ARKLE AND CYNTHIA ARKLE, 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 bears date.

Given under my hand and official seal this the ___ day of ___, 2010.

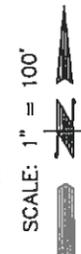
NOTARY PUBLIC _____

My Commission Expires: _____



SOURCE OF INFORMATION & BEARING REFERENCE

ROTATED TO MATCH THE SAME LINE OF LOT 13, WOODLAND HEIGHTS PLAT 12-B AS THE SAME IS RECORDED IN PLAT BOOK 3 AT PAGE 283 IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA.



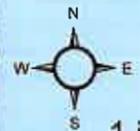
GRAPHIC SCALE: 1" = 100'

SPECIAL NOTE:
ALL SPECIAL NOTES OF THE PREVIOUS WOODLAND HEIGHTS PLAT 12-B SHALL ALSO BE APPLICABLE TO THIS PLAT.

FLOOD NOTE:
THIS PROPERTY LIES ON COMMUNITY PANEL NUMBER 01001C0358D FOR THE COUNTY OF AUTAUGA, ALABAMA DATED JUNE 16, 2009 AND LIES IN FLOOD ZONES "AE" AND "X".

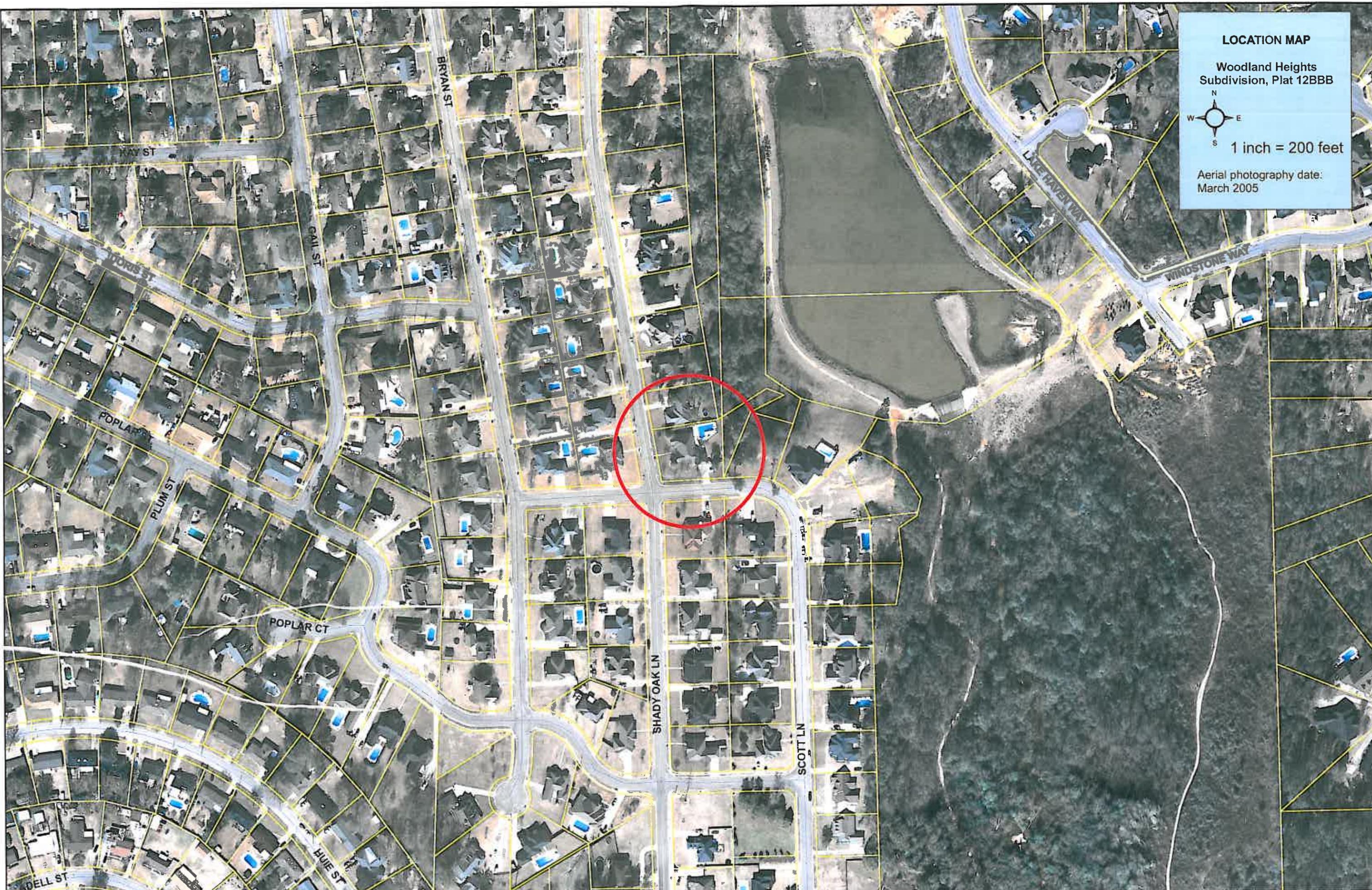
LOCATION MAP

Woodland Heights
Subdivision, Plat 12BBB



1 inch = 200 feet

Aerial photography date:
March 2005



RESOLUTION

Preliminary Plat

Pendlebrooke Subdivision Plat 2

August 19, 2010

Whereas, Stone Martin Builders is the owner of Pendlebrooke Subdivision Plat 2; and

Whereas, the proposed development is located at Pendlebrooke Drive and Addison Way; and

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

Whereas, the revised sketch plan for the proposed subdivision was approved on May 20, 2010; and

Whereas, the public hearing of Pendlebrooke Subdivision Plat 2 was heard on August 19, 2010; and

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

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted preliminary plat of Pendlebrooke Subdivision Plat 2.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
8/19/10



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

August 4, 2010

Blake Rice
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

**RE: Prattville Development Plan Review 100034
Pendlebrooke Plat 2, Preliminary Plan**

Dear Larry:

The preliminary plat for **Pendlebrooke Plat 2**, has been received, and reviewed by the city departments with the following comments:

PLANNING DEPARTMENT:

1. Connect three streets by completing Street "E". Temp cul-de-sac will not be necessary.
2. Compaction reports for building pads and streets must be submitted for review and permanent record.
3. Clarify Sheet C13 show 10' drainage easement between Gathering Way & Pendlebrooke Drive, but grading does not show it being used to catch flow from lots.
4. Private drives crossing existing easement will require revised easement from city prior to final plat.

FIRE DEPARTMENT:

1. Phase II extends these 3 dead ends beyond 1000 ft. Connect these streets together by completing Street "E" to allow connectivity for apparatus.

ENGINEERING DEPARTMENT:

1. Temporary turn around asphalt surface required.
2. Rain stopper manhole seal required.

These items noted above need to be addressed with revised plans submitted. If I can be of further assistance, please do not hesitate to contact me at (334) 361-3613.

Sincerely,

George Stathopoulos
Senior Planner



BARRETT-SIMPSON, INC.

Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

Timothy W. Simpson, P.E., P.L.S.

President

George W. Barrett, P.L.S.

Vice President

Eddie A. Eubanks, P.L.S.

Survey Manager

M. Blake Rice, P.E.

Opelika Manager

Philip L. Pale, P.L.S.

Christopher M. Rogers, P.E.

Matthew T. Cobb, P.E.

August 17, 2010

George Stathopoulos
Senior Planner-City of Prattville
102 West Main Street
Prattville, AL 36067

Re: *Pendlebrooke Plat 2, Preliminary Plan*
Prattville Development Plan review 100034
BSI Job 10-0045a



Dear Mr. Stathopoulos,

We are submitting the above referenced project in response to the review comments from August 04, 2010. Review comments are shown below with the response in **Bold** letters.

Planning Department:

1. Connect three streets by completing Street "E". Temp cul-de-sac will not be necessary.

Street "E" is now included. The temporary cul-de-sacs have been removed.

2. Compaction reports for building pads and streets must be submitted for review and permanent record.

Compaction reports will be submitted during construction.

3. Clarify Sheet C13. Show 10' drainage easement between Gathering Way and Pendlebrooke Drive, but grading does not show it being used to catch flow from lots.

This easement is shown on the preliminary plat in order to allow the developer to construct a swale along these property lines if it is decided during construction that a swale is needed. If needed, a swale will be designed and submitted to the City of Prattville for approval.

4. Private drives crossing existing easement will require revised easement from city prior to final plat.

These easements will be revised prior to final plat.

Stathopoulos
Pendlebrooke Ph. II
August 17, 2010

Page 2 of 2

Fire Department:

1. Phase II extends these three dead ends beyond 1000 ft. Connect these streets together by completing Street "E" to allow connectivity for apparatus.

Street "E" is now included. The temporary cul-de-sacs have been removed.

Engineering Department:

1. Temporary turn around asphalt surface required.

The temporary cul-de-sacs have been removed.

2. Rain stopper manhole seal required.

Rainstopper Manhole Seals have been specified on the sanitary sewer manhole detail.

Sincerely,
Barrett-Simpson, Inc.



Blake Rice,
Project Manager

Xc:
File 10-0045a

EAST MEMORIAL BAPTIST CHURCH
435 SHELIA BLVD
PRATTVILLE, AL 36066



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT. THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD, SUCH AS CONVEYANCES, EASEMENTS, RIGHTS OF WAY, ETC. THAT AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH ARE NOT KNOWN TO THE SURVEYOR AND NOT DISCLOSED BY THIS SURVEY

*SURVEY NORTH BASED UPON STATE PLANE COORDINATES MADED AL-8 BY GPS OBSERVATION



LOCATION MAP
N.T.S.

PENDLEBROOK
PLAT NO. 1
DEED BOOK 2007
PAGE 4490

DEVELOPMENT DATA:

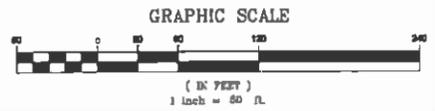
- TOTAL NUMBER OF LOTS: 77
- ALL LOTS TO BE SERVED BY CITY OF PRATTVILLE SEWER
- AREA OF LARGEST LOT: 8.46 ACRES (36.5 ACRES (AMENITY SITE))
- AREA OF SMALLEST LOT: 0.8 ACRES (LARGE LOTS)
- SMALL AREA TO BE DEVELOPED: 0.8 ACRES (LARGE LOTS)
- AREA TO BE DEVELOPED IS CLASSIFIED ZONE: S-4
- PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
- MINIMUM FINANCIAL SECURITY FORFEITURE: 100,000.00



LEGEND	
(Symbol)	NON FINANCIAL EASEMENT
(Symbol)	FINANCIAL EASEMENT
(Symbol)	CONVEYANCE
(Symbol)	RIGHT OF WAY
(Symbol)	UTILITY EASEMENT
(Symbol)	REAR ALLEY ACCESS & LANDSCAPE BUFFER
(Symbol)	25' BUILDING SETBACK
(Symbol)	10' POWER EASEMENT
(Symbol)	15' POWER EASEMENT
(Symbol)	30' POWER EASEMENT
(Symbol)	40' POWER EASEMENT
(Symbol)	50' POWER EASEMENT
(Symbol)	60' POWER EASEMENT
(Symbol)	75' POWER EASEMENT
(Symbol)	90' POWER EASEMENT
(Symbol)	105' POWER EASEMENT
(Symbol)	120' POWER EASEMENT
(Symbol)	135' POWER EASEMENT
(Symbol)	150' POWER EASEMENT
(Symbol)	165' POWER EASEMENT
(Symbol)	180' POWER EASEMENT
(Symbol)	195' POWER EASEMENT
(Symbol)	210' POWER EASEMENT
(Symbol)	225' POWER EASEMENT
(Symbol)	240' POWER EASEMENT
(Symbol)	255' POWER EASEMENT
(Symbol)	270' POWER EASEMENT
(Symbol)	285' POWER EASEMENT
(Symbol)	300' POWER EASEMENT
(Symbol)	315' POWER EASEMENT
(Symbol)	330' POWER EASEMENT
(Symbol)	345' POWER EASEMENT
(Symbol)	360' POWER EASEMENT
(Symbol)	375' POWER EASEMENT
(Symbol)	390' POWER EASEMENT
(Symbol)	405' POWER EASEMENT
(Symbol)	420' POWER EASEMENT
(Symbol)	435' POWER EASEMENT
(Symbol)	450' POWER EASEMENT
(Symbol)	465' POWER EASEMENT
(Symbol)	480' POWER EASEMENT
(Symbol)	495' POWER EASEMENT
(Symbol)	510' POWER EASEMENT
(Symbol)	525' POWER EASEMENT
(Symbol)	540' POWER EASEMENT
(Symbol)	555' POWER EASEMENT
(Symbol)	570' POWER EASEMENT
(Symbol)	585' POWER EASEMENT
(Symbol)	600' POWER EASEMENT
(Symbol)	615' POWER EASEMENT
(Symbol)	630' POWER EASEMENT
(Symbol)	645' POWER EASEMENT
(Symbol)	660' POWER EASEMENT
(Symbol)	675' POWER EASEMENT
(Symbol)	690' POWER EASEMENT
(Symbol)	705' POWER EASEMENT
(Symbol)	720' POWER EASEMENT
(Symbol)	735' POWER EASEMENT
(Symbol)	750' POWER EASEMENT
(Symbol)	765' POWER EASEMENT
(Symbol)	780' POWER EASEMENT
(Symbol)	795' POWER EASEMENT
(Symbol)	810' POWER EASEMENT
(Symbol)	825' POWER EASEMENT
(Symbol)	840' POWER EASEMENT
(Symbol)	855' POWER EASEMENT
(Symbol)	870' POWER EASEMENT
(Symbol)	885' POWER EASEMENT
(Symbol)	900' POWER EASEMENT
(Symbol)	915' POWER EASEMENT
(Symbol)	930' POWER EASEMENT
(Symbol)	945' POWER EASEMENT
(Symbol)	960' POWER EASEMENT
(Symbol)	975' POWER EASEMENT
(Symbol)	990' POWER EASEMENT
(Symbol)	1005' POWER EASEMENT
(Symbol)	1020' POWER EASEMENT
(Symbol)	1035' POWER EASEMENT
(Symbol)	1050' POWER EASEMENT
(Symbol)	1065' POWER EASEMENT
(Symbol)	1080' POWER EASEMENT
(Symbol)	1095' POWER EASEMENT
(Symbol)	1110' POWER EASEMENT
(Symbol)	1125' POWER EASEMENT
(Symbol)	1140' POWER EASEMENT
(Symbol)	1155' POWER EASEMENT
(Symbol)	1170' POWER EASEMENT
(Symbol)	1185' POWER EASEMENT
(Symbol)	1200' POWER EASEMENT
(Symbol)	1215' POWER EASEMENT
(Symbol)	1230' POWER EASEMENT
(Symbol)	1245' POWER EASEMENT
(Symbol)	1260' POWER EASEMENT

LARRY & DIANE AVANT
700 FAIRVIEW AVE
PRATTVILLE, AL 36066

Flood Zone information for this tract was not researched this survey. There was no attempt in the field to determine the location of the extent of possible encroachments beneath the surface. This drawing becomes void if any alterations or changes are made by others. This drawing may not be shared or added to without permission from Barrett-Simpson, Inc.



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors



Timothy W. Simpson

SKY IS THE LIMIT
HOMES, INC.
PENDLEBROOKE S/D
PHASE II

20 JULY 2010
INITIALS

© 2010 BARRETT-SIMPSON, INC.
These drawings are protected under the Copyright Act of 1976 and may not be reproduced or any form without the expressed written permission of Barrett-Simpson, Inc.

PRELIMINARY PLAT

20 JULY 2010
10-0045

C3

Drawing Name: M:\2010\10-0045 Pendlebrook Subdivision\10-0045 Pendlebrook.dwg Plot Date: 07/20/10 10:07 AM by: COLLETT

City of Prattville
Planning Commission

LOCATION MAP

Pendlebrook Subdivision

Legend

-  Pendlebrook_Subdivision
-  PARCELS

1" = 800'



RESOLUTION

Preliminary Plat (*Time Extension*)

New Tower Run @ Upper Kingston

August 19, 2010

Whereas, Edward J. Kelly is the owner and Hightower LLC is the developer of New Tower Run @ Upper Kingston; and

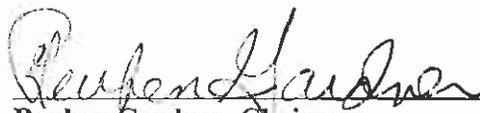
Whereas, the developer has requested for a time extension of one (1) additional year; and

Whereas, the preliminary plat was granted a time extension for one year on July 23, 2009.

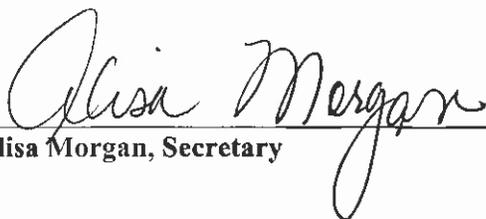
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat New Tower Run @ Upper Kingston.

Now, Therefore, Be It Further Resolved, that all contingencies of June 7, 2007 preliminary plat approval remain in effect.

APPROVED:



Reuben Gardner, Chairman



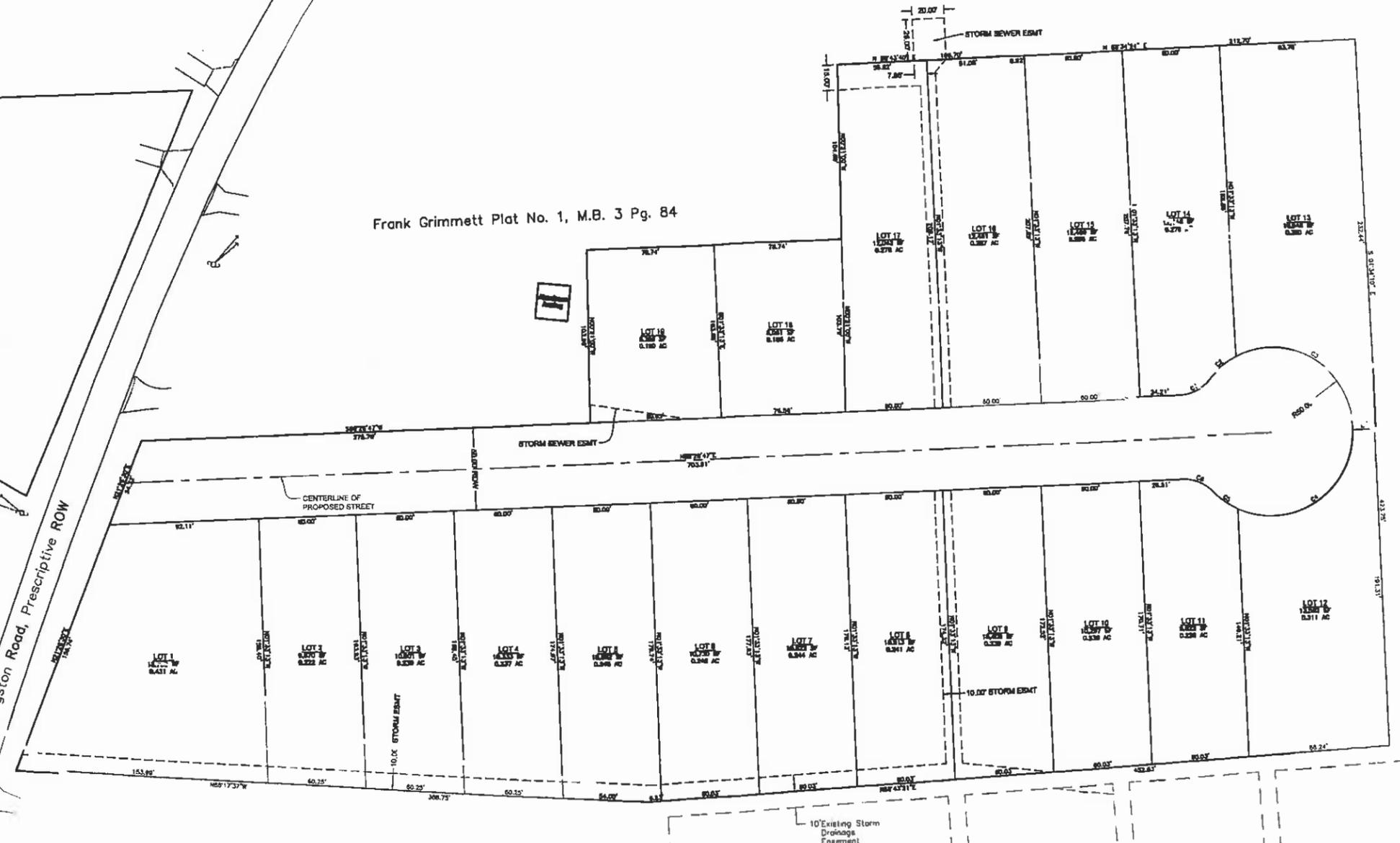
Alisa Morgan, Secretary

The motion to approve passed unanimously.
8/19/10



Frank Grimmert Plat No. 1, M.B. 3 Pg. 84

Upper Kingston Road, Prescriptive ROW



LINE	BEARING	LENGTH
L1	N 45° 17' W	13.72

CURVE	CHORD	CHORD BEARING	RADIUS	DELTA
C1	N 84° 21' 05" E	20.41'	25.00'	48° 11' 23"
C2	S 87° 28' 26" W	21.18'	50.00'	24° 28' 09"
C3	N 58° 24' 50" W	63.73'	50.00'	113° 43' 14"
C4	N 56° 45' 46" E	63.10'	50.00'	116° 37' 56"
C5	S 54° 08' 32" E	18.70'	50.00'	21° 33' 23"
C6	N 67° 27' 32" W	20.41'	25.00'	48° 11' 23"

Kingston Green Subdivision, Plat "E", M.B. 3 Pg. 299

ROSSER

Rosser Civil Engineering
a division of
Rosser International, Inc.
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STAMP
ALABAMA
LAND SURVEYOR
20983
PROFESSIONAL
ENGINEER
CHARLES DAN BROWN

NEW TOWER RUN
@ UPPER KINGSTON
PLAT 1
PRELIMINARY
PLAT

DWG.	
JOB#	
DATE	
DESIGNED BY	COB
DRAWN BY	COB
CHECKED BY	
FIELD BOOK #	

07 0046

LOCATION MAP

New Tower Run @
Upper Kingston
Subdivision, Plat 1



1 inch = 300 feet

Aerial photography date:
March 2005

