



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

The minutes of the November 1, 2011 meeting of the City of Prattville Planning Commission were approved.

12/15/11

Roy McAuley, Chairman

Date



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DISTRICT 6

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA SPECIAL MEETING November 1, 2011 3:00pm

Call to Order:

Roll Call:

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

Minutes:

July 21, 2011 and September 15, 2011

Old Business:

None

New Business:

1. Preliminary Plat: Oak Creek, Plat 3 *(Time Extension)* *District 2*
Located on Upper Kingston Road & Live Oak Drive
Owner/Developer: Magna Development & Builders, Inc.
Representative: Larry E. Speaks & Associates, Inc.
2. Preliminary Plat: Carver Street, Plat 1 *(Time Extension)* *District 2*
Located on Carver Street-west side, north of Live Oak Drive
Owner/Developer: Magna Development & Builders, Inc.
Representative: Larry E. Speaks & Associates, Inc.
3. Preliminary Plat: Golson Place 1-B *(Time Extension)* *District 1*
Located at Golson Place Blvd.
Owner: L & E Development, Inc.
Representative: Larry E. Speaks and Associates, Inc.
4. Sketch Plan: Glennbrooke Subdivision, Phase 2 *District 3*
Located at Glennbrooke Blvd & Old Ridge Road
Owner: Larry and Diane Avant
Engineering/Representative: Barrett-Simpson Engineering
5. Final Plat: Glennbrooke Subdivision, Plat 1-A *District 3*
Located on Benson Street
Owner: Stone Martin Builders, LLC
Engineer/Representative: Barrett-Simpson Engineering
6. Replat: Cobb/Jones Property, Plat 3 (Replat Lot 5)
Located on Cobbs Ford Road
Owner: Frank Schilleci
Engineer/Representative: Krebs Engineering

Miscellaneous:

Adjourn:

CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
Special Meeting
November 1, 2011

Call to order:

The special called meeting of the Prattville Planning Commission was held on November 1, 2011. Chairman Roy McAuley called the meeting to order at 3:00 p.m.

Roll Call:

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

(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 21, 2011 and September 15, 2011 meetings. Mr. Gardner seconded the motion. The motion to approve passed unanimously.

At the request of Chairman McAuley to change the agenda items, Mr. Gardner moved to change agenda items four and five to be heard first. Mr. Nelson seconded the motion. The motion passed unanimously.

Old Business:

None

New Business:

- 4. Sketch Plan: Glennbrooke Subdivision, Phase 2**
Located at Glennbrooke Blvd & Old Ridge Road
Owner: Larry and Diane Avant
Engineering/Representative: Barrett-Simpson Engineering

Mr. Gardner introduced a resolution recommending approval of the sketch plan of Glennbrooke Subdivision, Phase 2 and moved for its approval. Mr. Nelson seconded the motion.

Blake Rice of Barrett-Simpson Engineering, representative, introduced the sketch plan of Glennbrooke Subdivision, Phase 2. He stated that the proposed homes for the subdivision would be larger than those in Phase 1. He stated that they changed the straight runs of the street and loss some lots in the process. He stated that they removed the park from the north of the property and replaced it with an amenity lot in the southwest corner of the property. He stated that it was removed because Pendlebrooke 2 is tied into bankruptcy court and they didn't know how long that process will be or its outcome. He stated that there is a large ditch to the west of the property and they did not want to cross it if it wasn't necessary. He stated that the proposed sketch is designed for 112 lots. He stated that they are proposing a second access to the south for future connectivity. He stated that they did not have a problem constructing a temporary fire apparatus road with breakaway gates.

Mr. Duke provided the staff report for the sketch plan of Glennbrooke Subdivision Phase 2. He stated that a temporary emergency access would work for the city. He recommended it be done. He stated that the initial sketch plan approved for Glennbrooke Subdivision included a park in the Northwest corner of the property corresponding with the sketch plan for Pendlebrooke. He stated that the area reserved for a public park should be added back into present sketch. He stated that the park would service the broad of the neighborhood not the subdivision only. He stated that the property is located outside city limits and that a moratorium on annexation is currently in place until November 2012.

Mr. Nelson moved to amend to approve contingent that an emergency entrance is placed at the southeast corner of Glennbrooke Phase 1 and that the sketch plan for a park remain as approved in the initial sketch plan (November 18, 2010) and that lots 136-140 remain as parcels. Mr. Smith seconded the motion. The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

5. Final Plat: Glennbrooke Subdivision, Plat 1-A
Located on Benson Street
Owner: Stone Martin Builders, LLC
Engineer/Representative: Barrett-Simpson Engineering

Chief Johnson introduced a resolution recommending approval of the final plat of Glennbrooke Subdivision, Plat 1-A and moved for its approval. Mr. Nelson seconded the motion.

Blake Rice, petitioner representative, introduced the final plat of Glennbrooke Subdivision Plat 1-A. He stated that they have a few minor items to be complete.

Mr. Duke stated that the final plat of Glennbrooke Subdivision, Plat 1-A is substantially complete. He recommended approval.

The motion to approve passed unanimously.

1. Preliminary Plat: Oak Creek, Plat 3 (*Time Extension*)
Located on Upper Kingston Road & Live Oak Drive
Owner/Developer: Magna Development & Builders, Inc.
Representative: Larry E. Speaks & Associates, Inc.

Mr. Nelson introduced a resolution recommending approval of the time extension for the preliminary plat of Oak Creek, Plat 3 and moved for its approval. Mr. Hall seconded the motion.

Mr. Duke stated that the development's water supply does not meet city standards. He also stated that the developer has been inactive on the project.

The motion to approve failed by unanimous vote.

2. **Preliminary Plat: Carver Street, Plat 1 (Time Extension)**
Located on Carver Street-west side, north of Live Oak Drive
Owner/Developer: Magna Development & Builders, Inc.
Representative: Larry E. Speaks & Associates, Inc.

Mr. Smith introduced a resolution recommending approval of the time extension for the preliminary plat of Carver Street, Plat 1 and moved for its approval. Mr. Gardner seconded the motion.

The motion to approve failed by unanimous vote.

3. **Preliminary Plat: Golson Place 1-B (Time Extension)**
Located at Golson Place Blvd.
Owner: L & E Development, Inc.
Representative: Larry E. Speaks and Associates, Inc.

Mr. Hall introduced a resolution recommending approval of the time extension for the preliminary plat of Golson Place, Plat 1-B and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke stated that efforts have been made to get the engineer to withdraw the request because a letter of credit is needed to issue bonds to complete the plat but the developer is not responding to request by the city.

The motion to approve failed by unanimous vote.

6. **Replat: Cobb/Jones Property, Plat 3 (Replat Lot 5)**
Located on Cobbs Ford Road
Owner: Frank Schilleci
Engineer/Representative: Krebs Engineering

Chief Johnson moved to approve the re-plat of Cobb/Jones Property, Plat 3. Mr. Nelson seconded the motion.

Mr. Duke stated that the re-plat is a matter of record to clean up lot lines on lot 5.

The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

The meeting was adjourned at 4:08 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

RESOLUTION

Sketch Plan

Glennbrooke Subdivision Phase 2

November 1, 2011

Whereas, Stone Martin Builders is the developer of Glennbrooke Subdivision Phase 2; and

Whereas, the proposed development is located off Old Ridge Road on the north side of Riverchase North Subdivision, south of Pendlebrooke Subdivision, west of Glennbrooke Subdivision Phase 1; and

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

Whereas, the developer has petitioned for annexation into the Prattville City limits; and

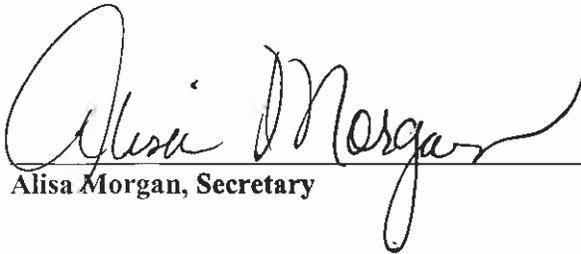
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted sketch plan of Glennbrooke Subdivision Phase 2 *contingent that an emergency entrance is placed at the southeast corner of Glennbrooke Phase 1; that the sketch plan for a park remain as approved in the initial sketch plan; that lots 136-140 remain as parcels.*

APPROVED:



Roy McAuley/Chairman



Alisa Morgan, Secretary

The motion to amend by Mr. Nelson to add an emergency entrance at the south east of Glennbrooke Phase 1; sketch plans for park remain as approved in the initial sketch plan and lots136-140 remain as parcels. Mr. Smith seconded the motion. The motion to amend passed unanimously. The amended motion was approved unanimously.

11/1/11

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



SKETCH PLAN Glennbrooke Subdivision (Revised Sketch Plan)

Development Plan – 110055

DATE October 13, 2011

PROPOSED DEVELOPMENT

Petitioners: Stone Martin Builders
Property Owners: Larry and Diane Avant
Agent: Barrett-Simpson, Inc. (Blake Rice)
Location: Old Ridge Road – (see Attachment 1)

Development Status and History

Submission Status: Revised Sketch Plan

Previous Approvals: Initial sketch plan approved by the Commission as Pendlebrooke South on November 18, 2010

Conditions of Previous Approvals: Provide connections to existing subdivision sketch plans to the north and south (Pendlebrooke and Riverchase North) and include park property in the northwest corner to correspond with planned area in Pendlebrooke subdivision.

Property Configuration

Acreage: 74 acre parcel. The overall parcel has 1,328' of frontage on Old Ridge Road and extends 2,428' to the west. 28.14 acres previously approved as Glennbrooke Plat 1. Remaining 41.2 acres proposed as Plat 2.

Proposed Number of Lots and Configuration:

Phase I (currently under construction) 106 lots – 28 lots zoned as R-5, Patio/Garden Homes with typical dimensions of 40' x 142' and 76 lots zoned as R-3, Single-Family Residential with widths ranging from 65' to 75'. All lots will face new streets constructed with the subdivision. Lots with frontage on Old Ridge Road will face internal subdivision streets. Four lots, one at the entrance and two along the western edge of the sketch plan, are reserved as common areas.

Phase II (revised) 111 lots – 28 lots shown as lots typically zoned R-5, Patio/Garden Homes with typical dimensions of 40' x 130' and 85 lots typically zoned R-3, Single-Family Residential with widths ranging from 65' to 85'. All lots face new streets constructed with the subdivision. Two lots are shown in the southwest corner of the property as an amenity area or green space.

Phase II of the subdivision contains four new streets. The first extends Glennbrooke Drive westward and terminates at the west property line. The second extends Benson Street to the west and terminates in a cul-de-sac. The two additional streets have been labeled A, B, and C by city staff and are shown on sketch plan included as Attachment 2. Street A is a 50' wide right-of-way neighborhood street connecting at the north property with a planned street in the Pendlebrooke subdivision. Street A runs generally north to south terminating near the southwest corner of the property on the west line. Street B is a loop street intersecting Street A at two points, as well as Glennbrooke Boulevard. Street C intersects Street A and runs to the south property line at point corresponding with a planned street in the Riverchase North subdivision.

Proposed Use:

Single-family residential

Current Zoning:

Phase I (currently under construction) was annexed in December 2010 and zoned R-5 and R-3.

Phase II is located outside Prattville city limits and un-zoned. City staff has inquired with the petitioner about annexation plans. City is currently under an annexation moratorium until October 2012. Applicants may submit a zoning proposal for review and consideration prior to being annexed. No zoning proposal has been presented.

Required Zoning:

If annexed and zoned, the proposed sketch plan requires designation as an R-5, Patio/Garden Homes district to meet the specifications of the smallest lots presented. Those lots with a minimum width of 65' are eligible for designation as R-3, Single-family Residential. R-3 and R-5 zoning districts are consistent with the adopted future land use plan. The minimum yard and area sizes for the two districts are presented below.

	R-3	R-5
Minimum Lot Size	7,500 square feet	4,000 square feet
Minimum Width at Building Line	65 feet	40 feet
Maximum Lot Coverage	35 %	100% excluding all space required for minimum setbacks
Front Setback	25 feet	20 feet
Rear Yard	30 feet	15 feet
Side Yards	8 feet/6 feet	One side yard of 5 feet. Other side yard width determined by building code.

Consistency with Adopted Future Land Use Plan

The Future Land Plan/Map adopted by the Planning Commission on January 21, 2010 shows the subject property's designation as Low Density Residential. The proposed lot layout is consistent with the adopted plan.

Surrounding Developments and Uses:

North of the proposed development is the Pendlebrooke Subdivision containing 49 lots in Plat 1. The two future phases in the approved Pendlebrooke sketch plan contain 99 R-3 lots and 60 R-5 lots. The Pendlebrooke sketch contains a street connection to the overall 74 acre parcel. Further north of Pendlebrooke, Plat 1 is East Memorial Baptist Church and East Memorial Christian Academy on 125 acres.

West of the proposed development is undeveloped farmland.

South and east of the proposed development are developed single-family residential subdivisions containing a mixture of R-2, R-3 and R-5 designations. These subdivisions are Riverchase North and Hollybrooke.

Street Extensions or New Streets: The proposed sketch plan contains three new streets and two extensions of the street pattern established in Phase I.

Water and Sewer: Potable water service is available from the Prattville Water Works Board from mains on Old Ridge Road. No details concerning the sufficiency of potable water service was presented by the applicant or the Prattville Water Works Board at this time.

An 8" sanitary sewer main owned by the City of Prattville runs through the center of the development. Capacity is sufficient to serve the number of residential customers presented in the sketch plan.

Unique Features: Development of the parcel will provide additional access to the roughly 1,140 acres located between Alabama Highway 14 and the northern portion of Old Ridge Road.

Northwest corner of the subject property was envisioned by the Planning Commission as a part of park site between the Pendlebrooke and Glennbrooke subdivisions and the adjacent undeveloped property.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: October 13, 2011

Recommendation: Approval with modifications to accommodate previously approved park site and staff comments.

Planning Staff Comments:

1. The subject property is located outside city limits. A moratorium on annexation is currently in place until November 2012. Without annexation, the available sanitary sewer cannot be extended to the subject property unless approved by the City Council. The presented sketch cannot be constructed using private septic systems.
2. The applicant has not presented a zoning plan or made application for initial zoning.
3. Provide details on the proposed phasing for this development.

4. Initial sketch plan approved for Glennbrooke Subdivision included a park in the Northwest corner of the property corresponding with the sketch plan for Pendlebrooke. Area reserved for a public park should be added back into present sketch or an argument offered for removing the park
5. Street A should be realigned to run through the amenity lot and stub into south property line. Extension of the proposed stub westward is unlikely due to the terrain on the adjacent parcel.
6. As required in the Pendlebrooke sketch plan and other subdivisions containing broad thoroughfares, a traffic circle should be added to the Glennbrooke Blvd/Street A intersection.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

1. Need hydrant placement on plan.
2. Plan shows stub out for future streets and interconnectivity. This needs to be approved through the planning department.

ENGINEERING DEPARTMENT:

1. Do tie points to South, North & West align with previous sketches?

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Original Sketch Plan (November 2010)

City of Prattville
Planning Commission

LOCATION MAP

Glennbrooke
Subdivision
Plats 1 and 2

Legend

-  Glennbrooke Subdivision
-  Pendlebrook Subdivision
-  PARCELS

1" = 800'



RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 1-A

November 1, 2011

Whereas, Stone Martin Builders, LLC is the owner of Glennbrooke Subdivision formerly known as Pendlebrooke South Plat 1; and

Whereas, the proposed development is located on Benson Street; and

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

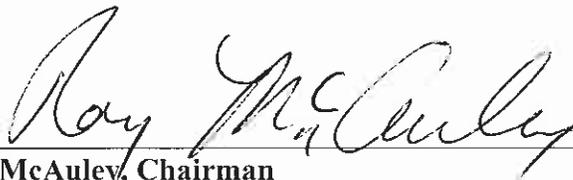
Whereas, the sketch plan for the proposed subdivision was approved on November 18, 2010; and

Whereas, the preliminary plat of Glennbrooke Subdivision Plat 1 was approved on January 20, 2011; and

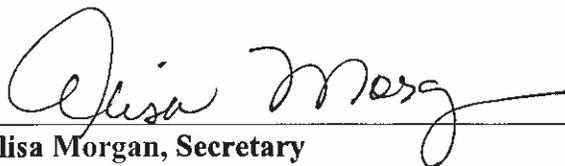
Whereas, the city department heads have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted final plat of Glennbrooke Subdivision Plat 1-A.

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

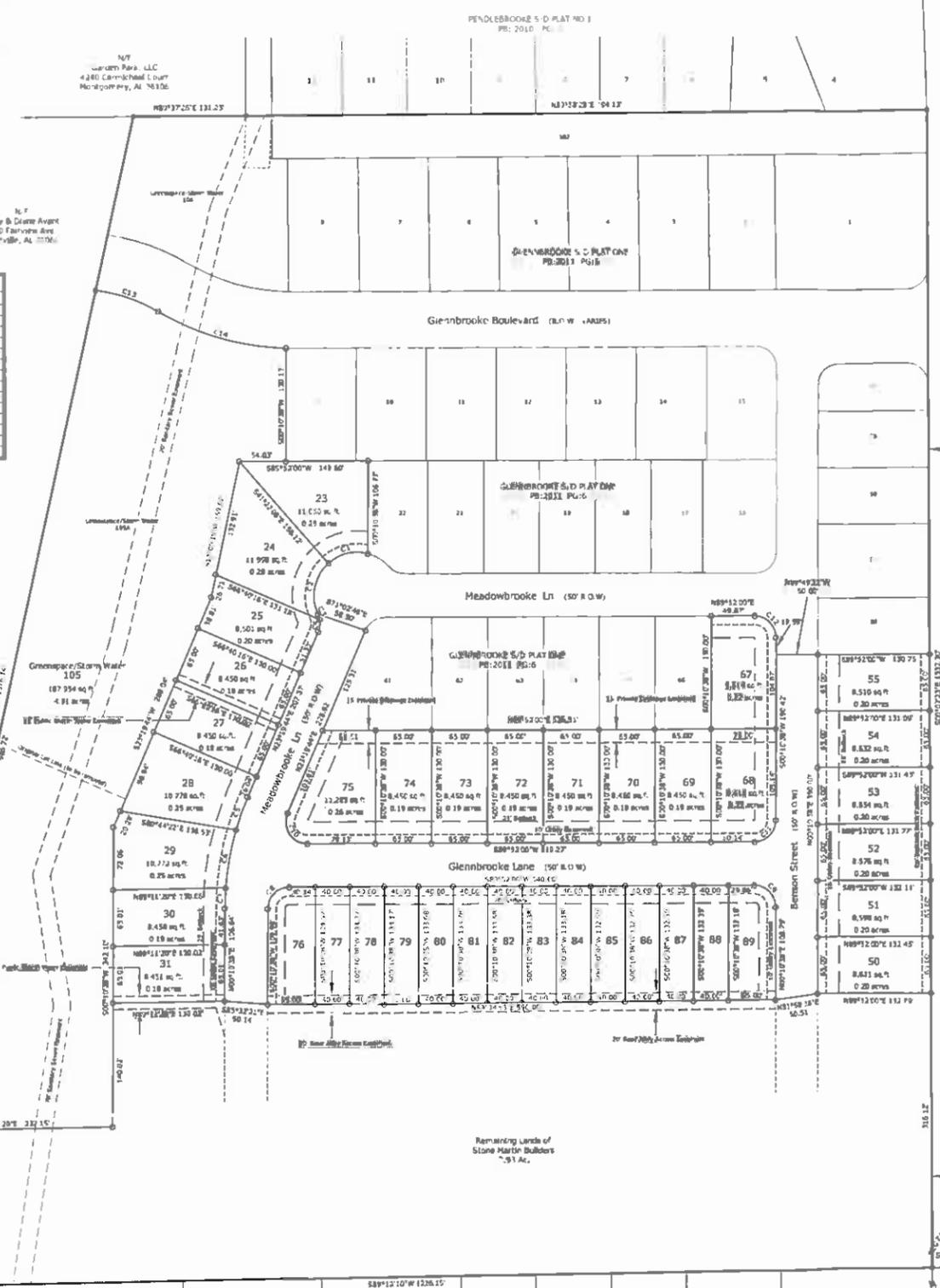
The motion to approve passed unanimously.
11/1/11

FINAL PLAT OF GLENNBROOKE SUBDIVISION PLAT 1A BEING A PART OF SECTION 35 TOWNSHIP 18 NORTH, RANGE 16 EAST PRATTVILLE, AUTAUGA COUNTY, ALABAMA



"THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OF 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 is Grid North based upon Alabama West State Plane Coordinate NAD 83 by GPS Observation.



CURVE	LENGTH	RADIUS	CHORD	DIRECTION	CHORD
C1	49.31	50.00	57.6152	S78°52'53"W	47.93
C2	64.13	50.00	51.9570	S78°52'53"W	58.81
C3	9.56	25.00	10.1232	S78°52'53"W	6.55
C4	14.46	25.00	10.6459	S78°52'53"W	14.28
C5	19.82	25.00	11.0498	S78°52'53"W	19.78
C6	25.00	25.00	11.0000	S78°52'53"W	25.00
C7	23.41	25.00	10.6459	S78°52'53"W	23.41
C8	18.13	25.00	10.1232	S78°52'53"W	18.13
C9	13.41	25.00	9.5600	S78°52'53"W	13.41
C10	8.51	25.00	8.0000	S78°52'53"W	8.51
C11	3.13	25.00	6.5500	S78°52'53"W	3.13
C12	39.41	25.00	44.5000	S78°52'53"W	35.41
C13	27.41	100.00	27.1000	S78°52'53"W	28.87
C14	158.11	310.00	154.0000	S78°52'53"W	154.96

LOT #	Sq. Ft.	Acres
23	2,336	0.17
24	2,336	0.17
25	2,336	0.17
26	2,336	0.17
27	2,336	0.17
28	2,336	0.17
29	2,336	0.17
30	2,336	0.17
31	2,336	0.17
32	2,336	0.17
33	2,336	0.17
34	2,336	0.17
35	2,336	0.17
36	2,336	0.17
37	2,336	0.17
38	2,336	0.17
39	2,336	0.17
40	2,336	0.17
41	2,336	0.17

PLAT DATA:
 1. TOTAL NUMBER OF LOTS: 99
 2. TOTAL NUMBER OF RESIDENTIAL LOTS: 38
 3. AREA OF LARGEST LOT: 4.31 ACRES (187,954 Sq. Ft.)
 4. AREA OF SMALLEST LOT: 0.17 ACRES (7,292 Sq. Ft.)



NOTES:
 1. LOT 105 (GREENSPACE/STORM WATER) IS HEREBY DEDICATED TO THE CITY OF PRATTVILLE FOR USE AND MAINTENANCE THEREOF.
 2. FINAL RECORDING OF THIS PLAT WILL COMBINE LOT 105A (GLENNBROOKE PLAT ONE) INTO LOT 105 AS A SINGLE LOT.

**CERTIFICATE OF THE FIRE DEPARTMENT
CITY OF PRATTVILLE**
 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 _____, 2011.

**CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE**
 The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2011.

**CERTIFICATE OF APPROVAL BY
THE DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF PRATTVILLE**
 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 _____, 2011.

**CERTIFICATE OF THE WATER WORKS BOARD
CITY OF PRATTVILLE**
 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 _____, 2011.

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
AUTAUGA COUNTY**
 The undersigned, being the 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 _____, 2011.

**OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY**
 I, hereby certify that this Plat Map was read in this Office this _____ day of _____, 2011, at _____ o'clock _____ P.M. and recorded.

**JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA**

DEDICATION
 STATE OF ALABAMA
 COUNTY OF AUTAUGA
 Stone Martin Builders, LLC, owners of the premises as shown herein, have caused the land enclosed in the within plat to be surveyed, laid out, and plotted to be known as Glennbrooke Subdivision Plat Two, said subdivision being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Autauga County, Alabama. Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby granted to the use of the public.

NOTARY
 STATE OF ALABAMA
 COUNTY OF AUTAUGA
 I, _____, a Notary Public in and for said County, do hereby certify that Stone Martin Builders, LLC, an Alabama Limited Liability Corporation, by Bryan Stone, Manager, whose name is signed to the foregoing conveyance, and is known to me, and known to me to be the person whose name is signed to the same voluntarily.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
 STATE OF ALABAMA
 COUNTY OF AUTAUGA
 As that certain tract or parcel of land containing 22.82 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows:

"Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama, go along the South line of said Section 35 S89°12'12"W a distance of 60.00 feet to an iron pin on the ground West right of way of Old Ridge Road, thence along the West right of way of Old Ridge Road N02°0'23"W a distance of 918.12 feet to the POINT OF BEGINNING; thence S89°12'12"W a distance of 132.78 feet to the East right of way of Benson Street; thence S01°18'31"W a distance of 50.51 feet to the West right of way of Benson Street and the corner of an alley-way; thence, along easterly of re-entrant alley-way, S89°54'58"W a distance of 130.00 feet to the East right of way of Meadowbrooke Lane; thence N03°13'21"W a distance of 30.34 feet to the West right of way of Meadowbrooke Lane; thence S89°12'12"W a distance of 100.00 feet; thence S00°10'13"W a distance of 140.00 feet; thence S89°12'12"W a distance of 232.15 feet; thence N12°28'37"E a distance of 366.72 feet to the South right of way of Glennbrooke Boulevard; thence along a curve on the South right of way of Glennbrooke Boulevard, concave Southwesterly, having a length of 37.42 feet, a Radius of 190.00 feet, a Chord Bearing of S71°16'14"E, and a Chord Distance of 76.87 feet to a point of intersection; thence along a curve on the South right of way of Glennbrooke Boulevard, concave Northwesterly, having a length of 154.11 feet, a Radius of 310.00 feet, a Chord Bearing of S74°03'31"E, and a Chord Distance of 154.48 feet; thence, along the South right of way of Glennbrooke Boulevard, S00°10'28"W a distance of 130.13 feet; thence S89°12'12"W a distance of 45.97 feet; thence S00°10'28"W a distance of 106.77 feet to the horizontal right of way of Meadowbrooke Lane; thence along the North right of way of Meadowbrooke Lane, along a curve, concave Southwesterly, having a length of 49.31 feet, a Radius of 50.00 feet, a Chord Bearing of S78°52'53"W, and a Chord Distance of 47.33 feet; thence, continue along easterly right of way, along a curve, concave Southwesterly, having a length of 64.13 feet, a Radius of 50.00 feet, a Chord Bearing of S78°52'53"W, and a Chord Distance of 58.81 feet to a point on the West right of way of Meadowbrooke Lane; thence, along easterly right of way, S71°16'14"E a distance of 58.50 feet to the East right of way of Meadowbrooke Lane; thence, along easterly right of way, S33°18'44"W a distance of 123.31 feet; thence, along easterly right of way, N03°12'00"E a distance of 45.51 feet; thence N00°10'28"E a distance of 130.00 feet to a point on the South right of way of Meadowbrooke Lane; thence, along easterly right of way, N03°12'00"E a distance of 49.87 feet; thence, along a curve, concave Southwesterly, having a length of 39.41 feet, a Radius of 25.00 feet, a Chord Bearing of S64°54'41"E, and a Chord Distance of 35.41 feet to the West right of way of Benson Street; thence, along the West right of way of Benson Street, a distance of 19.39 feet; thence S89°49'22"E a distance of 30.00 feet to the East right of way of Benson Street; thence, along easterly right of way, S89°12'12"W a distance of 130.75 feet to the West right of way of Old Ridge Road; thence, along easterly right of way, S00°07'33"E a distance of 390.00 feet to the POINT OF BEGINNING.

WITNESS my hand and seal this _____ day of _____, 2011.
 George W. Barrett, P.E.
 Alabama Registration No. 11666

According to the FEMA F101 Flood Insurance Rate Map (FIRM), Community Map No. 0100103540, effective June 16, 2009, the subject property is located in a Zone X (Areas of Moderate Flooding) Flood Hazard Area.

There was no attempt on the field to show the location of or 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 copied or added to without permission from Barrett-Simpson, Inc.



LEGEND

Symbol	Description
Circle with dot	Iron Pin
Circle with cross	Survey Station
Circle with 'X'	Corner of Section
Circle with 'S'	Survey Station
Circle with 'E'	Survey Station
Circle with 'N'	Survey Station
Circle with 'W'	Survey Station
Circle with 'SE'	Survey Station
Circle with 'SW'	Survey Station
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Circle with 'SE	

RESOLUTION

Preliminary Plat (*Time Extension*)

Oak Creek Subdivision Plat #3

November 1, 2011

Whereas, M.A.P., LLC, is the owner of Oak Creek Subdivision Plat 3; and

Whereas, the proposed development is located off Upper Kingston Road at Live Oak Drive; and

Whereas, the proposed preliminary plat was approved for time extension on October 16, 2008; and

Whereas, the proposed preliminary plat was approved for an additional time extension on October 15, 2009 and October 21, 2010; 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 Oak Creek Subdivision Plat 3.

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

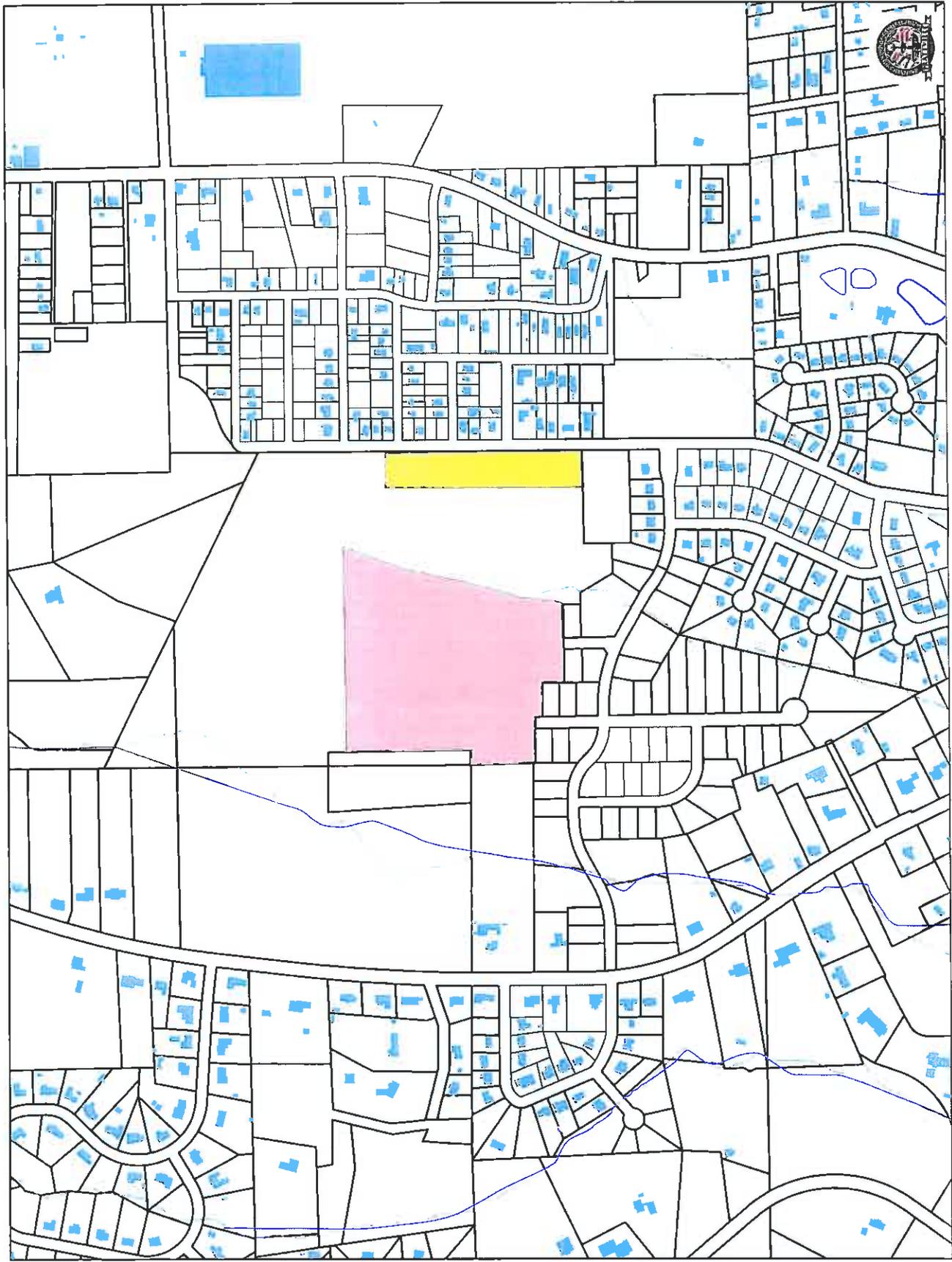
Approved:

Roy McAuley, Chairman

Alisa Morgan, Secretary

The motion to approve was denied by 1/5 vote as recorded: Approve: Reuben Gardner. Oppose: Chairman McAuley, Chief Johnson, Mr. Hall, Mr. Nelson, and Mr. Smith.

11/1/11



City of Prattville

Location Map

Oak Creek, Plat 3 & Carver Street, Plat 1

- Legend**
-  Hydrology - Blinn/Briver
 -  Structures - March 2005
 -  Tax Parcel
 -  Carver Street 1
 -  Oak Creek 3

1 inch = 400 feet



RESOLUTION

Preliminary Plat (*Time Extension*)

Carver Street Subdivision, Plat 1

November 1, 2011

Whereas, M. A. P., LLC, is the owner of Carver Street Subdivision, Plat 1; and

Whereas, the proposed development is located on the west side of Carver Street, north of Live Oak Drive; and

Whereas, the proposed preliminary plat was approved for time extension on October 16, 2008; and

Whereas, the proposed preliminary plat was approved for an additional time extension on October 15, 2009 and October 21, 2010; 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 Carver Street Subdivision.

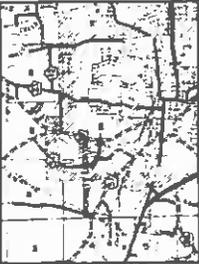
Now, Therefore, Be It Further Resolved, that all contingencies of September 6, 2007 preliminary plat approval remain in effect.

Approved:

Roy McAuley, Chairman

Alisa Morgan, Secretary

The motion to approve was denied unanimously.
11/1/11



SCALE: 1" = 50'

LEGEND

- FOUND SIGN PIN (C/R) REAR CAPPED
- SET BACK PIN (C/R) REAR CAPPED
- ▲ W/1 CA-000145
- ▲ CALCULATED POINT

CITY ENGINEER

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts this within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT

I, _____, Director of Planning and Development of the City of Prattville, Alabama, hereby approve this plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as the County Engineer of Autauga County, Alabama, hereby approve this plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Autauga County Engineer

OFFICE OF THE JUDGE OF PROBATE

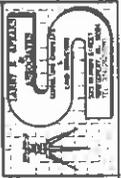
STATE OF ALABAMA
AUTAUGA COUNTY

I, _____, Judge of Probate for Autauga County, Alabama, do hereby certify that this Plat or Map was filed in my Office this the _____ day of _____, 2007, at _____ o'clock _____ M, and recorded in Book _____ Page _____.

Prattville, Alabama

Preliminary Plat CARVER STREET PLAT NO. 1 Prattville, Alabama

DATE: 10/07



**STATE OF ALABAMA
COUNTY OF AUTAUGA**

I, _____, Licensed Professional Engineer and Licensed Professional Land Surveyor, do hereby certify that the plat of Carver Street, Autauga County, Alabama, and more particularly described as follows:

CITY ENGINEER

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts this within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT

I, _____, Director of Planning and Development of the City of Prattville, Alabama, hereby approve this plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as the County Engineer of Autauga County, Alabama, hereby approve this plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Autauga County Engineer

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
AUTAUGA COUNTY

I, _____, Judge of Probate for Autauga County, Alabama, do hereby certify that this Plat or Map was filed in my Office this the _____ day of _____, 2007, at _____ o'clock _____ M, and recorded in Book _____ Page _____.

Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE WATER BORDERS BOARD

The undersigned, as authorized by the Water Borders Board of Autauga County, Alabama, hereby approve this plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby approve this plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Prattville, Alabama

WITNESS MY HAND AND OFFICIAL SEAL

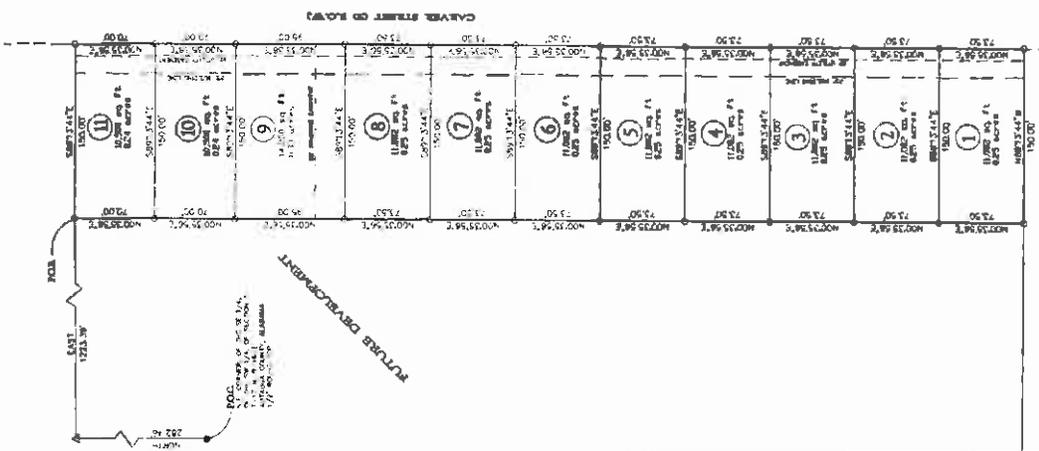
_____ day of _____, 2007.

Prattville, Alabama

WITNESS MY HAND AND OFFICIAL SEAL

_____ day of _____, 2007.

Prattville, Alabama



150.00'

RESOLUTION

Preliminary Plat (*Time Extension*)

Golson Place Plat #1-B

November 1, 2011

Whereas, L & E Developers, Inc. is the owner and the developer of Golson Place Plat #1; and

Whereas, the proposed development is located on Golson Road and adjacent to Noland Falls Plat #1; and

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

Whereas, the proposed preliminary plat was approved for time extension on October 21, 2010; 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 Golson Place Plat #1-B.

Now, Therefore, Be It Further Resolved, that all contingencies of November 19, 2009 preliminary plat approval remain in effect.

APPROVED:

Roy McAuley, Chairman

Alisa Morgan, Secretary

**The motion to approve was denied unanimously.
11/1/11**

