



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

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

The minutes of the March 15, 2012 meeting of the
City of Prattville Planning Commission were
approved.

4/19/12

Reuben Gardner, Chairman

Date



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 3

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PRESIDENT PRO TEMPORE
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ALBERT C. STRIPLIN
DISTRICT 1

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DISTRICT 2

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

March 15, 2012
3:00pm

Call to Order:

Roll Call:

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

Minutes:

Old Business:

1. Preliminary Plat: HomePlace Residential PUD
Located at the Intersection of Hwy 82 Bypass and McQueen Smith Road S
Owner: DHS Holding-4, Inc. & the William Howard Murfee Irrevocable Trust
Representative: Chambliss Engineering
2. Request for Reconsideration
Preliminary Plat: Glennbrooke Subdivision, Phase 2
Located off Old Ridge Road
Owner: Larry and Diane Avant
Engineer/Representative: Barrett-Simpson, Inc.

*Held 12/15
District 5*

New Business:

3. Preliminary Plat: Oaks of Buena Vista, Plat 3
Located on Windmill Way
Owner: Parker Prescott Builders
Engineer/Representative: Larry Speaks & Associates, Inc.
4. Replat: Overlook Estates, Plat 5A
Located on Beth Manor Court
Owner: Kenny Chambliss
Engineer/Representative: Larry Speaks & Associates, Inc.

*Public Hearing
District 7*

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

March 15, 2012

Call to order:

Chairman Reuben Gardner called the meeting to order at 3:01 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

None

Old Business:

1. Preliminary Plat: HomePlace Residential PUD

Located at the Intersection of Hwy 82 Bypass and McQueen Smith Road S

Owner: DHS Holding-4, Inc. & the William Howard Murfee Irrevocable Trust

Representative: Chambliss Engineering

Mr. Duke stated that the petitioner has requested that the item be held until the next meeting. (Letter attached and made a part of the minutes).

Mr. McAuley moved to hold as requested. Mayor Gillespie seconded the motion. The motion to hold passed unanimously.

2. Request for Reconsideration

Preliminary Plat: Glennbrooke Subdivision, Phase 2

Located off Old Ridge Road

Owner: Larry and Diane Avant

Engineer/Representative: Barrett-Simpson, Inc.

At the February 15, 2012 meeting the motion to approve the preliminary plat of Glennbrooke Subdivision Phase 2 failed by 5/1 vote. The votes as recorded; favor: Vice-Chairman McAuley, Chairman Gardner, Mr. Hall, Mr. Smith, and Mr. Nelson. Oppose: Chief Johnson. Mr. Duke stated that the petitioner has requested that the item be reconsidered for approval. (Letter attached and made a part of the minutes).

Chief Johnson moved to reconsider the request. Mrs. Carpenter seconded the motion. The motion passed unanimously.

Mr. Duke stated that at the previous meeting several items were not complete. He stated that since the last meeting, the developer has reorganized the phasing of the plats. He stated that Benson Street connects at the second phase instead of the fourth which satisfactorily meet access code requirements.

Chief Johnson stated that he met with the developers. He stated that the proposed changes with connectivity meets the codes for access.

Blake Rice of Barrett-Simpson, Inc., petitioner representative, presented the preliminary plat showing the revisions of the connectivity. He stated that the lots layout remained the same as previously presented.

The motion to approve passed unanimously.

New Business:

- 3. Preliminary Plat: Oaks of Buena Vista, Plat 3**
Located on Windmill Way
Owner: Parker Prescott Builders
Engineer/Representative: Larry Speaks & Associates, Inc.

Greg Gillian of Larry Speaks & Associates, Inc. presented the proposed preliminary plat. He stated that the plat was previously approved in 2010 and time lapsed on the approval. He stated that the proposed plat is the same as presented previously.

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

Chief Johnson introduced a resolution recommending approval of the preliminary plat of Oaks of Buena Vista, Plat 3 and moved for its approval. Mr. Hall seconded the motion.

Mr. Duke provided the staff report. He stated that the preliminary plat was previously approved by the Commission. He recommended approval.

The motion to approve passed unanimously.

- 4. Replat: Overlook Estates, Plat 5A**
Located on Beth Manor Court
Owner: Kenny Chambliss
Engineer/Representative: Larry Speaks & Associates, Inc.

Mr. Duke stated that this is a single lot (Lot 19) being divided into two (2) lots. He stated that both lots meet the current zoning of R-2 district.

Mr. McAuley moved to approve the request as presented. Mr. Smith seconded the motion. The motion to approve passed unanimously.

Miscellaneous Business:

None

Adjourn:

The meeting was adjourned at 3:17 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

March 15, 2012

Page 2 of 2

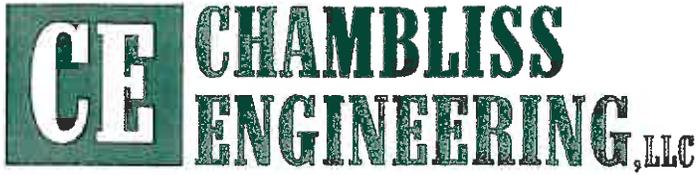
Prattville Planning Commission

Sign-In Sheet

3/15/12

3:00 p.m.

Name	Address
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356 Highway 82 West Prattville, AL 36067

March 13, 2012

George Stathopolous
City of Prattville
102 West Main Street
Prattville, AL 36067

RE: Preliminary Plan Review #110065
HomePlace PUD Subdivision

George:

As the representative for DHS Holding-4, Inc. and the William Howard Murfee Irrevocable Trust, we are requesting that the referenced preliminary plat be held until the April 19, 2012 meeting of the Planning Commission.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

CHAMBLISS ENGINEERING, LLC.

Clyde Chambliss, Jr., P.E.

CCJ/cc

RESOLUTION

Preliminary Plat

The Oaks at Buena Vista #3

March 15, 2012

Whereas, Parker Prescott Builders, is the owner of The Oaks at Buena Vista #3; and

Whereas, the proposed development is located inside the city limits off County Road 4; and

Whereas, the sketch plan for the proposed development was approved January 5, 2006; and

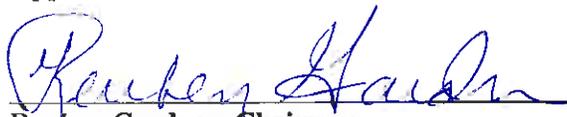
Whereas, the preliminary plat for the proposed development was approved July 22, 2010; and

Whereas, a public hearing for the proposed development was heard on March 15, 2012; and

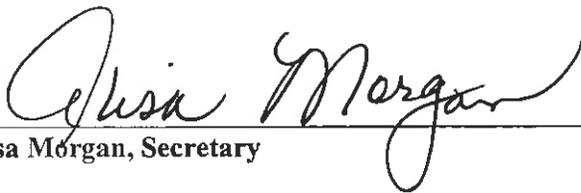
Whereas, the required city departments have reviewed and commented on the proposed preliminary plat.

Now, Therefore, Be It Resolved, that the City Of Prattville Planning Commission hereby gives its favorable review of the preliminary plat of The Oaks at Buena Vista Plat #3.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
3/15/12**



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DISTRICT 2

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DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

March 9, 2012

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

**RE: City of Prattville Revised Preliminary Plat Review # 120018
Oaks @ Buena Vista, Plat 3**

Dear Greg:

The submitted preliminary plans for the **Oaks @ Buena Vista, Plat 3** have been reviewed with the following comments:

PLANNING DEPARTMENT:

1. Need copy of NPDES permit
2. Provide detail of modified curb inlet to accept paved flume
3. Need schedule for paving and closeout of Plats 1 & 2

These details noted above must be addressed and clarified with revised preliminary plat plans. If you have any questions, please contact me.

Sincerely,

George Stathopoulos
Senior Planner

RESOLUTION

Preliminary Plat

Glennbrooke Subdivision Phase 2

February 15, 2012

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

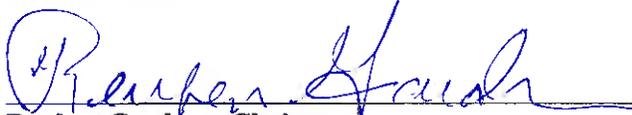
Whereas,

1. the proposed development is located outside the city limits
2. the sketch plan was approved on November 1, 2011 with contingencies; and

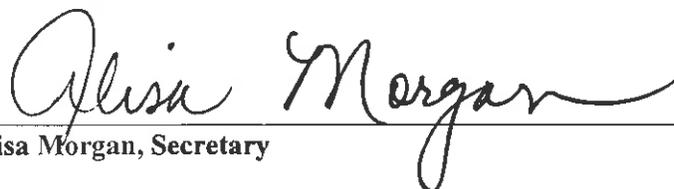
Whereas, the required city departments have reviewed and commented on the proposed preliminary plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Glennbrooke Subdivision Phase 2.

APPROVED:



Reuben Gardner, Chairman

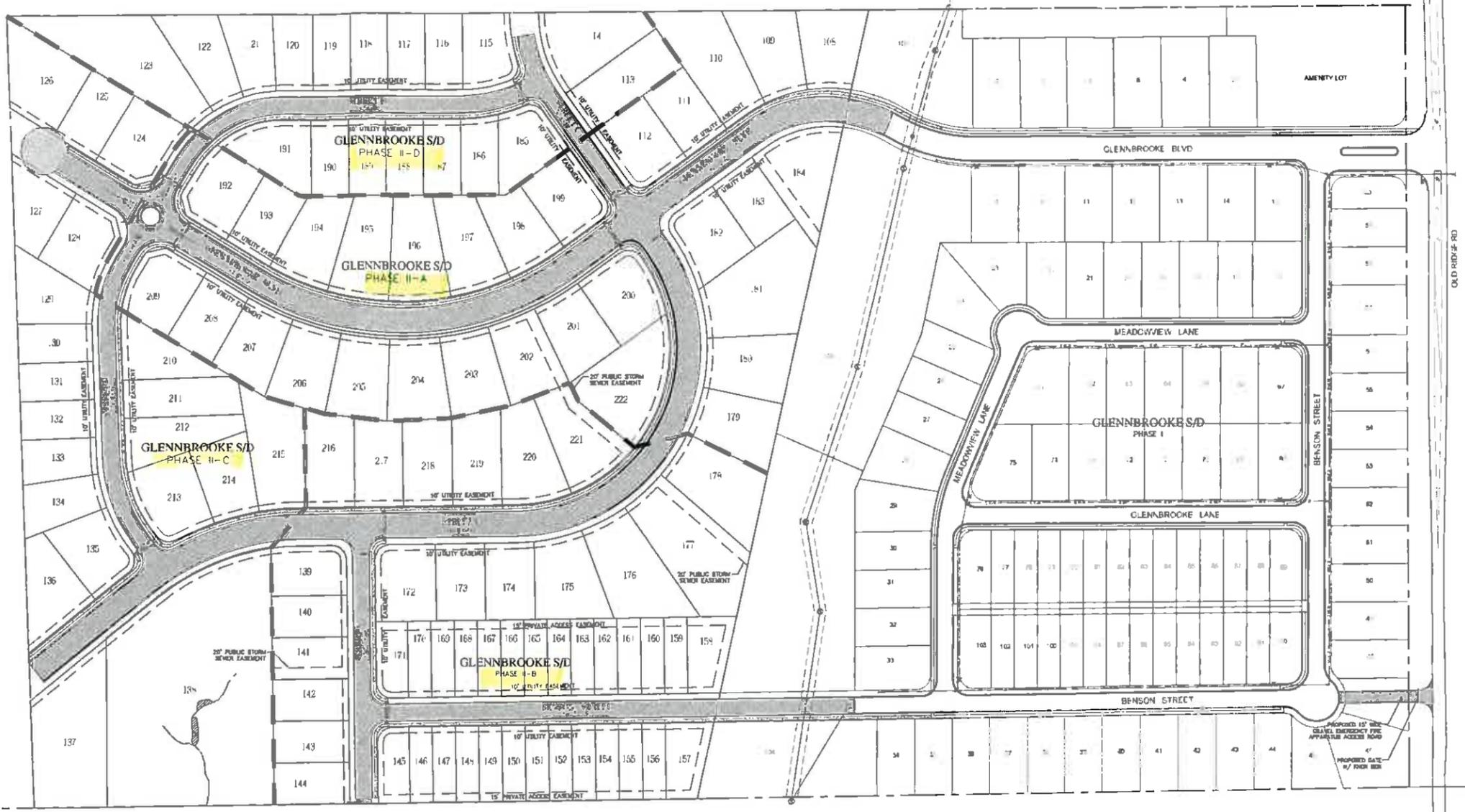


Alisa Morgan, Secretary

The motion to approve passed unanimously.
3/15/12

GARDEN PARK LLC
4240 CARMICHAEL CT
MONTGOMERY, AL 36166

LARRY & DIANE AVANT
700 FAIRVIEW AVE
PRATTVILLE, AL 36066



RIVER CHASE
NORTH S/D

NOTE:
LOTS 123-128 SHALL BE DESIGNATED AS OPEN SPACE AND SHALL NOT BE USED FOR RESIDENTIAL PURPOSES UNTIL SUCH TIME AS AN ALTERNATIVE PARK SITE HAS BEEN DESIGNATED AND APPROVED BY THE CITY OF PRATTVILLE

GENERAL NOTES:
THE PRATTVILLE ENGINEERING DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK. (P-334 361 3675)
ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE PRATTVILLE CITY ENGINEERING DEPARTMENT AND THE PRATTVILLE CITY UTILITY DEPARTMENTS. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE ALDOT SPECIAL AND STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).
PRIOR TO BEGINNING CONSTRUCTION, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED. ANY UTILITIES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. (ALABAMA LINE LOCATION CENTER 1-800-292-8525)
ALL NECESSARY TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAYMENT DISCLAIMER FOR FIELD CHANGES

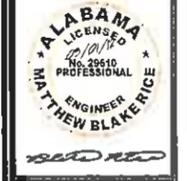
ANY CONSTRUCTION WORK CHANGES TO THESE ENGINEERED PLANS COMPLETED WITHOUT ENGINEER'S PRIOR WRITTEN APPROVAL SHALL BE DONE AT CONTRACTOR'S EXPENSE. THIS LIMITATION INCLUDES CHANGES OR MODIFICATIONS REQUESTED BY LOCAL AUTHORITIES AND OR PERMITTING AGENCIES.

NOTICE TO CONTRACTORS

CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED NOR WILL EXTRA MONIES BE PAID FOR CONDITIONS WHICH CAN BE DETERMINED BY SITE EXAMINATION AND OR BY DOCUMENT EXAMINATION PRIOR TO BEGINNING THE PROPOSED WORK.



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
108 12th St Prattville, AL 36088 (919) 334-2674 (24)
221 E. 9th St. Opelika, AL 36801 (919) 334-7425 (20)
131 W. Broad St. Dothan, AL 36023 (919) 334-9817 (20)



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

17 JAN 2012
INITIAL ISSUE
19 FEB 2012
REVISED ISSUE
01 MAR 2012
REVISED ISSUE

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These drawings are protected under the Copyright Act of 1976 and may not be reproduced in any form without the expressed written permission of Barrett-Simpson, Inc.

OVERALL LOT
LAYOUT

DRAWN BY: J. COLE
CHECKED BY: M. COLE
DESIGNED BY: J. REE
APPROVED BY: S. REE

17 JAN 2012
PROJECT NO. 11-0338

C2

Drawing Name: 11-0338-0238 - Glennbrooke S/D Phase II - Overall Lot Layout - 17 JAN 2012 - 8:58 AM BY: J. COLE



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
Christopher M. Rogers, P.E.
Engineering Manager

Phillip L. Pate, P.L.S.
Matthew T. Cobb, P.E.

February 21, 2012

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

Re: *Glennbrooke Subdivision Phase II*

Dear Mr. Duke:

As you know, the Preliminary Plat submittal for the second phase of Glennbrooke Subdivision located on Old Ridge Road was denied at the February 15th meeting. Barrett-Simpson, Inc., as the Engineering Representative of Stone Martin Builders, has since met with City staff and rectified the issues that led to the unfavorable outcome last week. I would like to request the Preliminary Plat submittal be reconsidered at the next Planning Commission meeting.

Due to the development timeline of this project, I also respectfully request that an attempt be made to call a special Planning Commission meeting in order to allow this project to move forward. I realize this request, if granted, will place additional demands on the time of the Planning Commissioners, but any help in this matter would be greatly appreciated.

Sincerely,
Barrett-Simpson, Inc.

M. Blake Rice, P.E.
Area Manager



CITY OF PRATTVILLE

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DISTRICT 1

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DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

February 9, 2012

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

**RE: Prattville Preliminary Plat Review #120004-2
Glennbrooke Subdivision Phase 2**

Dear Blake:

The revised preliminary plat for the Glennbrooke Subdivision Phase 2 has been reviewed by the city departments with the following comments:

ENGINEERING DEPARTMENT:

- 1. Eliminate sanitary sewer manhole 15, 16 & 17.**
- 2. Provide revised details of sanitary sewer plans as prior reviewed.**
- 3. Correct application of all Hydro Group, soil types, noted on the plan sheet EC-02 to "B".**

These items noted above need to be addressed with revised plans (3 sets) submitted. Please note amendment date on all specific sheets and cover sheets. If I can be of further assistance, please do not hesitate to contact me at (334) 361-3613.

Sincerely,

George Stathopoulos
Senior Planner

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



PRELIMINARY PLAT Glennbrooke Subdivision, Phase II

Development Plan – 120004

DATE February 10, 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: Initial Preliminary Plat

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

Revised sketch plan approved for Glennbrooke Subdivision on November 1, 2011

Conditions of Previous Approvals: Condition of November 1, 2011 approval:

1. Emergency access to be added to Phase I at the southeast corner Plat 1B and Old Ridge Road
2. Area previously designated as a portion of a public park to be reserved until alternate site can be offered by the developers and approved by the Planning Commission

Property Configuration

Acres: 41.2 acres

Proposed Number of Lots and Configuration:

115 buildable lots – 27 lots shown as lots typically zoned R-5, Patio/Garden Homes with typical dimensions of 40' x 130' and 88 lots typically zoned R-3, Single-Family Residential with widths ranging from 65' to 85'. All lots face new streets constructed with the subdivision. One lot is shown in the southwest corner of the property as green space and will be used for storm water detention.

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 C, D, and E. Street C is a 50' wide right-of-way neighborhood street connecting at the north property with a planned street in the Pendlebrooke subdivision. Street C runs generally north to south terminating near the southwest corner of the property on the west line. Street D is a loop street intersecting Street C at two points, as well as Glennbrooke Boulevard. Street E intersects Street C 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 II is located outside Prattville city limits and unzoned. 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 plat 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 overall Glennbrooke development. Capacity is sufficient to serve the number of residential customers presented in the sketch plan. While available, sanitary sewer service cannot be extended to the proposed plat while it remains outside the city limits unless permitted by city council resolution. The developer's request to the city council is currently being reviewed.

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. The park concept was affirmed in the Planning Commission's approval of the Glennbrooke Subdivision revised sketch.

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 and the petitioners have indicated their desire to have the property annexed. A moratorium on annexation is currently in place until November 2012. Without annexation or permission from the city council, the available sanitary sewer cannot be extended to the subject property. The presented plat cannot be constructed using private septic systems. The petitioners request for sanitary sewer extension outside the city limits is pending before the city council. If all other items are in order, preliminary plat approval may be granted contingent on city council action.
2. The applicant's sketch plan approved in November 2011 indicates the property will be developed under R-3 and R-5 standards. This will allow the zoning districts to be applied with the property is eventually annexed
3. Plat phasing shown on the preliminary plat page C2 should be adjusted to connect Benson Street with Phase I earlier in development process. Even with an emergency access road added to Phase I, access to Phase II remains limited to a single street (Glennbrooke Blvd.) until Benson Street is connected.
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. Commission affirmed the park concept with sketch plan approval in November 2011, but agreed to allow area to be converted to lots if a credible alternative park location was presented and approved. Since the sketch plan is

none binding, the park concept should be made a part of the preliminary approval and the lots in the proposed park property (121 – 126) removed from the plat.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

1. Second access road for emergency operations shall be completed prior to this phase starting.
2. Hydrant located at lot 119 needs to be moved east to the intersection of street "C" and "D".
3. Hydrant at lot 182 (street A & C) needs to be moved to lot "200" (southwest corner).
4. Hydrant at lot "203" on "A" street can be removed.
5. Add a hydrant to the intersection of C & E.

ENGINEERING DEPARTMENT:

1. Extend sanitary sewer to serve lots 108-109 and connect to main adjacent to street "A".
2. Eliminate sanitary sewer manhole 15, 16 & 17.
3. Place storm sewer between lots 201 & 202 and adjacent easement.
4. Provide details of storm water connection north on street "C" at lots 114 & 115 and west on "C" at 136 & 137.
5. Check inlet spacing on street "A" west of lot 203 also along street "D" west of lot 116.
6. Extend sanitary sewer to stub of street "C".
7. Provide traffic control and street signage plan.

ATTACHMENTS

1. Location Map
2. Preliminary Plat



City of Prattville
Planning Commission

LOCATION MAP

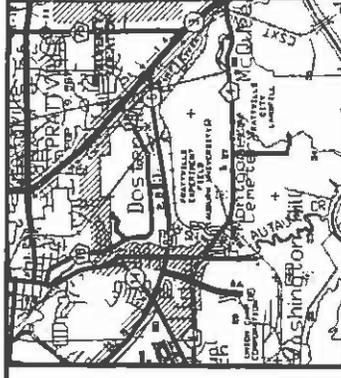
**Glennbrooke
Subdivision
Plats 1 and 2**

Legend

-  Glennbrooke Subdivision
-  Pendlebrook Subdivision
-  PARCELS

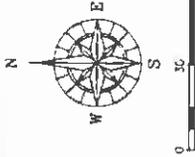
1" = 800'





LOCATION MAP

BEARINGS INDICATED TO MATCH OVERLOOK ESTATES PLAT NO. 5 AS RECORDED IN PB 2 @ PG 233 IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA



LEGEND

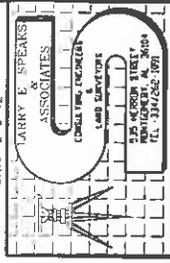
- FOUND IRON PIN (5/8" REBAR CAPPED)
- SET IRON PIN (UNLESS NOTED OTHERWISE)
- (5/8" REBAR CAPPED) W/3" CA-(00017-15)
- ▲ CALCULATED POINT
- FOUND CONCRETE MARKER (6" x 8")

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
AUTAUGA COUNTY
I hereby certify that the Plat or Map was filed in the Office this day of _____, 2012, and recorded in Book _____ of Plat and Map Page _____ and _____

- NOTES**
1. WITHOUT RELIEFING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING EXISTING CONTIGUOUS BARRIERS DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON SAID LOT.
 2. STREETS SHOWN HEREIN, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
 3. ALL EASEMENTS OR RIGHTS-OF-WAY, EXISTENT UTILITY OR PRIVATE EASEMENTS, SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PRATTVILLE, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF EGRESS AND ACCESS TO ALL ADJACENT PROPERTIES AND ALL UTILITIES AND PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.

DATE 2-8-12



STATE OF ALABAMA
AUTAUGA COUNTY
I, Gregory M. Gilman, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of Kenneth A. Chambliss, as owner, and more particularly described as follows:
Lot 18 according to Overlook Estates Plat No. 5 as recorded in Platbook 2 @ page 233 in the Office of the Judge of Probate, Autauga County, Alabama
Lots 13, 14, and 15, in Block 8, according to the Plat of Overlook Estates Plat No. 8 as recorded in the Office of the Judge of Probate of Autauga County, Alabama in Map Book 2 at Page 284,
LESS AND EXCEPT Lots 13A, 14A, and 15A according to the Plat of Overlook Estates Plat No. 8 as recorded in the Office of the Judge of Probate of Autauga County, Alabama Map Book 3 at Page 2
And that the site or map described herein is a true and correct map showing the subdivision of the above property described to be divided giving the length and bearings of the boundaries of each lot and the number and showing the streets, alleys and public grounds and giving the bearings, length, width and location of the streets, said map further shows the location to the land as plotted to the Government and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this _____ day of _____, 2012:
Gregory M. Gilman
Alabama Registration No. 16163
SURVEYOR

I, Kenneth A. Chambliss, as proprietor hereinafter named the land embraced in the within plat to be surveyed, sold and platted to the above named Overlook Estates Plat No. 5A, and subdivision lying in Section 14, T-17-N, R-18-E, Autauga County, Alabama, and that the same is to be used for residential purposes, and that the same is hereby dedicated to the use of public.

By: Kenneth A. Chambliss
Owner

ACKNOWLEDGMENT
STATE OF ALABAMA
AUTAUGA COUNTY

I, the undersigned, a Notary Public in and for said County, in and for said State, hereby certify that Kenneth A. Chambliss is named in the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he is the owner and proprietor and with full authority, executed the same voluntarily for and on the part of said corporation acting as Owner.

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

(SEAL)

Notary Public

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, has reviewed the above plat and finds that the same complies with the requirements of the Health Department of Autauga County, Alabama, this the _____ day of _____, 2012.

For: TIGER
Autauga County, Alabama

CERTIFICATE OF THE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, has reviewed the above plat and finds that the same complies with the requirements of the Water Works Board of the City of Prattville, Alabama, this the _____ day of _____, 2012.

For: _____
Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, has reviewed the above plat and finds that the same complies with the requirements of the Fire Department of the City of Prattville, Alabama, this the _____ day of _____, 2012.

For: _____
Prattville, Alabama

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

CITY ENGINEER
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT

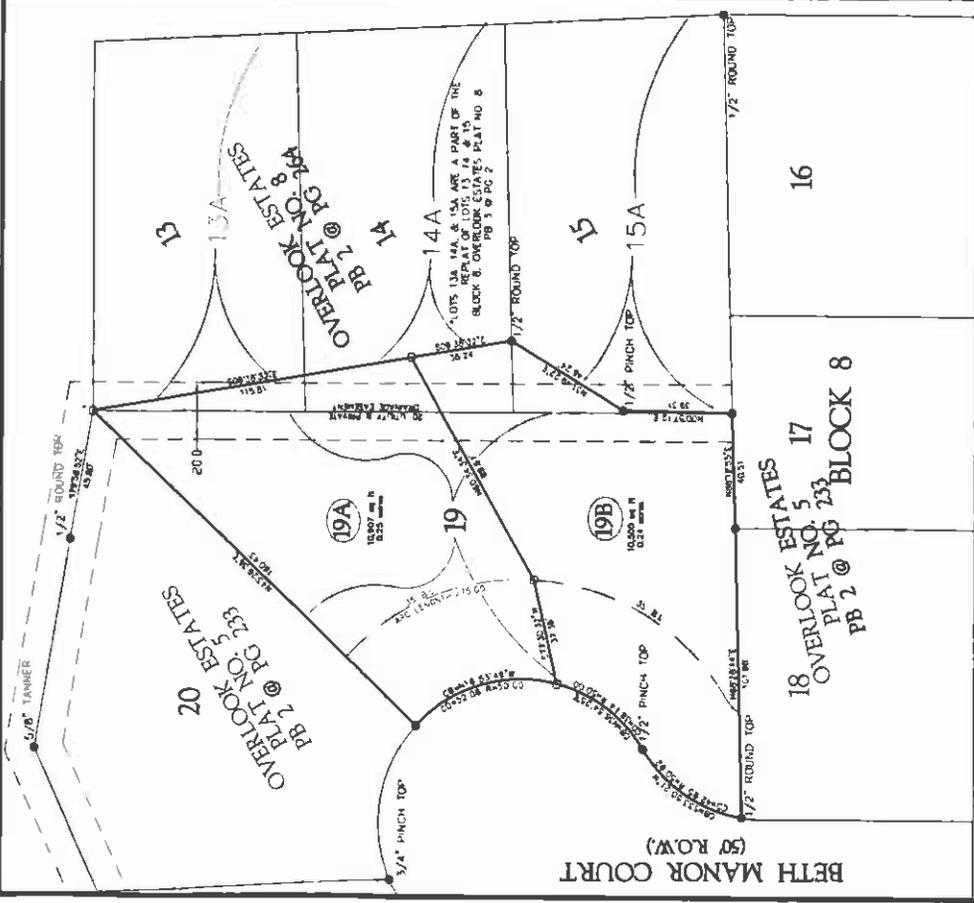
The undersigned, as authorized by the Planning and Development of the City of Prattville, Alabama, has reviewed the above plat and finds that the same complies with the requirements of the Planning and Development of the City of Prattville, Alabama, this the _____ day of _____, 2012.

Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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

Autauga County Engineer



Overlook Estates Plat No. 5A PRATTVILLE, AL

BEING A REPLAT OF LOT 19, BLOCK 8
OVERLOOK ESTATES PLAT NO. 5 AS RECORDED
IN PLATBOOK 2 @ PAGE 233
LYING IN AND BEING A PART OF SECTION 14, T-17N,
R-18E, AUTAUGA COUNTY, ALABAMA