



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the August 20, 2015 meeting of the City of Prattville Planning Commission were approved.

11/19/15

Tim Smith, Chairman

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov



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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
August 20, 2015
3:00pm

Call to Order:

Roll Call:

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

Minutes:

Old Business:

1. Preliminary Plat: Oak Creek Plat 3
Location: Dunvegan & Portree Drive
Owner: Magna Development & Builders, LLC
Engineer/Representative: Larry Speaks & Associates
2. Zoning: M-1 (Light Industrial)
Horace Davis Property
Location: County Road 4 at Jensen Road
Petitioner: Horace Davis
Representative: Larry E. Speaks & Associates

*Held 3/19, 4/16, 5/21,
6/18
District 1*

*Held 5/21, 6/18, 7/16
District 2*

New Business:

3. Preliminary Plat: Riverchase North Plat 7A (*Time Extension*)
Location: Riverton Drive
Owner: Chandler Eskridge
Engineer/Representative: Larry Speaks & Associates
4. Preliminary Plat: Pecan Grove (*Time Extension*)
Location: Ridgewood Road
Owner: Chandler Eskridge
Engineer/Representative: Larry Speaks & Associates
5. Re-Plat: Mountain Lakes Plat 1-B
Location: 708 Fountain Lane
Owner: Robert G. & Rita M. Nichols
Representative: Jarvis & Associates

District 3

Districts 2 & 3

District 1

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

August 20, 2015

Call to Order:

Chairman Tim Smith called the meeting to order at 3:03 p.m.

Roll Call:

The secretary called roll. Present: Mayor Bill Gillespie, Jr., Chairman Tim Smith, Vice-Chairman Reuben Gardner, Mr. Roy McAuley, Mrs. Paula Carpenter, and Mr. Bobby Nelson. Absent: Councilor Gary Whiteside, Mr. Mark Hindman, and Chief Dallis Johnson.

(Quorum present.)

Staff Present: Mr. Joel Duke, City Planner, and Cathy Dickerson, City Clerk.

Minutes:

No minutes were presented for approval.

Old Business:

1. Preliminary Plat: Oak Creek Plat 3

Location: Dunvegan & Portree Drive

Owner: Magna Development & Builders, LLC

Engineer/Representative: Larry Speaks & Associates

Mr. Duke stated that the preliminary plat of Oak Creek Plat 3 had been held several times for minor issues and a concern regarding sufficient water pressure to meet Fire Department guidelines. The Water Board has been working on the issue and Buddy Buckner called Mr. Duke to report that the issue has been solved. Mr. Duke explained that the item could be approved with conditions or held until Chief Johnson has an opportunity to review. The applicant will need to give permission to hold again. Mr. Greg Gillian of Larry Speaks & Associates, representative for the petition, gave permission to hold.

Mr. Nelson made a motion to hold until the September 15, 2015 meeting and Mrs. Carpenter seconded the motion. The motion to hold was adopted with a 6/0 vote.

2. Zoning: M-1 (Light Industrial)

Horace Davis Property

Location: County Road 4 at Jensen Road

Engineer/Representative: Larry Speaks & Associates

Mr. Duke stated the rezoning request was held to allow the petitioner Horace Davis to create a formal sketch plan and to conduct a public hearing on the revised proposal to zone the property. The revised zoning request of R-3, Single Family Residential, B-1, Neighborhood Commercial, and M-1, Light Industrial, is more palatable to the neighborhood. In order to properly advertise the new proposal, this item must hold until the September 17, 2015 meeting. Procedurally there was not enough time to advertise the request prior to this meeting.

Mrs. Carpenter made a motion to introduce a substitute resolution and Mr. Nelson seconded the motion. The motion was adopted by with a 6/0 vote.

Mr. McAuley made a motion to hold the resolution until a public hearing is held on September 17, 2015 and Mr. Nelson seconded the motion. The motion to hold until the public hearing was adopted with a 6/0 vote.

New Business:

3. Preliminary Plat: Riverchase North Plat 7A (Time Extension)

Location: Riverton Drive Owner: Chandler Eskridge

Engineer/Representative: Larry Speaks & Associates

Mr. Duke stated that over the last two years, the Planning Commission has extended approval of the preliminary plat. The petitioner is requesting an additional one year time extension and the staff has no problem granting this extension for another one year period.

Mr. McAuley made a motion to grant the one year time extension as requested and Mr. Nelson seconded the motion. Mr. Gardner called for the question. The motion was adopted by a 6/0 vote.

4. Preliminary Plat: Pecan Grove (Time Extension)

Location: Ridgewood Road Owner: Chandler Eskridge

Engineer/Representative: Larry Speaks & Associates

Mr. Duke state that in 2013 and 2014, the Planning Commission extended approval of the preliminary plat for a one year period. The petitioner is requesting an additional one year time extension and the staff recommends approval of another one year period.

Mr. Greg Gillian, Larry Speaks and Associates, explained that the city's sports complex and the urban management offices are located along Ridgewood Road. These nine lots are located in the northwestern section of Camellia estates and the petitioner is very motivated to move on it.

Mayor Gillespie made a motion to grant the one year time extension as requested and Mr. McAuley seconded the motion. The motion was adopted by a 6/0 vote.

5. Re-Plat: Mountain Lakes Plat 1-B Location: 708 Fountain Lane

Owner: Robert G. & Rita M. Nichols

Representative: Jarvis & Associates

Robert and Rita Nichols own a home located on one lot and requested to build a detached garage on the adjacent vacant lot. The property owners are required to re-plat the property into one lot in order to build an accessory structure. The staff recommends approval of the request to re-plat.

Mr. McAuley made a motion to grant the request to re-plat lots 5 and 6 of the Mountain Lake Subdivision, Plat 1, into a single lot and Mrs. Carpenter seconded the motion. The motion was adopted by a 6/0 vote.

6. Proposed Amendment – Article 6, Prattville Zoning Ordinance

Mr. Duke stated that Article 6, Section 63, Swimming and Wading Pools, of the Zoning Ordinance, established regulations for the placement and configuration of pools constructed within the City of Prattville. The required height fence height listed in Section 63 conflicts with the adopted International Property Maintenance Code, 2009 edition. The staff recommends that the Planning Commission make a recommendation to the Prattville City Council to amend Article 6, Section 63, to remove the conflicting language regarding fence height and to maintain the requirement that the pool be constructed no closer than ten feet from any property line.

Mr. Smith made a motion to recommend to the City Council to amend Article 6, Section 63, and Mr. Gardner seconded the motion. The motion was adopted by a 6/0 vote.

Mr. McAuley made a motion to hold the resolution until a public hearing is held on October 15, 2015 and Mr. Nelson seconded the motion. The motion to hold was adopted by a 6/0 vote.

7. Proposed Amendment – Article 4, Prattville Zoning Ordinance

Mr. Duke recommended that the Planning Commission make a recommendation to the Prattville City Council to amend Article 4 of the Prattville Zoning Ordinance with the adoption of a 365-day rule, restricting consideration by the Prattville Planning Commission or City Council of another application to change zoning district classification of the same parcel property for a period of 365 calendar days from the day the City Council takes action on the rezoning.

Mr. Duke explained that is unclear to the City Attorney whether this process was previously adopted by the City Council. Mayor Gillespie called this a housekeeping matter.

Mayor Gillespie made a motion to recommend to the City Council to amend Article 4, Prattville Zoning Ordinance, with the adoption of a 365-day rule as outlined and Mr. Nelson seconded the motion. The motion was adopted by a 6/0 vote.

Mr. Nelson made a motion to hold the resolution until a public hearing is held on October 15, 2015 and Mr. McAuley seconded the motion. The motion to hold was adopted by a 6/0 vote.

Miscellaneous Business:

Mr. Duke presented the Martin Luther King Drive Neighborhood Plan for consideration as an amendment to the City's Comprehensive Plan. Mr. Duke explained that the Planning Commission can adopt this neighborhood plan in total or adopt just portions of the plan. Adoption of the neighborhood plan will take six (6) affirmative votes of the Planning Commission following a public hearing.

Mr. McAuley asked if this plan will change anything in the current Comprehensive Plan. Mr. Duke explained that the Neighborhood Plan will provide additional detail at the neighborhood level.

Mr. Duke discussed the recent Supreme Court decision of *Reed v. Town of Gilbert, AZ* and its effect on the ability of local government to adopt signage regulations. Sign ordinances will need to be amended to become content neutral. Mr. Duke would like to bring the Chamber of Commerce into this discussion in order to include the regulated community. The most impacted change from the current sign ordinance will be political campaign signs.

Mr. Duke discussed Act 2014-13, which requires local government to consult military bases within a two (2) miles radius from any property impacted before adoption of land use ordinances.

Mr. Duke discussed Action 2015-361, which requires that any alterations to a police jurisdiction based upon the annexation or deannexation of property shall be effective only once a year on the first day of January and shall take effect for any annexation or deannexation which was finalized on or before the preceding first day of October. Mr. Duke will set a calendar reminder for October. The City Council has not annexed property for several years, but is currently annexing property into the city limits.

Adjourn:

The meeting was adjourned at 3:53 p.m.

Respectfully submitted,

Cathy Dickerson
City Clerk



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
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DISTRICT 6

LORA LEE BOONE
DISTRICT 7

MEMORANDUM

DATE: August 17, 2015
TO: Prattville Planning Commission
FROM: Joel T. Duke, City Planner
RE: August 20, 2015 - Agenda

Please accept this memorandum as the Planning Department staff report for items on the August 20, 2015 agenda.

- 1. Preliminary Plat – Oak Creek, Plat 3 – Dunvegan Drive and Portree Drive:** In July 2002, the Planning Commission granted approval for the sketch plan of the Oak Creek Subdivision. The initial phase of 54 lots extending Live Oak Drive from Court Street to Upper Kingston Road was completed in January 2005. In July 2007, the Commission approved a request by Mack Post to revise the initial sketch plan to reconfigure the remaining 52 acres north of Live Oak Drive into 115 single-family lots zoned R-3. At the March 2015 Commission meeting, Magna Development and Builders, LLC proposed development of 49 of the sketch plan lots in two separate preliminary plats. The first plat (Plat 2) contained two lots and a short street extension on the north end of Portree Drive. The Commission granted approval for the Plat 2 on March 19, 2015. The second plat (Plat 3) contains 47 lots on extensions of Dunvegan Drive and Portree Drive. The street and lot layouts are consistent with the approved sketch plan. After discussion regarding the availability of water pressure and flow, the Commission elected to hold the request until the April meeting. The plat was held at the request of the applicant at the April 16, May 21, and June 18 meetings. At this time, the applicant and the Prattville Water Works Board are working to address the water pressure question.
- 2. Zoning: M-1 (Light Industrial) - Horace Davis Property - County Road 4 at Jensen Road:** The request to rezone 230 acres south of County Road 4 was tabled and sent to committee following a public hearing on May 21. A subcommittee (Hindman, Gardner, and

Smith) met with the petitioner on June 16 to review the request and discuss alternatives. As recommended by the Commission committee, the zoning request was held on June 18 so that the applicant could create a formal sketch plan and meet again with committee on July 7. At the July 16 meeting, the Committee recommended holding the request until August 20 and conducting a public hearing on the Davis' revised proposal to zone the property R-3, B-2 and M-1. In order to properly advertise the new proposal, this item must hold until the September 17 meeting. The sketch plan and revised zoning proposal will be considered at that time. Staff requests that the resolution be amended to replace the description and map, listed as Attachments A and B, with the Davis' new proposal and then held until the meeting on September 17.

3. **Preliminary Plat: Riverchase North Subdivision, Plat 7A – west end of Riverton Drive, south of Glennbrooke, Plat 1:** On August 16, 2012, the petitioner received Planning Commission approval for the subject preliminary plat containing 15, R-2 zoned residential lots on an extension of Riverton Drive. On September 19, 2013 and September 18, 2014, the Commission extended approval of the preliminary plat for a one year periods. The petitioner is requesting an additional one year time extension. Staff recommends approval of the time extension of another one year period due to the interconnectivity provided if the preliminary plat is completed.
4. **Preliminary Plat: Pecan Grove Subdivision, Plat 1 – north side of Ridgewood Road, west of Mt. Airy Drive:** On August 16, 2012, the petitioner received Planning Commission approval for the subject preliminary plat containing 10, R-2 zoned residential lots on the north side of Ridgewood Road. On September 19, 2013 and September 18, 2014, the Commission extended approval of the preliminary plat for a one year period. The petitioner is requesting an additional one year time extension. Staff recommends approval of the time extension of another one year period.
5. **Re-Plat: Mountain Lakes Subdivision, Plat 1-B – 708 Fountain Lane:** Robert G. and Rita M. Nichols request permission to replat Lots 5 and 6 of the Mountain Lakes Subdivision, Plat 1 into a single lot. Staff recommends approval.
6. **Miscellaneous Items:** Due to the brevity of your agenda, I will be requesting time under "Miscellaneous" to discuss the following items:
 - a. Amendment – Zoning Ordinance, Section 63 – please see enclosed memorandum.
 - b. Amendment – Zoning Ordinance, Section 43 – please see enclosed memorandum.

- c. Amendment – Prattville Comprehensive Plan – Martin Luther King Drive Neighborhood Revitalization Plan – copy enclosed.
- d. *Reed v. Town of Gilbert, AZ* – Impacts to Municipal Sign Ordinances – U.S. Supreme Court decision enclosed.
- e. State of Alabama, Act 2014-13 – Notification and Comment by Military Installations – copy enclosed.
- f. State of Alabama, Act 2015-361 – Police and Planning Jurisdiction Enforcement Revisions – copy enclosed.

If you have any questions concerning these items, please do not hesitate to contact me or stop by the office.

RESOLUTION

Preliminary Plat (Time Extension)

Riverchase North Plat 7A

August 20, 2015

Whereas, CNE of Prattville, LLC is the owner of Riverchase North Plat 7A; and

Whereas, a preliminary plat for the development was approved on August 16, 2012; and

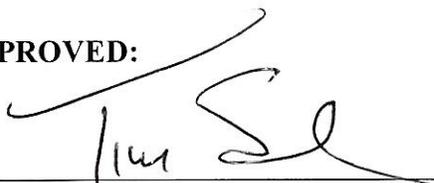
Whereas, the preliminary plat was approved for a time extension on September 19, 2013 and September 18, 2014; and

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

Now, Therefore, Be it resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Riverchase North Plat 7A.

Now, Therefore, Be It Further Resolved, that any and all contingencies of August 16, 2012 preliminary plat approval remain in effect.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
8/20/15

Attachment 1

LOCATION MAP

CITY OF PRATTVILLE
PLANNING COMMISSION

Riverchase North 7
Subdivision

Legend

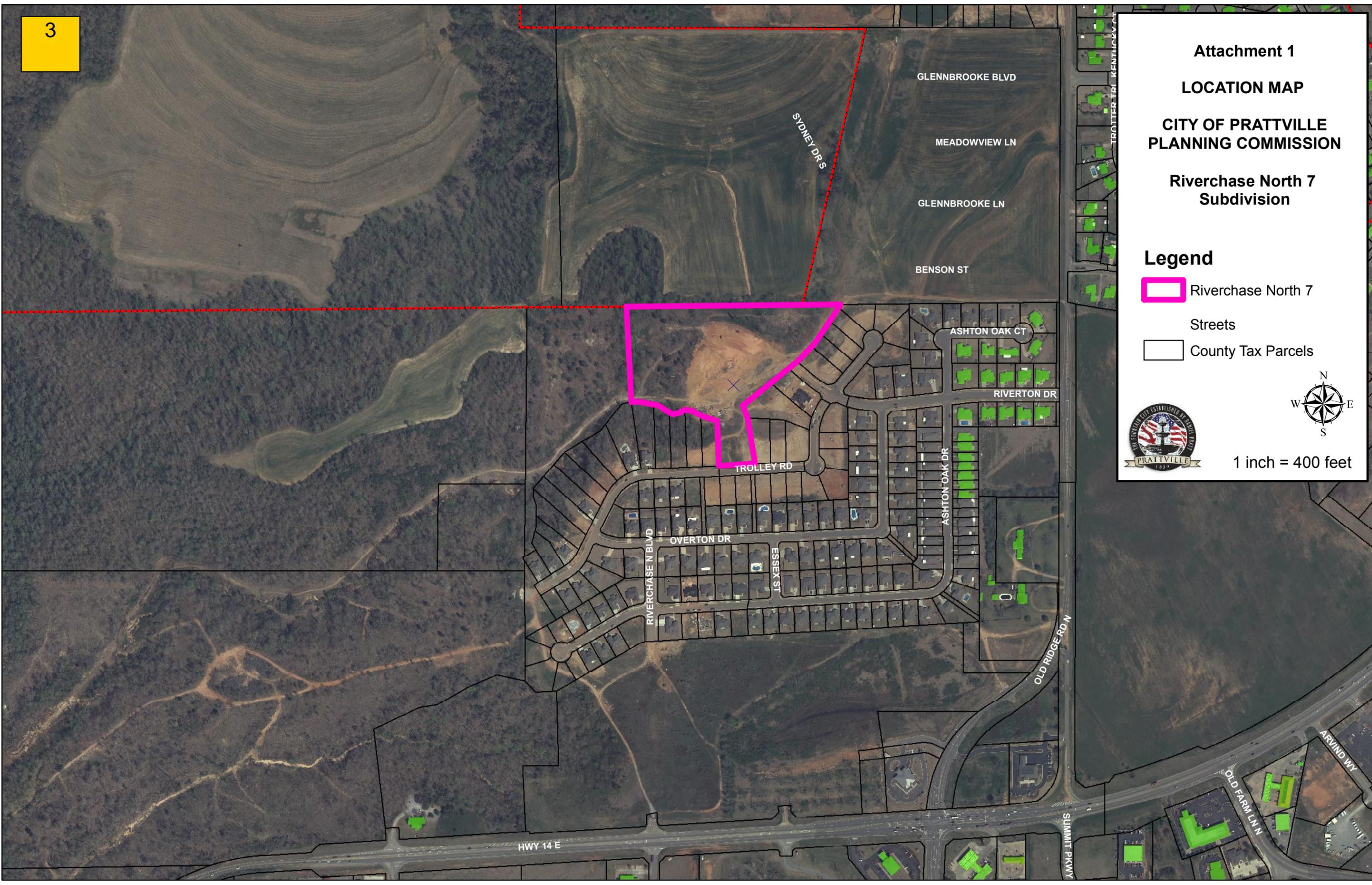
 Riverchase North 7

 Streets

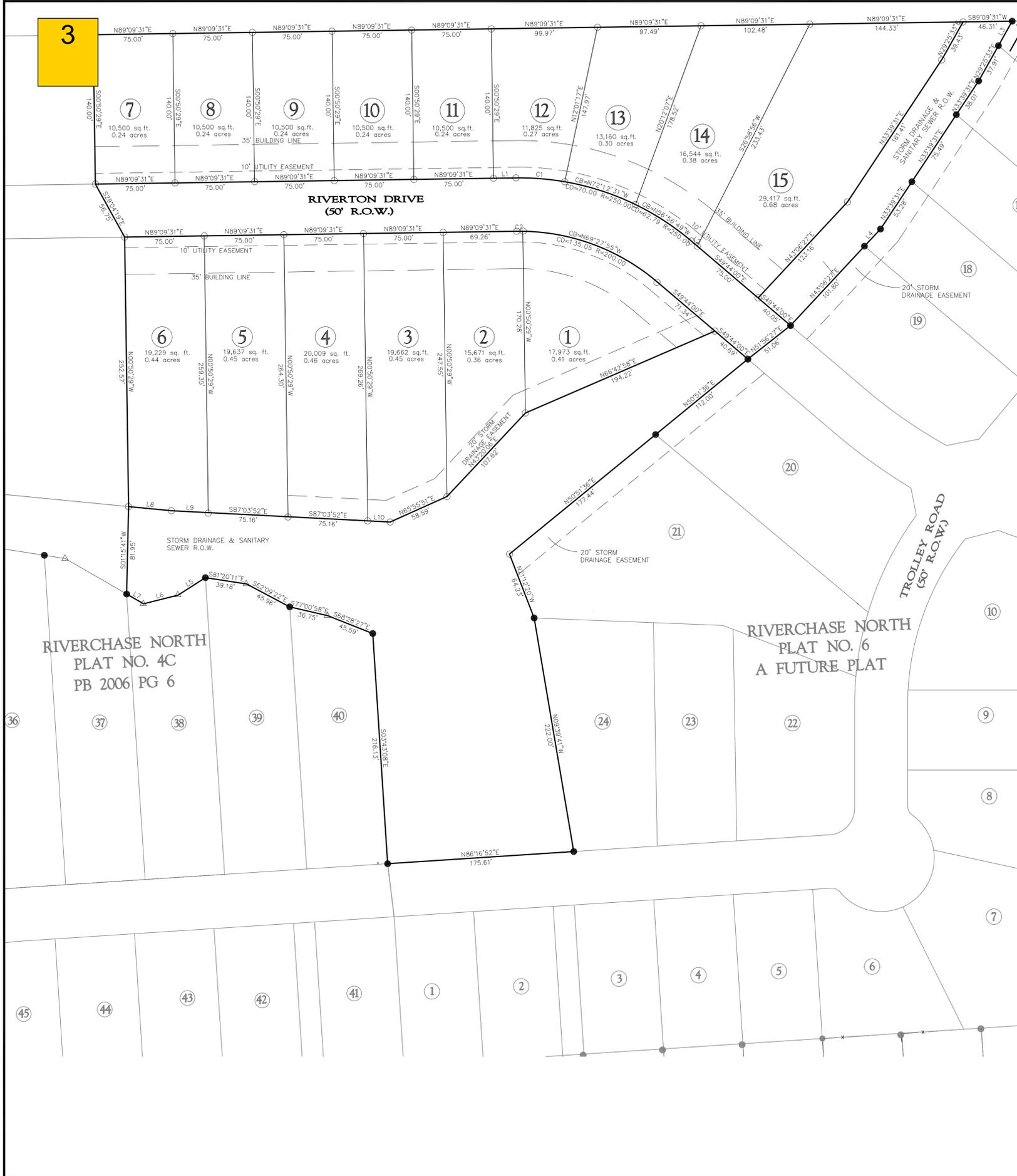
 County Tax Parcels



1 inch = 400 feet



3



•P.O.C.
 5/8" REBAR
 NE CORNER OF SECTION 2
 T-17-N, R-16-E,
 AUTAUGA COUNTY, ALABAMA

**STATE OF ALABAMA
 COUNTY OF AUTAUGA**
 I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of CNE of PRATTVILLE, L.L.C., an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, and more particularly described as follows:

Commence at an iron pin known as the Northeast Corner of Section 2, T-17-N, R-16-E, Autauga County, Alabama; thence S 89°09'31" W 1,096.11' to an iron pin and POINT OF BEGINNING for herein described parcel of land; thence S 29°25'33" W 64.25' to an iron pin; thence S 33°39'31" W 166.78' to an iron pin; thence S 43°21'25" W 22.11' to an iron pin; thence S 43°06'27" W 101.80' to an iron pin; thence S 51°56'27" W 51.06' to an iron pin; thence S 50°51'36" W 289.44' to an iron pin; thence S 21°12'20" E 64.23' to an iron pin; thence S 09°39'41" E 222.00' to an iron pin; thence S 88°16'52" W 175.61' to an iron pin; thence N 03°43'08" W 216.13' to an iron pin; thence N 68°28'27" W 45.59' to a calculated point; thence N 77°00'58" W 36.75' to an iron pin; thence N 62°09'22" W 45.96' to a calculated point; thence N 81°20'11" W 39.18' to an iron pin; thence S 57°33'19" W 30.47' to a calculated point; thence S 75°58'22" W 33.51' to a calculated point; thence N 60°07'34" W 18.38' to an iron pin; thence N 01°54'11" E 81.95' to an iron pin; thence N 00°50'29" W 252.57' to an iron pin; thence N 29°04'19" W 56.75' to an iron pin; thence N 00°50'29" W 140.00' to an iron pin; thence N 89°09'31" E 865.59' to an iron pin and point of beginning. Containing 8.54 acres, more or less, and lying in and being a part of the N 1/2 of the NE 1/4 of Section 2, T-17-N, R-16-E, Autauga County, Alabama.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (c) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the ____ day of _____, 2012.

Gregory M. Gillian
 Alabama Registration No. 16163

DEDICATION:
 I, T. Chandler Eskridge, Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Riverchase North Plat No. 7 said subdivision lying in Section 2, T-17-N, R-16-E 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 _____ PROPERTY OWNER

ACKNOWLEDGMENT:
 STATE OF ALABAMA
 COUNTY OF AUTAUGA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Chandler Eskridge, whose name as Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public
 My Commission Expires: _____

**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 same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Health Officer
 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 same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Water Works Board
 Prattville, Alabama

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, this the ____ day of _____, 2012.

Fire Department
 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 Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama. This the ____ day of _____, 2012.

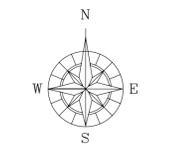
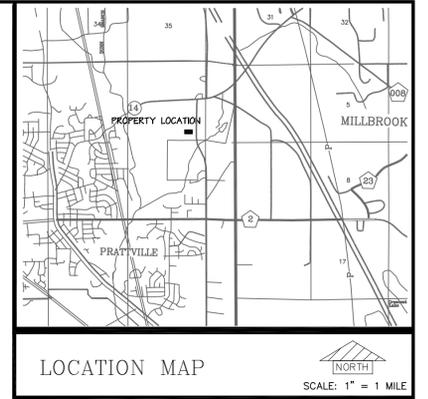
Director of Planning & Development
 Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
 The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of _____, 2012.

Autauga County Engineer

LINE TABLE			
LINE	LENGTH	BEARING	
L1	21.11	N89°09'31"E	
L2	7.32	S49°44'00"E	
L3	26.34	N29°25'33"E	
L4	22.11	N43°21'25"E	
L5	30.47	N57°33'19"E	
L6	33.51	N75°58'22"E	
L7	18.38	S60°07'34"E	
L8	40.45	N84°28'03"E	
L9	34.87	S87°03'52"E	
L10	21.21	S87°03'52"E	
L11	25.46	N65°55'51"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	46.12	250.00	N85°32'56"W
C2	5.74	200.00	S89°58'51"W



SCALE: 1" = 50'

LEGEND

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS (UNLESS OTHERWISE NOTED)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS
- △ CALCULATED POINT

RIVERCHASE NORTH PLAT NO. 7A Prattville, Alabama

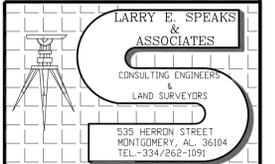
OFFICE OF THE JUDGE OF PROBATE

**STATE OF ALABAMA
 AUTAUGA COUNTY**
 I hereby certify that this Plat or Map was filed in this Office this the ____ M, and the day of _____, 2012, at ____ o'clock ____ M, and recorded in Book ____ of Plats and Maps, Page ____ Recording ____ paid.

Judge of Probate
 Autauga County, Alabama

NOTES:
 1. ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF PRATTVILLE, ALABAMA, AND/OR THE COUNTY OF AUTAUGA, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
 2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF PRATTVILLE, ALABAMA, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERCTED OVER ANY PART OF THESE EASEMENTS.
 3. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
 4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREWITH RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY PRATTVILLE OR AUTAUGA COUNTY, ALABAMA.

DATE: 6/14/2012



RESOLUTION

Preliminary Plat (Time Extension)

Pecan Grove Subdivision Plat 1

August 20, 2015

Whereas, CNE of Prattville, LLC is the owner of Pecan Grove Subdivision Plat 1; and

Whereas, a preliminary plat for the development was approved on August 16, 2012; and

Whereas, the preliminary plat was approved for a time extension on September 19, 2013 and September 18, 2014; and

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

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Pecan Grove Subdivision Plat 1.

Now, Therefore, Be It Further Resolved, that any and all contingencies of August 16, 2012 preliminary plat approval remain in effect.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

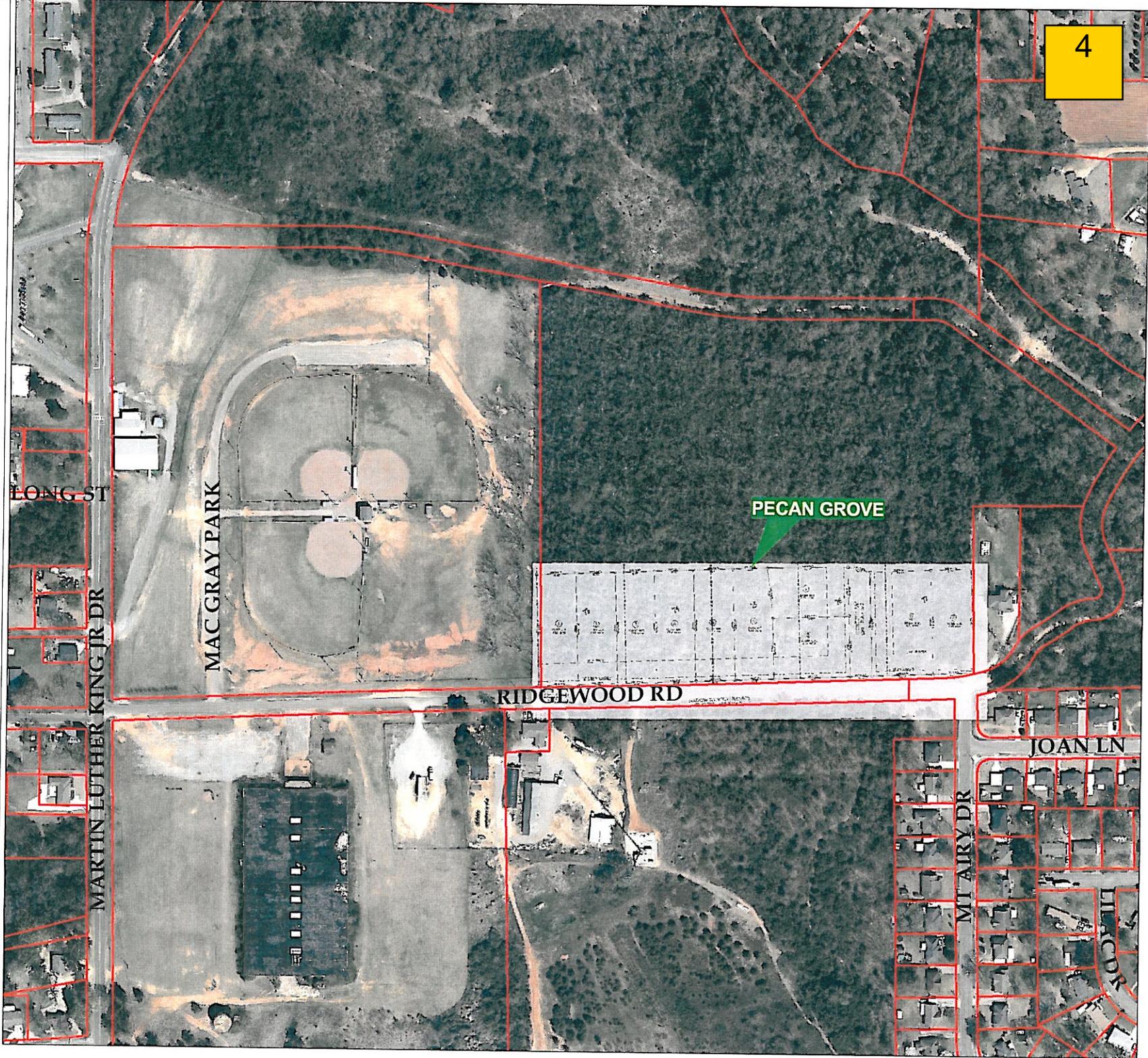
The motion to approve passed unanimously.
8/20/15

PECAN GROVE

1" = 300'



- STREETS
- TAX PARCELS



4

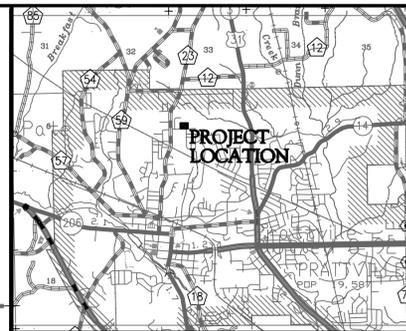
58
AVALON PLACE
MB 2 PG 42

FUTURE DEVELOPMENT
57

56

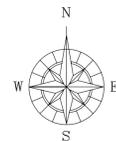
55

54



LOCATION MAP

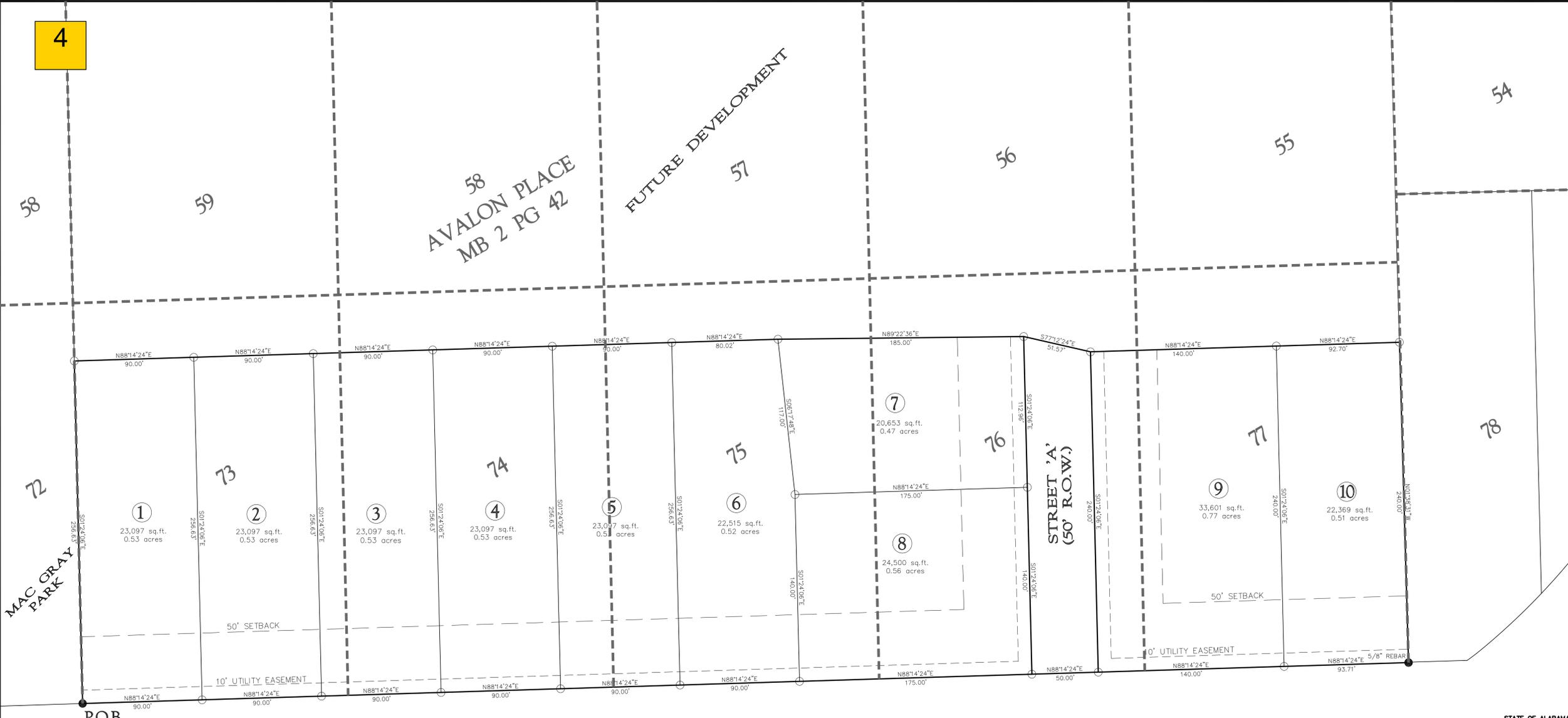
SCALE: 1" = 1 MILE



SCALE: 1" = 40'

LEGEND

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS (UNLESS OTHERWISE NOTED)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS
- △ CALCULATED POINT



P.O.B.
SW CORNER OF LOT 73
AVALON PLACE
MB 2 PG 42
AUTAUGA COUNTY, ALABAMA

RIDGEWOOD ROAD
(R.O.W. VARIES)

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this the _____ day of _____, 2012, at _____ o'clock _____ M, and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid.

Judge of Probate
Autauga County, Alabama

NOTES:

- ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF PRATTVILLE, ALABAMA, AND/OR THE COUNTY OF AUTAUGA, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
- EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF PRATTVILLE, ALABAMA, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
- A TEN FOOT EASEMENT FOR UTILITIES IS HERETHW RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY PRATTVILLE OR AUTAUGA COUNTY, ALABAMA.

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of ONE of PRATTVILLE, L.L.C. an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, and more particularly described as follows:

Commence at an iron pin known as the Southwest Corner of Lot 73 of Avalon Place 2 as recorded in MB 2 at Pg 42 in the Office of the Judge of Probate, Autauga County, Alabama; thence N 01°24'06" W 256.63' to an iron pin; thence N 88°14'24" E 530.02' to an iron pin; thence N 89°22'36" E 185.00' to an iron pin; thence S 77°12'24" E 51.57' to an iron pin; thence N 88°14'24" E 232.70' to an iron pin; thence S 01°38'31" E 240.00' to an iron pin on the North R.O.W. (R.O.W. varies) of Ridgewood Road; thence along said R.O.W. S 88°14'24" W 998.72' to an iron pin and point of beginning. Containing 5.77 acres, more or less.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (o) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the _____ day of _____, 2012.

Gregory M. Gillian
Alabama Registration No. 16163

DEDICATION:

I, T. Chandler Eskridge, Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, have caused the land embraced in the within plot to be surveyed, laid out and platted to be known as Pecan Grove said subdivision lying in Section 2, T-17-N, R-16-E 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

PROPERTY OWNER

ACKNOWLEDGMENT:

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Chandler Eskridge, whose name as Member, CNE of Prattville, L.L.C. an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public

My Commission Expires: _____

PECAN GROVE
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 plot for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Health Officer
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 plot for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Water Works Board
Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plot for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER:

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plot 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 Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plot for the recording of same in the Probate Office of Autauga County, Alabama. This the _____ day of _____, 2012.

Director of Planning & Development
Prattville, Alabama

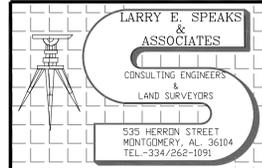
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plot for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Autauga County Engineer

SHEET 3 OF 16

DATE: 7/16/2012



CITY OF PRATTVILLE, AL

Mountain Lakes Subdivision

708
Fountain Ln
Lots 5 & 6

Plat 1B

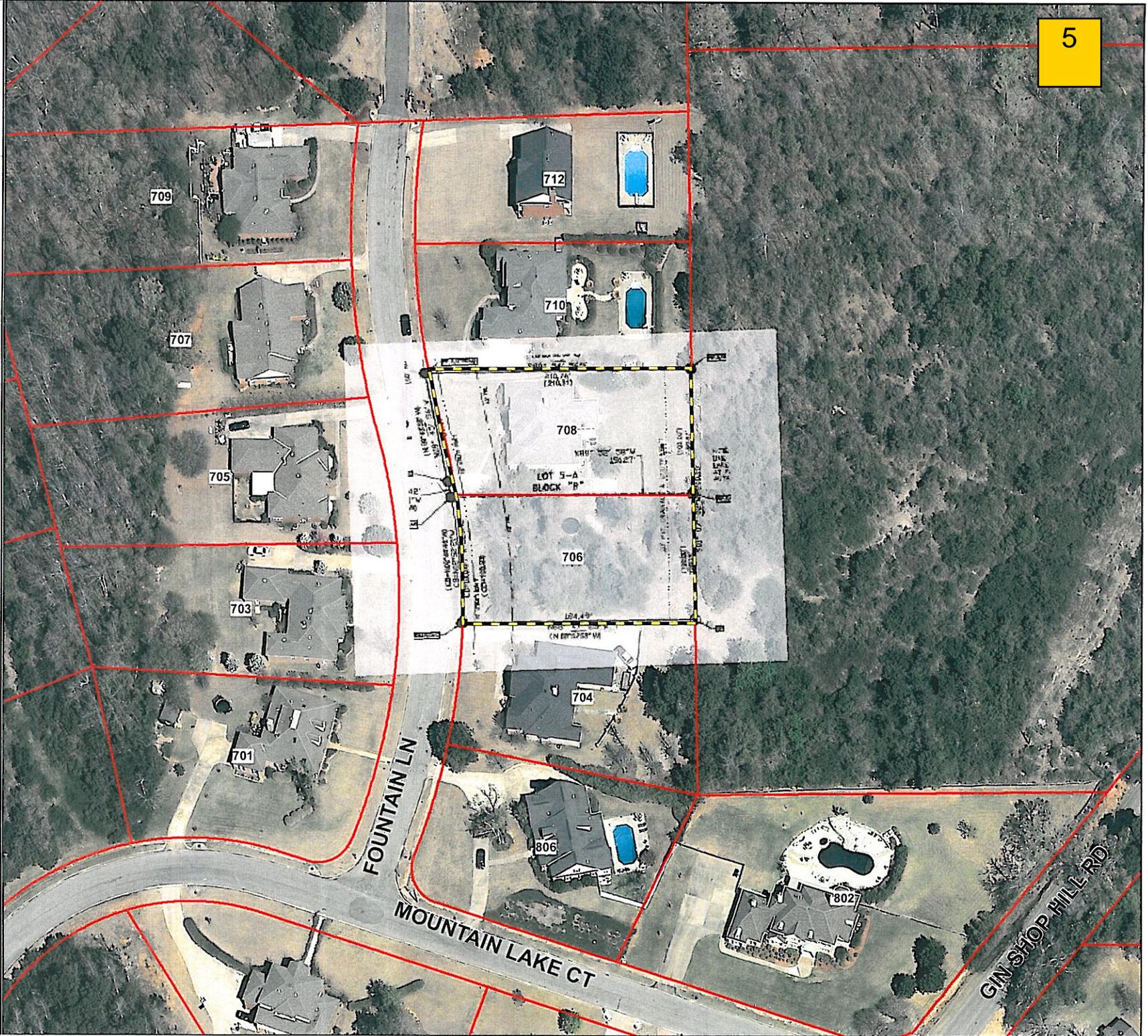
Scale: 1" = 100'

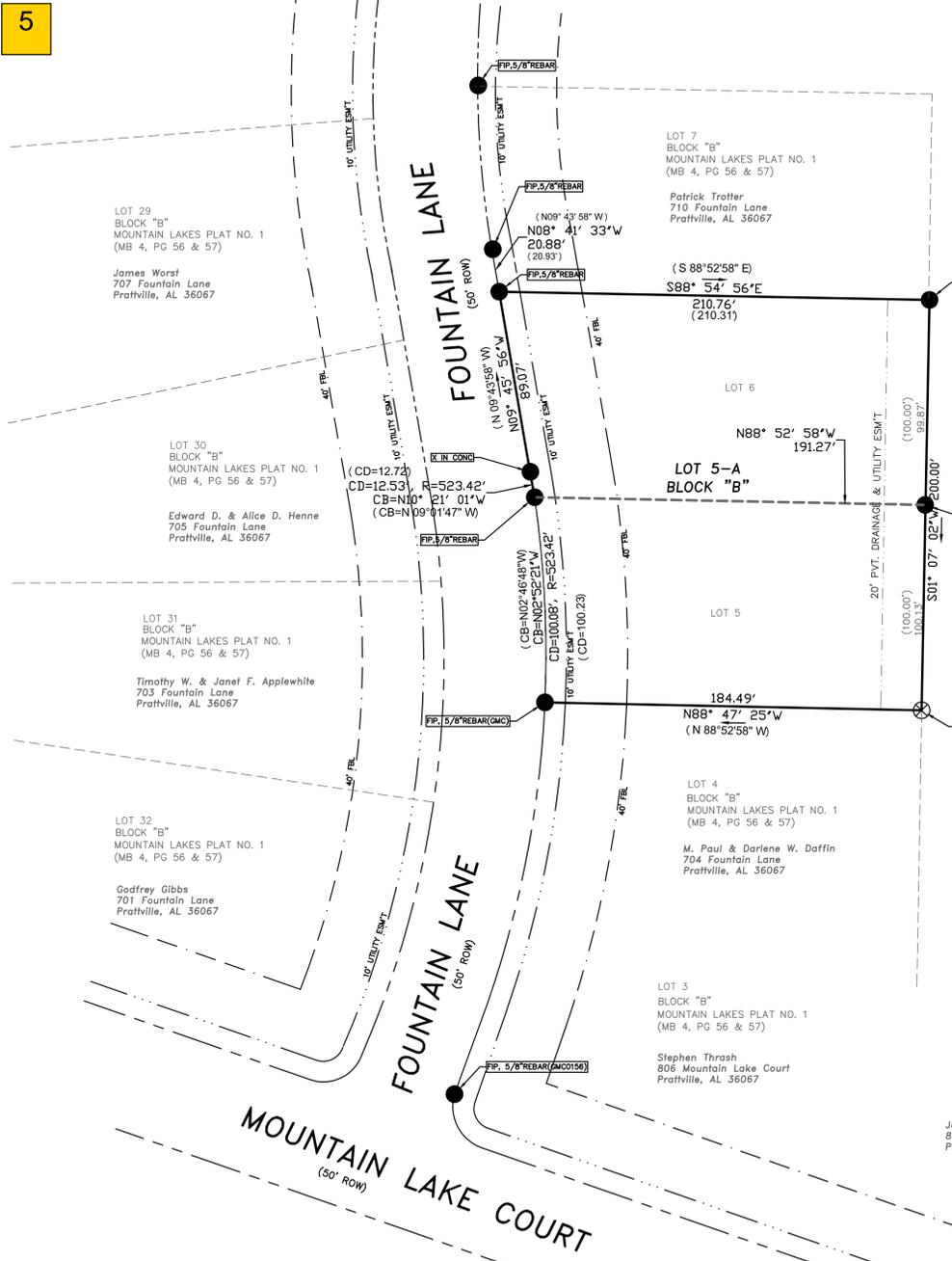


— STREETS
□ TAX PARCEL



5





NOTE: BEARINGS ARE ROTATED TO MATCH EAST LINE OF LOTS 5 & 6 (S 01°07'02" W), MOUNTAIN LAKES PLAT NO. 1 AS RECORDED IN MAP BOOK 4 AT PAGE 103, OFFICE OF JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA.

Autauga Land Development
909 East Main Street
Prattville, AL 36066

Jay Eiring
802 Mountain Lake Court
Prattville, AL 36067

SURVEYOR'S CERTIFICATE

I, Larry R. Jarvis, a Registered Engineer and Land Surveyor of Autauga County, Alabama hereby certify that I have surveyed the property of Robert G. & Rita M. Nichols, husband and wife, owners of property shown hereon as Mountain Lakes Plat No. 1-B situated in Autauga County, Alabama:

And that the plat or map contained here is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys, and public grounds and giving the bearings, length, width, and name of the streets; said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (o) as hereon shown; that all parts of this survey and drawing have been completed in accordance with the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama and being more particularly described as follows:

STATE OF ALABAMA
AUTAUGA COUNTY

Begin at a found 5/8" rebar with no cap known as the Northeast Corner of Lot 6, Mountain Lakes Plat No. 1 as recorded in Map Book 4 at Page 133 in the Office of the Judge of Probate, Autauga County, Alabama; the S 01°07'02" W 200.00' to a set #4 rebar with cap # CA-520-LS (Jarvis); thence N 88°47'25" W 184.49' to a found 5/8" rebar with no cap located on the east right-of-way (50') of Fountain Lane; thence along said east right-of-way the following three (3) courses: (1.) Chord Bearing N 02°52'21" E, Chord Distance 100.08', Radius 523.42' to a found 5/8" rebar with no cap; (2.) Chord Bearing N 10°21'01" W, Chord Distance 12.53', Radius 523.42' to a set "X" mark in concrete; (3.) N 09°45'56" W 89.07' to a found 5/8" rebar with no cap, thence leaving said right-of-way S 88°54'56" E 210.76' to the point of beginning.

Date: Larry R. Jarvis, PE;PLS
Alabama Registration No. 11621

OWNER'S APPROVAL OF PLAT

STATE OF ALABAMA
AUTAUGA COUNTY

We, Robert G. & Rita M. Nichols, husband and wife, owners of the property shown hereon to be platted, hereby joins in, executes, and sign the foregoing surveyor's certificate, plat, map and restrictions and adopts and approves this said plat and map on this the ____ day of _____, 2015.

Robert G. Nichols
Owner

Rita M. Nichols
Owner

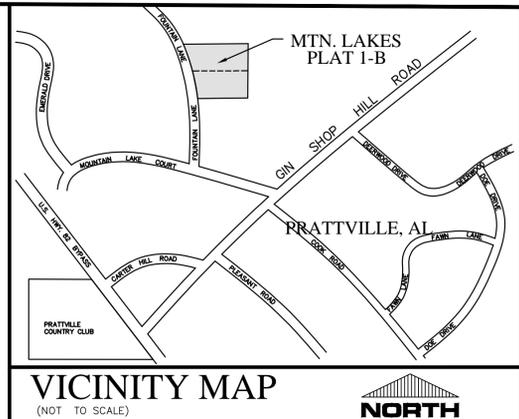
NOTARY

STATE OF ALABAMA
AUTAUGA COUNTY

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that Robert G. & Rita M. Nichols, husband and wife, whose names as owner of the property shown hereon, are signed to the foregoing surveyor's certificate, plat, map and restrictions, and who are known to me, and being informed of the contents of said certificate, plat, map and restrictions, and with full authority, executed the same voluntarily.

Given under my hand and official seal this the ____ day of _____, 2015.

Notary Public
My Commission expires: _____



VICINITY MAP
(NOT TO SCALE)



(IN FEET)
1 inch = 40 ft.

LEGEND:

- FIP=FOUND IRON PIN
- SIP=SET IRON PIN W/ CAP # 11621
- CP△ CP=CALCULATED POINT
- FBL FRONT BUILDING LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- () PREVIOUS PLAT OR DEED

NOTE: PRIVATE EASEMENT AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THESE AREAS WILL NOT BE MAINTAINED BY THE COUNTY OR THE CITY OF PRATTVILLE.

PLAT NOTES:

All utility, private drainage and private access easements shown hereon, if any, are for the use of any utility which may require them and for surface drainage as needed. These easements include the rights of ingress and egress for the maintenance of the property, facilities and apparatus included therein. Installation and maintenance of the property in these easements are not the responsibility of the City or County of Prattville, Alabama.

All easements or rights of way, except utility, private drainage and private access easements, shown on this plat, if any, are hereby dedicated to the City and/or County of Prattville, Alabama for public use. Easements include the rights of ingress and egress by City and County employees for maintenance of the property included in these easements.

Easements for water mains, if any, if not previously dedicated, are hereby dedicated to the Water Works Board of the City of Prattville, Alabama, its successors and assigns, for ingress and egress in the installation and maintenance of water lines and their appurtenances.

Easements for sanitary sewer, if any, if not previously dedicated, are hereby dedicated to the City of Prattville, Alabama, its successors and assigns, for ingress and egress in the installation and maintenance of sanitary sewers and their appurtenances.

Maintenance of streets, water lines and public drainage shall not be undertaken by the City of Prattville, the Prattville Water Works Board or Autauga County until such easements, appurtenances or facilities are accepted for maintenance by specific action of the City Council, the Water Works Board or the County Commission.

Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

No permanent structure may be placed over any part of any easement.

SURVEYOR'S NOTES:

1. This survey is subject to all covenants, restrictions, reservations, easements, and right-of-way appearing of record affecting subject property.
2. This survey was made without the benefit of an abstract or title search.
3. Field work for this survey was performed on June 15, 2015.
4. Paper closure of this survey was better than 1:7,500.
5. All surface and subsurface improvements are not shown on this Plat.
6. Reference document for this survey Map Book 4 at Page 103, Mountain Lakes Plat No. 1.
7. All improvements are not shown.
8. Bearings are rotated to match the east line of Lots 5 & 6 (S 01°07'02" W), Mountain Lakes Plat No. 1 as recorded in Map Book 4 at Page 103, office of the Judge of Probate, Autauga County, Alabama.

**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 _____, 2015.

Fire Department
Prattville, Alabama

**CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE**

The undersigned, as 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 _____, 2015.

City Engineer
Prattville, Alabama

**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 same in the Probate Office of Autauga County Alabama, this the ____ day of _____, 2015.

Water Works Board Chairman

**CERTIFICATE OF APPROVAL BY THE
DIRECTOR OF PLANNING AND 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 same in the Probate Office of Autauga County, Alabama. This the ____ day of _____, 2015.

Director of Planning & Development
Prattville, Alabama

**CERTIFICATE OF THE SEWER DEPARTMENT
CITY OF PRATTVILLE**

The undersigned, as authorized by the Sewer 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 _____, 2015.

Sewer Department
Prattville, Alabama

**OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY**

I, hereby certify that this Plat or Map was filed in this Office this ____ day of _____, 2015, at ____ o'clock ____ M, and recorded in Book ____ of Plats and Maps, Page ____ Recording ____

Judge of Probate
Autauga County, Alabama

Note: This survey is not valid without the signature and seal of the surveyor in responsible charge of performing the work affixed hereon.

**FINAL PLAT
MOUNTAIN LAKES
PLAT NO. 1-B**

(Being a Re-plat of Lots 5 and 6 of Mountain Lakes Plat No. 1 as recorded in Map Book 4 at Pages 56 & 57 in the office of the Judge of Probate, Autauga County, Alabama.)

PROJECT
ROBERT G. & RITA M. NICHOLS
708 FOUNTAIN LANE
PRATTVILLE, ALABAMA 36066

SHEET
**FINAL PLAT
MOUNTAIN LAKES PLAT 1-B**

DWG: GLENN NICHOLS FILE #: 03-120 COORDINATE FILE: NICHOLS
DATE: JUNE 9, 2015 JOB #: 03-120 ACAD: V. 2015
DRAWN BY: DD DESIGNED BY: NVA SCALE: 1"=40'

