

**City of Prattville  
Planning Commission**

The minutes of the July 16, 2009 meeting of the City of Prattville Planning Commission were approved.



Reuben Gardner, Chairman

**8/20/2009**

Date



# CITY OF PRATTVILLE

**JIM BYARD, JR.**  
MAYOR

## CITY COUNCIL

DEAN R. ARGO  
PRESIDENT  
DISTRICT 3

TOM MILLER  
PRESIDENT PRO TEMPORE  
DISTRICT 4

BILL GILLESPIE, JR.  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

MIKE RENEGAR  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

NATHAN D. FANK  
DISTRICT 7

## CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA  
July 16, 2009  
3:00pm

### Call to Order:

### Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

### Minutes:

May 7, 2009; May 21, 2009; and June 18, 2009

### Old Business:

1. **Sketch Plan (*Revised*): Lake Haven Plat 3** *District 4*  
Located adjacent to Pine Creek  
Owner: CVJGJ Development, LLC  
Representative: Jeffcoat Engineers & Surveyors, LLC

### New Business:

2. **Preliminary Plat: New Tower Run Subdivision (*Time Extension*)** *District 2*  
Located on Upper Kingston Road-north of Gardner Road, south of Jamestown  
Owner: Hightower, LCC  
Representative: Marc Newman, Omni Consulting Services
3. **Final Plat: Woodland Heights Plat 12-BB** *District 4*  
Located on Shady Oak Lane  
Owner: CVJGJ Development, LLC  
Representative: Jeffcoat Engineers & Surveyors, LLC
4. **Preliminary Plat: Avalon Place Plat V (*Time Extension*)** *District 3*  
Located East side of Ridgewood  
Owner: Claude Walker  
Representative: Jeffcoat Engineers & Surveyors, LLC
5. **Preliminary Plat (*Revised*): Gallagher Plat 1** *District 1*  
Located at the Northeast corner of Upper Kingston and Moses Road  
Owner: Mary Gallagher/Phillip Goodwyn  
Representative: Greg Gillian, Larry Speaks & Associates

### Miscellaneous:

### Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION**  
**MINUTES**  
**July 16, 2009**

**Call to order:**

The meeting of the Prattville Planning Commission was held on July 16, 2009. Chairman Reuben Gardner called the meeting to order at 3:02 p.m.

**Roll Call:**

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

***Quorum present.***

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

**Minutes:**

Mr. Nelson moved to approve the minutes of the May 7, 2009; May 21, 2009; and June 18, 2009 minutes. Mrs. Carpenter seconded the motion. The motion to approve passed unanimously.

**Old Business:**

**1. Sketch Plan (*Revised*): Lake Haven Plat 3**

**Located adjacent to Pine Creek**

**Owner: CVJGJ Development, LLC**

**Representative: Jeffcoat Engineers & Surveyors, LLC**

Guthrie Jeffcoat introduced the revised sketch plan. He stated that he received city comments (#090011-4) and he addressed the comment from Engineering Department regarding the access to East Main Street as shown in "Sketch D". He stated that he assumed that the connection to East Main was fixed before he became part owner of the property. He proposed a right-in/right-out (RI/RO) to account for the traffic flow. He stated that they will do whatever the City Engineer insists at the preliminary phase to make sure the RI/RO traffic flows with ease. He also presented an alternate sketch plan, "Sketch E" which provided an alternate access to East Main Street.

Mayor Byard inquired about the design layout of a RI/RO to East Main Street. Duke explained the layout as proposed by the developer. He stated that the RI/RO can be designed to work effectively if the developer is agreeable with suggestions.

Mayor Byard also inquired about the proposed use of the lots located in the wetlands. Mr. Jeffcoat replied that the lots in the wetlands would be mitigated through the Corps' of Engineers process.

Mrs. Carpenter expressed her concerns about the remnant lots and the discrepancies that could occur if not thoroughly planned.

Members of the subcommittee were not in attendance to provide a report. However, Mr. Duke provided a summary of discussion. The committee was not in favor of access to Main Street and did not favor a cul-de-sac over the 1000' limitation.

With the commissioners' desire to see other design possibilities and to obtain the opinion of Chief Brown of the Fire Department on long cul-de-sac, Mayor Byard moved to hold until the next meeting. Mrs. Carpenter seconded the motion.

The motion to hold passed by 4/1 vote as recorded. Favor: Mayor Jim Byard, Councilman Tom Miller, Mrs. Paula Carpenter, and Mr. Bobby Nelson. Oppose: Chairman Reuben Gardner.

**New Business:**

- 2. Preliminary Plat: New Tower Run Subdivision (*Time Extension*)**  
**Located on Upper Kingston Road-north of Gardner Road, south of Jamestown**  
**Owner: Hightower, LCC**  
**Representative: Marc Newman, Omni Consulting Services**

Mr. Duke stated that this is the seconded request for the time extension of the preliminary plat. He stated that the city had no objections to the request.

Being that the new business items required six members, Mayor Byard moved to adjourn the current meeting until Thursday, July 23, 2009 at 3:00. Mr. Nelson seconded the motion.

The motion to adjourn passed unanimously.

**Adjourn:**

The meeting was adjourned at 4:00 p.m.

**Call to order:**

The meeting of the Prattville Planning Commission reconvened on July 23, 2009. Chairman Reuben Gardner called the meeting to order at 3:02 p.m.

**Roll Call:**

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

***Quorum present.***

Staff present: Mr. George Stathopoulos, Senior Planner; and Ms. Alisa Morgan, Secretary.

**New Business:**

- 2. Preliminary Plat: New Tower Run Subdivision (*Time Extension*)**  
**Located on Upper Kingston Road-north of Gardner Road, south of Jamestown**  
**Owner: Hightower, LCC**  
**Representative: Marc Newman, Omni Consulting Services**

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

The motion to approve passed unanimously.

- 3. Final Plat: Woodland Heights Plat 12-BB**  
**Located on Shady Oak Lane**  
**Owner: CVJGJ Development, LLC**  
**Representative: Jeffcoat Engineers & Surveyors, LLC**

Mr. Smith introduced a resolution recommending approval of the final plat of Woodland Heights Plat 12-BB and moved for its approval. Mr. Nelson seconded the motion.

Mr. Stathopoulos stated that the final plat is part of the Lake Haven 3 sketch plan that was held at the previous meeting. He recommend holding the final plat until the action is made on the sketch plan.

Mr. McAuley moved to hold the final plat of Woodland Heights Plat 12-BB. Mr. Nelson seconded the motion.

The motion to hold passed unanimously.

- 4. Preliminary Plat: Avalon Place Plat V (*Time Extension*)**  
**Located East side of Ridgewood**  
**Owner: Claude Walker**  
**Representative: Jeffcoat Engineers & Surveyors, LLC**

Mr. Stathopoulos recommended approval.

Mr. Hall introduced a resolution recommending approval of the time extension of the preliminary plat of Avalon Place Plat 5 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

- 5. Preliminary Plat (*Revised*): Gallagher Plat 1**  
**Located at the Northeast corner of Upper Kingston and Moses Road**  
**Owner: Mary Gallagher/Phillip Goodwyn**  
**Representative: Greg Gillian, Larry Speaks & Associates**

Phillip Goodwyn, petitioner, stated that they are changing the initial plat from six (6) lots to (8) lots and adding a common rear access instead of Upper Kingston access.

Mr. Stathopoulos recommended approval.

Mr. Nelson introduced a resolution recommending the approval of the revised preliminary plat of Gallagher Plat 1 and moved for its approval. Mayor Byard seconded the motion.

The motion to approve passed unanimously.

**Adjourn:**

The meeting was adjourned at 3:15 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Planning Commission

Prattville Planning Commission  
Sign-In Sheet  
7/16/09  
3:00 p.m.

Name	Address
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PLANNING  
DEPARTMENT

## CITY OF PRATTVILLE

JIM BYARD, JR.  
MAYOR

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### CITY COUNCIL

DEAN R. ARGO  
PRESIDENT  
DISTRICT 3

TOM MILLER  
PRESIDENT PRO TEMPORE  
DISTRICT 4

BILL GILLESPIE, JR.  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

MIKE RENEGAR  
DISTRICT 5

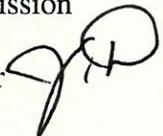
RAY C. BOLES  
DISTRICT 6

NATHAN D. FANK  
DISTRICT 7

# MEMORANDUM

**DATE:** July 13, 2009

**TO:** Prattville Planning Commission

**FROM:** Joel T. Duke, City Planner 

**RE:** July 16, 2009 - Agenda

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Please accept this memorandum as the Planning Department staff report for items on the July 16, 2009 agenda.

### Old Business

1. Sketch Plan (Revised): Lake Haven, Plat 3 – per CVJGJ, Development, LLC's request a packet containing their latest revision was forwarded to each Commission member prior to the July 4<sup>th</sup> holiday. Notable changes in the revision include: 1) elimination of new lots on the west side of the lake and south of Poplar Street, 2) reduction of the number of lots in the regulatory floodway and floodplain, 3) shortening of the two cul-de-sacs extending from Lake Haven Way, and 4) an option showing Lake Haven Way terminating in a cul-de-sac. Attached to this memorandum are the latest staff comments. The Commission should consider holding approval on this item until satisfied with format of Lake Haven Way (connected to Main Street or terminated in a cul-de-sac) and the impact of the floodway and floodplain on the several of the proposed lots.

### New Business

2. Preliminary Plat: New Tower Run Subdivision (Time Extension): Hightower, LLC is requesting to extend their approved preliminary plat for an additional twelve months. Recommend approval.
3. Re-plat: Woodland Heights, Plat 12-BB: CVJGJ, Development, LLC is requesting permission to add an addition property on the rear of Lot 8, Woodland Heights, Plat 12 B. Recommend approval.

4. Preliminary Plat: Avalon Place, Plat 5 (Time Extension): Claude Walker is requesting to extend the approved preliminary plat for an additional twelve months. Recommend approval.
5. Preliminary Plat (Revised): Gallagher Subdivision, Plat 1: The preliminary plat for the referenced subdivision approved on July 17, 2008 has been revised to add two lots and relocate access to a private rear access drive. Recommend approval.

If you have any questions concerning these items, please do not hesitate to call me at 361-3657.

**RESOLUTION**

**Preliminary Plat (*Time Extension*)**

**New Tower Run @ Upper Kingston**

**July 16, 2009**

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

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

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

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

**APPROVED:**



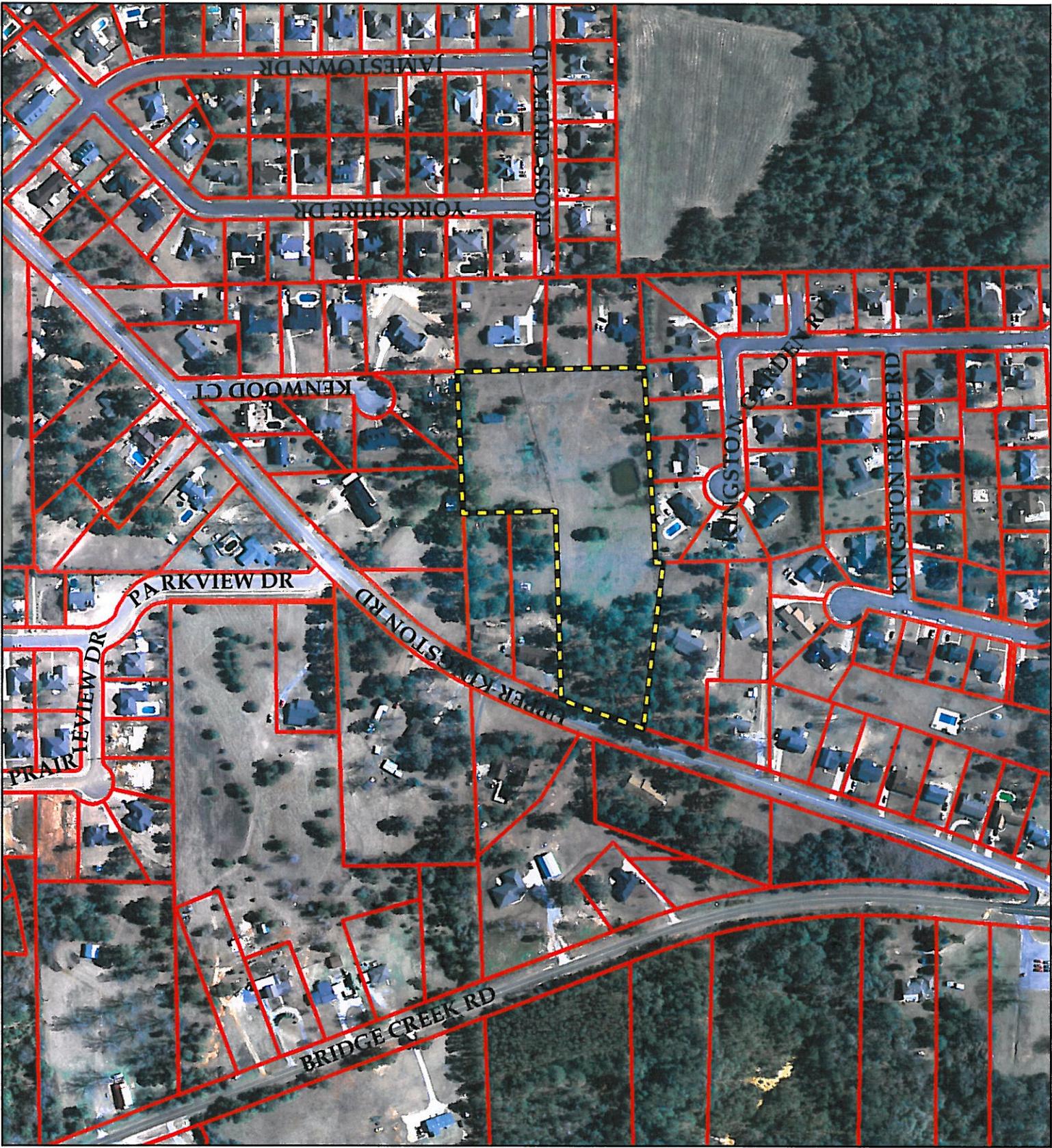
Reuben Gardner, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.**

**7/23/09**



CITY OF  
PRATTVILLE, ALABAMA

LOCATION MAP

**NEW TOWER RUN  
AT UPPER KINGSTON**

1" = 300'



STREETS

TAX PARCELS



**Resolution**

**Preliminary Plat (*Time Extension*)**

**Avalon Place, Plat 5**

**July 16, 2009**

**Whereas**, Avalon Properties, LLC is the developer of Avalon Place, Plat #5, located south of Avalon Forest, Plats 1 & 2 and north of Martin Garden Subdivision, and

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

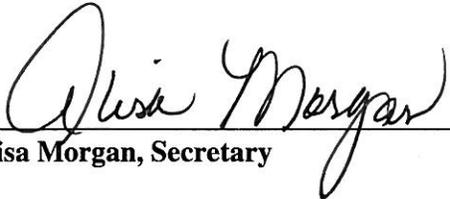
**Now, Therefore, Be It Resolved**, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat Avalon Place, Plat 5.

**Now, Therefore, Be It Further Resolved**, that all contingencies of July 17, 2008 preliminary plat approval remain in effect.

**APPROVED:**

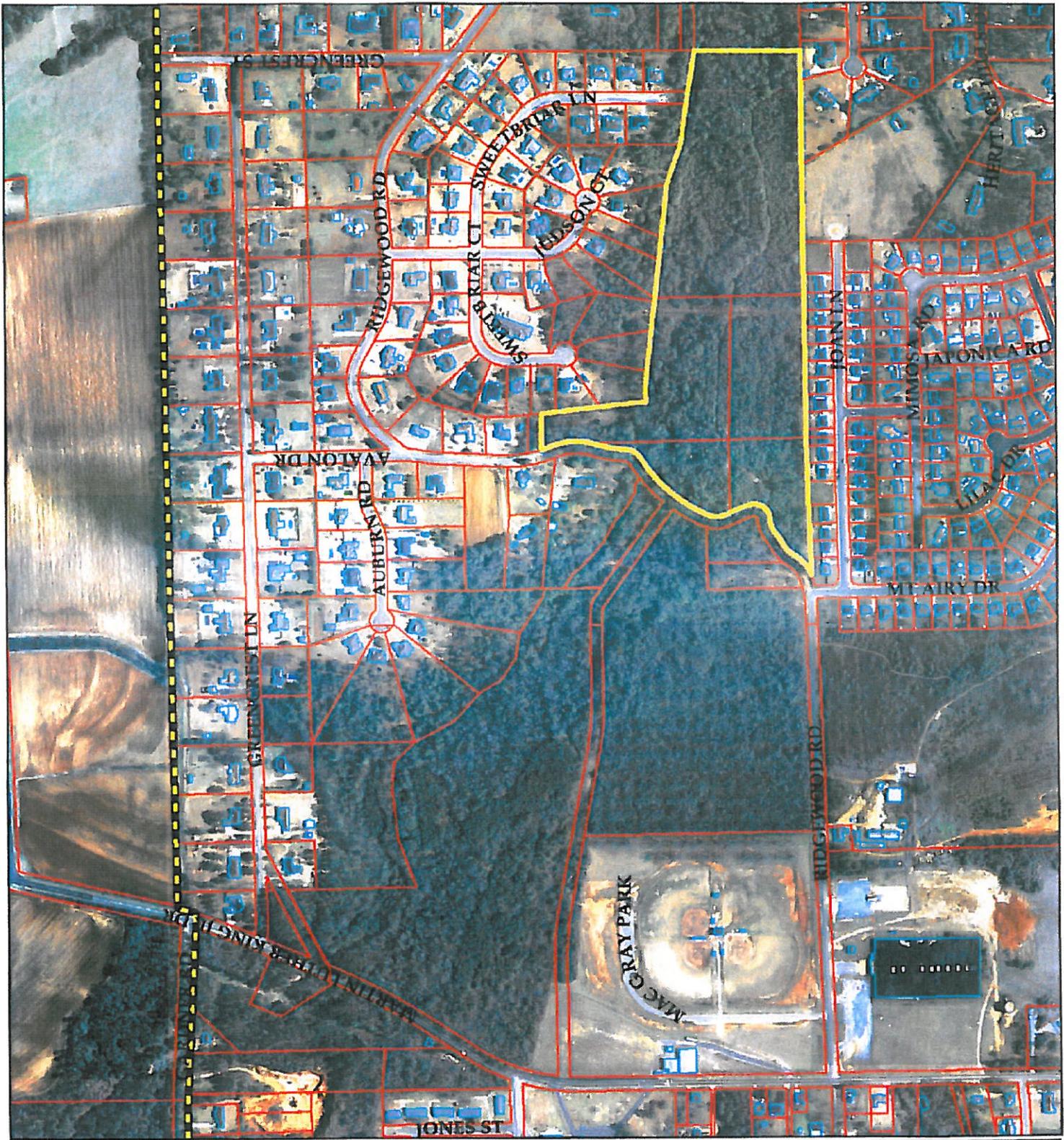


**Reuben Gardner, Chairman**



**Alisa Morgan, Secretary**

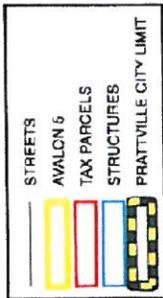
**The motion to approve passed unanimously.  
7/23/09**



**CITY OF  
PRATTVILLE, ALABAMA**

**LOCATION MAP  
AVALON 5**

**PRELIMINARY PLAT**



**RESOLUTION**

**Preliminary Plat  
(Revised)**

**Gallagher Property Plat #1**

**July 16, 2009**

**Whereas,** Mary Gallagher is the owner of the property presented in the Gallagher Plat #1; and

**Whereas,** the proposed subdivision is located within the Prattville subdivision jurisdiction in the northeast corner of the intersection of Moses Road and Upper Kingston Road, and

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

**Whereas,** the sketch plan was approved with conditions on February 2, 2008; and

**Whereas,** the initial preliminary plat for the proposed development was approved on July 17, 2008; and

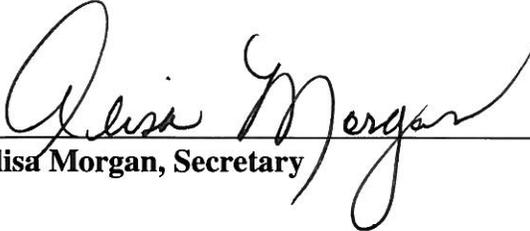
**Whereas,** the public hearing for the proposed development was heard on July 16, 2009; and

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

**Now, Therefore Be It Resolved,** that the City of Prattville Planning Commission hereby approves the submitted revised preliminary plat of the Gallagher Plat #1.

**APPROVED:**

  
\_\_\_\_\_  
Reuben Gardner, Chairman

  
\_\_\_\_\_  
Alisa Morgan, Secretary



PLANNING  
DEPARTMENT

# CITY OF PRATTVILLE

JIM BYARD, JR.  
MAYOR

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## CITY COUNCIL

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DISTRICT 6

NATHAN D. FANK  
DISTRICT 7

July 9, 2009

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

**RE: Gallagher Property Preliminary Revised Plat  
City of Prattville Plan Review: 080008-5**

Dear Mr. Gillian:

The submitted preliminary plat for **Gallagher Property Revised Preliminary Plat** has been reviewed by the relevant departments with the following comments:

**PLANNING DEPARTMENT**

1. Add note on Preliminary Plat that access will be limited to rear access drive. No drives will be permitted access to Upper Kingston.
2. Place access restriction in final plat when presented for approval by Planning Commission.

If there are any questions in regards to this review please contact me.

Thank you,

George Stathopoulos  
Senior Planner

cc: Phillip Goodwyn

**LOCATION MAP  
GALLAGHER PROPERTY**

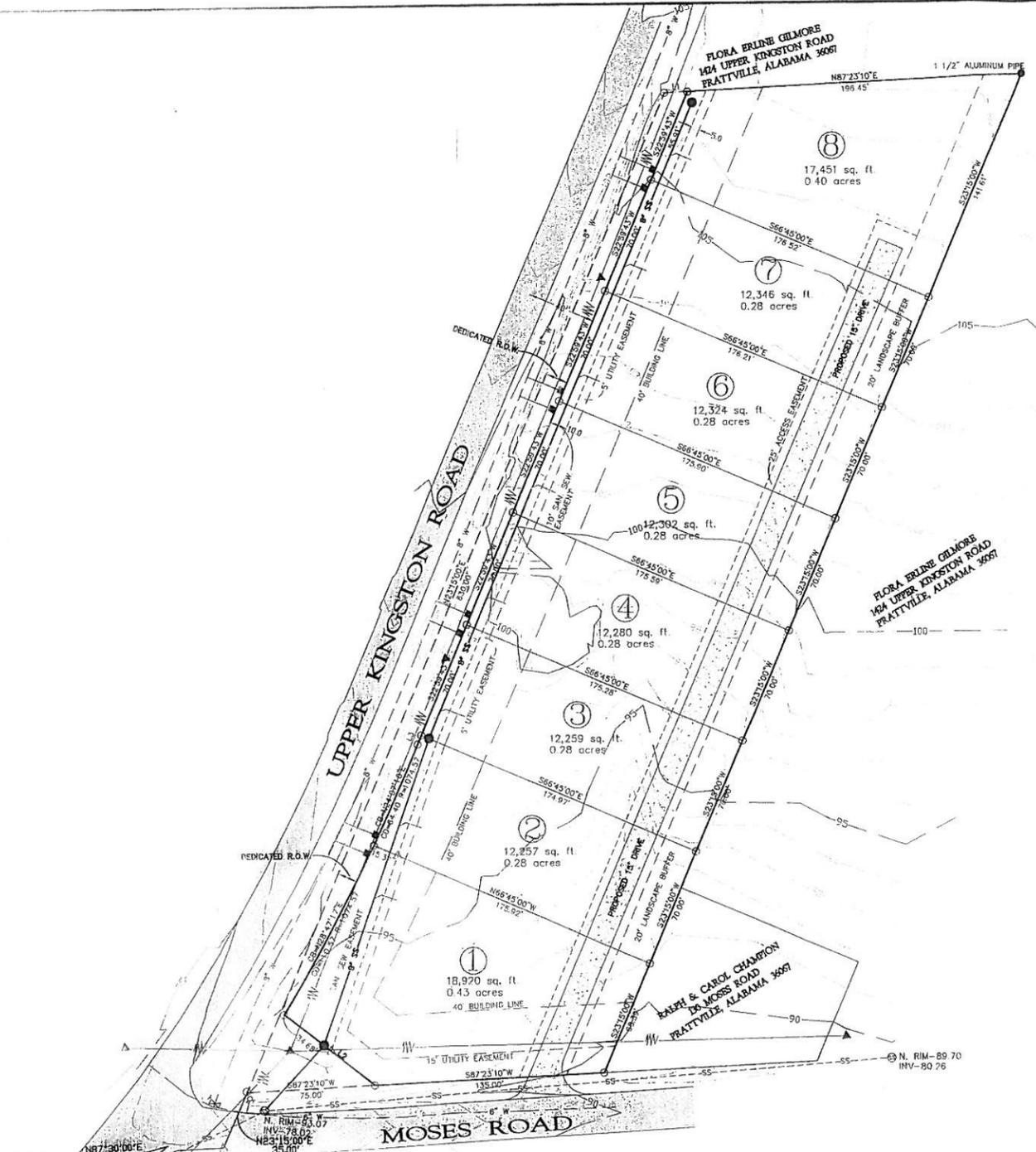
STREET  
 2X PARCELS  
 2 FT TO 870 FT  
 PARTIAL CITY LIMIT



City of Prattville

0 25 50 100 150 200 Feet





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°23'10"E	13.55'
L2	S81°55'55"E	67.36'
L3	S82°32'43"W	5.61'

# GALLAGHER PLAT NO. 1 PRELIMINARY PLAT Prattville, Alabama

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, Gregory M. Gillan, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of Mary E. Gallagher situated in Autauga County, Alabama, and more particularly described as follows:

Commence at a point known as the Southwest Corner of the N 1/2 of the NW 1/4 Section 33, T-18-N, R-16-E, Autauga County, Alabama; thence N 87°23'10" E, 237.5' to a point; thence N 23°15'00" E, 35' to an iron pin located at the intersection of the East side of Upper Kingston Road and North side of Moses Road and POINT OF BEGINNING for herein described parcel of land; thence along East side of Upper Kingston Road N 23°15'00" E 630.00' to an iron pin; thence leaving East side of Upper Kingston Road N 87°23'10" E 210.00' to an iron pin; thence S 23°15'00" W 630.00' to an iron pin located on the North side of Moses Road; thence along North side of Moses Road S 87°23'10" W 210.00' to an iron pin and point of beginning. Containing 2.73 acres of land, 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 on 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 \_\_\_\_\_, 2008.

Gregory M. Gillan  
Alabama Registration No. 16163

**DEDICATION:**

I, Mary E. Gallagher, as Owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Gallagher Plat No. 1 said subdivision lying in section 33, T-18-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, easements, etc. shown on said plat are hereby dedicated to the use of the Public.

**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 Mary E. Gallagher, whose name as Owner, 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, she executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

Autauga County Engineer

**CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY COMMISSION:**

The within plat of Gallagher Plat No. 1, is hereby approved by the County Commission of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

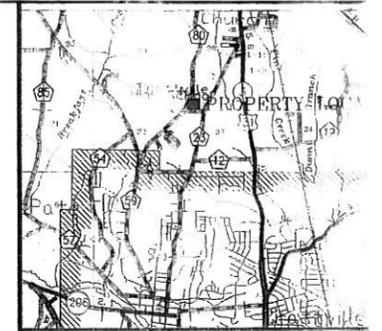
COUNTY COMMISSION OF THE COUNTY  
OF AUTAUGA COUNTY, ALABAMA

By \_\_\_\_\_  
Chairman  
OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA  
AUTAUGA COUNTY

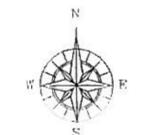
I hereby certify that this Plat or Map was filed in this Office this the \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_ of Plats and Maps, Page \_\_\_\_\_ Recording \_\_\_\_\_ paid

Judge of Probate  
Autauga County, Alabama



**LOCATION MAP**

\*BEARINGS ROTATED TO MATCH & BE TAKEN FROM BEARING IN PLAT BOOK 2007 & PAGE 104



SCALE: 1" = 10'

**LEGEND**

- SS EXISTING SANITARY SEWER MAIN
- 8" SS EXISTING SANITARY SEWER LINE
- EXISTING ASPHALT
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXPOSED SANITARY SEWER MAIN
- 8" SS EXISTING SANITARY SEWER LINE
- POWER POLE/LINE/GUY
- REQ'D 3/4" WATER SERVICE
- REQ'D SANITARY SEWER LATERAL

**NOTES:**

1. ALL UTILITY, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS SHOWN HEREON ARE FOR THE USE OF THE UTILITY WHICH MAY REQUIRE THEM AND FOR SURFACE DRAINAGE AS NEEDED. THESE EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS FOR MAINTENANCE OF THE PROPERTY, FACILITIES AND APPARATUS INCLUDED THEREIN.
2. ALL EASEMENTS OR RIGHT-OF-WAYS, EXCEPT UTILITY, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS SHOWN ON THE PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY AND FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENT. NO PERMANENT STRUCTURES OTHER THAN DRIVEWAYS AND PARKING MAY BE PLACED ON ANY EASEMENT SHOWN.
3. NO PERMANENT STRUCTURE MAY BE PLACED OR ERECTED OVER ANY PART OF ANY EASEMENT.
4. ALL SIDE DRAIN PIPES INSTALLED WITHIN THIS PLAT SHALL BE 24" P.C.P. AND HEADWALLS SHALL BE CONSTRUCTED AND TRANSMISSION INTO EXISTING SLOPE PAVED DITCHES AS DIRECTED BY THE AUTAUGA COUNTY ENGINEER.
5. ALL DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER OF THE LOT OR LAND UPON WHICH IS LOCATED SUCH DRAINAGE EASEMENT, THE FAILURE TO MAINTAIN AREAS CONSTITUTE AND INTENDED MAY RESULT IN UPSTREAM AND DOWNSTREAM FLOODING AND COULD RESULT IN CIVIL LIABILITY.
6. WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH OF OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON SAID LOT.
7. ALL NOTED AND DESIGNATED DRAINAGE EASEMENTS SHALL BE "FORMAL" DRAINAGE EASEMENTS.

REVISED  
REVISED  
DATE: 1/16/08

