



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 July 19, 2012 meeting of the
City of Prattville Planning Commission were
approved.

8/16/12

Reuben Gardner, Chairman

Date



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**CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA (Revised 2)
July 19, 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:

None

New Business:

1. Final Plat: Oaks of Buena Vista, Plat 3A *District 7*
Located at Windmill Way
Owner: The Oaks of Buena Vista, LLC
Engineer/Representative: Larry Speaks & Associates, Inc.
 2. Preliminary Plat: Bass Plat #1A *Public Hearing
District 1*
Located at Red Eagle Road at Northington Road
Owner: George H. & Barbara E. Bass
Engineer/Representative: Jarvis & Associates
 3. Final Plat: Bass Plat #1A *District 1*
Located at Red Eagle Road at Northington Road
Owner: George H. & Barbara E. Bass
Engineer/Representative: Jarvis & Associates
- Miscellaneous:**
4. Preliminary Plat (Revised): Glennbrooke Subdivision, Phase 2 *Public Hearing
District 3*
Located off Old Ridge Road
Owner: Larry and Diane Avant
Engineer/Representative: Barrett-Simpson, Inc.
 5. Overlook Estates, Plat #5A *District 5*

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

July 19, 2012

Call to order:

Chairman Reuben Gardner called the meeting to order at 3:03 p.m.

Roll Call:

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

(Quorum present)

Staff present: Mr. Joel Duke, City Planner and Mrs. Jessica Causey, Acting Secretary.

Minutes:

None

Old Business:

None

New Business:

1. **Final Plat: Oaks of Buena Vista, Plat 3A**
Located at Windmill Way
Owner: The Oaks of Buena Vista, LLC
Engineer/Representative: Larry Speaks & Associates, Inc.

Mr. Nelson moved to approve the final plat of Oaks of Buena Vista 3A. Mr. McAuley seconded the motion.

Mr. Duke recommended approval of the plat.

The motion to approve passed unanimously.

2. **Preliminary Plat: Bass Plat #1A**
Located at Red Eagle Road at Northington Road
Owner: George H. & Barbara E. Bass
Engineer/Representative: Jarvis & Associates

George Bass introduced the preliminary plat of Bass Plat 1A.

Chairman Gardner opened the public hearing for comments. There were none. The public hearing was closed.

Mayor Gillespie introduced a resolution recommending the approval of the preliminary plat of Bass Plat 1A and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

- 3. Final Plat: Bass Plat #1A**
Located at Red Eagle Road at Northington Road
Owner: George H. & Barbara E. Bass
Engineer/Representative: Jarvis & Associates, Inc.

Mr. Smith introduced a resolution recommending approval of the final plat of Bass Plat #1A and moved for its approval. Mayor Gillespie seconded the motion.

The motion to approve passed unanimously.

Miscellaneous Business:

- 4. Preliminary Plat (Revised): Glennbrooke Subdivision, Phase 2**
Located off Old Ridge Road
Owner: Larry & Diane Avant
Engineer/Representative: Barrett-Simpson, Inc.

Bill Barrett of Barrett-Simpson, Inc. introduced the revised preliminary plat of Glennbrooke Subdivision, Phase 2. He indicated that the number of lots in Phase 2 B on Benson Drive, R-5 zoning will be reduced from 27 to 17.

Chairman Gardner opened the public hearing for comments. There were none. The public hearing was closed.

Mr. McAuley introduced a resolution recommending approval of the preliminary plat of Glennbrooke Subdivision, Phase 2 and moved for its approval. Mr. Smith seconded the motion.

The motion to approve passed unanimously.

5. Overlook Estates, Plat #5A

Mr. Hall introduced a resolution recommending withdrawal of approved Overlook Estates, Plat #5A and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke reported the following information to the Commission. He stated that at the March 15, 2012 Planning Commission meeting, Mr. Kenny Chambliss requested Prattville Planning Commission approval of a re-plat which included Lot 19 of the Overlook Estates, Plat No. 5 and property separated from Lots 13, 14, 15 of the Overlook Estates Plat No. 8 by an earlier re-plat. He stated that the Plat 8 property had been deeded to Mr. Chambliss by the original developer of the Overlook subdivision. He stated that Mr. Chambliss represented to the city that he owned the property and presented deeds for all parcels contained in the re-plat. He stated that based on the presented information and a review of the city regulations, the plat was presented to Commission on March 15, 2012 for approval. He stated that the following the approval and recording, neighboring property owners presented the Planning Department with deeds showing that a portion of the property contained in the re-plat had been previously deeded to someone other than Mr. Chambliss. He stated that Mr. Chambliss was presented the same information by the Planning Department and offered an opportunity to clarify the situation. He stated that no other information has been presented to verify Mr. Chambliss' clear title to the property.

In order to clarify the situation, Mr. Duke requested that the Planning Commission consider the introduced resolution outlining the facts of this matter and withdrawing the March 15, 2012 approval. He stated that the March 15 re-plat cannot be corrected in the probate office without a

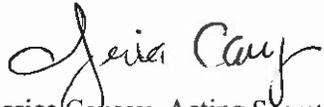
subsequent plat. However, recording a Commission resolution will indicate a problem with the recorded re-plat.

The motion to approve passed unanimously.

Adjourn:

The meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jessica Causey".

Jessica Causey, Acting Secretary
Prattville Planning Commission

Prattville Planning Commission
Sign-In Sheet
7/19/12
3:00 p.m.

Name	Address
1. <i>Angie Brown</i>	
2. <i>Bill Bandy</i>	
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CITY OF PRATTVILLE

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MEMORANDUM

DATE: July 12, 2012
TO: Prattville Planning Commission
FROM: Joel T. Duke, AICP
City Planner
RE: July 19, 2012 Commission Meeting

Enclosed is the agenda for the July 29, 2012 Commission meeting. Listed below are the staff recommendations for each item.

1. Final Plat: Oaks at Buena Vista, Plat 3A

Northern end of Windmill Way – Continuation of the Oaks at Buena Vista Subdivision
Owner: The Oaks at Buena Vista, LLC
Representative: Larry E. Speaks and Associates, Inc. (Greg Gillian)

On March 15, 2012, the Planning Commission approved the preliminary plat for The Oaks at Buena Vista, Plat 3. The preliminary plat contained 27 lots along an extension of Windmill Way, which matched the approved sketch plan for the overall subdivision. The petitioner has submitted a final plat containing 17 of the approved 27 lots. The Planning and Engineering Departments agree that the plat is substantially complete. The Planning staff recommends approval of this plat.

2. Preliminary Plat: Bass Plat #1A

West side of Red Eagle Road, north of Northington Road
Owner: George H. and Barbara E. Bass
Representative: Jarvis and Associates, Inc. (Larry Jarvis)

At the June 21, 2012 Planning Commission meeting, the petitioners presented a sketch plan containing 4.5 acres out of an overall 39 acre parcel. The four lots in the sketch range in area from .92 acres to 1.08 acres. All four lots have frontage on Red Eagle Road. The sketch plan received Commission approval. The petitioner has presented three of the approved lots for preliminary and final plat approval. The fourth lot was platted earlier

through the single-lot sell-off provision. Staff recommends approval of both preliminary and final plats.

3. Preliminary Plat: Bass Plat #1A

West side of Red Eagle Road, north of Northington Road

Owner: George H. and Barbara E. Bass

Representative: Jarvis and Associates, Inc. (Larry Jarvis)

Engineer/Representative: Jarvis & Associates, Inc.

See Item 2.

4. Preliminary Plat: Glennbrooke Subdivision, Phase 2

Old Ridge Road, west of Glennbrooke Subdivision, Phase 1

Owner: Stone Martin Builders, LLC

Engineer/Representative: Barrett-Simpson, Inc. (Blake Rice)

At the March 15, 2012 Commission meeting, Stone Martin Builders, LLC received approval for the preliminary plat of Glennbrooke Subdivision, Phase 2. The initial final plat for the subdivision, Plat 2-A, was presented and approved by the Commission on May 17, 2012. The petitioners are requesting to amend/revise the approved preliminary plat by modifying the originally approved Lots 145 – 171 contained in Phase II of the plat. The revision will reduce the original 27 lots to 17 lots and widen the frontage on the lots from 45' to 65'. The revision has been presented for Commission review and approval according Article III, Sub-section C(4)d of the Prattville Subdivision Regulations. The Planning staff recommends approval of this revised plat.

5. Re-Plat: Overlook Estates, Plat 5A

106 Beth Manor Court

Petitioner: Joel T. Duke, City Planner

At the March 15, 2012 Planning Commission meeting, Mr. Kenny Chambliss requested Prattville Planning Commission approval of a re-plat which included Lot 19 of the Overlook Estates, Plat No. 5 and property separated from Lots 13, 14, 15 of the Overlook Estates Plat No. 8 by an earlier re-plat. The Plat 8 property had been deeded to Mr. Chambliss by the original developer of the Overlook subdivision. Mr. Chambliss represented to the city that he owned the property and presented deeds all for all parcels contained in the re-plat. Based on the presented information and a review of the city regulations, the plat was presented to Commission on March 15, 2012 for approval. Following the approval and recording, neighboring property owners presented the Planning Department with deeds showing that a portion of the property contained in the re-plat had been previously deeded to someone other than Mr. Chambliss. Mr. Chambliss has been presented the same information and an opportunity to clarify the situation. No other information has been presented to verify Mr. Chambliss' clear title to the property.

In order to clarify the situation, I request Planning Commission consideration of a resolution outlining the facts of this matter and withdrawing the March 15, 2012 approval. The March 15 re-plat cannot be corrected in the probate office without a subsequent plat. However, recording a Commission resolution will indicate a problem with the recorded re-plat.

If you have any questions concerning the agenda items, please do not hesitate to call, e-mail or drop by the office.

RESOLUTION

Final Plat

The Oaks at Buena Vista #3A

July 19, 2012

Whereas, The Oaks of Buena Vista, LLC, is the owner of The Oaks at Buena Vista #3A; and

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

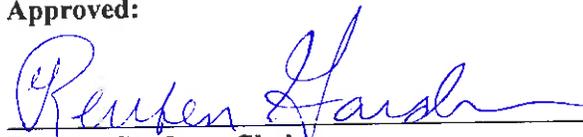
Whereas,

1. the sketch plan for the proposed development was approved January 5, 2006
2. the preliminary plat for the proposed development was approved July 22, 2010
3. the preliminary plat for the proposed development was approved on March 15, 2012; and

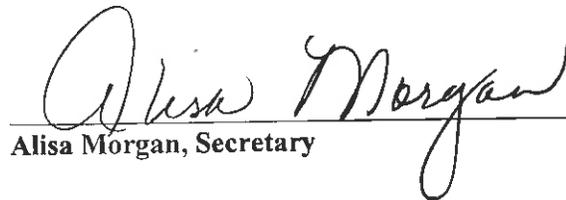
Whereas, the required city departments have reviewed and commented on the proposed final plat and determined it to be substantial complete.

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

Approved:

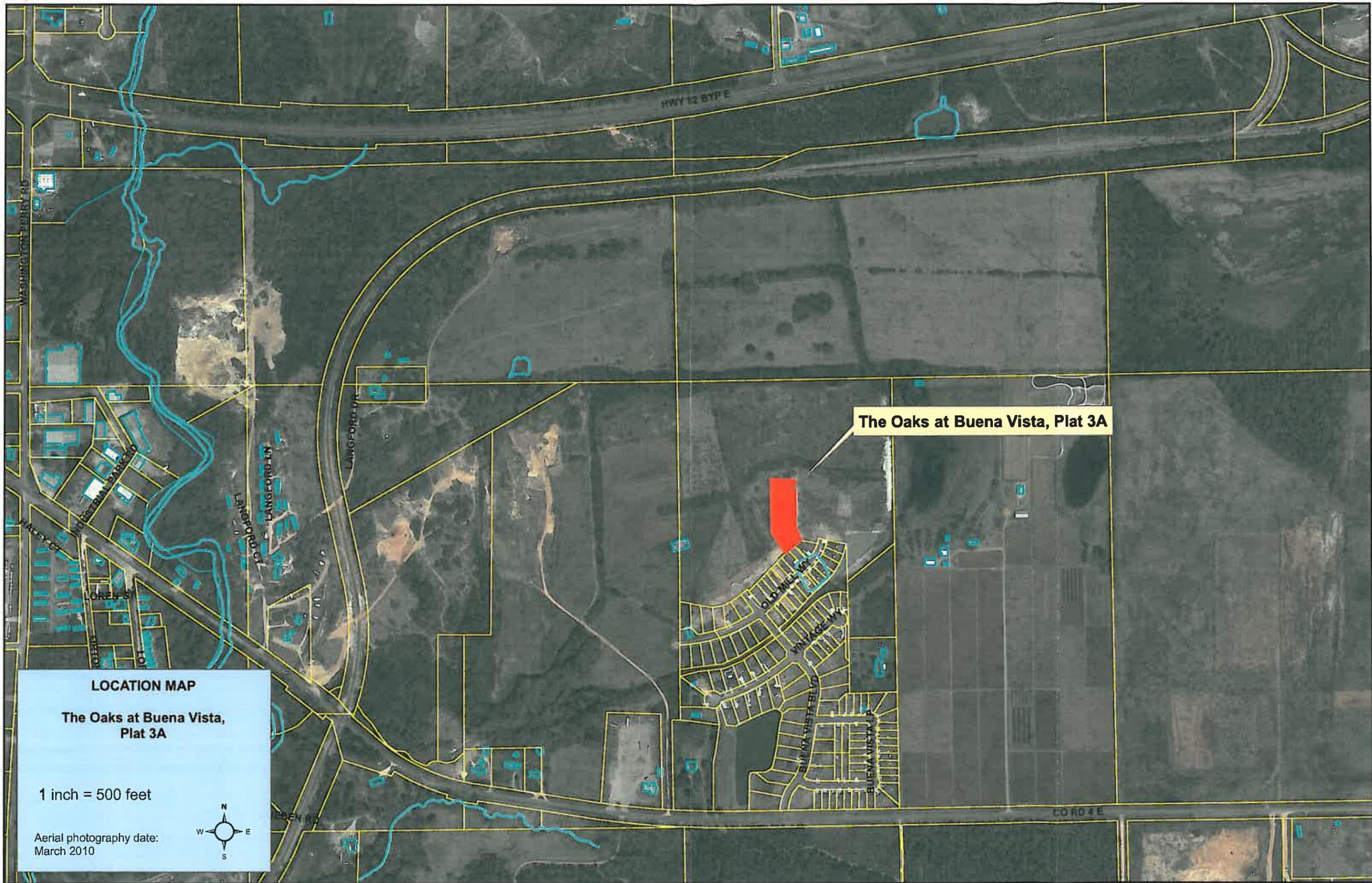


Reuben Gardner, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
7/19/12**



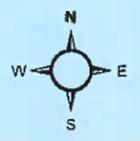
The Oaks at Buena Vista, Plat 3A

LOCATION MAP

**The Oaks at Buena Vista,
Plat 3A**

1 inch = 500 feet

Aerial photography date:
March 2010



RESOLUTION

Preliminary Plat

Bass Subdivision Plat 1A

July 19, 2012

Whereas, George H. & Barbara E. Bass are the owners of Bass Subdivision Plat 1; and

Whereas, the proposed development is located inside the Prattville city limits at Red Eagle Road and Northington Road; and

Whereas,

1. the sketch plan for the proposed development was approved June 21, 2012
2. a public hearing for the proposed development was heard on July 19, 2012; and

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

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Bass Subdivision Plat 1A.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/19/12

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
 AUTAUGA COUNTY

Commence at a 3/4" round top iron purported to be the Northwest Corner of the SW 1/4 of Section 13, T-17-N, R-15-E, Autauga County, Alabama (file taken from survey by Gregory W. Gilliam, Ala. Reg. No. 16163 dated August 12, 2010); thence S 87°25'34" E 55.44' to a point; thence S 87°04'56" E 595.00' to a 1/2" rebar (no cap), thence S 87°05'24" E 619.34' to a point; thence S 25°21'18" W 400.89' to the point of beginning for the herein described parcel of land; thence S 87°05'54" E 285.26' to a set #4 rebar with cap # CA-520-LS located in a curve on the west right-of-way of Red Eagle Road; thence southwesterly along said right-of-way the following eight (8) courses: (1) CB=S 25°18'28" W, CD=174.50', R=6445.28' to a set #4 rebar with cap # CA-520-LS; (2) CB=S 26°45'32" W, CD=174.50', R=6445.28' to a set #4 rebar with cap # CA-520-LS; (3) CB=S 28°01'30" W, CD=125.33', R=6445.28' to a set #4 rebar with cap # CA-520-LS and end of curve; (4) thence S 33°29'47" W 35.88' to a set #4 rebar with cap # CA-520-LS; (5) thence S 33°19'10" W 29.78' to a found #4 rebar with no cap; (6) thence S 44°54'57" W 175.00' to a found #4 rebar with cap # (Spears) and the beginning of a curve; (7) thence southwesterly along said curve CB=S 70°02'02" W, CD=205.00', R=1175.92' to a found #4 rebar with cap # (Spears) and end of curve; (8) S 65°01'44" W 66.31' to a set #4 rebar with cap # CA-520-LS; thence leaving said right-of-way N 25°21'22" E 288.12' to a set #4 rebar with cap # CA-520-LS, thence N 25°21'19" E 156.01' to a set #4 rebar with cap # CA-520-LS, thence N 25°21'19" E 174.61' to the point of beginning.

Containing 4.03 acres, more or less and lying in and being a part of the NW 1/4 of the SW 1/4 of Section 13, T-17-N, R-15-E, Autauga County, Alabama.

I, Larry R. Jarvis, a Registered Engineer/Land Surveyor in the City of Prattville, Alabama hereby certify that I have surveyed the property of, George H. and Barbara E. Bass, a married couple, as Owners of Lot "A", Lot "B", Lot "C" and Lot "D" shown hereon as Bass Plat No. 1, situated in 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/or perimeter bearing boundaries of each lot and its number and showing the streets, alleys, and public grounds and giving the bearings, length, width, and name of streets. Said map further shows the relation of the land so platted to the Government Survey, and permanent monuments have been placed at points marked thus (a) as hereon shown.

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

LARRY R. JARVIS Registration #1821

DEDICATION

We, George H. and Barbara E. Bass, a married couple, as Owners of Lot "A", Lot "B", Lot "C" and Lot "D" shown hereon, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Bass Plat No. 1, said subdivision lying in the SW 1/4 of Section 13, T-17-N, R-15-E, Autauga County, Alabama, and that the streets, alleys, sewer easements, etc. shown on said plat, if not previously dedicated, are hereby dedicated to the use of the Public.

George H. Bass Owner	Barbara E. Bass Owner
Date _____	Date _____

NOTARY

I, _____, Notary Public in and for said County, in said State, hereby certify that, George H. and Barbara E. Bass, a married couple, as Owners, and whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.

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

NOTARY PUBLIC

ELECTRICAL DISTRIBUTION

The power distribution system will be installed by the Central Alabama Electric Cooperative to serve the subdivision.

Electric Utility, Central Alabama Electric Cooperative

Date _____

CERTIFICATE OF PRATTVILLE WATER WORKS BOARD

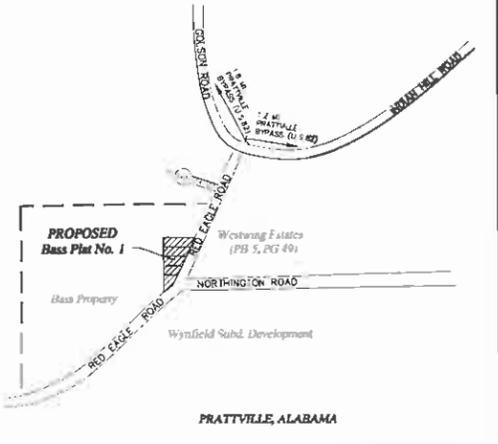
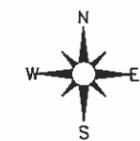
The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Water Works Board of the City of Prattville, AL
 Autauga County, Alabama

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, hereby certifies this subdivision meets the approval of the Autauga County Health Department subject to certain conditions of approval and/or lot deletions on file with the said health department, which conditions are made a part of this approval as set out hereon. I hereby approve the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this _____ day of _____, 2012.

HEALTH OFFICER
 Autauga County, Alabama



VICINITY MAP
 (NOT TO SCALE)

**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 _____, 2012.

Fire Department
 Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER

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 _____, 2012.

CITY ENGINEER
 Prattville, Alabama

**CERTIFICATE OF APPROVAL BY
 THE DIRECTOR OF PLANNING & DEVELOPMENT
 CITY OF PRATTVILLE**

The undersigned as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of 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
 AUTAUGA COUNTY**

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

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

AUTAUGA COUNTY

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

Judge of Probate
 Autauga County, Alabama

SUBDIVISION DATA:

- NUMBER OF NEW LOTS - 4
- SMALLEST LOT - 0.92 AC
- LARGEST LOT - 1.08 AC
- NEW STREET - 0 FT. PROPOSED
- SEWERAGE - SEPTIC TANK
- WATER - CITY OF PRATTVILLE
- CLOSEST FIRE HYDRANT - 128' NORTH OF NE CORNER LOT "A", NORTHINGTON & RED EAGLE
- NEW DRAINAGE - DRIVEWAY PIPE (BY LOT PURCHASER IF NEEDED)

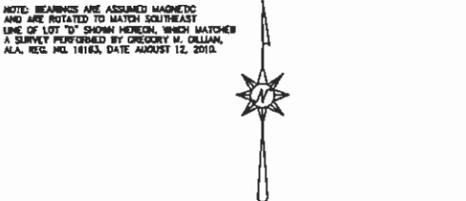
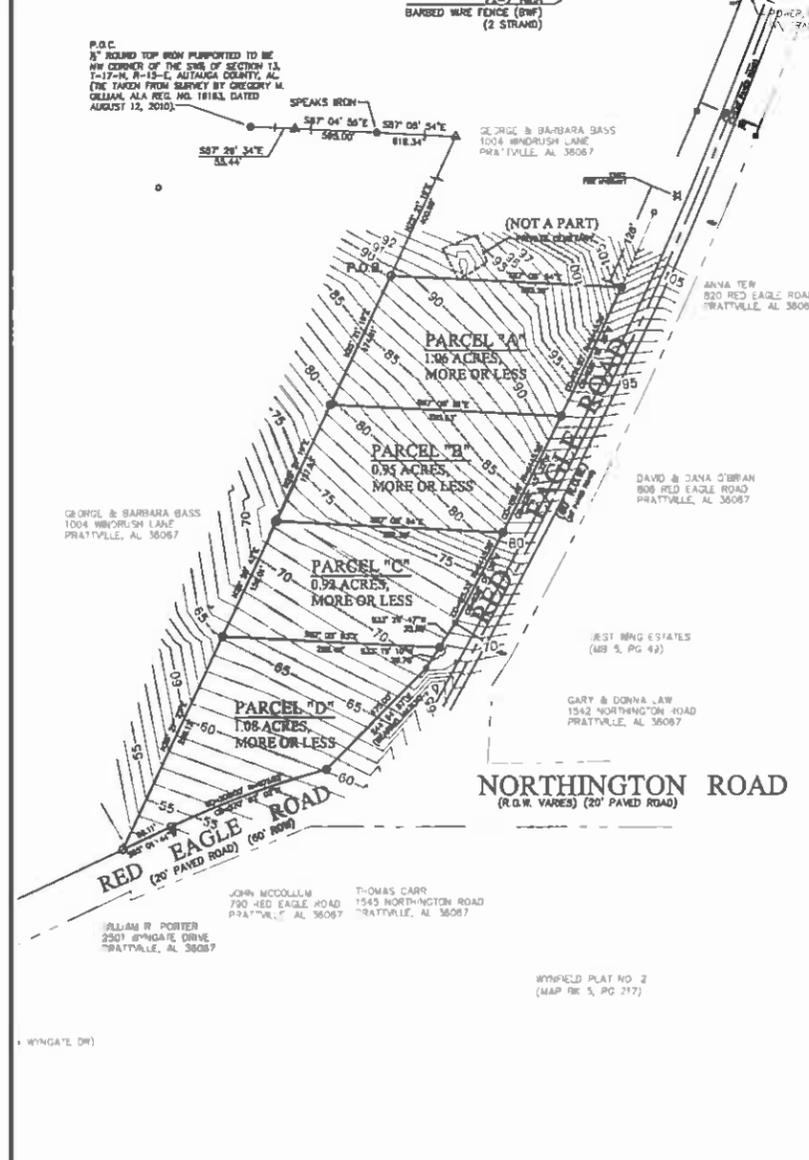
Note: This survey is not valid without the signatures and seal of the Land Surveyor in responsible charge of the work affixed hereon.

PLAT NO.	FILE #
DATE	DATE
SCALE	SCALE
DATE	DATE

JARVIS & ASSOC. INC.

1832 Glynwood Drive
 Prattville, AL 36066
 Phone: (334) 358-1110
 Fax: (334) 358-9030

CONSULTING ENGINEERS & LAND SURVEYORS



LEGEND:

- FOUND IRON PIN AS IDENTIFIED
- SET IRON PIN (#4 REBAR CAPPED) W/ CAP # CA-520-LS
- FOUND CONCRETE MONUMENT
- () PLAT OR DEED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

Surveyor's Notes:

1. This survey is subject to any and all covenants, restrictions, reservations, easements, right-of-way, and any other cloud of title 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 the last week of April 2012.
4. Paper closure of this plat was better than 1:7,500.
5. All surface and subsurface improvements are not shown.

UTILITY & PERMITTING CONTACTS:

- | | |
|--|--|
| <p>Knology Coale
 1450 Ann Street
 Montgomery, AL 36107
 Contact: Mr. Frank Valves, Engineering Division
 Phone: (334) 356-4017</p> | <p>Water Works Department of Prattville
 114 East Main Street
 Prattville, AL 36067
 Phone: (334) 361-0098
 Mobile: (334) 303-4231</p> |
| <p>Planning Department of Prattville
 101 West Main Street
 Prattville, AL 36067
 Contact: Mr. Joel Duke
 Phone: (334) 361-3613
 Fax: (334) 361-3677</p> | <p>Telephone:
 B E & K (Bell South)
 706 Chambers Street
 Prattville, AL 36067
 Contact: Mr. John Skellorn
 Phone: (334) 358-2500
 Fax: (334) 358-2508</p> |
| <p>Gas
 Alabama Gas
 235 Lee Street
 Montgomery, AL 36104
 Phone: (334) 241-4302</p> | <p>Emergency Management Agency:
 Emergency Management Agency of Autauga County
 815 Gadsden
 Prattville, AL 36068
 Phone: (334) 361-3758</p> |

PROJECT TITLE: **George H. & Barbara E. Bass**
1004 Windrush Lane
Prattville, AL 36067

DRAWING TITLE: **Sketch Plan-Bass Plat No. 1**
 (Being a plat of unplatted property located in the SW 1/4 of Section 13, T-17-N, R-15-E, Autauga County, Alabama).

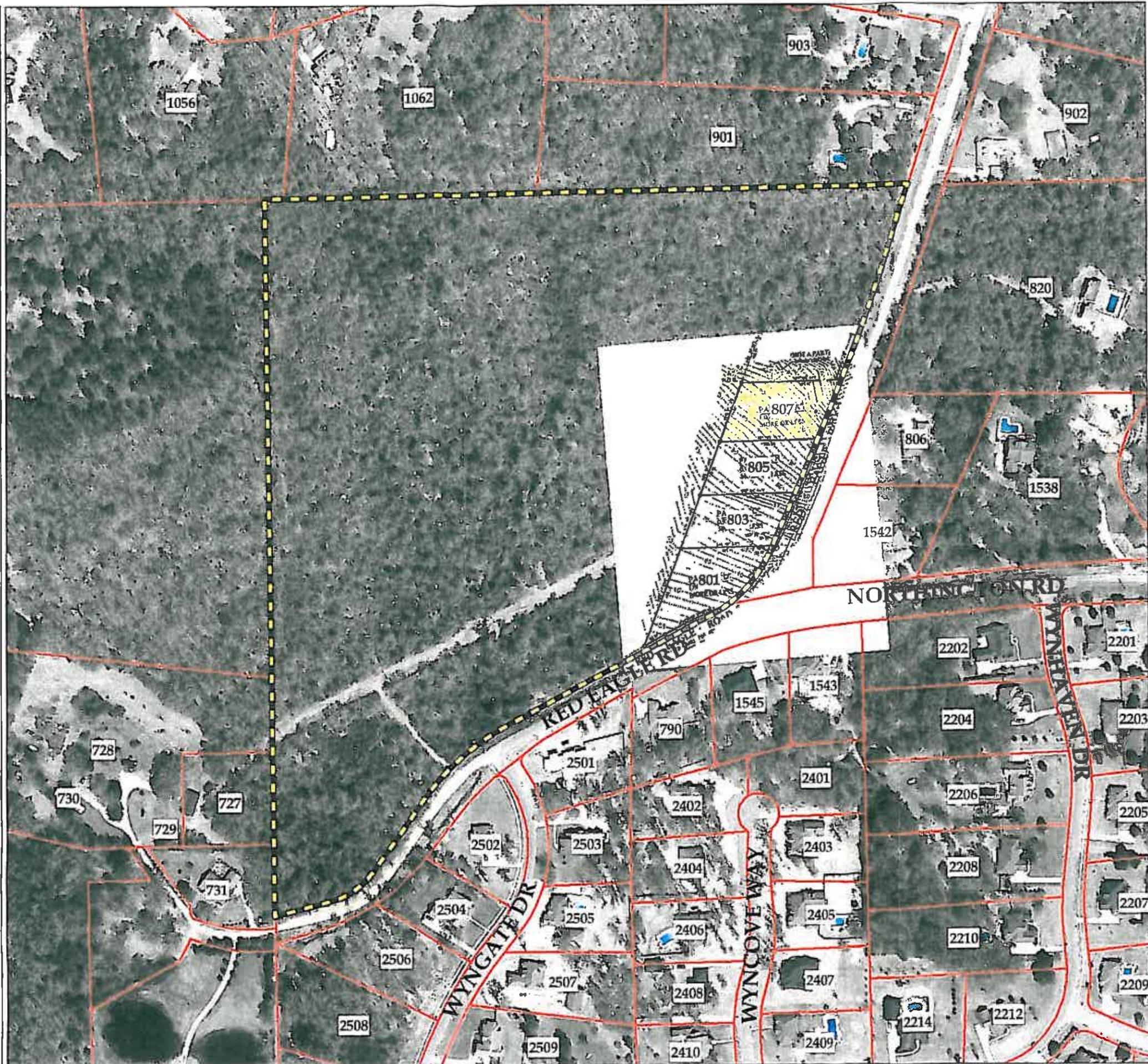
CITY OF PRATTVILLE, ALABAMA

Bass Property
Plat 1

1" = 300'



— STREETS
□ TAX PARCELS



RESOLUTION

Final Plat

Bass Subdivision Plat 1A

July 19, 2012

Whereas, George H. & Barbara E. Bass are the owners of Bass Subdivision Plat 1; and

Whereas, the proposed development is located inside the Prattville city limits at Red Eagle Road and Northington Road; and

Whereas,

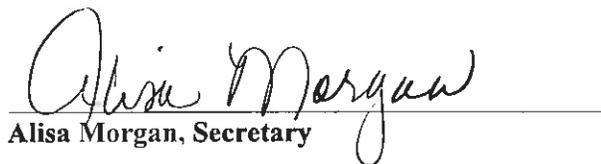
1. the sketch plan for the proposed development was approved June 21, 2012
2. the preliminary plat for the proposed development was approved July 19, 2012; and

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

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Bass Subdivision Plat 1A.

APPROVED:


Reuben Gardner, Chairman


Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/19/12

RESOLUTION

Preliminary Plat (REVISED)

Glennbrooke Subdivision Phase 2

July 19, 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

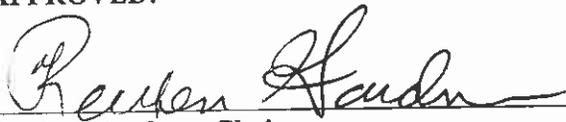
Whereas,

1. the proposed development is located outside the city limits
2. the sketch plan was approved on November 1, 2011 with contingencies
3. the preliminary plat for Glennbrooke Subdivision, Phase 2 was approved on February 15, 2012
4. a public hearing on was held on July 19, 2012 on the proposed revised preliminary plat; and

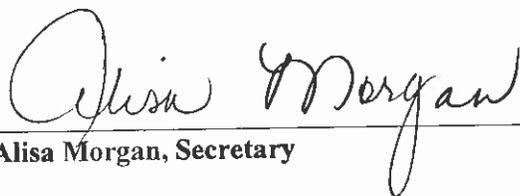
Whereas, the required city departments have reviewed and commented on the proposed revised preliminary plat.

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

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/19/12

**City of Prattville
Planning Commission**

LOCATION MAP

**Glennbrooke
Subdivision
Plats 1 and 2**

Legend

-  Glennbrooke Subdivision
-  Pendlebrook_Subdivision
-  PARCELS

1" = 800'



GARDEN PARK LLC
4240 CARMICHAEL CT
MONTGOMERY, AL 36166

LARRY & DIANE AVANT
700 FAIRVIEW AVE
PRAITVILLE, AL 36065



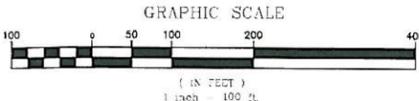
RIVER CHASE
NORTH S/D

NOTE:
LOTS 123-126 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 PRAITVILLE.

GENERAL NOTES:
THE PRAITVILLE 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 PRAITVILLE CITY ENGINEERING DEPARTMENT AND THE PRAITVILLE 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 UTILITY LINES 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
706 12th St., Prater City, AL 36068 (PH: 334-977-2423)
225 S. 9th St., Opelika, AL 36801 (PH: 334-745-7029)
121 W. Broad St., Lufkin, AL 36022 (PH: 334-887-4271)



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

17 JAN 2012	INITIAL ISSUE
13 FEB 2012	REVISED ISSUE
01 MAR 2012	REVISED ISSUE
19 MAR 2012	REVISED ISSUE
28 JUN 2012	REVISED ISSUE

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OVERALL LOT
LAYOUT

DRAWN BY: L. COLLINS 09 JAN 2012
DESIGNED BY: M. COBB 09 JAN 2012
REVIEWED BY: S. RICE 17 JAN 2012
APPROVED BY: S. RICE 17 JAN 2012

DATE: 17 JAN 2012
PROJECT NUMBER: 11-0338

SHEET NUMBER: C2

Drawing Name: AL_201111-0338 Glennbrooke Phase II (Imp) (A) 28.12 revised (M&A) 01-11-11 by ED.MOTLEY

GARDEN PARK LLC
4240 CARMICHAEL CT
MONTGOMERY, AL 36166

LARRY & DIANE AVANT
700 FAIRVIEW AVE
PRATTVILLE, AL 36066



RIVER CHASE
NORTH S/D

GENERAL NOTES:

THE PRATTVILLE ENGINEERING DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK.
(P-334.341.3675)

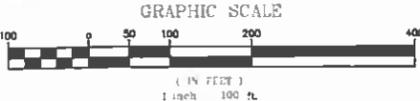
ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE PRATTVILLE CITY ENGINEERING DEPARTMENT AND THE PRATTVILLE CITY UTILITY DEPARTMENTS. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE ALDOT SPECIAL AND STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

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BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
106 17th St Prattville, AL 36066 (919) 334-2470
101 1st St. Opelika, AL 36801 (919) 334-2470
111 W. Broad St. Eufaula, AL 36827 (919) 334-2470



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

17 JAN 2012
INITIAL ISSUE

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OVERALL LOT
LAYOUT

DATE: 17 JAN 2012
PROJECT: 11-0338

C2

Drawing Name: N:\2011\11-0338 Glennbrooke Phase II.dwg\11-0338.dwg Load Modified: Jan 16, 2012 10:34 AM by LCOLLINS

RESOLUTION

To Withdraw Commission Approval of
Overlook Estates, Plat No. 5A

July 19, 2012

Whereas, Kenneth A. Chambliss requested Prattville Planning Commission approval of the re-plat known as Overlook Estates, Plat No. 5A, which included Lot 19 of the Overlook Estates, Plat No. 5 as recorded in Autauga County Plat Book 2, Page 233 and property removed by from Lots 13, 14, 15 of the Overlook Estates Plat No. 8 by a re-plat recorded in Autauga County Plat Book 3, Page 2, and

Whereas Mr. Chambliss certified by his signature on Overlook Estates, Plat No. 5A his ownership of the property contained in the submitted re-plat, and

Whereas, the Commission found the submitted re-plat complied with the Commission's adopted subdivision regulations and City of Prattville zoning ordinances and approved the plat as presented, and

Whereas, the Commission has since been presented information indicating that Mr. Chambliss did not have clear title to that portion of the approved re-plat originally contained in the re-plat of Lots 13, 14, 15 of the Overlook Estates Plat No. 8 as recorded in Autauga County Plat Book 3, Page 2.

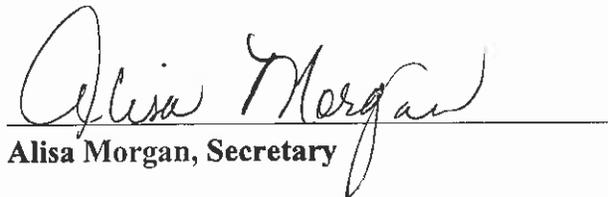
Now Therefore Be It Resolved by the Prattville Planning Commission that the March 15, 2012 approval of Overlook Subdivision, Plat 5A recorded in Plat Book 2012, Page 5 of the Office of the Judge of Autauga County is hereby withdrawn.

Be It Further Resolved that the Commission Secretary is instructed to record a copy of this resolution in the Office of the Judge of Probate of Autauga County.

APPROVED:

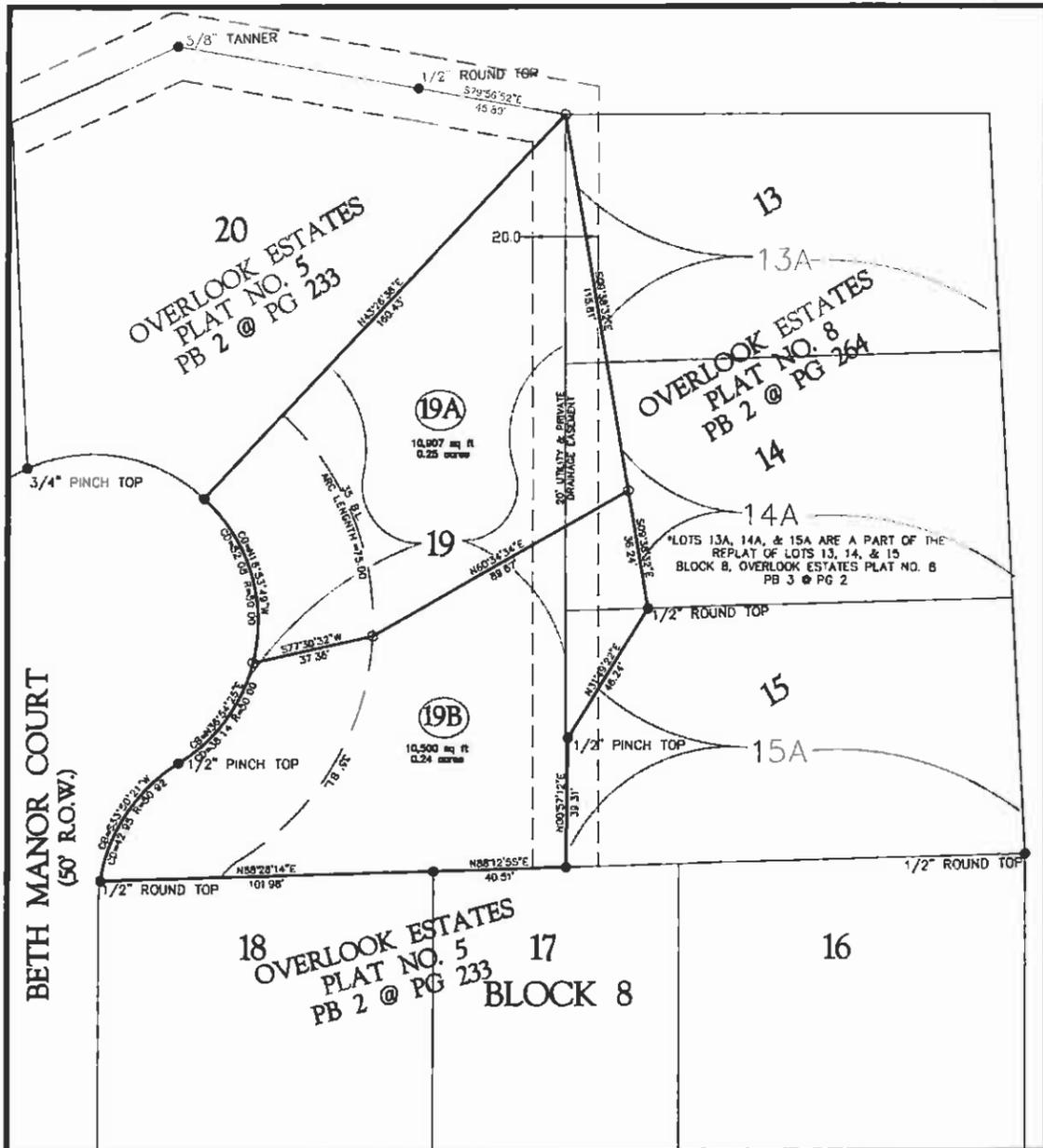


Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/19/12



BETH MANOR COURT
(50' R.O.W.)

**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-17-N;
R-18-E; AUTAUGA COUNTY, ALABAMA

**STATE OF ALABAMA
AUTAUGA COUNTY**

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 Kenneth A. Chambliss, as owner, and more particularly described as follows:

Lot 19 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 replat of Lots 13, 14, and 15, Block 8, as recorded in the Office of the Judge of Probate of Autauga County, Alabama Map Book 3 at Page 2.

And that the plat or map containing 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 as 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 of the Standards of Practice for Surveying in the State of Alabama of the best of my knowledge, information and belief.

WITNESS my hand this the 20th day of March 2012.

Gregory M. Gillan
Gregory M. Gillan
Alabama Registration No. 18183

DEDICATION

I, Kenneth A. Chambliss, as proprietor have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Overlook Estates Plat No. 5A, said subdivision lying in Section 14, T-17-N, R-18-E, Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of Public.

By: *Kenneth A. Chambliss*
Kenneth A. Chambliss
Owner

ACKNOWLEDGEMENT

**STATE OF ALABAMA
AUTAUGA COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth A. Chambliss 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 President and with full authority, executed the same voluntarily for and as the act of said corporation acting as Owner.

Given under my hand and official seal this 21st day of March, 2012.

(SEAL)

Notary Public: *Robin Barnes Chambliss*
My Commission Expires: 03/08/2016

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 21 day of March, 2012.
Joseph A. Walker
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 25 day of March, 2012.
[Signature]
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 same in the Probate Office of Autauga County, Alabama, this the 22 day of March, 2012.
[Signature]
Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER

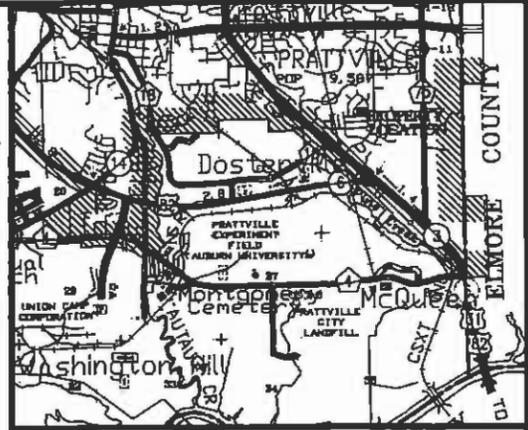
The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the 21 day of MARCH, 2012.
Peter Anderson
CITY ENGINEER
Prattville, Alabama

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 21 day of March, 2012.
[Signature]
Director of Planning & Development
Prattville, Alabama

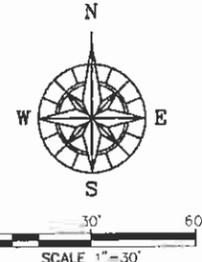
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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 21 day of March, 2012.
[Signature]
Autauga County Engineer



LOCATION MAP

BEARINGS ROTATED 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) W/# CA-00017-LS (UNLESS NOTED OTHERWISE)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS
- ▲ CALCULATED POINT
- FOUND CONCRETE MARKER (6" X 6")

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 21st day of March, 2012, at 2:31 o'clock PM, and recorded in Book 2012 of Plats and Maps, Page 233 Recording Fee 22.00 paid.

NOTES:

1. WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES 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 RIGHT-OF-WAYS, EXCEPT UTILITY OR PRIVATE EASEMENTS, SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF PRATTVILLE, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.

Page 1 of 1
Instrument ID: 411971
PLAT Book 2012 Page 5 SubPage 1
3/26/2012 2:41:26 PM
Autauga County, AL
Alfred O. Booth
Judge of Probate
Recording Fee: \$22.00
Taxes: \$ 0.00
Total: \$22.00

DATE: 2-8-12

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS
LAND SURVEYORS
335 HERRON STREET
MONTGOMERY, AL 36104
TEL-334/262-1091