# 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 | CLYDE CHAMBLISS, JR. DISTRICT 5 | RAY C. BOLES DISTRICT 6 | LORA LEE BOONE DISTRICT 7 |
|---|---|---|---|---|---|---|

## City of Prattville
## Planning Commission

**The minutes of the April 18, 2013 meeting of the City of Prattville Planning Commission were approved.**

Roy McAuley, Vice-Chairman — Date: 5/16/13

PLANNING & DEVELOPMENT DEPARTMENT
102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov

# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**
**MAYOR**

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|---|---|---|---|---|---|---|

## CITY OF PRATTVILLE
## PLANNING COMMISSION
## AGENDA
**April 18, 2013**
**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:**
March 21, 2013

**Old Business:**
None

**New Business:**

1. Re-Plat: Cobbs Ford Village Plat 1 — *District 5*
   Cobbs Ford Rd & Cobb Blvd.
   Owner: Prattville Property Investments, LLC
   Engineer/Representative: Pilgreen Engineering, Inc.

2. Sketch Plan: Glennbrooke Subdivision, Plat 3-6 — *District 3*
   Old Ridge Road
   Owner: Stone Martin Builders
   Engineer/Representative: Barrett-Simpson, Inc.

3. Preliminary Plat: Deerwood Estates, Plat 7 — *Public Hearing* *District 7*
   Cook Road
   Owner: Joel Chance
   Engineer/Representative: Jeffcoat Engineering & Surveyors, LLC

4. Final Plat: Deerwood Estates, Plat 7 — *District 7*
   Cook Road
   Owner: Joel Chance
   Engineer/Representative: Jeffcoat Engineering & Surveyors, LLC

5. Re-Plat: Avalon Place Plat VII — *District 3*
   Avalon Drive
   Owner: Avalon Properties, Claud Walker
   Engineer/Representative: Jeffcoat Engineering & Surveyors, LLC

6. Final Plat: Glennbrooke Subdivision Plat 2-D — *District 3*
   221 Kendrick Way
   Owner: Stone Martin Builders, LLC
   Engineer/Representative: Barrett-Simpson, Inc.

7. Re-Plat: Whittington Plat 1 — *District 1*
   724 Elizabeth Street
   Owner: Donald & Rebecca Whittington
   Engineer/Representative: Donald & Rebecca Whittington

**Miscellaneous:**

**Adjourn:**

**PLANNING & DEVELOPMENT DEPARTMENT**
102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov

**CITY OF PRATTVILLE PLANNING COMMISSION**
**MINUTES**

**April 18, 2013**

**Call to order:**
Vice-Chairman Roy McAuley called the meeting to order at 3:03 p.m.

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

***(Quorum present)***

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

**Minutes:**
Mrs. Carpenter moved to approve the minutes of the March 21, 2013 meeting. Mr. Nelson seconded the motion. The motion to approve passed unanimously.

Mr. Hall moved to change the order that the new business items were heard. Mr. Nelson seconded the motion. The motion passed unanimously.

**Old Business:**
None

**New Business:**
1. **Re-Plat: Cobbs Ford Village Plat 1**
   **Cobbs Ford Rd & Cobb Blvd.**
   **Owner: Prattville Property Investments, LLC**
   **Engineer/Representative: Pilgreen Engineering, Inc.**

Mr. Pilgreen, petitioner representative, introduced the re-plat of the Cobbs Ford Village Plat 1. He stated that the property was located near the Hampton Inn and the service station on Cobbs Ford Road. He stated that the property was being re-platted into one lot.

Mr. Nelson move to approve the re-plat of Cobbs Ford Village Plat 1. Mrs. Carpenter seconded the motion.

The motion to approve passed unanimously.

3. **Preliminary Plat: Deerwood Estates, Plat 7**
   **Cook Road**
   **Owner: Joel Chance**
   **Engineer/Representative: Jeffcoat Engineering & Surveyors, LLC**

Mr. Duke provided the staff report for the preliminary and final plats of Deerwood Estates, Plat 7. He stated that the un-platted 1.92 acre was a remnant of Deerwood Subdivision. He stated that the

property was zoned for single family residential. He stated that the plat provided standard ROW and sanitary sewer easements. He recommended approval of both plats.

Vice-Chair McAuley opened the public hearing.

Pat Cook adjacent property owner at 652 Cook Road was in attendance to gain detail information.

Vice-Chair McAuley closed the public hearing.

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Deerwood Estates, Plat 7 and moved for its approval. Mayor Gillespie seconded the motion.

The motion to approve passed unanimously.

4. **Final Plat: Deerwood Estates, Plat 7**
   **Cook Road**
   **Owner: Joel Chance**
   **Engineer/Representative: Jeffcoat Engineering & Surveyors, LLC**

Chief Johnson introduced a resolution recommending approval of the final plat of Deerwood Estates, Plat 7 and moved for its approval. Mrs. Carpenter seconded the motion.

The motion to approve passed unanimously.

5. **Re-Plat: Avalon Place Plat VII**
   **Avalon Drive**
   **Owner: Avalon Properties, Claud Walker**
   **Engineer/Representative: Jeffcoat Engineering & Surveyors, LLC**

Guthrie Jeffcoat of Jeffcoat Engineering & Surveyors, LLC, petitioner representative, introduced the re-plat of Avalon Place Plat VII. He stated that the plat is for a one lot development for single family residential. He stated that they are working with city staff to comply with the road improvements.

Mr. Duke provided the staff report for the re-plat of Avalon Place VII. He stated that Jeffcoat Engineering had been informed that extension of the paved street to appoint south the north property line would be required. He stated that the Planning staff would work with them to comply with the required road improvements.

Mrs. Carpenter moved to approve contingent upon the road improvements (turnaround) be resolved between the city staff and Jeffcoat Engineering. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

7. **Re-Plat: Whittington Plat 1**
   **724 Elizabeth Street**
   **Owner: Donald & Rebecca Whittington**
   **Engineer/Representative: Donald & Rebecca Whittington**

Don Whittington, petitioner, stated that they were requesting a re-plat to join 724 Elizabeth Street to a portion of the lot to be re-platted (Lot 3 of the Durden Heights Subdivision).

Mr. Duke recommended approval.

Mr. Nelson moved to approve the re-plat of Whittington Plat 1. Mr. Hall seconded the motion.

The motion passed unanimously.

**2. Sketch Plan: Glennbrooke Subdivision, Plat 3-6**
**Old Ridge Road**
**Owner: Stone Martin Builders**
**Engineer/Representative: Barrett-Simpson, Inc.**

Mr. Hall introduced a resolution recommending approval of the sketch plan of Glennbrooke Subdivision, Plats 3-6 and moved for its approval. Mr. Nelson seconded the motion.

Blake Rice of Barrett-Simpson, Inc., petitioner representative, introduced the sketch plan of Glennbrooke 3-6. He stated that this was the master plan of the six phase subdivision proposed of 1100 lots which would connect east to Glennbrooke Subdivision Phase 1 and 2. He stated that the sketch plan provided plans for green space and for a municipal park. He stated that stub outs and proposed connectivity had been provided on the sketch plan.

Mr. Duke provided the staff report for the sketch plan of Glennbrooke Subdivision Plats 3-6. He stated that the connections were in line with what the commission preferred. He stated that the proposed municipal park needs good access and road frontage. He recommended that the sketch plan be referred to committee for study.

Mrs. Carpenter moved to hold and appoint a committee for report.

The motion to hold passed unanimously.

Vice-Chair McAuley appointed himself, Chief Johnson, and Tim Smith to the Glennbrooke Plat 3-6 Sketch Plan Review Committee.

**6. Final Plat: Glennbrooke Subdivision Plat 2-D**
**221 Kendrick Way**
**Owner: Stone Martin Builders, LLC**
**Engineer/Representative: Barrett-Simpson, Inc.**

Mayor Gillespie introduced a resolution recommending approval of the final plat of Glennbrooke Subdivision Plat 2-D and moved for its approval. Chief Johnson seconded the motion.

Blake Rice, petitioner representative, presented the final plat of Glennbrooke Subdivision Plat 2-D. He stated that the plat was for one lot (#123).

The motion to approve passed unanimously.

**Miscellaneous Business:**
None

**Adjourn:**
The meeting was adjourned at 4:17 p.m.

*Approved 5/16/13*

Respectfully submitted,

Alisa Morgan, Secretary
Prattville Planning Commission

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 | CLYDE CHAMBLISS, JR. DISTRICT 5 | RAY C. BOLES DISTRICT 6 | LORA LEE BOONE DISTRICT 7

# MEMORANDUM

**DATE:** April 17, 2013

**TO:** Prattville Planning Commission

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

**RE:** April 18, 2013 - Agenda

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Please accept this memorandum as the Planning Department staff report for items on the April 18, 2013 agenda.

1. **Re-plat: Cobbs Ford Village, Plat1:** Prattville Property Investments, LLC proposes to re-plat two vacant lots formerly platted in the Cobb/Jones Property, Plat 3 subdivision into a single 2.51 acre lot. The proposed lot is located in the southeast corner of the Cobb Boulevard/Cobbs Ford Road intersection adjacent to the Hampton Inn. The re-plat corresponds with development of the new shopping center on the lot. The Planning Department recommends approval.
2. **Sketch Plan: Glennbrooke Subdivision, Phases 3 – 6:** Please see enclosed staff report for background and analysis. Recommend approval with conditions or referral to Commission committee for future study.
3. **Preliminary Plat: Deerwood Estates, Plat 7:** Joel and Rebecca Chance are requesting preliminary and final plat approval of a single 1.92 acres lot. The lot constitutes the un-platted remainder of the Deerwood Subdivision. The property is zoned for single family residential. The plat provides standard ROW and sanitary sewer easements which are lacking on the existing Cook Road and sanitary sewer line. The Planning Department recommends approval of the preliminary and final plats (Agenda Item 4.)
4. **Final Plat: Deerwood Estates, Plat 7:** See Number 3.
5. **Re-plat: Avalon Place, Plat 7:** Avalon Properties, LLC is requesting permission to re-plat portions of Lots 80 and 81 of the Avalon Place subdivision into a single lot. The proposed lot is located on the east side of the platted, but unpaved, ROW of Ridgewood Road and south the intersection with Avalon Drive. The petitioner has been informed that extension of the

Prattville Planning Commission
Sign-In Sheet
4/18/13
3:00 p.m.

| | Name | Address |
|---|---|---|
| 1. | Pat Cook | 652 Cole Rd. |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |
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| 13. | | |
| 14. | | |
| 15. | | |
| 16. | | |
| 17. | | |
| 18. | | |
| 19. | | |
| 20. | | |

CITY OF
PRATTVILLE, ALABAMA

COBBS FORD
VILLAGE

PLAT 1

ZONING: B - 2

SCALE: 1 " = 100 '

N
W E
S

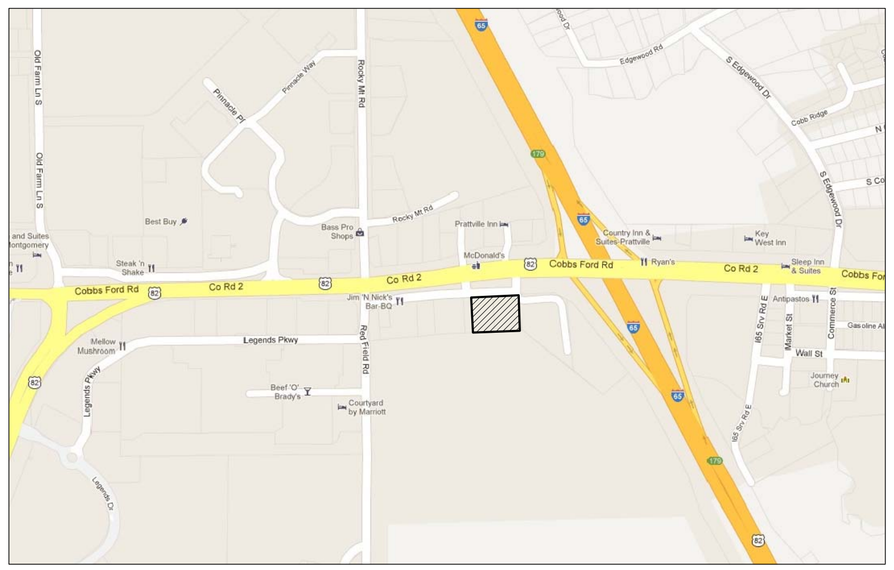
STREETS
TAX PARCELS

# COBBS FORD VILLAGE PLAT NO. 1

*Being a Replat of*

*Lot 1 according to Cobb/Jones Property Plat No. 3 as recorded in Plat Book 15 at Page 49 AND Lot 5–A according to the Replat of Lot 5 of Cobb/Jones Property Plat No. 3 as recorded in Plat Book 21 at Page 27, both recorded in the Office of the Judge of Probate of Elmore County, Alabama.*

*The above described property lying in the North 1/2 of the Northwest 1/4 of Section 17, Township 17 North, Range 17 East, Elmore County, Alabama and contains 2.51 acres, more or less.*




Vicinity Map NTS

**FLOOD NOTE:** By graphic plotting only, this property was found to be located within Flood Zone(s) X-Other Areas of the Flood Insurance Rate Map, Community Map No. 010002 0410 E which bears an effective date of 18 Jul 2011 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

*NOTES:*

*1. Without relieving any legal responsible parties, each lot owner is responsible for instituting erosion control measures during the construction of any improvements on said lots.*

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

*3. All easement or rights–of–way, except utility and 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 premanent structures may be placed on any easements shown.*

*4. Elevations based on NAVD 88.*

*State of Alabama*
*Elmore County*

*I, Martin T. Blethen, a Professional Land Surveyor in the State of Alabama, hereby certify that the map shown hereon is a true and correct map of the following described property to wit:*

*Legal Description*

*Lot 1 according to Cobb/Jones Property Plat No. 3 as recorded in Plat Book 15 at Page 49 AND Lot 5–A according to the Replat of Lot 5 of Cobb/Jones Property Plat No. 3 as recorded in Plat Book 21 at Page 27, both recorded in the Office of the Judge of Probate of Elmore County, Alabama.*

*The above described property lying in the North 1/2 of the Northwest 1/4 of Section 17, Township 17 North, Range 17 East, Elmore County, Alabama and contains 2.51 acres, more or less.*

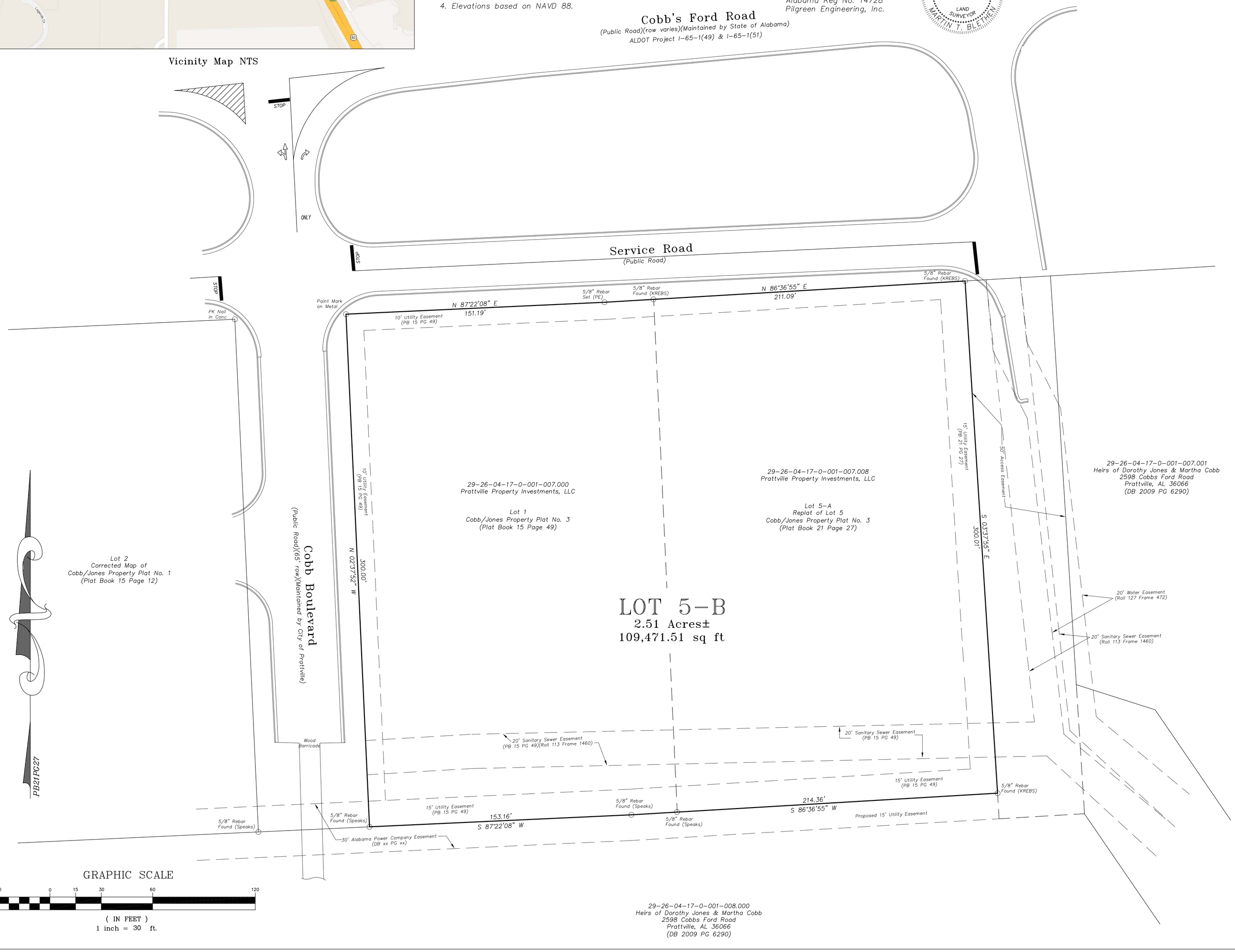
*I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for surveying in the State of Alabama to the best of my knowledge, information and belief.*

*Witness my hand this the 23rd day of October, 2012.*

*Martin T. Blethen, PLS*
*Alabama Reg No. 14728*
*Pilgreen Engineering, Inc.*

ALABAMA REGISTERED NO. 14728 LAND SURVEYOR MARTIN T. BLETHEN

Cobb's Ford Road
*(Public Road)(row varies)(Maintained by State of Alabama)*
*ALDOT Project I–65–1(49) & I–65–1(51)*




GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

*State of Alabama*
*Elmore County*

*The undersigned, Prattville Property Investments, LLC, owner of the property shown hereon, hereby joins in and signs the foregoing surveyor's certificate, plat and map, and:*

*adopts and approves said plat on this the _____ day of _____, 2013.*

_____
*Prattville Property Investments, LLC*

*State of Alabama*
*Elmore County*

*I, the undersigned, a notary public in and for said state at large, hereby certify that Prattville Property Investments, LLC, owner of the property shown hereon, is signed to the foregoing surveyor's certificate, plat and map, and who is known to me, acknowledged before me on this day that being informed of the contents of said certificate, plat and map, executed the same volunatrily on the day the same bears date.*

*Give under my hand and official seal this the _____ day of _____, 2013.*

_____
*Notary Public* *my commission expires _____*

*CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT*

*The undersigned, as Director of Planning and Development of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Elmore County, Alabama*

*on this the _____ day of _____, 2013.*

_____
*Director of Planning and Development*
*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 Elmore County, Alabama*

*on this the _____ day of _____, 2013.*

_____
*City Engineer*
*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 Elmore County, Alabama*

*on this the _____ day of _____, 2013.*

_____
*Fire Department*
*Prattville, Alabama*

*CERTIFICATE OF THE PRATTVILLE WATER WORKS BOARD*

*The undersigned, as authorized by the Prattville Water Works Board hereby accepts the within plat for the recording of the same in the Probate Office of Elmore County, Alabama*

*on this the _____ day of _____, 2013.*

_____
*Prattville Water Works Board*
*Prattville, Alabama*

*CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER*

*The undersigned, being the County Engineer of Elmore County, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Elmore County, Alabama*

*on this the _____ day of _____, 2013.*

_____
*County Engineer*
*Elmore County, Alabama*

*CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY HEALTH CEPARTMENT*

*The undersigned, as authorized by the Elmore County Health Department, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Elmore County, Alabama*

*on this the _____ day of _____, 2013.*

_____
*Health Officer*
*Elmore County, Alabama*

*OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA*

*I hereby certify that this plat or map was filed in this office*

*on this the _____ day of _____, 2013, at _____ o'clock __M,*

*and recorded in Book _____ of plats and maps, Page _____*

*Recording Fee Paid $_____*

_____
*Judge of Probate*
*Elmore County, Alabama*

PILGREEN ENGINEERING, INC.
10270 Highway 80 East, Montgomery, Alabama 36117
TEL: (334) 272-2697 FAX: (334) 244-8618

**RESOLUTION**

**Preliminary Plat**

**Deerwood Estates, Plat 7**

**April 18, 2013**

**Whereas,** Joel and *Rachel* Chance are the owners of Deerwood Estates, Plat 7; and

**Whereas,** the proposed development is located inside the city limits on Cook Road; and

**Whereas,** a public hearing for the proposed development was heard on April 18, 2013; and

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

**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Deerwood Estates, Plat 7.

**APPROVED:**

**Roy McAuley, Vice-Chairman**

**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.**
**4/18/13**

CITY OF
PRATTVILLE, ALABAMA

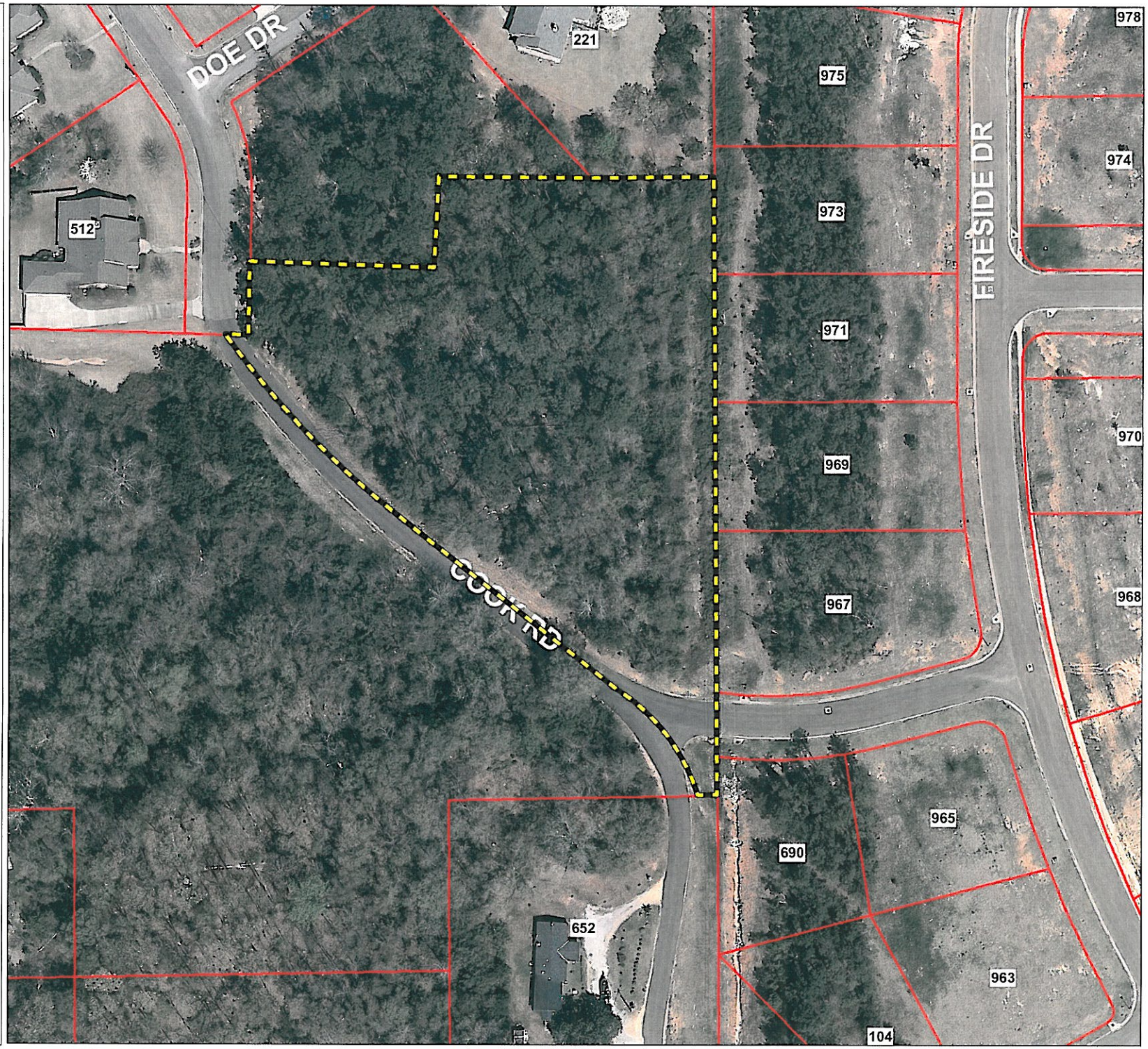
DEERWOOD ESTATES

PLAT 7

SCLAE: 1 " = 100 '

STREETS

TAX PARCELS



POC–SW CORNER OF LOT 1 OF THE BOUNDARY MAP OF DEERWOOD ESTATES PLAT NO. 6 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PB. 5 AT PAGE 205.

LOT 1

SANITARY SEWER MANHOLE AT DOE DRIVE
RIM EL.= 296.02
INV EL.= 286.50

@ 7.18%

196'– SS MAIN

8W

SITE TBM
2 NAILS IN SOUTH FACE OF POWER POLE EL.=290.19

LOT 17, DEERWOOD ESTATES PLAT 3, PART B

POB IPF–1/2" REBAR

P/P

S 88°09'57"E–140.92'
(S 88°09'50"E–140.87')

IPF CAPPED "JEFFCOAT"

N 02°55'03"E–71.37'
(N 02°55'23"E–71.35')

IPF CAPPED "JEFFCOAT"

S 89°23'16"E–118.26'
(S 89°29'10"E–118.07')

S 89°57'03"E–79.84'
(S 89°43'05"E–79.84')

IPF–5/8" REBAR (BENT)

N 02°52'38"E–47.52'
(N 02°58'09"E–47.52')

26.43'

IPS

21.09'

IPF COTTON SPINDLE

IPF CAPPED (DAMAGED)

S 87°03'38"E–16.08'
(S 87°05'18"E–16.00')

END OF COOK RD. ROW PER PLAT DEDICATION

SANITARY SEWER MANHOLE
RIM EL.=286.57
INV EL.=272.42

8W

N 38°34'02"W–CH.=190.59', R=698.69'
(N 38°29'50"W–CH.=190.52', R=698.69')

487'– SS MAIN @ 0.47%

N 40°21'59" W, CH.=242.64', R=673.69'

20' WIDE SANITARY SEWER EASEMENT

BASIS OF BEARING:

THE EAST LINE OF THIS SURVEY HAS BEEN ROTATED TO MATCH THE SAME LINE SHOWN ON A PREVIOUS SURVEY BY O. GUTHRIE JEFFCOAT, JR. DATED 1/27/05.

SCALE: 1" = 30'

LEGEND:

| | |
|---|---|
| ● IPS | – IRON PIN SET (5/8" REBAR RED PLASTIC ID CAP READIN "JEFFCOAT 9587" |
| ○ IPF | – IRON PIN FOUND |
| –×–×– | – FENCE LINE |
| △ | – CALCULATED POINT |
| P.O.B. | – POINT OF BEGINNING |
| P.O.C. | – POINT OF COMMENCEMENT |
| R.O.W. | – RIGHT OF WAY |
| CH. | – CHORD |
| ( ) | – PLAT OR DEED CALL |
| ⋈ | – WATER VALVE |
| Ⓦ | – WATER METER |
| Ⓢ | – SANITARY SEWER MANHOLE |
| Ⓢ | – STORM DRAINAGE MANHOLE |
| ▦ | – STORM GRATE |
| ▭ | – INLET |
| | – FIRE HYDRANT |
| ⊦ | – SIGN |
| ○ P/P | – POWER POLE |
| ○ L/P | – LIGHT POLE |
| ⟋ | – GUY WIRE |
| ○ T/P | – TELEPHONE POLE |
| 8W | – 8" WATER MAIN |
| 6W | – 6" WATER MAIN |

LOT 1
1.94 Ac±
WOODED LOT

25' WIDE ROW DEDICATION

20' WIDE SANITARY SEWER EASEMENT

PROPOSED WATER LATERAL

PROPOSED SANITARY SEWER LATERAL

40' BUILDING LINE

15" RCP
STORM PIPE
NORTH INV. EL. = 282.50
SOUTH INV. EL.= 282.09

COOK ROAD
(PAVED PUBLIC ROAD, NO DEEDED ROW, PRESCRIPTIVE RIGHTS)

(N 50°12'54"W–217.64')
N 50°12'54"W–217.64'

8W

N 50°44'27" W 176.46'

PREVIOUS PROPERTY LINE

10' UTILITY EASEMENT

(S 01°05'00"W–514.42')
S 01°05'00"W–514.14'

60' APCO EASEMENT
(CENTERED ON EXISTING POLES)

HEARTHSTONE ESTATES PHASE 2

CENTERLINE OF EXISTING PAVED ROAD (SHADED)

N 80°18'01"W
CH.=43.26'
R=781.18'

LOT 2
0.28 Ac±
(PARTIAL ROW DEDICATION OF COOK ROAD)

18" RCP W/ HEADWALL
INV EL.=283.28

IPS

CURB INLET
INV EL.=282.59

SANITARY SEWER MANHOLE
RIM EL.=285.32
INV EL.=270.12

50.36'

CURB INLET
24" INV EL.=282.06

8W

IPS

24" RCP W/ HEADWALL
INV EL.=281.37

N 81°49'08"W
CH.=14.29'
R=831.18'

N 50°12'54" W
68.15'

N 23°33'44"W, CH.=123.24', R=131.87'
(N23°31'44"W, CH.=123.24', R=131.87')

UNNAMED PAVED PUBLIC ROAD
(NO DEEDED ROW, PRESCRIPTIVE RIGHTS)

6W

68.05'

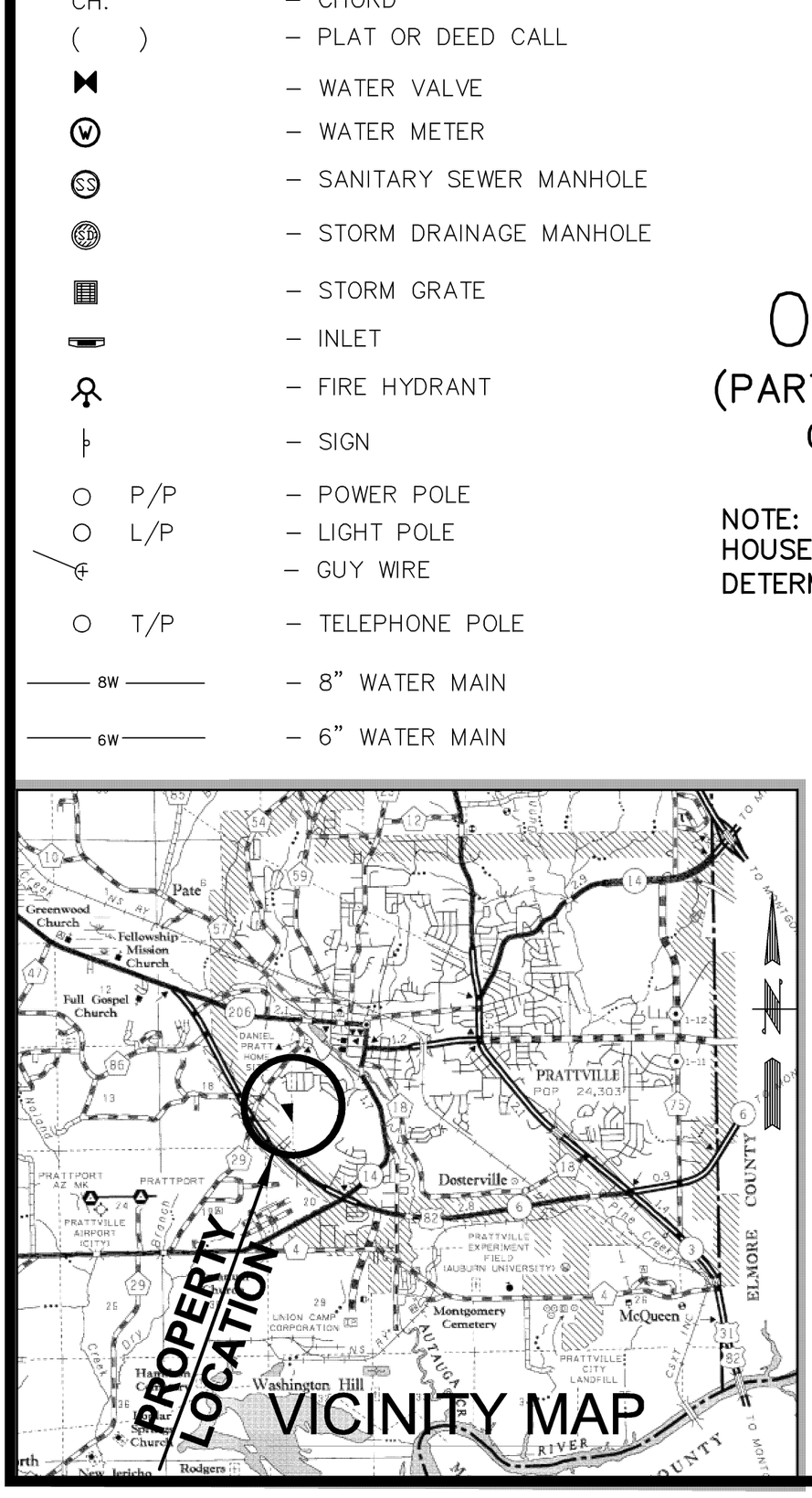
NOTE:
HOUSE LOCATION TO BE DETERMINED BY OWNER/ARCHITECT.

LOT 3
0.04 Ac±
(NON–BUILDABLE AREA DEDICATED TO THE CITY OF PRATTVILLE FOR ROAD IMPROVEMENTS)

IPF COTTON SPINDLE

IPF–1/2" CAPPED (DAMAGED)

(N 87°15'28"W–16.01')
N 87°24'56" W 15.98'




**BOUNDARY MAP OF**

# PRELIMINARY DEERWOOD PLAT 7

**LYING IN THE NW 1/4 OF THE SW 1/4 OF SECTION 17, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA**


**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**

**928 S. HULL ST.**
**MONTGOMERY, AL. 36104**
**PHONE: 265-1246**
**FAX: 265-1268**


ALABAMA PROFESSIONAL ENGINEER AND LAND SURVEYOR
REGISTERED NO. 9587
O. GUTHRIE JEFFCOAT, JR.

PROJECT NO: 10–158
PROJECT: SIMMONS
DRAWN BY: SH
REVIEWED BY: GJ
FIELD SURVEY: 3/13
APPROVED BY: GJ
SCALE: NOTED
DATE: 3/7/13
DRAWING NAME: 10158 PRELIMINARY PLAT

**RESOLUTION**

**Final Plat**

**Deerwood Estates, Plat 7**

**April 18, 2013**

**Whereas,** Joel and *Rachel* Chance are the owners of Deerwood Estates, Plat 7; and

**Whereas,** the proposed development is located inside the city limits on Cook Road; and

**Whereas,** a preliminary plat for the proposed development was approved on April 18, 2013; and

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

**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Deerwood Estates, Plat 7.

**APPROVED:**

Roy McAuley

**Roy McAuley, Vice-Chairman**

Alisa Morgan

**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.**
**4/18/13**

CITY OF
PRATTVILLE, ALABAMA

AVALON PLACE

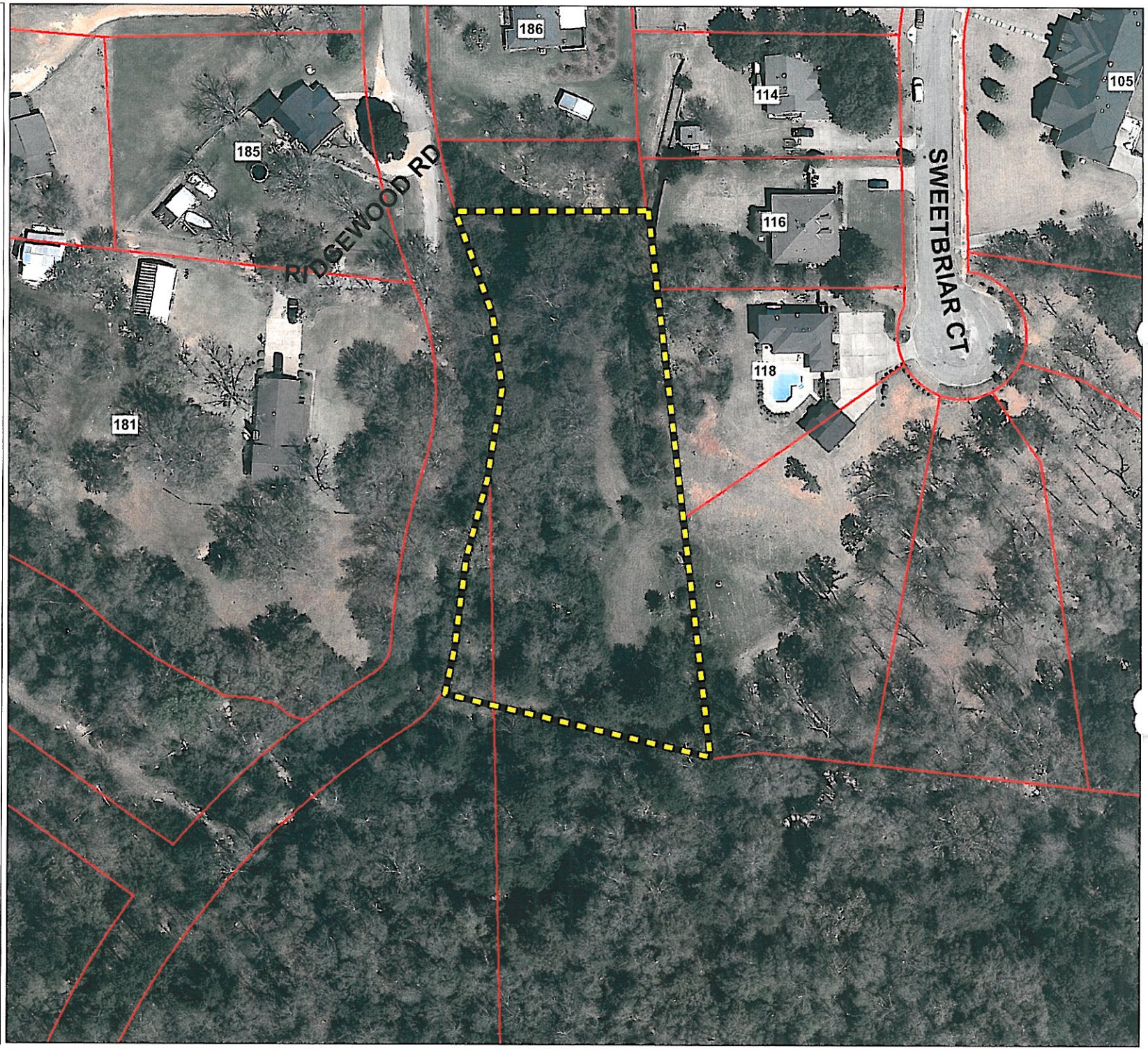
PLAT 7
LOT 1

SCALE: 1 " = 100 '

ZONING: R - 2

STREETS

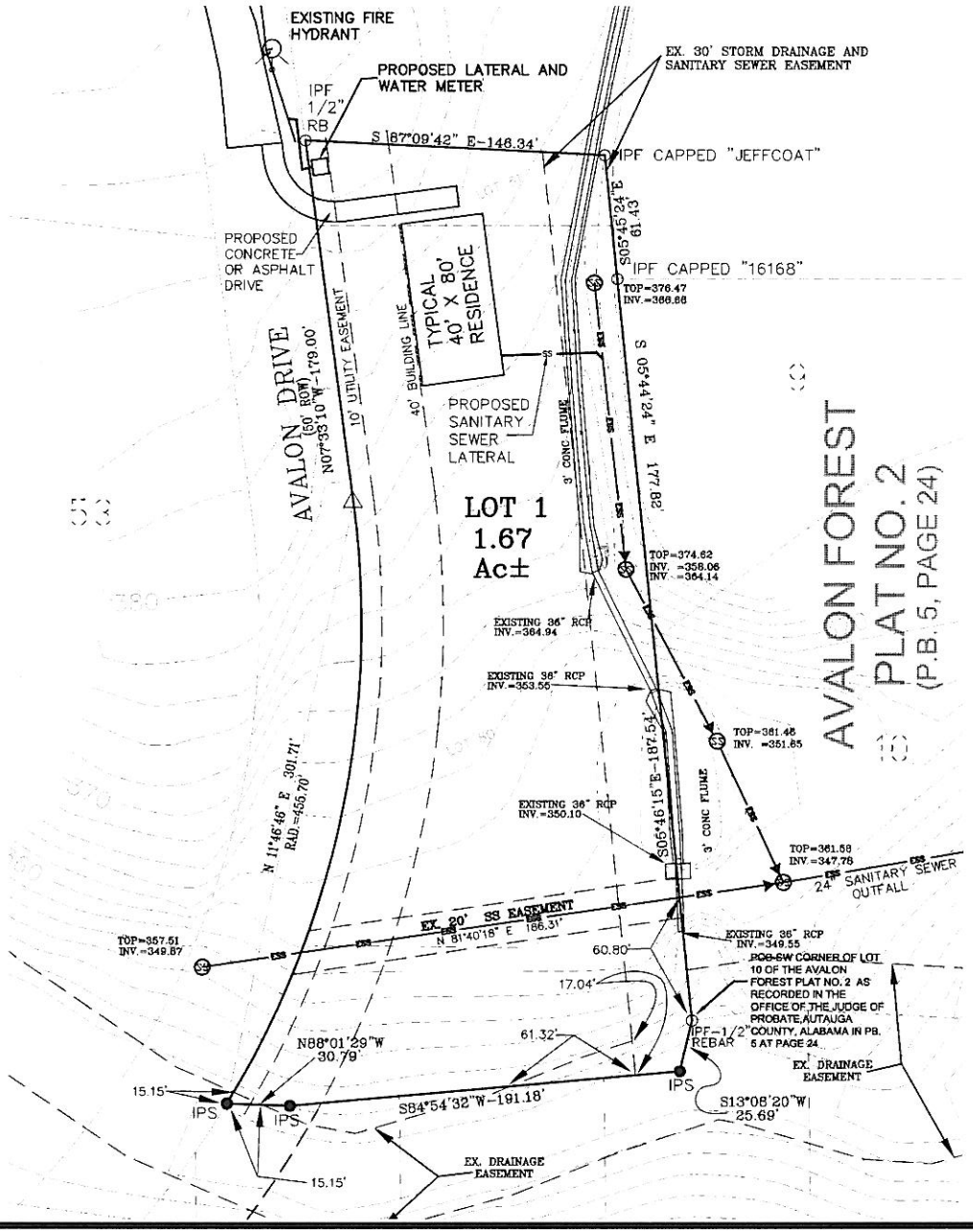
TAX PARCELS



BOUNDARY MAP OF

# PRELIMINARY AVALON PLACE PLAT VII

BEING A REPLAT OF PORTIONS OF LOT 80 AND 81 OF AVALON PLACE IN MAP BOOK 2 AT PAGE 42 AND LYING IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 16 EAST AUTAUGA COUNTY, ALABAMA



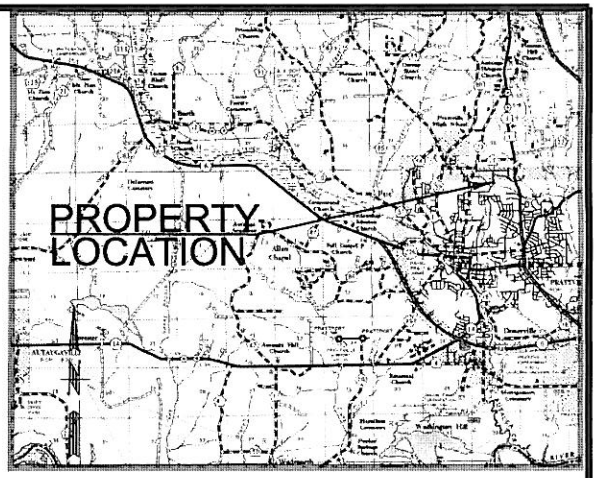


JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

928 S. HULL ST.
MONTGOMERY, AL. 36104
PHONE: 265-1246
FAX: 265-1268


ALABAMA PROFESSIONAL ENGINEER AND LAND SURVEYOR
REGISTERED NO. 9567
O. GUTHRIE JEFFCOAT, JR.

SCALE: 1" = 40'




VICINITY MAP

LEGEND:

| | |
|---|---|
| □ F.C.M. | – EXISTING CONCRETE MONUMENT |
| ■ CON. MON. | – SET CONCRETE MONUMENT |
| ● IPS | – IRON PIN SET (5/8" REBAR W/CAP) |
| O IPF | – IRON PIN FOUND |
| ×—×—× | – FENCE LINE |
| △ | – CALCULATED POINT |
| P.O.B. | – POINT OF BEGINNING |
| P.O.C. | – POINT OF COMMENCEMENT |
| R.O.W. | – RIGHT OF WAY |
| CH. | – CHORD |
| ( ) | – DEED OR PLAT CALL |
| C.T. | – CRIMP TOP |
| O.T. | – OPEN TOP |
| RB | – REBAR |
| SF | – SQUARE FEET |
| N.I.C. | – NOT IN CONTRACT |

BASIS OF BEARING:

THE NORTH LINE OF THIS SURVEY HAS BEEN ROTATED TO MATCH THE SAME LINE SHOWN ON A PREVIOUS SURVEY BY O. GUTHRIE JEFFCOAT, JR. DATED 1/27/05.

SOURCE OF INFORMATION:

- AUTAUGA COUNTY TAX MAPS 03-19-02-04-01, 03-19-02-04-02
- RLPY 673, PAGE 608
- RLPY 638, PAGE 618
- AVALON PLACE PLAT (PB. 2, PAGE 42)
- AVALON FOREST PLAT NO. 1 (PB. 4, PAGE 29)
- AVALON FOREST PLAT NO. 2 (PB. 5, PAGE 24)
- AVALON PLACE PHASE IV (PB. 5, PAGE 229)
- AUTAUGA COUNTY TAX ASSESSORS RECORDS

NOTES:

1. NO STRUCTURES INCLUDING PORTABLE BUILDINGS AND FENCES SHALL BE PLACED OVER ANY UTILITY, STORMWATER, STORM DRAINAGE, DETENTION, SCREENING, SANITARY SEWER EASEMENTS OR RIGHTS OF WAY

PROJECT NO: 04-178
PROJECT: AVALON PLACE
DRAWN BY: SH
REVIEWED BY: GJ
FIELD SURVEY: 1/05
APPROVED BY: GJ
SCALE: NOTED
DATE: 7/31/12
DRAWING NAME: 04178_PLAT X

**RESOLUTION**

**Final Plat**

**Glennbrooke Subdivision Plat 2D**

**April 18, 2013**

**Whereas,** Stone Martin Builders is the developer of Glennbrooke Subdivision Plat 2D; and

**Whereas,** the proposed development is located off Glennbrooke Blvd.; and

**Whereas,**

1. the proposed development is located outside the city limits
2. the sketch plan was approved on November 1, 2011 with contengencies;
3. the final plat for Glennbrooke Subdivision Plat 2C was approved on March 21, 2013 contingent on lots 123-127 being removed from the final plat; and

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

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

**APPROVED:**

**Roy McAuley, Vice-Chairman**

**Alisa Morgan, Secretary**

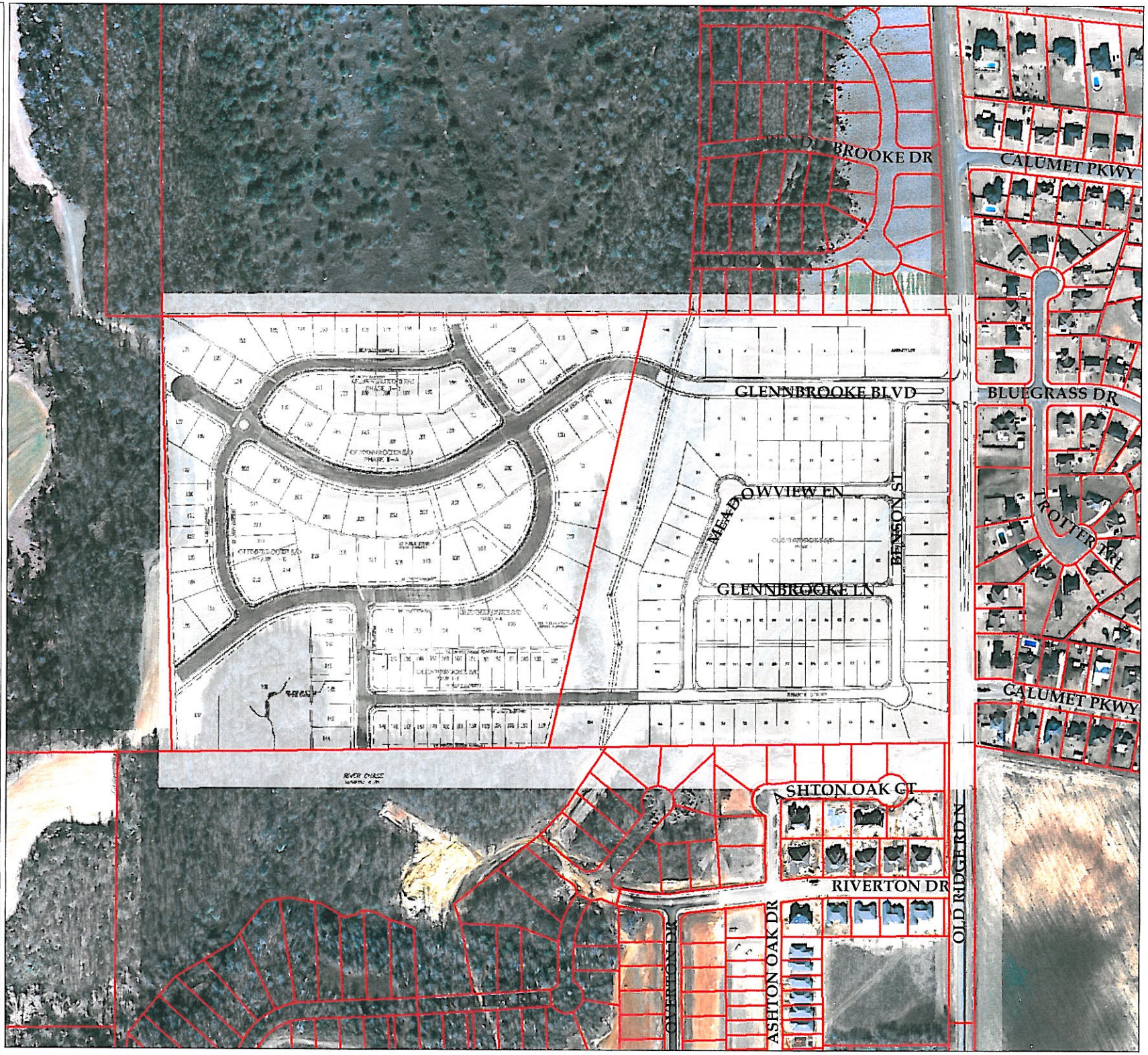
**The motion to approve passed unanimously.**
**4/18/13**

CITY OF
PRATTVILLE, ALABAMA

GLENNBROOKE
SUBDIVISION

1" = 400'

STREETS
TAX PARCELS



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OF TITLE COMMITMENT. THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD, SUCH AS CONVEYANCES, EASEMENTS, RIGHT OF WAY, ETC. THAT AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH ARE NOT KNOWN TO THE SURVEYOR AND NOT DISCLOSED BY THIS SURVEY

NOTES:

1. Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.

2. Basis for Survey:
   -Rlpy Book 31, Page 517 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
   -Glennbrooke Subdivision, Plat 2-A, recorded in Plat Book 2012, Page 13, in the Office of the Judge of Probate of Autauga County, Alabama.
   -Glennbrooke Subdivision, Plat 2-B, recorded in Plat Book 2012, page 19, in the Office of the Judge of Probate of Autauga County, Alabama.

3. According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Community Map No. 01001C0356D, effective June 16, 2009, the subject property is located in a Zone X (areas of minimal flooding) Flood hazard Area.

4. Plat Data:
   Total Number of Lots: 1
   Total Number of Residential Lots: 1
   Area of Largest Lot: 0.67 Ac (28,984 SqFt)
   Area of Smallest Lot: 0.67 Ac (28,984 SqFt)
   Total Acreage: 0.67 Ac

# FINAL PLAT OF
# GLENNBROOKE SUBDIVISION, PLAT 2-D

## BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
## PRATTVILLE, AUTAUGA COUNTY, ALABAMA

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Length | Radius | Chord Bearing | Chord Distance |
| C1 | 48.20' | 225.00' | S51° 07' 41"W | 48.11' |

**LAND SURVEYOR**
George W. Barrett
Ala. Reg. PLS No. 11666
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

**DEVELOPER**
Stone Martin Builders, LLC
404 South 8th Street
Opelika, AL 36801

LEGEND

| | | | |
|---|---|---|---|
| ● | IRON PIN OR PIPE FOUND | △ | CALCULATED POINT |
| ○ | REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP | WM | WATER METER |
| ■ | CONCRETE MONUMENT FOUND | WV | WATER VALVE |
| □ | CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP | FH | FIRE HYDRANT (FH) |
| — x — | FENCE | R.O.W. | RIGHT-OF-WAY |
| — E — | ELECTRIC LINE W/POLE | N/F | NOW OR FORMERLY |
| ☆ | LIGHT POLE (LP) | DB: | DEED BOOK |
| | GUY WIRE (GW) | PB: | PLAT BOOK |
| E | ELECTRIC METER (EM) | PG: | PAGE |
| S — SS — | SEWER LINE W/SSMH | ( ) | RECORD DISTANCE OR BEARING |
| — w — | WATER LINE | (TYP.) | TYPICAL EXAMPLE |
| T | TELEPHONE BOX/CABINET | P.O.C. | POINT OF COMMENCEMENT |
| — T — | TELEPHONE LINE | P.O.B. | POINT OF BEGINNING |
| | | ~/~ | NOT TO SCALE |


BARRETT-SIMPSON, INC.
*Engineers & Land Surveyors*
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)


## *SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED*

STATE OF ALABAMA
COUNTY OF AUTAUGA

All that certain tract or parcel of land containing 0.67 acres located in and being a part of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows:

Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35, also being the North line of Riverchase North Subdivision, Plat No. 1 and the South line of Glennbrooke Subdivision Plat 1B S89°12'10"W a distance of 1276.15 feet to an iron pin on the Southwest corner of Glennbrooke Subdivision Plat 1B; thence along South line of said Section 35, also being the South line of Glennbrooke 2-B Subdivision S89°12'28"W a distance of 1141.83 feet to the Southwest corner of Glennbrooke 2-B Subdivision; thence N02°04'40"W a distance of 1350.42 feet to the POINT of BEGINNING; thence N89°37'26"E a distance of 249.89; thence S32°44'04"E a distance of 195.30 feet; thence along a curve, concave Southeasterly, having a Length of 48.20 feet, a Radius of 225.00 feet, a Chord Bearing of S51°07'41"W, and a Chord Distance of 48.11 feet; thence N58°46'11"W a distance of 371.93 feet to the POINT of BEGINNING.

I, George W. Barrett, a Professional Land Surveyor in the State of Alabama hereby certify that I have surveyed the property of Stone Martin Builders, LLC an Alabama Limited Liability Corporation, shown hereon as Glennbrooke Subdivision, Plat 2-C and 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 (O) as hereon shown; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice in the State of Alabama.

WITNESS my hand this the _____ day of _____, 2013.

_____
George W. Barrett, P.L.S. Alabama Registration No. 11666

## *DEDICATION*

STATE OF ALABAMA
COUNTY OF AUTAUGA

Stone Martin Builders, LLC, owners of the property as shown hereon, have caused the land embraced in the within plat to be surveyed, laid out, and plotted to be known as Glennbrooke Subdivision Plat 2-C, said subdivision lying in part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Autauga County, Alabama. Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby tendered to the use of the public.

_____
Bryan Stone, Manager

## *NOTARY*

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, _____, a Notary Public in and for said County, in said State, hereby certify that Stone Martin Builders, LLC, an Alabama Limited Liability Corporation by Bryan Stone, Manager, whose name is signed to the foregoing conveyance, and is known to me, 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 seal this ____ day of _____, 2013.

_____ _____
Notary Public My Commission Expires

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

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
Director of Planning and Development
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 the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
Water Works Board
Prattville, 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 _____, 2013.

_____
Fire Department
Prattville, Alabama

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

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
City Engineer
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 the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
Autauga County Engineer

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

STATE OF ALABAMA
AUTAUGA COUNTY

I, hereby certify that this, Plat or Map was filed in this Office this _____ day of _____, 2013, at _____ o'clock __M, and recorded in

Book _____ of Plats and Maps, Page _____. Recording _____ paid.

_____
JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA

80' 0' 80' 160'
Barscale 1" = 80'

DATE: 03 APR., 2013
FILE: 11-0338 GLENNBROOKE II
FIELD BY: JAH
SCALE: 1"=80'
PROJECT NO: 11-0338
DRAWN BY: JAH
DRAWING NO: O-A-110338-3

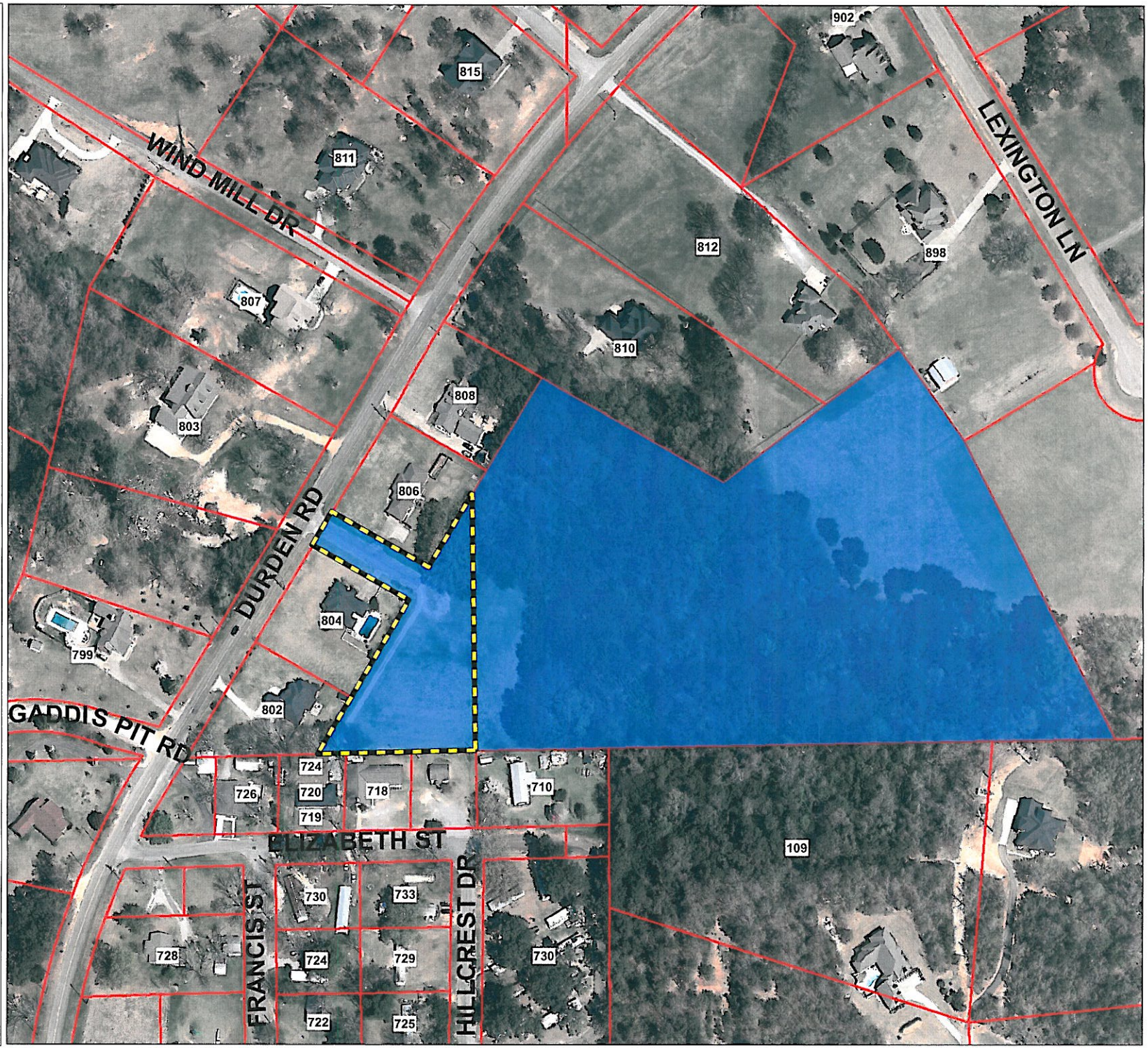
CITY OF
PRATTVILLE, ALABAMA

WHITTINGTON, DON
PROPERTY

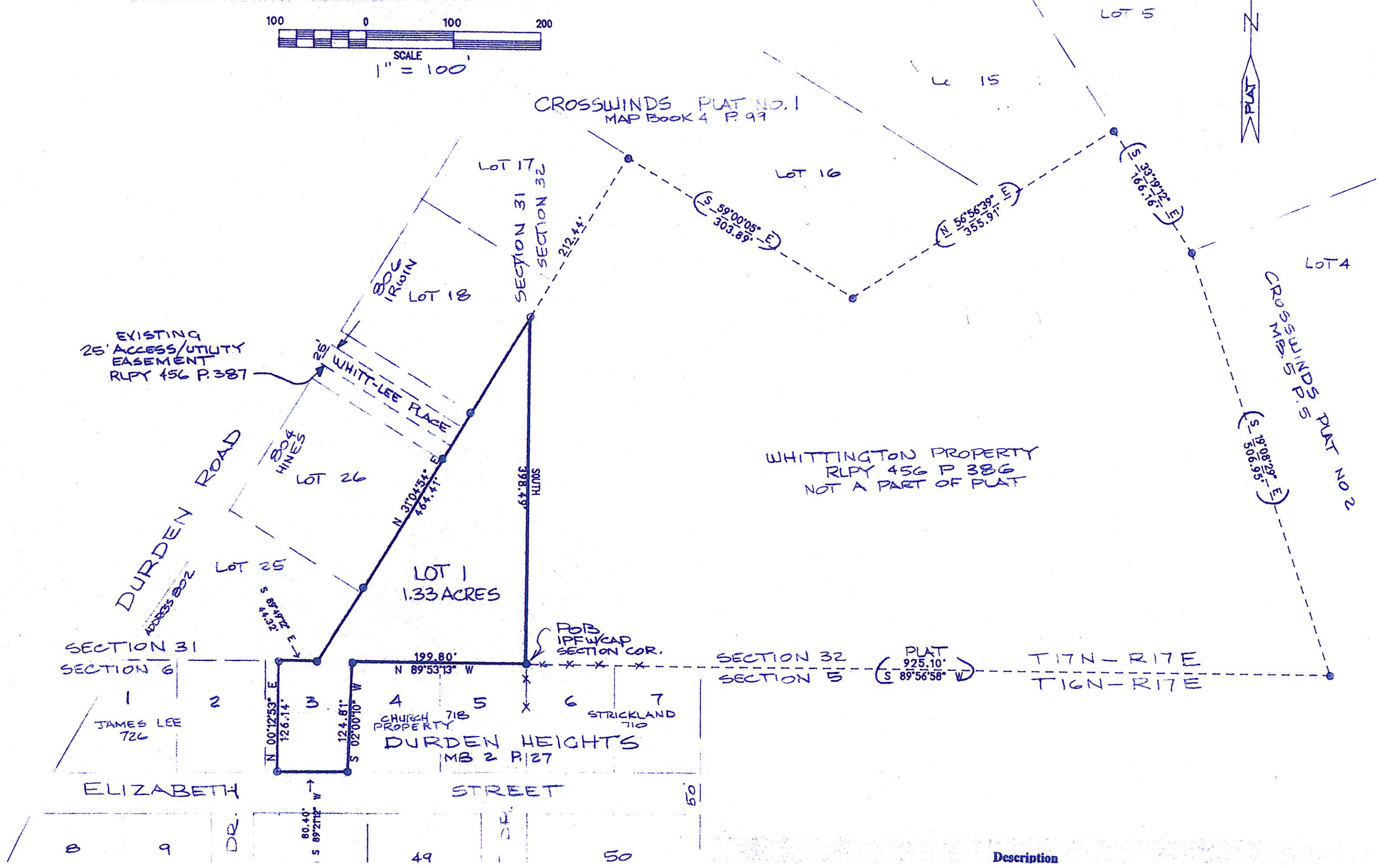
SCALE: 1 " = 200 '

STREETS

TAX PARCELS



ALSO
That part of Section 31, Township 17 N, Range 17 E, Lying East of Crosswinds Plat No. 1
Autauga County, Alabama
City of Prattville, Alabama




Description