



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 May 16, 2013 meeting of the
City of Prattville Planning Commission were
approved.

Roy McAuley, Vice-Chairman

6/20/13

Date

PLANNING & DEVELOPMENT DEPARTMENT

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



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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA

May 16, 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:

April 18, 2013

Old Business:

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

New Business:

2. Re-Plat: Glennbrooke Subdivision Plat 2-E *District 3*
402 & 404 Sidney Drive North
Owner: Stone Martin Builders, LLC
Engineer/Representative: Barrett-Simpson, Inc.
3. Preliminary Plat: Williams Prattville Motels, Inc. Plat 1 *Public Hearing*
2590 Cobbs Ford Road *District*
Owner: R & R Enterprises, LLC
Engineer/Representative: Krebs Engineering, Inc.
4. Final Plat: Williams Prattville Motels, Inc. Plat 1 *District*
2590 Cobbs Ford Road
Owner: R & R Enterprises, LLC
Engineer/Representative: Krebs Engineering, Inc.

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

May 16, 2013

Call to order:

Vice-Chairman Roy McAuley called the meeting to order at 3:04 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Smith moved to approve the minutes of the April 18, 2013 meeting. Mr. Nelson seconded the motion. The motion to approve passed unanimously.

Old Business:

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

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, presented the sketch plan of Glennbrooke 3-6. He stated that the plat was held at the previous meeting (April 18, 2013) because of issues with the proposed municipal park. He stated that revisions to the park were presented at the committee meeting and is in line with the city's request.

Mr. McAuley provided committee report of the meeting held on May 7, 2013. He stated that the he, Chief Johnson and Mr. Smith met with Stone Martin representatives and were pleased with the changes presented to the proposed park. He also stated the committee's support for the realignment of Old Ridge Road during the development of Glennbrooke Plats 3-6.

Mr. Duke provided the staff report. He stated that the sketch plan was sufficient to meet the staff concerns and committee's and recommended approval.

Chief Johnson moved to amend the motion to state that the Planning Commission endorses the realignment plan of Old Ridge Road. Mr. Smith seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

New Business:

- 2. Re-Plat: Glennbrooke Subdivision Plat 2-E**
402 & 404 Sidney Drive North
Owner: Stone Martin Builders, LLC
Engineer/Representative: Barrett-Simpson, Inc.

Blake Rice, petitioner representative, introduced the re-plat of the Glennbrooke Subdivision Plat 2-E. He stated that the re-plat adjusted the line between lot 114 and lot 113, allowing for a full width driveway one lot 113.

Mr. Hall move to approve the re-plat of Glennbrooke Subdivision Plat 2-E as submitted. Mr. Smith seconded the motion.

The motion to approve passed unanimously.

- 3. Preliminary Plat: Williams Prattville Motels, Inc. Plat 1**
2590 Cobbs Ford Road
Owner: R & R Enterprises, LLC
Engineer/Representative: Krebs Engineering, Inc.

Mr. Matthews, petitioner representative, introduced the preliminary plat of Williams Prattville Motels, Inc. Plat 1. He stated that the Hampton Inn was on un-platted property. He stated that there were no immediate plans for the second lot in the plat.

Mr. Duke provided the staff report for the preliminary of Williams Prattville Motels, Inc. Plat 1. He stated that the property is being platted to correspond with an existing ground lease. He stated that the city had no opposition to the request. He requested that the Commission consider adding a statement to the final plat resolution that any additional subdivision will only be considered after submission and review of a sketch plan for the entire Cobb/Jones property. He recommended approval of both preliminary and final plats.

Vice-Chair McAuley opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Smith introduced a resolution recommending approval of the preliminary plat of Williams Prattville Motels, Inc. Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

Mr. Hall was dismissed at 3:25 p.m.

- 4. Final Plat: Williams Prattville Motels, Inc. Plat 1**
2590 Cobbs Ford Road
Owner: R & R Enterprises, LLC
Engineer/Representative: Krebs Engineering, Inc.

Chief Johnson introduced a resolution recommending approval of the final plat of Williams Prattville Motels, Inc. Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Smith moved to amend to approve contingent that any additional subdivision would require sketch plan of entire property. Chief Johnson seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

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

106 & 109 Beth Manor Court & 253 Teri Lane

Owners: Mr. & Mrs. Wayne Thorn, Mr. Patrick G. Mears, & Mr. Kenneth A. Chambliss

Engineer/Representative: Larry Speaks & Associates

Mr. Duke provided the staff report for the re-plat of Overlook Estates Plat 5-A. He stated that the re-plat reconfigures the original Lots 19 and 20 in Overlook, Plat 5 and the remnant strip to add property to Lots 19 and 20 and Lot 13A of Overlook Estates, Plat 8. He stated that each new lot meets R-2 zoning requirements. He recommended approval.

Councilman Boles moved to approve the re-plat of Overlook Estates Plat 5-A as submitted. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

Miscellaneous Business:

Mr. Duke presented to the Commission the need to update the city's zoning map. He stated that a committee was needed to help with assessing the zoning.

Chief Johnson, Councilman Boles and Mr. Smith volunteered to serve on the Zoning Map Committee.

Adjourn:

The meeting was adjourned at 3:37 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission



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MEMORANDUM

DATE: May 16, 2013
TO: Prattville Planning Commission
FROM: Joel T. Duke, City Planner
RE: May 16, 2013 - Agenda

Please accept this memorandum as the Planning Department staff report for items on the May 16, 2013 agenda.

- 1. Sketch Plan: Glennbrooke Subdivision, Phases 3 – 6:** The sketch plan was held by the Commission at the April 18 meeting and referred to a committee to address questions concern the location of a public park. Committee members Dallis Johnson, Roy McAuley and Tim Smith met with Bryan Stone and Blake Rice on May 7. The group reached a consensus on the location and configuration of the proposed public park and discussed the proposed realignment of Old Ridge Road. The committee will report their recommendation at the meeting.
- 2. Re-Plat: Glennbrooke Plat 2-E:** Stone Martin Builders requests permission to add 5' to the width of Lot 113 in Glennbrooke, Plat 2-C. The 5' will be removed from Lot 114. Staff recommends approval.
- 3. Preliminary Plat: Williams Prattville Motels, Inc., Plat 1:** The Cobb and Jones families are requesting preliminary and final approval of a plat covering property currently leased to the owners of the Hampton Inn at 2590 Cobbs Ford Road. The plat divides the leased property into a 2.21 acre parcel corresponding with the Hampton Inn and a 6.03 acre undeveloped parcel. Staff recommends approval of the preliminary and final plats (Agenda Item 4.). Staff requests that the Commission consider adding a statement to the final plat resolution that any additional subdivision will only be considered after submission and review of a sketch plan for the entire Cobb/Jones property.
- 4. Final Plat: Williams Prattville Motels, Inc., Plat 1:** See Number 3.

Planning & Development Department

5. **Re-plat: Overlook Estates, Plat 5-A:** At the March 15, 2012 Planning Commission meeting, Mr. Kenny Chambliss requested 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 was presented the same information and an opportunity to clarify the situation. No other information was presented to verify Mr. Chambliss' clear title to the property. At the July 19, 2012 Commission meeting the Planning Commission sought to clarify the situation and adopted a resolution outlining the facts of this matter and withdrawing the March 15, 2012 approval.

The plat presently before the Commission has been submitted by all the owners having interest in the property in the March 15, 2012 re-plat. The re-plat reconfigures the original Lots 19 and 20 in Overlook, Plat 5 and the remnant strip to add property to Lots 19 and 20 and Lot 13A of Overlook Estates, Plat 8. Each new lot complies with the standards of an R-2 district. Staff recommends approval.

Prattville Planning Commission

Speaker Sign-In Sheet

5/16/13

3:00 p.m.

Name	Address
1.	
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21.	

MASTER PLAN OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama

May 8, 2013



LEGEND

- SF-1: Single Family Residential, Standard Density (typical lot size 85 feet x 150 feet)
- SF-2: Single Family Residential, Medium Density (typical lot size 65 feet x 130 feet)
- SF-3: Single Family Residential, High Density (typical lot size 40 feet x 130 feet)
- AMENITY
- COM: Commercial
- GREENSPACE
- MUNICIPAL PARK
- DETENTION

PROPOSED PROJECT DATA:

PHASE III	PHASE IV	PHASE V	PHASE VI
TOTAL ACRES: 18.42	TOTAL ACRES: 63.42	TOTAL ACRES: 24.42	TOTAL ACRES: 18.42
LOTS: 28	LOTS: 97	LOTS: 34	LOTS: 24
PHASE III: 18.42 AC, 28 LOTS	PHASE IV: 63.42 AC, 97 LOTS	PHASE V: 24.42 AC, 34 LOTS	PHASE VI: 18.42 AC, 24 LOTS
AMENITY: 1.0 AC	AMENITY: 1.0 AC	AMENITY: 1.0 AC	AMENITY: 1.0 AC
COM: 4.0 AC	COM: 4.0 AC	COM: 4.0 AC	COM: 4.0 AC
GREENSPACE: 7.0 AC	GREENSPACE: 7.0 AC	GREENSPACE: 7.0 AC	GREENSPACE: 7.0 AC
MUNICIPAL PARK: 1.0 AC	MUNICIPAL PARK: 1.0 AC	MUNICIPAL PARK: 1.0 AC	MUNICIPAL PARK: 1.0 AC
DETENTION: 2.0 AC	DETENTION: 2.0 AC	DETENTION: 2.0 AC	DETENTION: 2.0 AC
TOTAL ACRES: 85.64	TOTAL ACRES: 108.18	TOTAL ACRES: 108.18	TOTAL ACRES: 12.42
TOTAL LOTS: 110	TOTAL LOTS: 110	TOTAL LOTS: 110	TOTAL LOTS: 110
PROJECTED WASTEWATER FLOW = 1,107 LOTS x 120 GPCD x 2.8 PERSONS PER HOUSEHOLD = 362,100 GPD			

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

RESOLUTION

Sketch Plan

Glennbrooke Subdivision Phase 3-6

April 18, 2013

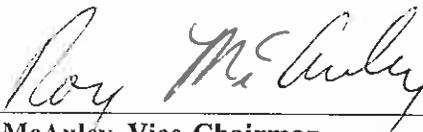
Whereas, Stone Martin Builders is the developer of Glennbrooke Subdivision Phase 3-6; and

Whereas, the proposed development is located outside the city limits at the south side of Old Ridge Road, west of existing Glennbrooke Subdivision, Plats 1 & 2; and

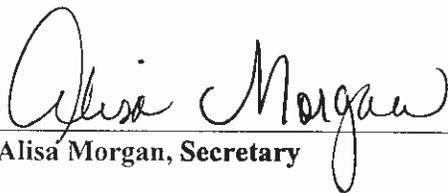
Whereas, the city department heads have reviewed and commented on the proposed development

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted sketch plan of Glennbrooke Subdivision Phase 3-6 and *endorses the realignment plan of Old Ridge Road.*

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
5/16/13

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



SKETCH PLAN/ Glennbrooke Subdivision – Phases 3 - 6

DATE April 15, 2013

PROPOSED DEVELOPMENT

Petitioner: Stone Martin Builders

Property Owner: Larry J. Avant
Avant Properties

Agent: Barrett-Simpson, Inc. (Blake Rice)

Location: South side of Old Ridge Road, west of existing Glennbrooke Subdivision, Plats 1 and 2. (See Attachment A: Location Map)

Development Status and History

Submission Status: Initial development submission. Property is currently used for agriculture and is located outside the city limits. Petitioners have indicated their intention to seek annexation when permitted by the City Council.

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

Property Configuration

Acreage: 515 acres (currently held in seven parcels)

Proposed Number of Lots and Configuration/ Proposed Uses: The proposed subdivision is split into residential uses at three different densities (See Attachment B). It also includes a small portion of neighborhood commercial property (6 acres) fronting a realigned Old Ridge Road. The residential uses are divided as follows:

Single-family (85' wide)	198 acres
Single-family (65' wide)	98 acres

Single-family (40' wide)	26 acres
Total Housing Units	754 units

The sketch plan sets aside 4 acres for a municipal park between extensions of Pendlebrooke Drive and Glennbrooke Boulevard. The proposed park is adjacent to 4 acres previously set aside in the approved sketch plan for Pendlebrooke Subdivision (May 20, 2013). The sketch also reserves an additional 99 acres along drainage ways as green space. The proposed use of the green space was not explained in the submission.

Access to the property is provided by Old Ridge Road and the existing two phases of the Glennbrooke Subdivision. The sketch plan realigns Old Ridge Road creating a new 5,232' path through the middle of the development. The approximately 7,530' portion of the existing Old Ridge Road is converted to a secondary street. The sketch plan extends two streets, Glennbrooke Boulevard and Sydney Drive, from the existing Glennbrooke plats and two streets, Gathering Way and Pendlebrooke Drive, from the Pendlebrooke plat. The subdivision includes an additional 20 streets. The sketch includes three street intersections with the realigned Old Ridge Road. The sketch plan lacks connections to the adjacent properties to the south and west.

Current Zoning:

Currently outside the city limits and City of Prattville zoning authority.

Required Zoning:

The proposed residential lots fit the R-2, R-3 and R-5 zoning district classifications. The proposed commercial uses would be appropriately placed in a B-1 zoning district.

*Consistency with Adopted
Future Land Use Plan*

The Extended Future Land Plan/Map adopted by the Planning Commission on January 21, 2010 (included as Attachment C) shows the subject property's designation as Low Density Residential. The uses and location proposed by the submitted sketch are consistent with the Future Land Use Plan.

*Surrounding Developments
and Uses:*

North and West: The property is bordered to the west and north by very low density residential, woodland and agricultural uses.

East: Low density development – Glennbrooke, Pendlebrooke and Riverchase North subdivisions.

South: Agricultural, forest, and floodplain uses.

*Street Extensions or New
Streets:*

The property is bordered on the north by Old Ridge Road. The subdivision contains a new roughly 5,200 foot corridor realigning Old Ridge Road into the development. The sketch plan extends four existing public streets and develops 20 new public streets. Three of the public streets run roughly north/south and connect to County Road 4 or Corley Road. The development includes three intersections with the realigned Old Ridge Road.

Water and Sewer:

Water: The Prattville Water Works and Sewer Board maintains a 12" water main along Old Ridge Road with sufficient capacity to serve the potential 754 units. The proposed sketch will allow for improved system connections, flow and pressure

Sanitary Sewer: The City of Prattville Wastewater Department maintains an 8" running parallel to the stream at the southeast corner of the overall property. The applicant is requesting use of a lift station, which will empty into 8" gravity main the southeast corner.

Unique Features:

The overall site contains several tributaries of Pine Creek which converge at the southwest corner of the property.

These tributaries exist in wooded ravines which the applicant proposed to preserve as green space for use by the subdivision's residents.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: April 5, 2013

Recommendation: Approval with conditions

Staff Comments (comments reference Attachment D for street names):

1. Old Ridge Road realignment. The proposed realignment of Old Ridge Road addresses several potential issues that will arise with the development of Glennbrooke Subdivision and other properties along Old Ridge Road. First, the roadway is substandard for the amount and type of traffic anticipated as land uses increase in intensity and density. Built to provide access to primarily agricultural land, Old Ridge Road will be similar to Old Farm Lane, which has required an upgraded design to serve the current and anticipated traffic. The proposed realignment provides an opportunity to upgrade the street design for a roughly one mile section and shortens the travel length of the section from 7,530' to 5,232'. Second, the realigned Old Ridge Road reduces the likelihood that subdivision streets within Glennbrooke become short cut routes. By shortening and straightening Old Ridge Road, the roadway remains the most efficient route between U.S. 31 and Alabama 14. Otherwise, the street connectivity required by the Commission in Phases 3 – 6 of the subdivision are likely to offer a shorter and easier route than the existing Old Ridge Road alignment.

The roadway realignment serves more than just the population in the proposed subdivision. Some consideration should be given to providing city assistance to complete the project. A similar approach was recommended by the Planning Commission and executed by the City Council with the realignment of the Alabama Highway 14 East/Old Ridge Road intersection to connect to McQueen Smith Road.

2. Connectivity. The proposed sketch provides appropriate connectivity to the existing Glennbrooke plats, the proposed Pendlebrooke subdivision, and Old Ridge Road. Connections to the west and south are missing. Connections to the west can be

added anywhere along Street G within the present sketch or later preliminary plats. Street J appears to be the best location for a connection to the existing sketch plan of Riverchase North and further to the south at Jasmine Trail. Adding these connections further the overall connectivity goals established by the Commission in earlier phases of Glennbrooke, Pendlebrooke and Riverchase North.

3. Park space. The sketch plan includes 4 acres at the intersection of Street A and Glennbrooke Boulevard reserved for a public park. The location corresponds with 4 acres set aside in the southwest corner of the Pendlebrooke subdivision sketch plan. At only 8 acres when paired with Pendlebrooke park, the proposed park is insufficient for the approximately 3,000 residents that will reside within one mile of the proposed park. The park space serving this future residential neighborhood should be at least 10 to 20 acres. The park is in a favorable location near the intersection of major streets. However, the visibility and accessibility of the park needs to be improved by having it border major streets. The proposed layout places it behind lots and hides it from the street. Experience in Prattville and other jurisdictions indicates that road frontage and accessibility improve the use of the park and greatly reduces vandalism. An alternative layout for the park is shown on Attachment D.
4. Sanitary sewer capacity. The addition of 754 housing units in the presented sketch will have a significant impact on the capacity of the wastewater trunk system serving the area and the capacity of the Pine Creek wastewater plant. The land uses presented in the sketch plan match the uses anticipated by the Pine Creek Basin Study completed in September 2003. The 2003 study states that upgrades to the plant and collection system will be required before the basin is completely built-out. These upgrades will be required at some point in the development of the presented sketch. The Planning Department has requested better information from the Prattville Wastewater Department on the maximum number of units that may be added prior to any upgrades.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

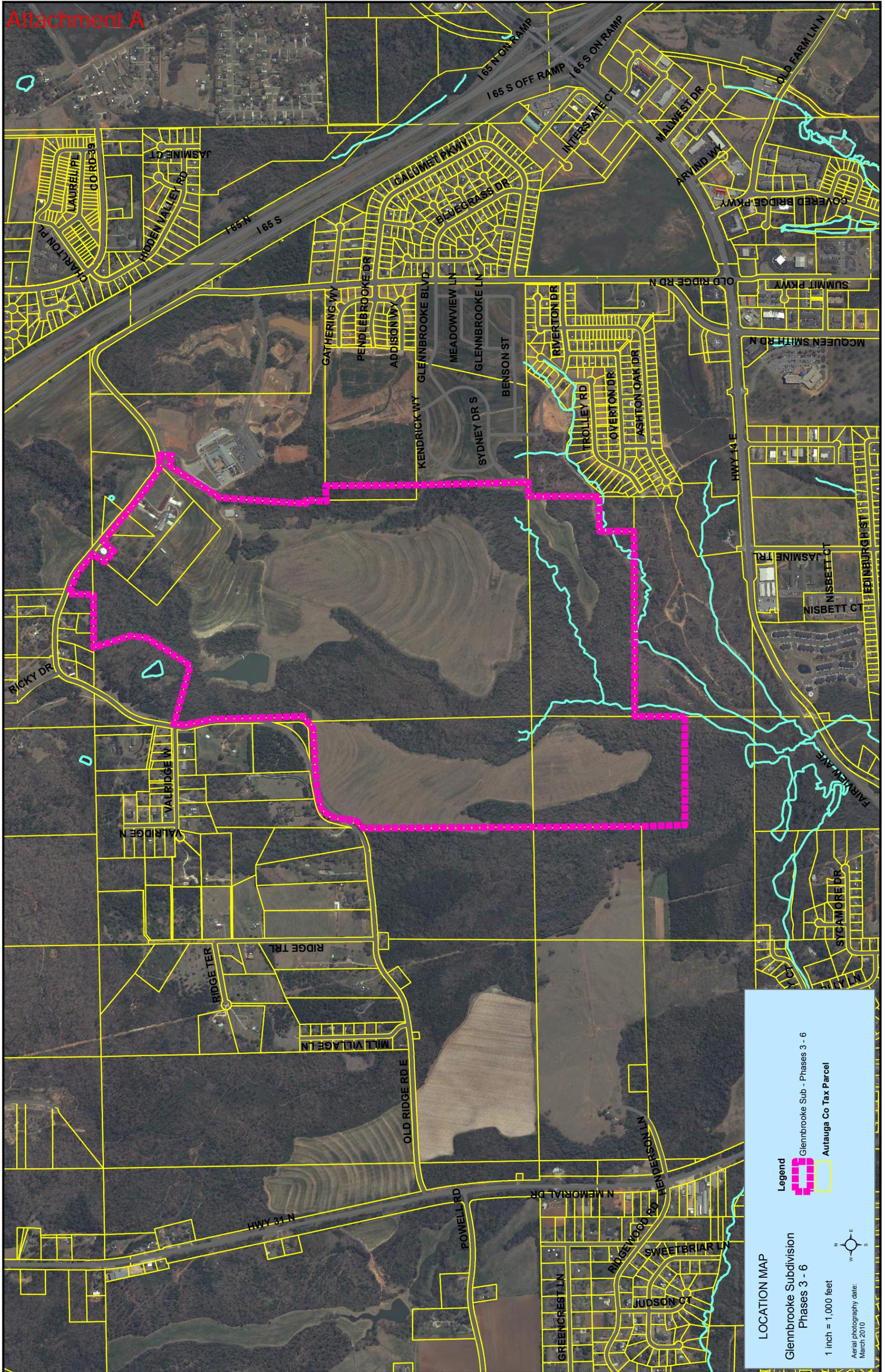
1. In section III, there is one long dead end run over 1000 ft. (I calculate about 1700 ft.) Tie this road into another road to shorten the dead end to 1000 ft. or less. I will need hydrant placement information at a future time.

ENGINEERING DEPARTMENT:

1. Provide a transportation/traffic impact study to support proposed road network and gauge impacts to existing road network.
2. Provide overall concept for storm water management and any proposed detention facilities.

ATTACHMENTS

- A. Location Map
- B. Sketch Plan
- C. Extended Future Land Use Map
- D. Sketch Plan – Planning Department Mark-up



LOCATION MAP

Glennbrooke Subdivision
Phases 3 - 6

1 inch = 1,000 feet
Aerial photography date:
March 2010

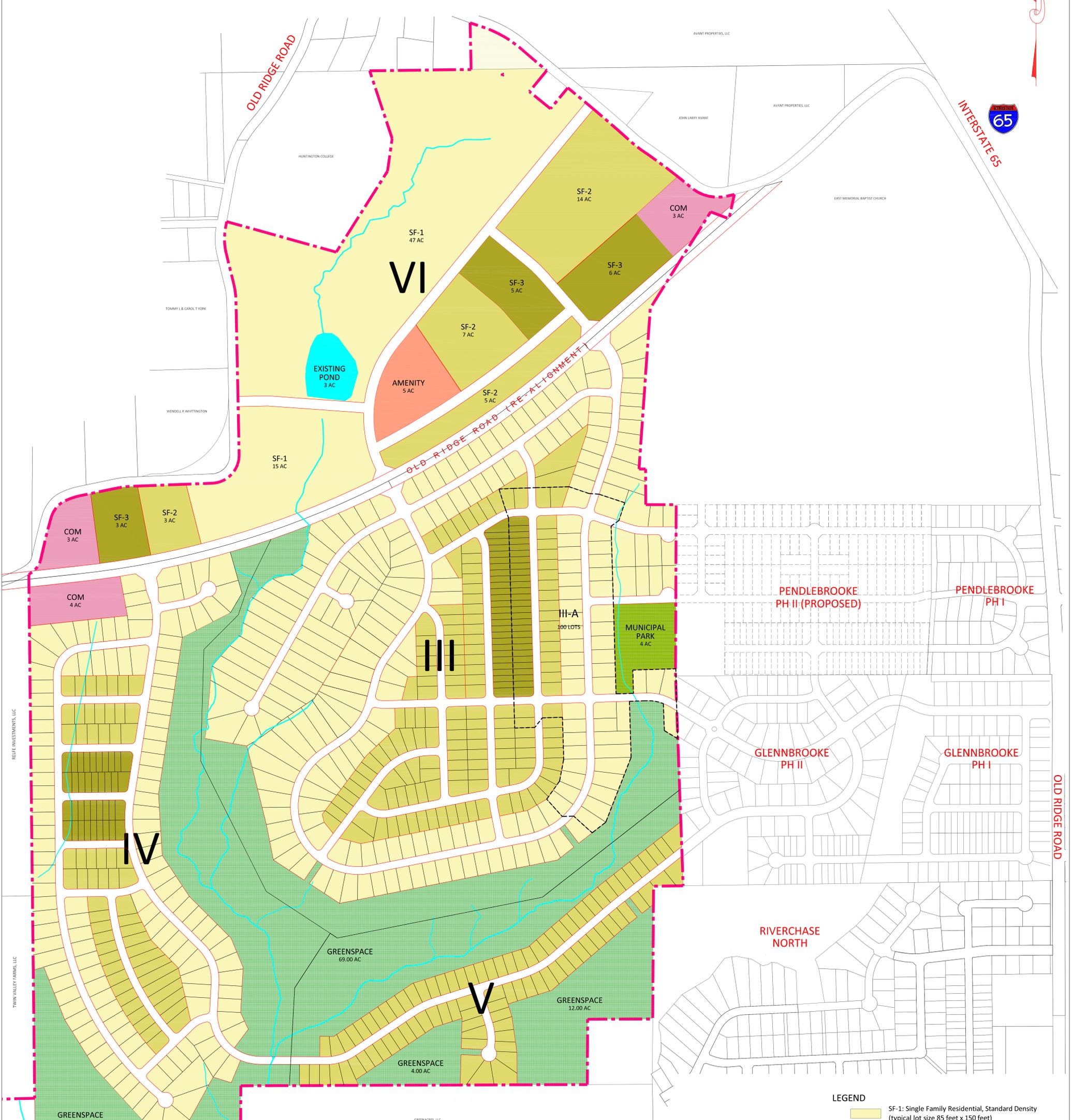
Legend

- Glennbrooke Sub - Phases 3 - 6
- Autauga Co Tax Parcel

MASTER PLAN OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama

April 3, 2013



PROPOSED PROJECT DATA:							
PHASE III		PHASE IV		PHASE V		PHASE VI	
TOTAL ACREAGE	164 AC	TOTAL ACREAGE	82 AC	TOTAL ACREAGE	24 AC	TOTAL ACREAGE	130 AC
437 - LOTS		226 - LOTS		92 - LOTS			
SF-1	92 AC	SF-1	44 AC	SF-1	N/A	SF-1	62 AC
SF-2	34 AC	SF-2	15 AC	SF-2	N/A	SF-2	29 AC
SF-3	7 AC	SF-3	5 AC	SF-3	20 AC	SF-3	14 AC
PARK	4 AC	COM	4 AC	AMENITY		COM	6 AC
LENGTH OF STREETS	23,144 LF	LENGTH OF STREETS	12,021 LF	LENGTH OF STREETS	3,364 LF	AMENITY	5 AC
ROW AREA	27 AC	ROW AREA	14 AC	ROW AREA	4 AC	POND	3 AC
						ROW AREA	11 AC
TOTAL ACREAGE: 515 AC		TOTAL LOTS (PH III, IV, & V): 754 LOTS		TOTAL GREENSPACE: 103 AC		OLD RIDGE ROAD: 12 AC	

- LEGEND**
- SF-1: Single Family Residential, Standard Density (typical lot size 85 feet x 150 feet)
 - SF-2: Single Family Residential, Medium Density (typical lot size 65 feet x 130 feet)
 - SF-3: Single Family Residential, High Density (typical lot size 40 feet x 130 feet)
 - AMENITY
 - COM: Commercial
 - GREENSPACE
 - MUNICIPAL PARK

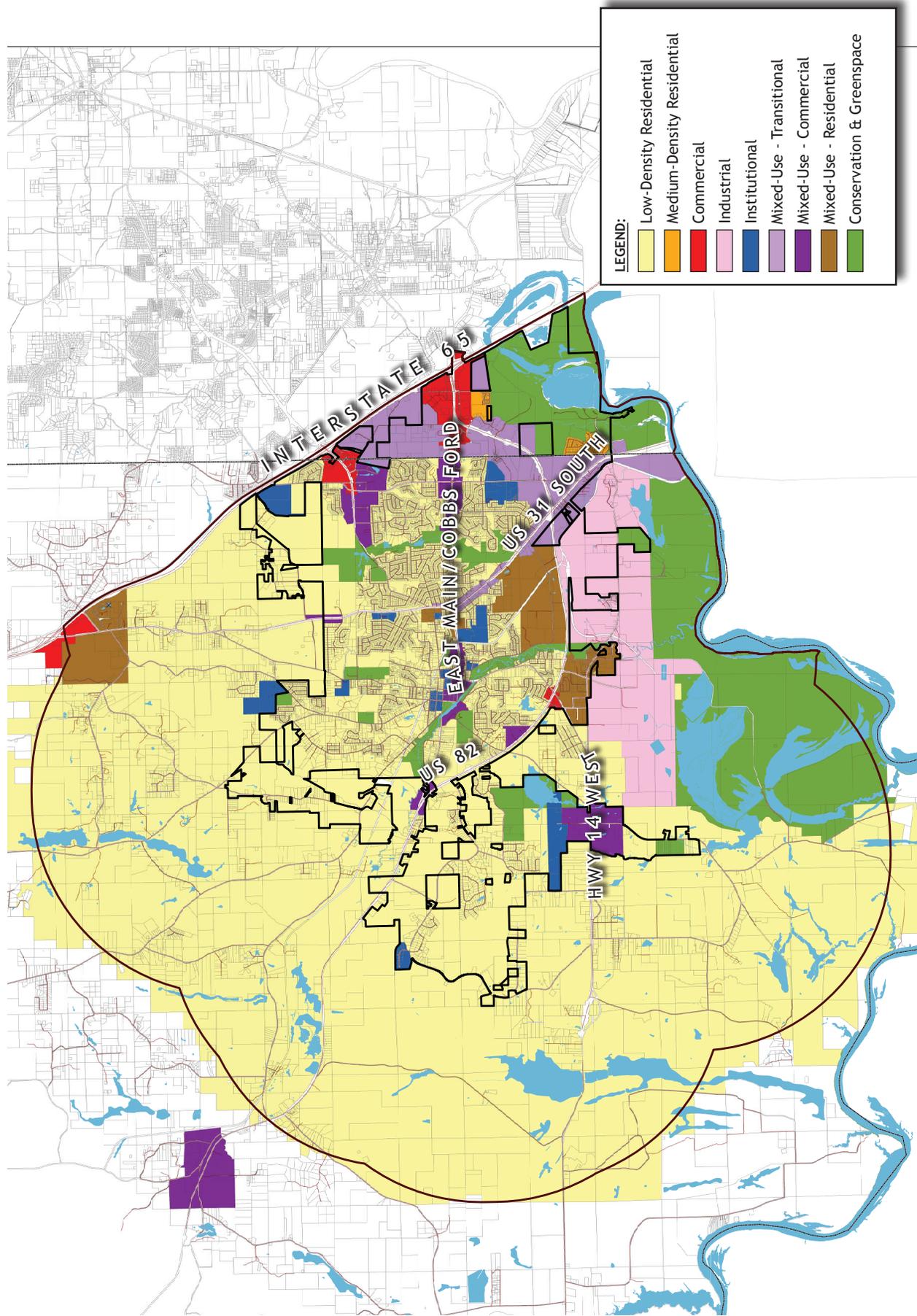
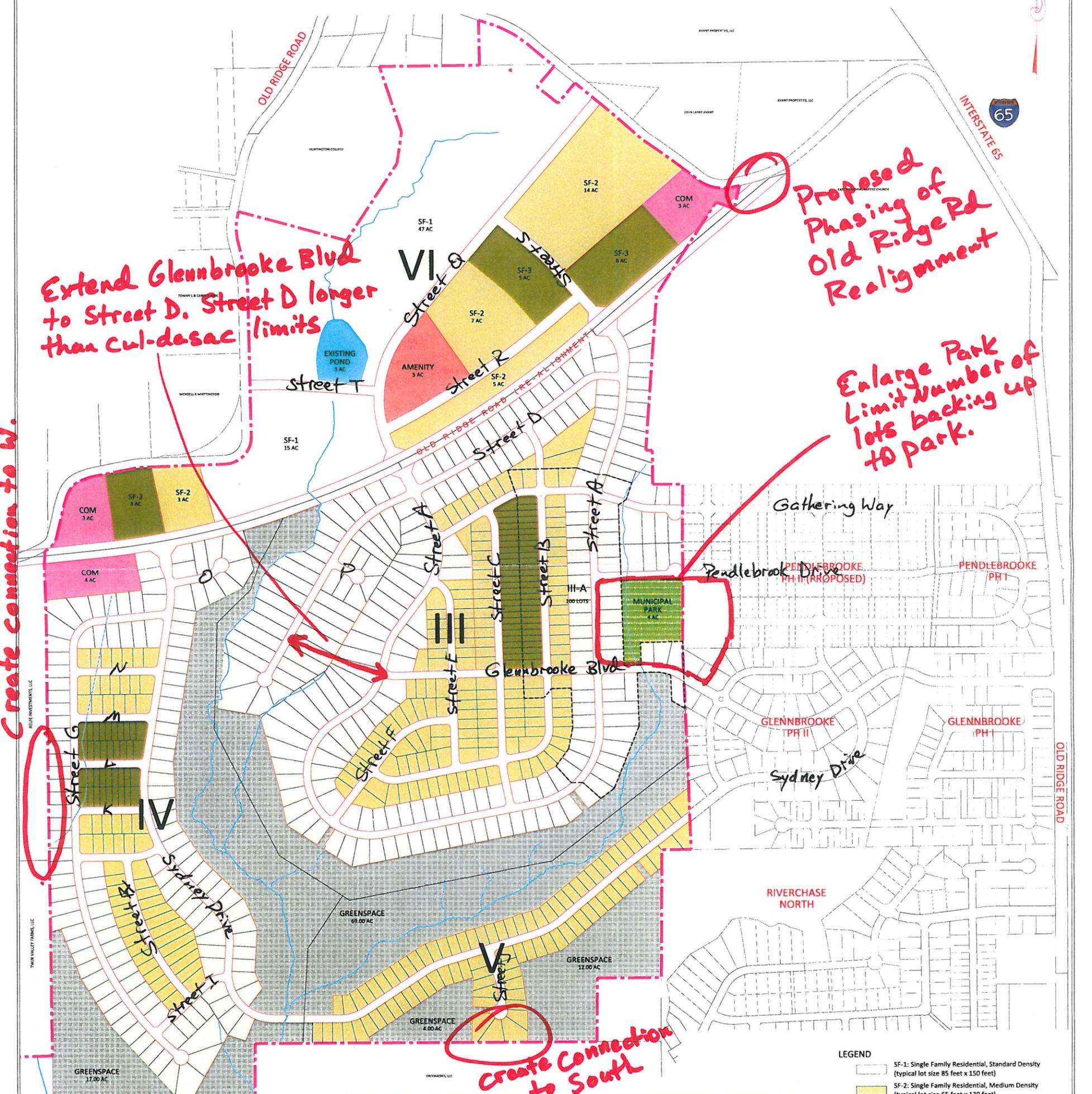


Figure 2.2 - Extended Future Land Use

Planning Dept. Mark-up 4-2013

MASTER PLAN OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama
April 3, 2013



PROPOSED PROJECT DATA:

PHASE III	PHASE IV	PHASE V	PHASE VI
TOTAL ACREAGE 437 - LOTS	164 AC	TOTAL ACREAGE 228 - LOTS	82 AC
SF-1	82 AC	SF-1	44 AC
SF-2	34 AC	SF-2	15 AC
SF-3	7 AC	SF-3	5 AC
PARK	4 AC	COM	4 AC
LENGTH OF STREETS ROW AREA	23,144 LF 27 AC	LENGTH OF STREETS ROW AREA	12,021 LF 14 AC
TOTAL ACREAGE: 615 AC	TOTAL LOTS (PH III, IV, & V): 754 LOTS	TOTAL GREENSPACE: 103 AC	OLD RIDGE ROAD: 12 AC

- LEGEND**
- SF-1: Single Family Residential, Standard Density (typical lot size 85 feet x 150 feet)
 - SF-2: Single Family Residential, Medium Density (typical lot size 65 feet x 130 feet)
 - SF-3: Single Family Residential, High Density (typical lot size 40 feet x 130 feet)
 - AMENITY
 - COM: Commercial
 - GREENSPACE
 - MUNICIPAL PARK

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

DATE: 10/18/2011
SCALE: 1"=80'
DRAWN BY: [Name]
CHECKED BY: [Name]

Revised

MASTER PLAN OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama
April 17, 2013



LEGEND

- SF-1: Single Family Residential, Standard Density (Typical lot size 85 feet x 150 feet)
- SF-2: Single Family Residential, Medium Density (Typical lot size 65 feet x 130 feet)
- SF-3: Single Family Residential, High Density (Typical lot size 40 feet x 130 feet)
- AMENITY
- COMM: Commercial
- GREENSPACE
- MUNICIPAL PARK
- DETENTION

PROPOSED PROJECT DATA:

PHASE III	PHASE IV	PHASE V	PHASE VI
TOTAL ACRES: 14.4 AC	TOTAL ACRES: 82.4 AC	TOTAL ACRES: 24.4 AC	TOTAL ACRES: 138.4 AC
TOTAL LOTS: 204	TOTAL LOTS: 1142	TOTAL LOTS: 364	TOTAL LOTS: 2110
PH-1: 204	PH-1: 1142	PH-1: 364	PH-1: 2110
PH-2: 0	PH-2: 0	PH-2: 0	PH-2: 0
PH-3: 0	PH-3: 0	PH-3: 0	PH-3: 0
AMENITY: 0	AMENITY: 0	AMENITY: 0	AMENITY: 0
COMM: 0	COMM: 0	COMM: 0	COMM: 0
GREENSPACE: 0	GREENSPACE: 0	GREENSPACE: 0	GREENSPACE: 0
MUNICIPAL PARK: 0	MUNICIPAL PARK: 0	MUNICIPAL PARK: 0	MUNICIPAL PARK: 0
DETENTION: 0	DETENTION: 0	DETENTION: 0	DETENTION: 0
TOTAL ACRES: 14.4 AC	TOTAL ACRES: 82.4 AC	TOTAL ACRES: 24.4 AC	TOTAL ACRES: 138.4 AC
TOTAL LOTS: 204	TOTAL LOTS: 1142	TOTAL LOTS: 364	TOTAL LOTS: 2110

ESI BARRETT-SIMPSON, INC.
Engineers & Land Surveyors



#130016-3

CITY OF
PRATTVILLE, ALABAMA

GLENBROOKE
SUBDIVISION
PLAT 2 E

402 & 404
SYDNEY DR N

SCALE: 1" = 100'



STREETS
TAX PARCELS



RESOLUTION

Preliminary Plat

Williams Prattville Motels, Inc. Plat 1

May 16, 2013

Whereas, Dorothy Cobb Jones, Regions Bank, Virginia Marie Jones, Danya C. Jones & Leslie J. McCahern are owners of property included in Williams Prattville Motels, Inc. Plat 1; and

Whereas, Williams Prattville Motels, Inc., Max Federal Credit Union, and R & R Enterprises, LLC hold a ground lease interest in the proposed plat; and

Whereas, the plat is generally located at 2590 Cobbs Ford Road; and

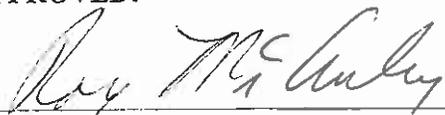
Whereas, the proposed development is located inside the city limits; and

Whereas, a public hearing for the proposed development was heard on May 16, 2013; and

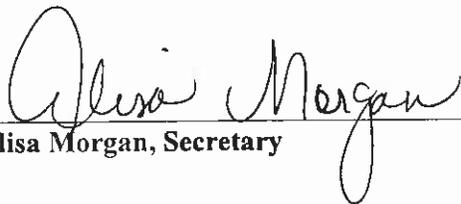
Whereas, the required city departments have reviewed and commented on the proposed preliminary plat.

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

APPROVED:

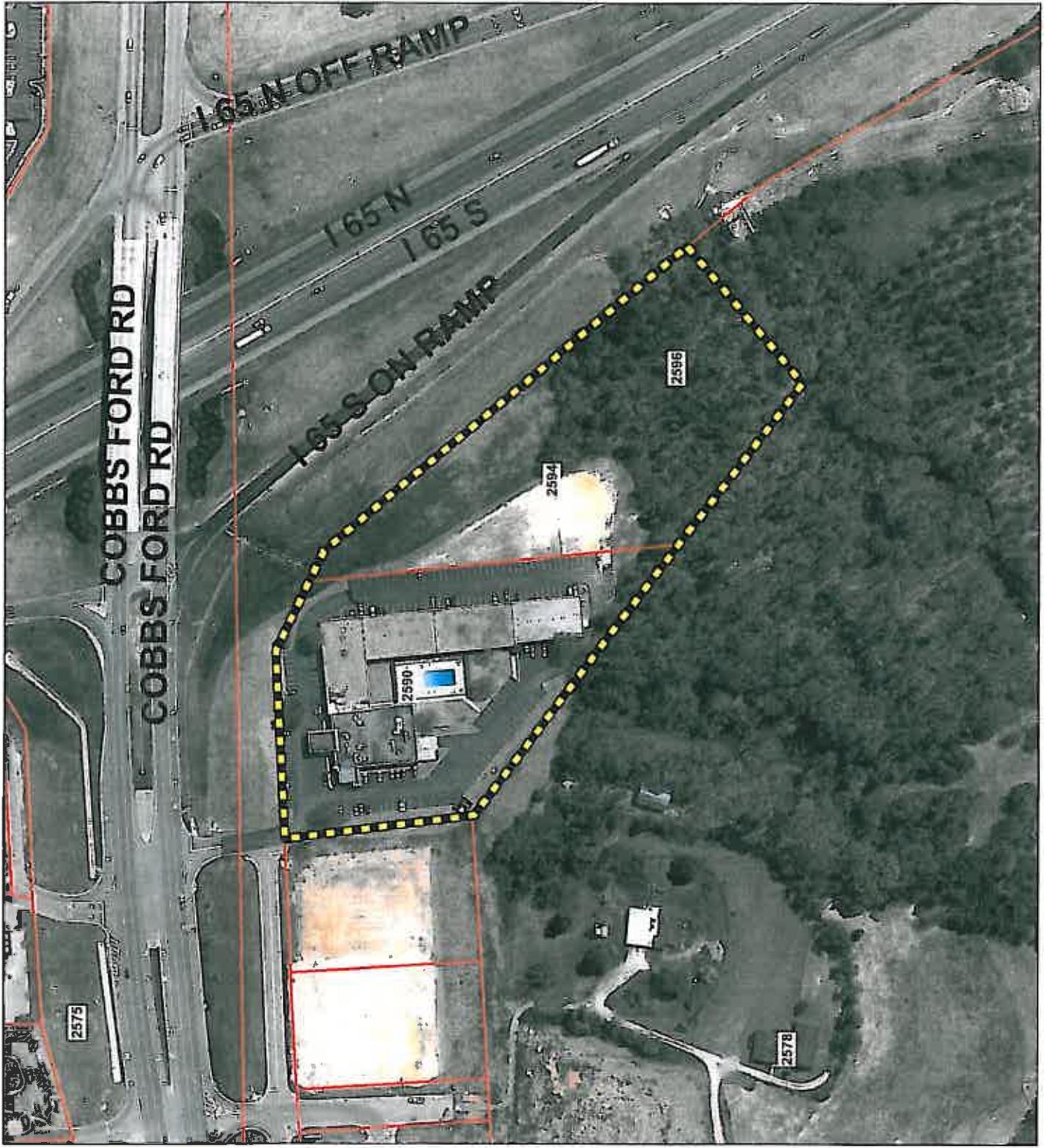


Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

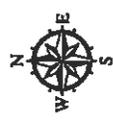
**The motion to approve passed unanimously
5/16/13**



CITY OF
PRATTVILLE, ALABAMA

Williams Prattville
Motels Inc.
2590
Cobbs Ford Rd
Hampton Inn & Suites

* NOTE *
2010 Aerial Imagery
displays former
Holiday Inn
Scale: 1" = 100'



STREETS
TAX PARCELS



WILLIAMS PRATTVILLE MOTELS, INC. PLAT NO. 1

LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17 T17N
R17E ELMORE COUNTY ALABAMA

ARCHITECTURE
KREBS
ENGINEERING

312 CATOMA STREET SUITE 103
BIRMINGHAM AL 35204
P 204-271-0988
F 204-271-0988



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 THE SAME IN THE PROBATE OFFICE OF ELMORE COUNTY, ALABAMA THIS THE ____ DAY OF ____ 2013.

CERTIFICATE OF APPROVAL BY 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 THE SAME IN THE PROBATE OFFICE OF ELMORE COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2013.

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, THIS THE ____ DAY OF ____ 2013.

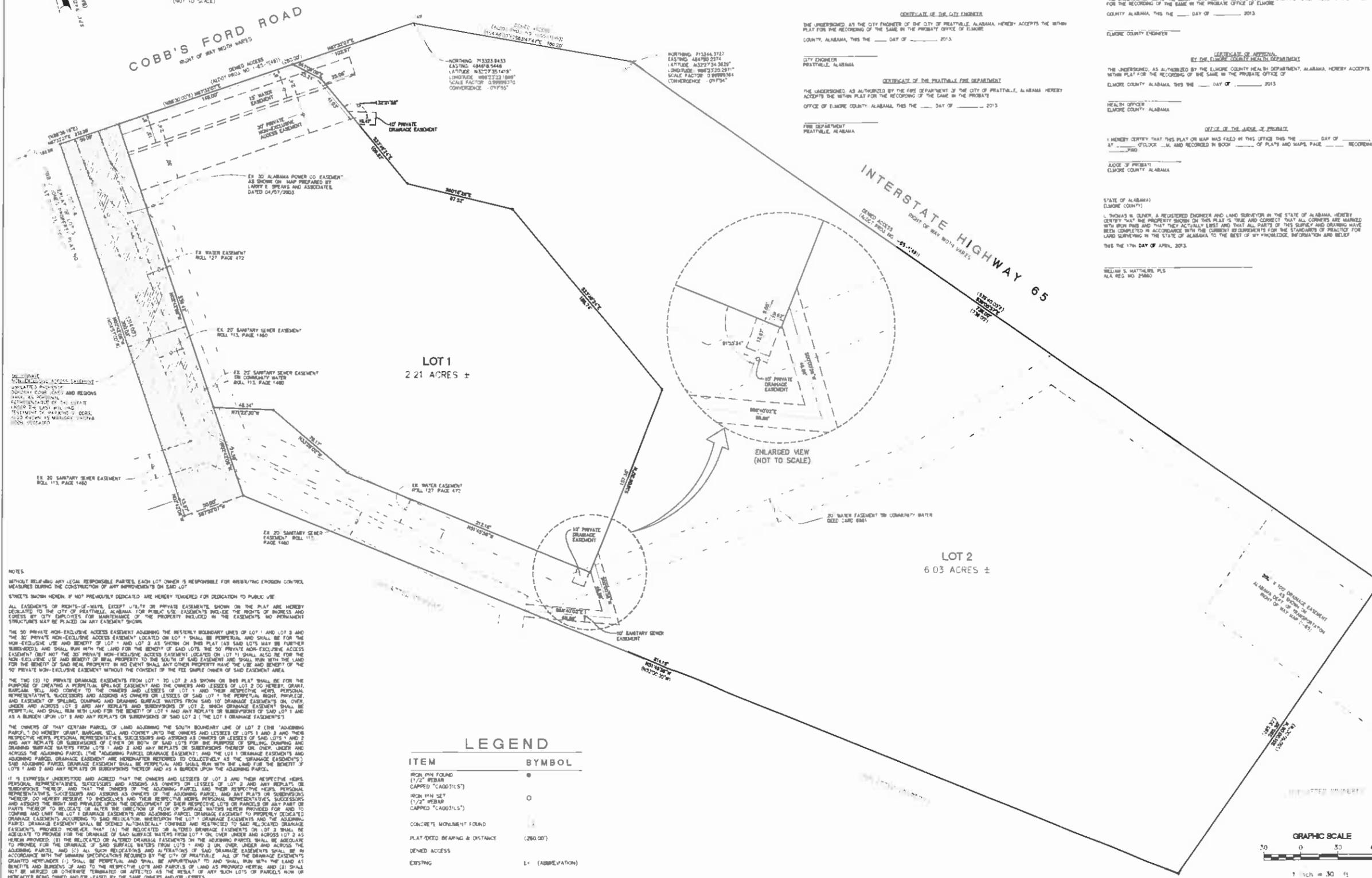
CERTIFICATE OF APPROVAL BY THE HEALTH DEPARTMENT
THE UNDERSIGNED AS AUTHORIZED BY THE HEALTH DEPARTMENT OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF ELMORE COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2013.

CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY HEALTH DEPARTMENT
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, THIS THE ____ DAY OF ____ 2013.

CERTIFICATE OF APPROVAL BY THE JUDGE OF PROBATE
I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS BEEN FILED IN THIS OFFICE THIS THE ____ DAY OF ____ 2013 AT ____ O'CLOCK ____ M. AND RECORDED IN BOOK ____ OF PLATS AND MAPS PAGE ____ RECORDING ____.

STATE OF ALABAMA
ELMORE COUNTY

WILLIAM S. MATTHEWS, PLS
ALA. REG. NO. 25880



NOTES

WITHOUT RELYING ANY LEGAL RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR RESISTING FROST CONTROL MEASURES DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON SAID LOT.

STREETS SHOWN HEREIN IF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

ALL EASEMENTS OF RIGHTS-OF-WAY, 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.

THE 30' PRIVATE NON-EXCLUSIVE ACCESS EASEMENT ADJOINING THE WESTERN BOUNDARY LINES OF LOT 1 AND LOT 3 AND THE 30' PRIVATE NON-EXCLUSIVE ACCESS EASEMENT LOCATED ON LOT 1 SHALL BE PERPETUAL AND SHALL BE FOR THE NON-EXCLUSIVE USE AND BENEFIT OF LOT 1 AND LOT 2 AS SHOWN ON THIS PLAT (AS SAID LOTS MAY BE FURTHER SUBDIVIDED) AND SHALL RUN WITH THE LAND FOR THE BENEFIT OF SAID LOTS. THE 30' PRIVATE NON-EXCLUSIVE ACCESS EASEMENT (BUT NOT THE 30' PRIVATE NON-EXCLUSIVE ACCESS EASEMENT LOCATED ON LOT 1) SHALL ALSO BE FOR THE NON-EXCLUSIVE USE AND BENEFIT OF REAL PROPERTY TO THE SOUTH OF SAID EASEMENT AND SHALL RUN WITH THE LAND FOR THE BENEFIT OF SAID REAL PROPERTY. IN NO EVENT SHALL ANY OTHER PROPERTY TAKE THE USE AND BENEFIT OF THE 30' PRIVATE NON-EXCLUSIVE ACCESS EASEMENT WITHOUT THE CONSENT OF THE FEE SIMPLE OWNER OF SAID EASEMENT AREA.

THE TWO (2) 10' PRIVATE DRAINAGE EASEMENTS FROM LOT 1 TO LOT 2 AS SHOWN ON THIS PLAT SHALL BE FOR THE PURPOSE OF CARRYING A PERPETUAL DRAINAGE EASEMENT AND THE OWNERS AND LESSEES OF LOT 2 DO HEREBY GRANT, BARGAIN, SELL AND CONVEY TO THE OWNERS AND LESSEES OF LOT 1 AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS AS OWNERS OR LESSEES OF SAID LOT 1 THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT OF SPILLING, DUMPING AND DRAINING SURFACE WATERS FROM SAID 10' DRAINAGE EASEMENTS ON, OVER, UNDER AND ACROSS LOT 2 AND ANY REPLATS AND SUBDIVISIONS OF LOT 2 WHICH DRAINAGE EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND FOR THE BENEFIT OF LOT 1 AND ANY REPLATS OR SUBDIVISIONS OF SAID LOT 1 AND AS A BURDEN UPON LOT 2 AND ANY REPLATS OR SUBDIVISIONS OF SAID LOT 2 (THE LOT 1 DRAINAGE EASEMENTS).

THE OWNERS OF THAT CERTAIN PARCEL OF LAND ADJOINING THE SOUTH BOUNDARY LINE OF LOT 2 (THE "ADJOINING PARCEL") DO HEREBY GRANT, BARGAIN, SELL AND CONVEY TO THE OWNERS AND LESSEES OF LOTS 1 AND 2 AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS AS OWNERS OR LESSEES OF SAID LOTS 1 AND 2 AND ANY REPLATS OR SUBDIVISIONS OF EITHER OR BOTH OF SAID LOTS FOR THE PURPOSE OF SPILLING, DUMPING AND DRAINING SURFACE WATERS FROM LOTS 1 AND 2 AND ANY REPLATS OR SUBDIVISIONS THEREOF OR OVER, UNDER AND ACROSS THE ADJOINING PARCEL (THE "ADJOINING PARCEL DRAINAGE EASEMENT"); AND THE LOT 1 DRAINAGE EASEMENTS AND ADJOINING PARCEL DRAINAGE EASEMENT ARE HEREBY TENDERED TO COLLECTIVELY AS THE "DRAINAGE EASEMENTS"; SAID ADJOINING PARCEL DRAINAGE EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND FOR THE BENEFIT OF LOTS 1 AND 2 AND ANY REPLATS OR SUBDIVISIONS THEREOF AND AS A BURDEN UPON THE ADJOINING PARCEL.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE OWNERS AND LESSEES OF LOT 2 AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS AS OWNERS OR LESSEES OF LOT 2 AND ANY REPLATS OR SUBDIVISIONS THEREOF, AND THAT THE OWNERS OF THE ADJOINING PARCEL, AND ANY REPLATS OR SUBDIVISIONS THEREOF, DO HEREBY RESOLVE TO INDEMNIFY AND HOLD THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS OF THE RIGHT AND PRIVILEGE UPON DEVELOPMENT OF SAID DRAINAGE EASEMENTS OR ANY PART OF PARTS THEREOF TO RELOCATE OR ALTER THE COURSE OF FLOW OF SURFACE WATERS HEREIN PROVIDED FOR AND TO CORRECT AND LIFT THE LOT 1 DRAINAGE EASEMENT AND ADJOINING PARCEL DRAINAGE EASEMENT TO PROPERLY LOCATED DRAINAGE EASEMENTS ACCORDING TO SAID RELOCATION, WHEREUPON THE LOT 1 DRAINAGE EASEMENTS AND THE ADJOINING PARCEL DRAINAGE EASEMENT SHALL BE DEEMED AUTOMATICALLY CORRECTED AND RELINQUISHED TO SAID RELOCATED DRAINAGE EASEMENTS PROVIDED HOWEVER THAT (A) THE RELOCATED OR ALTERED DRAINAGE EASEMENTS ON LOT 2 SHALL BE ADEQUATE TO PROVIDE FOR THE DRAINAGE OF SAID SURFACE WATERS FROM LOT 1 OR OVER, UNDER AND ACROSS LOT 2 AS HEREIN PROVIDED; (B) THE RELOCATED OR ALTERED DRAINAGE EASEMENTS ON THE ADJOINING PARCEL SHALL BE ADEQUATE TO PROVIDE FOR THE DRAINAGE OF SAID SURFACE WATERS FROM LOTS 1 AND 2 OR OVER, UNDER AND ACROSS THE ADJOINING PARCEL; AND (C) ALL SUCH RELOCATIONS AND ALTERATIONS OF SAID DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS REQUIRED BY THE CITY OF PRATTVILLE. ALL OF THE DRAINAGE EASEMENTS QUANTIFIED HEREIN (1) SHALL BE PERPETUAL AND SHALL BE APPROPRIATE TO AND SHALL RUN WITH THE LAND AS BENEFITS AND BURDENS OF SAID TO THE RESPECTIVE LOTS AND AS PROVIDED HEREIN; AND (2) SHALL NOT BE MERGED OR OTHERWISE TERMINATED OR AFFECTED AS THE RESULT OF ANY SUCH LOTS OR PARCELS NOW OR HEREAFTER BEING OWNED AND/OR LEASED BY THE SAME OWNERS AND/OR LESSEES.

WILLIAMS PRATTVILLE MOTELS, INC
PLAT NO. 1
ELMORE COUNTY, ALABAMA

Original _____
Drawn _____
Checked _____
Estimated _____
Title _____
Date _____
Description _____

Project No. 11752

PLAT

Scale 1" = 30 ft

0 30 60

1 of 2

04/17/2013

RESOLUTION

Final Plat

Williams Prattville Motels, Inc. Plat 1

May 16, 2013

Whereas, Dorothy Cobb Jones, Regions Bank, Virginia Marie Jones, Danya C. Jones & Leslie J. McCahern are owners of property included in Williams Prattville Motels, Inc. Plat 1; and

Whereas, Williams Prattville Motels, Inc., Max Federal Credit Union, and R & R Enterprises, LLC hold a ground lease interest in the proposed plat; and

Whereas, the plat is generally located at 2590 Cobbs Ford Road; and

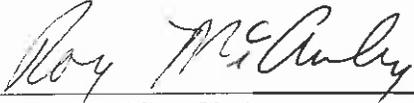
Whereas, the proposed development is located inside the city limits; and

Whereas, the preliminary plat for the proposed development was approved on May 16, 2013; and

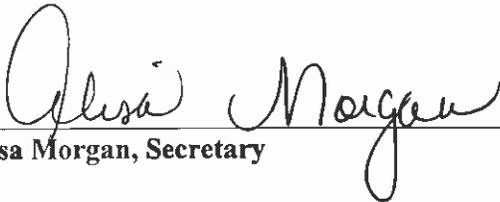
Whereas, the required city departments have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Williams Prattville Motels, Inc. Plat 1 *contingent that any additional subdivision of the property would require a sketch plan of the entire Cobb/Jones property.*

APPROVED:

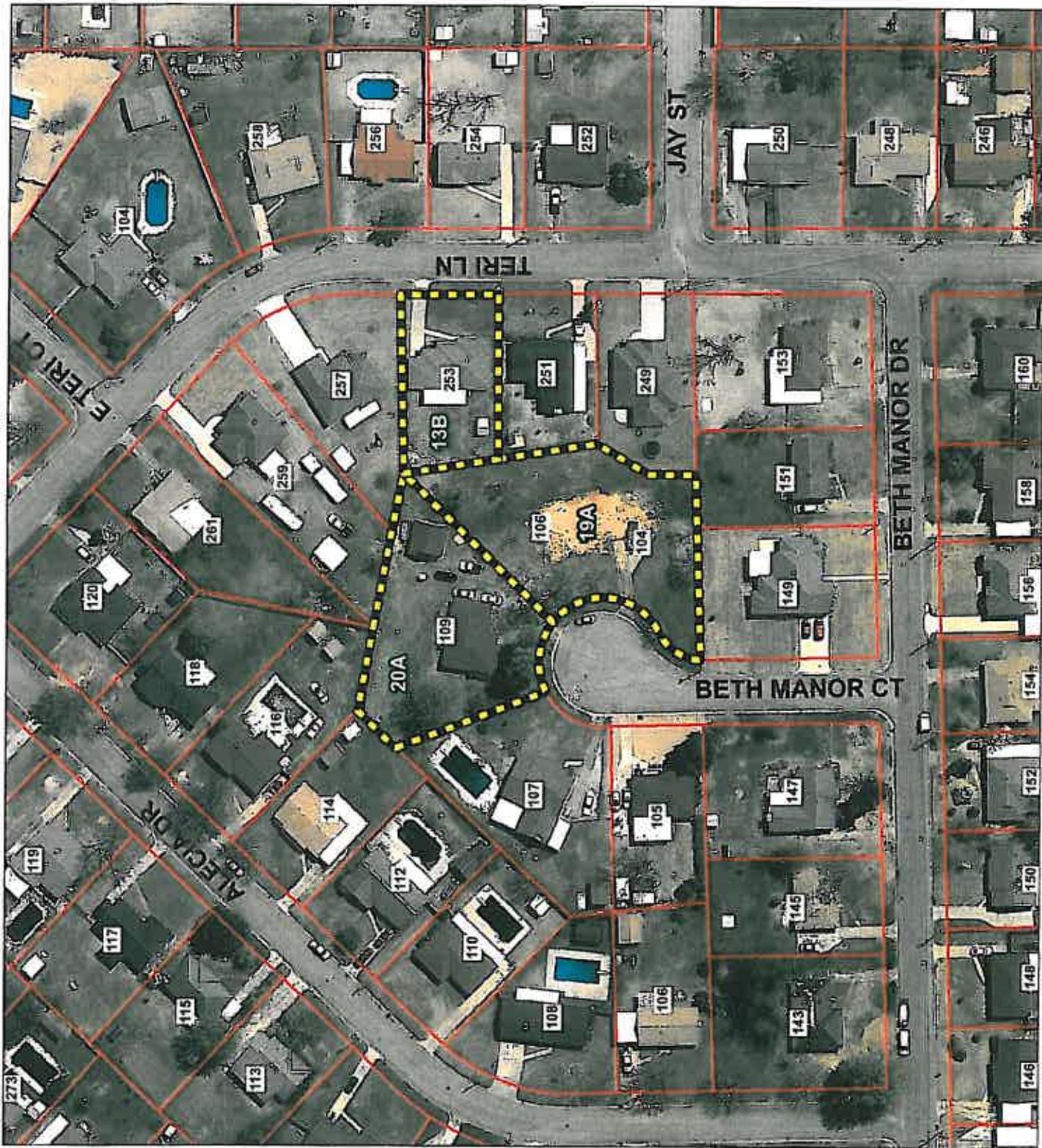


Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

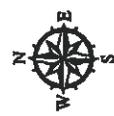
The motion to approve passed unanimously
5/16/13



CITY OF
PRATTVILLE, ALABAMA

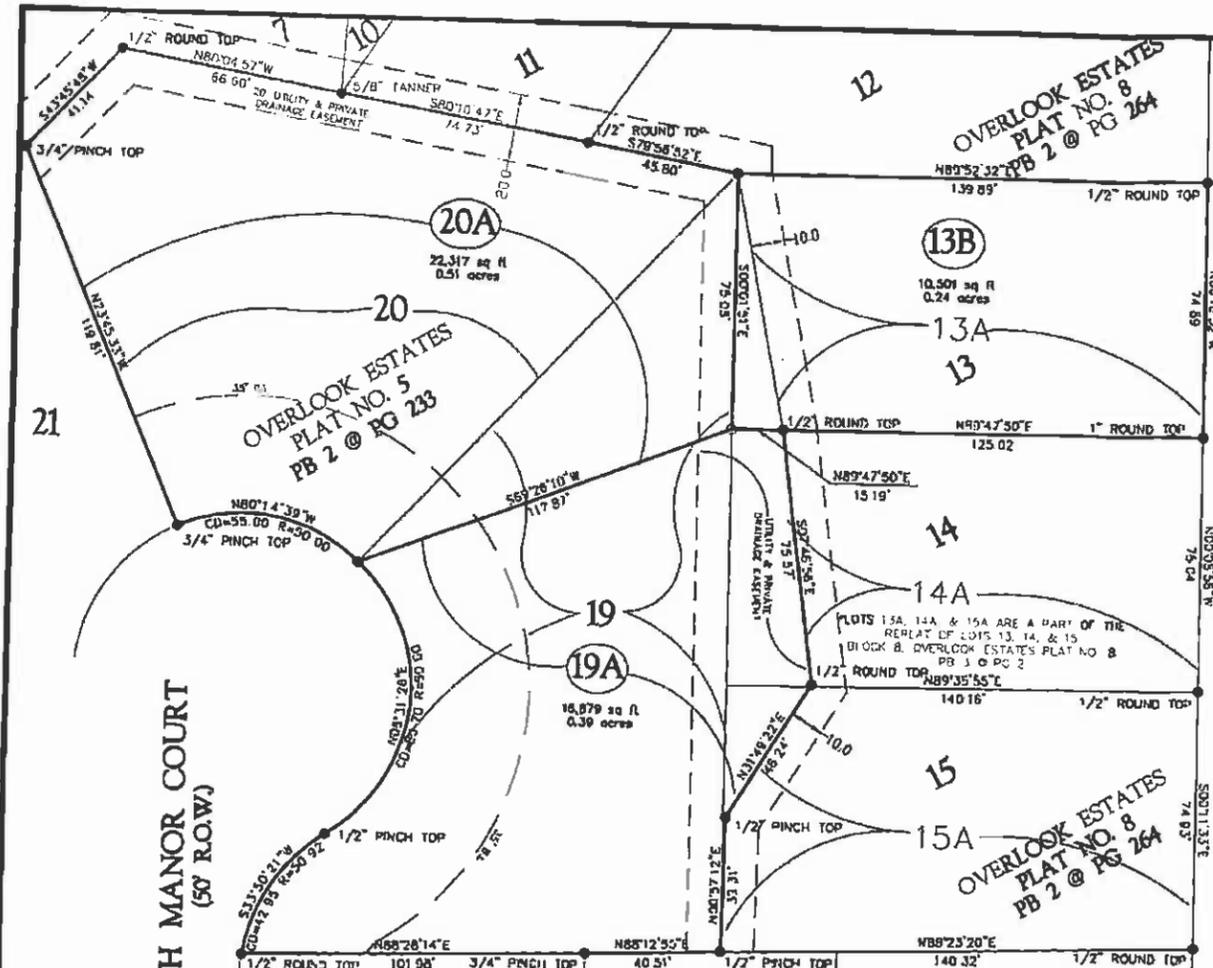
CORRECTED
OVERLOOK ESTATES
PLAT 5A
106 & 109
BETH MANOR CT
253 TERI LN

SCALE: 1" = 100'



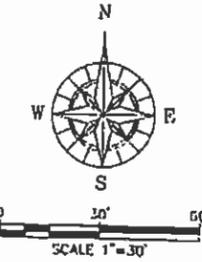
STREETS
TAX PARCELS





TERI LANE
(50' R.O.W.)

*BEARINGS ROTATED TO MATCH OVERLOOK ESTATES PLAT NO. 5, AS RECORDED IN PB 2 @ PG 233 IN THE OFFICE OF THE JUDGE OF PROBATE, ALTAUGA 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")



LOCATION MAP

STATE OF ALABAMA
ALTAUGA COUNTY

I, Gregory M. Gillen, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of Kenneth A. Chambers, Patrick G. Moore, and Wayne D. & Joyce Thom, as owners, and more particularly described as follows:

Lots 19 & 20 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 of Page 254.

LESS AND EXCEPT Lots 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 of Page 2.

And that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided (showing the length and bearings of the boundaries of each lot and the name of the streets, alleys and public grounds and giving the bearings, lengths, width and Survey, and that permanent monuments have been placed at points marked (a) as herein 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 at the best of my knowledge, information and belief.

WITNESS my hand this ____ day of _____, 2013.

Gregory M. Gillen
Alicia Registration No. 18163

DEDICATION

I, Kenneth A. Chambers, as proprietor have caused the land embraced in the within plat to be surveyed, laid out and plotted 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. Chambers
Owner

ACKNOWLEDGMENT

STATE OF ALABAMA
ALTAUGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth A. Chambers 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 Proprietor 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 ____ day of _____, 2013.

(SEAL)

Notary Public: _____
My Commission Expires: _____

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.

OVERLOOK ESTATES
PLAT NO. 5
PB 2 @ PG 233
BLOCK 8

DEDICATION

I, Patrick G. Moore, as proprietor have caused the land embraced in the within plat to be surveyed, laid out and plotted to be known as Overlook Estates Plat No. 8A, 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: Patrick G. Moore
Owner

ACKNOWLEDGMENT

STATE OF ALABAMA
ALTAUGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick G. Moore 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 Proprietor 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 ____ day of _____, 2013.

(SEAL)

Notary Public: _____
My Commission Expires: _____

DEDICATION

We, Wayne D. & Joyce Thom, as proprietors have caused the land embraced in the within plat to be surveyed, laid out and plotted to be known as Corrected Plat of Overlook Estates Plat No. 8A, 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: Wayne D. Thom
Owner

Joyce Thom
Owner

ACKNOWLEDGMENT

STATE OF ALABAMA
ALTAUGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne D. & Joyce Thom are 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 Proprietor 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 ____ day of _____, 2013.

(SEAL)

Notary Public: _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE ALTAUGA 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 _____, 2013.

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 _____, 2013.

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 ____ day of _____, 2013.

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

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 _____, 2013.

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 _____, 2013.

Autauga County Engineer

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
ALTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this the ____ day of _____, 2013, at ____ o'clock ____ M, and recorded in Book ____ of Plats and Maps, Page ____ and Recording ____ paid.

CORRECTED MAP OF
Overlook Estates
Plat No. 5A
PRATTVILLE, AL

BEING A REPLAT OF LOTS 13 & 20, BLOCK 8 OVERLOOK ESTATES PLAT NO. 5 AS RECORDED IN PLATBOOK 2 @ PAGE 233 & LOT 15A OF THE REPLAT OF LOTS 13, 14, & 15, BLOCK 8 OVERLOOK ESTATES PLAT NO. 8 AS RECORDED IN PLATBOOK 3 @ PAGE 2 LYING IN AND BEING A PART OF SECTION 14, T-17-N, R-18-E, ALTAUGA COUNTY, ALABAMA

DATE: 3-8-13

LARRY E. SPEAKS
ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS
&
LAND SURVEYORS
535 PERRY STREET
MONTGOMERY AL 36104
TEL: 334/262-1320