



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the January 15, 2015 meeting of the City of Prattville Planning Commission were approved.

3/19/15

Tim Smith, Chairman

Date

Planning & Development Department

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

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

January 15, 2015

Call to order:

Chairman Tim Smith called the meeting to order at 3:07 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. McAuley moved to approve the minutes of the September 18, 2014, October 16, 2014, and November 20, 2014 meetings. Mr. Gardner seconded the motion. The motion passed unanimously.

Old Business:

1. Preliminary Plat: Rochester Hills

Location: Heather Drive

Owner: Rochester Hill, L.P.

Engineer/Representative: Larry Speaks & Associates

Mr. Duke stated that the preliminary plat of Rochester Hills was heard and tabled at the November 20, 2014 meeting. Due to error in advertisement, it was re-submitted for another public hearing on December 18, 2014. He stated that at that hearing the item was tabled for a work session that was held on January 13, 2015 to discuss details of access and egress into proposed apartment complex. He stated that the submitted preliminary plat of Rochester Hills is for the construction of the Heather Drive extension with a connection to Dee Drive.

Councilman Boles asked if the City has rights to the Cobbs Ford Road extension beside (west of) the Russell Do It Center property.

Mr. Duke stated that the stub street to Cobbs Ford Road is not part of the Russell Do It Center property; that it is unknown at the present time when or if the public R.O.W and street was dedicated to the city.

Chief Johnson moved to amend the approval contingent that a R.O.W. to the north entrance of property is made available for future access. Mr. Gardner seconded the motion.

The motion to amend passed by 6/2 vote as recorded. Favor: Chief Johnson, Mr. Gardner, Councilman Boles, Mr. McAuley, Mr. Nelson and Chairman Smith. Oppose: Mr. Hall and Mayor Gillespie. (Absent: Mrs. Carpenter)

Approved 3/19/15

Mr. McAuley moved to amend the amended motion to approve contingent that Heather Drive is a right out only from the proposed apartment complex and the exit/entrance does not align with Dee Drive.

The motion to amend the amended motion failed for a lack of a second.

The motion to approve as amended passed by 6/1 vote as recorded. Favor: Chief Johnson, Mr. Gardner, Councilman Boles, Mr. McAuley, Mr. Nelson and Chairman Smith. Oppose: Mr. Hall. Abstain: Mayor Gillespie. (Absent: Mrs. Carpenter)

Miscellaneous Business:

Adjourn:

The meeting was adjourned at 3:49 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Prattville Planning Commission

RESOLUTION

Preliminary Plat

Rochester Hills

November 20, 2014

Whereas, Rochester Hill, L. P. is the owner of Rochester Hills; and

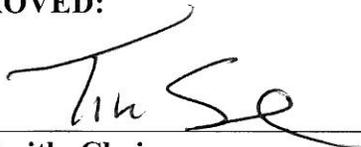
Whereas, the proposed development is located inside the city limits off Heather Drive; and

Whereas, a public hearing for the proposed subdivision was heard on November 20, 2014; and

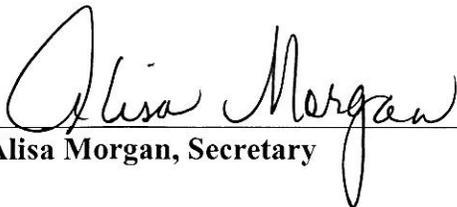
Whereas, the City department heads have reviewed and commented on the proposed development.

Now, Therefore, Be it resolved, that the City of Prattville Planning Commission hereby approves the submitted preliminary plat of Rochester Hills *contingent that a R.O.W. to the north entrance of property be made available for future access.*

APPROVED:



Tim Smith, Chairman



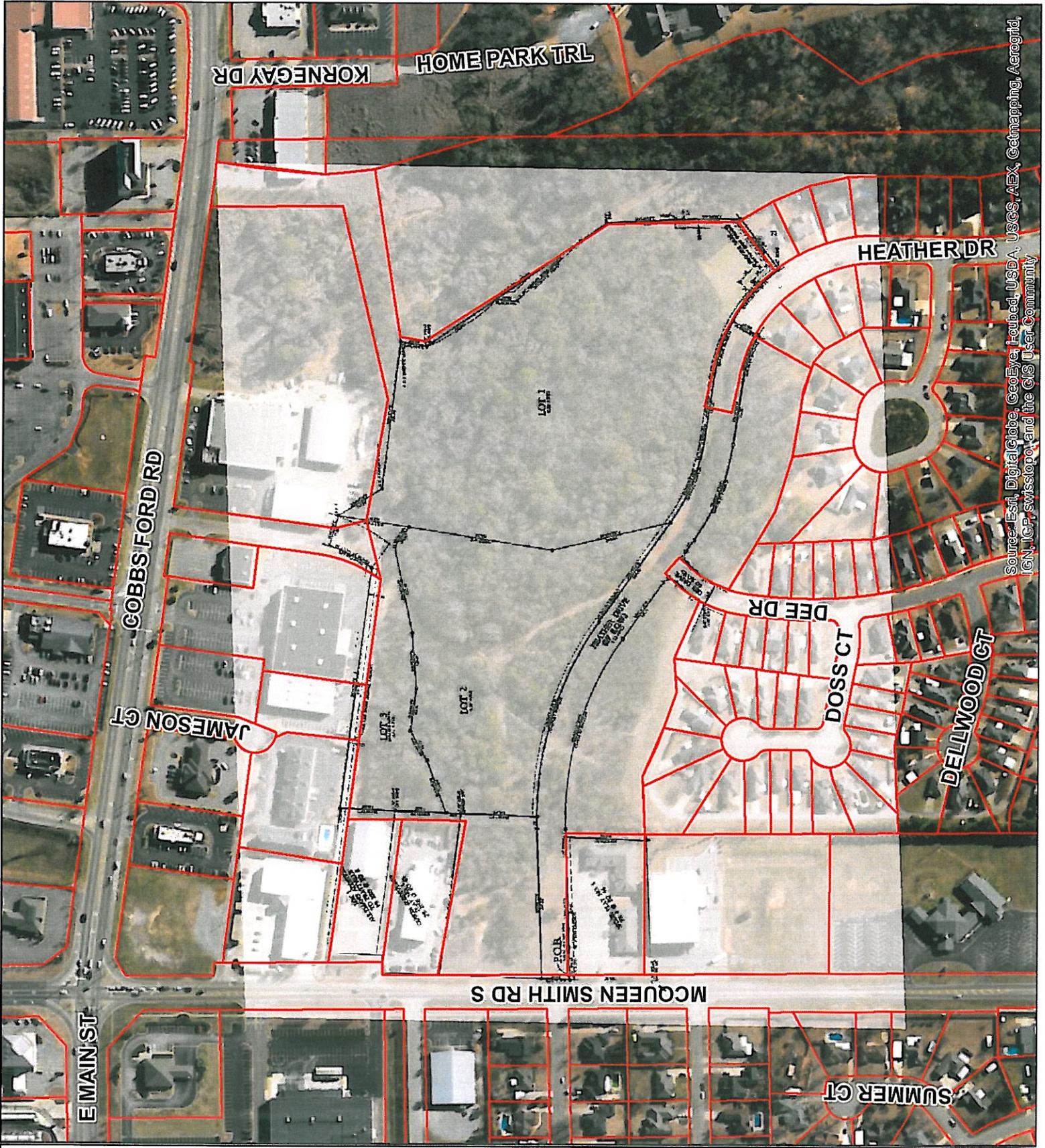
Alisa Morgan, Secretary

The motion to approve as amended passed by 6/1 vote as recorded. Favor: Chief Johnson, Mr. Gardner, Councilman Boles, Mr. McAuley, Mr. Nelson and Chairman Smith. Oppose: Mr. Hall. Abstain: Mayor Gillespie. (Absent: Mrs. Carpenter)
1/15/15

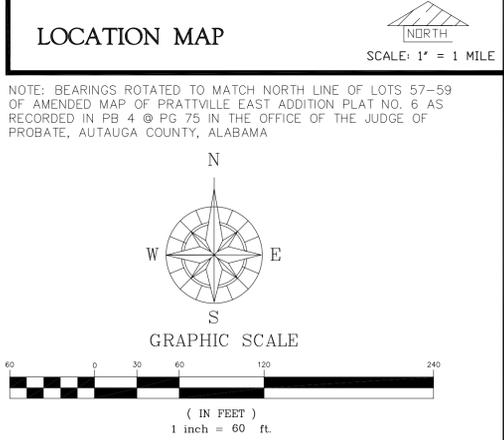
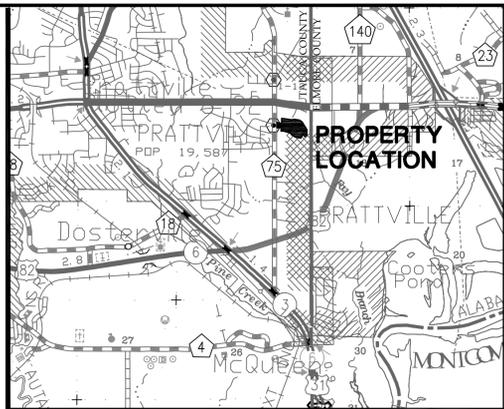
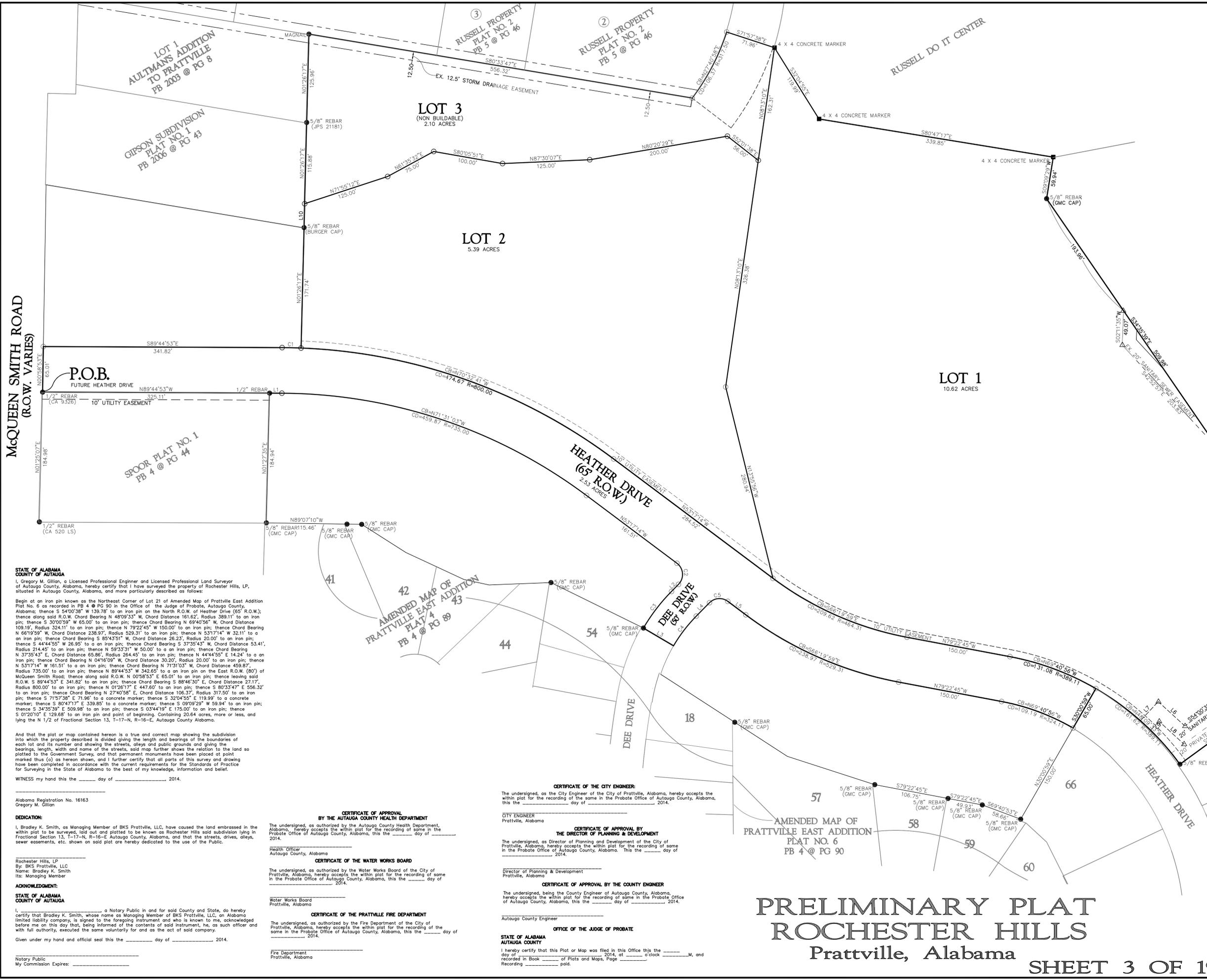
**CITY OF
PRATTVILLE, AL**
Rochester Hills
Plat 1
Scale: 1" - 300'



- STREETS
- TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



STATE OF ALABAMA
COUNTY OF AUTAUGA

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

Begin at an iron pin known as the Northeast Corner of Lot 21 of Amended Map of Prattville East Addition Plat No. 6 as recorded in PB 4 @ PG 90 in the Office of the Judge of Probate, Autauga County, Alabama; thence S 54°00'38" W 139.78' to an iron pin on the North R.O.W. of Heather Drive (65' R.O.W.); thence along said R.O.W. Chord Bearing N 48°09'33" W, Chord Distance 161.62'; Radius 389.11' to an iron pin; thence S 30°00'59" W 65.00' to an iron pin; thence Chord Bearing N 69°40'56" W, Chord Distance 109.19'; Radius 324.11' to an iron pin; thence N 79°22'45" W 150.00' to an iron pin; thence Chord Bearing N 66°19'59" W, Chord Distance 238.97'; Radius 529.31' to an iron pin; thence N 53°17'14" W 32.11' to an iron pin; thence Chord Bearing S 85°43'51" W, Chord Distance 26.23'; Radius 20.00' to an iron pin; thence S 44°44'55" W 26.95' to an iron pin; thence Chord Bearing S 37°35'43" W, Chord Distance 53.41'; Radius 214.45' to an iron pin; thence N 59°33'31" W 50.00' to an iron pin; thence Chord Bearing N 37°35'43" E, Chord Distance 65.88'; Radius 264.45' to an iron pin; thence N 44°44'55" E 14.24' to an iron pin; thence Chord Bearing N 04°16'09" W, Chord Distance 30.20'; Radius 20.00' to an iron pin; thence N 53°17'14" W 161.51' to an iron pin; thence Chord Bearing N 71°31'03" W, Chord Distance 456.87'; Radius 735.00' to an iron pin; thence N 89°44'53" W 342.65' to an iron pin on the East R.O.W. (80') of McQueen Smith Road; thence along said R.O.W. N 0°58'53" E 65.01' to an iron pin; thence leaving said R.O.W. S 89°44'53" E 341.82' to an iron pin; thence Chord Bearing S 88°46'30" E, Chord Distance 27.17'; Radius 800.00' to an iron pin; thence N 01°26'17" E 447.60' to an iron pin; thence S 80°33'47" E 556.32' to an iron pin; thence Chord Bearing N 27°40'58" E, Chord Distance 106.37'; Radius 317.50' to an iron pin; thence S 71°57'38" E 71.96' to a concrete marker; thence S 32°04'55" E 119.99' to a concrete marker; thence S 80°47'17" E 339.85' to a concrete marker; thence S 09°09'29" W 59.94' to an iron pin; thence S 34°35'39" E 509.98' to an iron pin; thence S 03°44'19" E 175.00' to an iron pin; thence S 01°20'10" E 129.68' to an iron pin and point of beginning. Containing 20.64 acres, more or less, and lying the N 1/2 of Fractional Section 13, T-17-N, R-16-E, Autauga County Alabama.

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

WITNESS my hand this _____ day of _____, 2014.

Alabama Registration No. 16163
Gregory M. Gillan

CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, 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 _____, 2014.

Health Officer
Autauga County, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT

The undersigned, as authorized by the 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 _____, 2014.

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 _____, 2014.

Autauga County Engineer

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 _____ M, and recorded in Book _____ of Plats and Maps, Page _____, this _____ day of _____, 2014, at _____ o'clock _____ P.M. Recording _____ paid.

Notary Public
My Commission Expires: _____

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 same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

Water Works Board
Prattville, Alabama

CERTIFICATE OF APPROVAL BY 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 _____, 2014.

Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER:

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2014.

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 _____, 2014.

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 _____, 2014.

Autauga County Engineer

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 _____ M, and recorded in Book _____ of Plats and Maps, Page _____, this _____ day of _____, 2014, at _____ o'clock _____ P.M. Recording _____ paid.

AMENDED MAP OF PRATTVILLE EAST ADDITION PLAT NO. 6
PB 4 @ PG 90

AMENDED MAP OF PRATTVILLE EAST ADDITION PLAT NO. 7
PB 4 @ PG 90

AMENDED MAP OF PRATTVILLE EAST ADDITION PLAT NO. 8
PB 4 @ PG 90

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AMENDED MAP OF PRATTVILLE EAST ADDITION PLAT NO. 100
PB 4 @ PG 90

PRELIMINARY PLAT
ROCHESTER HILLS
Prattville, Alabama

SHEET 3 OF 19

DATE: 8-14-14

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS
LAND SURVEYORS
535 HERRIN STREET
MONTICELLO, AL 36054
TEL: 334/262-1091

NOTES:

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

LINE	LENGTH	BEARING
L1	17.54	N89°44'53"W
L2	14.24	N44°44'55"E
L3	50.00	N59°33'31"W
L4	26.95	S44°44'55"W
L5	32.11	N53°17'14"W
L6	51.56	N67°42'25"W
L7	37.31	S43°09'01"W
L8	48.11	S47°42'23"E
L9	17.58	S43°05'01"W
L10	34.82	N01°26'17"E

CURVE	LENGTH	RADIUS	BEARING
C1	27.17	800.00	N88°46'30"W
C2	30.20	20.00	N64°16'09"W
C3	65.88	214.45	S37°35'43"W
C4	53.41	214.45	S37°35'43"W
C5	26.23	20.00	S85°43'51"W