



# 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 July 16, 2015 meeting of the  
City of Prattville Planning Commission were  
approved.

10/15/15

---

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

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DISTRICT 7

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA July 16, 2015 3:00pm

### Call to Order:

### Roll Call:

Mayor Gillespie, Councilman Boles, Chairman Smith, Vice-Chairman Gardner, Chief Johnson, Mrs. Carpenter, Mr. Hindman, Mr. McAuley, and Mr. Nelson.

### Minutes:

~~March 19, 2015, April 16, 2015 and May 21, 2015~~

### Old Business:

1. Zoning: M-1 (Light Industrial)  
Horace Davis Property  
Location: County Road 4 at Jensen Road  
Petitioner: Horace Davis  
Representative: Larry E. Speaks & Associates

*Held 5/21, 6/18  
District 2*

### New Business:

2. Re-Zoning: FAR (Forest, Agriculture, Recreation) to R-5 (Patio Garden Homes)  
The Oaks of Buena Vista  
Location: 630 Vintage Way  
Owner: Oaks of Buena Vista, LLC  
Representative: Larry Speaks & Associates
3. Re-Plat: Hearthstone Estates Plat 1-A  
Location: 904 & 906 Fireside Drive  
Owner: Alison Dennis  
Representative: Larry Speaks & Associates
4. Final Plat: Midtown Oaks  
Location: George Drive  
Owner: Prattville Development Group  
Representative: Goodwyn, Mills & Cawood, Inc.
5. Final Plat: Rochester Hills Plat 1  
Location: Heather Drive  
Owner: Rochester Hill, L.P.  
Engineer/Representative: Larry Speaks & Associates

*Public Hearing  
District 7*

*District 7*

*District 6*

*District 5*

### Miscellaneous:

### Adjourn:

### Planning & Development Department

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**July 16, 2015**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:04 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

None

**Old Business:**

- 1. Zoning: M-1 (Light Industrial)**  
**Horace Davis Property**  
**Location: County Road 4 at Jensen Road**  
**Petitioner: Horace Davis**  
**Representative: Larry E. Speaks & Associates**

Chairman Smith stated the subcommittee met again on July 7. As a result of the meeting the petitioner has requested to hold the matter until the next meeting to present a sketch plan along with the rezoning.

The motion to hold passed unanimously.

**New Business:**

- 2. Zoning: FAR (Forest, Agriculture, Recreation) to R-5 (Patio Garden Homes)**  
**The Oaks of Buena Vista**  
**Location: 630 Vintage Way**  
**Owner: Oaks of Buena Vista, LLC**  
**Representative: Larry Speaks & Associates**

Greg Gillian of Larry Speaks & Associates, petitioner's representative, introduced the zoning request of The Oaks of Buena Vista located at the end of Vintage Way. He stated that the property is being considered for annexation as well. He stated that the preliminary plat of the property was approved at the previous meeting.

Chairman Smith opened the public hearing.

Karen Bonds, 623 Vintage Way, inquired about the number of units and access.

Mr. Gillian stated that there are 12 lots proposed for the property as approved as the preliminary plat of Oaks of Buena Vista Plat 6.

The public hearing was closed.

Mrs. Carpenter introduced a resolution recommending approval of the zoning of The Oaks of Buena Vista Plat 6 and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke provided the staff report for the zoning of The Oaks of Buena Vista Plat. He stated that at the June 18 meeting the Commission approved a 12 lot subdivision preliminary plat of The Oaks of Buena Vista Plat 6 at the current end of Vintage Way. The plat approval was granted contingent on annexation into the city and zoning to match the adjacent R-5 district. He recommended approval.

The motion to recommend approval passed unanimously.

- 3. Re-Plat: Hearthstone Estates Plat 1-A**  
**Location: 904 & 906 Fireside Drive**  
**Owner: Alison Dennis**  
**Representative: Larry Speaks & Associates**

Mr. Duke stated that the petitioner is requesting to combine lots 87 and 88 of the Hearthstone Estates Plat 1 into one lot.

The vote to approve passed unanimously.

- 4. Final Plat: Midtown Oaks**  
**Location: George Drive**  
**Owner: Prattville Development Group**  
**Representative: Goodwyn, Mills & Cawood, Inc.**

Mr. Gardner introduced a resolution recommending approval of the final plat of Midtown Oaks and moved for its approval. Mrs. Carpenter seconded the motion.

Judy Jones of Goodwyn, Mills & Cawood, Inc., petitioner's representative, presented the final plat of Midtown Oaks.

Mr. Duke provided the staff report of the final plat of Midtown Oaks. He stated that construction has reached a point of substantial completion and recommended approval.

The motion to approve passed unanimously.

- 5. Final Plat: Rochester Hills Plat 1**  
**Location: Heather Drive**  
**Owner: Rochester Hill, L.P.**  
**Engineer/Representative: Larry Speaks & Associates**

Chief Johnson introduced a resolution recommending approval of the final plat of Rochester Hills Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

Greg Gillian of Larry Speaks & Associates, petitioner's representative, introduced the final plat of Rochester Hills Plat 1. He stated that this is the Heather Drive extension.

Mr. Duke provided the staff report of the final plat of Rochester Hills Plat 1. He stated that construction is substantially complete and recommended approval.

*Approved 10/15/15*

The motion to approve passed unanimously.

**Miscellaneous Business:**

**Adjourn:**

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary  
Prattville Planning Commission



# CITY OF PRATTVILLE

BILL GILLESPIE, JR.  
MAYOR

---

## CITY COUNCIL

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PRESIDENT  
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## MEMORANDUM

**DATE:** July 16, 2015  
**TO:** Prattville Planning Commission  
**FROM:** Joel T. Duke, City Planner  
**RE:** July 16, 2015 - Agenda

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Please accept this memorandum as the Planning Department staff report for items on the July 16, 2015 agenda.

- Zoning: M-1 (Light Industrial) - Horace Davis Property - County Road 4 at Jensen Road:** The request to rezone 230 acres south of County Road 4 was tabled and sent to committee following a public hearing on May 21. A subcommittee (Hindman, Gardner, and Smith) met with the petitioner on June 16 to review the request and discuss alternatives. As recommended by the Commission committee, the zoning request was held on June 18 so that the applicant could create a formal sketch plan and meet again with committee on July 7. The committee meeting was held on July 7. A brief report will be provided at the July 16 meeting.
- Zoning - The Oaks of Buena Vista, Plat 6 – Buena Vista Boulevard/Vintage Way:** At the June 18, 2015 meeting the Commission approved a request by The Oaks of Buena Vista, LLC for preliminary plat of a 12 lot subdivision contained in 3.07 acres at the current end of Vintage Way. The subdivision's typical lot is 45' x 135' fronting the required 50' right-of-way street. The June 18 plat approval was granted contingent on annexation into the city and zoning to match the adjacent R-5 district. Before the Commission on the current agenda is a request to establish a R-5 zoning. The same property will be up for annexation consideration at the July 21 City Council meeting. Recommend approval.
- Re-Plat – Hearthstone Estates, Plat 1-A (replat of Lots 87 and 88:** Proposed re-plat combines the R-5 zoned Lots 87 and 88 located at the end of Fireside Drive. Staff recommends approval.

4. **Final Plat: Midtown Oaks Subdivision, Plat 1- East end of George Drive, near Honeysuckle Drive:** On September 18, 2014, the Commission approved the initial preliminary plat in the Midtown Oaks Subdivision. The approved plat contains 26 lots on an 860' extension of George Drive to the east and south. The overall development will create 88 lots zoned as R-3, Single-Family Residential with typical dimensions of 65' x 120'. The overall development includes connections to Sunset Drive, Lawrence Street and Honey-suckle Drive. The City Council approved a rezoning of the overall sketch plan from R-2 to R-3 at their regular meeting on July 1, 2014. Staff finds that construction has reached a point of substantial completion and recommends approval.
  
5. **Final Plat: Rochester Hills, Plat 1 – between west end of Heather Drive and McQueen Smith Road:** On January 15, 2015, Rochester Hills, LP, received approval to divide the remaining section of Pecan Ridge into large lots and to add approximately 1,590' of new street connecting the western end of Heather Drive to McQueen Smith Road. The subdivision also extends Dee Drive northward a short distance to create an intersection with the new Heather Drive section. The subdivision was developed in conjunction with the Rochester Hills Apartments located on the north side of the new Heather Drive section. Staff finds that construction has reached a point of substantial completion and recommends approval.

Prattville Planning Commission

Sign-In Sheet

~~6/18/15~~

7/16/15

3:00 p.m.

| Name           | Address                        |
|----------------|--------------------------------|
| 1. Karen Bonds | 623 Vintage Way Prattville, AL |
| 2.             |                                |
| 3.             |                                |
| 4.             |                                |
| 5.             |                                |
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| 15.            |                                |
| 16.            |                                |
| 17.            |                                |
| 18.            |                                |
| 19.            |                                |
| 20.            |                                |

**RESOLUTION**

**Zoning Request to R-5**

**630 Vintage Way**

**The Oaks of Buena Vista, LLC, Petitioner**

**July 16, 2015**

**Whereas**, The Oaks of Buena Vista, LLC is the owner of the property described in Attachment A;

**Whereas**, the property to be zoned is located outside the city limits off Vintage Way; and

**Whereas**, the petitioner wishes to zone the property to R-5, Patio Garden Homes; and

**Whereas**, a public hearing on the proposed zoning was held by the Prattville Planning Commission on July 16, 2015.

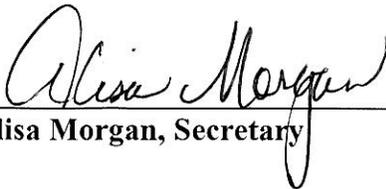
**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-5.

**APPROVED:**



---

**Tim Smith, Chairman**



---

**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
7/16/15

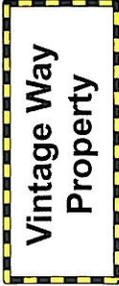
**The Oaks of Buena Vista  
Autauga County, Alabama**

**Attachment A  
Legal Description**

Begin at an iron pin known as the Northeast Corner of Lot 68A of The Corrected Map of Oaks of Buena Vista Plat No. 1A, as recorded in Plat Book 2007, at Page 23, in the Office of the Judge of Probate, Autauga County, Alabama for the herein parcel of land; thence N 01°14'53" E 63.37' to an iron pin; thence N 52°47' 10" E 369.47' to an iron pin; thence S 00°50'27" W 566.85' to an iron pin; thence N 88°25'31" W 142.99' to an iron pin; thence S 80°13'52" W 101.67' to an iron pin; thence N 88°25'31" W 50.38' to an iron pin; thence N 00°46'46" E 20.00' to an iron pin; thence N 01°14'53" E 75.38' to an iron pin; thence N 01°14'53" E 196.61' to an iron pin and point of beginning. Containing 3.07 acres, more or less, and lying in and being a part of NW 1/4 of Section 27, T-17-N, R-16-E, Autauga County, Alabama.

**CITY OF  
PRATTVILLE, AL**

**The Oaks  
of Buena Vista  
Subdivision**



**Vintage Way  
Property**

**\* Not Inside \*  
City Limit of  
Prattville  
as of 7/7/15**

**Scale: 1" = 200'**

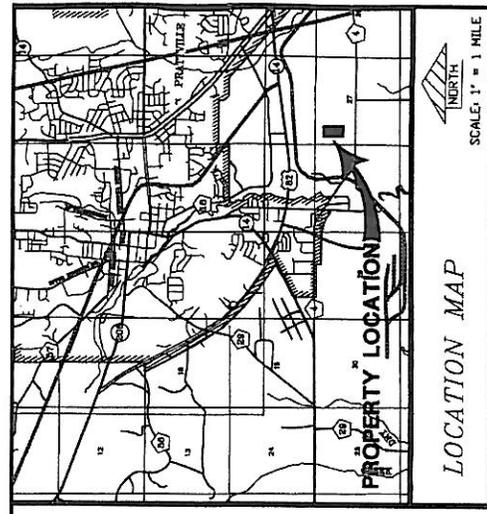


— STREETS

□ TAX PARCEL



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



**LOCATION MAP**  
SCALE: 1" = 1 MILE

NOTE: BEARINGS ROTATED TO MATCH THE CORRECTED MAP OF OAKS OF BUENA VISTA PLAT NO. 1 AS RECORDED IN FB 2007 PG 6 IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA

**PROPERTY LOCATION**

**LEGEND**  
SCALE 1"=40'

- FOUND IRON PIN (5/8" REBAR CAPTOP) W/F CA-0007-L5 (UNLESS NOTED OTHERWISE)
- SET IRON PIN (UNLESS NOTED OTHERWISE) W/F CA-0007-L5
- FOUND CONCRETE MARKER
- ▲ CALCULATED POINT
- POWER POLE / LINE / GUY
- FIRE HYDRANT
- ASPHALT
- CONCRETE
- WOOD FENCE
- BARB WIRE FENCE
- FENCE CORNER
- WATER LINE
- SANITARY SEWER LINE

**SEVERAL OF ALABAMA AUTAUGA COUNTY**

Parcel 'X' is the site shown on the Northwest Corner of Lot 68A of The Corrected Map of Oaks of Buena Vista Plat No. 1A as recorded in Plat Book 2007, 4th Page 23, in the Office of the Judge of Probate, Autauga County, Alabama for the herein parcel of land; thence N 01°14'53" E 63.37' to an iron pin; thence N 52°47'10" E 389.47' to an iron pin; thence S 00°50'27" W 556.85' to an iron pin; thence N 89°25'31" W 50.33' to an iron pin; thence N 00°46'48" E 20.00' to an iron pin; thence S 89°25'31" W 50.33' to an iron pin; thence N 01°14'53" E 198.51' to an iron pin and point of beginning, containing 3.07 acres, more or less, and being a part of NW 1/4 of Section 27, T-17-N, R-16-E, Autauga County, Alabama.

I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that the above plat and description are true and correct in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Unless otherwise shown, the buildings now existing on the above described property are shown in accordance with the current standards of practice for surveying in the State of Alabama. There are no rights-of-way, easements, or joint driveway over or across said land visible on the surface of the ground; there are no electric or telephone wires (excluding wires which serve the premises) or any other overhead utility poles, anchors and guywires over said premises, and I have retained the Federal Emergency Management Agency (FEMA) Flood Hazard Data for the above described property located in Zone X (Area determined to be outside the 0.2% annual chance floodplain) according to map dated September 3, 2014, Community Panel No. 0100100352E.

According to my survey this the 27th day of April, 2015.

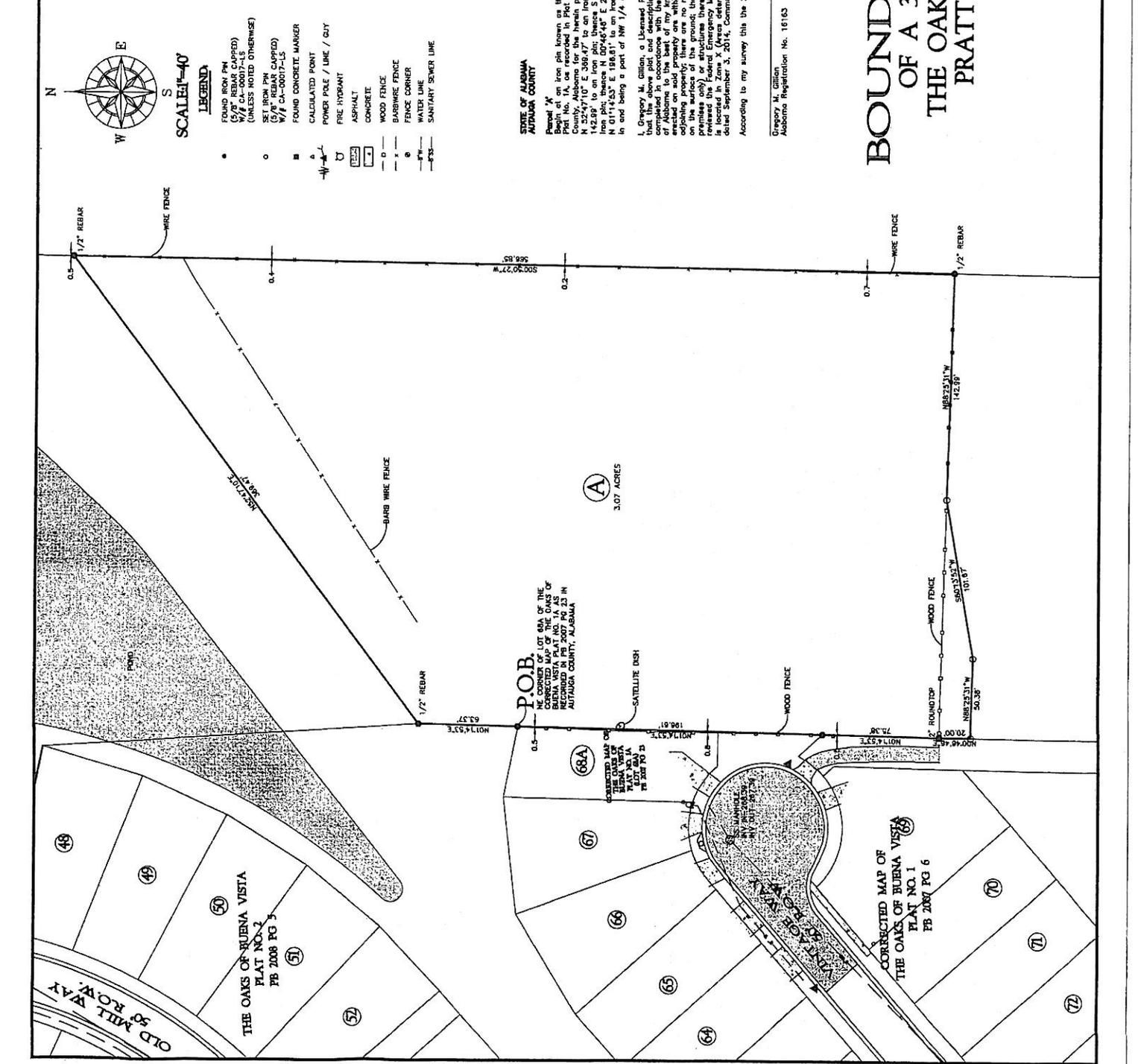
Gregory M. Gillian  
Autauga Registration No. 16163

**BOUNDARY SURVEY**  
**OF A 3.07 ACRE PARCEL**  
**THE OAKS OF BUENA VISTA**  
**PRATTVILLE, ALABAMA**

DATE: 4-28-15

LARRY S. BRANKS  
ASSOCIATES  
ENGINEERS AND SURVEYORS  
LAND SURVEYORS  
322 KENNEDY TRAIL  
PRATTVILLE, AL 36068  
TEL: 205-837-0000

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HEREOF BY THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.



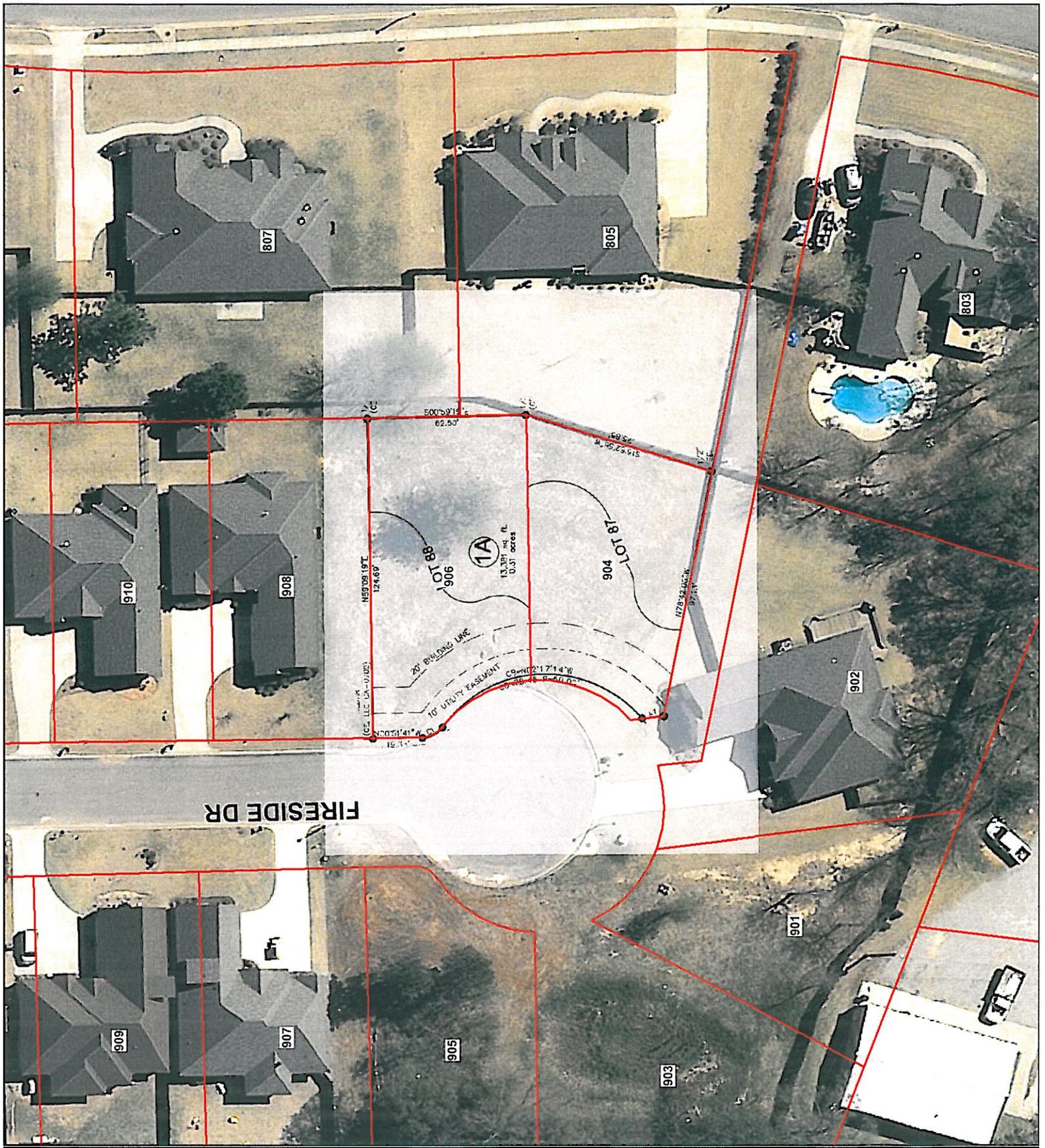
**P.O.B.**  
THE CORNER OF LOT 68A OF THE CORRECTED MAP OF THE OAKS OF BUENA VISTA PLAT NO. 1 AS RECORDED IN FB 2007 PG 23 IN AUTAUGA COUNTY, ALABAMA

3.07 ACRES

CORRECTED MAP OF THE OAKS OF BUENA VISTA PLAT NO. 1 FB 2007 PG 6

THE OAKS OF BUENA VISTA PLAT NO. 2 FB 2008 PG 3

OLD MILL WAY 50' ROW



**CITY OF PRATTVILLE, AL**  
**Hearthstone Subdivision Plat 1 A**  
**Zoning: R-5**  
**Scale: 1" = 50'**



STREETS  
 TAX PARCEL



**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

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

Lots 87 & 88 of Hearthstone Estate as recorded in PB 2005 @ PG 36 in the Office of the Judge of Probate, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Gregory M. Gillian  
Alabama Registration No. 16163

**DEDICATION:**

I, Alison M. Dennis, as Owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Hearthstone Estates Plat No. 1A, said subdivision lying in the SE 1/4 of the SW 1/4 of Section 17 and the NE 1/4 of the NW 1/4 of Section 20, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

**PROPERTY OWNER**

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Alison M. Dennis, whose name as Owner, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
BY THE AUTAUGA COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

Water Works Board  
Prattville, Alabama

**CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT**

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

Director of Planning & Development  
Prattville, Alabama

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**

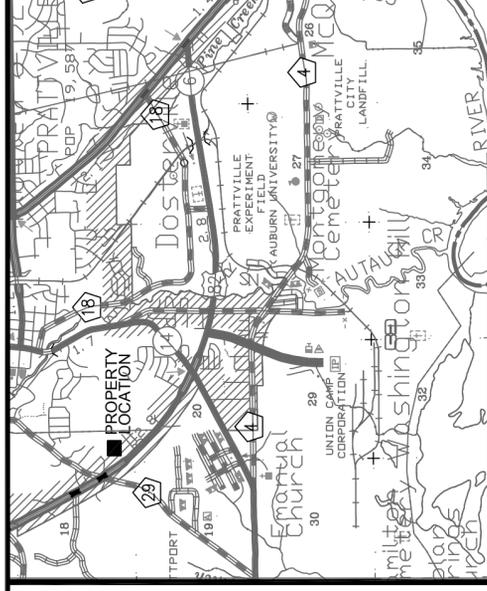
The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and Recorded in Book \_\_\_\_\_ of Plats and Maps, Page \_\_\_\_\_ paid.



**LOCATION MAP**

\*BEARINGS ROTATED TO MATCH HEARTHSTONE ESTATES, PB 2005 PG 36 IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA



SCALE 1"=20'

**LEGEND**

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

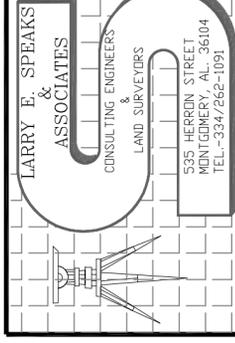
**NOTES:**

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.

| LINE TABLE |             |
|------------|-------------|
| LINE       | BEARING     |
| L1         | N06°20'04"W |
| LENGTH     | 8.62        |

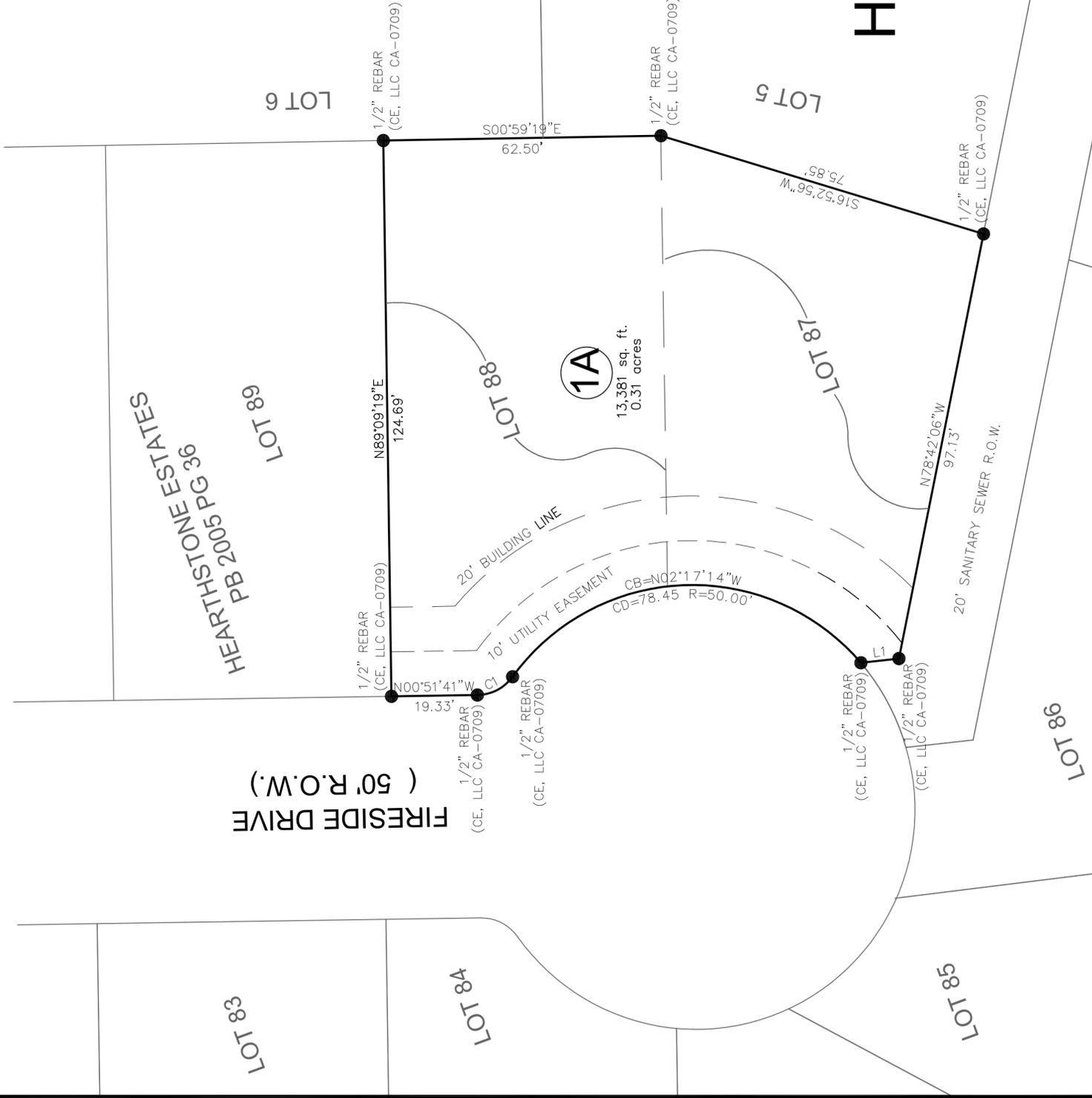
| CURVE TABLE |             |        |        |
|-------------|-------------|--------|--------|
| CURVE       | BEARING     | LENGTH | RADIUS |
| C1          | S27°23'19"E | 8.93   | 10.00  |

DATE: 6-12-15



# HEARTHSTONE ESTATES PLAT NO. 1A

BEING A REPLAT OF LOTS 87 & 88 OF HEARTHSTONE ESTATES  
PRATTVILLE, AL



**RESOLUTION**

**Final Plat**

**Midtown Oaks Subdivision Plat 1**

**July 16, 2015**

**Whereas,** Goodwyn Building Company is the developer of Midtown Oaks Subdivision Plat1; and

**Whereas,** the proposed development is located inside the city limits at the east end of George Drive; and

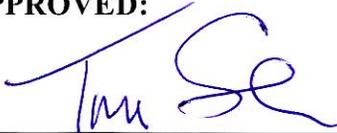
**Whereas,** a sketch plan of the proposed development was approved on May 15, 2014; and

**Whereas,** a preliminary plat for the proposed subdivision was approved on September 18, 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 final plat of Midtown Oaks Subdivision Plat 1.

**APPROVED:**



---

**Tim Smith, Chairman**



---

**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
7/16/15

CITY OF  
PRATTVILLE, AL

Midtown Oaks

Location Map

Scale: 1" = 300'



— STREETS

▭ TAX PARCELS





**SITE LOCATION**

**VICINITY MAP**  
NOT TO SCALE

**DEVELOPER INFORMATION**

Goodwyn Building Company  
2939 Chestnut St.  
Montgomery, AL 36107

**Centerline Curve Data**

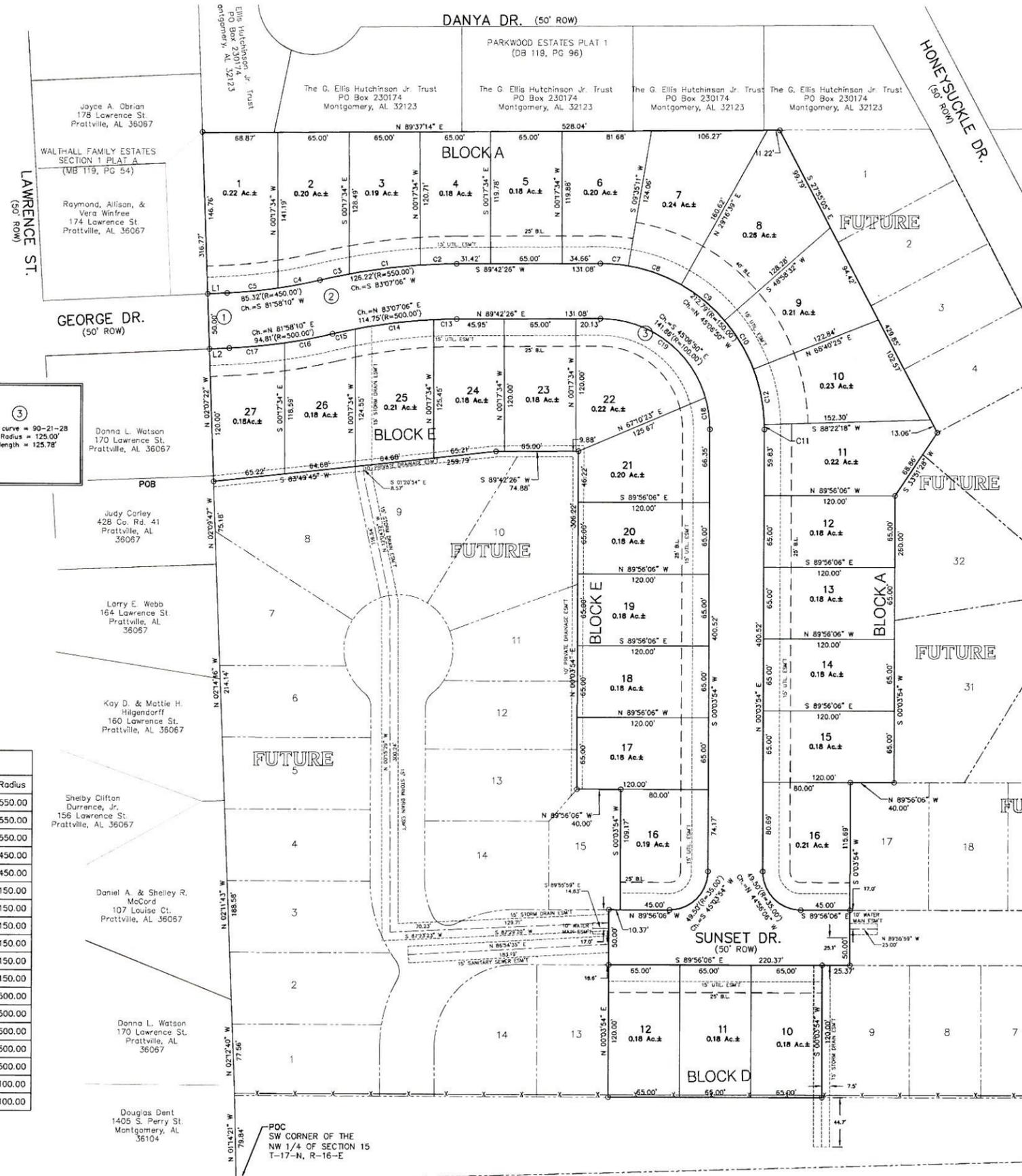
|   |   |  |
|---|---|--|
| ①   | ②   | ③  |
| Degree of curve = 12-03-44<br>Radius = 475.00'<br>Tangent length = 45.24' | Degree of curve = 10-54-49<br>Radius = 525.00'<br>Tangent length = 60.64' | Degree of curve = 90-21-28<br>Radius = 125.00'<br>Tangent length = 125.78' |

**Parcel Line Table**

| Line # | Length | Direction        |
|--------|--------|------------------|
| L2     | 18.27  | N87° 24' 34.64"E |
| L1     | 17.86  | S87° 24' 34.64"W |

**Curve Table**

| Curve # | Chord Direction | Chord Length | Radius |
|---------|-----------------|--------------|--------|
| C1      | S82° 47' 40"W   | 65.48        | 550.00 |
| C2      | S87° 57' 25"W   | 33.60        | 550.00 |
| C3      | S77° 57' 20"W   | 27.38        | 550.00 |
| C4      | N79° 00' 17"E   | 38.87        | 450.00 |
| C5      | N84° 26' 42"E   | 46.55        | 450.00 |
| C7      | N85° 21' 12"W   | 25.83        | 150.00 |
| C8      | N70° 34' 05"W   | 51.30        | 150.00 |
| C9      | N50° 52' 25"W   | 51.32        | 150.00 |
| C10     | N31° 10' 32"W   | 51.32        | 150.00 |
| C11     | N0° 46' 54"W    | 4.43         | 150.00 |
| C12     | N11° 28' 39"W   | 51.32        | 150.00 |
| C13     | S88° 33' 29"W   | 20.05        | 500.00 |
| C14     | S82° 40' 38"W   | 82.49        | 500.00 |
| C15     | S77° 14' 15"W   | 12.36        | 500.00 |
| C16     | N79° 26' 01"E   | 50.67        | 500.00 |
| C17     | N84° 52' 26"E   | 44.24        | 500.00 |
| C18     | N8° 17' 32"W    | 29.07        | 100.00 |
| C19     | N53° 28' 16"W   | 119.87       | 100.00 |



Joyce A. Obrian  
178 Lawrence St.  
Prattville, AL 36067

WALTHAM FAMILY ESTATES  
SECTION 1 PLAT A  
(MB 119, PG 54)

Raymond, Allison, &  
Vera Winfree  
174 Lawrence St.  
Prattville, AL 36067

Donna L. Watson  
170 Lawrence St.  
Prattville, AL 36067

Judy Corley  
428 Co. Rd. 41  
Prattville, AL 36067

Larry E. Webb  
164 Lawrence St.  
Prattville, AL 36057

Kay D. & Mettie H.  
Hilgendorff  
160 Lawrence St.  
Prattville, AL 36067

Shelby Clifton  
Durrance, Jr.  
156 Lawrence St.  
Prattville, AL 36067

Daniel A. & Shelley R.  
McCord  
107 Louise Ct.  
Prattville, AL 36057

Donna L. Watson  
170 Lawrence St.  
Prattville, AL 36067

Douglas Dent  
1405 S. Perry St.  
Montgomery, AL 36104

**NOTES**

All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. All private drainage easements shown hereon, if any, are for surface drainage as needed. Installation and maintenance of property in these easements are not the responsibility of the City of Prattville or County of Autauga, Alabama.

All easements or rights of way, except utility, private drainage, and private access easements, shown on this plat, if any, are hereby dedicated to the City of Prattville and/or County of Autauga, Alabama for public use. These dedicated easements include the rights of ingress and egress by City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.

Private drainage easements shown on this plat, if any, are to be maintained on each lot by that lot's property owner. No lot owner shall divert or otherwise impede the flow of water across, along and/or under said private drainage easements.

Easements for sanitary sewer and water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the Water Works Board of the City of Prattville, Alabama. Its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances.

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

All lot corners marked with 1/2" Rebar with Cap (CA-00156).

Map of  
**Midtown Oaks Plat No. 1**  
Lying in the Northwest Quarter of the Southwest Quarter of Section 15, T-17-N, R-16-E, Autauga County, Alabama

**Goodwyn, Mills & Cawood, Inc.**  
Engineers - Architects - Planners - Surveyors

2660 EastChase Lane, Ste. 200  
Montgomery, Alabama 36117  
Office (334) 271-3200  
Fax (334) 272-1599

December, 2014 Scale: 1"=50'

| Drawn | Checked | Plotted | Project | Drawn | Checked |
|-------|---------|---------|---------|-------|---------|
| DM    | DM      | DM      | 2660    | DM    | DM      |

32334 E.P. 17-173 No. 1

**CERTIFICATION OF APPROVAL BY THE CITY ENGINEER**

The undersigned, as authorized by the Engineering Department of the City of Prattville, Alabama, hereby approves the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Engineer

**CERTIFICATION OF APPROVAL BY THE WATER BOARD**

The undersigned, as authorized by the Water Board of the City of Prattville, Alabama, hereby approves the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Water Board

**CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT**

The undersigned, as Director of Planning & 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Director of Planning & Development

**CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT**

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Fire Department

**CERTIFICATE OF DIRECTOR OF COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the Autauga County Health Department, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Health Officer  
Autauga County, Alabama

**CERTIFICATE OF COUNTY ENGINEER**

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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
County Engineer  
Autauga County, Alabama

**OFFICE OF THE JUDGE OF PROBATE**

STATE OF ALABAMA  
AUTAUGA COUNTY

I hereby certify that this plat or map was filed in this office for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock a.m./p.m. and recorded in book \_\_\_\_\_ of plats and maps, page \_\_\_\_\_ recording \_\_\_\_\_.

\_\_\_\_\_  
JUDGE OF PROBATE  
Autauga County, Alabama

**DEDICATION**

The undersigned, Prattville Development Group, LLC, an Alabama Limited Liability Company (owner of property shown above), hereby joins in, executes, and signs the foregoing Surveyors Certificate Plat and Map and adopts and approves this said plat and map on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Prattville Development Group, LLC  
An Alabama limited liability company.

\_\_\_\_\_  
Metania Waltham Chambers  
Manager

\_\_\_\_\_  
John C. Gamble  
Manager

**NOTARY**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name 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, executed the same voluntarily.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary

My Commission Expires: \_\_\_\_\_

**RESOLUTION**

**Final Plat**

**Rochester Hills, Plat 1**

**July 16, 2015**

**Whereas,** Rochester Hill, L. P. is the owner of Rochester Hills, Plat 1; and

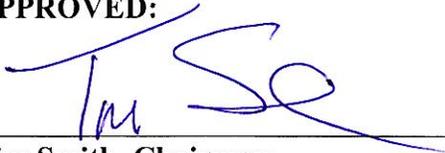
**Whereas,** the proposed development is located inside the city limits off Heather Drive; and

**Whereas,** the preliminary plat for the proposed subdivision was approved on January 15, 2015 contingent that a R.O.W. to the north entrance of property is made available for future access; and

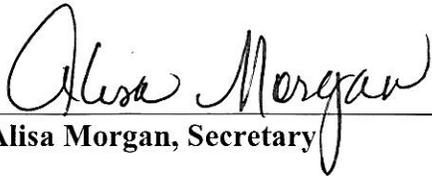
**Whereas,** the City department heads have reviewed and commented on the proposed development.

**Now, Therefore, Be it resolved,** that the City of Prattville Planning Commission hereby approves the submitted final plat of Rochester Hills, Plat 1.

**APPROVED:**



**Tim Smith, Chairman**



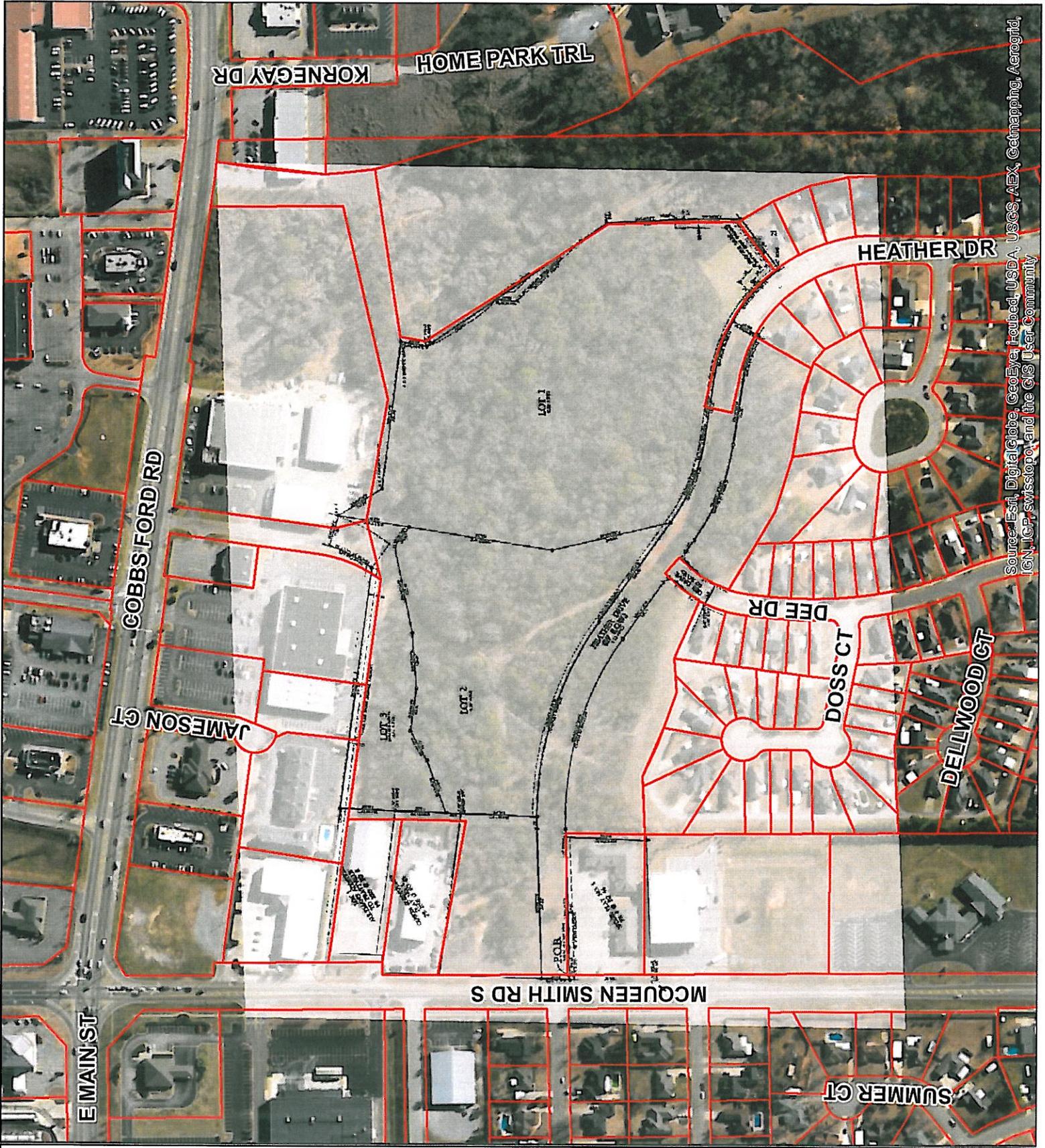
**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
7/16/15**

**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

