



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

City of Prattville Planning Commission

The minutes of the May 20, 2010 meeting of the
City of Prattville Planning Commission were
approved.



6/17/10

Reuben Gardner, Chairman

Date



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

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DISTRICT 6

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DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
May 20, 2010
3:00pm

Call to Order:

Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

March 18, 2010

Old Business:

1. **Rezoning: R-2 (Single Family Residential to R-3 (Single Family Residential)** *Tabled indefinitely*
Old Ridge Road *4/15*
Garden Park, LLC, Petitioner *District 3*
2. **Sketch Plan (Revised): Pendlebrook Subdivision** *Tabled indefinitely*
Located on Old Ridge Road-North of Riverchase North *4/15*
Owner: Joe Watkins, Garden Park, Inc. *District 3*
Engineer: Barrett-Simpson, Inc.

New Business:

3. **Final Plat: Old Ridge Crossing Plat #3** *District 3*
Located off Highway 14 East and West of McQueen Smith Road N
Owner/Developer: Big E. Developers, LLC & Halstead Contractors
Representative: Krebs Engineering (Grant Dennis)
4. **Sketch Plan: Dawson's Mill Subdivision** *Police Jurisdiction*
Located off Martin Luther King Drive south of Moses Road
Owner/Developer: Kevin Smith/John Brown
Representative: John Brown

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
May 20, 2010**

Call to order:

The meeting of the Prattville Planning Commission was held on May 20, 2010. Chairman Reuben Gardner called the meeting to order at 3:00 p.m.

Roll Call:

The secretary called the roll. Present: Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Terry Brown, Mrs. Paula Carpenter, and Mr. Bobby Nelson. Absent: Mayor Jim Byard, Councilman Tom Miller, Mr. Gene Hall, and Mr. Tim Smith.

(Quorum present)

Staff present: Mr. Joel Duke, City Planner; and Mr. George Stathopoulos, Acting Secretary.

Minutes:

Mr. Nelson moved to approve the minutes of the March 18, 2010 meeting. Chief Brown seconded the motion. The motion passed unanimously.

Old Business:

**1. Rezoning: R-2 (Single Family Residential to R-3 (Single Family Residential)
Old Ridge Road
Garden Park, LLC, Petitioner**

Mr. Nelson moved to discuss the rezoning of property located on Old Ridge Road (tabled indefinitely on April 15, 2010). Mr. McAuley seconded the motion.

The motion passed unanimously.

Mr. Duke stated that the rezoning request and the sketch plan of the property on Old Ridge Road were tabled at the previous meeting. On April 6, the committee met with Pendlebrook Representatives on a revise plan with R-3 & R-5. The alternate version submitted now reflects additional changes.

Committee Chairman, Mr. McAuley explained the committee wanted park space and an improved street route ingress plan. Mr. McAuley indicated that it is best kept with front phase as R-2 (Phase1) and they would agree to consider R-3 with their future follow-up.

Mr. Duke stated that at the committee meeting a plan for a 3.5 acre park parcel and pool was presented. The staff evaluated it as a public park; not private. The original 3.5 acre parcel was tucked in behind the R-5 & R-3 lots, making it less public space. He noted that Jasmine Trial Park was a good example of a public park space. The latest of a sketch shows 3+ acre park at the SW corner with R-5 lots at southern most streets. These changes also have added R-5 along with R-3.

Mr. Nelson asked if R-5 amendments and the reduction of the R-3 can be modified by the City Council. Mr. Duke stated that the owner will need to indicate his approval of the developer's change prior to going to City Council.

Blake Rice, petitioner representative, discussed the new sketch layout map as shown in their packet. He indicated he had spoken with the Planning Commission Committee, owners, and neighboring owners.

Mrs. Carpenter questioned the location and layout of the patio garden homes on the sketch plan. Mr. Rice indicated there will be rear drive access and no front parking with these R-5 lots.

Mr. Gardner questioned the selected location and layout of the pool complex. The question was raised with Mr. Rice on the confusion with the pool ownership since the City wanted deeded public recreational space.

Mr. Nelson asked what the difference with patio homes vs. garden homes is. Mr. Duke explained they are basically single family as attached units or non-attached with a narrow lot. Mr. Rice indicated that these will be detached house lots.

Mrs. Carpenter noted that there is a combination shown of R-5, R-3, & R-2. Mr. Duke presented Riverchase North as an example of zoning similar to that proposed with sketch. In Riverchase North, R-5 and R-3 districts are present with some lots built with setbacks closer to R-2.

Mr. Brown stated a second egress must be addressed at the preliminary phase. Mr. Rice stated that the changes to the street plans with neighboring connectivity were discussed with Mr. Duke. Mr. Duke stated that adjacent parcel owners will connect as a future neighboring development.

Mr. Nelson asked Mr. Duke if the Old Ridge Road improvements being covered by Long Range Plans. Mr. Duke indicated that they were covered and with the MPO within a 3-5 year time period.

Mr. Gardner stated that the Planning Commission must amend the rezoning request if they wish to recommend both R-3 to R-5 from R-2 in Phase 2 and 3 only.

Mr. McAuley moved to amend the motion to change from R-2 to R-3 and R-5 to match the submitted sketch plan. Mr. Nelson seconded the motion (2nd & 3rd Phase). The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

Mr. Duke indicated that the City Council 1st meeting is on June 1st with the reading of recommendation proposal and the 2nd meeting in July with a final vote action taken.

2. Sketch Plan (Revised): Pendlebrook Subdivision
Located on Old Ridge Road-North of Riverchase North
Owner: Joe Watkins, Garden Park, Inc.
Engineer: Barrett-Simpson, Inc.

Mr. McAuley moved to discuss the rezoning of property located on Old Ridge Road (tabled indefinitely on April 15, 2010). Mr. Nelson seconded the motion.

The motion passed unanimously.

Mr. McAuley moved to amend the resolution to substitute the sketch plan presented by the developer during the meeting for the original submission. Mr. Nelson seconded the motion.

The motion to amend passed unanimously.

The amended motion passed unanimously.

New Business:

3. Final Plat: Old Ridge Crossing Plat #3

Located off Highway 14 East and West of McQueen Smith Road N

Owner/Developer: Big E. Developers, LLC & Halstead Contractors

Representative: Krebs Engineering (Grant Dennis)

Mr. McAuley moved to approve the final plat of Old Ridge Crossing Plat #3. Mrs. Carpenter seconded the motion.

Mr. Duke spoke on the September 2009 approval. The conditional improvements were not done and were delayed until now. Various needs were required with the traffic signals, striping and pole painting. The construction is awaiting pole and ditch improvements. The recommendations are acceptable but want other improvements to be done.

Mrs. Carpenter suggested making the approval contingent that those outstanding items are complete before released. Mr. Gardner agreed.

Mr. McAuley amended the motion to approve contingent that the completion is satisfactory to Planning and Engineering Departments. Chief Brown seconded the motion.

The motion to amend passed unanimously.

The amended motion passed unanimously.

4. Sketch Plan: Dawson's Mill Subdivision

Located off Martin Luther King Drive south of Moses Road

Owner/Developer: Kevin Smith/John Brown

Representative: John Brown

Mr. McAuley introduced a resolution recommending approval of the sketch plan of Dawson's Mill Subdivision and moved for its approval. Chief Brown seconded the motion.

John Brown, petitioner representative, presented the development with R-3 zoning and noted the previous Planning Commission hearing and meeting with the Planning Department.

Mr. McAuley questioned and Mr. Duke explained on the action for coming into the city limits and annexation being in process with the City Council June 17th meeting with the reading of the rezoning and with the August meeting for final action.

Mr. McAuley questioned single access route into the subdivision. Mr. Duke indicated the trading overall a multi-access plans for no access to Moses Road. A recorded CD was provided to the commissioners with the traffic activity during the crucial time periods with school. This was provided to explain the plans for creating a neighborhood with no cut through access to Moses Road. He explained that Windrose and Bridge Creek Subdivisions are examples of recent developments with cut through traffic.

Mr. Duke elaborated on various surrounding conditions, noting that the Powell property is not likely to develop in the near future. He also noted that the proposed development is consistent with the Comprehensive Plan.

Mr. McAuley discussed future and necessary road improvements, with consideration to the western connection of the subdivision to Upper Kingston Road. Mr. Duke felt no direct connection will occur and noted that connection through Kingston Oaks is not possible since all lots are developed.

Chief Brown stated that according to the 2006 International Fire Code, a subdivision over 29 lots must have more than a single access or provide each with a home sprinkler system. He indicated that the 1st Phase may be acceptable, but the 2nd Phase would not be approved until additional access is provided.

General discussion took place with Mr. Brown, Mr. Joe Turner (representing Kevin Smith), and Planning Commission concerning access and the need for public or emergency access until the Powell property develops.

Mr. McAuley moved to amend to add emergency access per Fire Department and IFC, 2006 roadway design. Chief Brown seconded the motion.

The motion to amend passed unanimously.

Mr. Duke explained that rezoning and the new state law allowed it prior to annexation with a timed contingency permitting follow up action.

The amended motion to approve passed by 4-1 vote as recorded. Favor: Chairman Gardner, Mr. McAuley, Mrs. Carpenter, and Chief Brown. Oppose: Mr. Nelson.

Miscellaneous:

Adjourn:

The meeting was adjourned at 4: 47 p.m.

Respectfully submitted,



George Stathopoulos, Acting Secretary
Planning Commission

5/20/10

#1 & 2

Blake Rice Opelika, AL

(3) Krob's rep.

(4) John Brown
Joe Turner



PLANNING
DEPARTMENT

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DISTRICT 6

NATHAN D. FANK
DISTRICT 7

MEMORANDUM

DATE: May 17, 2010
TO: Prattville Planning Commission
FROM: Joel T. Duke, AICP
City Planner
RE: May 20, 2010 Commission Meeting

Enclosed is the agenda for the January 20, 2010 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each plat are enclosed for reference.

- 1. Pendlebrooke Subdivision - Revised Sketch Plan** – At your March 18, 2010 meeting, the Commission heard a request for modifications to the layout and zoning of Pendlebrooke Subdivision. Due to several questions from Commissioners, including whether a portion of the development might be used for a park, the item was held and referred to committee. The Committee met on April 6, reviewed the sketch plan, and provided the developer with guidance on the proposed layout. The items were tabled indefinitely at the Commission's April 15 meeting to give the applicant time to further revise their sketch. The sketch and rezoning have been placed on your agenda for May 20, but will require a motion from a member in attendance at the April 15 meeting to remove it from the table.

The applicant, Stone Martin Builders, has revised the initial sketch plan to show a private park located in the 2nd and 3rd phases of the development. This layout (see attached) presents several issues that the Planning Commission should discuss before accepting the sketch plan. First, the sketch includes sixty 40' wide lots that will require R-5 zoning in addition to the R-3 initially proposed by the applicant. Second, the proposed park property is split into 1.6 acre and 2.1 acre parcels that have limited visibility and access. They are tucked in between long rows of rear property lines rather than facing front yards. The proposed layout presents park space that may be a nuisance to the adjacent property owner and inhospitable to all but those with bordering lots. I have presented the

applicant with a proposed sketch and asked them to consider a different location for the public park that provides more acreage, road frontage and public visibility.

2. **Old Ridge Crossing, Plat 3 – Final Plat** – On September 17, 2009 the Commission granted approval to Big E Developers for the platting of a single .91 acre parcel fronting Alabama Highway 14 East. The parcel is located 190' west of the intersection of Alabama 14 and Old Ridge Road and accessed by the service road built for AmeriFirst Bank. At preliminary plat approval, the Commission required that Big E Developers complete outstanding improvements from Plat 2, approved by the Commission in September 20, 2007, prior to final plat approval. These included drainage and curb work at the intersection of the old and realigned Old Ridge Road and painting of signal poles at the Alabama 14/McQueen Smith Road/Old Ridge Road intersection. Big E Developers has made arrangements to complete the drainage and curb work, but cannot provide a date for the painting.
3. **Dawson's Mill Subdivision – Sketch Plan** – previously presented and approved as Smith Property in September 2009. See attached staff report and enclosed CD-ROM video of traffic on Moses Road.

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

RESOLUTION

Rezoning Request (R-2 to R-3)

Old Ridge Road

Garden Park, LLC, Petitioner

March 18, 2010

Whereas, Garden Park, LLC is the owner of the property described in Attachment A; and shown in Attachment B; and

Whereas, the property to be rezoned is located on the west side of Old Ridge Road, north of Riverchase North; and

Whereas, the subject property is currently inside the city limits and is zoned R-2, Single Family Residential, and the petitioner wishes to rezone the property to R-3, Single Family Residential; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on March 18, 2010.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-2 to *R-3 and R-5 to match the submitted (5/20/10) sketch plan.*

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The amended motion to approve passed unanimously.
5/20/10

**Garden Park, LLC
Old Ridge Road
Rezoning (R-2 to R-3)**

**Attachment A
Legal Description**

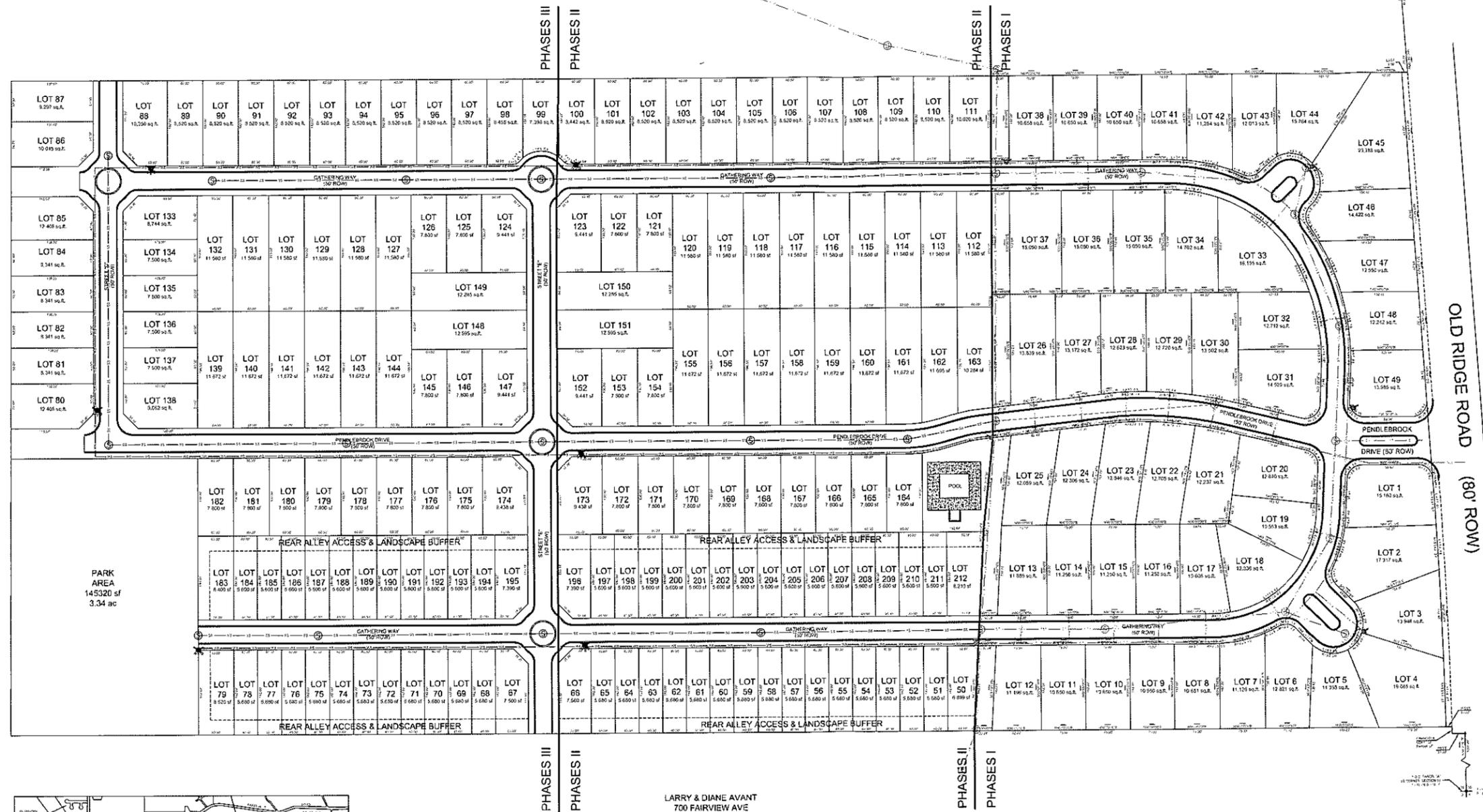
Commence at an iron pin purported to be the Southeast corner of Section 35, T-18-N, R-16-E, Autauga County, Alabama; thence N 00°31'51" W 1,320.90' to a point; thence West 21.99" to the point located in a curve on the west right-of-way (80') of Old Ridge Road; thence northerly along said right-of-way Chord Bearing=North, Chord Distance=1 1.33', Radius=8,554.37' to the point of beginning of the herein described parcel of land; thence leaving said right-of-way continue West 2,424.64' to a #4 rebar with cap #11621; thence N 00°07'43" E 1,091.52' to a #4 rebar with cap #11621; thence East 2,357.03' a #4 rebar with cap #11621 located on the west right-of-way (80') of Old Ridge Road; thence southerly along said west right-of-way the following two courses: (1.) S 03°56'52" E 672.66' to a #4 rebar with cap #11621 located at the beginning of a curve; (2.) thence southerly along said west right-of-way Chord Bearing=S 02° 34' 03" E, Chord Distance=420.88', Radius=8,554.37' to the point of beginning. Containing 60.00 acres, more or less, and lying in and being a part of the North 112 of the SE 114 of Section 35, T-18-N, R-16-E, Autauga County, Alabama.



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

EAST MEMORIAL BAPTIST CHURCH
435 SHEILA BLVD
PRATTVILLE, AL 36066

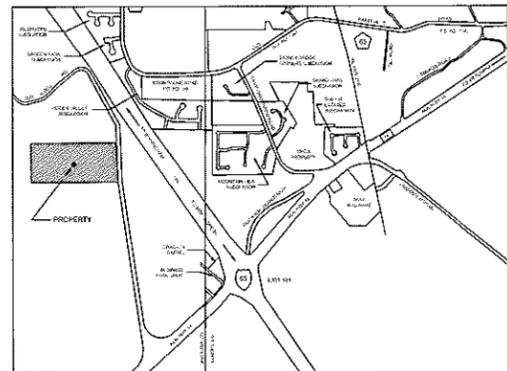
- DEVELOPMENT DATA:**
- TOTAL NUMBER OF LOTS: 212
 - ALL LOTS TO BE SERVED BY CITY OF PRATTVILLE SEWER
 - AREA OF LARGEST LOT: 3.34 ACRE (145,320 SQ. FT.) (PARK LOT)
 - AREA OF SMALLEST LOT: 0.12 ACRE (5,600 SQ. FT.)
 - GROSS AREA TO BE SUBDIVIDED: 59.75 ACRES (2,602,845 SQ. FT.)
 - AREA TO BE SUBDIVIDED IS CURRENTLY ZONED: R-2
 - PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
 - MINIMUM RESIDENTIAL SQUARE FOOTAGE: 1200 SQ. FT.



AVANT PROPERTIES
620 FAIRVIEW AVE
PRATTVILLE, AL 36066

PARK AREA
145320 sf
3.34 ac

LARRY & DIANE AVANT
700 FAIRVIEW AVE
PRATTVILLE, AL 36066



LOCATION MAP
N.T.S.



LEGEND	
(S) ON P.H. OR PIPE FOUND	(R) RECORD DISTANCE OR BEARING
REAR-ROW P.H. SET IN TM	(TYP.) TYPICAL EXAMPLE
PLASTIC IDENTIFICATION CAP	P.O.C. POINT OF CONVEGEMENT
CONCRETE MONUMENT FOUND	P.A.B. POINT OF BEGINNING
CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP	NOT TO SCALE
COMPUTER POINT	ROW RIGHT-OF-WAY
DEED BOOK	ROW OR FORMERLY
PLAT BOOK	WATER METER
PAGE	WATER VALVE
EXISTING LOT LINE	FIRE HYDRANT (FH)
	FENCE
	ELECTRIC LINE W/POLE
	LIGHT POLE (LP)
	DUAL WIRE (DW)
	ELECTRIC METER (EM)
	PROPOSED SEWER LINE W/SMH
	EXISTING SEWER LINE W/SMH
	PROPOSED WATER LINE
	EXISTING WATER LINE
	TELEPHONE LINE
	ELECTRIC CABLE/TELEPHONE LINES

Flood Zone information for this tract was not researched this survey. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface. This drawing becomes void if any alterations or changes are made by others. This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

Field Date: N/A
Field By: N/A
Draw Date: 5/17/10
Drawn By: CMY
Reviewed By: MBR
Scale: 1" = 100'
Revised:
Revised:
Revised:

SKETCH PLAN FOR
PENDLEBROOKE SUBDIVISION
SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2440)
121 W. BROAD STREET, EUFALUA, AL 36027 (PH 334-687-4257, FAX 334-687-8329)
223 SOUTH 9th STREET, OPELKA, AL 36801 (PH 334-745-7026, FAX 334-745-4387)

Project Number: 10-0045

This document is not valid unless stamped with surveyor's seal.

RESOLUTION

Sketch Plan (Revised)

Pendlebrook Subdivision

March 18, 2010

Whereas, Garden Park, LLC is the owner of Pendlebrook Subdivision; and

Whereas, the proposed development is located on the west side of Old Ridge Road, north of Riverchase North; and

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

Whereas, the initial sketch plan of the proposed development was approved on May 3, 2007; and

Whereas, the city department heads have reviewed and commented on the revised sketch plan.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted sketch plan of Pendlebrook Subdivision.

APPROVED:


Reuben Gardner, Chairman


Alisa Morgan, Secretary

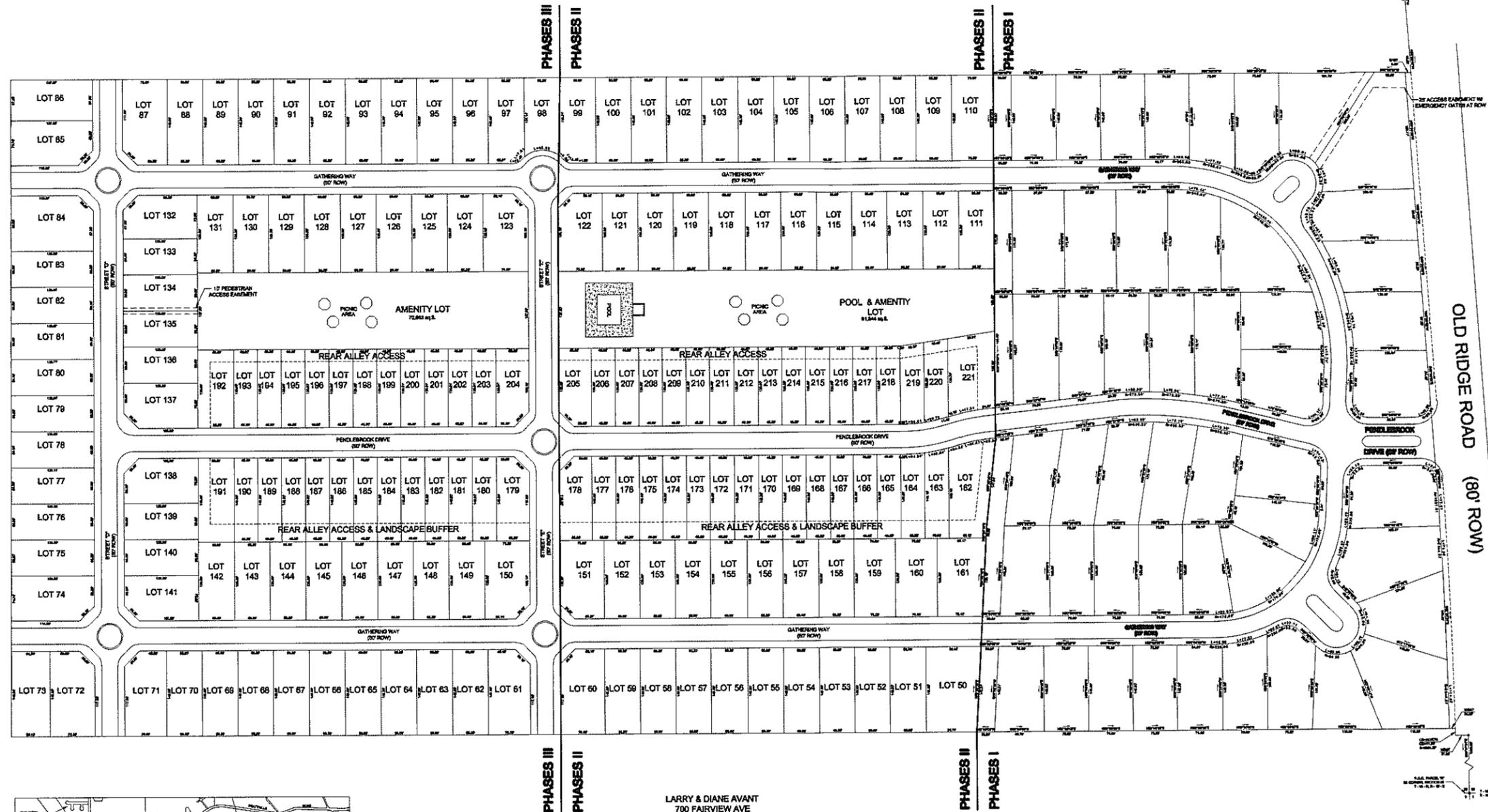
The motion to approve the sketch plan submitted at the 5/20/10 meeting passed unanimously.
5/20/10



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

EAST MEMORIAL BAPTIST CHURCH
435 SHEILA BLVD
PRATTVILLE, AL 36066

- DEVELOPMENT DATA:**
- TOTAL NUMBER OF LOTS: 221
 - ALL LOTS TO BE SERVED BY CITY OF PRATTVILLE SEWER
 - AREA OF LARGEST LOT: 2.10 ACRE (91,844 SQ.FT.) (POOL & AMENITY LOT)
 - AREA OF SMALLEST LOT: 0.12 ACRE (5,200 SQ.FT.)
 - GROSS AREA TO BE SUBDIVIDED: 59.75 ACRES (2,602,845 SQ.FT.)
 - AREA TO BE SUBDIVIDED IS CURRENTLY ZONED: R-2
 - PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
 - MINIMUM RESIDENTIAL SQUARE FOOTAGE: 1200 SQ. FT.

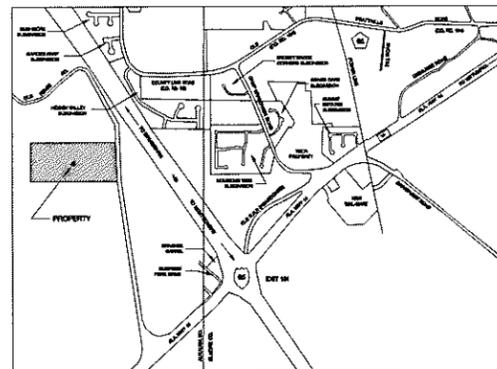


AVANT PROPERTIES
600 FAIRVIEW AVE
PRATTVILLE, AL 36066

OLD RIDGE ROAD (80' ROW)

LARRY & DIANE AVANT
700 FAIRVIEW AVE
PRATTVILLE, AL 36066

*Submitted
4-13-2010*



LOCATION MAP
N.T.S.



LEGEND					
●	IRON PIN OR PIPE FOUND	(P)	RECORD DISTANCE OR BEARING	- - -	FENCE
○	REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP	(TP)	TYPICAL EXAMPLE	- - -	ELECTRIC LINE WHOLE
□	CONCRETE MONUMENT FOUND	P.O.C.	POINT OF COMMENCEMENT	○	LIGHT POLE (L.P.)
○	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP	P.O.B.	POINT OF BEGINNING	○	GUY WIRE (GW)
○	COMPUTED POINT	NTS	NOT TO SCALE	○	ELECTRIC METER (EM)
○	DEED BOOK	ROW	RIGHT-OF-WAY	○	PROPOSED SEWER LINE W/ BSMF
○	PLAT BOOK	HP	HOW OR FORMERLY	○	EXISTING SEWER LINE W/ BSMF
○	PAISE	WM	WATER METER	○	EXISTING WATER LINE
○	EXISTING LOT LINE	WV	WATER VALVE	○	PROPOSED WATER LINE
		WV	WATER VALVE	○	TELEPHONE LINE
		PH	FIRE HYDRANT (PH)	○	ELECTRIC CABLES/TELEPHONE LINES

Field Date:	N/A
Field By:	N/A
Draw Date:	4/9/10
Drawn By:	CMY
Reviewed By:	MBR
Scale:	1" = 100'
Revised:	
Revised:	
Revised:	

SKETCH PLAN FOR
PENDLEBROOKE SUBDIVISION
SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
708 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2443)
121 W. BROAD STREET, ELFAULA, AL 36027 (PH 334-687-4267, FAX 334-687-8628)
222 SOUTH 9th STREET, OPELKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

Project Number: 10-0045

Flood Zone information for this tract was not researched this survey. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface. This drawing becomes void if any alterations or changes are made by others. This drawing may not be altered or added to without permission from Barrett-Simpson INC.

This document is not valid unless stamped with surveyor's seal.

RESOLUTION

Final Plat

Old Ridge Crossing #3

May 20, 2010

Whereas, Big E Developers is the owner and the developer of Old Ridge Crossing #3; and

Whereas, the proposed development is located off Highway 14 East and west of McQueen Smith Road North; and

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

Whereas, the preliminary plat for the proposed development was approved on September 17, 2009; and

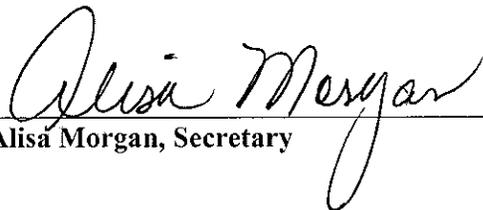
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval of the submitted preliminary plat of Old Ridge Crossing #3 *contingent that completion is satisfactory to Planning and Engineering Departments.*

APPROVED:



Reuben Gardner, Chairman



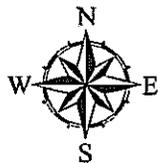
Alisa Morgan, Secretary

The motion to approve passed unanimously.
5/20/10

CITY OF
PRATTVILLE, ALABAMA

LOCATION MAP

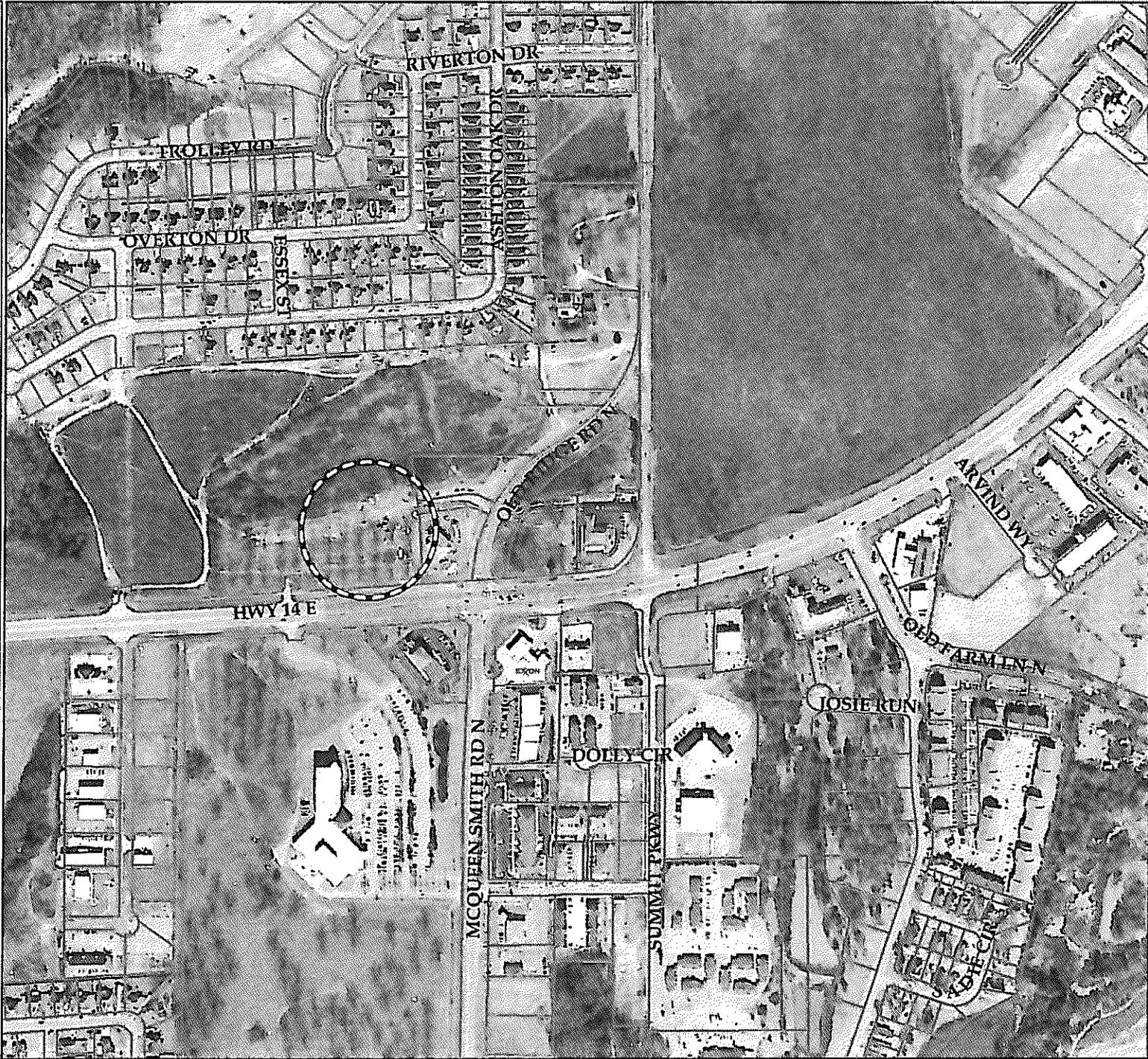
OLD RIDGE
CROSSINGS
PLAT 3



— STREETS
▭ TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator



CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT CITY OF PRATTVILLE, ALABAMA

THE UNDERSIGNED, AS DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2009.

DIRECTOR OF PLANNING AND DEVELOPMENT PRATTVILLE, ALABAMA

CERTIFICATE OF THE CITY ENGINEER CITY OF PRATTVILLE, ALABAMA

THE UNDERSIGNED, AS AUTHORIZED BY 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 ____ 2009.

CITY ENGINEER PRATTVILLE, ALABAMA

CERTIFICATE OF THE WATER WORKS BOARD CITY OF PRATTVILLE, ALABAMA

THE UNDERSIGNED, AS AUTHORIZED BY THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2009.

WATER WORKS BOARD PRATTVILLE, ALABAMA

CERTIFICATE OF THE FIRE DEPARTMENT CITY OF PRATTVILLE, ALABAMA

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 ____ 2009.

FIRE DEPARTMENT PRATTVILLE, ALABAMA

CERTIFICATE OF THE COUNTY ENGINEER AUTAUGA COUNTY, ALABAMA

THE UNDERSIGNED, BEING THE COUNTY ENGINEER, OR ACTING COUNTY ENGINEER, OF AUTAUGA COUNTY, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2009.

COUNTY ENGINEER PRATTVILLE, ALABAMA

CERTIFICATE OF THE COUNTY HEALTH DEPARTMENT AUTAUGA COUNTY, ALABAMA

THE UNDERSIGNED, AS AUTHORIZED BY THE COUNTY HEALTH DEPARTMENT OF AUTAUGA COUNTY, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE ____ DAY OF ____ 2009.

HEALTH OFFICER AUTAUGA COUNTY, ALABAMA

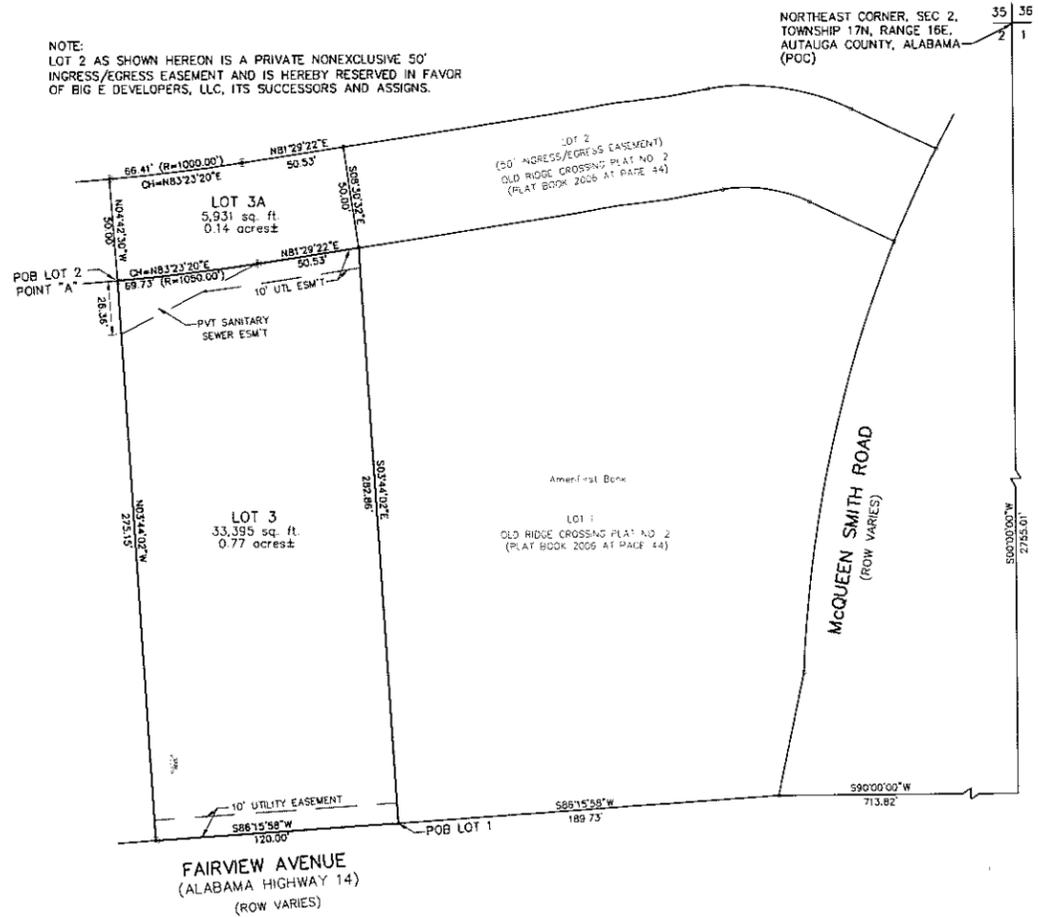
OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA) AUTAUGA COUNTY)

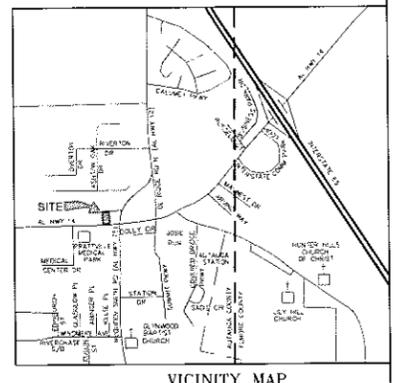
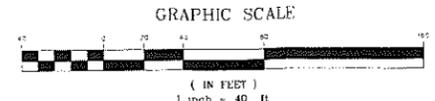
I HEREBY CERTIFY THAT THIS PLAT OF MAP WAS FILLED IN THIS OFFICE FOR RECORD THIS THE ____ DAY OF ____ 2009, AT ____ O'CLOCK ____ M AND RECORDED IN BOOK ____ OF PLATS AND MAPS, PAGE ____ RECORDING ____ PAID.

JUDGE OF PROBATE AUTAUGA COUNTY, ALABAMA

NOTE: LOT 2 AS SHOWN HEREON IS A PRIVATE NONEXCLUSIVE 50' INGRESS/EGRESS EASEMENT AND IS HEREBY RESERVED IN FAVOR OF BIG E DEVELOPERS, LLC, ITS SUCCESSORS AND ASSIGNS.



NORTHEAST CORNER, SEC. 2, TOWNSHIP 17N, RANGE 16E, AUTAUGA COUNTY, ALABAMA (POC)



OLD RIDGE CROSSING PLAT NO.3

BEING IN THE NE QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA

JOINT ACCESS AGREEMENTS RECORDED AS SEPARATE DOCUMENT

PLAT SUMMARY

TOTAL LAND AREA = 39,326 S.F.±
TOTAL LAND AREA = 0.90 ACRES±
NUMBER OF LOTS = 2
JULY, 8, 2009

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA)
COUNTY OF AUTAUGA)

I, THOMAS W. OLIVER, A REGISTERED ENGINEER/SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY I HAVE SURVEYED THE PROPERTY OF BIG E DEVELOPERS, LLC, A CORPORATION OF PROPRIETOR SITUATE PRATTVILLE, 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/C PERIMETER BEARING BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS, PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF THE STREETS. SAID MAP PL SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND PERMANENT MONU HAVE BEEN PLACED AT POINTS MARKED THUS (*) AS HEREON SHOWN. SAID PROPERTY BEING DESCRIBED FOLLOWS:

LOT 3: COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA, THENCE RUN S00°00'00"W, 2755.01 FEET TO A POINT, THENCE RUN S 90°00'00"W, 7 FEET TO A POINT, SAID POINT LYING AT THE INTERSECTION OF THE NORTH MARGIN OF ALABAMA HIGHWAY 14 (RIGHT OF WAY VARIES) AND THE WEST MARGIN OF McQUEEN SMITH ROAD (RIGHT OF WAY VARIES), AND BEING THE SOUTHWEST CORNER OF LOT 1, OLD RIDGE CROSSING PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PB 2006 AT PG 44; THENCE RUN S86°15'58"W, 189.73 FEET ALONG THE NORTH MARGIN OF SAID ALABAMA HIGHWAY 14 TO AN IRON PIN, SAID POINT LYING AT THE SOUTHWEST CORNER OF SAID LOT NO 1 AND BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE S86°15'58"W, 120.00 FEET ALONG SAID NORTH MARGIN TO A SET IRON PIN THENCE LEAVING SAID NORTH MARGIN RUN N03°44'02"W, 275.15 FEET TO A SET IRON PIN, SAID POINT LYING ON A CURVE (CONCAVED NORTHERLY)(RADIUS 1050.00 FEET) AND ALSO BEING DESCRIBED AS POINT "A" FUTURE REFERENCE; THENCE RUN ALONG SAID CURVE A CHORD OF N83°23'20"E, 69.73 FEET TO A SET PIN LYING AT THE END OF SAID CURVE; THENCE RUN N81°29'22"E, 50.53 FEET TO AN IRON PIN, SAID IRON PIN LYING AT THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1; THENCE RUN S03°44'02"E, 282.86 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA AND CONTAINING 0.77 ACRES, MORE OR LESS.

LOT 3A (50' INGRESS/EGRESS EASEMENT) BEGINNING AT ABOVE MENTIONED POINT "A" RUN N04°42'30"W, 50.00 FEET TO A SET IRON PIN, SAID POINT LYING ON A CURVE (CONCAVED NORTHERLY)(RADIUS 1050.00 FEET); THENCE RUN ALONG SAID CURVE A CHORD OF N83°23'20"E, 66.41 FEET TO THE END OF SAID CURVE; THENCE RUN N81°29'22"E, 50.53 FEET TO AN IRON PIN, SAID PIN LYING AT THE NORTHWEST CORNER OF LOT 2, A 50 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN THE AFOREMENTIONED OLD RIDGE CROSSING PLAT NO. 2; THENCE RUN S08°30'32"E, 50 ALONG THE WEST LINE OF SAID LOT 2 TO AN IRON PIN, SAID POINT LYING AT THE NORTH-EAST CORNER ABOVE DESCRIBED LOT 1; THENCE RUN S81°29'22"W, 50.53 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF CURVATURE OF A CURVE (CONCAVED NORTHERLY)(RADIUS 1050.00 FEET); THENCE CONTINUE ALONG SAID NORTH LINE AND ALONG SAID CURVE A CHORD OF S83°23'20"W, 69.73 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA AND CONTAINING 0.13 ACRES, MORE OR LESS.

WITNESS MY HAND THIS THE ____ DAY OF ____ 2009.

THOMAS W. OLIVER, ALA. REG. NO. 12743

ENGINEERS CERTIFICATE OF ENGINEERING DESIGN AND CONSTRUCTION

I, THOMAS W. OLIVER, A REGISTERED ENGINEER LICENSED IN THE STATE OF ALABAMA, LICENSE NO. 12743, DO HEREBY CERTIFY THAT ALL FACILITIES TO BE DEDICATED FOR PUBLIC MAINTENANCE ON THIS PLAT HAVE BEEN DESIGNED UNDER MY SUPERVISION ACCORDING TO THE MOST RECENT VERSION OF THE PRATTVILLE SUBDIVISION REGULATIONS.

I FURTHER CERTIFY THAT THE OWNER OF THIS SUBDIVISION HAS OBTAINED, OR WILL OBTAIN, ALL REQUIRED FEDERAL AND STATE OF ALABAMA PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PLAT.

THOMAS W. OLIVER, ALA. REG. NO. 12743 DATE

DEDICATION

STATE OF ALABAMA) AUTAUGA COUNTY)

PURSUANT TO A RESOLUTION OF ITS MEMBERS HEREIN ADAPTED, BIG E DEVELOPERS, LLC, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINS IN, EXECUTES, AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND RESTRICTIONS AND ADOPTS AND APPROVES THIS SAID PLAT AND MAP ON THIS THE ____ DAY OF ____ 2009.

BIG E DEVELOPERS, LLC

BY: ITS MEMBER

NOTARY

STATE OF ALABAMA) AUTAUGA COUNTY)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ____ A MEMBER OF BIG E DEVELOPERS, LLC, SIGNED THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND RESTRICTIONS, AND IS KNOWN TO ME, AND BEING INFORMED OF THE CONTENTS OF SAID PLAT, MAP AND RESTRICTIONS, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY ON THIS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES ON: ____

DEDICATION

STATE OF ALABAMA) AUTAUGA COUNTY)

BIG E DEVELOPERS, LLC, AS PROPRIETOR HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS OLD RIDGE CROSSING PLAT NO. 3 SAID SUBDIVISION LYING IN SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, 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 UNLESS OTHERWISE NOTED.

BIG E DEVELOPERS, LLC

BY: ITS MEMBER

NOTARY

STATE OF ALABAMA) AUTAUGA COUNTY)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ____ A MEMBER OF BIG E DEVELOPERS, LLC, SIGNED THE FOREGOING INSTRUMENT AND IS KNOWN TO ME, AND BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY ON THIS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES ON: ____



Resolution

Sketch Plan

Dawson's Mill Subdivision

May 20, 2010

Whereas, Kevin Smith is the owner of Dawson's Mill Subdivision; and

Whereas, the proposed development is located off Martin Luther King Drive south of Moses Road; and

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

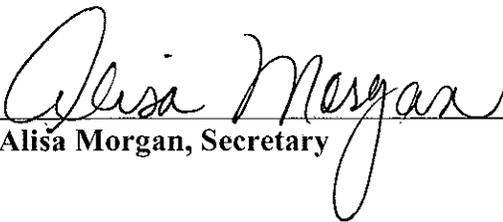
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, therefore, be it resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the sketch plan of Dawson's Mill Subdivision *contingent to add emergency access per Fire Department and IFC, 2006 roadway design.*

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
5/20/10

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



SKETCH PLAN Smith Property – Moses Road/Martin Luther King Drive

DATE May 17, 2010

PROPOSED DEVELOPMENT

Petitioner: Dawson's Mill, Inc.

Property Owner: Kevin Smith

Agent: Southeastern Land Surveying

Location: Moses Road – south side – west of Martin Luther King Drive intersection. Martin Luther King Drive – west side - south of Moses Road (see attached location map)

Development Status and History

Submission Status: Second sketch plan for site. Initial subdivision sketch plan for 21 lots on 18.7 acres was considered and approved for Doyle Builders on September 17, 2009. Doyle Builder decided not to purchase the property.

Previous Approvals: Sketch plan approval by Commission – September 17, 2009

Conditions of Previous Approvals: Initial sketch presented by Doyle Builders was modified to create a loop street pattern rather than dead-end cul-de-sacs. Annexation required permitting connection to sewer. Current developer has presented annexation petition and rezoning applications for R-3, zoning.

Property Configuration

Acreage: 22.77 acres

Proposed Number of Lots and Configuration: 95 lots – 89 located in a new subdivision accessing from Martin Luther King Drive, 6 lots fronting Moses Road.

The 89 lots have an average dimension of 60' x 125' or 7,500 square feet. They are configured around four new 50' right-of-way streets connecting to Martin Luther King Drive approximately 1,300' south of Moses Road. The layout shows two north/south 900' long streets approximately 300' apart. They are connected at the north

and south ends by two east/west streets. The northern street ends in a stub to the west after connecting the two, but the southern street extends westward to 950' then ending in a northward stub.

The 6 lots fronting Moses Road are also at 7,500 square feet, but the dimensions vary on each. The lots are designed to have individual driveways accessing Moses Road.

Stormwater detention facilities adequate for the entire Smith parcel are proposed for the southwestern corner of the site.

Proposed Use: Single-family residential

Current Zoning: Located outside Prattville city limits – property is currently un-zoned. Developer has indicated desire to have property annexed. With annexation petition, the Planning Commission will recommend an appropriate district.

Required Zoning: If annexed, the proposed sketch plan will require designation as an R-3 or R-4 district. The adopted Future Land Use plan calls for the area to develop as low density residential. R-3 zoning is one of the low density zoning designations.

Surrounding Developments and Uses: The proposed 22.7 acre sketch is part of a larger 37.8 parcel containing single family residential structures fronting Upper Kingston Road and Moses Road near the intersection of the two streets and mobile homes on Moses Road frontage near the Martin Luther King Drive intersection.

North of the proposed development are 10 single-family residential structures fronting Moses Road on the north and south side of the street. These lots have areas of between .15 and .20 acres. These structures date from the early 1980's or earlier. Further north of Moses Road and fronting Upper Kingston Road is the Gallagher Property currently being divided into 8 single-family residential lots. The Gallagher Property does not direct access to Upper Kingston Road and shares a single common access on Moses Road.

West of the proposed development and the remainder of the 37.8 parcel is the Kingston Oaks subdivision completed in 2004. Kingston Oaks contains single family

residential structures on approximately .25 acre lots.

South and east of the proposed development is undeveloped forest or farmland in active cultivation. These approximately 480 acres are controlled by a single owner-Powell Properties, LLC.

Street Extensions or New Streets:

The proposed sketch plan contains four new streets branching from an intersection with Martin Luther King Drive

Water and Sewer:

Potable water service is available from the Prattville Water Works Board from mains on Moses Road and Martin Luther King Drive. Sufficient capacity and flow exist to serve the proposed 95 lots.

An 8" sanitary sewer main owned by the City of Prattville is located within the Moses Road right-of-way on the north side. Sufficient capacity exists to serve the proposed 95 lots. Sketch plan indicates the existing and accessible sanitary sewer main may be located lower than the majority of the subdivision. Applicant has provided a plan for obtaining an easement and connecting to the gravity line in Kingston Oaks Subdivision located to the west of the subject property.

Unique Features:

Proposed 22.7 acre sketch is part of a larger 37.8 parcel. The parcel has approximately 1250' of frontage on Moses Road, 110' of frontage on Upper Kingston Road and 50' of frontage on Martin Luther King Drive.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
George Stathopoulos

Site Visits Conducted: May 17, 2010

Recommendation: Approval with condition that 6 lots fronting Moses Road are removed and revised plan is submitted addressing staff comments and possible extensions of streets on remainder of Smith Property.

Planning Staff Comments:

- The developer and current owner have requested annexation into the Prattville city limits. The annexation request is also accompanied by an application of initial zoning to R-3, Single-family residential. The zoning request will appear on the June 17, 2010 Commission agenda. Annexation of the property will permit the subdivision to be connected to public sewer without Council approval.
- While the potential buyer/developer is only considering 22.7 acres out of the total 37.8 acres, decisions made concerning street alignment, lot layout and detention for the 18.7 acres will have an impact on the development of the remaining 19.1 acres. In addition, the access from Martin Luther King Drive might be the sole access for the entire 37.8 acres and one of the access points for the Powell parcel to the south. Therefore, we request submission of potential lot and street layout for the entire 37.8 acres parcel.
- The presented sketch plan builds on the final sketch approved for Doyle Builders in September 2009 by providing a interconnected streets and a grid that can be extended into the remainder of the Smith Property and the undeveloped Powell property to the south. Staff recommends the following modifications to the street layout:
 1. Shift proposed southward stub street west to allow for better integration with future development of the Powell property.
 2. Add stub street on the north side of east/west street in preparation for development of remainder of Smith property. Approximate location is between lots 76 and 77. Suggest locating aligning relocated southern stub with new street.
- Lots 1 – 6 facing Moses Road should be removed from the sketch plan and incorporated into other lots. Current and future traffic volumes and patterns on Moses Road will negatively impact the proposed lots. Lots and home values are expected to decrease significantly faster than comparable properties soon after construction. In addition, the proposed lots will add to existing and future congestion on Moses Road.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

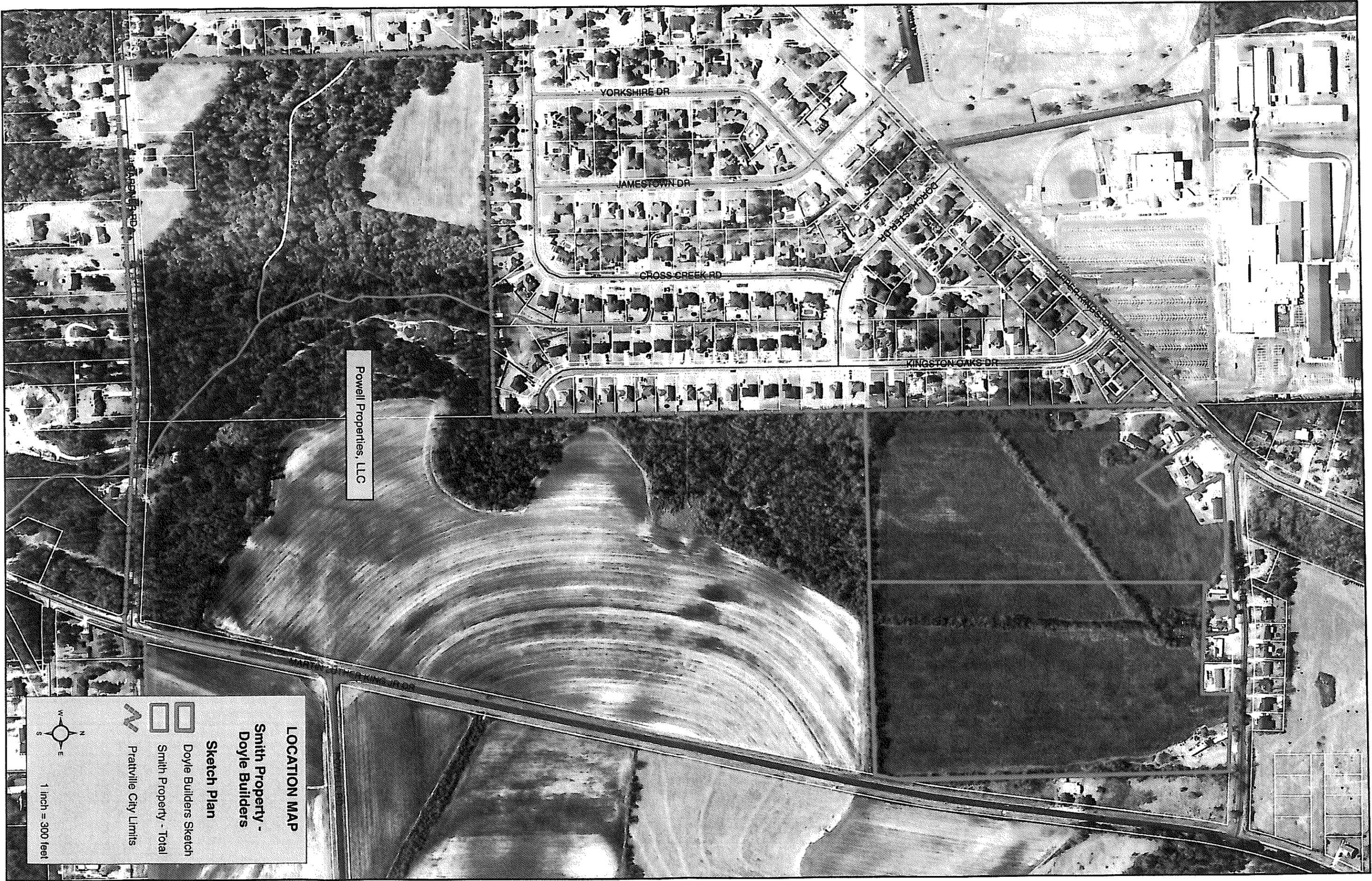
1. Per IFC 2006 Appendix D, The number of dwelling units shall not exceed 29 units. 30 units or more require more than one access road.
 - a. Exception 1: If all homes are sprinkled per NFPA13D.
 - b. Exception 2: Show plans for future development that will allow another access road that meets approval of the Planning Department and the Fire Marshall.
2. Need hydrant placement per city ordinance.

ENGINEERING DEPARTMENT:

1. No additional drives on Moses Rd.
2. AASHTO standard turn lane required onto Martin Luther King Jr. Drive.
3. Connect sanitary across Lot 40 Kingston Oaks with a 10' sanitary sewer easement with an encased pipe is acceptable.

ATTACHMENTS

1. Location Map
2. Sketch Plan



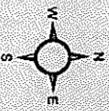
Powell Properties, LLC

LOCATION MAP

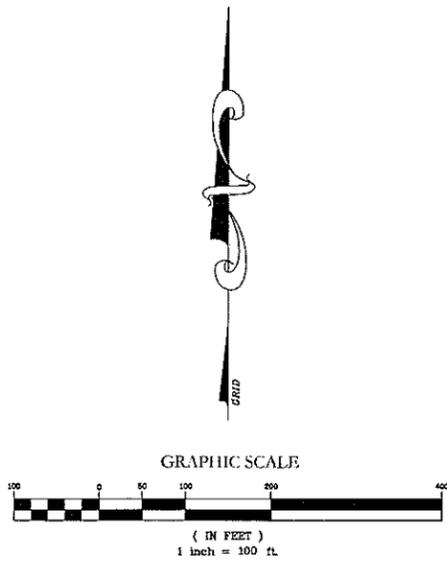
Smith Property - Doyle Builders

Sketch Plan

-  Doyle Builders Sketch
-  Smith Property - Total
-  Prattville City Limits

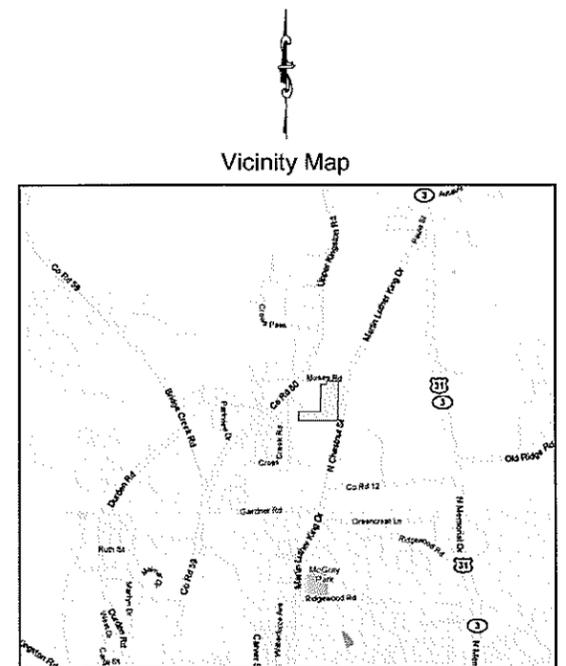


1 inch = 300 feet

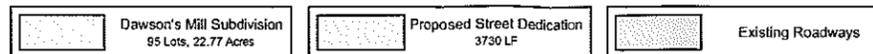


GENERAL NOTES:

1. All proposed streets shall be a public right of way and dedicated to the City of Prattville.
2. The boundary survey was prepared by Southeastern Land Surveying, Inc. The Civil Engineer for this development is Charles D. Brown, PE, PLS.
3. The proposed lots meet R-3 Zoning classification.
4. This project is privately funded by Dawson's Mill, Inc.
5. Total acreage in this development is 22.77 acres, more or less.
6. Currently, Dawson's Mill Inc. is working with the owner of Lot 40 in obtaining a Sanitary Sewer Easement across the north margin of this lot for connection with the existing sanitary sewer in the Kingston Oaks Subdivision, Plat No. 1. Also, it is intended to serve Lots 1 through 6 from the existing sanitary sewer in Moses Road.
7. Each lot has a 10 foot front and 5 foot rear utility easement.
8. A total of 95 Lots are shown in this development, with Parcel 1 being reserved for Storm Water Management.
9. There is 3730 linear feet of street proposed in this development.
10. At this time of the submittal the owners have not developed a set of restrictive covenants, but, it is anticipated that they will be similar in nature to those recorded with the Kingston Oaks Subdivision.



Sketch Plan
Dawson's Mill Subdivision
 Prattville, Alabama Dawson's Mill, Inc.
 April 23, 2010



SOUTHEASTERN
LAND SURVEYING, INC.
 74521 TALLASSEE HIGHWAY
 WETUMPKA, ALABAMA 36992
 PHONE: (334) 514-6612 FAX: (334) 514-6123