



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the November 15, 2012 meeting of the City of Prattville Planning Commission were approved.

Reuben Gardner, Chairman

2/21/13

Date



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

November 15, 2012
3:00pm

Call to Order:

Roll Call:

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

Minutes:

September 20, 2012

Old Business:

None

New Business:

1. Re-Zoning: R2 (Single Family Residential) to B-2 (General Business)
988 East Main Street
Petitioner: Ruth Ann Smith
2. Preliminary Plat: McQueen & Cobb Plat #1
Location: McQueen Smith Road & Cobbs Ford Rd
Owner: McQueen & Cobb, LLC
Representative: Larry Speaks & Associates
3. Final Plat: McQueen & Cobb Plat #1
Location: McQueen Smith Road & Cobbs Ford Rd
Owner: McQueen & Cobb, LLC
Representative: Larry Speaks & Associates
4. Replat: Glennbrook Lot 26

Public Hearing
District 4

Public Hearing
District 5

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

November 15, 2012

Call to order:

Chairman Reuben Gardner called the meeting to order at 3:07 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Bill Gillespie, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Dallis Johnson, Mr. Gene Hall, and. Absent: Mrs. Paula Carpenter, Mr. Bobby Nelson and Mr. Tim Smith. Councilman Ray Boles arrived at 3:18 p.m.

(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 20, 2012 meeting. Mayor Gillespie seconded the motion. The motion passed unanimously.

Chairman Gardner changed the order that the agenda items were heard.

Old Business:

None

New Business:

1. **Rezoning: Re-Zoning: R-2 (Single Family Residential) to B-2 (General Business)
988 East Main Street
Petitioner: Ruth Ann Smith**

Mr. Duke introduced the rezoning request for the property located at 988 East Main Street. He stated that the property was located at the southwest corner of Spencer Street and Main Street.

Chairman Gardner opened the public hearing for comments.

There was no representative for the petitioner present.

The public hearing was closed.

Mr. Hall introduced a resolution recommending approval for the rezoning request of 988 East Main from R-2 to B-2 and moved for its approval. Mr. McAuley seconded the motion.

Mr. Hall moved to hold the request until a representative could be present. The motion failed for a lack of a second.

Mr. Duke stated that the rezoning is appropriate and recommended.

The motion to approve passed unanimously.

4. **Replat: Glennbrook Lot 26**

Mr. Duke stated that the request for the replat is to make a small adjustment to the lot lines of the previously platted lot.

Blake Rice, petitioner representative, stated that the lot abuts the storm water detention area. He stated that the replat is requested to add 5' on rear lot to accommodate for the carport. He stated that it would not have a detrimental effect of the storm water detention.

Mr. McAuley moved to approve the replat of Glennbrook Lot 26 as submitted. Mr. Hall seconded the motion.

The motion to approve passed unanimously.

- 2. Preliminary Plat: McQueen & Cobb Plat #1**
Location: McQueen Smith Road & Cobbs Ford Rd
Owner: McQueen & Cobb, LLC
Representative: Larry Speaks & Associates

Greg Gillian, petitioner representative, introduced the preliminary plat of McQueen & Cobb Plat #1.

Mr. Duke stated that plat was part of the original Russell Plat that was approved in 1996. He stated that infrastructure was already in place.

Chairman Gardner opened the public hearing for comments. There were none. The public hearing was closed.

Chief Johnson introduced a resolution recommending the approval of the preliminary plat of McQueen & Cobb Plat # 1 and moved for its approval. Councilman Boles seconded the motion.

The motion to approve passed unanimously.

- 3. Final Plat: McQueen & Cobb Plat #1**
Location: McQueen Smith Road & Cobbs Ford Rd
Owner: McQueen & Cobb, LLC
Representative: Larry Speaks & Associates

Mayor Gillespie introduced a resolution recommending the approval of the final plat of McQueen & Cobb Plat # 1 and moved for its approval. Mr. McAuley seconded the motion.

The motion to approve passed unanimously.

Miscellaneous Business:

None

Adjourn:

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Speaker Sign-In Sheet

11/15/12

3:00 p.m.

Name	Address
1.	
2.	
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20.	
21.	

RESOLUTION

Rezoning Request R-2 to B-2

988 East Main Street

Ruth Ann Smith, Petitioner

November 15, 2012

Whereas, Ruth Ann Smith is the owner of the property described in Attachment A; and shown in Attachment B; and

Whereas, the property to be zoned is located inside the city limits at 988 East Main Street; and

Whereas, the petitioner wishes to rezone the property from R-2, Single Family Residential to B-2, General Business; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on November 15, 2012.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-2 to B-2.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
11/15/12

Legal Description
988 East Main Street
Autauga County, Alabama

Attachment A
Legal Description

Parcel #: 1905152003004000 Lot 8, in Block 12, according to the revised map of Prattmont Heights, as same appears of record in Office of the Judge of Probate of Autauga County, Alabama, in Deed Book 81, Page 122 and 123.

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



REZONING RZ-2012-030 - Smith Property – 988 East Main Street

DATE November 9, 2012

PROPOSED DEVELOPMENT

Petitioner: Ruth Ann Smith
Property Owner: Greg and Ruth Ann Smith
Representative: N/A
Location: 988 East Main Street – southwest corner of Spencer Street and East Main Street

Development Status and History

Submission Status: Property has not been rezoned or requested a rezoning since adoption of an overall zoning map in 1987.
Previous Approvals: N/A
Conditions of Previous Approvals: None.

Property Configuration

Acreage 7,670 square feet
Proposed Number of Lots and Configuration: Currently a single lot in the Prattmont Heights subdivision. The petitioner has not presented a plan for division.
Current Use: Single-family residential
Proposed Use: Petitioner proposes to develop property for uses compatible with the adjacent commercial properties
Current Zoning: The property is currently zoned R-2, Single-family Residential.
Required Zoning: Petitioner has indicated that the property will be offered for re-development as a commercial, retail, or office use. These uses are accommodated under the B-2, General

Business classification.

Consistency with Adopted Future Land Use Plan

The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as Low Density Residential. The requested zoning of B-2, General Business is not consistent with the adopted plan. Additional comment and explanation is provided in the staff comment section.

Surrounding Developments and Uses:

See Attachment B.
 North: Lots zoned B-2, R-2 and O-1.
 East: Lots zoned R-2 and O-1
 West: Lots zoned B-2
 South: Lots zoned R-2

Street Extensions or New Streets:

None required.

PLANNING STAFF EVALUATION

- Reviewed by:** Joel T. Duke, AICP
- Site Visits Conducted:** November 9, 2012
- Recommendation:** Approval. See staff comments.
- Staff Comments:**

As stated earlier in the report, the city’s Future Land Use Map adopted in January 2010 classifies the subject property as “Low Density Residential”. This classification is a change from the future land use plan adopted in 1996 which showed the stretch of East Main Street between Memorial Drive and Kerlin Street transitioning to commercial uses. In practice, the Planning Commission has recommended, and the Council has agreed, that B-2 zoning should extend no further than Spencer Street with the remainder of the stretch being zoned O-1, Office Commercial. The 1996 approach assumed that previous pressure to convert to commercial uses should be allowed with the more intense uses (B-2) being encouraged near the Memorial Drive/Main Street intersection.

Efforts were made in the 2009 Future Land Use Plan to both preserve neighborhoods and trim some of the area being dedicated to commercial uses. Limits on commercial uses were considered and adopted based on the market studies conducted during the planning

process which showed more commercially developed or zoned property than Prattville will be able to absorb in the next ten year period. However, the plan adopted for this stretch of East Main Street appears to have been classified as “Low Density Residential” in error. The pattern of redevelopment and the likelihood that the structures in this stretch of Main Street will remain or return to via residential uses is low. In this case, the Commission should look at the overall pattern established over the last decade and the likely uses of the property. If the Commission agrees that the present zoning pattern should continue and recommends the subject property for rezoning to B-2, it should also consider amendments to the present Future Land Use that reflect the same.

ATTACHMENTS

- A. Location Map
- B. Current Zoning Map
- C. Future Land Use Map

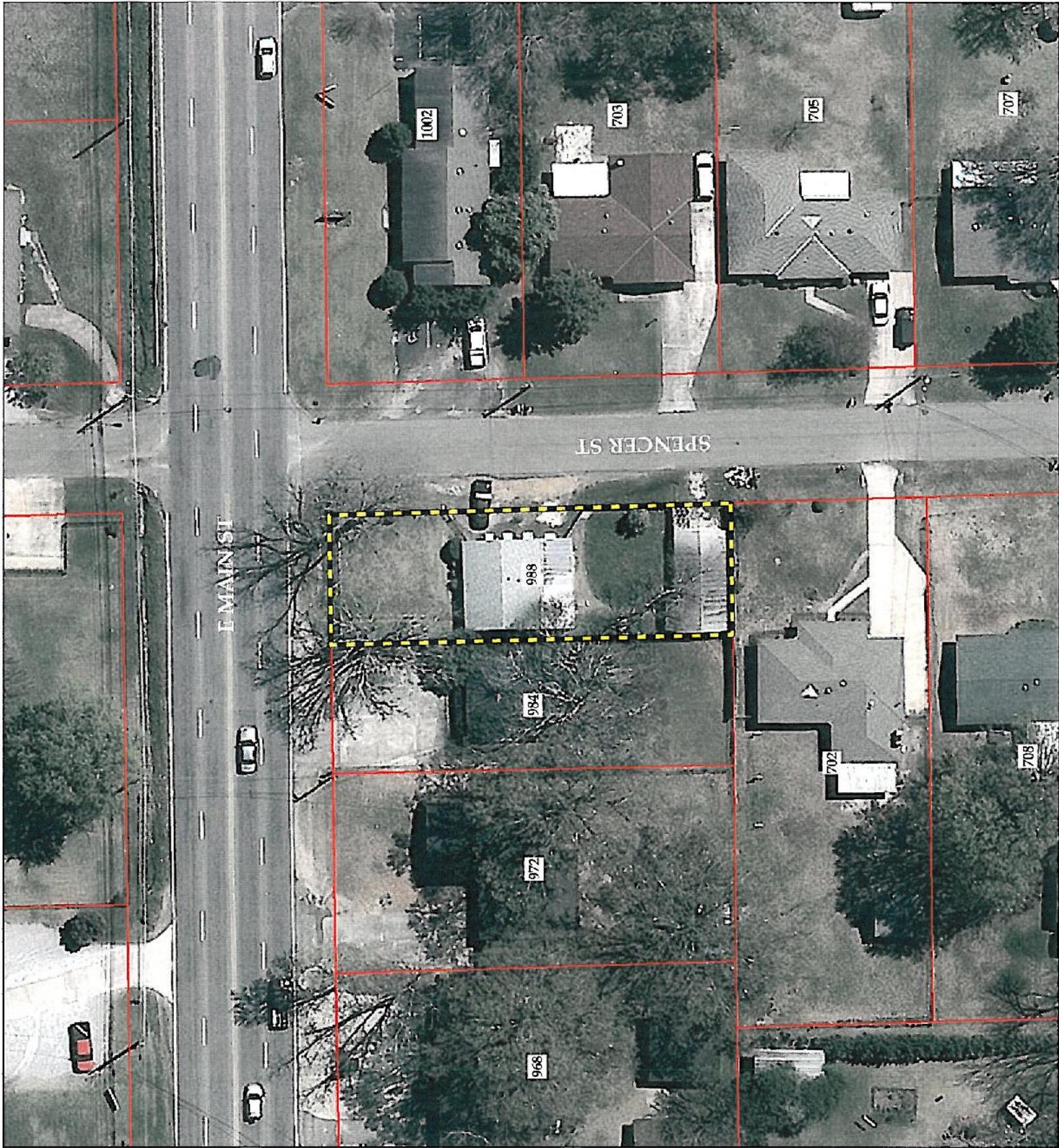
CITY OF
PRATTVILLE, ALABAMA



SCALE: 1" = 50'



- STREETS
- ▭ TAX PARCELS

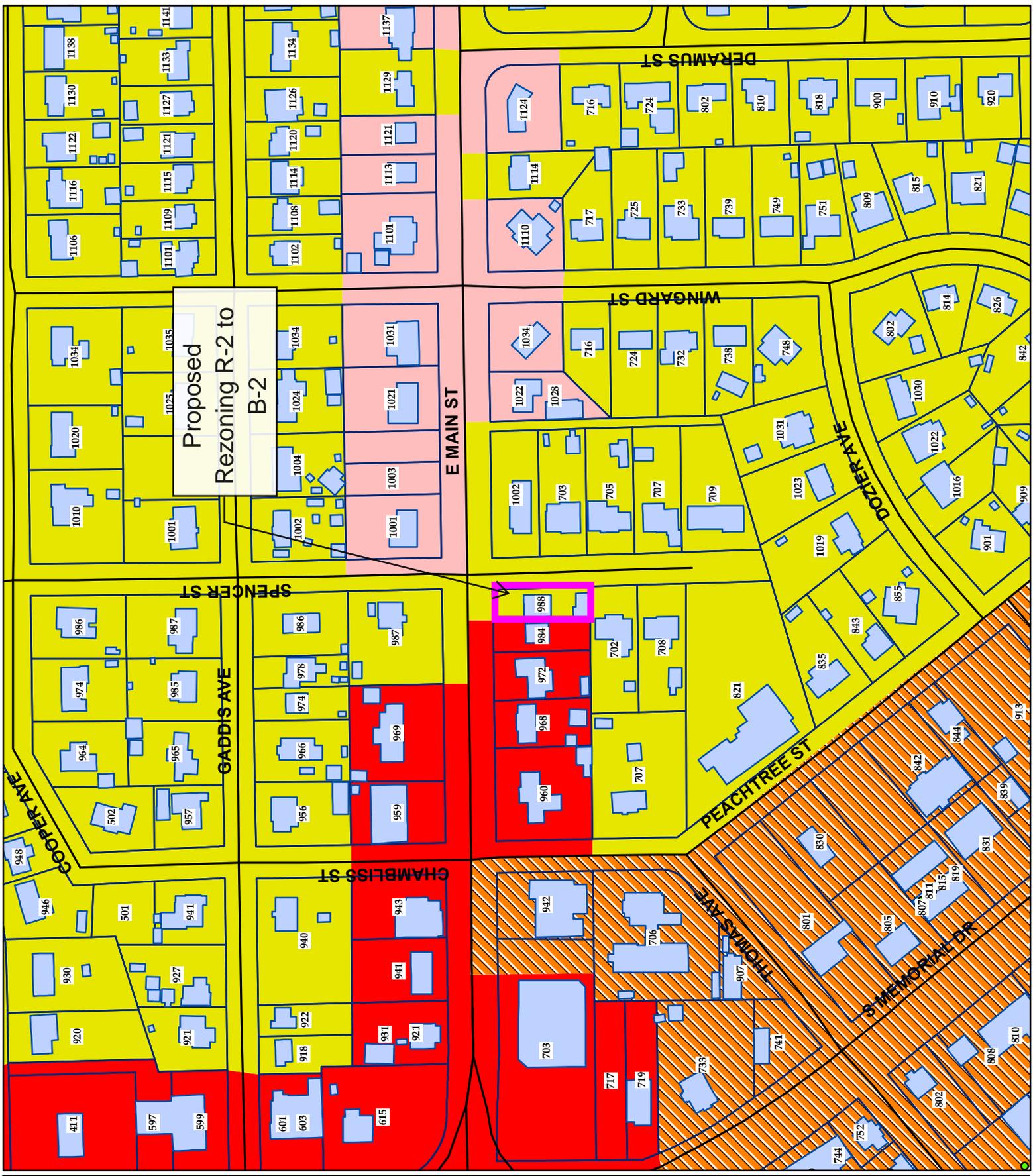


CITY OF
PRAITTVILLE
ALABAMA
ZONING DATA

Scale: 1" = 200'



- LEGEND**
- STREETS
 - BUILDING FOOTPRINT
 - TAX PARCELS
 - ZONING 2007
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - RD-1
 - B-1
 - B-2
 - B-3
 - B-4
 - O-1
 - M-1
 - M-2
 - T-1
 - T-2
 - T-3
 - FAR
 - NO ZONING VALUE
 - HOMERPLACE P.U.D.



Section 2.2
CITY-WIDE PLANS

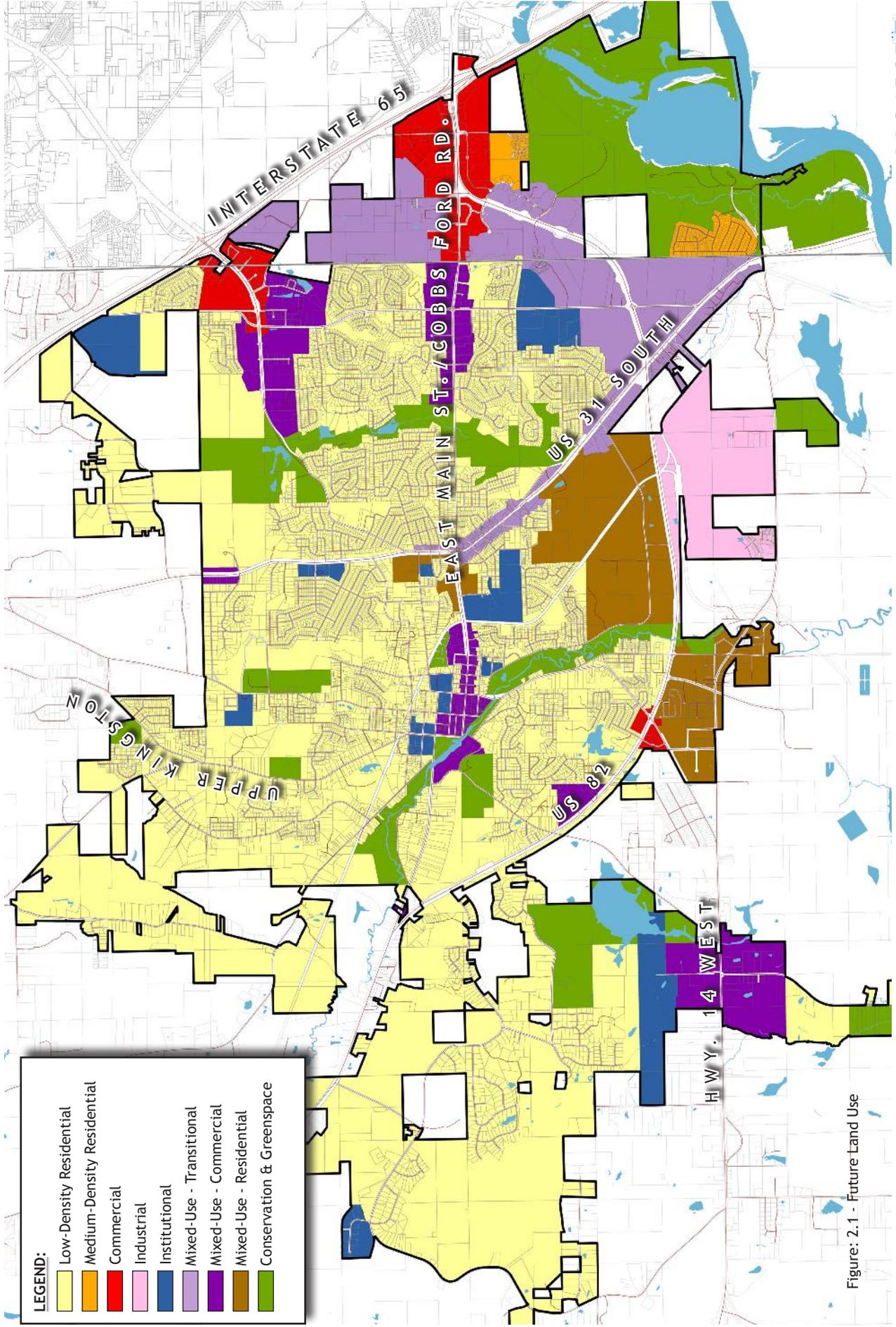


Figure 2.1 - Future Land Use

RESOLUTION

Preliminary Plat

McQueen & Cobb Plat 1

November 15, 2012

Whereas, McQueen & Cobb, LLC is the owner of McQueen & Cobb Plat 1; and

Whereas, the proposed development is located inside the Prattville city limits at the south east corner intersection of Cobbs Ford Road & McQueen Smith Road South; and

Whereas, a public hearing for the proposed preliminary plat was heard on November 15, 2012; and

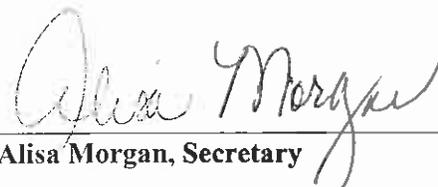
Whereas, the required city departments have reviewed and commented on the proposed development.

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

APPROVED:

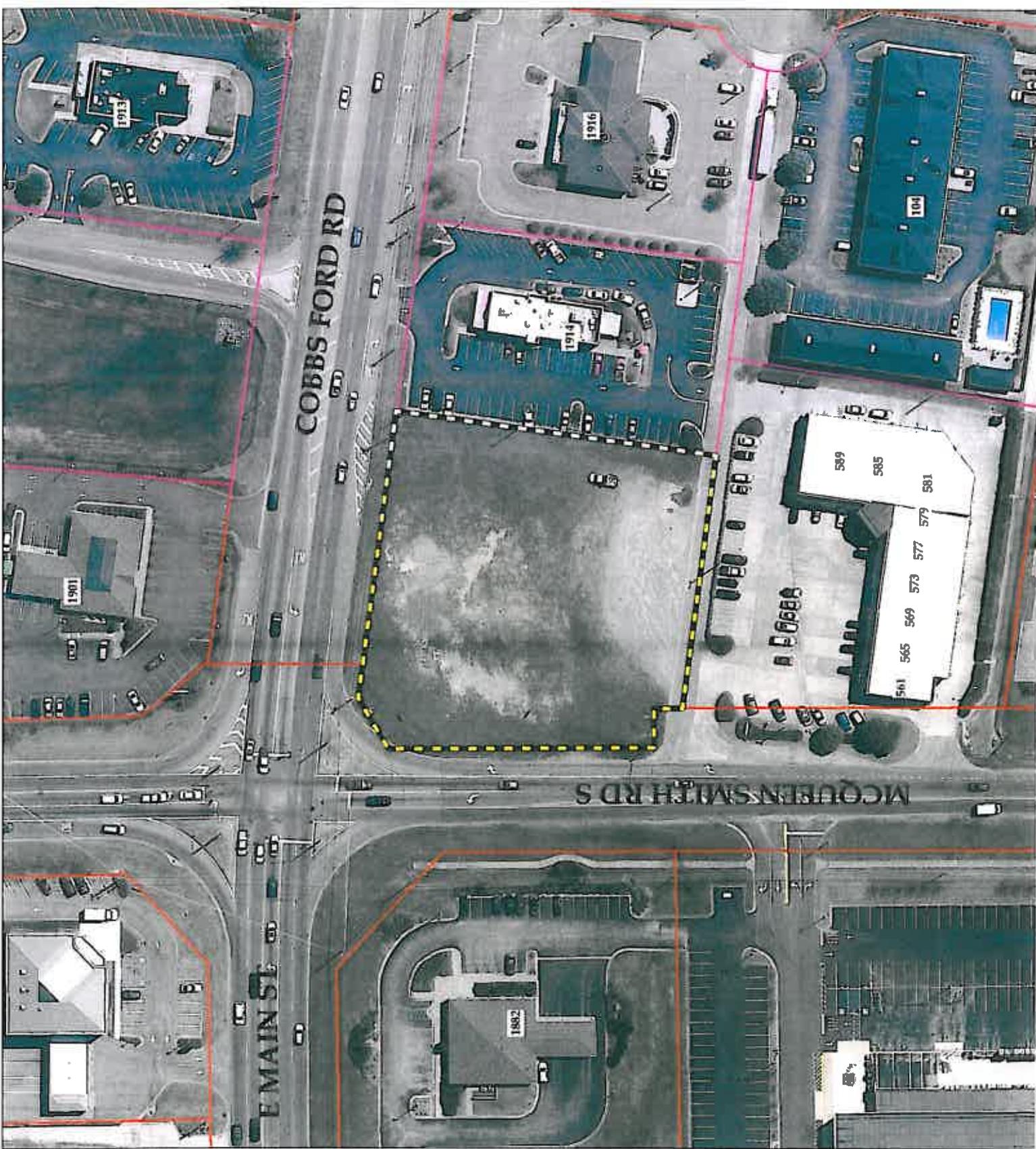


Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
11/15/12



CITY OF
PRATTVILLE, ALABAMA

SOUTH EAST CORNER
INTERSECTION OF
COBBS FORD RD &
MCQUEEN SMITH RD S

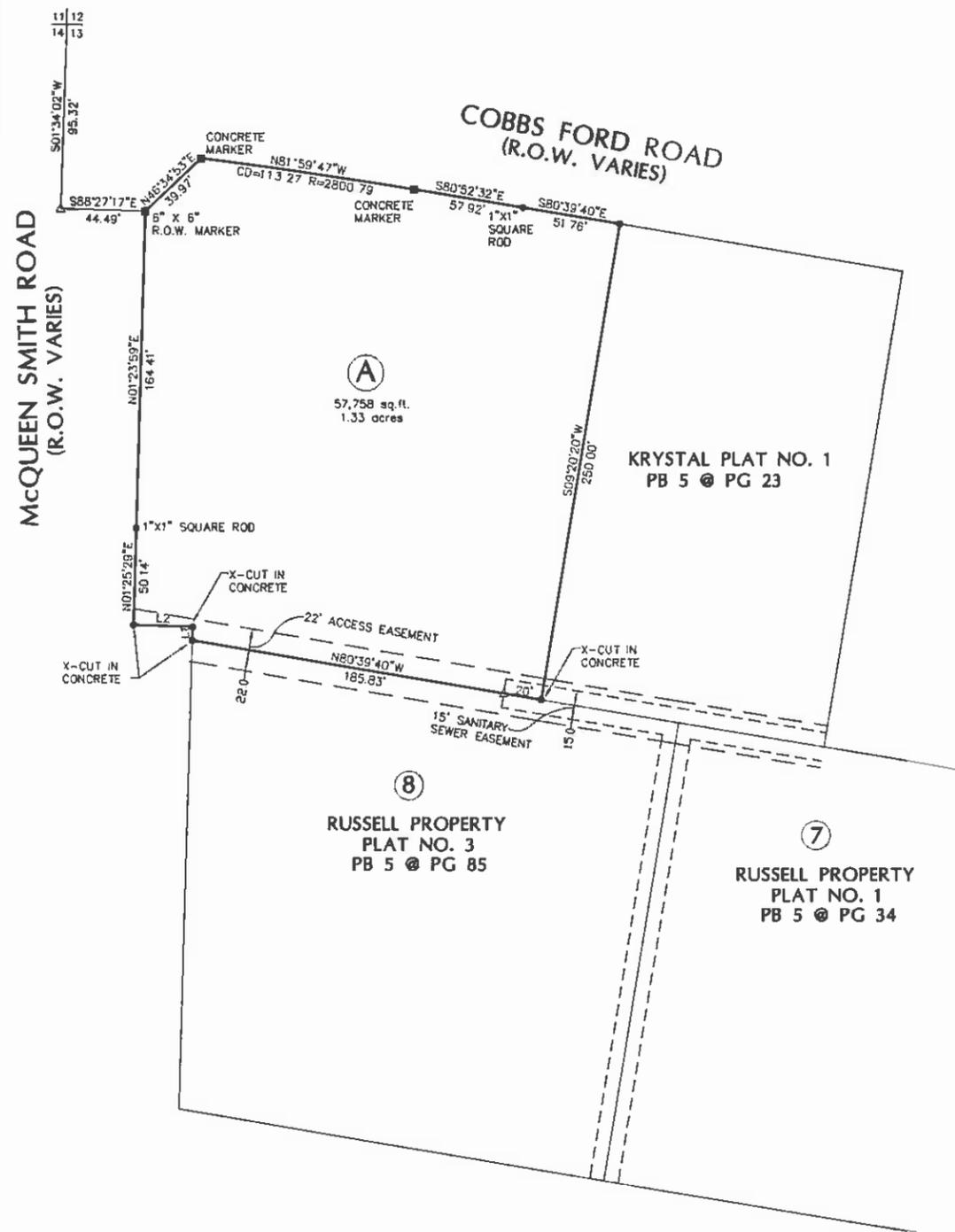
SCALE: 1" = 100'



STREETS
TAX PARCELS



McQUEEN AND COBB PLAT NO. 1 PRATTVILLE, AL



STATE OF ALABAMA AUTAUGA COUNTY

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 McQueen and Cobb, LLC, as owner, and more particularly described as follows:

Commence at an iron pin known as the Northwest Corner of Fractional Section 13, T-17-N, R-16-E, Autauga County, Alabama; thence S 01°34'02" W 95.32' to a point; thence S 88°27'17" E 44.49' to a concrete marker and the POINT OF BEGINNING for the herein described parcel of land (said point also located at the intersection of Cobbs Ford Road (ROW VARIES) and McQueen Smith Road (ROW VARIES); thence along said intersection N 46°34'53" E 39.97' to a concrete marker located on the South Right-of-Way (VARIES) of Cobbs Ford Road; thence along said Right-of-Way the following three (3) courses: (1) Chord Bearing S 81°59'47" E, Chord Distance 113.27', Radius 2800.79'; (2) S 80°52'32" E 57.92'; (3) S 80°39'40" E 51.76' to an iron pin; thence leaving said Right-of-Way S 09°20'20" W 250.00' to an iron pin; thence N 80°39'40" W 185.83' to a mag nail; thence N 01°27'51" E 7.00' to a mag nail; thence N 88°16'16" W 30.98' to a mag nail located on the East Right-of-Way (VARIES) of McQueen Smith Road; thence along said Right-of-Way the following two (2) courses: (1) N 01°25'29" E 50.14'; (2) N 01°23'59" E 164.41' to the point of beginning. Containing 1.33 acres, more or T-17-N, R-16-E, Autauga County, Alabama.

And that the plat or map contained herein 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 the 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 (a) as herein shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the ____ day of _____ 2012.

Gregory M. Gillian
Alabama Registration No. 16163

DEDICATION

I, _____ as proprietor have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as McQueen and Cobb Plat No. 1, said subdivision lying in Section 13, 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 Public.

By: _____

McQueen and Cobb, LLC
Owner

ACKNOWLEDGEMENT

STATE OF ALABAMA
AUTAUGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting as Owner.

Given under my hand and official seal this ____ day of _____ 2012.

(SEAL)

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 _____ 2012.

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 _____ 2012.

Water Works Board
Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of _____ 2012.

Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER:

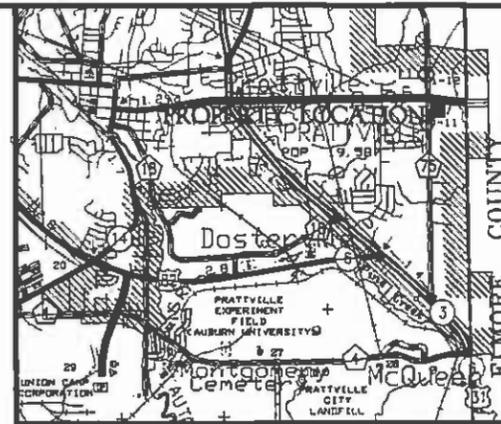
The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of _____ 2012.

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 _____ 2012.

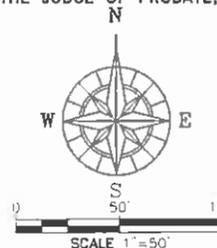
Director of Planning & Development
Prattville, Alabama



LOCATION MAP
AUTAUGA COUNTY



*BEARINGS ROTATED TO MATCH RUSSELL PROPERTY PLAT NO. 1, AS RECORDED IN PB 5 @ PG 34 IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA



LEGEND

- FOUND IRON PIN (1/2" REBAR CAPPED) W/# 7349, 11621, 16163 (UNLESS NOTED OTHERWISE)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS
- ▲ CALCULATED POINT
- FOUND CONCRETE MARKER (6" X 6")

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 _____ 2012.

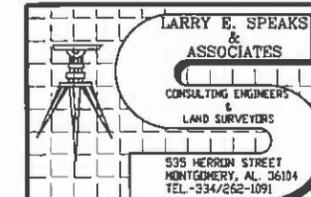
Autauga County Engineer

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 _____ 2012, at ____ o'clock ____ M, and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid.

DATE: 10-23-12



RESOLUTION

Final Plat

McQueen & Cobb Plat 1

November 15, 2012

Whereas, McQueen & Cobb, LLC is the owner of McQueen & Cobb Plat 1; and

Whereas, the proposed development is located inside the Prattville city limits at the south east corner intersection of Cobbs Ford Road & McQueen Smith Road South; and

Whereas, the preliminary plat for the proposed development was approved on November 15, 2012; and

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

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of McQueen & Cobb Plat 1.

APPROVED:


Reuben Gardner, Chairman


Alisa Morgan, Secretary

The motion to approve passed unanimously.
11/15/12



Survey North is Grid North based upon
Alabama West State Plane Coordinates
NAD 83 by GPS Observations

REPLAT OF LOT 26 AND LOT 105A GLENNBROOKE SUBDIVISION PLAT 1A

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

CERTIFICATE OF THE WATER WORKS BOARD CITY OF PRATTVILLE

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2011.

Water Works Board
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER AUTAUGA COUNTY

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2011.

Autauga County Engineer

OFFICE OF THE JUDGE OF PROBATE AUTAUGA COUNTY

STATE OF ALABAMA
AUTAUGA COUNTY

I, hereby certify that this Plat or Map was filed in this Office this _____ day of _____, 2011, at _____ o'clock _____ M and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid.

JUDGE OF PROBATE
AUTAUGA COUNTY ALABAMA

CERTIFICATE OF THE FIRE DEPARTMENT CITY OF PRATTVILLE

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2011.

Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER CITY OF PRATTVILLE

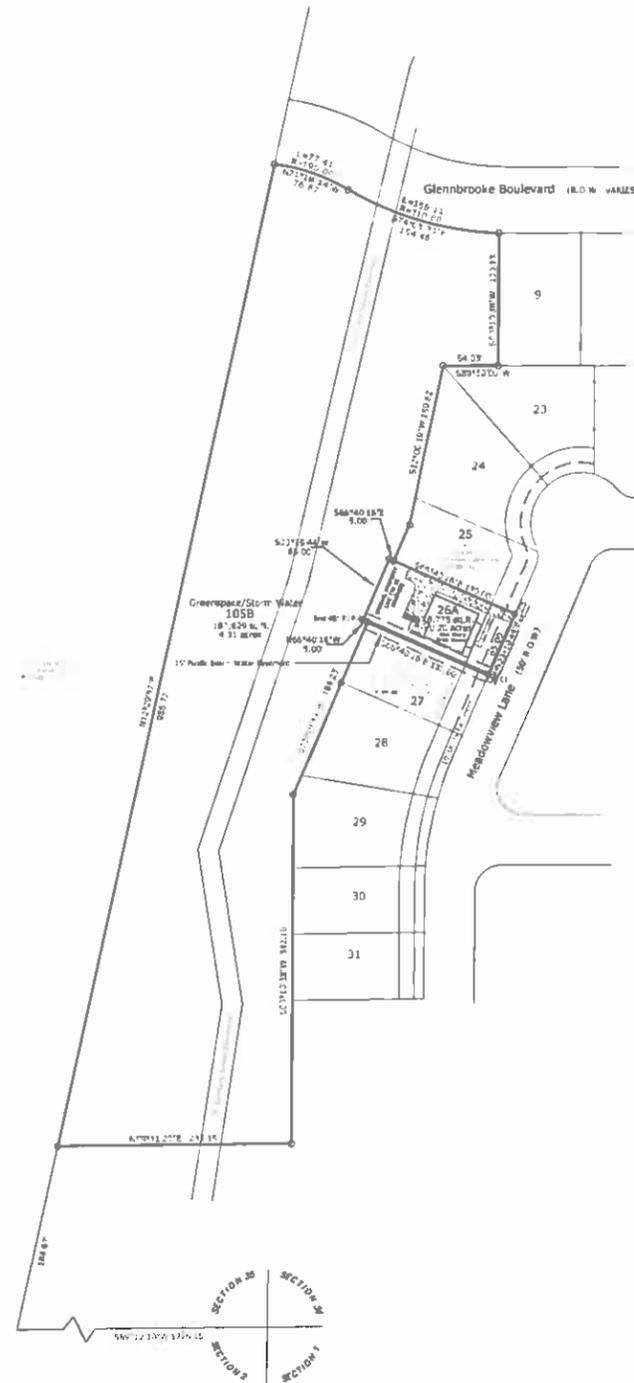
The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2011.

City Engineer
Prattville, Alabama

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

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2011.

Director of Planning and Development
Prattville, Alabama



I, GEORGE W. BARRETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RECORD OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN GENERAL ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE _____ GEORGE W. BARRETT - AL P.L.S. #11666

STATE OF ALABAMA
AUTAUGA COUNTY

I, BRYAN C. STONE, AS MANAGER OF STONE MARTIN BUILDERS, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF GEORGE W. BARRETT AND CERTIFY THAT IS IT MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HERE ON TO SET MY HAND ON THIS THE _____ DAY OF _____, 2011.

BRYAN C. STONE, MANAGER
STONE MARTIN BUILDERS, LLC

STATE OF ALABAMA
AUTAUGA COUNTY

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE HEREBY CERTIFY THAT BRYAN STONE, MANAGER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2011.

NOTARY PUBLIC: MY COMMISSION EXPIRES: _____

LEGEND

- ANCHORAGE
- EASEMENT PER DEED OR BY LAW
- PLAT OF SECTION 35 TOWNSHIP 18 NORTH, RANGE 16 EAST
- CONCRETE ENCLOSURE WALL
- CONCRETE CURB
- ASPHALT DRIVE
- ASPHALT ROAD
- GRAVEL DRIVE
- GRAVEL ROAD
- GRAVEL DRIVE
- GRAVEL ROAD

OWNER/DEVELOPER

STONE MARTIN BUILDERS, LLC
404 SOUTH 8TH STREET
OPELIKA, AL 36801

LAND SURVEYOR

BARRETT-SIMPSON, INC.
223 SOUTH 9TH STREET
OPELIKA, AL 36801



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.

Draw Date:	10/29/12
Drawn By:	KNS
Reviewed By:	GLWB
Scale:	1" = 80'
Revised:	
Revised:	
Revised:	
Revised:	

REPLAT OF LOT 26 AND LOT 105A
GLENNBROOKE SUBDIVISION PLAT 1A
BEING A PART OF SECTION 35 TOWNSHIP 18 NORTH, RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
223 SOUTH 9TH STREET, OPELIKA, AL 36801 (PH: 256-887-8455, FAX: 256-887-8444)
101 W. BRIDGE STREET, PRATTVILLE, AL 36067 (PH: 256-887-1827, FAX: 256-887-0882)
101 SOUTH 9TH STREET, OPELIKA, AL 36801 (PH: 256-887-2888, FAX: 256-748-1877)

The document is not valid unless stamped with surveyor's seal. Project Number: 11-0099