



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 Board of Zoning Adjustment

The minutes of the March 11, 2014 meeting of the
City of Prattville Board of Zoning Adjustment
were approved.

Leo Jamieson, Chairman

16 June 2014

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov



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 BOARD OF ZONING ADJUSTMENT A G E N D A March 11, 2014 4:00pm

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schannep. Alternate Member: Commander Michael Whaley.

Minutes:

January 14, 2014 and February 11, 2014

Old Business:

None

New Business:

1. 140311-01 VARIANCE

To add a storage building to a legal non-conforming use.
105 and 113 Pickett Street
R-2 Zoning District (Single Family Residential)
Thomas L. Davis, Petitioner

District 2

2. 140311-02 VARIANCE

To reduce the parking requirement from 79 spaces to 50 spaces.
Intersection of U.S. Highway 82 and Golson Rd/County Rd 47
FAR Zoning District (Forest, Agricultural, Recreation)
Marvin Gentry, Evelyn Gentry Rhodes, Larry Gentry, Petitioners

District 1

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

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

**City of Prattville Board of Zoning Adjustment
Minutes
March 11, 2014**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:02 p.m. on Tuesday, March 11, 2014.

ROLL CALL:

Present: Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Gerald Cimis, Mr. Mac Macready, and Commander Michael Whaley. Absent: Mrs. Jerry Schannep.

Quorum Present

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

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

OLD BUSINESS:

None

NEW BUSINESS:

VARIANCE

**To add a storage building to a legal non-conforming use.
105 and 113 Pickett Street
R-2 Zoning District (Single Family Residential)
Thomas L. Davis, Petitioner**

Mr. Duke provided the staff report for the variance request to encroach into the required front, rear and side yards setback.

The petitioner was not present at the meeting.

Chairman Jamieson opened the public hearing.

Joseph Albright, 1050 Spring Street, spoke on behalf of his aunt Mary Underwood who owns property adjacent to the request. He had no objections once realizing that the property in question did not belong to his aunt.

The public hearing was closed.

Chairman Jamieson held the item over until the last agenda item was heard. After no one was present to represent, the agenda item was tabled.

Mrs. Schannep moved to table the request. Mr. Cimis seconded the motion.

The motion to table passed unanimously.

VARIANCE

To reduce the parking requirement from 79 spaces to 50 spaces.

Intersection of U.S. Highway 82 and Golson Rd/County Rd 47

FAR Zoning District (Forest, Agricultural, Recreation)

Marvin Gentry, Evelyn Gentry Rhodes, Larry Gentry, Petitioners

Mr. Duke provided the staff report for the variance request to reduce the parking requirements from 79 spaces to 50 spaces. He stated that the 2.5 acre property was located in the southeast connection of the intersection of Highway 82 and Golson Road. He stated that the applicant had presented the Planning Department with a preliminary commercial development plan requiring subdivision approval and a rezoning.

Paige Lewis, petitioner's representative of The Broadway Group, LLC presented the variance request for parking reduction. She stated that stringent landscape and buffer requirements, the additional area needed for septic system, ALDOT flare causes the parking area to be shifted to the rear of the property, which prevents use of the front property for parking, and a drainage gully were items that inhibit the design layout in accordance to the current parking ordinance. She stated that according to their Engineer's report that they had obtained as shown in Exhibit B, 50 spaces is more than adequate for the proposed development.

Mr. Cimis asked the petitioner if additional property could be acquired to accommodate for the parking requirement.

Ms. Lewis stated that she did not know if additional property was available.

Chairman Jamieson opened the public hearing.

Marvin Gentry, 1267 Adell Street, owner and petitioner, stated that he is selling the property for development. He stated that they initially sold 1 ½ acres and then they were approached for an additional one acre because of site work that was required. He questioned the appropriateness of existing business that compared in size with the proposed structure that had fewer lots than the requirement and less than the proposed development.

Mr. Duke addressed the question of compatibility stating that the Planning staff had supported variances in the past where good evidence was presented suggesting the standards were excessive for the proposed use and where the applicant made a reasonable attempt to comply.

Chairman Jamieson closed the public hearing.

After no further comments, questions, or discussion, the vote was called. Mr. Cimis moved to approve as submitted contingent that zoning requirements are met. Mr. Macready seconded the motion.

Mr. Cimis moved to amend the motion to approve contingent upon proposed rezoning approval. Mr. Miles seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously. The BZA voted unanimously to approve the variance to reduce the parking requirements from 79 spaces to 50 spaces at US Highway 82 and Golson Road/County Road 47 contingent upon the approval by City Council for the proposed rezoning.

Approved 6/16/14

MISCELLANEOUS:

Mr. Duke presented to the BZA a request to extend the application submission deadline to allow for better efficiency for notification.

Mr. Cimis moved to extend the application submission deadline to 30 days prior to meeting. Mr. Miles seconded the motion.

The motion passed unanimously.

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 5:51 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: **THE BROADWAY GROUP**
 132 HOLMES AVE. NW
 HUNTSVILLE, AL 35801

REQUEST: **VARIANCE TO REDUCE THE PARKING REQUIREMENT FROM 79**
 SPACES TO 50 SPACES
 US HIGHWAY 82 AND GOLSON RD/COUNTY ROAD 47
 FAR ZONING DISTRICT (FOREST, AGRICULTURAL, RECREATION)

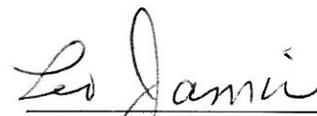
ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on March 11, 2014 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to reduce the parking requirements from 79 spaces to 50 spaces contingent upon the proposed rezoning approval by City Council at US Highway 82 and Golson Road/County Road 47.**

IT IS THEREFORE ORDERED the petition of The Broadway Group, 132 Homes Ave. NW, Huntsville, AL is hereby approved.

DONE THIS THE 11th DAY OF March 2014.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: March 11, 2014

PETITIONER: The Broadway Group, LLC

ADDRESS OF PETITION: SE Corner Intersection of US Hwy 82 & Golson Rd

	NAME	ADDRESS
1.	Paige Lewis	132 Holmes Ave. Huntsville, AL 35801
2.	Marisa Gentry	1267 Adel St Prattville, AL 36066
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		

CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



VARIANCE Un-platted Parcel – SE Corner of Intersection
of U.S. Highway 82 and Golson Road

BZA Application – 140311-02

DATE March 10, 2014

PROPOSED DEVELOPMENT

Petitioner: The Broadway Group, LLC

Property Owners: Marvin A. Gentry et al

Agent: The Broadway Group, LLC

Location: SE corner of U.S. Highway 82 and Golson Road

Development Status and History

Previous Variance N/A

Requests/Approvals:

Conditions of Previous N/A

Approvals:

Property Configuration

Acreage: 2.5 acres
(2.5 acres is currently a part of a 78 acre and 52 acre parcel. Applicant has presented Planning Department with a preliminary subdivision plat creating the 2.5 acre parcel.)

Zoning Classification: FAR.
(Applicant has presented the Planning Department with a preliminary subdivision development plan requiring subdivision approval and a rezoning. Formal applications for subdivision or rezoning have not been received.)

Relevant Standards: Retail sales or service establishment not elsewhere specified:

Three (3) spaces per first fifteen hundred (1500) square feet of gross floor area plus one space per one hundred (100) square feet of gross floor area.

Requested Variance: 79 parking stalls required; applicant would like to reduce the number to 50.

Statement of Hardship: See attached Exhibit A from application.
(taken from application)

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: Several visits in March 2014

Recommendation: Hold final decision on application until zoning approved and formal site plan is submitted for review and comment.

Planning Staff Comments:

The applicant is requesting a variance to reduce the required parking from 79 spaces to 50 spaces. The applicant has submitted several characteristics of the site stating that they contribute to the need to reduce the parking standard. In addition, the applicant states that a maximum of 30 spaces is all that is required by their tenant and similar retail operations.

The argument for a variance based on the property's characteristics is not strong in this case. Since the property in question is part of two larger undeveloped parcels, the applicant still has the opportunity to secure additional property in order to adjust to the standards. As such, the hardship justification for the requested variance could be considered solely economic and self-created.

The Board has relaxed parking restrictions in the past for retail uses after determining they may be excessive for the proposed use. Caution should be used in such cases to account for the potential future uses of the building and lot. B-2 zoning, if granted by the City Council, allows for a wide range of uses. It is helpful to examine the number of spaces that might be required for uses other than general retail that might occupy the proposed building and site. Listed here are the requirements for several potential uses:

Office: 36 spaces

Open display of automotive, furniture, lumber, etc.: 10 spaces

Shopping Center: 46 spaces

State code and best practices require the BZA to measure variance requests against several basic standards. Below is the staff opinion regarding the standards and this request.

1. No special conditions and circumstances exist regarding this structure which are not applicable to other lands, structures, or buildings in the same B-2 zoning district.
 2. A literal interpretation of the zoning ordinance would not deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.
 3. The special conditions and circumstances do result from actions of the applicant.
 4. The granting of a variance will confer a special privilege on the applicant that is denied by this ordinance to other lands, structures, or buildings in the same R-3 district;
 5. The granting of a variance is in harmony with the intent and purposes of the zoning ordinance;
 6. A variance will not adversely affect the surrounding property, the general neighborhood, or the community as a whole;
 7. A variance will not allow the establishment of a use prohibited under the terms of the zoning ordinance in an B-2 district.
- The Planning staff has supported variances in the past where good evidence is presented suggesting the standards are excessive for the proposed use and where the applicant made a reasonable attempt to comply. On March 18, 2003, the staff supported and the BZA approved a parking variance for the Dollar General store at 601 McQueen Smith Road South. The variance reduced the required spaces for the 9,100 square foot store from 79 to 35. No issues regarding parking have been reported or observed at 601 McQueen Smith Rd South in the last decade. In the case before the board, the applicant has proposed 50 spaces for a similar use and building area as the 2003 variance. Based on the requirements for the proposed and other possible uses on the site, the Planning staff foresees no adverse impact if the parking on the subject site is reduced to 50 spaces.

- As stated earlier in the report, the applicant has submitted the application prior to creation of the lot through subdivision approval and to obtaining zoning that will permit the desired land use. In addition, the applicant has only submitted preliminary site plans for review, such as the one included with this application. Given that several steps are required before the requested variance can even be applied to the yet to be created parcel, the Planning staff request that the item be held pending zoning approval and site plan review. If the Board elects to approve a variance prior to these steps, staff request such approval be contingent and clearly voided if the property remains FAR.

ATTACHMENTS

1. Location Map
2. Application including Exhibits A and B.



City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattvilleal.gov

**Application
Prattville Board of Zoning Adjustment**

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information

Notarized letter from the property owner is required if agent is used for representation.

Name: The Broadway Group, LLC
Street Address: 132 Holmes Ave. NW
City: Huntsville State AL Zip: 35801
Phone Number(s): 256-533-7287

Property Owner Information

If different than above

Name: Marvin A. Gentry, Evelyn Gentry Rhodes & Larry R. Gentry
Address of Property Owner: 1010 Gillespie St.
City: Prattville State: AL Zip: 36066
Phone Number: () _____

Property Description

County Tax Parcel Number/Legal Description: Subject property consists of a portion of parcel 18010200000070000 and 1801100000010000

Current Zoning of Property: FAR Physical Address: _____

Proposed Use of Property (generally): Retail store

Describe Proposed Use or Variance: The ordinance requires 79 parking stalls and we would like to reduce the amount of stalls to 50.

Location: SE Corner of Intersection of U.S Highway 82 and Gdson Road/County Rd 47 →

Exhibit A

There are several items that contribute to the inability to efficiently design our site layout with the 79 parking stalls that are required per ordinance.

- stringent landscape and buffer requirements
- the additional area needed for septic
- DOT flare causing the parking area to be shifted to the rear of the property; therefore not being able to utilize the front of the property for parking
- drainage gully

All of these items together cause an adverse affect to the ability to design the layout in accordance to the current parking ordinance.

Our tenant has also completed extensive research that suggests that a maximum of 30 spaces is all that is needed for the proposed discount retail store. They believe that any more than this amount is not practical for their business.

Exhibit B is an email from our engineer citing information that justifies the need of only 50 spaces for this project.

Exhibit B

Paige Lewis

From: Brittney Whitley
Sent: Thursday, February 20, 2014 9:22 AM
To: Paige Lewis
Subject: FW: Prattville, AL Traffic Data

Brittney Whitley
Due Diligence Coordinator
Office: (256) 533-7287
Cell: (256) 929-5874

From: Matthew Gillespie [<mailto:mgillespie@4siteinc.biz>]
Sent: Friday, January 17, 2014 9:03 AM
To: Brittney Whitley
Cc: Jerry Cargile
Subject: Prattville, AL Traffic Data

Brittney,

Below is a summary of some information I could collect to help your case in reducing the number of parking spaces required for this site.

According to the ITE Trip Generation 8th Edition, for a "Free-Standing Discount Store (ITE Code #815)" your 9100 SF store will generate 521 vehicle trips per day (57.24 trips per 1000 SF).

Also per this same code book, it is expected a PM Peak Hour traffic of 5 vehicles per 1000 SF, which equals 45 vehicles during the afternoon rush hour.

I would recommend a maximum of 45 parking spaces based on the above information. If we had to have separate spaces for employees, then I would recommend a maximum of 48 parking spaces to account for 3 employees on staff.

Thanks,

Matthew Gillespie, PE

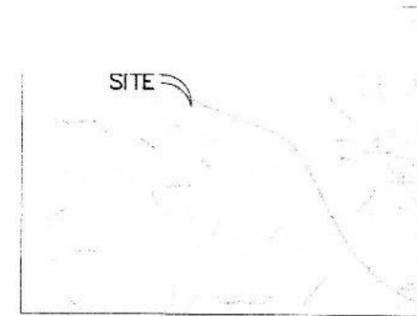
Senior Project Manager



7500 Memorial Parkway SW, Suite 209
Huntsville Alabama 35802
Office: 256.539.1221 | Fax: 256.539.1220
Cell: 256-682-8651

www.4siteinc.biz

Variance
To reduce parking from 79 to 50



VICINITY MAP
(NOT TO SCALE)



ALTA / ACSM
LAND TITLE SURVEY
PREPARED FOR THE BROADWAY GROUP LLC
PRATTVILLE, ALABAMA
SIC 11-T-17-N, R-15-E

Table with columns: JOB NO., SCALE AS NOTED, SHEET NO., REVISIONS, DRAWN BY, FIELD DATE, OFFICE DATE, CHECKED BY, DWG. NO.

ABBREVIATIONS table listing symbols for buildings, easements, fences, and utilities.

LEGEND table defining symbols for concrete monuments, fences, and utility lines.



TICKET NUMBER: 133220331 & 133220336

LEGAL DESCRIPTION FOR SUBJECT PROPERTY

STATE OF ALABAMA
ALTAUSA COUNTY
A LOT OF PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST IN THE CITY OF PRATTVILLE, ALABAMA, ALTAUSA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF LOT 1, BROADWAY - COLSON ROAD, PLAT BOOK _____ PAGE _____ AS RECORDED IN THE OFFICE OF THE PROBATE FOR SAID COUNTY AND STATE OF ALABAMA, CONTAINING 2.50 ACRES MORE OR LESS.

TO THE BROADWAY GROUP LLC & CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.1, 4.5, 6.8, 11.3, & 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____.

KENNETH JOSEPH MILLS, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF ASITE, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS IS THE DATE OF THE SURVEY: _____ 2013

KENNETH JOSEPH MILLS PLS # 30352



ALTA / ACSM LAND TITLE SURVEY



FLOOD INFORMATION

IN DRAWING PLATTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHRIMP) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY TEAM. FLOOD INSURANCE RATE MAP (FIRM), ALTAUSA COUNTY, ALABAMA, COMMUNITY RAMP NUMBER 1107003333, WAS REVISED JUNE 16, 2006. ZONE "X" (SHRIMP) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODWAY."

STATEMENT OF POTENTIAL ENCROACHMENTS

A. EXISTING METAL SHED BUILDING ENCROACHES OVER EAST PROPERTY LINE.

NOTES CORRESPONDING TO TITLE INSURANCE COMPANY SCHEDULE E - SECTION II EXCEPTIONS COMMITMENT

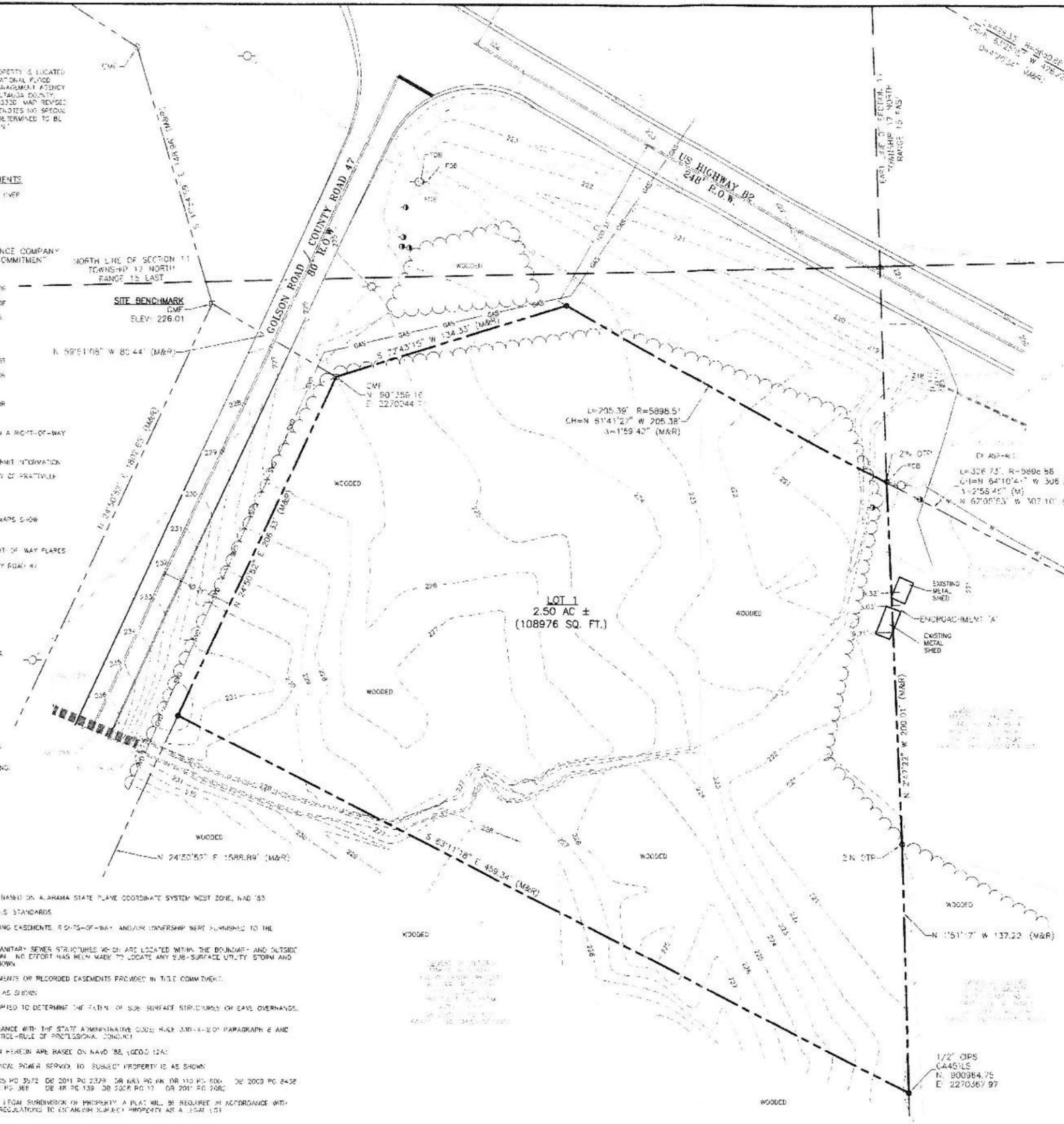
- 1. CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
2. CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
3. SEE STATEMENT OF POTENTIAL ENCROACHMENTS
4. NO FIELD EVIDENCE FOUND
5. NO EASEMENTS FOUND
6. CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
7. CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
8. TOTAL AREA IS 2.50
9. CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
10. NO MEASUREMENTS PROVIDED BY TITLE WORK
11. NO PORTION OF SUBJECT PROPERTY LIES WITHIN A RIGHT-OF-WAY
12. NO EVIDENCE OF MINERAL DAMAGES FOUND
13. COORDINATE WITH LOCAL AGENT OFFICE FOR PERMIT INFORMATION
14. COORDINATE WITH ALTAUSA COUNTY & THE CITY OF PRATTVILLE FOR SUBDIVISION REQUIREMENTS
15. AFFECTS SUBJECT PROPERTY
16. AFFECTS SUBJECT PROPERTY. CURRENT R.O.W. MAPS SHOW HIGHWAY 82 AS A 248' RIGHT-OF-WAY
17. AFFECTS SUBJECT PROPERTY. DEED IS FOR RIGHT-OF-WAY PLACES AND IMPROVEMENTS TO COLSON ROAD / COUNTY ROAD 47
18. DOES NOT AFFECT SUBJECT PROPERTY
19. DOES NOT AFFECT SUBJECT PROPERTY
20. DOES NOT AFFECT SUBJECT PROPERTY
21. DOES NOT AFFECT SUBJECT PROPERTY
22. DOES NOT AFFECT SUBJECT PROPERTY
23. CANNOT BE PROPERLY ADDRESSED BY SURVEYOR

ZONING DISTRICT

ZONE: F.A.R. - FOREST AGRICULTURE RESIDENTIAL
MAXIMUM HEIGHT
MAXIMUM BUREL NO. COVERAGE
DISTRICT YARD SETBACK REQUIREMENTS PER ZONING:
FRONT YARD
SIDE YARD
REAR YARD
PARKING REQ. REVDENTS
LANDSCAPE REQUIREMENTS
ZONING AUTHORITY
PHONE NUMBER
CONTACT PERSON

GENERAL NOTES

- 1. NORTH ARROW AS SHOWN HEREON IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN
4. ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN
5. SURVEY ONLY REFLECTS USURF EASEMENTS OR RECORDED EASEMENTS PROVIDED IN TITLE COMMITMENT
6. ENCROACHMENTS ABOVE GROUND ARE AS SHOWN
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN
8. THESE CERTIFICATIONS ARE IN ACCORDANCE WITH THE STATE ADMINISTRATIVE CODE: RULE 330-4-20 OF PARAGRAPH 2 AND RULE 330-4-14(C) CANON 16, PRACTICE-RULE OF PROFESSIONAL CONDUCT
9. CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD 83, UGCOG 1241
10. SANITARY SEWER, WATER OR ELECTRICAL POWER SERVICE TO SUBJECT PROPERTY IS AS SHOWN
11. SOURCES OF INFORMATION: DE 2003 PG 3572 DE 2011 PG 2329 OR A&S PG 8K OR 110 PG 800 DE 2003 PG 2438 DE 2011 PG 388 DE 4R PG 139 DE 2004 PG 17 OR 2011 PG 2082
12. THIS SURVEY DOES NOT CONSTITUTE A FINAL SUBDIVISION OF PROPERTY. A PLAT WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF PRATTVILLE SUBDIVISION REGULATIONS TO ESTABLISH SUBJECT PROPERTY AS A LOT 1.



1/2" O.P.S. CA451LS N: 800384.75 E: 2270367.97

CITY OF
PRATTVILLE, AL

S.E. Corner of
Intersection
Hwy 82 West &
Golson Rd

Tax Parcel I.D.
18010200000070000
18011100000010000



— STREETS
□ TAX PARCELS

