

JASON A. REEVES
Mayor

CHARLIE "SARGE" DUNN, SR.
Council Vice President, District 1

GREG MEEKS
District 2 Councilman

CITY OF TROY



JOHN H. WITHERINGTON
Council President, District 4

MARCUS PARAMORE
District 3 Councilman

DEJERILYN KING HENDERSON
District 5 Councilwoman

PLANNING AND ZONING

TROY PLANNING COMMISSION AGENDA

April 14, 2015 · 1:00 P.M.
Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: March 25, 2015 Meeting

PUBLIC HEARING:

REZONING REQUEST

PRESENTED BY: Mr. Walt Stell, Survey South

REPRESENTING: H. Frank Thomas, III; Malcolm K. Fearing, III, Carolina Girls LLC; & William E. Ware, Harbert Realty Services

SUBJECT: Request to rezone 368.18 +/- acres located south of US Hwy 231, east of the Oak Park Subdivision and north of Enzor Road from RR: Reserved Residential Zoning District, R2: Medium Density Zoning District, and C4: Highway Commercial Zoning District to the following: 176.25 +/- acres to C2: General Commercial Zoning District, 45.44 +/- acres to M1: Light Industrial Zoning District, 97.46 +/- acres to R3: High Density Residential Zoning District, 4.07 +/- acres to CO: Commercial Office Zoning District, and 26.26 +/- acres to C4: Highway Commercial Zoning District.

FINAL PLAT APPROVAL – DEERSTAND HILL PHASE IV

PRESENTED BY: Mr. Walt Stell, Survey South

REPRESENTING: Delta Land Company

SUBJECT: Request final plat approval of Phase IV, of the Deerstand Hill Subdivision, located at the north end of Whitetail Way (Prospect Ridge Subdivision) in an RR: Reserved Residential Zoning District. Phase IV of Deerstand Hill Subdivision is located on the north-end of Deerstand Hill Trail which intersects Whitetail Way.

OTHER BUSINESS:

ADMINISTRATIVE MATTERS:

Committee & Departmental Reports

ADJOURNMENT

"Planning is bringing the future into the present so that you can do something about it now."

[Alan Lakein]

MELISSA SANDERS, PLANNING AND ZONING ADMINISTRATOR

P.O. Box 549 • 301 Charles W. Meeks Avenue • Troy, Alabama 36081 • Tel: (334) 670.6058 • Fax: (334) 670.6078
www.troyal.gov • planning@troyal.info

SUBMITTAL FOR REZONING FOR CAROLINA GIRLS LLC, HERBERT REALTY AND MR. FRANK THOMAS EIGHT PARCELS OF LAND IN THE CITY OF TROY, PIKE COUNTY, ALABAMA SECTIONS 9 AND 10 TOWNSHIP 9 NORTH, RANGE 21 EAST

ALABAMA STATE PLANE

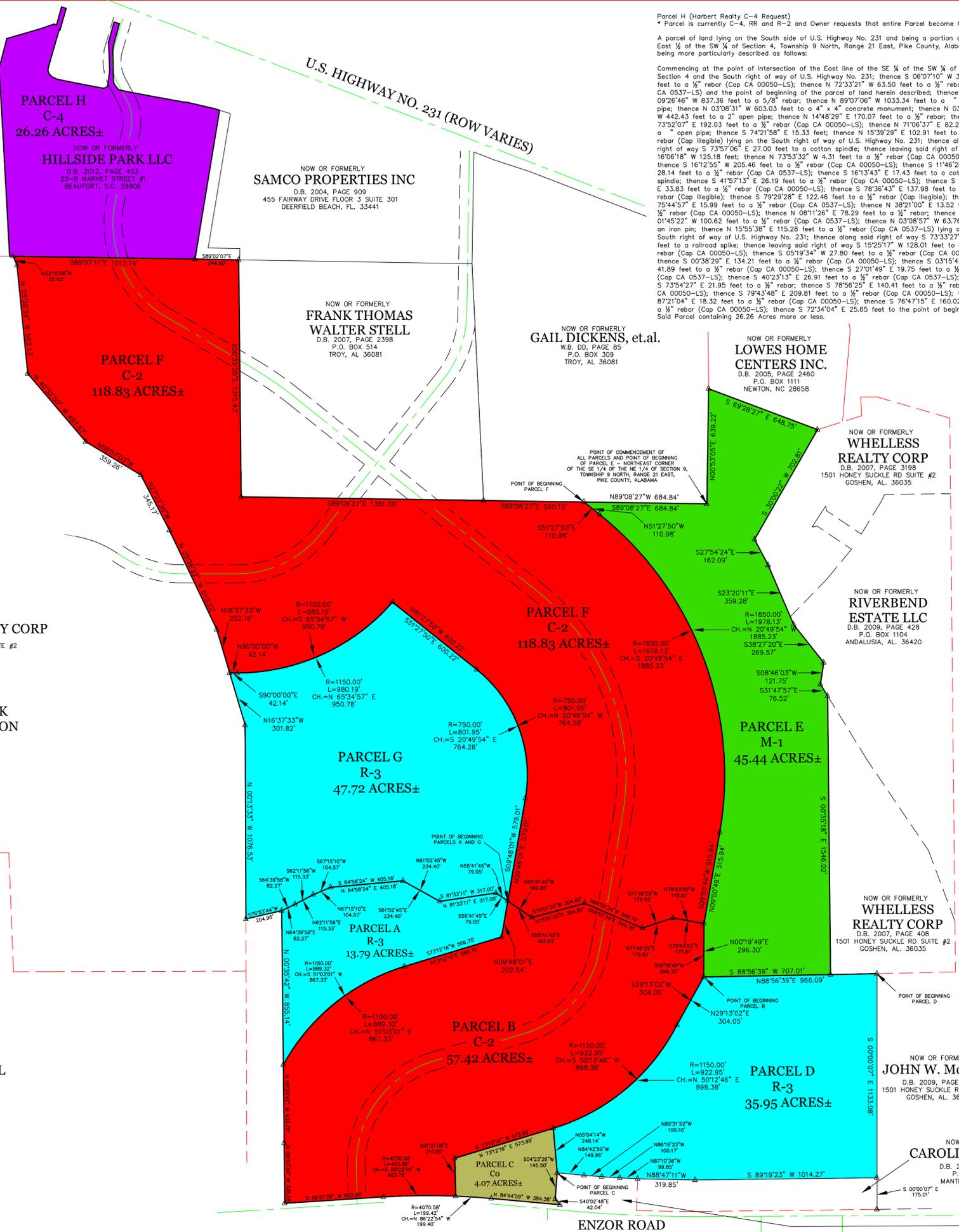
ALABAMA HIGHWAY NO. 87

NOW OR FORMERLY
WHELLESS REALTY CORP
D.B. 2007, PAGE 408
1501 HONEY SUCKLE RD SUITE #2
GOSHEN, AL. 36035

OAK PARK SUBDIVISION

ZONING LEGEND

- = C2 GENERAL COMMERCIAL
- = C4 HIGHWAY COMMERCIAL
- = R3 HIGH DENSITY RESIDENTIAL
- = MI LIGHT INDUSTRIAL
- = CO OFFICE COMMERCIAL



Parcel H (Herbert Realty C-4 Request)
* Parcel is currently C-4, RR and R-2 and Owner requests that entire Parcel become C-4
A parcel of land lying on the South side of U.S. Highway No. 231 and being a portion of the East 1/2 of the SW 1/4 of Section 4, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the point of intersection of the East line of the SE 1/4 of the SW 1/4 of said Section 4 and the South right of way of U.S. Highway No. 231; thence S 06°07'10" W 316.59 feet to a 1/2" rebar (Cap CA 00050-LS); thence N 72°33'21" W 63.50 feet to a 1/2" rebar (Cap CA 0537-LS) and the point of beginning of the parcel of land herein described; thence S 09°26'46" W 837.36 feet to a 5/8" rebar; thence N 89°07'06" W 1033.34 feet to a 1/2" open pipe; thence N 03°08'31" W 603.03 feet to a 4" x 4" concrete monument; thence N 03°20'42" W 442.43 feet to a 2" open pipe; thence N 14°48'29" E 170.07 feet to a 1/2" rebar; thence N 73°52'07" E 192.03 feet to a 1/2" rebar (Cap CA 00050-LS); thence N 71°06'37" E 82.27 feet to a 1/2" open pipe; thence S 74°21'58" E 15.33 feet; thence N 15°39'29" E 102.91 feet to a 1/2" rebar (Cap illegible) lying on the South right of way of U.S. Highway No. 231; thence along said right of way S 73°37'06" E 27.00 feet to a cotton spigot; thence leaving said right of way S 16°06'18" W 125.18 feet; thence N 73°53'32" W 4.31 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 16°12'55" W 205.46 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 11°46'28" W 28.14 feet to a 1/2" rebar (Cap CA 0537-LS); thence S 16°13'43" E 17.43 feet to a cotton spigot; thence S 41°57'13" E 28.19 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 68°21'59" E 33.83 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 78°36'43" E 137.98 feet to a 1/2" rebar (Cap illegible); thence S 79°29'28" E 122.46 feet to a 1/2" rebar (Cap illegible); thence N 75°44'57" E 15.99 feet to a 1/2" rebar (Cap CA 0537-LS); thence N 38°21'00" E 13.52 feet to a 1/2" rebar (Cap CA 00050-LS); thence N 08°11'26" E 78.29 feet to a 1/2" rebar; thence N 01°45'22" W 100.62 feet to a 1/2" rebar (Cap CA 0537-LS); thence N 03°08'57" W 63.76 feet to an iron pin; thence N 15°55'38" E 115.28 feet to a 1/2" rebar (Cap CA 0537-LS) lying on the South right of way of U.S. Highway No. 231; thence along said right of way S 73°33'27" E 31.00 feet to a railroad spike; thence leaving said right of way S 15°25'17" W 128.01 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 05°19'34" W 27.80 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 00°38'29" E 134.21 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 03°15'41" E 41.89 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 27°01'49" E 19.75 feet to a 1/2" rebar (Cap CA 0537-LS); thence S 40°23'13" E 26.91 feet to a 1/2" rebar (Cap CA 0537-LS); thence S 73°54'27" E 21.95 feet to a 1/2" rebar; thence S 78°56'25" E 140.41 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 79°43'48" E 209.81 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 87°21'04" E 18.32 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 78°21'15" E 160.02 feet to a 1/2" rebar (Cap CA 00050-LS); thence S 72°34'04" E 25.65 feet to the point of beginning. Said Parcel containing 26.26 Acres more or less.

LEGAL DESCRIPTIONS

Parcel A (Carolina Girls R3 Request)
A portion of the SE 1/4 of Section 9, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9; thence S 26°43'46" W 2467.92 feet to point lying in Walters Branch and being the point of beginning of the parcel of land herein described; thence leaving said Branch S 09°48'01" W 202.54 feet; thence S 73°12'16" W 566.70 feet; thence around a curve to the left with a radius of 1150.00 feet, a curve length of 889.32 feet and having a chord bearing and distance of S 51°03'01" W 867.33 feet; thence S 03°35'42" W 855.14 feet to a point in Walters Branch; thence along said branch N 64°39'58" E 82.27 feet; thence N 62°11'56" E 115.33 feet; thence N 67°15'10" E 104.57 feet; thence N 84°58'24" E 405.18 feet S 61°02'45" E 234.40 feet, N 81°33'11" E 317.00 feet and S 55°41'45" E 79.05 feet to the point of beginning. Said Parcel containing 13.79 Acres more or less.

Parcel B (Carolina Girls C2 Request)
A parcel of land lying on the North side of Enzor Road in the City of Troy and being a portion of the SE 1/4 of Section 9, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9; thence S 02°22'51" W 2625.56 feet to the point of beginning of the parcel of land herein described; thence S 29°13'02" W 304.05 feet; thence around a curve to the right with a radius of 1150.00 feet, a curve length of 922.95 feet and having a chord bearing and distance of S 50°12'46" W 898.38 feet; thence S 73°12'16" W 573.99 feet; thence S 01°31'08" E 102.80 feet to a point lying on the North right of way of Enzor Road; thence along said right of way around a curve to the left with a radius of 4070.58 feet, a curve length of 403.86 feet and having a chord bearing and distance of S 89°22'19" W 403.79 feet; thence continuing along said right of way S 86°23'28" E 550.98 feet; thence leaving said right of way N 00°33'34" W 335.28 feet; thence N 00°35'42" W 433.78 feet; thence around a curve to the right with a radius of 1150.00 feet, a curve length of 889.32 feet and having a chord bearing and distance of N 51°03'01" E 867.33 feet; thence N 73°12'16" E 566.70 feet; thence N 09°48'01" E 202.54 feet to a point in Walters Branch; thence along said Branch S 55°41'45" E 162.65 feet, N 75°01'00" E 304.82 feet, S 66°55'34" E 349.76 feet, N 71°46'25" E 179.92 feet and S 79°43'02" E 175.61 feet; thence leaving said Branch S 00°19'49" W 296.30 feet to the point of beginning. Said Parcel containing 57.42 Acres more or less.

Parcel C (Carolina Girls C0 Request)
A parcel of land lying on the North side of Enzor Road in the City of Troy and being a portion of the SE 1/4 of Section 9, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9; thence S 12°39'49" W 3805.52 feet to the point of beginning of the parcel of land herein described; thence S 04°23'26" W 145.50 feet; thence S 42°02'48" E 42.04 feet to a point lying on the North right of way of Enzor Road; thence along said right of way N 84°44'09" W 384.38 feet; thence continuing along said right of way around a curve to the left with a radius of 4070.58 feet, a curve length of 199.42 feet and having a chord bearing and distance of N 86°22'54" W 199.40 feet; thence leaving said right of way N 01°31'08" E 210.80 feet; thence N 73°12'16" E 573.99 feet; thence S 05°04'14" E 248.14 feet to the point of beginning. Said Parcel containing 4.07 Acres more or less.

Parcel D (Carolina Girls R3 Request)
A parcel of land lying North of, but not adjacent to, Enzor Road in the City of Troy and being a portion of the SE 1/4 of Section 9 and a portion of the SW 1/4 of Section 10, all in Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9; thence S 19°59'14" E 2774.83 feet to the point of beginning of the parcel of land herein described; thence S 00°00'00" E 1133.08 feet; thence S 89°19'23" W 1014.27 feet; thence N 87°10'51" W 99.85 feet; thence N 87°10'51" W 99.85 feet; thence N 86°16'23" W 100.17 feet; thence N 85°31'52" W 100.10 feet; thence N 84°42'59" W 149.96 feet; thence N 05°04'14" W 248.14 feet; thence around a curve to the left with a radius of 1150.00 feet, a curve length of 922.95 feet and having a chord bearing and distance of N 29°13'02" E 304.05 feet; thence N 85°56'39" E 966.09 feet to the point of beginning. Said Parcel containing 35.95 Acres more or less.

Parcel E (Frank Thomas M1 Request)
A portion of the SE 1/4 of Section 9 and a portion of the West 1/2 of Section 10, all in Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9 and being the point of beginning of the parcel of land herein described; thence N 00°53'08" E 639.22 feet; thence S 30°00'22" W 702.81 feet; thence S 27°54'24" E 162.09 feet; thence S 23°20'11" E 359.28 feet; thence S 38°27'20" E 269.57 feet; thence S 08°48'03" W 121.75 feet; thence S 31°47'57" E 76.52 feet; thence S 00°35'18" E 1546.02 feet; thence S 88°56'39" W 707.01 feet; thence N 00°19'49" E 296.30 feet; thence N 09°50'49" E 515.94 feet; thence around a curve to the left with a radius of 1850.00 feet, a curve length of 1978.13 feet and having a chord bearing and distance of N 20°49'54" W 1885.23 feet; thence N 51°27'50" W 110.98 feet; thence S 89°08'27" E 684.84 feet to the point of beginning. Said Parcel containing 45.44 Acres more or less.

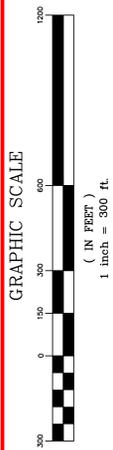
Parcel F (Frank Thomas C2 Request)
A portion of Section 9 and a portion of the SW 1/4 of Section 10, all in Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9; thence N 89°08'27" W 684.84 feet to the point of beginning of the parcel of land herein described; thence S 51°27'50" E 110.98 feet; thence around a curve to the right with a radius of 1850.00 feet, a curve length of 1978.13 feet and having a chord bearing and distance of S 20°49'54" E 1885.23 feet; thence N 09°50'49" W 515.94 feet to a point in Walters Branch; thence along said Branch N 79°43'02" W 175.61 feet, S 71°46'25" W 179.92 feet, N 66°55'34" W 349.76 feet, S 75°01'00" W 304.82 feet and N 55°41'45" W 162.65 feet; thence leaving said Branch N 09°48'01" E 579.01 feet; thence around a curve to the left with a radius of 750.00 feet, a curve length of 801.95 feet and having a chord bearing and distance of N 20°49'54" W 764.28 feet; thence N 51°27'50" W 600.22 feet; thence around a curve to the right with a radius of 1150.00 feet, a curve length of 980.19 feet and having a chord bearing and distance of S 65°34'57" W 950.78 feet; thence N 90°00'00" W 42.14 feet; thence N 16°37'33" W 252.16 feet; thence N 25°38'22" W 610.22 feet; thence N 27°23'30" W 345.17 feet; thence N 58°51'03" W 359.26 feet; thence N 40°32'50" W 497.57 feet; thence N 05°39'34" W 603.13 feet; thence N 23°10'08" W 55.03 feet; thence S 89°07'11" E 1013.74 feet; thence S 89°02'07" E 244.50 feet; thence S 00°35'20" E 1315.43 feet; thence S 89°08'27" E 1351.70 feet; thence S 89°08'27" E 560.15 feet to the point of beginning. Said Parcel containing 118.83 Acres more or less.

Parcel G (Frank Thomas R3 Request)
A portion of Section 9, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:
Commencing at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 9; thence S 26°43'46" W 2467.92 feet to the point of beginning of the parcel of land herein described, said point lying in Walters Branch; thence along said Branch N 55°41'45" W 79.05 feet, S 81°33'11" W 317.00 feet, N 61°02'45" W 234.40 feet, S 84°58'24" W 405.18 feet, S 67°15'10" W 104.57 feet, S 62°11'56" W 115.33 feet, S 64°39'58" W 82.27 feet and S 76°55'34" W 204.96 feet; thence leaving said Branch N 00°13'33" W 1076.53 feet; thence N 16°37'33" W 301.82 feet; thence S 90°00'00" E 42.14 feet; thence around a curve to the left with a radius of 1150.00 feet, a curve length of 980.19 feet and having a chord bearing and distance of N 65°34'57" E 801.95 feet; thence around a curve to the right with a radius of 750.00 feet, a curve length of 801.95 feet and having a chord bearing and distance of N 20°49'54" W 764.28 feet; thence N 51°27'50" E 600.22 feet; thence around a curve to the right with a radius of 1150.00 feet, a curve length of 801.95 feet and having a chord bearing and distance of S 20°49'54" E 764.28 feet; thence S 09°48'01" W 579.01 feet to the point of beginning. Said Parcel containing 47.72 Acres more or less.

SURVEY SOUTH
LAND SURVEYING AND LAND PLANNING
A Division of International Precision Associates, Inc.
1501 HONEY SUCKLE RD SUITE #2
GOSHEN, AL 36035
TEL: (205) 867-8000
FAX: (205) 867-8099



SUBMITTAL FOR REZONING FOR CAROLINA GIRLS LLC AND SEVEN PARCELS OF LAND IN THE CITY OF TROY, PIKE COUNTY, ALABAMA SECTIONS 9 AND 10 TOWNSHIP 9 NORTH, RANGE 21 EAST



REVISIONS	DATE	DESCRIPTION
1	03-05-2015	REVISED PARCEL D

DRAWN BY	W.H.S.
CHECKED BY	W.H.S.
DATE	MARCH 2015
DRAWING DATE	03-05-2015
DRAWING NUMBER	1
SCALE	1" = 500'
DRAWING NAME	IS-07
SHEET	1 OF 1



PRELIMINARY PLAT OF DEERSTAND HILL SUBDIVISION PHASE IV IN THE CITY OF TROY, PIKE COUNTY ALABAMA DEVELOPED BY: DELTA LAND COMPNAV

DEDICATION

I, JOHN VIRDEN, AS MANAGING MEMBER OF DELTA LAND COMPANY L.L.C. (LIMITED LIABILITY CORPORATION), HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS DEERSTAND HILL SUBDIVISION, PHASE IV, IN THE CITY OF TROY, PIKE COUNTY, ALABAMA, AND THAT ANY DRIVES, ALLEYS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

JOHN VIRDEN - MANAGING MEMBER
DELTA LAND COMPANY L.L.C.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA.

DESCRIPTION:
THE SOUTH 1/2 OF THE FOLLOWING PARCEL:
A parcel of land lying South of the Extension of Ingram Drive (Unimproved) and being a portion of the SE 1/4 of the SW 1/4 of Section 8, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Northeast Corner of the SE 1/4 of the SW 1/4 of said Section 8, said point being a 1/2" rebar (Cap CA 0537-LS); thence S 89°04'09" W 636.80 feet to the point of beginning of the parcel of land herein described; thence S 00°21'13" E 600.03 feet; thence S 89°04'09" W 668.84 feet; thence N 00°21'13" W 600.03 feet; thence N 89°04'09" E 668.84 feet to the point of beginning. Said parcel containing 9.21 Acres more or less.

I FURTHER CERTIFY THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE LOTS AND THEIR LOT NUMBERS, AND THE NAME AND DIMENSIONS OF ALL PUBLIC RIGHTS OF WAY, STREETS, ALLEYS, ETC., SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE PROPERTY SHOWN HEREON TO THE GOVERNMENT LAND SURVEY AND THAT PERMANENT MONUMENTATION HAS BEEN ESTABLISHED AND IS SHOWN AS SUCH HEREON.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 2015.

WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898

STATE OF ALABAMA
COUNTY OF PIKE

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOHN VIRDEN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, APPEARED BEFORE ME AND ACKNOWLEDGED THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2015.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY OF TROY ELECTRIC UTILITY

THE ELECTRIC SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE CITY OF TROY ELECTRIC DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE ____ DAY OF _____, 20____.

UTILITIES DEPARTMENT, CITY OF TROY, AL
CERTIFICATE OF APPROVAL BY THE CITY OF TROY WATER AND SEWER UTILITY

THE WATER AND SEWER INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS REQUIREMENTS OF THE CITY OF TROY WATER & SEWER DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE ____ DAY OF _____, 20____.

UTILITIES DEPARTMENT, CITY OF TROY, AL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLAT SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA, THIS THE ____ DAY OF _____, 2015.

PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA
SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2015.

COUNTY ENGINEER, PIKE COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF PIKE

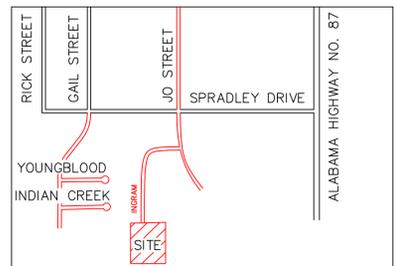
I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE ____ DAY OF _____, 2015, AT ____ O'CLOCK ____M, AND RECORDED IN PLAT BOOK ____ PAGE ____ RECORDING FEE \$____ PAID.

JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

REVISIONS	DESCRIPTION	DRAWN	APPROVED



- NOTES:**
1. THE OWNER / DEVELOPER MAINTAINS A 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES.
 2. PUBLIC WATER IS AVAILABLE ALONG THE FRONT OF EACH LOT SHOWN HEREON.
 3. UTILITIES TO ALL BUILDINGS WILL BE UNDERGROUND AFTER LEAVING EXISTING STRUCTURES.
 4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
 5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
 6. EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
 7. ALL LOTS ARE SUBJECT TO PROTECTIVE COVENANTS THAT ARE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.
 8. DEVELOPER MAINTAINS A 15' DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS.



BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 8' MIN ONE SIDE (TOTAL OF 15')
REAR: 20 FEET

SITE DATA	
ACREAGE:	4.60 ACRES
ZONE:	RR
LOTS:	21