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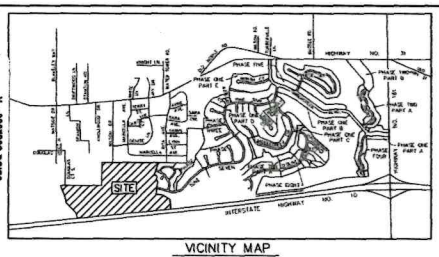
SLIDE 0002509-A



VICINITY MAP

NOTES:

1. BOUNDARY INFORMATION REFERENCED TO DRAWING TITLED "BOUNDARY SURVEY AT TIMBER CREEK" BY HESTER AND COLEMAN ENGINEERS, INC. DATED 12/12/06.

2. MCCRORY & WILLIAMS CAPPED SET AT ALL CORNERS, EXCEPT AS SHOWN.

3. THIS PROPERTY IS ZONED R-6C.

REQUIRED MINIMUM BUILDING SET-BACKS FOR ZONE R-6-C (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES):
25' FRONT YARD SETBACK FROM PROPERTY LINE.
25' REAR YARD SETBACK FROM PROPERTY LINE.
6' SIDE YARD SETBACK FROM PROPERTY LINE.
20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET.

MINIMUM BUILDING SET-BACKS (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES) FOR LOTS 4-6, 12, 13, 81-84, 87-90 AND 93 (INDICATED BY [7] ON THIS PLAT):
25' FRONT YARD SETBACK FROM PROPERTY LINE.
25' REAR YARD SETBACK FROM PROPERTY LINE.
6' SIDE YARD SETBACK FROM PROPERTY LINE.
20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET.

MINIMUM BUILDING SET-BACKS (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES) FOR LOTS 1-3, 7-11, 14-80, 85, 86, 91-94, 96-100:
30' FRONT YARD SETBACK FROM PROPERTY LINE.
25' REAR YARD SETBACK FROM PROPERTY LINE.
10' SIDE YARD SETBACK FROM PROPERTY LINE.
20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET.

4. SEE RESTRICTIVE COVENANTS FOR COMPLETE EASEMENT INFORMATION.

NOTES (CONTINUED):

5. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND. FOR THE LOCATION OF ALL UTILITIES SEE CONSTRUCTION PLANS.

6. SIDEWALKS 5 FEET IN WIDTH WILL BE INSTALLED AT THE TIME OF RESIDENTIAL CONSTRUCTION.

7. CITY OF DAPHNE BOARD OF ZONING AND ADJUSTMENTS WILL REVIEW ALL SETBACK VARIANCES.

8. COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR RESIDENTIAL USE.

9. COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR RESIDENTIAL USE.

10. THERE IS A TEN (10) FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT OF WAY AND A FIVE (5) FOOT UTILITY EASEMENT ON ALL SIDE LOT LINES.

11. THE SUBJECT PROPERTY IS TAX PARCEL NUMBERS 05-32-09-33-0-001-001.000, 05-32-09-33-0-001-004.000 AND 05-32-08-33-0-001-015.117.

12. FOR CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE LOCATION OF FRONT, REAR, INTERIOR SIDE AND CORNER YARD SETBACKS.

13. THIS SUBDIVISION IS PART OF A MULTI-PHASE DEVELOPMENT. A MASTER PLAN ILLUSTRATING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

14. THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.

NOTES (CONTINUED):

15. A 30 FOOT BUFFER FROM THE WETLANDS DELINEATION LINE SHALL REMAIN UNDISTURBED, AS REQUIRED BY THE CITY OF DAPHNE WETLANDS DELINEATION LINE BY GENA TODIA OF WETLAND RESOURCES. THE WETLANDS BUFFER SHALL BE A "NO CLEAR ZONE" FOR AREAS INCORPORATED INTO ANY RESIDENTIAL LOT. SEE ALSO NOTE #19.

16. LOW PRESSURE SANITARY SEWER SERVICE IS REQUIRED FOR THE FOLLOWING LOT NUMBERS: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 85 AND 86. THESE LOTS WILL REQUIRE ONE E-ONE GRINDER PUMP SYSTEM INSTALLED AT THE HOME AFTER THE PURCHASE OF THE PROPERTY IN ORDER TO PROVIDE SANITARY SEWER SERVICE/WASTEWATER DISPOSAL. THE DEVELOPER WILL PURCHASE THE E-ONE GRINDER PUMP SYSTEM AND THE COST OF THE PUMP SYSTEM WILL BE REFUNDED BY THE PROPERTY OWNER BY ADJUSTMENT IN THE PURCHASE PRICE BY THE DEVELOPER.

17. FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS SHALL BE MINIMUM OF 1 FOOT ABOVE THE CENTERLINE OF THE FRONTING ROADWAY.

18. MAINTENANCE OF DETENTION PONDS, AND DRAINAGE FACILITIES OUTSIDE OF CITY OF DAPHNE MAINTAINED STREET RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

19. THE 30 FOOT WETLAND BUFFER SHALL REMAIN UNDISTURBED. INDIVIDUAL LOT SURVEYS WHERE BUFFERS ARE CONSIDEOUS TO LOT, SHALL INCLUDE A NOTE STATING THE SAME.

20. LOT 93 IS AN IRREGULARLY SHAPED LOT, WHICH MAY RESTRICT THE SIZE OF THE HOUSE THAT CAN BE CONSTRUCTED. THE DWELLING ON LOT 93 MAY BE SMALLER THAN OTHER DWELLINGS IN THIS AREA.

TIE LINE TABLE FOR RESIDENTIAL LOTS ALONG WETLANDS

LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
TL1	N 29°38'07" W	210.00'	TL18	N 01°36'45" W	53.28'
TL2	S 81°33'43" W	145.00'	TL19	N 17°36'24" E	74.00'
TL3	N 49°08'38" W	82.00'	TL20	N 83°08'24" W	53.00'
TL4	N 87°49'25" W	58.00'	TL21	N 14°24'04" E	57.00'
TL5	N 09°46'00" W	50.00'	TL22	N 26°53'53" E	43.00'
TL6	N 06°02'43" E	111.01'	TL23	N 10°46'20" W	81.00'
TL7	N 40°02'33" W	78.13'	TL24	N 21°17'36" W	131.83'
TL8	N 17°38'15" W	76.90'	TL25	N 10°17'07" W	87.31'
TL9	N 61°10'31" W	87.46'	TL26	N 00°00'45" E	99.00'
TL10	N 08°52'15" W	56.31'	TL27	N 08°08'51" W	81.00'
TL11	N 02°24'31" W	65.39'	TL28	N 43°51'08" E	39.00'
TL12	N 08°16'26" E	63.65'	TL29	S 74°05'31" E	68.00'
TL13	N 04°31'41" E	63.18'	TL30	S 70°13'53" E	58.00'
TL14	N 46°06'00" E	42.00'	TL31	S 48°16'35" E	126.00'
TL15	N 19°37'50" E	42.00'	TL32	S 42°01'46" E	49.00'
TL16	N 28°43'08" E	65.31'	TL33	S 02°41'22" W	175.00'
TL17	N 48°14'16" E	92.70'	TL34	S 17°02'23" W	54.00'

CURVE DATA TABLE

NO.	1C	2C	3C	4C	5C	6C	7C	8C	9C
Δ	25°31'14"	31°02'51"	31°02'51"	31°02'45"	11°31'28"	42°02'34"	21°41'10"	14°53'02"	31°24'38"
R	470.00'	100.00'	100.00'	530.00'	423.00'	200.00'	500.00'	270.00'	530.00'
T	106.59'	54.19'	54.19'	143.31'	42.25'	76.61'	95.58'	68.56'	150.99'
L	209.37'	54.19'	54.19'	286.98'	84.29'	146.55'	187.69'	139.24'	290.42'

NO.	10C	11C	12C	13C	14C	15C	16C	17C	18C
Δ	21°30'33"	24°56'16"	95°17'26"	180°00'00"	4°51'38"	90°00'00"	56°44'47"	83°38'03"	87°31'03"
R	150.00'	170.00'	20.00'	20.00'	1005.00'	20.00'	20.00'	20.00'	20.00'
T	28.69'	126.04'	33.50'		42.65'	20.00'	11.50'	21.68'	21.95'
L	57.27'	148.09'	33.25'	62.83'	85.33'	31.42'	19.79'	29.20'	30.50'

NO.	19C	20C	21C	22C	23C	24C	25C	26C
Δ	67°27'18"	73°08'54"	86°34'17"	84°58'24"	84°52'47"	53°58'09"	60°58'27"	49°40'47"
R	25.00'	25.00'	25.00'	25.00'	25.00'	25.00'	25.00'	25.00'
T	18.91'	19.24'	24.53'	22.57'	22.08'	13.73'	14.79'	11.97'
L	29.43'	32.19'	38.79'	36.71'	37.04'	23.53'	26.59'	21.68'