ROW • •	12TH ST NW 11TH ST NW ST A
LEGEND FOUND CONCRETE MONUMENT IPF IRON PIN FOUND IPS IRON PIN SET (5/8" REBAR w/CAP) RIGHT OF WAY	GREENFIELD GREENFIELD ST ST N CENT AND AST ST N CENT AS
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IND CONCRETE MONUMENT N PIN FOUND N PIN SET (5/8" REBAR w/CAP) HT OF WAY OD BOUNDARY LINE	- RIGHT OF WAY - FLOOD BOUNDARY LINE	●IPF IRON PIN FOUND ■IPS IRON PIN SET (5/8" REB	FOUND CONCRETE MONUMENT
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	ROW	●iPS	● iPF		
FLOOD BOUNDARY LINE	RIGHT OF WAY	IRON PIN SET (5/8" REBAR w/CAP)	IRON PIN FOUND	FOUND CONCRETE MONUMENT	

	ABBREVIATIONS
SEC.	SECTION
T20S	TOWNSHIP 20 SOUTH
R3W	RANGE 3 WEST

SALON
1. All easements are for utility and drainage purposes and shall provide needs for both within and without this subdivision.
2. No fences will be allowed to obstruct the flow of storm water.
3. Fencing, if installed on an easement, may be removed at the property owners expense in order to access any utility or easement.
4. Detention/Retention pond maintenance and upkeep will be the responsibility of the home owners association or party of ownership.
5. The City of Alabaster is not nor will ever be responsible for the maintenance of easements outside the right of way.
6. All decorative signage, lighting, etc. within a subdivision if removed or damaged will be replaced with standard City of Alabaster equipment.

responsible for maintenance and final construction of the roads until such ting as the City of Alabster by resolution of the City Council accepts said roads pursuant to the Subdivision Regulations of the City of Alabaster.
10. The final plat approved by the Planning Commission of the City of Alabaster on the day of, 2015 subject to improvement bond given by Owner to the City of Alabaster in the amount of for completion of all required improvements and maintenance.
11. No public improvements were required or installed by the creation of this subdivision plat.
12. Horizontal datum based on U.S.G.S. datum (NAD 83).
13. The purpose of this resurvey is to combine one recorded lot and two acreage parcels into one lot.

puisuain to the Subdivision Regulations of the City of Alabaster.
10. The final plat approved by the Planning Commission of the City of Alabaster on the day of day of, 2015 subjections of the city of Alabaster in the amount improvement bond given by Owner to the City of Alabaster in the amount improvement bond given by Owner to the City of Alabaster in the amount in the city of Alabaster in the ci
improvement bond given by Owner to the City of Alabaster in the amount for completion of all required improvements and mainter
11. No public improvements were required or installed by the creation of subdivision plat.
12. Horizontal datum based on U.S.G.S. datum (NAD 83).
13. The purpose of this resurvey is to combine one recorded lot and two acreage parcels into one lot.

ZONE M-1 (LIGHT INDUSTRIAL DIS		
DISTRICT	:	

ZONE M-1 (LIGHT INDUSTRIAL DISTRICT) Minimum Lot Area	USTRIAL DISTRICT)
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	60 feet, (30 feet when an portion of the property adjoins a residential distric
Minimum Building Setbacks	
Front	50 feet
Rear	25 feet*
Side	15 feet*

ZONE M-1 (LIGHT INDU	USTRIAL DISTRICT)
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	60 feet, (30 feet when any portion of the property adjoins a residential distric
Minimum Building Setbacks	
Front	50 feet
Rear	25 feet*
Side	15 feet*

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ZONE M-1 (LIGHT INDUSTRIAL DISTRICT)	

ZONE M-1 (LIGHT IND	DUSTRIAL DISTRICT)
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	60 feet, (30 feet when any portion of the property adjoins a residential district.
Minimum Building Setbacks	
Front	50 feet

	13. The purpose of this resurvey is to combine one recorded lot and two acreage parcels into one lot.	12. Horizontal datum based on U.S.G.S. datum (NAD 83).	11. No public improvements were required or installed by the creation of this subdivision plat.
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 EZ. FORZORIA GAGGEO OR OLOLOLOLO GAGGEE (INPEDIO).
 13. The purpose of this resurvey is to combine one recorded lot and two acreage parcels into one lot.

ZONE M-1 (LIGHT INDUSTRIAL DISTRICT)		
		1

None	Minimum Lot Area
DISTRIAL DISTRICT)	ZONE M-1 (LIGHT IND

INDUSTRIAL PARK DRIVE

			-	
Maximum Duilding Height	Minimum Lot Width	Minimum Lot Area	ZONE M-1 (LIGHT INDUSTRIAL DISTRICT)	
10 fact (30 fact when an	None	None	USTRIAL DISTRICT)	

ZONE M-1 (LIGHT IND	USTRIAL DISTRICT)
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	60 feet, (30 feet when any portion of the property adjoins a residential distric
Minimum Building Setbacks	

3. The purpose of this resurvey is to combine one recorded lot and two creage parcels into one lot.	2. Horizontal datum based on U.S.G.S. datum (NAD 83).
2. Horizontal datum based on U.S.G.S. datum (NAD 83).	
 No public improvements were required or installed by the creation of this ubdivision plat. Horizontal datum based on U.S.G.S. datum (NAD 83). 	 No public improvements were required or installed by the creation of this ubdivision plat.

Community Panel), 01117C0214E, dated February 20, 2013, and found the subject property to lie within Zone "X" (Shaded), Zone X (un-shaded) and Zone "AE", which is partially in a special Hazard zone. I also consulted the Letter of Map Revision dated May 1st 2013 case #13-04-0812P revising the location of the Flood Way of Buck Creek which is reflected hereon.
9. The roads, streets, alleys and other public improvements herein have been dedicated to public use by the Owner pursuant to the guidlines of the Subdivision Regulations of the City of Alabaster. The Owner shall be responsible for maintenance and final construction of the roads until such time as the City of Alabster by resolution of the City Council accepts said roads pursuant to the Subdivision Regulations of the City of Alabaster.
10. The final plat approved by the Planning Commission of the City of Alabaster on the day of, 2015 subject to an improvement bond given by Owner to the City of Alabaster in the amount of for completion of all required improvements and maintenance.
11. No public improvements were required or installed by the creation of this subdivision plat.
12. Horizontal datum based on U.S.G.S. datum (NAD 83).
13. The purpose of this resurvey is to combine one recorded lot and two

11. No public improvements were required or installed by the creation of this subdivision plat.
10. The final plat approved by the Planning Commission of the City of Alabaster on the day of, 2015 subject to an improvement bond given by Owner to the City of Alabaster in the amount of for completion of all required improvements and maintenance.
9. The roads, streets, alleys and other public improvements herein have been dedicated to public use by the Owner pursuant to the guidlines of the Subdivision Regulations of the City of Alabaster. The Owner shall be responsible for maintenance and final construction of the roads until such time as the City of Alabster by resolution of the City Council accepts said roads pursuant to the Subdivision Regulations of the City of Alabaster.
8. I further certify that I have consulted the Federal Insurance Rate Map, (FIRM Community Panel), 01117C0214E, dated February 20, 2013, and found the subject property to lie within Zone "X" (Shaded), Zone X (un-shaded) and Zone "AE", which is partially in a special Hazard zone. I also consulted the Letter of Map Revision dated May 1st 2013 case #13-04-0812P revising the location of the Flood Way of Buck Creek which is reflected hereon.
7. The City of Alabaster is located in an area subject to sink holes and limestone formations. The City does not make any guarantee against sink hole or other natural conditions that may exist or occur.
 All decorative signage, lighting, etc. within a subdivision if removed or damaged will be replaced with standard City of Alabaster equipment.
5. The City of Alabaster is not nor will ever be responsible for the maintenance of easements outside the right of way.
4. Detention/Retention pond maintenance and upkeep will be the responsibility of the home owners association or party of ownership.
 Fencing, if installed on an easement, may be removed at the property owners expense in order to access any utility or easement.
2. No fences will be allowed to obstruct the flow of storm water.
for both within and without this subdivision.













