



- ### GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED = +60 ac
2. TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER = +261
3. CONTOUR INTERVAL: 1' (EXISTING CONTOURS)
3. OWNER: JONES PROPERTIES LLC  
P.O. BOX 770  
COTTONDALE, AL 35453
- DEVELOPER: JONES PROPERTIES LLC  
P.O. BOX 770  
COTTONDALE, AL 35453
4. CURRENT ZONING: R1
5. TRACT SIZE  
NORMAL MINIMUM: 15 ACRES  
PROVIDED: +60 ACRES
6. DWELLING UNIT DENSITY:  
ALLOWED: 4 DWELLING UNITS PER GROSS SITE ACRE  
PROVIDED: 1.28 UNITS PER ACRE (77 DWELLING UNITS/60 ACRES)
7. YARDS:  
FRONT: 20'  
SIDE: 5'  
REAR: 15'
8. VARIANCES REQUESTED: STUB STREET
9. SOURCE OF TITLE: DB 2014, PG 08950
10. PROPERTY TO BE SERVED BY UNDERGROUND UTILITIES
11. ALL LOTS THAT WILL NOT COMPLY WITH GRAVITY SANITARY SEWER SHALL HAVE SANITARY SEWER ACCESS VIA PUMP GRINDER AND LOW PRESSURE FORCE MAIN.
12. POWER STUBS AND OUTDOOR LIGHTING SHALL BE PROVIDED AT COMMUNITY PARK (LOT C3).

