



DESCRIPTION:
 BEGINNING AT THE NORTHEAST CORNER OF EXTERED ESTATES, UNIT THREE, AS PER PLAT RECORDED IN MAP BOOK 28, PAGE 28 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, SAID POINT BEING ON THE SOUTH BOUNDARY OF HICKORY RIDGE, UNIT THREE, AS PER PLAT RECORDED IN MAP BOOK 24, PAGE 24 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, SAID POINT BEING ON THE SOUTH BOUNDARY OF HICKORY RIDGE, UNIT THREE, RAN N 89° 28' 46" E 534.25 FEET TO A POINT, THENCE RAN S 14° 34' 53" E 220.75 FEET TO A POINT, THENCE RAN N 09° 28' 46" E 534.25 FEET TO A POINT, THENCE RAN S 14° 34' 53" E 220.75 FEET TO A POINT, THENCE RAN S 09° 53' 30" E 191.75 FEET TO A POINT, THENCE RAN S 27° 35' E 211.01 FEET TO A POINT, THENCE RAN S 09° 28' 23" E 99.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COTTAGE HILL ROAD, THENCE ALONG SAID ROAD PARALLEL TO SAID LINE OF COTTAGE HILL ROAD, RAN S 09° 08' 27" AND 09° 06' 30" EAST, PARALLEL TO SAID LINE OF COTTAGE HILL ROAD, RAN S 09° 08' 27" AND A RADIUS OF 1378.61 FEET, THENCE ALONG THE ARC OF SAID CURVE, RAN SOUTHWESTWARDLY 212.51 FEET TO THE P.I. OF SAID CURVE, SAID POINT BEING THE SOUTHEAST CORNER OF EXTERED ESTATES, UNIT THREE, AS PER PLAT RECORDED IN MAP BOOK 23, PAGE 23 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, SAID POINT BEING THE EAST BOUNDARY OF SAID EXTERED ESTATES, UNIT TWO AND THE EAST BOUNDARY LINE OF THE APPOINTMENTED EXTERED ESTATES, UNIT THREE, RAN A DISTANCE OF 1100.23 FEET TO THE POINT OF BEGINNING, CONTAINING 132834 ACRES, MORE OR LESS.

OWNER:
 JAMES L. BISHBY
 JAMES L. BISHBY TRUST
 MOBILE, AL 36685

- NOTES:**
1. 16 TOTAL LOTS - 132834 ACRES, MORE OR LESS
 2. BUILDING SETBACKS
 3. LOTS 1 THRU 15
 4. 5' FRONT YARD SETBACK
 5. 5' SIDE YARD SETBACK
 6. 10' REAR YARD SETBACK
 7. SETBACK FROM COTTAGE HILL ROAD AS REFERENCED IN LETTER DATED 2/22/07 REGARDING COMMENTS TO DO WITH URBAN DEVELOPMENT.
 8. SITE COVERAGE
 9. LOTS 1 THROUGH 15 = 50%
 10. LOTS 16 = 13.20%
 11. ALL BUILDINGS ON R-1 LOTS ARE LIMITED TO TWO AND ONE-HALF STORES, WITH A MAXIMUM BUILDING HEIGHT OF 35 FEET AT FINISHED GRADE.
 12. WHILE BUILDINGS 19-25 ON THE R-3 PROPERTY WILL BE TO TWO STORES, COMPLIANCE WITH URBAN FORESTRY COMMENTS (PROPERTY TO BE DEVELOPED IN CONFORMANCE WITH URBAN FORESTRY COMMENTS, PRESERVATION STATUS AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES, PRESERVATION STATUS GRANTED FOR THE 54' DIA. LINE OAK ADJACENT TO LOT 31, AND THE 62' AND 63' DIA. LINE OAKS ADJACENT TO THE POOL. ALL WORK UNDER THE COVEPES IS TO BE PERFORMED IN CONFORMANCE WITH URBAN FORESTRY COMMENTS. ALL NEW CLIMB OUT LOCATIONS AND LOCATION OF THE PROPOSED STREET AND INTERNAL CIRCULATION DRIVE SHOULD ALSO BE COORDINATED WITH THE URBAN FORESTRY.
 13. LIGHTING SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT DOES NOT SHINE DIRECTLY INTO ADJACENT RESIDENTIAL PROPERTIES OR INTO TRAFFIC.
 14. ALL STREETS ARE PRIVATELY MAINTAINED AND NOT DEDICATED TO THE PUBLIC.
 15. SITE PLAN HAS BEEN REVIEWED AND APPROVED BY CITY OF MOBILE FIRE MARSHALL.
 16. THIS SITE CONTAINS NO WETLANDS.

1. CERTAIN THAT I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) INSURANCE RATE MAP, AND DETERMINED THAT THE PROPERTY DESCRIBED HEREIN IS NOT A FLOOD HAZARD AREA AS SHOWN ON THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A ZONE 'X' (UNSHADED) AREA.

DONALD F. COLEMAN - AL REG. NO. 5421

CURRENT ZONING: R-1
PROPOSED ZONING FOR LOT 16: R-3

PARKING (LOT 16)
 PARKING PROVIDED: 81 SPACES (INCLUDING 4 HANDICAP SPACES)
 PARKING REQUIRED: 55 SPACES
 25' X 13' SPACES = 55 SPACES

NUMBER OF UNITS: 35 TOWNHOMES
 UNITS 1-17 WILL HAVE 2 CAR GARAGES

PUD

SNOWDEN PLACE

RESTER AND COLEMAN ENGINEERS, INC.
 66 MIDTOWN PARK WEST MOBILE, ALABAMA 36606-4148
 TELEPHONE NO. (251)-479-4518
 FAX NO. (251)-479-4522

DWS. BY:		DATE		REVISIONS		SCALE:	
D.W.	BY:	DATE	BY:	DATE			
CHD.	BY:	DATE	BY:	DATE			
M.S.	10/11/07						FILE NO. S-87