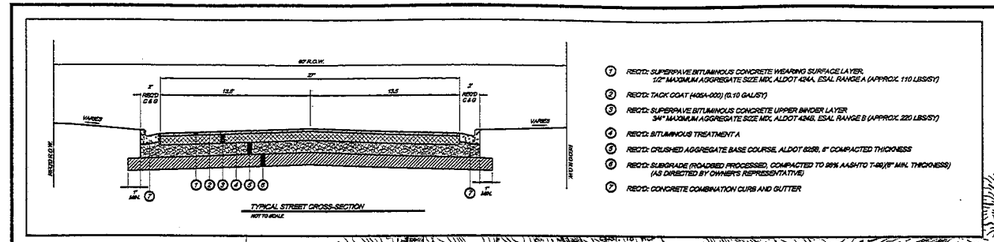

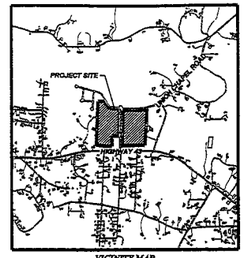

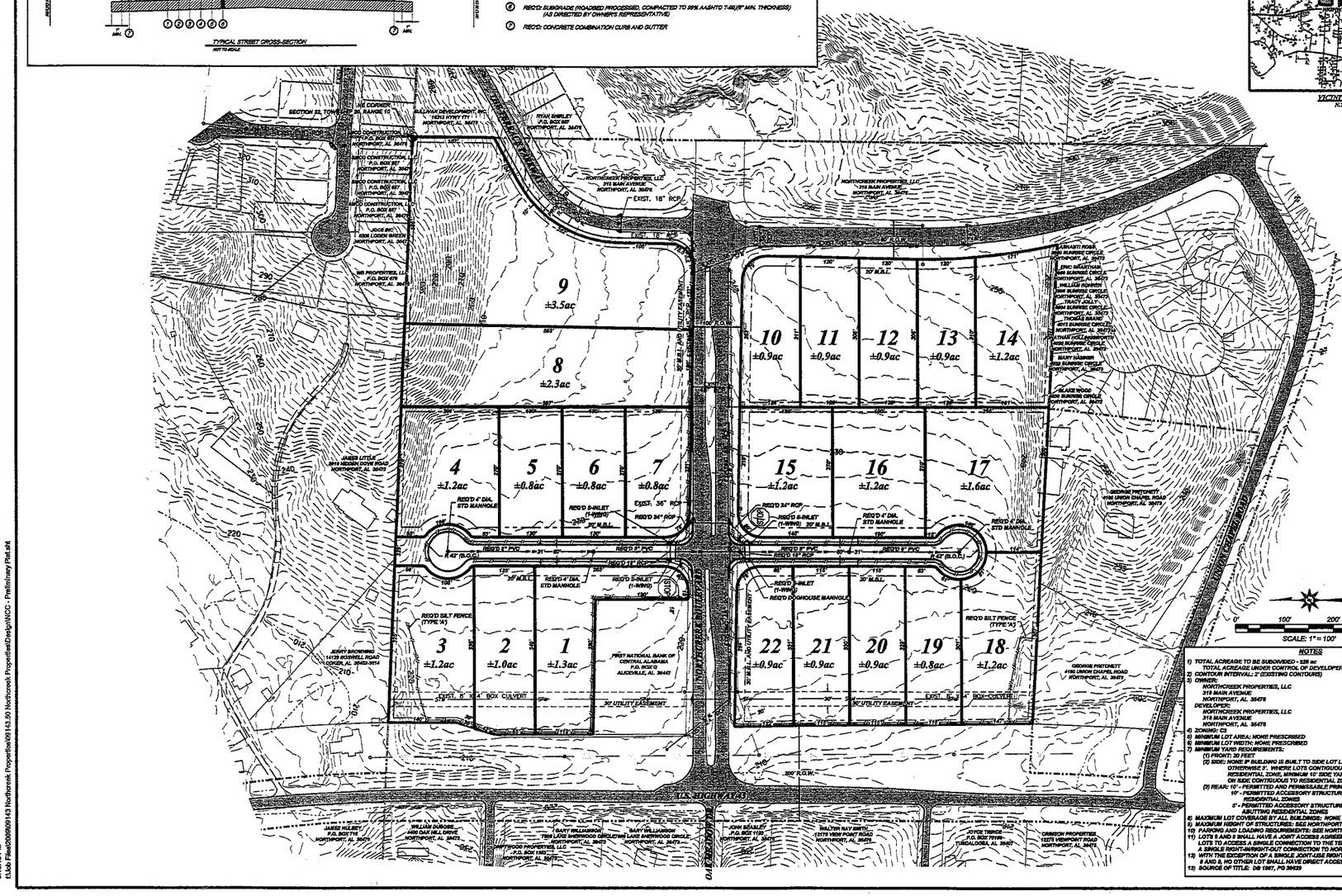

NOTES

1) TOTAL ACREAGE TO BE SUBDIVIDED - ±28 ac
TOTAL ACREAGE UNDER CONTROL OF DEVELOPER - ±102 ac
2) CONTOUR INTERVAL: 2' (EXISTING CONTOURS)
3) OWNER:
NORTHCREEK PROPERTIES, LLC
315 MAIN AVENUE
NORTHPORT, AL 35476
DEVELOPER:
NORTHCREEK PROPERTIES, LLC
315 MAIN AVENUE
NORTHPORT, AL 35476
4) ZONING: C2
5) MINIMUM LOT AREA: NONE PRESCRIBED
6) MINIMUM LOT WIDTH: NONE PRESCRIBED
7) MINIMUM YARD REQUIREMENTS:
(1) FRONT: 30 FEET
(2) SIDE: NONE IF BUILDING IS BUILT TO SIDE LOT LINE, OTHERWISE 5'. WHERE LOTS CONTIGUOUS WITH RESIDENTIAL ZONE, MINIMUM 15' SIDE YARD REQ'D ON SIDE CONTIGUOUS TO RESIDENTIAL ZONE.
(3) REAR: 15' - PERMITTED AND PERMISSIBLE PRINCIPAL STRUCTURES
10' - PERMITTED ACCESSORY STRUCTURES ON LOTS ABUTTING RESIDENTIAL ZONES
5' - PERMITTED ACCESSORY STRUCTURES ON LOTS NOT ABUTTING RESIDENTIAL ZONES
8) MAXIMUM LOT COVERAGE BY ALL BUILDINGS: NONE PRESCRIBED
9) MAXIMUM HEIGHT OF STRUCTURES: SEE NORTHPORT ZONING REGULATIONS
10) PARKING AND LOADING REQUIREMENTS: SEE NORTHPORT ZONING REGULATIONS
11) LOTS 9 AND 8 SHALL HAVE A JOINT ACCESS AGREEMENT THAT WILL ALLOW BOTH LOTS TO ACCESS A SINGLE CONNECTION TO THE TERRACE PARKWAY AS WELL AS A SINGLE RIGHT-IN/RIGHT-OUT CONNECTION TO NORTHCREEK BOULEVARD.
12) WITH THE EXCEPTION OF A SINGLE JOINT-USE RIGHT-IN/RIGHT-OUT ACCESS FOR LOTS 8 AND 9, NO OTHER LOT SHALL HAVE DIRECT ACCESS TO NORTHCREEK BOULEVARD.
13) SOURCE OF TITLE: DB 1307, PG 39429

PLOT INFORMATION:
1"=100'-0"
8:18:13 PM
f:\Job Files\2008\809143 Northcreek Properties\W9143.50 Northcreek Properties\Design\NCC - Preliminary Plat.dwt

almon associates®
Almon Associates, Inc.
2700 Hwy 280 South, Suite 380
P.O. Drawer 2729
Birmingham, Alabama 35209
Telephone (205) 349-2100 Voice
(205) 349-2107 Fax

Approved By

NORTHCREEK COMMONS
PRELIMINARY PLAT
TUSCALOOSA, ALABAMA

DATE	BY	REVISION

FIELD BOOK:
DRAWN BY: JAA
DESIGNED BY: JAA
CAD FILE: 1PWG
DATE: 8/13/08
SCALE: 1" = 100'

PP

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Important Note- The above shown map is based on mapping information provided by numerous sources and no held survey has, at this point been performed. All distances, property boundaries and acreage should be considered approximate. THE NATIONAL AUCTION GROUP, INC., its employees and affiliates, do not guarantee its accuracy. All data shown showing reference information such as distances, property boundaries and acreage should be regarded for informational purposes only and verified by purchaser. All buyers and/or their agents are solely responsible for checking the accuracy of and the validity of this information before bidding.