# A FINAL PLAT FOR MCALLISTER TRAILS SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, BOTH BEING LOCATED IN TOWNSHIP 3 NORTH, RANGE 26 EAST, IN THE CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA, AND CONTAINING 67.72± ACRES

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" UNSHADED (IN WHICH THE BASE FLOOD ELEVATIONS LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 204 OF 450, MAP NUMBER 01069C0204G, DATED SEPTEMBER 3, 2014.

**OWNER**

CWS, LLC
103 EASTLAND ROAD
DOTHAN, ALABAMA 36301

CURRENT ZONING: R-3
MBL FRONT – 15 FT
MBL REAR – 15 FT
MBL SIDE – 5 FT
MBL SIDE ABUTTING A STREET – 15 FT
MIN. LOT AREA, SQ. FT – 4,000
MAX. BLDG AREA, % OF GROSS LOT AREA: 50
LOT WIDTH @ BUILDING LINE – 50 FT
LOT WIDTH @ BUILDING LINE FOR CORNER LOT – 50 FT

Owner's Certification

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates forever to public or private use all areas shown or indicated on this plat as streets, alleys, easements or parks.

Charles Chapman – Managing Member  Date
CWS, LLC

State of Alabama
Houston County

I, ____________________, a notary public in and for said county and state, do hereby certify that Charles Chapman, whose name is signed to the foregoing certificate and who is known to me, acknowledge before me on this date, that, of being informed of the contents of said certification, Charles Chapman executed the same voluntarily on the date same bears. Given under my hand this ____ day of ____________, 20___.

Notary Public

Certificate of Approval by the Public Works Director

We certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities and other improvements in accordance with the laws and specifications of Dothan, Alabama, or has posted a cash performance bond in lieu thereof.

Public Works Director  Date

Certificate of Approval by the Planning Commission

I certify that all the requirements for final approval of this plat have been fulfilled in accordance with the regulations of Dothan, Alabama, and the requirements of the planning commission.

Dothan Planning Commission Chairman  Date

Certificate of Construction

I, E. Lee Brown, a professional engineer registered in the State of Alabama, Registration Number, 19822, do hereby certify that the streets, water system, sewer system, and drainage system for McAllister Trails Subdivision have been constructed under my general supervision in accordance with the construction plans submitted to and reviewed by the Public Works Director.

I further certify that the public improvements constructed herein have been installed in accordance with the typical sections, profiles, and plan details and meet minimum requirements as set out in the most current edition of the City of Dothan Code of Ordinances and shall have no adverse impact on adjacent or down stream properties.

I acknowledge that in the event that the certification given herein shall be determined by the Public Works Director to be grossly incorrect, the City may hereafter refuse to accept the certification of the undersigned.

Name
AL NO 19822
PE Number

Title
Northstar Engineering Services
Firm

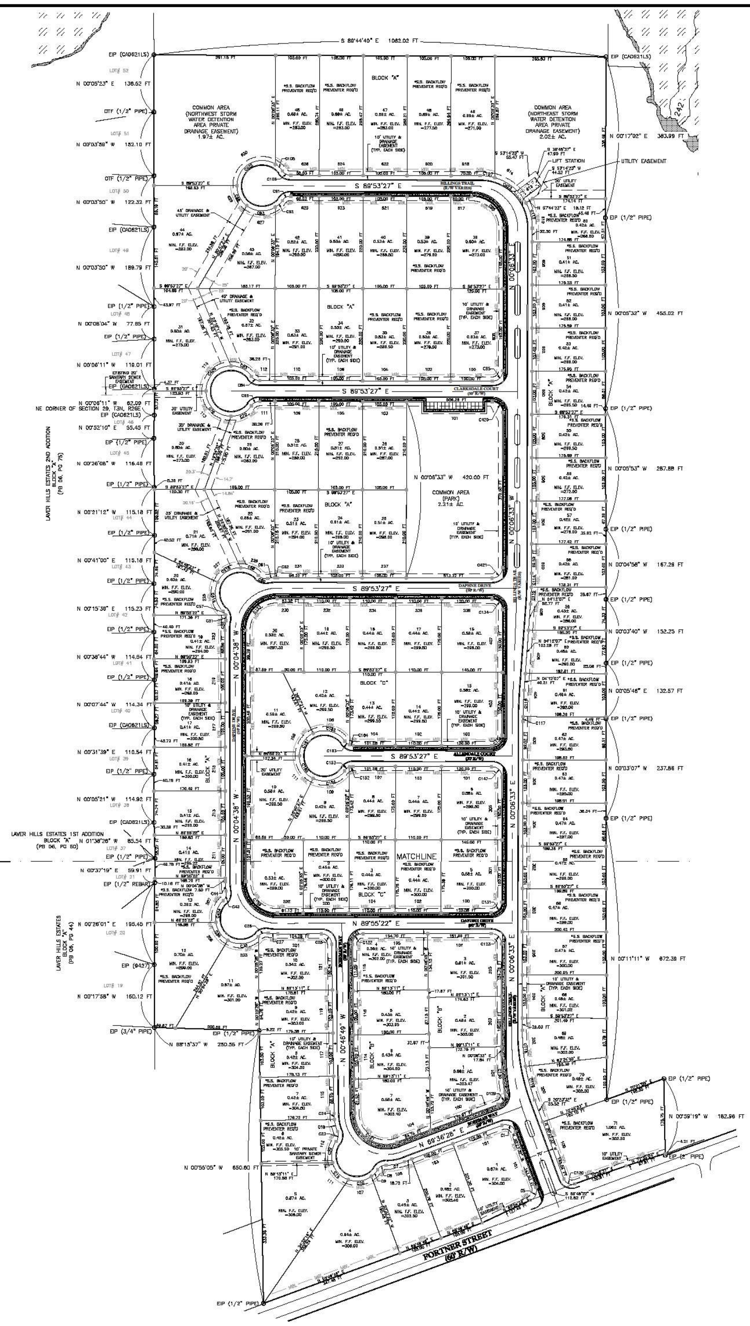
Date

Surveyor's Certification

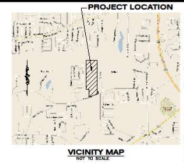
I certify that this plat is a correct representation of the land subdivided and has been prepared in conformity with the minimum standards and requirements of law and has been calculated for closure by latitudes and departures and is found to be accurate within one foot in 10,000 feet.

"I hereby state that all parts of this boundary survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief."

Steve Strickland  Date
Alabama Reg. L.S. #29100-S



PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

PROJECT No. 20-1602
DATE: SEPTEMBER, 2018
SCALE: 1"=100'

DRAWN BY: C. TYO
APPROVED BY: S. STRICKLAND

REVISIONS:

ABBREVIATIONS:

C/L---CENTERLINE
CH---CHORD
DIP---DUCTILE IRON PIPE
DS---DOWNSPOUT
E---EAST
ELEV---ELEVATION
EM---ELECTRICAL METER
ECM---EXISTING CONCRETE MONUMENT
EIP--- EXISTING IRON PIPE
EX.---EXISTING
FB---FIELD BOOK
FF---FINISHED FLOOR
FT.---FEET
HB---HOSE BIB
INV.---INVERT
MB---MAILBOX
MBL---MINIMUM BUILDING LINE
MIN.---MINIMUM
MP---MEANDER POINT
N---NORTH
PB---PLAT BOOK
PG---PAGE
P.O.B.---POINT OF BEGINNING
P.O.C.---POINT OF COMMENCEMENT
PP---POWER POLE
PVC---POLYVINYLCHLORIDE PIPE
R.---RANGE
RCP---RIEFORCED CONCRETE PIPE
Rad.---RADIUS
R/W---RIGHT-OF-WAY
S---SOUTH
SF---SQUARE FEET
SIP---SET IRON PIN
SQ.---SQUARE
SSMH---SANITATION SEWER MANHOLE
T.---TOWNSHIP
TBM---TEMPORARY BENCHMARK
TYP.---TYPICAL
W---WEST
WM---WATER METER
X---SET "X" AT PROPERTY CORNER
°---DEGREES
'---MINUTES, FEET
"---SECONDS, INCHES
(D)---DEED INFORMATION
(F)---FIELD INFORMATION
(P)---PLAT INFORMATION

LEGEND

| | | | |
|---|---|---|---|
| Rad. | RADIUS | ● | SET IRON PIN |
| M.B.L. | MINIMUM BUILDING LINE | O | EXISTING IRON PIPE |
| T. | TOWNSHIP | | FENCE |
| R. | RANGE | ch | CHORD |
| ° | DEGREES | N | NORTH |
| ' | MINUTES, FEET | S | SOUTH |
| " | SECONDS, INCHES | E | EAST |
| □ | EXISTING CONCRETE MONUMENT | W | WEST |
| ■ | SET CONCRETE MONUMENT | | POWER POLE |
| | MINIMUM BUILDING LINE | P.O.B. | POINT OF BEGINNING |
| | PROPERTY LINE | P.O.C. | POINT OF COMMENCEMENT |

PROPOSED SIDEWALK
FLOOD ZONE AE
FLOOD ZONE "X" SHADED

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 39.07 | 25.00 | 89°33'01" | N65°37'02"W | 35.22 |
| C5 | 37.22 | 25.00 | 85°17'56" | N22°15'28"E | 33.86 |
| C7 | 44.27 | 125.00 | 20°17'36" | S79°45'18"W | 44.04 |
| C8 | 24.82 | 25.00 | 56°25'52" | S81°41'08"W | 23.84 |
| C9 | 21.78 | 60.00 | 20°48'01" | S43°32'13"W | 21.66 |
| C10 | 67.89 | 60.00 | 55°05'16" | S81°48'51"W | 56.49 |
| C14 | 67.88 | 60.00 | 56°05'16" | N43°05'53"W | 56.49 |
| C18 | 29.76 | 125.00 | 13°39'16" | N14°14'48"W | 29.72 |
| C22 | 53.31 | 60.00 | 50°54'42" | N06°04'06"E | 51.58 |
| C23 | 24.82 | 25.00 | 56°25'52" | N07°08'31"E | 23.84 |
| C24 | 14.48 | 125.00 | 6°38'16" | N04°05'59"W | 14.48 |
| C25 | 38.96 | 25.00 | 89°17'48" | N45°25'43"W | 35.14 |
| C27 | 22.88 | 125.00 | 10°29'14" | N84°50'01"W | 22.85 |
| C28 | 25.84 | 25.00 | 58°46'16" | S71°01'27"W | 24.53 |
| C32 | 79.57 | 60.00 | 75°58'54" | S82°56'02"W | 73.88 |
| C38 | 52.96 | 60.00 | 50°34'14" | N33°48'24"W | 51.26 |
| C43 | 24.82 | 25.00 | 56°25'52" | N17°39'04"E | 23.84 |
| C44 | 22.88 | 125.00 | 10°29'14" | N00°19'16"W | 22.85 |
| C50 | 23.08 | 125.00 | 10°34'49" | N05°12'47"E | 23.05 |
| C51 | 13.39 | 25.00 | 30°41'05" | N04°50'21"W | 13.23 |
| C57 | 11.23 | 25.00 | 25°44'47" | N13°03'18"W | 11.14 |
| C58 | 47.30 | 60.00 | 45°10'19" | S66°37'34"E | 46.08 |
| C60 | 24.82 | 25.00 | 56°25'52" | S72°15'21"E | 23.84 |
| C61 | 16.40 | 125.00 | 7°31'00" | N83°17'13"E | 16.39 |
| C62 | 6.88 | 125.00 | 3°03'50" | N88°34'38"E | 6.88 |
| C69 | 23.88 | 25.00 | 53°58'05" | S63°07'30"W | 22.89 |
| C70 | 56.52 | 60.00 | 53°58'05" | S63°07'30"W | 54.45 |
| C78 | 94.25 | 60.00 | 90°00'00" | N44°53'27"W | 84.85 |
| C83 | 56.52 | 60.00 | 53°58'05" | S62°54'24"E | 54.45 |
| C84 | 23.88 | 25.00 | 53°58'05" | S62°54'25"E | 22.89 |
| C85 | 39.27 | 25.00 | 90°00'00" | N45°06'33"E | 35.36 |
| C89 | 117.81 | 75.00 | 90°00'00" | N44°53'27"W | 106.07 |
| C91 | 23.55 | 25.00 | 53°58'05" | S63°07'30"W | 22.89 |
| C92 | 23.04 | 60.00 | 22°00'06" | S47°09'32"W | 22.90 |
| C93 | 72.84 | 60.00 | 69°18'07" | N87°13'21"W | 68.20 |
| C98 | 55.18 | 60.00 | 52°41'51" | N26°14'22"W | 53.26 |
| C105 | 23.04 | 60.00 | 22°00'06" | S46°50'28"E | 22.90 |
| C108 | 23.55 | 25.00 | 53°58'05" | S62°54'24"E | 22.89 |

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C107 | 35.47 | 125.00 | 16°15'37" | S61°45'30"E | 35.36 |
| C112 | 62.88 | 125.00 | 28°49'25" | S14°18'09"E | 62.22 |
| C114 | 33.49 | 1035.00 | 1°51'14" | S01°02'10"W | 33.49 |
| C115 | 40.44 | 1035.00 | 2°14'20" | S03°04'57"W | 40.44 |
| C116 | 62.95 | 1035.00 | 3°28'06" | S02°27'35"W | 62.94 |
| C117 | 10.98 | 1035.00 | 0°36'29" | S00°24'47"W | 10.98 |
| C118 | 66.40 | 475.00 | 10°25'38" | S05°08'16"E | 66.33 |
| C119 | 83.52 | 475.00 | 10°04'27" | S16°21'19"E | 83.41 |
| C120 | 30.88 | 20.00 | 88°48'48" | S64°48'30"E | 27.90 |
| C121 | 143.48 | 75.00 | 109°36'43" | S35°30'11"E | 122.58 |
| C122 | 39.58 | 25.00 | 90°42'11" | S44°34'17"W | 35.57 |
| C123 | 39.35 | 25.00 | 90°11'11" | N44°59'02"W | 35.41 |
| C129 | 34.74 | 25.00 | 79°37'19" | N29°47'49"E | 32.01 |
| C130 | 92.76 | 525.00 | 10°07'24" | N04°57'09"W | 92.64 |
| C131 | 39.19 | 25.00 | 89°48'49" | N45°00'58"E | 35.30 |
| C133 | 118.06 | 75.00 | 90°11'11" | S45°00'56"W | 106.24 |
| C134 | 39.27 | 25.00 | 90°00'00" | N44°53'27"W | 35.36 |
| C139 | 39.27 | 25.00 | 90°00'00" | N45°06'33"E | 35.36 |
| C147 | 39.27 | 25.00 | 90°00'00" | N44°53'27"W | 35.36 |
| C152 | 8.93 | 25.00 | 20°27'34" | S79°52'46"W | 8.88 |
| C153 | 14.62 | 25.00 | 33°30'31" | S52°53'43"W | 14.41 |
| C154 | 84.33 | 60.00 | 80°31'59" | S76°24'27"W | 77.56 |
| C159 | 117.81 | 75.00 | 90°00'00" | S45°04'38"E | 106.07 |
| C160 | 88.36 | 60.00 | 63°22'22" | S31°38'22"E | 83.03 |
| C161 | 88.49 | 60.00 | 63°29'49" | S31°47'44"W | 83.14 |
| C162 | 84.33 | 60.00 | 80°31'59" | S78°11'22"E | 77.56 |
| C163 | 14.62 | 25.00 | 33°30'31" | S62°40'37"E | 14.41 |
| C164 | 8.93 | 25.00 | 20°27'34" | S79°39'40"E | 8.88 |
| C416 | 88.69 | 60.00 | 85°35'40" | N57°50'27"E | 85.00 |
| C419 | 74.48 | 60.00 | 71°07'17" | N10°22'01"W | 69.79 |
| C420 | 39.27 | 25.00 | 90°00'00" | N44°53'27"W | 35.36 |
| C421 | 39.27 | 25.00 | 90°00'00" | N45°06'33"E | 35.36 |
| C422 | 301.53 | 60.00 | 287°56'10" | S00°06'33"W | 70.59 |
| C423 | 196.35 | 125.00 | 90°00'00" | N44°53'27"W | 176.78 |
| C424 | 190.47 | 60.00 | 181°53'15" | S45°04'38"E | 119.98 |
| C425 | 94.25 | 60.00 | 90°00'00" | N45°06'33"E | 84.85 |

FINAL PLAT FOR
MCALLISTER TRAILS SUBDIVISION
CITY OF DOTHAN
HOUSTON COUNTY, ALABAMA

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825

GRID NORTH BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM.

100 0 100 200 300
Scale 1" = 100'

SHEET 1 OF 2

NOTE: THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

THIS DRAWING IS INVALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

NOTE: CITY OF DOTHAN WATER AND SEWER AVAILABLE.

NOTE: LOTS 1-4 AND 71, BLOCK "A" SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO FORTNER STREET.

NOTE: ALL FENCES INSTALLED ACROSS AN EASEMENT SHALL SIGN A HOLD HARMLESS AGREEMENT AND THE PROPERTY OWNER SHALL INSTALL A GATE TO PROVIDE ACCESS TO THE EASEMENT.

NOTE:
THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE DETENTION PONDS AND THE DRAINAGE EASEMENT ASSOCIATED WITH THE DETENTION PONDS. THE CITY IS ONLY RESPONSIBLE FOR MAINTAINING THE STRUCTURES.

NOTE:
THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE PARK AND THE PARKING AREA.

*SANITARY SEWER LATERAL EMERGENCY BACKFLOW PREVENTERS ARE REQUIRED FOR THE FOLLOWING LOTS:

- BLOCK "A": 6, 7, 9, 10, 12-14, 16, 19, 20, 22, 23, 27, 29, 32, 35, 36, 39, 45, 46, 48-67, 70, 71
- BLOCK "B": 4
- BLOCK "C": 1-5