



CITY OF BOAZ  
Planning Commission Agenda  
May 11, 2023

Boaz Public Library, Mastin Conference Room – 6:00 PM

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adoption of Agenda
- V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting
  1. Adopt the minutes of the Planning Commission Meeting dated April 13, 2023.
- VI. Public Hearings
  1. A public hearing to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/- . The property owner is seeking to construct (townhouses) attached single-family dwellings.
  2. A public hearing to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000) The property owner is seeking to construct (townhouses) attached single-family dwellings.
- VII. New Business
  1. Entertain a motion to approve or deny a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/- .
  2. Entertain a motion to approve or deny a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000)
- VIII. Old Business
- IX. Public Comments
- X. Chairman Comments
- XI. Adjourn



CITY OF BOAZ  
 Planning Commission Minutes  
 April 13, 2023  
 Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Chairman Frix called the meeting to order at 6:00 P.M.

PRESENT

Chris Alexander  
 Harrold Johnson  
 Nick Borden  
 Randall White  
 Rodney Frix  
 Paul Hale

ABSENT

Chris Washburn  
 David Wallace  
 Josh Greer

II. Invocation

Randall White gave the Invocation.

III. Pledge of Allegiance

Nick Borden led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Alexander, Seconded by Borden. The motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting dated March 2, 2023.

Motion made by Hale, Seconded by Borden. The motion passed by unanimous voice vote.

VI. Public Hearings

Chairman Frix read the Public Hearings 1, 2, and 3 from the agenda.

Motion made by Borden to open the Public Hearing at 6:02 P.M., Seconded by Alexander. The motion passed by unanimous voice vote.

**Speaking against the rezoning of Daily & Bassett Streets**

Tim Walker

227 S Walnut Street

Boaz, AL 35957

**Speaking against Item Number 6 under New Business**

Christie Farmer  
1117 James Street  
Boaz, AL 35957

Chad Cofield  
1213 James Street  
Boaz, AL 35957

City Attorney Christie Knowles explained the proposed amendment to the Zoning Ordinance 11.02.03 Procedure to allow an appeal procedure for citizens.

Chris Alexander, Rodney Frix, and Christie Knowles discussed the appeal process.

**Speaking against Item Number 6 under New Business**

Greg Price  
100 Christie Lane  
Boaz, AL 35957

**Speaking against the rezoning of Daily & Bassett Streets**

Scott McDowell  
240 Daily Street  
Boaz, AL 35957

Motion made by Hale to close the Public Hearing at 6:25 P.M., Seconded by Alexander. The motion passed by unanimous voice vote.

Motion made by Borden to reopen the Public Hearing at 6:30 P.M., Seconded by Hale.

White, Alexander, and Frix opposed.

Borden, Hale, and Johnson voted in favor.

The motion did not pass.

1. A public hearing to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/- . The property owner is seeking to construct (townhouses) attached single-family dwellings.
2. A public hearing to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000) The property owner is seeking to construct (townhouses) attached single-family dwellings.
3. A public hearing to discuss and amend the City of Boaz Zoning Ordinance Number 2021-1154 as underlined below:

### **§3-03 R-3 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT**

**§3.03.02 Triplexes and quadplexes.** *Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.*

1. Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
2. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

### **§3.04 R-4 Multi-Family Residential District**

#### **§3.04.01 Additional Requirements**

2. Building Materials for multi-family dwellings including duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.

- b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
3. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
- a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

**Table 3-2 Area and Dimensional Requirements, Residential Districts,**  
Adding a minimum square footage requirement of 900sf (Square Foot) of living space per dwelling unit. In R-3 and R-4 Districts concerning Duplexes, Triplexes or Quadplexes.

**§11-02 Amendments**

**§11.02.03 Procedure**

4. Upon receipt of a negative recommendation from the Commission, the Council review process may be initiated at the request of the Applicant. Any owner of adjoining property may also request the Council review process of any positive recommendation upon which the appealing adjoining property owner objected at the Commission hearing or in writing prior to the Commission hearing. An appeal shall be submitted in writing, on any form prescribed for that purpose by the City and accompanied by the required fee, and shall state the decision appealed from, the facts and basis for the appeal, and the relief or action sought. No fee is required where an appeal is filed by the Building Official or other public official in pursuance of his/her official duties. For Commission decisions taken after May 1, 2023, all Commission decision appeals to the Council shall be filed within ten (10) calendar days following the decision that is being appealed. The time will extend to the next business day when the tenth day falls on a day the City is not open for business. For Commission decisions prior to May, 2023, all appeals must be filed within six (6) months of the decision appealed from. The timely filing of an appeal shall stay the operation of the decision of the Commission. The Council will conduct a public hearing on all appeals where a public hearing was held prior to the decision being appealed from. Notice shall be given of the proposed hearing in the same manner as was required for the decision being appealed.

**§2-06 Fences, Walls & Hedges**

**§2.06.03** In residential districts, fences may not exceed 6' in height. However, fences located forward of the principle building may not exceed 30" in height.

**VII. New Business**

1. Entertain a motion to approve or deny a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/-.

Motion made by Alexander to deny the rezoning request, Seconded by White.

There was some discussion between the Planning Commission members regarding the rezoning.

Chairman Frix asked if the public had received the same packet of information of the plans that the Planning Commission members had. The public did not have the same packet of information of the plans.

Hale made a motion to reopen the Public Hearing concerning the rezoning at 6:37 P.M., seconded by Johnson. The motion passed by unanimous voice vote.

**Speaking for the rezoning of Daily & Bassett Streets**

Tony Catanzaro (property owner)  
425 Briarcliff Road  
Gadsden, AL 35901

**Speaking against the rezoning of Daily & Bassett Streets**

Kyle Van Scott  
245 S Church Street  
Boaz, AL 35957

Tim Walker  
227 S Walnut St.  
Daily Avenue  
Boaz, AL 35957

Shelly Fowler  
366 Daily Avenue  
Boaz, AL 35957

David Nicholson  
3400 Bethsaida Road  
Boaz, AL 35957

Motion made by Borden to close the Public Hearing at 6:54 P.M., seconded by White. The motion passed by unanimous voice vote.

Motion was previously made by Alexander to deny the rezoning request, Seconded by White.

Voting in favor to deny: Alexander, White, and Frix

Opposed: Borden, Johnson, and Hale

The motion did not pass.

2. Entertain a motion to approve or deny a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000)

Motion made by Hale to table, seconded by Johnson.

Voting in favor to table: Borden, Alexander, Johnson, and Hale.

Opposed: Frix and White

3. Entertain a motion to approve or deny amending the City of Boaz Zoning Ordinance Number 2021-1154, Section 3-03 R-3 High Density Single-Family Residential District, §3.03.02 Triplexes and quadplexes to include the following underlined language pertaining to the exterior facade treatments of triplexes and quadplexes.

***§3.03.02 Triplexes and quadplexes.*** *Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.*

1. *Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:*
  - a) *Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.*
  - b) *Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.*
  - c) *Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.*
2. *Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.*
  - a) *Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.*
  - b) *Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade*
  - c) *Corrugated fiberglass*
  - d) *Non-corrugated and highly reflective sheet metal*
  - e) *Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.*

Motion made by Alexander, Seconded by Borden.

The motion passed by unanimous voice vote.

4. Entertain a motion to approve or deny amending Boaz Zoning Ordinance 201-11-54, Section 3.04 R-4 Multi-Family Residential District, §3.04.01 Additional Requirements, as underlined below.

**§3.04.01 Additional Requirements**

2. Building Materials for multi-family dwellings including duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
- a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
3. **Prohibited Materials.** The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
- a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

Motion made by Borden, Seconded by Johnson. The motion passed by unanimous voice vote.

5. Entertaining a motion to approve or deny the amendment of Table 3-2 Area and Dimensional Requirements, Residential Districts, as follows:
- Adding the minimum square footage of 900sf of living space per dwelling unit. In R-3 and R-4 Districts concerning duplexes, Triplexes and Quadplexes.

Motion made by White, Seconded by Borden. The motion passed by unanimous voice vote.

6. Entertain a motion to approve or deny the amendment of section 11.02.03 Procedure, as follows:

**§11.02.03 Procedure**

4. Upon receipt of a negative recommendation from the Commission, the Council review process may be initiated at the request of the Applicant. Any owner of adjoining property may also request the Council review process of any positive recommendation upon which the appealing adjoining property owner



objected at the Commission hearing or in writing prior to the Commission hearing. An appeal shall be submitted in writing, on any form prescribed for that purpose by the City and accompanied by the required fee, and shall state the decision appealed from, the facts and basis for the appeal, and the relief or action sought. No fee is required where an appeal is filed by the Building Official or other public official in pursuance of his/her official duties. For Commission decisions taken after May 1, 2023, all Commission decision appeals to the Council shall be filed within ten (10) calendar days following the decision that is being appealed. The time will extend to the next business day when the tenth day falls on a day the City is not open for business. For Commission decisions prior to May, 2023, all appeals must be filed within six (6) months of the decision appealed from. The timely filing of an appeal shall stay the operation of the decision of the Commission. The Council will conduct a public hearing on all appeals where a public hearing was held prior to the decision being appealed from. Notice shall be given of the proposed hearing in the same manner as was required for the decision being appealed.

Motion made by Alexander to table, Seconded by Hale.

Voting in favor to table: Alexander, Hale, Johnson, and White

Opposed: Borden and Frix

The motion passed to table Item number 6.

7. Entertain a motion to approve or deny the amendment of section 2-06 Fences Walls & Hedges as underlined below:

**§2.06.03** *In residential districts, fences may not exceed 6' in height. However, fences located forward of the principle building may not exceed 30" in height.*

Motion made by Hale, Seconded by White. The motion passed by unanimous voice vote.

#### VIII. Chairman Comments

Chairman Frix stated this is not normally how Planning Commission meetings are. Chairman Frix stated he appreciated everyone that came out and that he would stay after the meeting if anyone had any questions.

#### IX. Adjourn

Motion made by Borden, Seconded by Alexander. The motion passed by unanimous voice vote.

The meeting adjourned at 7:07 P.M.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.



# City of Boaz Alabama

David Dyar  
Mayor

COUNCIL  
DAVID ELLIS  
JOSH GREER  
JOHNNY WILLIS  
JEFF SIMS  
MIKE MATTHEWS

Item 1.

## PUBLIC NOTICE

April 26, 2023

The City of Boaz Planning Commission will hold a public hearing on Thursday, May 11<sup>th</sup> 2023 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/. The property owner is seeking to construct (townhouses) attached single-family dwellings.

A legal description is as follows:

STATE OF ALABAMA:  
COUNTY OF MARSHALL:

LEGAL DESCRIPTION:

BEGIN AT A 1/2" REBAR CAPPED(DOWDY) ON THE EASTERLY R/W OF BASSETT STREET (40' R/W) MARKING THE NW CORNER OF TRACT (1), LOWERY ADDITION, AS RECORDED IN PLAT BOOK "8", PAGE 146, SLIDE 1B-88, IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THENCE ALONG SAID R/W N00°23'45"E 272.30' TO A 1/2" REBAR CAPPED(DOWDY), THENCE LEAVING SAID R/W N61°10'52"E 147.73' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S89°28'25"E 24.71' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N00°59'40"E 68.05' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N89°44'25"W 152.90' TO A 1/2" REBAR CAPPED(DOWDY) ON THE EASTERLY R/W OF BASSETT STREET (40' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N00°15'55"E 27.01' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N09°39'33"E 63.92' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N40°30'54"E 38.30' TO A 1/2" REBAR CAPPED(DOWDY), THENCE LEAVING SAID R/W S84°08'03"E 186.96' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N88°54'29"E 272.79' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S02°06'42"W 43.37' TO A 1/2" REBAR CAPPED(LS31150), THENCE S00°14'35"W 64.15' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S00°01'48"W 411.68' TO A 1/2" REBAR (CAP DESTROYED), THENCE N89°35'08"W 247.14' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°58'06"W 249.53' TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES MORE OR LESS.

At said time and place, all persons in favor of or in opposition to said zoning change request can be heard.

Chairman  
Boaz Planning Commission



# City of Boaz Alabama

David Dyar  
Mayor

COUNCIL  
DAVID ELLIS  
JOSH GREER  
JOHNNY WILLIS  
JEFF SIMS  
MIKE MATTHEWS

Item 2.

## PUBLIC NOTICE April 26, 2023

The City of Boaz Planning Commission will hold a public hearing on Thursday, May 11th, 2023 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000) The property owner is seeking to construct (townhouses) attached single-family dwellings.

A legal description is as follows:

STATE OF ALABAMA:  
COUNTY OF MARSHALL:

LEGAL DESCRIPTION:

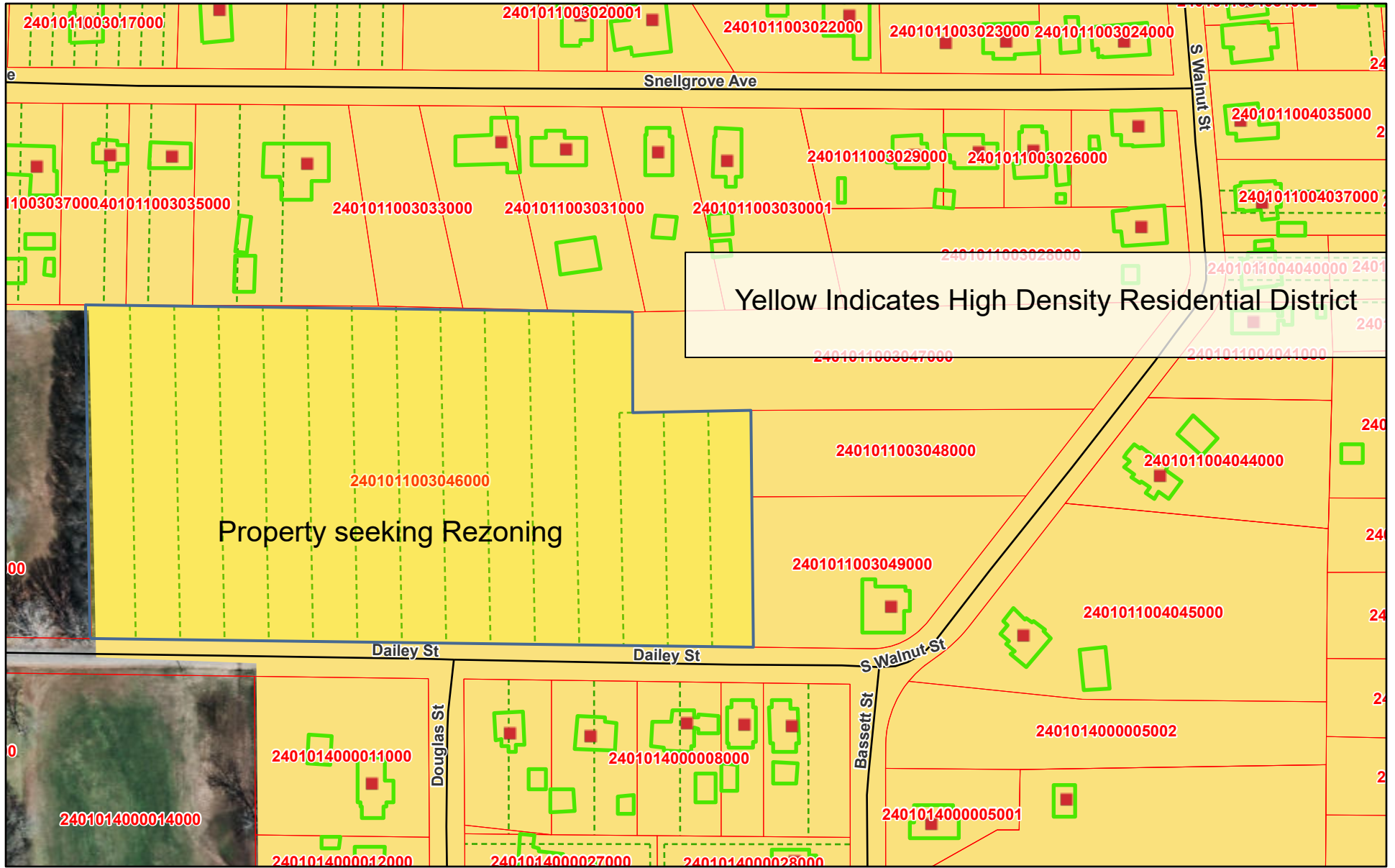
BEGIN AT A 2" PIPE ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W) AND MARKING THE SW CORNER OF LOT (27), I.A. COOLEY & MARY COOLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE 1A-110, THENCE LEAVING SAID R/W AND ALONG THE WEST LINE OF SAID LOT (27) N00°53'03"E 369.79' TO A 1 1/2" PIPE MARKING THE NW CORNER OF SAID LOT (27), THENCE N89°47'40"E 330.05' TO A 1 1/2" PIPE AT A FENCE CORNER, THENCE S88°16'52"E 175.32' TO A 1/2" REBAR (CAP DESTROYED) AT A FENCE CORNER, THENCE S89°23'43"E 103.54' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S01°33'07"W 112.29' TO A 1/2" REBAR, THENCE S89°04'41"E 133.95' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S00°37'21"W 262.32' TO A 1/2" REBAR CAPPED(DOWDY) ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF N89°03'51"W 742.68' TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES MORE OR LESS.

At said time and place, all persons in favor of or in opposition to said zoning change request can be heard.

Chairman  
Boaz Planning Commission

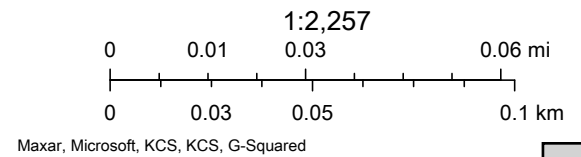
# Daily Street Comp. Plan Projection

Item 1.

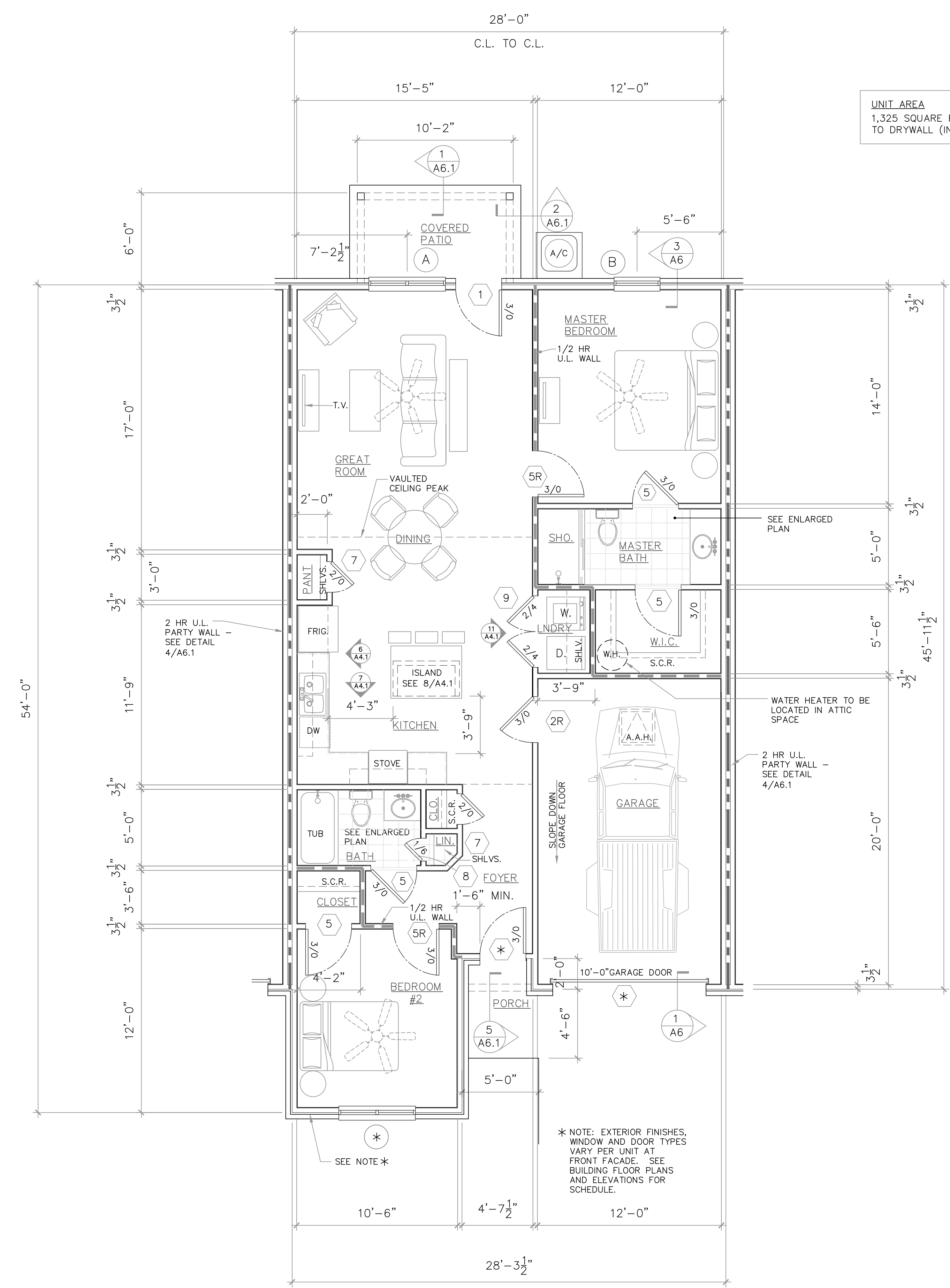


3/31/2023, 9:19:50 AM

- Addresses (Boaz)
- ▭ City Limits
- ▭ High Density Residential
- Streets (Boaz)
- ▭ Marshall County - Parcels
- ▭ Buildings
- - - Marshall County - Lot\_Line



Maxar, Microsoft, KCS, KCS, G-Squared



**UNIT AREA**  
1,325 SQUARE FEET - MEASURED FROM DRYWALL TO DRYWALL (INSIDE PERIMETER OF UNIT).

FINISH SCHEDULE	FLOOR				BASE		CEIL.
	LUXURY VINYL PLANK (L.V.P.)	CARPET	CERAMIC TILE	EXPOSED CONCRETE W/ DUST PROOF HARDNER	PAINTED WOOD	CERAMIC TILE	PAINTED GYP. BD.
GREAT ROOM	•				•		•
DINING	•				•		•
PANTRY	•				•		•
KITCHEN	•				•		•
BATH			•			•	•
LINEN					•		•
HALL CLOSET	•				•		•
BEDROOM					•		•
BEDROOM CLOSET		•			•		•
FOYER	•				•		•
GARAGE				•			•
LAUNDRY	•				•		•
W.I.C.					•		•
MASTER BATH			•			•	•
MASTER BEDROOM			•				•

**GENERAL NOTES:**  
1. ALL GYP. BOARD WALLS TO BE PAINTED.

**FLOOR PLAN LEGEND:**

- # WINDOW SYMBOL - See Window Schedule and Building Plans
- # DOOR SYMBOL - See Door Schedule, Unit Plan, and Building Plans
- # ELEVATION SYMBOL - See Interior Elevations
- # SECTION SYMBOL - See Wall Sections and Building Plans

- ℄ or C.L. CENTERLINE
- LAV. LAVATORY
- S.C.R. SHELVES & CLOTHES HANGER ROD - See detail
- SHLV. SHELVES - See detail
- W.C. WATER CLOSET
- W.H. WATER HEATER - See Plumbing Drawings
- N.I.C. NOT IN CONTRACT
- M.T. METAL THRESHOLD
- MB.T. MARBLE THRESHOLD
- O.H. OPPOSITE HAND
- A.A.H. ATTIC ACCESS HATCH- COORDINATE WITH ELECTRICAL AND MECHANICAL - CONFIRM FINAL LOCATION W/ OWNER

- 2 HR. U.L. RATED PARTY WALL AS DETAILED See Life Safety Notes
- 1/2 HR. U.L. RATED WALL AS DETAILED See Life Safety Notes

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CMU UNLESS SHOWN OR NOTED OTHERWISE.

**CONCEALED WOOD BLOCKING at STUD PARTITIONS:**  
PROVIDE CONCEALED 2x6 BLOCKING IN STUD PARTITIONS WHERE REQUIRED TO ADEQUATELY ANCHOR & SUPPORT ALL WALL MOUNTED ITEMS, INCLUDING GRAB BARS AND OTHER TOILET ACCESSORIES, MILLWORK, PLUMBING FIXTURES & TRIM.

**GENERAL NOTES:**

- FLOOR PLAN LEGEND AND GENERAL NOTES AS SHOWN ON THIS SHEET APPLIES TO ALL SHEETS.
- ROUGH-IN REQUIREMENTS FOR EQUIPMENT: IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO EXAMINE THE SUPPLIER DRAWINGS AND DETERMINE THE EXTENT OF ITEMS OR CONDITIONS TO BE PROVIDED BY THE GENERAL CONTRACTOR FOR PROPER INSTALLATION OF THE OWNER PROVIDED EQUIPMENT.
- LABELING OF FIRE WALLS & OTHER FIRE SEPARATIONS: ALL INTERIOR WALLS AT ALL CORRIDORS TO HAVE SIGNS STENCILED ON BOTH SIDES OF THE WALL ABOVE THE CEILING; SIGNS ARE TO BE OF 2" HIGH LETTERS IN RED PAINT AND AT 10' INTERVALS WITH THE FOLLOWING TEXT: "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS".
- DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
- VERIFY ALL CLEARANCES WITH APPLIANCES, FIXTURES, ETC. ARE WITHIN THE MINIMUM REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) DESIGN MANUAL.

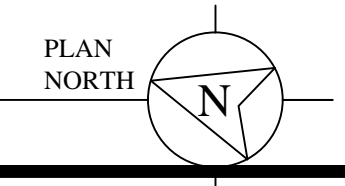


TYPICAL RENDERED ELEVATION

SCALE: N.T.S.

UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"



C.D.P. DESIGN, LLC  
409 Chestnut Street  
Suite 1B  
Gadsden, Alabama  
35901  
Phone: 256.295.1674  
Fax: 615.413.9742  
cdpdesign@att.net

UNIT TYPE #1- FLOOR PLAN  
NEW APARTMENTS ON  
HOLLINGSWORTH AVENUE  
RAINBOW CITY, ALABAMA

PRELIMINARY NOT FOR CONSTRUCTION	PROJECT STATUS PRELIM	REVISED
	PROJECT NO. 19-12	
	DRAWN CJD	DRAWING NO. A1
	CHECKED DEP	DATE 3/1/21

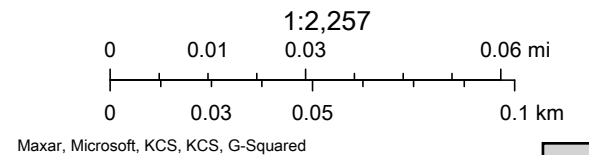
# Catanzoro, Adjoining Property Owners

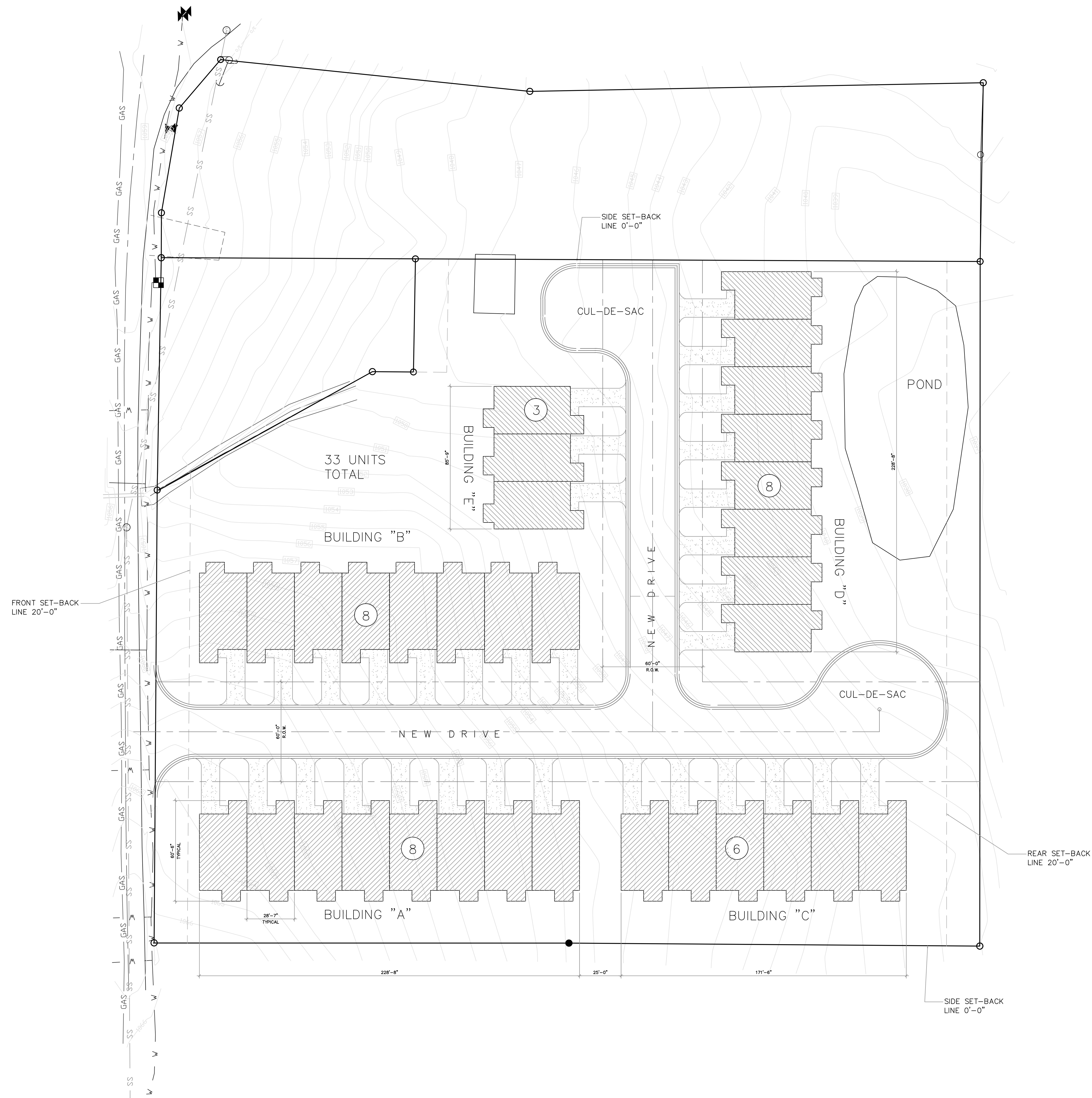
Item 1.



3/17/2023, 1:18:14 PM

- Addresses (Boaz)
- ▭ Buildings
- ▭ Marshall County - Parcels
- Streets (Boaz)
- ▭ City Limits
- - - Marshall County - Lot\_Line

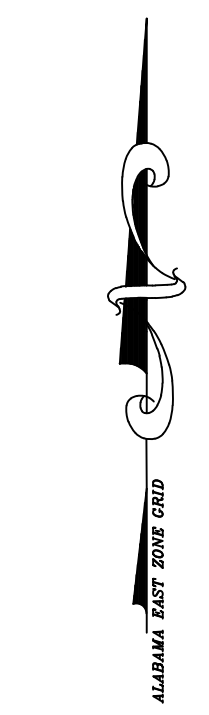




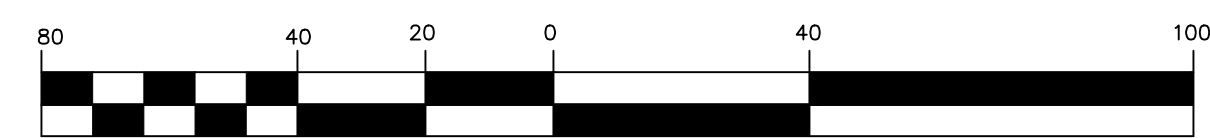
5.53  
ACRES +/-

### LEGEND

- v — WATER LINE
- GAS — GAS LINE
- E — EDGE OF PAVEMENT
- CONCRETE MONUMENT
- WATER METER
- EXISTING IRON PIN
- ⊗ GRATE INLET
- GAS VALVE
- SSMH
- CAPPED 1/2" REBAR (CA-497-LS)
- ⊗ WATER VALVE
- SS — SEWER LINE
- ⊗ FIRE HYDRANT
- C — CENTER LINE
- ⊗ POWER POLE
- GUY WIRE



### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

### CITY OF BOAZ, ALABAMA

PER TABLE 3-2: AREA AND DIMENSIONAL REQUIREMENTS, RESIDENTIAL DISTRICTS

R-3 AND R-4  
SINGLE FAMILY ATTACHED

MINIMUM YARDS (FT)

FRONT:  
PRIMARY 20'  
SECONDARY 15'

REAR: 20'  
SIDE: 0'  
MIN. LOT AREA (SF) OR MAX.  
DENSITY (DU/AC): 10 DU/AC

MIN. LOT WIDTH (FT): 20'  
MAX. HEIGHT: 35'  
MAX. LOT COVERAGE (STRUCTURES): 60%  
MINIMUM LIVING AREA (SF): 900 SF

1. SINGLE-FAMILY DWELLINGS MUST BE SET BACK AT LEAST EIGHT FEET FROM ONE SIDE LOT LINE AND MAY EXTEND TO THE OTHER SIDE LOT LINE. AN EASEMENT MUST BE PROVIDED ON THE ZERO LOT LINE FOR MAINTENANCE ACCESS TO THE DWELLING ON THE ADJOINING LOT. DWELLINGS MUST BE SEPARATED FROM STRUCTURES ON ADJOINING LOTS, OR OTHERWISE DESIGNED FOR FIRE SEPARATION PURPOSES IN ACCORDANCE WITH BUILDING AND FIRE CODES.

2. BUILDING GROUPS MUST BE SEPARATED BY AT LEAST 20 FT.

3. 6,000 SF FOR THE FIRST DWELLING UNIT PLUS 1,500 SF PER ADDITIONAL UNIT.

SEAL	REVISED
PRELIMINARY NOT FOR CONSTRUCTION	

**CDP**  
DESIGN, LLC

119 South 6th Street  
Gadsden, Alabama 35901

Phone: 256.295.1674  
Phone: 256.613.0025

cdpker@cdpdesign.net  
cdjay@cdpdesign.net

ARCH SITE PLAN #1 - BASSETT

NEW TOWNHOMES  
DR. TONY CATANZARO  
BOAZ, ALABAMA

A0	PROJECT STATUS	FINAL
	DRAWN	PROJECT NO.
	DEP	23-XX
	CHECKED	DRAWING NO.
	CJD	
DATE	1/26/23	OF

SURVEYOR'S NOTES:

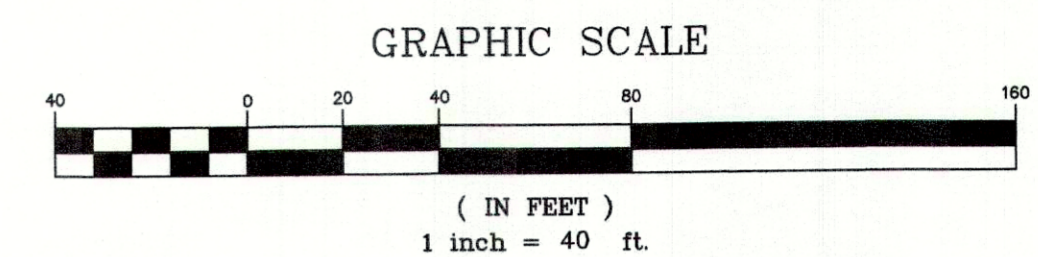
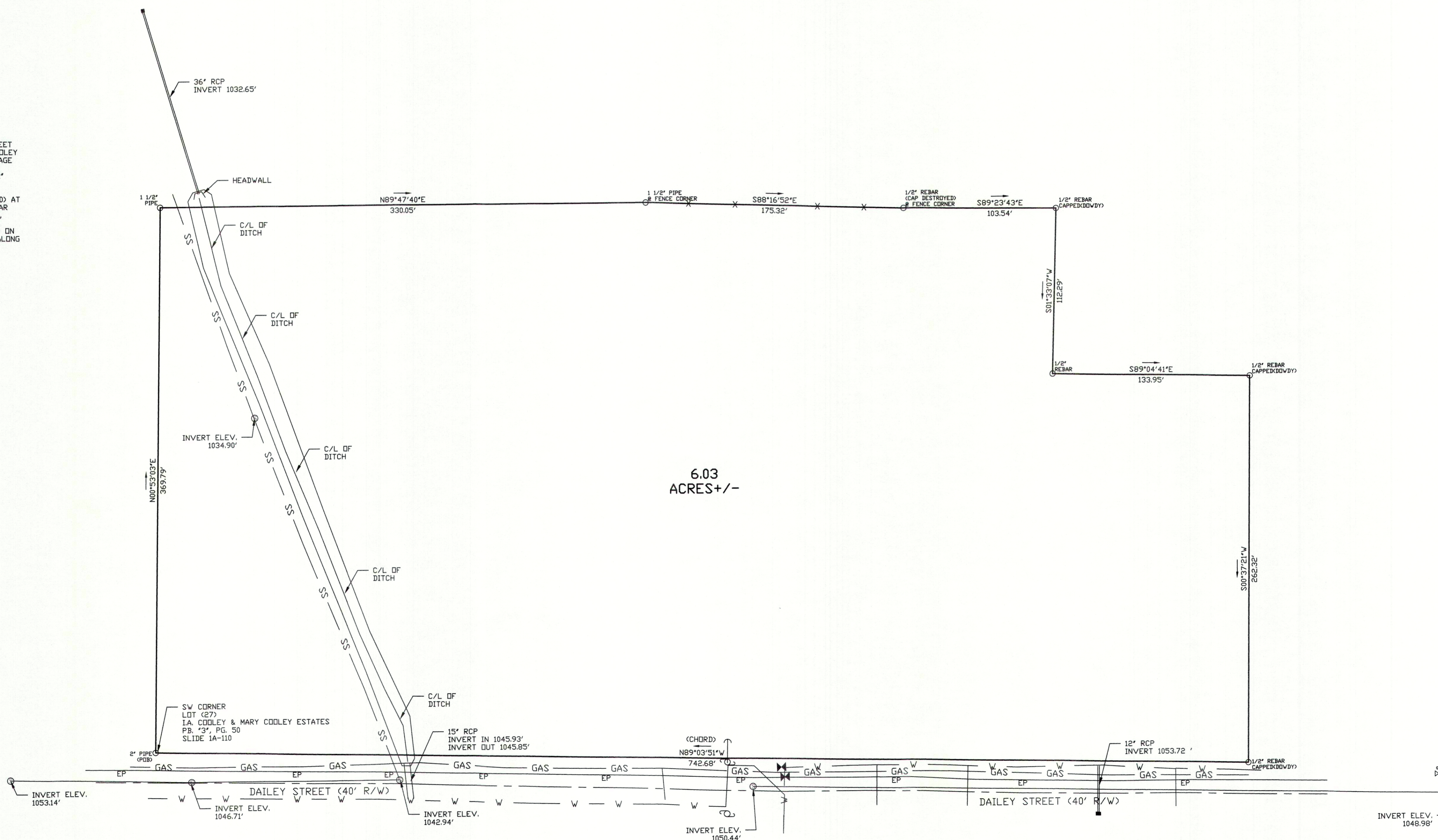
- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
- (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.
- (8) DATE FIELD SURVEY COMPLETED ( 01/23/23 )
- (9) DATE DRAWING COMPLETED ( 03/23/23 )
- (10) ( ) RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) PDB POINT OF BEGINNING
- (12) POC POINT OF COMMENCEMENT
- (13) TYPE OF SURVEY: PROPERTY BOUNDARY SURVEY

I HEREBY STATE THAT ALL PARTS OF THIS 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.

STATE OF ALABAMA  
COUNTY OF MARSHALL

LEGAL DESCRIPTION:

BEGIN AT A 2" PIPE ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W) AND MARKING THE SW CORNER OF LOT (27), I.A. CODLEY & MARY CODLEY ESTATES, AS RECORDED IN PLAT BOOK '3', PAGE 50, SLIDE 1A-110, THENCE LEAVING SAID R/W AND ALONG THE WEST LINE OF SAID LOT (27) N00°53'03"E 369.79' TO A 1 1/2" PIPE MARKING THE NW CORNER OF SAID LOT (27), THENCE N89°47'40"E 330.05' TO A 1 1/2" PIPE AT A FENCE CORNER, THENCE S88°16'52"E 175.32' TO A 1/2" REBAR (CAP DESTROYED) AT A FENCE CORNER, THENCE S89°23'43"E 103.54' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S01°33'07"W 112.29' TO A 1/2" REBAR, THENCE S89°04'41"E 133.95' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S00°37'21"W 262.32' TO A 1/2" REBAR CAPPEKDDVDY ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF N89°03'51"W 742.68' TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES MORE OR LESS.



GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

ALABAMA EAST ZONE GRID

LEGEND

W	WATER LINE
GAS	GAS LINE
EP	EDGE OF PAVEMENT
□	CONCRETE MONUMENT
○	CONCRETE MONUMENT WITH DISC
○	EXISTING IRON PIN
■	GRATE INLET
⊕	GAS VALVE
○	SSMH
●	CAPPED 1/2" REBAR (CA-497-LS)
⊕	WATER VALVE
SS	SEWER LINE
X-X	FENCE LINE
—	CENTER LINE
○	POWER POLE
—	GUY WIRE

REVISIONS  
3/23/23 LEGAL

**CATANZARO  
MARSHALL COUNTY, ALABAMA**

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2023/01 PG. 10
SURVEY CREW:	CP, BW
SURVEY #:	S23-059
S-T-R:	1-10-4

**LARRY WALKER  
LAND SURVEYING, INC.**

P.O. BOX 2726  
5430 OLD HIGHWAY #278E  
HOKES BLUFF, AL 35903  
PHONE: (256)492-7940  
FAX: (256)492-8417  
EMAIL: LARRY.LWLS@GMAIL.COM





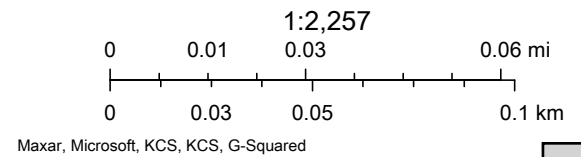
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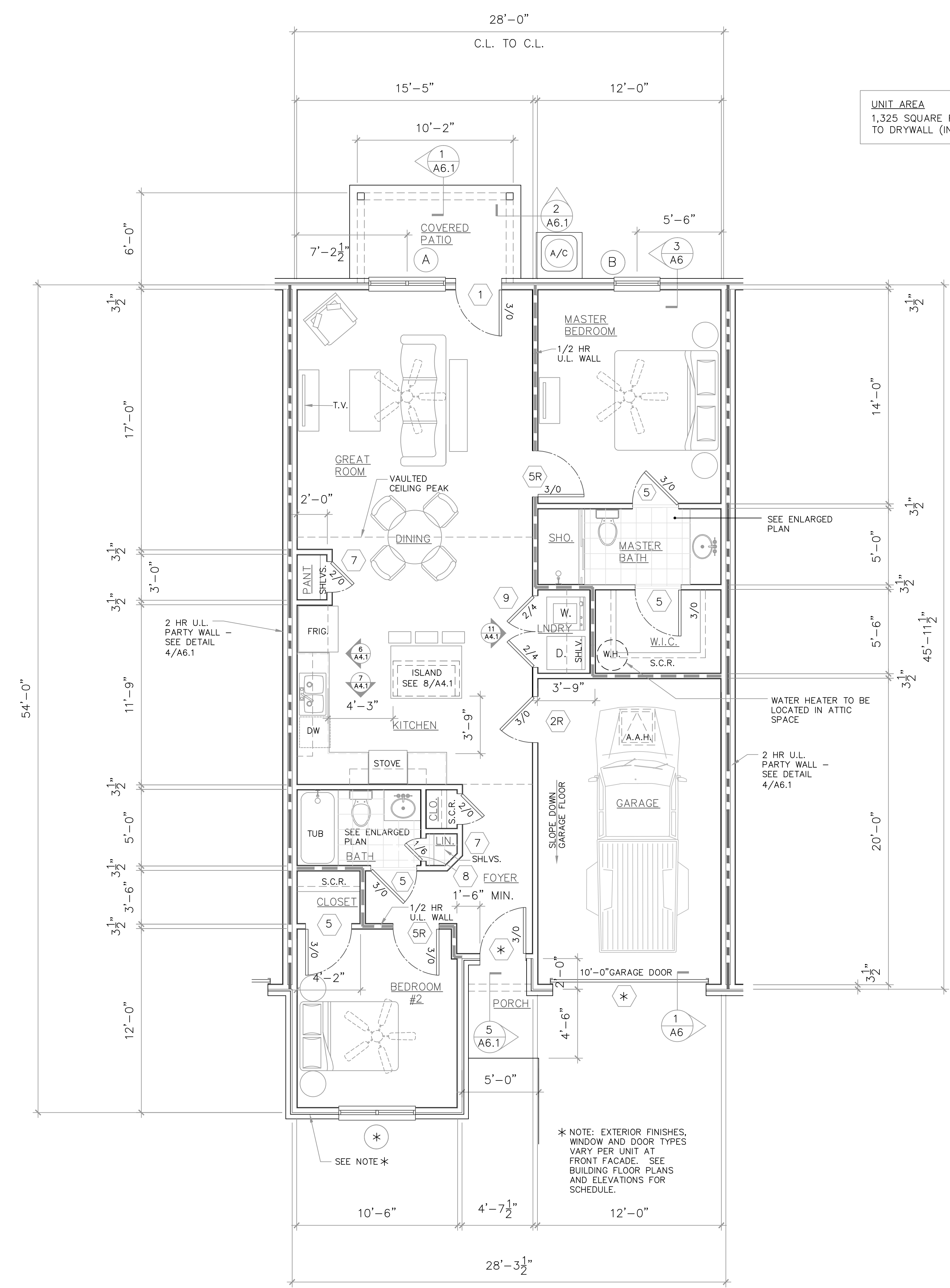
Item 2.



3/17/2023, 1:18:14 PM

- Addresses (Boaz)
- ▭ Buildings
- ▭ Marshall County - Parcels
- Streets (Boaz)
- ▭ City Limits
- Marshall County - Lot\_Line





**UNIT AREA**  
1,325 SQUARE FEET - MEASURED FROM DRYWALL TO DRYWALL (INSIDE PERIMETER OF UNIT).

FINISH SCHEDULE	FLOOR				BASE		CEIL.
	LUXURY VINYL PLANK (L.V.P.)	CARPET	CERAMIC TILE	ENFORCED CONCRETE W/ DUST PROOF HARDNER	PAINTED WOOD	CERAMIC TILE	PAINTED GYP. BD.
GREAT ROOM	•				•		•
DINING	•				•		•
PANTRY	•				•		•
KITCHEN	•				•		•
BATH			•			•	•
LINEN					•		•
HALL CLOSET	•				•		•
BEDROOM					•		•
BEDROOM CLOSET		•			•		•
FOYER	•				•		•
GARAGE				•			•
LAUNDRY	•				•		•
W.I.C.					•		•
MASTER BATH			•			•	•
MASTER BEDROOM			•			•	•

**GENERAL NOTES:**  
1. ALL GYP. BOARD WALLS TO BE PAINTED.

**FLOOR PLAN LEGEND:**

- # WINDOW SYMBOL - See Window Schedule and Building Plans
- # DOOR SYMBOL - See Door Schedule, Unit Plan, and Building Plans
- # ELEVATION SYMBOL - See Interior Elevations
- # SECTION SYMBOL - See Wall Sections and Building Plans

- ℄ or C.L. CENTERLINE
- LAV. LAVATORY
- S.C.R. SHELVES & CLOTHES HANGER ROD - See detail
- SHLV. SHELVES - See detail
- W.C. WATER CLOSET
- W.H. WATER HEATER - See Plumbing Drawings
- N.I.C. NOT IN CONTRACT
- M.T. METAL THRESHOLD
- MB.T. MARBLE THRESHOLD
- O.H. OPPOSITE HAND
- A.A.H. ATTIC ACCESS HATCH- COORDINATE WITH ELECTRICAL AND MECHANICAL - CONFIRM FINAL LOCATION W/ OWNER

- 2 HR. U.L. RATED PARTY WALL AS DETAILED See Life Safety Notes
- 1/2 HR. U.L. RATED WALL AS DETAILED See Life Safety Notes

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CMU UNLESS SHOWN OR NOTED OTHERWISE.

**CONCEALED WOOD BLOCKING at STUD PARTITIONS:**  
PROVIDE CONCEALED 2x6 BLOCKING IN STUD PARTITIONS WHERE REQUIRED TO ADEQUATELY ANCHOR & SUPPORT ALL WALL MOUNTED ITEMS, INCLUDING GRAB BARS AND OTHER TOILET ACCESSORIES, MILLWORK, PLUMBING FIXTURES & TRIM.

**GENERAL NOTES:**

- FLOOR PLAN LEGEND AND GENERAL NOTES AS SHOWN ON THIS SHEET APPLIES TO ALL SHEETS.
- ROUGH-IN REQUIREMENTS FOR EQUIPMENT: IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO EXAMINE THE SUPPLIER DRAWINGS AND DETERMINE THE EXTENT OF ITEMS OR CONDITIONS TO BE PROVIDED BY THE GENERAL CONTRACTOR FOR PROPER INSTALLATION OF THE OWNER PROVIDED EQUIPMENT.
- LABELING OF FIRE WALLS & OTHER FIRE SEPARATIONS: ALL INTERIOR WALLS AT ALL CORRIDORS TO HAVE SIGNS STENCILED ON BOTH SIDES OF THE WALL ABOVE THE CEILING; SIGNS ARE TO BE OF 2" HIGH LETTERS IN RED PAINT AND AT 10' INTERVALS WITH THE FOLLOWING TEXT: "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS".
- DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
- VERIFY ALL CLEARANCES WITH APPLIANCES, FIXTURES, ETC. ARE WITHIN THE MINIMUM REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) DESIGN MANUAL.

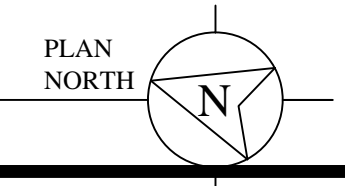


TYPICAL RENDERED ELEVATION

SCALE: N.T.S.

UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"

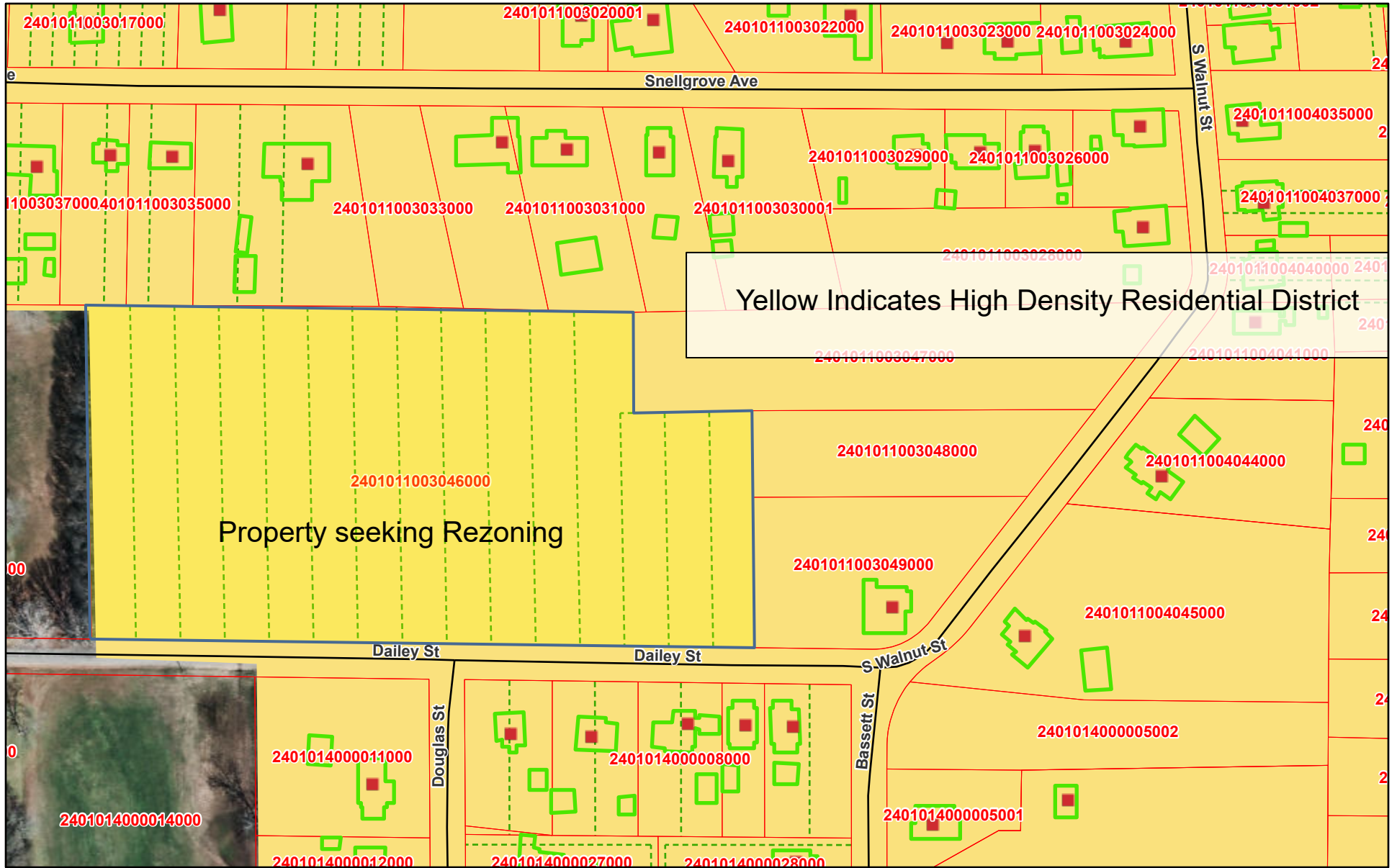


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NEW APARTMENTS ON  
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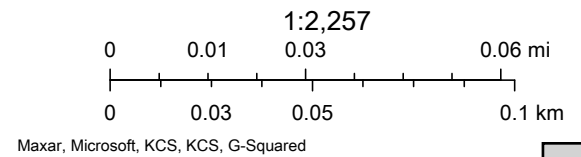
PRELIMINARY NOT FOR CONSTRUCTION	PROJECT STATUS PRELIM	REVISED
	PROJECT NO. 19-12	
	DRAWN CJD	DRAWING NO. A1
	CHECKED DEP	DATE 3/1/21

# Daily Street Comp. Plan Projection



3/31/2023, 9:19:50 AM

- Addresses (Boaz)
- ▭ City Limits
- ▭ High Density Residential
- Streets (Boaz)
- ▭ Marshall County - Parcels
- ▭ Buildings
- - - Marshall County - Lot\_Line



SURVEYOR'S NOTES:

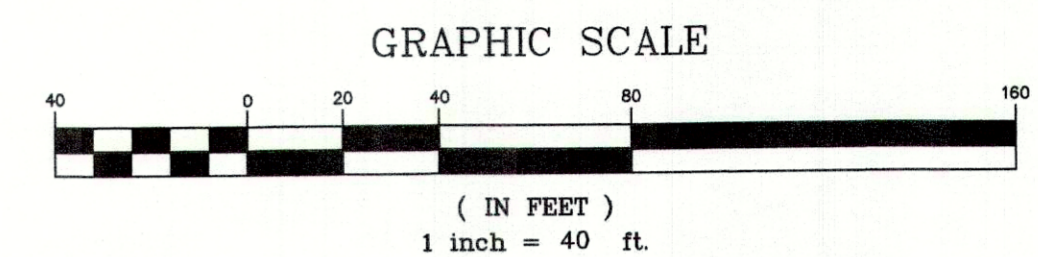
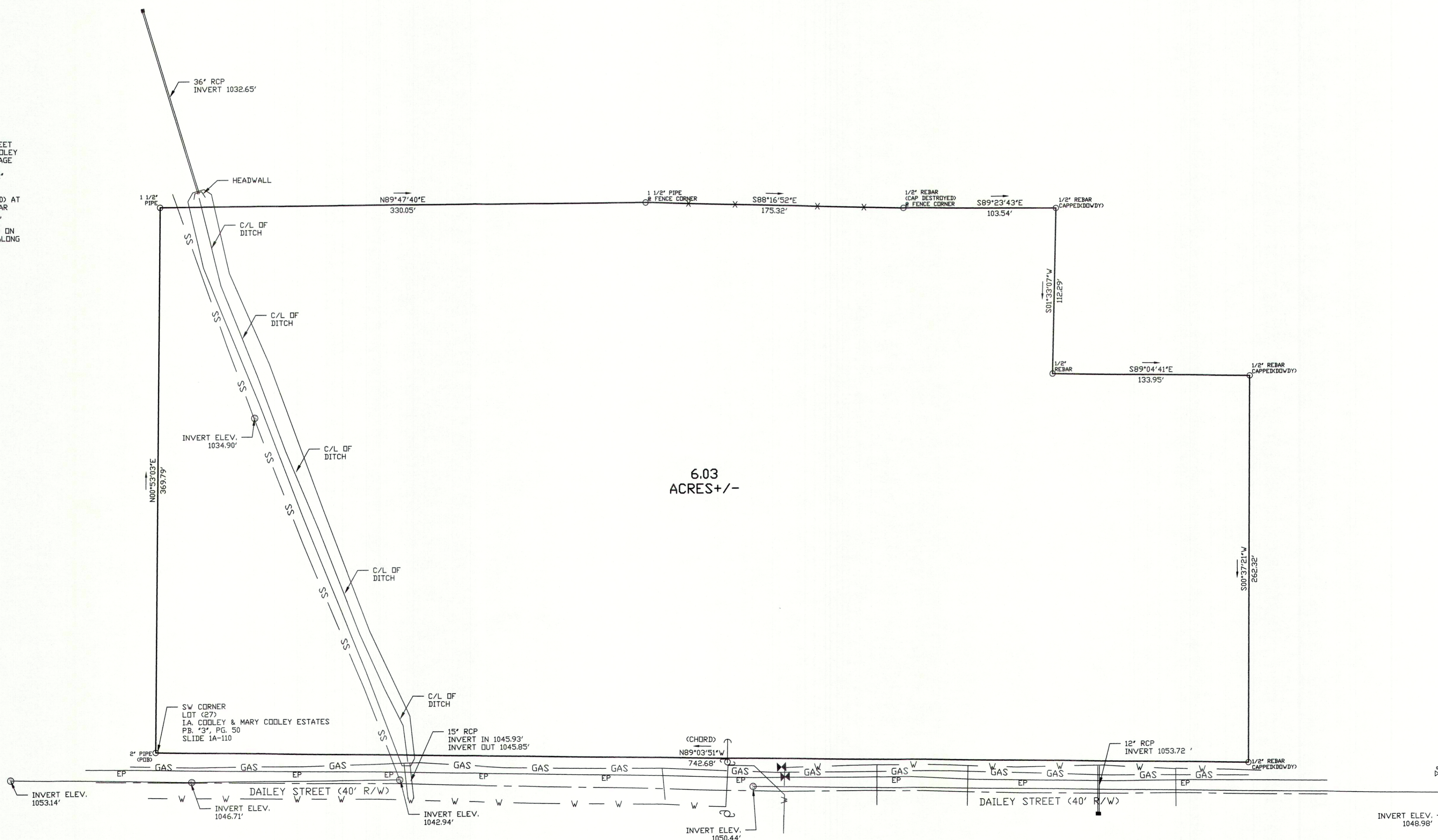
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- (9) DATE DRAWING COMPLETED ( 03/23/23 )
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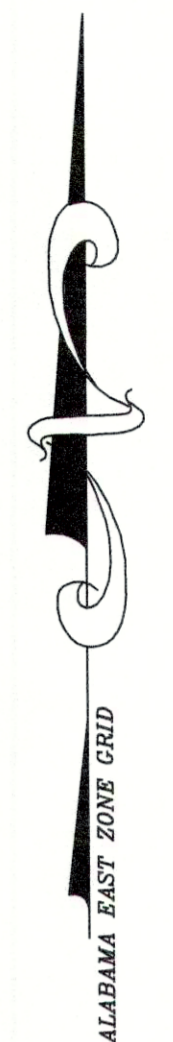
STATE OF ALABAMA  
COUNTY OF MARSHALL:

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LEGEND

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○	POWER POLE
—	GUY WIRE

REVISIONS  
3/23/23 LEGAL

**CATANZARO**  
**MARSHALL COUNTY, ALABAMA**

JOB INFORMATION

DRAWN BY:	IADW
CHECKED BY:	LWW
FIELD NOTES:	2023/01 PG. 10
SURVEY CREW:	CP, BW
SURVEY #:	S23-059
S-T-R:	1-10-4

**LARRY WALKER**  
LAND SURVEYING, INC.

P.O. BOX 2726  
4340 OLD HIGHWAY #278E  
HOKES BLUFF, AL 35903  
PHONE: (256)492-7940  
FAX: (256)492-8417  
EMAIL: LARRY.LWLS@GMAIL.COM