

Proposed lot split if re-zoning of R-3 is approved

Proposed layout will meet and exceed the dimensional requirements for R-3, single family detached residential uses.

50' ROW now paisley Lane

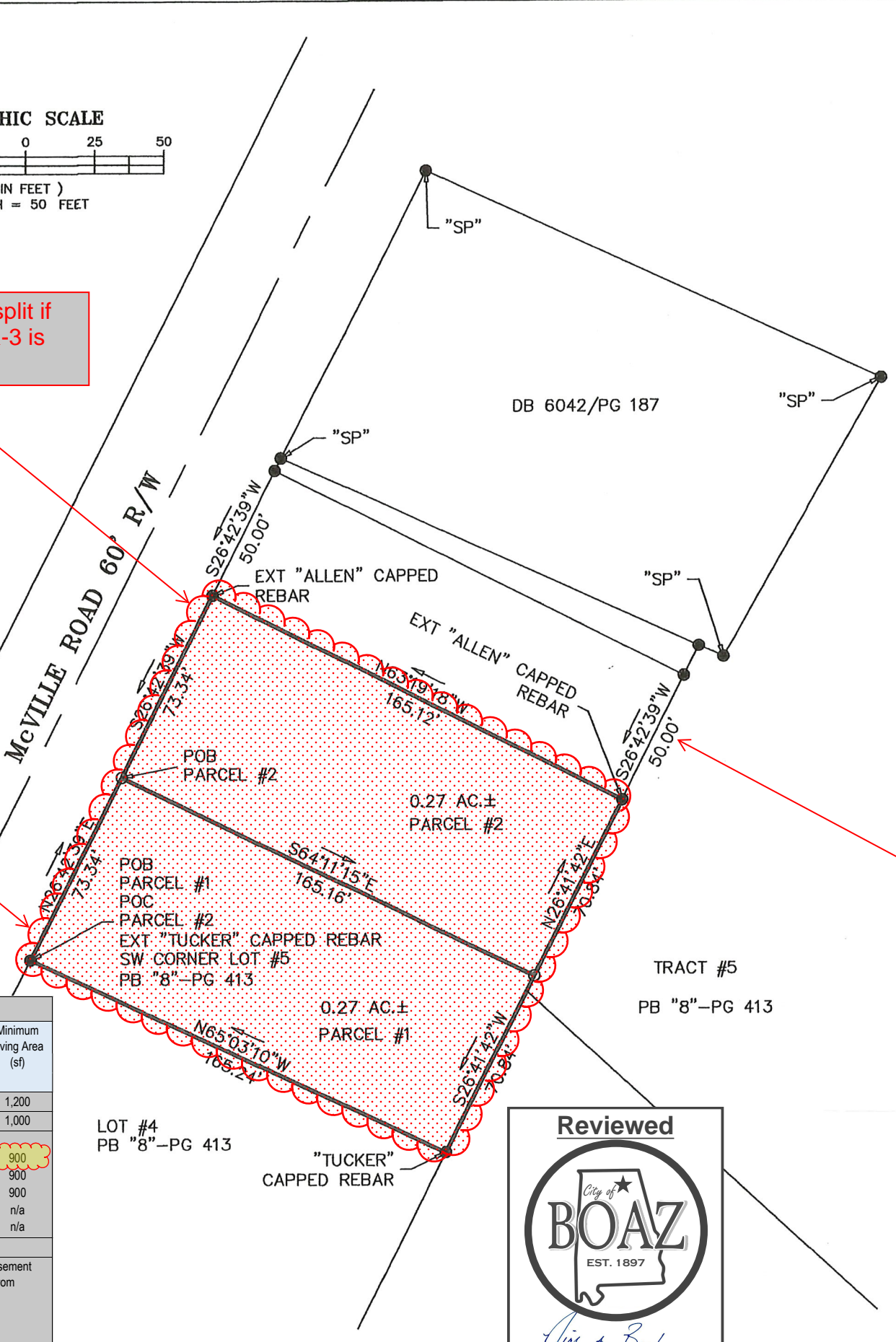
LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET WITH CAP STAMPED "J DOWDY CA-0452"
- "SP" IRON PIN "SET PREVIOUS SURVEY"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE OR ANGLE)
- (A) ANGLE
- (OR ANGLE)
- ☼ SECURITY LIGHT

STATE OF ALABAMA
COUNTY OF MARSHALL
LEGAL DESCRIPTION

PARCEL 1: Begin at an existing "Tucker" capped rebar at the Southwest corner of Lot #5, of Dogwood Farms I, as recorded in Plat Book "8", Page 413, Marshall County Probate Office, being on the Southeasterly R/W of McVillev Road (60' R/W) and run N26°42'39"E, along said R/W, 73.34 feet to a point; thence run S64°11'15"E, leaving said R/W, 165.16 feet to a point on the Southeasterly line of said lot; thence run S26°41'42"W, along said Southeasterly line, 70.84 feet to an existing "Tucker" capped rebar at the Southeast corner of said lot; thence run N65°03'10"W, along the Southwesterly line of said lot, 165.24 feet to the point of beginning. Said property being a portion of Lot #5, Dogwood Farms I, Marshall County, Alabama and contains 0.27 acre (more or less).

PARCEL 2: Commence at an existing "Tucker" capped rebar at the Southwest corner of Lot #5, of Dogwood Farms I, as recorded in Plat Book "8", Page 413, Marshall County Probate Office, being on the Southeasterly R/W of McVillev Road (60' R/W) and run N26°42'39"E, along said R/W, 73.34 feet to the point of beginning of the property described herein; thence run S64°11'15"E, leaving said R/W, 165.16 feet to a point on the Southeasterly line of said lot; thence run N26°41'42"E, along said Southeasterly line, 70.84 feet to an existing "Allen" capped rebar at the Northeast corner of said lot; thence run N63°19'18"W, along the Northwesterly line of said lot, 165.12 feet to a point on said R/W; thence run S26°42'39"W, along said R/W, 73.34 feet to the point of beginning. Said property being a portion of Lot #5, Dogwood Farms I, Marshall County, Alabama and contains 0.27 acre (more or less).



I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 11 Day of DECEMBER, 2025.

Jerry L. Dowdy
JERRY L. DOWDY AL. REG. #18979



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

	Minimum Yards (ft)				Min. Lot Area (sf) or Max. Density (du/ac)	Min. Lot Width (ft)	Max. Height (ft)	Maximum Lot Coverage (structures)	Minimum Living Area (sf)
	Front		Rear	Side					
	Primary	Secondary							
R-1	40	30	40	10	15,000 sf	100	35 ft	25%	1,200
R-2	35	25	35	10	10,000 sf	75	35 ft	30%	1,000
R-3 and R-4									
Single-family detached	25	20	20	8/0'	9,000 sf	45	35 ft	50%	900
Single-family attached	20	15	20	0'	10 du/ac	20	35 ft	60%	900
Duplex, Triplex, Quadplex	25	20	20	8	6,000 sf ²	60	35 ft	50%	900
Nonresidential Uses	25	20	35	10	n/a	60	35 ft	50%	n/a
Multifamily (R-4 only)	25	20	35	8	18 du/ac	100	4 stories	60%	n/a
R-6	See §3-05 R-6 Manufactured Housing District								
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.									

BOUNDARY SURVEY
FOR BRADCO HOME BUILDERS

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 - FAX: (256) 547-3346
EMAIL: JERRYLDOWDY@BELLSOUTH.NET

FILE NAME: 1225306	SCALE 1" = 50	CHECKED BY: JLD
DISKETTE # HD	FIELD BY: JGD	DATE: 12/11/25
		DRAWN BY: JLD