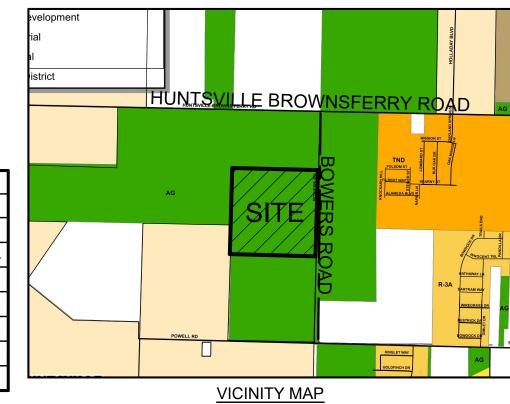


APPROXIMATE SUBDIVISION FINAL PLAT PHASING SCHEDULE			
PHASE 1	63 LOTS	2025-26	
PHASE 2	63 LOTS	2026-28	
DUVCE 3	64 LOTS	2029 30	

OPEN SPACE USE SCHEDULE				
LOT NO.	SQ FT	ACRE	INTENDED USE	
COMMON AREA 4	57106	1.31	CLUBHOUSE	
COMMON AREA 5	999938	22.96	POND PARK/WALKING TRAI	
COMMON AREA 6	6850	0.16	PERIMETER COMMON AREA	
COMMON AREA 7	6934	0.16	PERIMETER COMMON AREA	
COMMON AREA 8	90899	2.09	PERIMETER COMMON AREA	
COMMON AREA 9	66920	1.54	PERIMETER COMMON AREA	
TOTAL	1228647	28.22		



(NOT TO SCALE)

THE ATTACHED SUBDIVISION HAS BEEN REVIEWED BY THE CITY ENGINEER FOR THE CITY OF MADISON.

CITY ENGINEER CITY OF MADISON, ALABAMA

OPEN SPACE CALCULATIONS

3,888,550 S.F DIVIDED BY 43,560 S.F. = 89.269 AC.± 28.22 A.C. DIVIDED BY 89.269 A.C. = 31.61% ±

ZONING RESTRICTION FOR RC-2:

OPEN SPACE CALCULATIONS: 31.61%± OF ENTIRE DEVELOPMENT (NOT INCLUDING 25' OF LAND ON THE WEST PROPERTY LINE OF THIS DEVELOPMENT) MAXIMUM BUILDING COVERAGE OF LOTS: 35% MINIMUM LOT SIZE: 7181 SQ FT

BUILDING SETBACK REQUIREMENTS PER ZONING FRONT YARD: 17' CORNER YARD: 20' REAR YARD: 27.5' SIDE YARD: 8' MINIMUM WIDTH AT M.B.L.: 60'

GENERAL NOTES:

- 1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
- 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
- 4. THIS SUBDIVISION CONTAINS 89.27 ACRES MORE OR LESS AND HAS 190 LOTS AND 10 COMMON AREAS.
- 5. THIS SUBDIVISION IS ZONED RC2.
- 6. THE SMALLEST LOT WITHIN THIS SUBDIVISION IS LOT 73 CONTAINING 8398 SQUARE FEET.
- 7. CA:3, CA:5, CA: 9, AND CA:10 HAVE A 10.00' SCREEN PLANTING BUFFER ALONG BOWERS ROAD
- 8. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.
- 9. CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD '88, (GEOID 12A).
- 10. CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE FROM USGS TOPOGRAPHIC DATA ON NAVD '88, (GEOID 12A) DOWNLOADED 05/21/2024.ALL DRAINAGE DITCHES ARE TO BE CENTERED ON THE PROPERTY LINE UNLESS OTHERWISE SHOWN.
- 11. OWNER: LILY LANDHOLDINGS LLC 11685 BURGREEN RD, AL 35756 DB 2022 PG 8967

SURVEYOR'S CERTIFICATION & FLOOD HAZARD NOTE

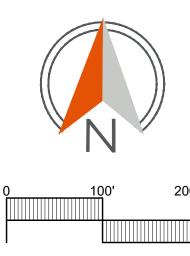
I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (OUT-UNSHADED) AS SHOWN ON THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 01083C0302G MAP REVISED AUGUST 16, 2018.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

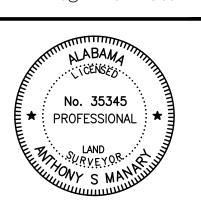
<u>20TH</u> DAY OF ___

ANTHONY SCOTT MANARY PLS #35345



S SUBDIVI

8624 MEMORIAL PARKWAY SW HUNTSVILLE, ALABAMA 35802 PHONE: 256.539.9426 EMAIL: INFO@2THEPOINTINC.COM

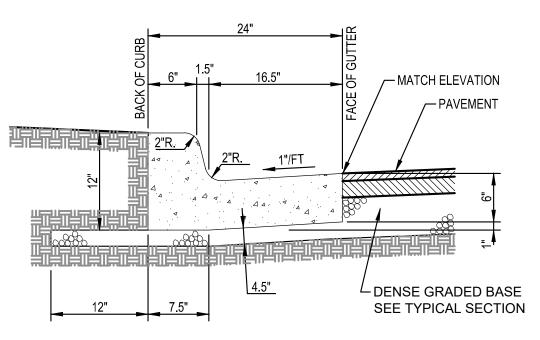


NOTE: THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED

JOB NO: 24-024 OFFICE DATE: 01/20/25

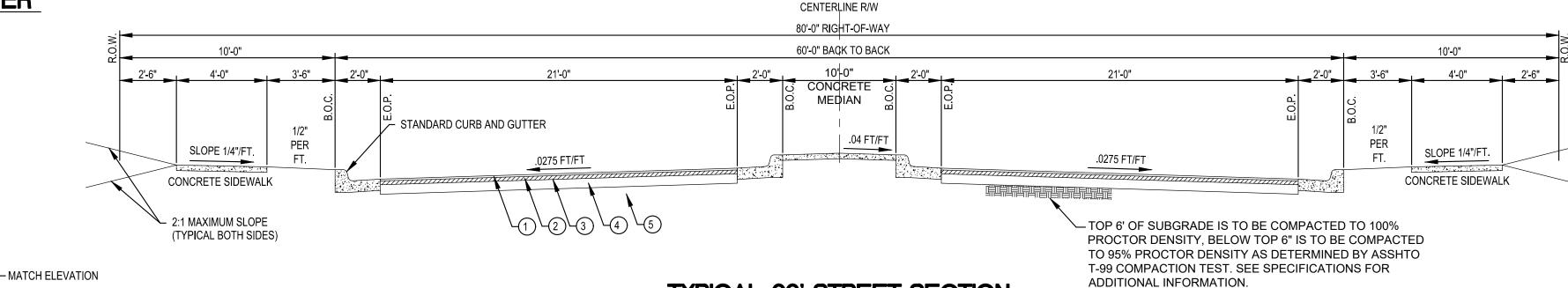
GENERAL NOTES

- 1. SITE TOPOGRAPHY MAPS AND OTHER TOPOGRAPHIC DATA SHOWN ON THESE PLANS OR INCLUDED IN THE SPECIFICATIONS ARE FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL MAKE SUCH ADDITIONAL INVESTIGATIONS AS REQUIRED TO ACQUAINT HIMSELF ADEQUATELY WITH THE SITE TOPOGRAPHY AND SUBSURFACE SOIL CONDITIONS FOR PREPARATION OF HIS BID AND FOR THE SUCCESSFUL EXECUTION OF THE WORK.
- 2. PROTECTION OF WORK: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF HIS WORK. THE OWNER MAY DIRECT THE CONTRACTOR TO PERFORM NECESSARY GRADING AND DRAINAGE TO PREVENT SURFACE RUN-OFF FROM DAMAGING THE WORK. SUCH GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND 2 THE POINT, INC. ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ALL OTHER UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.
- 4. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" WITHIN THE LIMITS OF CONSTRUCTION AND STOCKPILED ON SITE AT LOCATIONS DESIGNATED BY OWNER. THIS REMOVAL QUANTITY IS INCLUDED IN THE QUANTITY FOR UNCLASSIFIED EXCAVATION.
- 5. TOPSOIL PLACEMENT, LANDSCAPING AND SEEDING REQUIREMENTS SHALL BE AS SHOWN ON THE LANDSCAPING PLANS CONTAINED HEREIN.
- 6. NO ROCK IS ANTICIPATED TO BE ENCOUNTERED WITHIN THE PROJECT SITE. HOWEVER, THE CONTRACTOR SHOULD EXAMINE THE SITE TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE ALLOWED SHOULD ROCK BE ENCOUNTERED DURING TRENCH EXCAVATION OR SUBGRADE PREPARATION.
- 7. ALL EARTHWORK SHALL BE MONITORED BY A REGISTERED GEOTECHNICAL ENGINEER PROVIDED BY THE CONTRACTOR.
- 8. AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO MAKE DENSITY TESTS AS REQUIRED BY THE OWNER OR HIS REPRESENTATIVE.
- 9. PRIOR TO PLACING FILL, ANY SURFACE DEPOSITS OR WASTE MATERIALS FROM PREVIOUS GRADING OPERATIONS AND ANY CONSTRUCTION DEBRIS OR ANY OTHER UNSUITABLE SURFICIAL MATERIAL SHALL BE REMOVED FROM THE SITE. ALSO, THE EXISTING GROUND SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND AERATED OR MOISTENED TO OPTIMUM MOISTURE CONTENT PRIOR TO FINAL COMPACTION OR PLACEMENT OF ADDITIONAL FILL MATERIAL.
- 10. MOISTURE CONTENT OF SOILS UNDERGOING COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER ON SITE.
- 11. EARTH FILL SHALL BE PLACED IN UNIFORM LAYERS OR LIFTS NOT EXCEEDING 6" COMPACTED THICKNESS. ALL FILL MATERIALS OUTSIDE PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, PLUS OR MINUS 2% OF OPTIMUM MOISTURE, ASTM-D6798.
- 12. ALL TRENCHING AND EXCAVATION SHALL COMPLY WITH THE "DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATION (29 CFR PART 1926) OCCUPATIONAL SAFETY AND HEALTH STANDARDS - EXCAVATIONS", LATEST EDITION.
- 13. FUGITIVE DUST EMISSIONS SHALL BE CONTROLLED BY CONTRACTOR AS PER THE CITY OF MADISON REQUIREMENTS.
- 14. ALL EXISTING TREES OUTSIDE OF THE LIMITS OF WORK SHALL BE PROTECTED DURING THE ACCOMPLISHMENT OF THE WORK, AND SHALL NOT BE DAMAGED IN ANY MANNER.
- 15. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING STREETS THAT IS CREATED DURING INSTALLATION OF CURB AND GUTTER, SIDEWALK, STORM SEWER, SANITARY SEWER AND ANY OTHER OF HIS CONSTRUCTION OPERATIONS. SAW CUT ALL PAVEMENT.
- 16. ALL BOULDERS, DEBRIS, EXCESS CONSTRUCTION MATERIALS, MATERIAL GENERATED FROM DEMOLITION OF EXISTING STRUCTURES AND FACILITIES OR TRASH SHALL BE REMOVED FROM THE SITE AT THE
- 17. ALL PROPOSED CONTOUR ELEVATIONS SHOWN ON THESE PLANS ARE FINISH GRADE.
- 18. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE WORK ZONE TRAFFIC CONTROL AND PROTECTION IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 19. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 20. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR, THE CONSTRUCTION SITE.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATIONS AND PAYING FOR ALL NECESSARY PERMITS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF ALABAMA STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
- 22. ALL CONCRETE SHALL BE AIR ENTRAINED 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, CLASS "A", UNLESS OTHERWISE NOTED.
- 23. ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED AND SHALL CONFORM TO ASTM A615, FOR BILLET STEEL.
- 24. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, SMOOTH FABRIC WITH AN ASTM YIELD STRENGTH OF 65,000 PSI.
- 25. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE CLASS III PER ASTM C-76 UNLESS OTHERWISE NOTED. COMPACTED GRANULAR FILL MATERIAL FOR PIPE SHALL BE REQUIRED UNDER PAVED AREAS AND WITHIN 2 FEET OF BACK OF CURB IN NON PAVED AREAS. (SEE DETAIL).
- 26. THE CONTRACTOR SHALL PREVENT THE DESTRUCTION OF ALL SURVEY MONUMENTS, BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY POINTS. WHERE THE REMOVAL OF SUCH POINTS IS NECESSARY FOR THE ACCOMPLISHMENT OF THE WORK, THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, PRIOR TO THE DISTURBANCE OF ANY POINT, AND SHALL NOT DISTURB THE POINT UNTIL WRITTEN PERMISSION TO DO SO HAS BEEN ISSUED BY THE ENGINEER.
- 27. CONSTRUCTION SPECIFICATIONS FOR WATER LINE AND SANITARY SEWER LINE, LATEST EDITION AS ADOPTED BY THE CITY OF MADISON ARE HEREBY MADE A PART OF THESE PLANS.
- 28. WATER METER SHALL BE SIZED BY OTHERS.



CONTRACTION JOINTS ARE REQ'D AT 10' O.C. AND 3/4" BITUM. EXPANSION JOINTS ARE REQ'D AT 50' O.C.

STANDARD CURB AND GUTTER



TYPICAL 30' STREET SECTION

CENTERLINE R/W 50'-0" RIGHT-OF-WAY

30'-0" BACK TO BACK

.0275 FT/FT

TYPICAL 60' STREET SECTION WITH CONCRETE MEDIAN NOT TO SCALE LEGEND

13'-0"

.0275 FT/FT

- STANDARD CURB AND GUTTER

SLOPE 1/4"/FT

CONCRETE SIDEWALK

2:1 MAXIMUM SLOPE

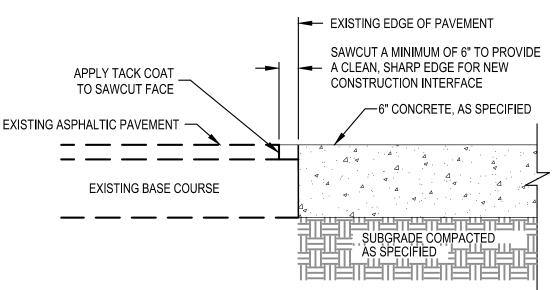
(TYPICAL BOTH SIDES)

- 424-A 1.5" SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, 3/8" MAX. AGGREGATE SIZE MIX, ESAL RANGE A/B
- 424-B 2" SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAX. AGGREGATE SIZE MIX, ESAL RANGE A/B
- 0.10 GAL./S.Y. EMULSIFIED ASPHALT OR 0.07 GAL./S.Y. TACK COAT. ALL MATERIALS ARE TO BE IN ACCORDANCE WITH SECTION 405 OF THE ALA. HIGHWAY DEPT.
- SPECIFICATIONS. 5" LAYER OF DENSE GRADED AGGREGATE BASE COURSE, ALL MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 825, TYPE "B", COMPACTION TO 100%
- PROCTOR DENSITY TOP 1'-0" OF SUBGRADE SHALL BE COMPACTED TO 100% STD. PROCTOR DENSITY PER THE GEOTECH REPORT

TRANSITION FROM STANDARD TO SPILL CURB OVER 10' - TYPICAL SPILL CURB AND GUTTER

 DENSE GRADED BASE SEE TYPICAL SECTION

- PAVEMENT



NEW/EXISTING PAVEMENT INTERFACE

SEE PLANS

PER

- TOP 6' OF SUBGRADE IS TO BE COMPACTED TO 100%

T-99 COMPACTION TEST. SEE SPECIFICATIONS FOR

ADDITIONAL INFORMATION.

PROCTOR DENSITY, BELOW TOP 6" IS TO BE COMPACTED

TO 95% PROCTOR DENSITY AS DETERMINED BY ASSHTO

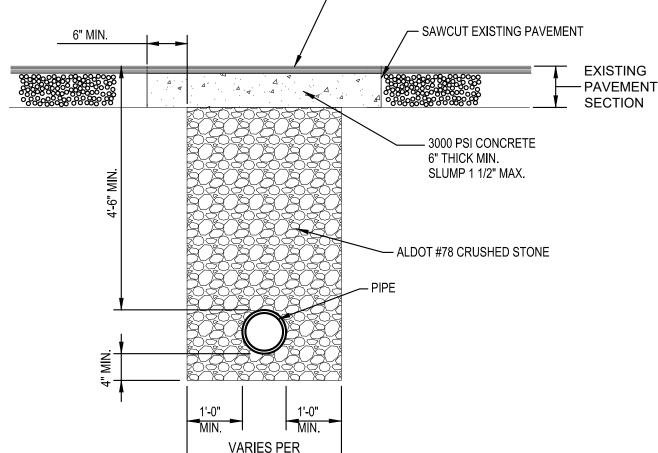
SLOPE 1/4"/FT.

CONCRETE SIDEWALK

TEMPORARY TURNAROUND SECTION

NOT TO SCALE

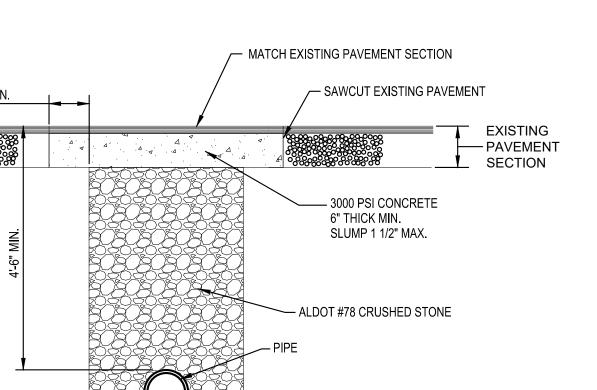
- 6" LAYER OF DENSE GRADED AGGREGATE BASE COURSE, ALL MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 825, TYPE "B", COMPACTION TO 100% PROCTOR DENSITY.
- TOP 1'-0" OF SUBGRADE SHALL BE COMPACTED TO 100% STD. PROCTOR DENSITY PER THE GEOTECH



CURB END DETAIL

STREET REPAIR DETAIL

PIPE DIAMETER



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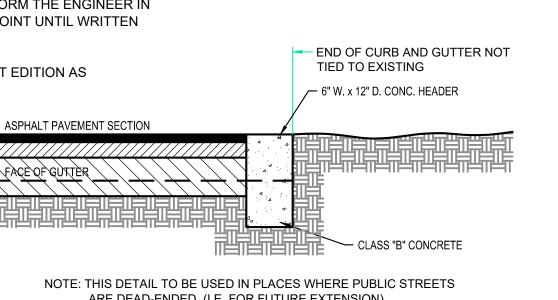
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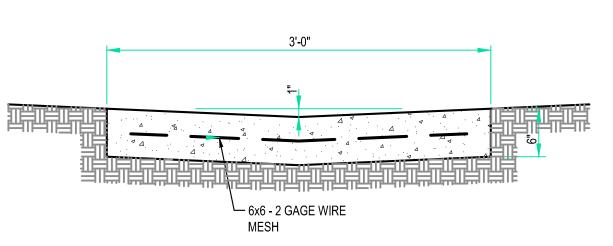
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NOT TO SCALE

ARE DEAD-ENDED. (I.E. FOR FUTURE EXTENSION) TYPICAL CONCRETE HEADER DETAIL



STANDARD VALLEY GUTTER DETAIL