

Plat Book 2023 Page 3
Floodplain Easement
From Record: PROJECT 2023
Recorded: 1/13/2023 10:15:25 AM
Tract: 323029
891.25

- NOTES:
- THERE IS A 15.00' P.U.D.E. ALONG THE RIGHT-OF-WAY ON EACH LOT.
 - DEED REFERENCE:
P.B. 910 PG. 233
LOWE-WIGINTON INVESTMENTS LTD.
307 FRANKLIN ST
HUNTSVILLE, AL 35801
 - SETBACKS ARE GOVERNED BY THE LATEST EDITION OF THE ZONING ORDINANCE.
 - ZONING DISTRICT: R-4
 - THERE ARE 1,965 L.F. OF PROPOSED STREETS AND 2.20 ACRES OF PROPOSED RIGHT-OF-WAY FOR THIS PHASE.
 - THIS DEVELOPMENT IS 14.33 ACRES, 96 LOTS, AND 4 COMMON AREAS IN TRACT 1, WITH A TOTAL PROPERTY AREA OF 14.33 ACRES.
 - THE SMALLEST LOT CONTAINS 3000 SQ. FEET (0.07 ACRES).
 - THIS DEVELOPMENT CONTAINS 3.89 ACRES OF OPEN AREA.
 - ALL DRAINAGE DITCHES ARE TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - IF ADVERSE CONDITIONS ARE UNCOVERED DURING CONSTRUCTION, THE CITY ENGINEER MAY REQUIRE MODIFICATION OF THESE PLANS TO THE EXTENT NECESSARY TO ASSURE COMPLIANCE WITH THE CITY'S CONSTRUCTION SPECIFICATIONS MANUAL.
 - ALL LOTS SHALL BE GRADED SO THAT RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGEWAYS IN A DEDICATED EASEMENT.
 - A FOUR FOOT CONCRETE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. ALL SUCH SIDEWALKS FRONTING COMMON AREAS MUST BE CONSTRUCTED WITH THE SUBDIVISION. SIDEWALKS ALONG ROYAL DRIVE MUST BE CONSTRUCTED WITH THE SUBDIVISION. INDIVIDUAL HOMEBUILDERS ARE REQUIRED TO CONSTRUCT REQUIRED SIDEWALKS ADJACENT TO THEIR SITE AS A CONDITION TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - SIDEWALK RAMP SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) SPECIFICATIONS WITH DETECTABLE WARNING PAVEMENT INLAYS.
 - DRIVEWAYS SHALL BE PLACED SUCH THAT THE DRIVEWAY IS NOT WITHIN THE RADIUS OF ANY INTERSECTION, DOES NOT CONFLICT WITH INTERSECTION SIGHT DISTANCE, DOES NOT CONFLICT WITH ANY UTILITY, AND DOES NOT CONFLICT WITH ANY ADA ACCESSIBILITY STRUCTURE.
 - COMMON AREAS SHALL BE MAINTAINED BY THE OWNER OF RECORD AS LISTED IN THE MADISON COUNTY TAX ASSESSOR'S OFFICE.
 - EACH RESIDENTIAL LOT SHALL HAVE NOT LESS THAN 300 SQUARE FEET OF YARD SPACE ADJACENT TO THE DWELLING AND SECURED AT SIX FEET ABOVE GROUND LEVEL FROM VIEW OF NEIGHBORING PROPERTIES OR ACCESS ROAD. 8400 YARD SPACE SHALL BE EQUAL IN WIDTH TO THE DWELLING AND SHALL HAVE A MINIMUM DIMENSION OF NOT LESS THAN 12 FEET.
 - NO LOT SHALL HAVE ACCESS TO ROYAL DRIVE.
 - NO PRIVATE IMPROVEMENTS OR FENCES WILL BE ALLOWED WITHIN OPEN U&D EASEMENTS.
 - 25' BUFFER STRIP ADJACENT TO ROYAL DRIVE IS RESERVED FOR SCREENING. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED.
 - FLOODPLAIN EASEMENT TO BE VACATED ONCE FINAL DETERMINATION ISSUED FOR FEMA CASE NUMBER 23-04-0738A.

FLOODPLAIN EASEMENT:

STATE OF ALABAMA
COUNTY OF MADISON

A FLOODPLAIN EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2A BLOCK 2 OF A RESUBDIVISION OF LOT 2 BLOCK 2 ARLINGTON PARK AS RECORDED IN PLAT BOOK 25 PAGE 60 IN THE OFFICE OF THE JUDGE OF PROBATE FOR MADISON COUNTY, ALABAMA; THENCE RUN SOUTH 01°14'38" WEST A DISTANCE OF 277.44 FEET TO A POINT, THENCE SOUTH 88°45'22" EAST A DISTANCE OF 113.97 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED FLOODPLAIN EASEMENT.

THENCE FROM THE POINT OF BEGINNING RUN SOUTH 01°14'38" WEST A DISTANCE OF 134.92 FEET TO A POINT; THENCE SOUTH 89°45'22" EAST A DISTANCE OF 157.15 FEET TO A POINT; THENCE SOUTH 01°14'38" WEST A DISTANCE OF 155.25 FEET TO A POINT; THENCE SOUTH 88°45'22" EAST A DISTANCE OF 107.15 FEET TO A POINT; THENCE SOUTH 01°14'38" WEST A DISTANCE OF 33.00 FEET TO A POINT, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 70.05', WITH A CHORD BEARING OF SOUTH 27°59'58" WEST, WITH A CHORD LENGTH OF 67.63', TO A POINT; THENCE SOUTH 01°14'38" WEST A DISTANCE OF 152.88 FEET TO A POINT; THENCE SOUTH 25°02'40" WEST A DISTANCE OF 28.84 FEET TO A POINT; THENCE NORTH 88°45'22" WEST A DISTANCE OF 20.71 FEET TO A POINT; THENCE SOUTH 01°14'38" WEST A DISTANCE OF 9.52 FEET TO A POINT; THENCE NORTH 89°45'22" WEST A DISTANCE OF 148.25 FEET TO A POINT; THENCE NORTH 01°14'38" EAST A DISTANCE OF 147.89 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 72.66', WITH A RADIUS OF 125.00', WITH A CHORD BEARING OF NORTH 38°52'40" WEST, WITH A CHORD LENGTH OF 71.64', TO A POINT; THENCE NORTH 88°45'22" WEST A DISTANCE OF 95.42 FEET TO A POINT; THENCE NORTH 01°14'38" EAST A DISTANCE OF 175.96 FEET TO A POINT; THENCE NORTH 10°54'48" WEST A DISTANCE OF 14.25 FEET TO A POINT; THENCE NORTH 01°14'38" EAST A DISTANCE OF 105.78 FEET TO A POINT; THENCE NORTH 01°44'43" WEST A DISTANCE OF 73.43 FEET TO A POINT; THENCE SOUTH 88°45'22" EAST A DISTANCE OF 93.59 FEET AND BACK TO THE POINT OF BEGINNING, SAID FLOODPLAIN EASEMENT CONTAINS 3.88 ACRES, MORE OR LESS.

FLOOD PLAN:

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES AE, X, AND THE REGULATORY FLOODWAY AS SHOWN ON THE FEDERAL INSURANCE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER 01089C0292E, DATED 10/02/2014.

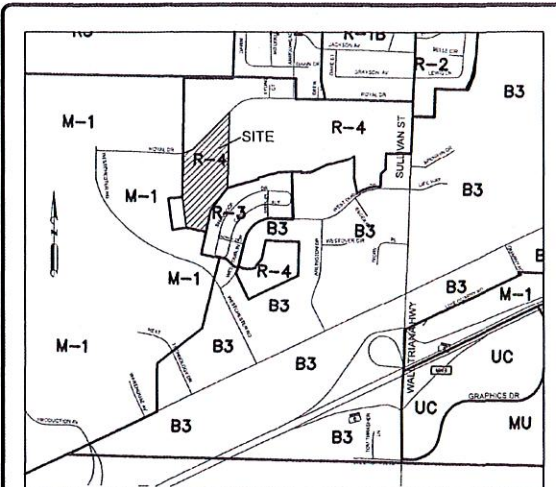
I HEREBY CERTIFY THAT PORTIONS OF THE PROPERTY AS SHOWN WERE REMOVED FROM FLOOD ZONE AE PER LOUW CASE NO. 98-04-1478A.

W. J. Morell 12/15/22
SURVEYOR OF RECORD DATE

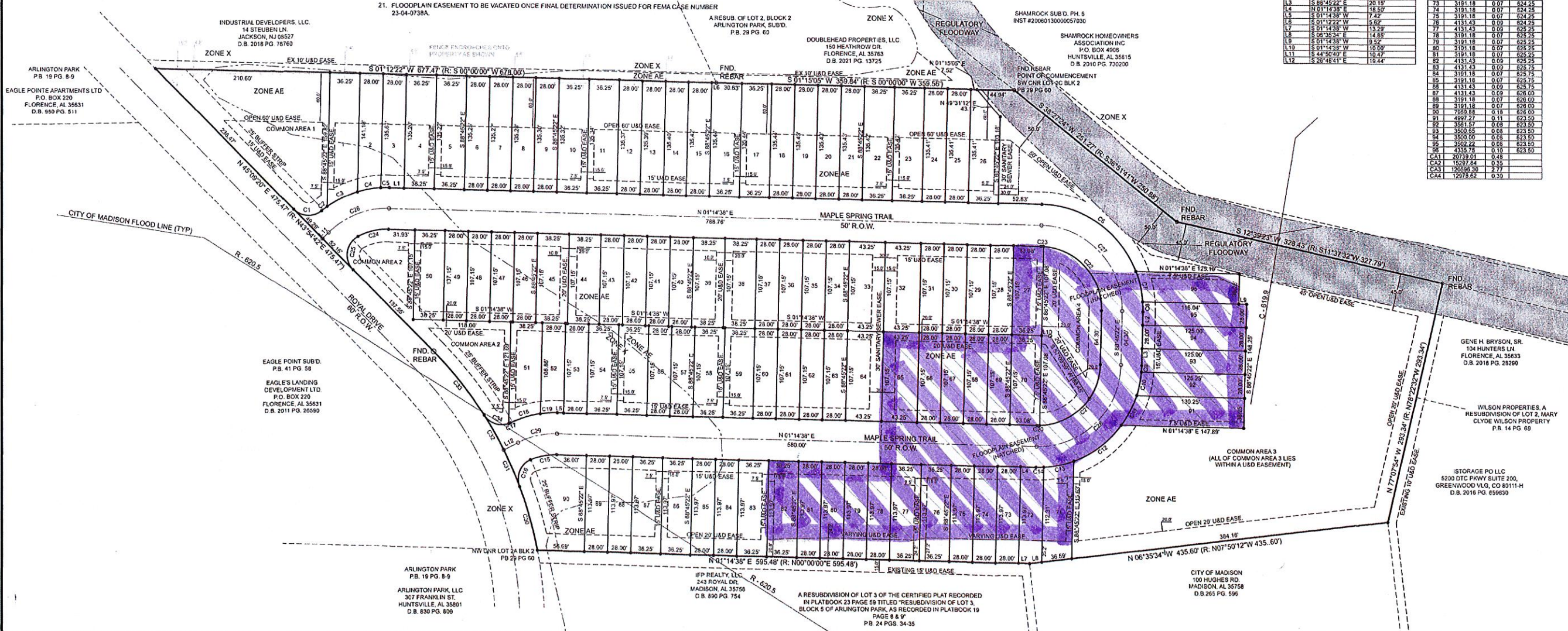
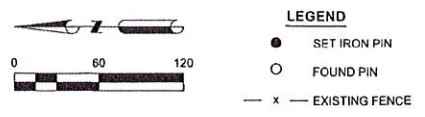


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00	35.14	33.52	S 02°48'55" W	54°17'59"
C2	125.00	8.52	8.52	N 37°19'57" W	54°17'59"
C3	125.00	40.59	40.77	N 29°59'34" W	18°25'18"
C4	125.00	28.82	28.85	N 10°02'50" W	13°06'59"
C5	125.00	10.33	10.33	N 01°07'24" W	4°24'04"
C6	125.00	148.99	138.63	S 34°55'41" W	67°22'07"
C7	125.00	97.51	97.37	S 77°12'00" W	17°11'25"
C8	125.00	11.89	11.89	N 88°31'29" E	5°26'23"
C9	125.00	17.89	17.85	S 89°57'31" E	5°36'02"
C10	125.00	28.81	28.84	S 78°37'42" E	13°03'57"
C11	125.00	40.49	40.31	S 62°48'38" E	18°53'54"
C12	125.00	72.66	71.64	S 26°52'40" W	33°18'18"
C13	125.00	37.90	37.19	S 11°40'12" E	17°02'38"
C14	125.00	9.51	9.51	S 00°56'08" E	4°21'31"
C15	125.00	32.38	32.31	S 89°38'38" E	14°34'38"
C16	125.00	34.58	34.58	S 87°09'00" E	67°39'18"
C17	125.00	2.48	2.48	N 22°50'46" W	5°38'46"
C18	125.00	28.84	28.89	N 16°57'22" W	17°28'18"
C19	125.00	20.57	20.59	S 03°20'38" E	1°24'31"
C20	125.00	3.17	3.17	N 00°01'55" E	2°29'26"
C21	125.00	114.64	103.80	S 44°38'29" E	75°54'34"
C22	125.00	114.68	103.85	S 47°28'53" E	57°27'03"
C23	125.00	3.17	3.17	S 02°27'17" W	2°29'18"
C24	125.00	30.22	31.81	S 13°21'07" E	59°11'48"
C25	125.00	45.29	39.29	S 79°44'33" E	103°34'46"
C26	125.00	82.42	78.28	N 21°48'01" W	48°05'18"
C27	125.00	157.08	141.42	N 49°14'38" E	90°00'00"
C28	125.00	157.08	141.42	S 43°25'22" E	90°00'00"
C29	125.00	107.07	107.07	N 73°58'08" E	28°03'19"
C30	125.00	78.53	78.53	N 73°58'08" E	28°03'19"
C31	125.00	47.59	47.59	N 66°08'35" E	2°54'32"
C32	125.00	47.59	47.59	N 50°14'28" E	15°53'41"
C33	125.00	87.78	87.69	N 13°13'52" E	19°02'20"
C34	125.00	33.24	33.24	S 18°37'59" W	17°18'24"
C35	125.00	10.33	10.33	N 01°07'24" W	4°24'04"
C36	125.00	72.66	71.64	N 36°52'40" W	33°18'18"

LOT	SO FEET	ACRES	MIN. FFE
1	340.00	0.11	638.00
2	359.44	0.09	638.00
3	378.88	0.09	638.00
4	450.10	0.11	638.00
5	490.28	0.11	638.00
6	378.76	0.09	638.00
7	371.76	0.09	638.00
8	378.20	0.09	638.00
9	371.76	0.09	638.00
10	450.10	0.11	638.00
11	490.28	0.11	638.25
12	371.76	0.09	638.25
13	371.76	0.09	638.25
14	371.76	0.09	638.25
15	490.28	0.11	638.25
16	490.28	0.11	638.25
17	490.28	0.11	638.25
18	371.76	0.09	638.25
19	371.76	0.09	638.25
20	371.76	0.09	638.25
21	371.76	0.09	638.25
22	490.28	0.11	638.25
23	490.28	0.11	638.25
24	371.76	0.09	638.25
25	371.40	0.09	638.25
26	359.44	0.11	638.25
27	359.44	0.11	638.25
28	359.44	0.11	638.25
29	359.44	0.11	638.25
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96	359.44	0.11	638.25
97	359.44	0.11	638.25
98	359.44	0.11	638.25
99	359.44	0.11	638.25
100	359.44	0.11	638.25



SITE VICINITY MAP
1"=1200'



REVISIONS

711 E. HOBBS STREET ATHENS, AL 38611
PHONE: (205) 897-4957
WWW.MORELLENGINEERING.COM

MORELL ENGINEERING

FINAL PLAT of ACADIA at ARLINGTON PARK

MORELL PROJECT NUMBER: 21-0138
SCALE: 1"=50'
DRAWN BY: MTW

DATE: 10/18/2022
CHECKED BY: WTM

CURT: DOUBLEHEAD PROPERTIES, LLC
100 PINEBROOK DRIVE
FLORENCE, ALABAMA

SHEET NUMBER: 1