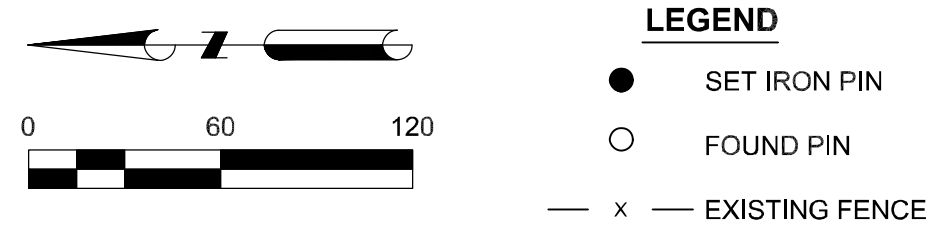


SITE VICINITY MAP
1"=1200'



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 1,966 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 3000.20 SQUARE FEET (0.07 ACRES).
- THIS DEVELOPMENT CONTAINS 3.69 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 RAMPS 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 SECLUDED AT SIX FEET ABOVE GROUND LEVEL FROM VIEW OF NEIGHBORING PROPERTIES OR ACCESS ROAD. SAID 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 OF ARLINGTON PARK AS RECORDED IN PLAT BOOK 23 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 88°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 33.08 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 70.05', WITH A RADIUS OF 75.00', WITH A CHORD BEARING OF SOUTH 27°59'58" WEST, WITH A CHORD LENGTH OF 71.64', 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 29.84 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 88°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 36°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 105.79 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 93.58 FEET AND BACK TO THE POINT OF BEGINNING, SAID FLOODPLAIN EASEMENT CONTAINS 2.66 ACRES, MORE OR LESS.

FLOOD PLAIN:

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 LOMR CASE NO. 98-04-1478A.

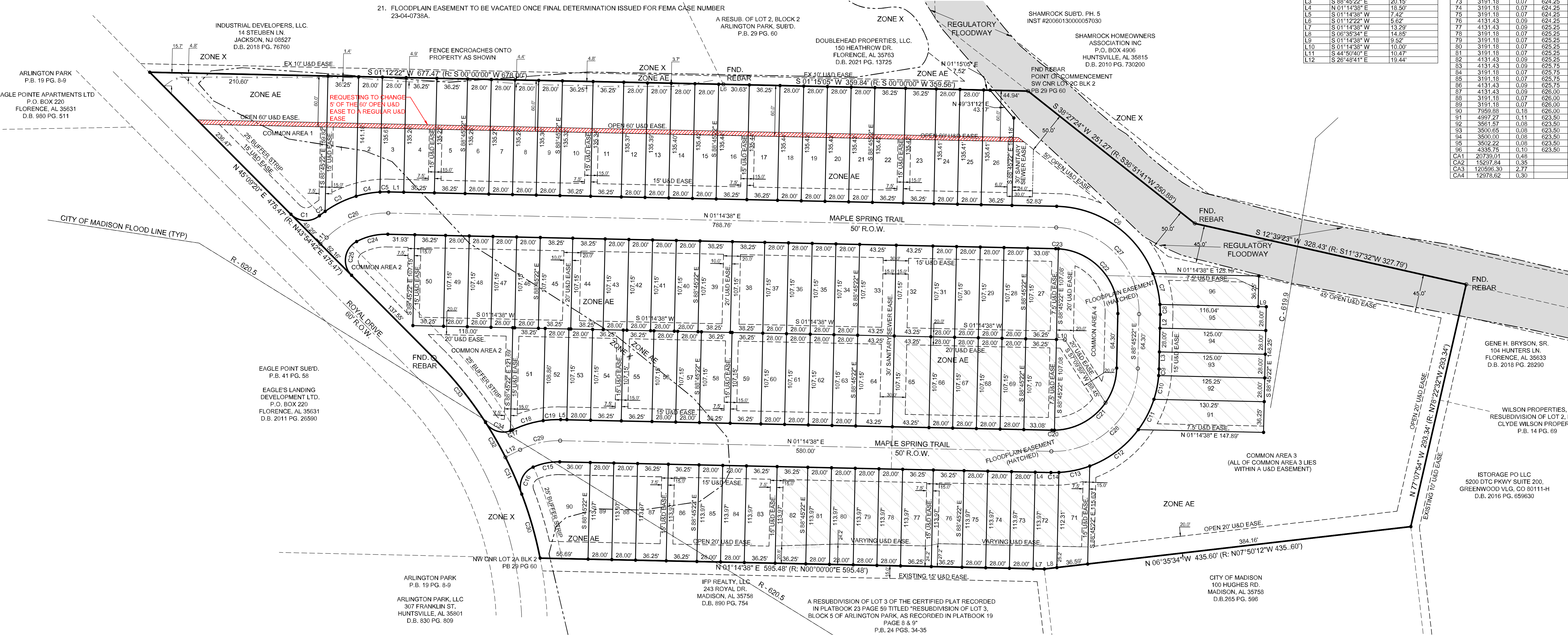
SURVEYOR OF RECORD DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	36.74	33.52	S 02°48'39" W	84°11'39"
C2	125.00	8.53	8.52	N 37°19'57" W	3°54'28"
C3	125.00	40.95	40.77	N 25°59'34" W	18°46'18"
C4	125.00	28.62	28.55	N 10°10'26" W	13°03'59"
C5	125.00	10.33	10.33	N 01°07'24" W	4°44'04"
C6	125.00	149.98	138.65	S 34°58'41" W	67°22'07"
C7	125.00	37.51	37.27	S 77°12'30" W	17°11'29"
C8	125.00	11.87	11.86	N 88°31'26" E	5°26'23"
C9	125.00	7.86	7.85	S 86°57'21" E	3°36'02"
C10	125.00	28.51	28.44	S 76°37'22" E	13°03'55"
C11	125.00	40.49	40.31	S 62°48'36" E	18°33'34"
C12	125.00	72.66	71.64	S 36°52'40" E	33°18'18"
C13	125.00	37.33	37.19	S 11°40'12" E	17°06'38"
C14	125.00	9.51	9.51	S 09°56'06" E	4°21'31"
C15	75.00	32.26	32.01	S 11°04'36" E	24°38'29"
C16	25.00	38.18	34.58	S 67°03'00" E	37°30'15"
C17	25.00	2.46	2.46	N 22°50'46" W	5°38'46"
C18	125.00	38.04	37.90	N 16°57'02" W	17°26'16"
C19	125.00	20.67	20.65	S 03°23'36" E	9°29'31"
C20	75.00	3.17	3.17	N 00°01'55" E	2°25'26"
C21	75.00	114.64	103.80	S 44°58'05" E	87°34'34"
C22	75.00	114.66	103.85	S 47°28'53" W	87°27'03"
C23	75.00	3.17	3.17	S 02°27'17" W	2°25'18"
C24	75.00	38.22	37.81	S 13°21'16" E	29°11'48"
C25	25.00	45.20	39.29	S 43°45'22" E	103°34'48"
C26	100.00	80.44	78.29	N 21°49'01" E	28°03'19"
C27	100.00	157.08	141.42	N 46°14'38" E	90°00'00"
C28	100.00	157.08	141.42	S 43°45'22" E	90°00'00"
C29	100.00	45.97	45.89	S 12°47'01" E	28°03'19"
C30	461.56	78.53	78.53	N 73°58'39" E	9°45'37"
C31	461.56	47.60	47.58	N 66°05'35" E	5°54'32"
C32	461.56	47.40	47.47	N 01°14'38" E	6°59'41"
C33	461.56	97.78	97.60	N 51°13'29" E	12°08'18"
C34	25.00	33.74	31.24	S 19°37'56" W	77°19'24"
C35	75.00	70.05	67.32	S 27°59'58" W	53°30'40"
C36	125.00	72.66	71.64	N 36°52'40" W	33°18'18"

LINE	BEARING	DISTANCE
LT	S 01°14'38" W	17.58'
L1	N 88°45'22" W	16.19'
L2	S 88°45'22" E	20.15'
L3	N 01°14'38" E	16.50'
L4	S 01°14'38" W	7.42'
L5	S 01°12'22" W	5.62'
L6	S 01°14'38" W	13.29'
L7	S 09°39'34" E	14.85'
L8	S 01°14'38" W	9.52'
L9	S 01°14'38" W	10.00'
L10	S 44°58'05" W	10.47'
L11	S 28°48'41" E	19.44'
L12	S 28°48'41" E	19.44'

LOT	SQ. FEET	ACRES	MIN. FEE
1	5410.00	0.12	626.00
2	3859.44	0.09	626.00
3	3786.78	0.09	626.00
4	4981.40	0.11	626.00
5	4902.26	0.11	626.00
6	3787.16	0.09	626.00
7	3787.68	0.09	626.00
8	3788.20	0.09	626.00
9	3788.71	0.09	626.00
10	4981.40	0.11	626.00
11	4906.66	0.11	625.25
12	3790.58	0.09	625.25
13	4981.40	0.11	626.00
14	3791.59	0.09	625.25
15	3792.11	0.09	625.25
16	4981.40	0.11	626.00
17	4909.66	0.11	624.25
18	3792.17	0.09	624.25
19	3791.87	0.09	624.25
20	3791.97	0.09	624.25
21	3791.87	0.09	624.25
22	4908.66	0.11	624.25
23	4908.79	0.11	623.25
24	3791.50	0.09	623.25
25	3791.40	0.09	623.25
26	4602.09	0.11	623.25
27	3884.12	0.09	624.25
28	3000.20	0.07	624.25
29	3000.20	0.07	624.25
30	3000.20	0.07	624.25
31	3000.20	0.07	624.25
32	4634.24	0.11	624.25
33	4634.24	0.11	624.25
34	3000.20	0.07	624.25
35	3000.20	0.07	624.25
36	3000.20	0.07	624.25
37	3000.20	0.07	624.25
38	4098.50	0.09	624.25
39	4098.50	0.09	625.25
40	3000.20	0.07	625.25
41	3000.20	0.07	625.25
42	3000.20	0.07	625.25
43	3000.20	0.07	625.25
44	4981.40	0.11	624.25
45	4098.50	0.09	626.00
46	3000.20	0.07	626.00
47	3000.20	0.07	626.00
48	3000.20	0.07	626.00
49	3000.20	0.07	626.00
50	3884.19	0.09	626.00
51	4367.97	0.10	626.00
52	3011.87	0.07	626.00
53	3000.20	0.07	626.00
54	3884.19	0.09	626.00
55	3884.19	0.09	626.00
56	3000.20	0.07	626.00
57	3000.20	0.07	626.00
58	3884.19	0.09	626.00
59	3884.19	0.09	625.50
60	3000.20	0.07	625.50
61	3000.20	0.07	625.50
62	3000.20	0.07	625.50
63	3000.20	0.07	625.50
64	4634.24	0.11	625.50
65	4634.24	0.11	625.25
66	3000.20	0.07	625.25
67	3000.20	0.07	625.25
68	3000.20	0.07	625.25
69	3000.20	0.07	625.25
70	3884.12	0.09	625.25
71	4098.53	0.09	624.25
72	3177.42	0.07	624.25
73	3191.18	0.07	624.25
74	3191.18	0.07	624.25
75	3191.18	0.07	624.25
76	4131.43	0.09	624.25
77	4131.43	0.09	624.25
78	3191.18	0.07	624.25
79	3191.18	0.07	625.25
80	3191.18	0.07	625.25
81	3191.18	0.07	625.25
82	4131.43	0.09	625.25
83	4131.43	0.09	625.75
84	3191.18	0.07	625.75
85	3191.18	0.07	625.75
86	4131.43	0.09	625.75
87	4131.43	0.09	626.00
88	3191.18	0.07	626.00
89	3191.18	0.07	626.00
90	7899.88	0.18	626.00
91	4997.27	0.11	623.50
92	3561.57	0.08	623.50
93	3500.65	0.08	623.50
94	3500.00	0.08	623.50
95	3502.22	0.08	623.50
96	4335.75	0.10	623.50
CA1	20739.01	0.48	
CA2	15297.84	0.35	
CA3	120996.90	2.77	
CA4	12978.62	0.30	



REVISIONS

CLIENT: DOUBLEHEAD PROPERTIES, LLC
100 PINBROOK DRIVE
FLORENCE, ALABAMA



FINAL PLAT
of
ACADIA
AT ARLINGTON PARK

MORELL PROJECT NUMBER: 7-10-138
DATE: 10/18/2022
CHECKED BY: WTM
DRAWN BY: MTTW
SCALE: 1"=60'
SHEET NUMBER
1