

Flooding Notes:

- The 1 Percent Annual Chance Floodplain and Floodway boundaries and Lateral Cross Section(s) provided by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) as part of a Digital Flood Insurance Rate Map (DFIRM) were obtained from City of Huntsville Planning Department/ Geographic Information System (GIS) Data on 01/11/18 in State Plane Alabama East Zone NAD 83 coordinate consistent with this drawing. As appropriate, the DFIRM data has been edited by the City GIS Group to reflect Letters of Map Change (LOMCs) published by FEMA.
- Required Flooded Floor Elevation (FFE) and the Lowest Elevation of Equipment/Exposed Utilities, may be determined to be higher than Minimum (Min.) FFE upon permitting of building construction by qualified City of Huntsville Staff. The required survey control/bench mark and datum for each elevation will also be determined upon permitting of building construction by qualified City of Huntsville Staff.
- There shall be no net filling of any location, permanent or temporary, of any kind (including but not limited to, ponds, pond construction, permanent ponds, and associated methods) nor placement or construction of structures of any kind (including but not limited to temporary construction trailers and auxiliary & storm sewer structures) above existing grade in the Floodway during the course of or as a result of this or any other development. At the discretion of qualified City of Huntsville Staff and upon completion/finished construction this will have to be certified in a letter by a Professional Licensed Engineer or Surveyor.
- The 1 Percent Annual Chance Floodplain and Floodway boundaries and Base Flood Elevations (BFEs), which are used to determine Min./Required FFE and the Lowest Elevation of Equipment/Exposed Utilities, are subject to change by FEMA, including at the request of others. Any more restrictive floodplain related changes subsequent to approval of this drawing and any associated plan set will be used for regulatory purposes.

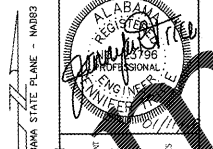
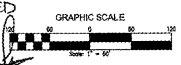
Michael Maltes FOR THE CITY ENGINEER OF THE CITY OF HUNTSVILLE, ALABAMA, APPROVE OF THE DESIGN AND THE CONSTRUCTION PLANS FOR STORM AND SEWERAGE SYSTEMS AS SHOWN IN THESE PLANS.
 Michael J. Maltes 1/18/18
 CITY ENGINEER

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 Michael J. Maltes 1/18/18
 CITY ENGINEER

JENNIFER R. TRICE, THE ENGINEER OF RECORD, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS COMPLETE AND CORRECT AND IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE CITY OF HUNTSVILLE, ALABAMA, AND THAT PROPOSED DRAWING AS SHOWN HEREON COMPLETES WITH CITY ENGINEERING PRACTICE AND FURTHER DO CERTIFY THAT ALL DESIGN AND CONSTRUCTION CONTROL MEASURES AS SHOWN HEREON ARE DESIGNED TO MANAGE THE EFFECTS OF FLOODING AND SEWERAGE ON SITE.
 Jennifer R. Trice 01/11/18
 ENGINEER OF RECORD

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 Jennifer R. Trice 01/11/18
 ENGINEER OF RECORD

THE WITHIN GENERAL PLAN HAS BEEN REVIEWED BY TRAFFIC DEPT.
 10th JANUARY 2018



- GENERAL PROJECT NOTES**
- ALL DITCHES AND SWALES, AS WELL AS DRAINAGE RIGHTS-OF-WAY AND DRAINAGE EASEMENTS, SHALL BE FULLY SLOOED.
 - AN AS-BUILT OF THE DETENTION SYSTEM, DIMENSIONS OF OUTLET STRUCTURE, AND A DETENTION SYSTEM CALCULATION LETTER FROM THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE ISSUING OF A CERTIFICATION OF OCCUPANCY.
 - CONTRACTOR SHALL NOTIFY THE CITY OF HUNTSVILLE STAFF AND REQUESTION OF STAFF FOR PIPING AND MILETS WITHIN RIGHTS-OF-WAY OR UTILITY AND DRAINAGE EASEMENTS.
 - IF ANY SWAMPY SOILS WERE IDENTIFIED OUTSIDE OF THE RIGHTS-OF-WAY OR UTILITY, THE CONTRACTOR IS REQUIRED TO OBTAIN A SWAMPY PERMIT FROM THE CITY OF HUNTSVILLE.
 - CONSTRUCTION SHALL BE ASSURED FROM THE CITY ENGINEERING DEPARTMENT BEFORE CONSTRUCTION BEGINS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VACUUM TESTING, MILETS, AND AIR TESTING SOMER LINES.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE PORTALS, PRECAST BUILDING DIMENSIONS, EXACT UTILITY ENTRANCE POINTS.
 - PROVIDE EXPANSION JOINTS AT ALL RADIIUS POINTS IN CONCRETE CURBS AND OUTLETS AND AS SHOWN ON THE DETAILS OR AS SPECIFIED BY THE OWNER'S ENGINEER. CONCRETE SIDEWALK SHALL BE OF THE WIDTH AS INDICATED ON THE PLANS AND 4" THICK UNLESS OTHERWISE NOTED. SIDEWALK MAPS AND SIDEWALK ACCESSIBLE PARKING SPACES SHALL BE 4" THICK, INSTALL 2" RIF EXPANSION JOINTS AT THE SIDEWALK-CURB JOINT AND AT MAXIMUM 50 FOOT CENTERS. JOINTS ARE TO BE 1/2" WIDE AND 1" MINIMUM DEPTH.
 - CONTRACTOR SHALL ENSURE THAT THE DRIVEWAY THRESHOLDS MEET ADA REQUIREMENTS.
 - LONGITUDINAL (RUNNING) SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) EXCEPT AT HANDICAP OR CURB RAMP'S WHICH SHALL NOT EXCEED 1:12 (8.33% SLOPE).
 - CROSS SLOPES ALONG ACCESSIBLE ROUTE SHALL NOT EXCEED 2:08 SLOPE.
 - SLOPES IN ANY DIRECTION WITHIN THE ACCESSIBLE PARKING SPACES OR ACCESSIBLE AREAS SHALL NOT EXCEED 2:08 SLOPES.
 - HANDICAP PARKING STRIPES SHALL BE 4" BLUE, TRADITIONAL PARKING LOT STRIPES SHALL BE 4" WHITE.

COI GENERAL NOTES

- A CONSTRUCTION PERMIT WILL BE REQUIRED FROM THE CITY ENGINEERING DEPARTMENT BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING UP AND RESTORING THE ADJACENT STREETS DURING CONSTRUCTION. ALL EXISTING AND EXISTING STREETS MUST BE SEPARATED DURING THE CONSTRUCTION OF THIS SUBDIVISION.
- NO FULL STOP SHALL BE PLACED ON THE STREET THAT INTERFERES WITH DRAINAGE FLOW FROM ADJACENT PROPERTY.
- ALL FULL STOP SHALL BE PLACED ON THE STREET THAT INTERFERES WITH DRAINAGE FLOW FROM ADJACENT PROPERTY.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE VACUUM TESTING, MILETS, AND AIR TESTING SOMER LINES.
- ALL STRUCTURES SHALL BE MADE TO THESE APPROXIMATE DIMENSIONS UNLESS OTHERWISE NOTED. RECORD BEING NOTIFIED BEFORE ANY MAJOR CHANGES TO THE PLANS ARE MADE.
- ALL STRUCTURES MUST BE APPROVED BY THE ENGINEER OF RECORD AND THE CITY OF HUNTSVILLE ENGINEER PRIOR TO INSTALLATION.
- ALL REAR DRIVEWAYS, SWALES, AND DITCHES MUST BE FULL SOD (TENNISIA, ETC.) OR STRIPING WITHIN THE RIGHTS-OF-WAY MUST HAVE A MINIMUM WIDTH OF 10 FEET. DIMENSIONS OF POND OUTLET STRUCTURE AND A PUMP CERTIFICATION LETTER FROM THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE CITY OF HUNTSVILLE ENGINEER PRIOR TO INSTALLATION.

DENSITY CALCULATIONS

PHASE 2
 TOTAL UNITS: 160
 PARKING SPACES: 150 UNITS x 1.5 = 240 SPACES REQ'D
 PARKING PROVIDED: 255 SPACES PROVIDED

TOTAL PROPERTY AREA: 52,044 AC
 PROPERTY AREA PHASE 1: 21,974 AC
 PROPERTY AREA PHASE 2: 30,070 AC
 INTERNAL DRIVES AREA PHASE 2: 44,214.9 SF
 TOTAL AREA PH 2 - INTERNAL DRIVES - 1ST UNIT: 1,300,848.20 - 44,214.90 = 775.00 = 1,264,858.30 SF
 ALLOWABLE UNITS CALCULATION:
 (TOTAL AREA - INTERNAL DRIVES - 1ST UNIT) / 3000 = 418 UNITS
 418 UNITS ALLOWED < 160 UNITS PROVIDED

LINE TABLE

LINE NO	LENGTH	DIRECTION
L1	48.35	N82°30'33"W
L2	54.33	S85°54'14"W
L3	57.61	S71°12'13"W
L4	57.72	N82°55'59"W
L5	66.72	N77°17'12"W
L6	57.28	N74°17'44"W
L7	15.00	N07°04'42"E
L8	15.85	N85°51'57"W
L9	25.00	S24°51'74"W
L10	47.80	N82°00'00"E
L11	15.20	N88°00'00"E
L12	53.00	S29°56'42"E
L13	23.11	S22°00'00"E
L14	5.04	N67°55'56"W
L15	30.95	S37°17'28"W
L16	61.16	S38°54'32"E
L17	18.20	S77°24'38"E
L18	50.16	S11°50'00"W
L19	90.00	N85°53'51"W
L20	50.21	N07°04'39"E
L21	61.34	N07°04'39"E
L22	55.61	S01°08'54"W
L23	55.61	S01°08'54"W
L24	17.00	S85°53'59"E

CURVE TABLE

CH	HGT	CH DIR	RADIUS	ARC LENGTH
C1	50.20	N76°57'29"E	112.65	50.96
C2	17.81	N89°01'15"E	265.90	17.81
C3	34.15	S11°07'07"W	25.00	37.87
C4	18.23	S77°45'20"E	20.00	18.21
C5	78.80	S27°24'55"E	43.00	84.11
C6	20.74	S82°54'42"E	25.00	21.30

PRICE.P.C.
 CONSULTING ENGINEERS
 CIVIL, ENVIRONMENTAL, TRANSPORTATION, PLANNING
 4600 Westchase Drive, Suite 901, Houston, TX 77056-3500

**LEGACY AT JONES FARM
 PHASE 2**

CLIENT	RBJ BAILEY, LLC PO BOX 2545 HUNTSVILLE, AL 35804
SITE ADDRESS	1 LEGACY FARM DR SE HUNTSVILLE, AL 35802
REVISIONS	
SHEET TITLE	GENERAL LAYOUT PLAN
SCALE:	1"=60'
APPROVED BY:	JRT
PROJECT NO.:	17-105
DATE:	12/29/17
SHEET NUMBER	C2.1 TO C2.4

Order Plans