

FOXHOVEN LESLIE
538 POMPANO ST
HITCHCOCK, TX 77563-2618
DB 2023 PG 27543

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ROW ACQUISITION
DOC# 2009-113970

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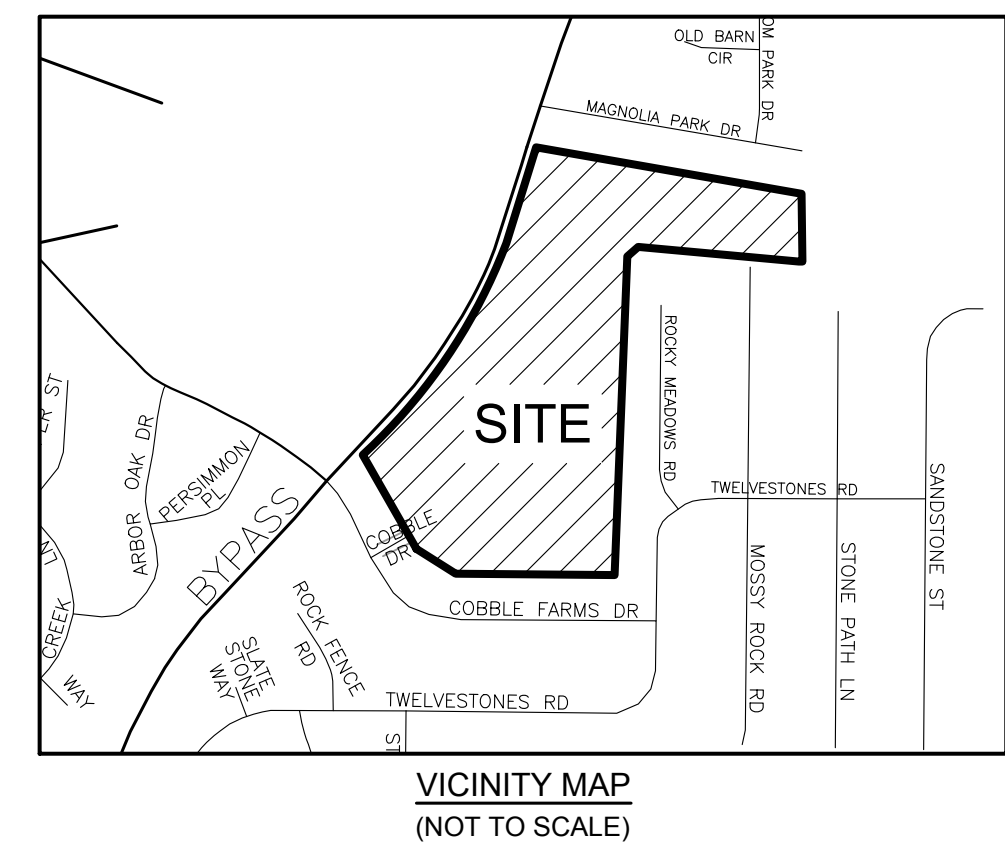
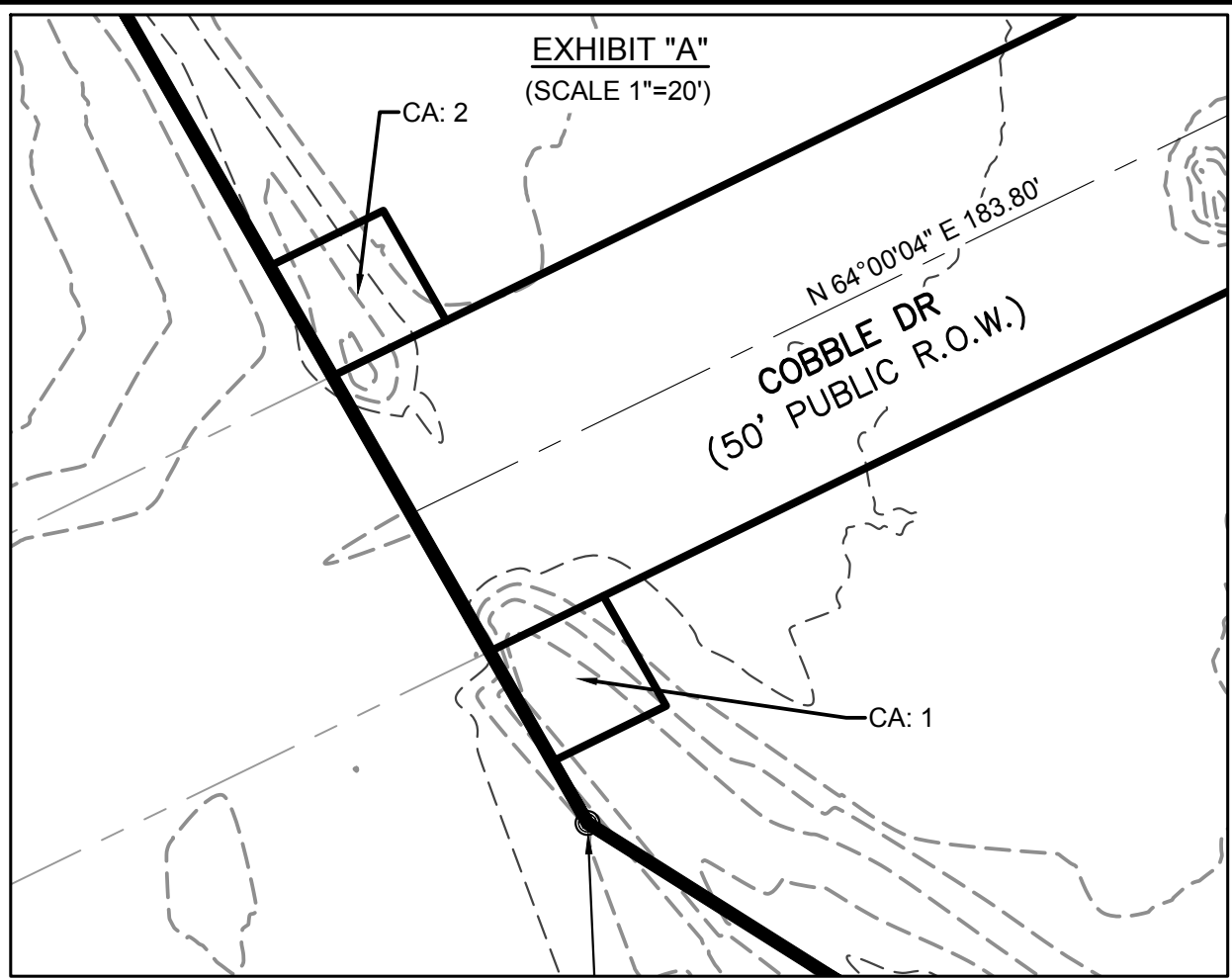
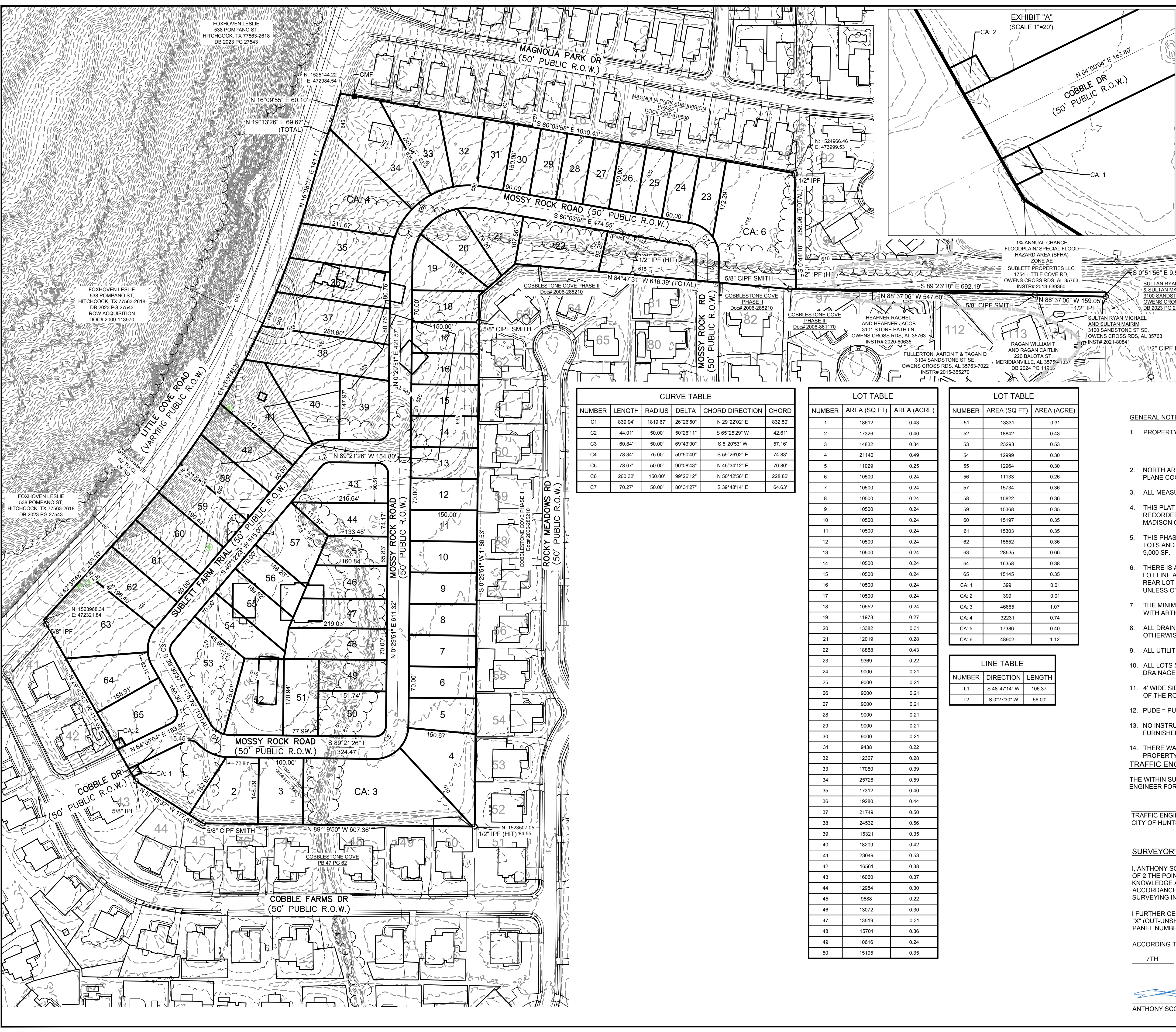
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FLOODPLAIN NOTES:

- 1. THE 1 PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY AND LETTERED CROSS SECTIONS 'A' & 'U' 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) GROUP ON 12-11-24 IN STATE PLANE ALABAMA EAST ZONE NAD 83 COORDINATES 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.
- 2. REQUIRED FINISHED 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 BENCHMARK AND DATUM FOR SUCH ELEVATIONS WILL ALSO BE DETERMINED UPON PERMITTING OF BUILDING CONSTRUCTION BY QUALIFIED CITY OF HUNTSVILLE STAFF.
- 3. THERE SHALL BE NO NET FILLING AT ANY LOCATION, PERMANENT OR TEMPORARY, OF ANY KIND (INCLUDING BUT NOT LIMITED TO SOILS, RIP-RAP, POND CONSTRUCTION, PAVEMENT SECTIONS, AND STOCKPILED MATERIALS) NOR PLACEMENT OR CONSTRUCTION OF STRUCTURES OF ANY KIND INCLUDING BUT NOT LIMITED TO TEMPORARY CONSTRUCTION TRAILERS AND SANITARY & STORM SEWER STRUCTURES) ABOVE EXISTING GRADE IN THE FLOODWAY DURING THE COURSE NOR AS A RESULT OF THIS OR ANY OTHER DEVELOPMENT. AT THE DISCRETION OF QUALIFIED CITY OF HUNTSVILLE STAFF AND UPON COMPLETION OF FINISHED CONSTRUCTION THIS WILL HAVE TO BE CERTIFIED IN A LETTER BY A PROFESSIONALLY LICENSED ENGINEER OR SURVEYOR.
- 4. 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 FEMA PUBLISHED FLOODPLAIN RELATED CHANGES SUBSEQUENT TO APPROVAL OF THIS DRAWING AND ANY ASSOCIATED PLAN SET WILL BE USED FOR REGULATORY PURPOSES.

GENERAL NOTES:

- 1. PROPERTY OWNER: SUBLITT PROPERTIES, LLC & LENORA ANN SUBLITT 1754 LITTLE COVE RD, OWENS CROSS ROADS, AL 35763
- 2. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83.
- 3. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- 4. THIS PLAT IS A RESUBDIVISION OF TRACT 1 OF THE ZONING PLAT "SUBLITT FARMS" AS RECORDED IN PLAT BOOK 2025 PAGE 1, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA.
- 5. THIS PHASE OF THIS SUBDIVISION CONTAINS 28.48 ACRES (MORE OR LESS) AND HAS 65 LOTS AND 6 COMMON AREAS; THE SMALLEST OF WHICH ARE LOTS 24-30, CONTAINING 9,000 SF.
- 6. THERE IS A 5.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE LOT LINE AND A 5.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH REAR LOT LINE AND A 10.0 FOOT WIDE EASEMENT ALONG ALL STREET RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.
- 7. THE MINIMUM DEPTH OF FRONT YARDS ON CORNER LOTS SHALL BE IN ACCORDANCE WITH ARTICLE 73.7.7 OF THE CITY OF HUNTSVILLE ZONING ORDINANCE
- 8. ALL DRAINAGE DITCHES WILL BE CENTERED ON THE PROPERTY LINES UNLESS OTHERWISE SHOWN.
- 9. ALL UTILITIES ARE TO BE UNDERGROUND.
- 10. ALL LOTS SHALL BE GRADED SO THE RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGE WAYS IN A DEDICATED EASEMENT.
- 11. 4' WIDE SIDEWALKS WILL BE REQUIRED ALONG ALL INTERNAL STREETS ON BOTH SIDES OF THE ROW WITHIN THIS SUBDIVISION.
- 12. PUDE = PUBLIC UTILITY AND DRAINAGE
- 13. NO INSTRUMENTS REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED SURVEYOR, EXCEPT AS SHOWN.
- 14. THERE WAS NO ATTEMPT IN THE FIELD TO LOCATE ANY IMPROVEMENTS TO THE PROPERTY, EXCEPT AS SHOWN.

TRAFFIC ENGINEER DATE
CITY OF HUNTSVILLE, ALABAMA

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 "AE" & "X" (OUT-UNSHADED) AS SHOWN ON THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 01089C0354F MAPS REVISED AUGUST 16, 2018.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE
7TH DAY OF JANUARY, 2025

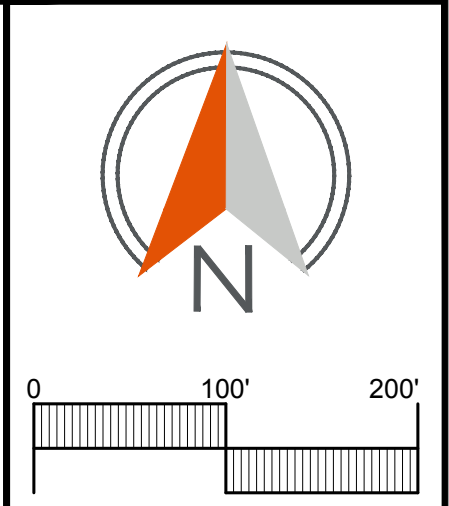
ANTHONY SCOTT MANARY PLS #35345

CURVE TABLE with columns: NUMBER, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD

LOT TABLE with columns: NUMBER, AREA (SQ FT), AREA (ACRE)

LOT TABLE with columns: NUMBER, AREA (SQ FT), AREA (ACRE)

LINE TABLE with columns: NUMBER, DIRECTION, LENGTH



CHECKED BY: ASM
FIELD DATE: 11.08.24
DRAWN BY: JOB
FIELD CREW: BU
REVISIONS:

LAYOUT PLAT
SUBLITT FARMS PHASE 1
HUNTSVILLE, ALABAMA
SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST



8624 MEMORIAL PARKWAY SW
HUNTSVILLE, ALABAMA 35802
PHONE: 256.639.9429
EMAIL: INFO@2THEPOINTINC.COM



NOTE: THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED
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