402 Lee Street
Decatur, Alabama 35601
October 2, 2026

402 Lee Street	**Regular Planning Commission Meeting**	**9:30 AM**

I. Call Meeting to Order

II. Public Meeting

A. Preliminary Plats:

1. Preliminary Plat: Princeton Estates

III. Consent Agenda

IV. Other Business

A. Zoning Text Amendments:

1. Zoning Text Amendment 252-26

V. Adjournment

Planning Commission
Staff Report

FILE NAME: Preliminary Plat: Princeton Estates

MEETING DATE: October 2nd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Liberty Communities- Neil Koelbl
Property Location:	Queenston Loop SW (stub-out)
Request:	Approve Preliminary plat to construct 177 parcels on 51.51 +/- acres
Property Size (Acres):	51.51 +/- acres
Future Land Use Map (FLUM) Designation:	Low- Residential
Current Zoning District:	RS-5 & RS-7 (Residential Single-Family-5, 7)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	Preliminary Plat – July 2024

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-7 & AG
South	Residential	RS-10
East	Residential	RS-5 & 10
West	Residential	RS-7 & AG

D. EVALUATION/COMMENTS:

Street Connectivity: Queenston Loop SW connects to Hawthorne Drive SW

District Standards: RS-5 & 7 (Residential Single-Family)

	RS-5 & 7 (Residential Single-Family)
Minimum Lot Size	5,000 sq. ft. & 7,000 sq. ft.
Front Setback	20 ft. & 30 ft.
Rear Yard	20 ft. & 35 ft.
Side Yards	5 & 8 [1] ft & 6 | 8 [1] The minimum side setback is five feet & six feet, however, at least one side setback shall be a minimum of eight feet.

Planning Analysis:

The applicant is requesting approval of a preliminary plat to subdivide approximately 51.51 ± acres into 177 residential lots for single-family development. Primary vehicular access will be provided through Queenston Loop SW, which connects directly to Hawthorne Drive SW.

The proposed development was originally presented to the Planning Commission in July 2024 and has now been brought back for consideration. The current proposal includes 177 single-family residential lots and is intended to provide housing that is consistent with the existing middle-class housing type and character of the surrounding area.

The preliminary plat will be evaluated for compliance with applicable subdivision and zoning requirements, including access, infrastructure, drainage, and other development standards. Public comments and concerns will also be considered during the Planning Commission's review.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions: N/A

Gas:

Power:

Wastewater:

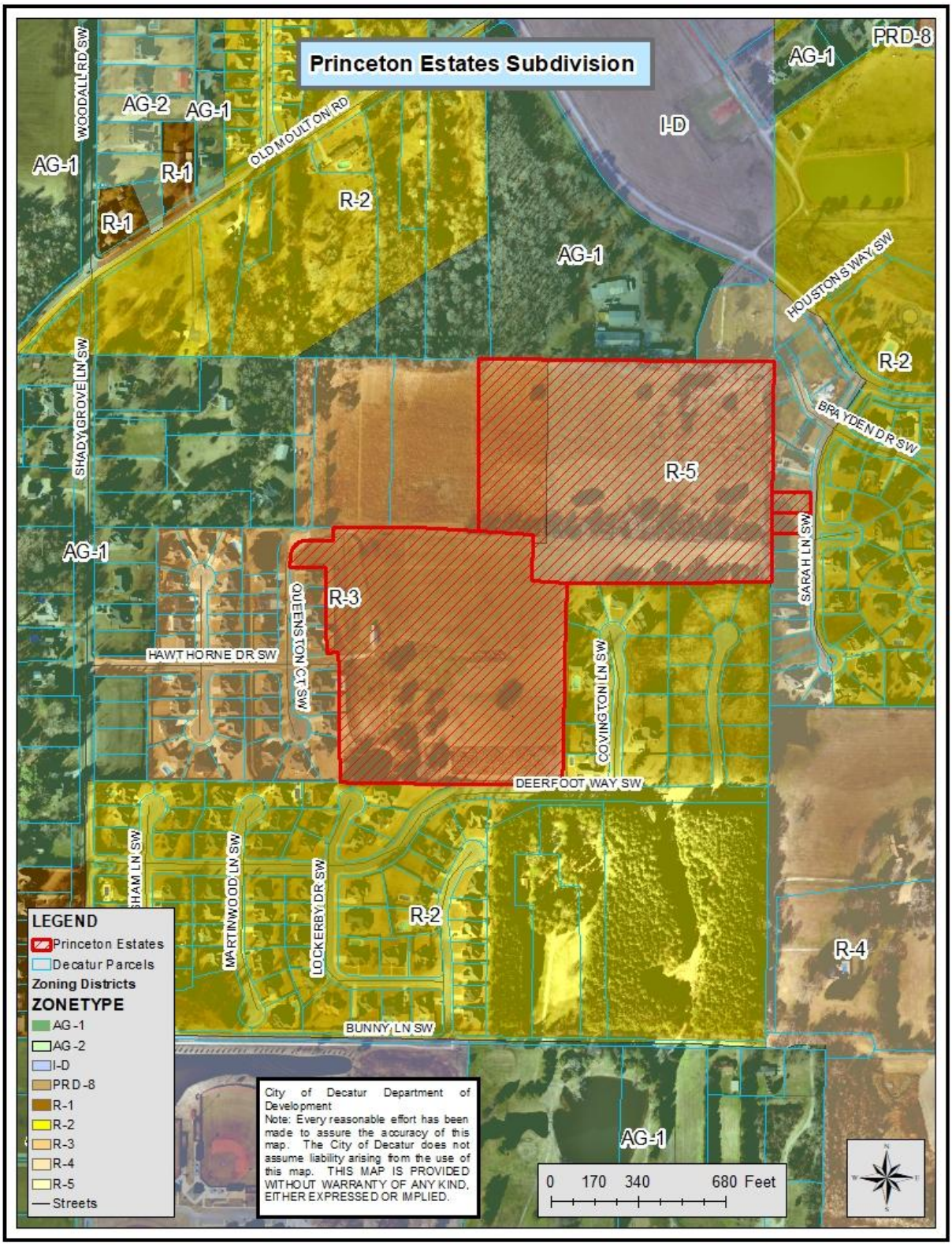
Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP –


Princeton Estates Subdivision
WOODALL RD SW
OLD MOULTON RD
AUBURN DR SW
BRAYDEN DR SW
SARAH LN SW
SHADY GROVE LN SW
HAWTHORNE DR SW
QUEENSTON CT SW
COVINGTON LN SW
DEERFOOT WAY SW
ROCKINGHAM LN SW
MARTINWOOD LN SW
LOCKERBY DR SW
AMBERLY LN SW
BUNNY LN SW
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
LEGEND
Princeton Estates
Decatur Parcels
Streets
0 170 340 680 Feet

ZONING MAP –


Princeton Estates Subdivision
WOODALL RD SW
OLD MOULTON RD
SHADY GROVE LN SW
HOUSTON'S WAY SW
BRAYDEN DR SW
SARAH LN SW
HAWTHORNE DR SW
QUEENSTON CT SW
COVINGTON LN SW
DEERFOOT WAY SW
SHAM LN SW
MARTINWOOD LN SW
LOCKERBY DR SW
BUNNY LN SW
AG-1
AG-2
R-1
R-2
R-3
R-4
R-5
I-D
PRD-8
LEGEND
Princeton Estates
Decatur Parcels
Zoning Districts
ZONETYPE
AG-1
AG-2
I-D
PRD-8
R-1
R-2
R-3
R-4
R-5
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
0 170 340 680 Feet

STATE OF ALABAMA)
MORGAN COUNTY)

I, RICHARD W. HUMPHREY, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT McANALLY, INC. OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 38 AND 39 ACCORDING TO THE MAP OF SURVEY OF PRINCETON PLACE SUBDIVISION (A REPLAT OF NEW LOT 10 OF THE REPLAT OF PAUL G. PRINCE SUBDIVISION, AS SHOWN BY MAP BOOK 2005, PAGE 31) AS RECORDED IN PLAT BOOK 2008 AT PAGE 2 IN THE OFFICE OF THE JUDGE OF PROBATE, MORGAN COUNTY, ALABAMA

AND FURTHER, THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" UNSHADED AS DEFINED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA, MAP NUMBER 01103C0058 F, EFFECTIVE DATE OF 16 AUGUST 2018.

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,

ACCORDING TO MY SURVEY, THIS THE ____ DAY OF ____________, 2024

____
RICHARD W. HUMPHREY PE/PLS
AL LIC. No. 22738

GENERAL SURVEY NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: PB 2008, PG 2; PB 2004, PG 34; PB 2006, PG 8; PB 2018, PG 14
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
8. FIELD WORK COMPLETED DECEMBER, 2023
9. MONUMENTED BOUNDARY OF PRINCETON PLACE LIES NORTH OF MONUMENTED BOUNDARY OF DEERFOOT ESTATES. WIDTH OF GAP BETWEEN THESE BOUNDARIES VARIES.

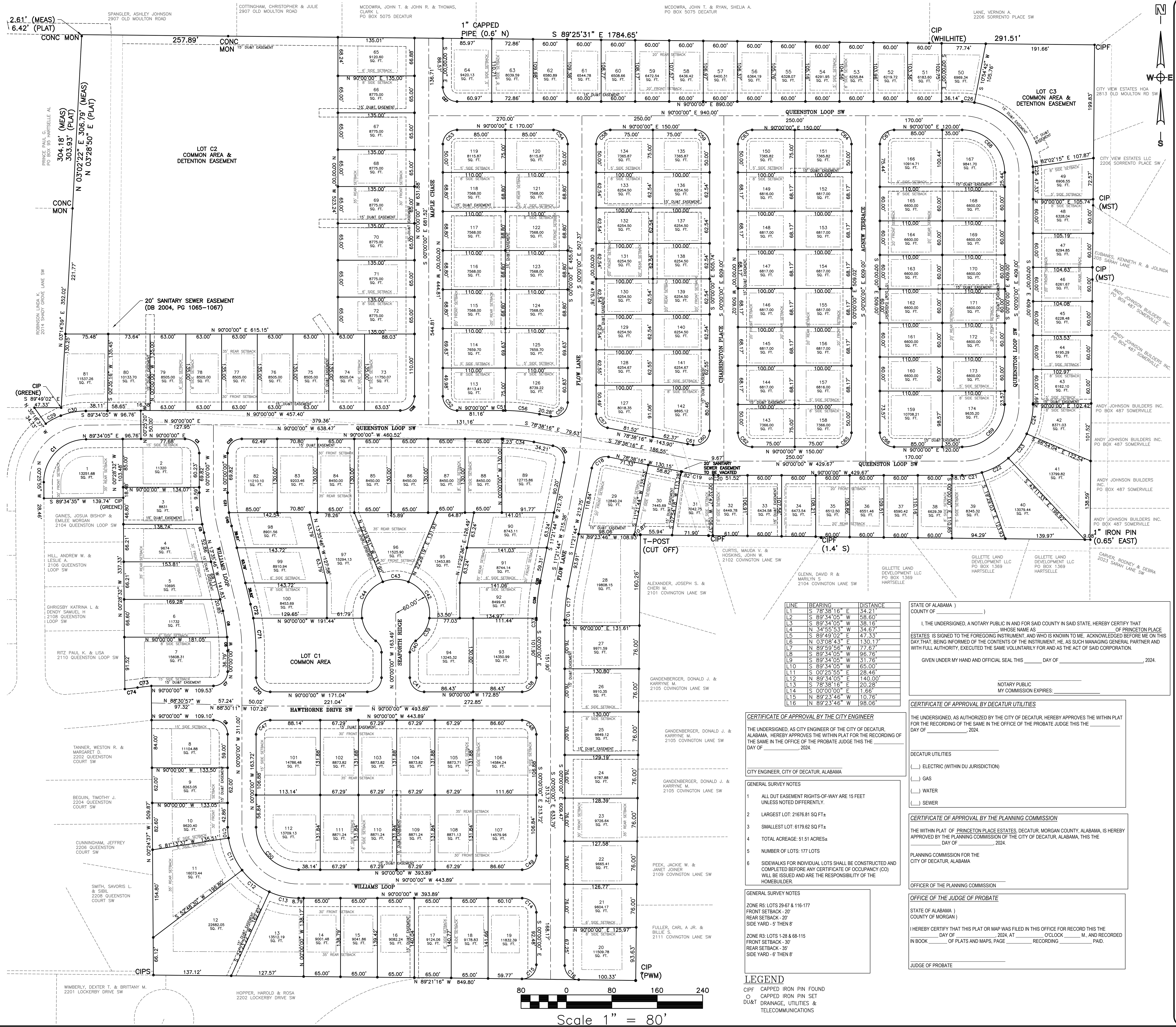
DEDICATION

I, ________________, AS ________________ OF ________________, AS OWNERS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS PRINCETON PLACE ESTATES, A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

______________________ ______________________

BY:______________________ WITNESS

ITS:______________________



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	117.81'	106.07'	S 44°34'05" W	34°30'04"
C2	74.98'	72.65'	69.85'	S 27°19'25" W	55°31'13"
C3	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C4	300.00'	56.02'	55.94'	N 05°20'58" W	10°41'56"
C5	300.00'	15.17'	15.17'	N 12°08'51" W	2°53'51"
C6	300.00'	46.97'	46.92'	N 09°06'40" W	8°58'13"
C7	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C8	300.00'	24.22'	24.22'	N 02°18'47" W	4°37'34"
C9	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C10	125.00'	19.14'	19.12'	N 04°23'12" W	8°46'23"
C11	125.00'	62.00'	61.37'	N 22°58'57" W	28°25'07"
C12	125.00'	62.00'	61.37'	N 51°24'04" W	28°25'07"
C13	125.00'	53.21'	52.81'	N 77°48'19" W	24°23'22"
C14	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C15	25.00'	39.61'	35.60'	N 45°23'32" E	90°47'05"
C16	25.00'	38.93'	35.11'	S 44°36'27" E	89°12'55"
C17	300.00'	59.49'	59.40'	S 05°40'52" W	11°21'44"
C18	25.00'	39.27'	35.36'	S 56°21'44" W	90°00'00"
C19	325.00'	55.97'	55.90'	N 83°34'16" W	9°52'01"
C20	325.00'	8.48'	8.48'	N 89°15'08" W	1°29'43"
C21	125.00'	35.31'	35.19'	S 81°54'31" W	16°10'59"
C22	125.00'	53.35'	52.95'	S 61°35'21" W	24°27'21"
C23	125.00'	54.29'	53.87'	S 36°55'05" W	24°53'11"
C24	125.00'	53.40'	52.99'	S 12°14'15" W	24°28'30"
C25	125.00'	10.30'	10.29'	S 02°21'36" E	4°43'11"
C26	125.00'	21.69'	21.66'	S 85°01'43" E	9°56'34"
C27	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C28	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C29	124.56'	30.21'	30.13'	N 61°59'15" E	13°53'38"
C30	125.00'	45.06'	44.82'	N 79°14'29" E	20°39'22"
C31	250.00'	35.29'	35.26'	S 04°02'40" E	8°05'20"
C32	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C33	25.00'	39.27'	35.36'	N 33°38'16" W	90°00'00"
C34	275.00'	54.53'	54.45'	N 84°19'08" W	11°21'44"
C35	350.00'	3.93'	3.93'	N 11°02'27" E	0°38'35"
C36	350.00'	62.38'	62.30'	N 05°36'48" E	10°12'43"
C37	350.00'	3.10'	3.10'	N 00°15'13" E	0°30'26"
C38	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C39	60.00'	48.00'	46.73'	S 31°03'05" W	45°50'00"
C40	25.00'	23.55'	22.69'	S 26°59'03" W	53°58'05"
C41	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C42	60.00'	79.65'	73.93'	S 29°53'42" E	76°03'34"
C43	60.00'	46.50'	45.35'	N 89°52'20" E	44°24'22"
C44	60.00'	79.38'	73.72'	N 29°46'02" E	75°48'15"
C45	250.00'	24.03'	24.02'	S 10°50'33" E	5°30'27"
C46	350.00'	25.07'	25.06'	S 11°32'40" E	4°06'13"
C47	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C48	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C49	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C50	75.00'	117.81'	106.07'	S 45°00'00" E	90°00'00"
C51	325.00'	3.84'	3.84'	S 89°39'41" E	0°40'38"
C52	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C53	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C54	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C55	25.00'	44.23'	38.68'	N 50°40'52" E	101°21'44"
C56	325.00'	60.61'	60.52'	S 83°58'49" E	10°41'06"
C57	25.00'	34.31'	31.68'	S 39°19'08" E	78°38'16"
C58	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C59	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C60	25.00'	43.32'	38.10'	N 49°38'30" E	99°17'01"
C61	275.00'	9.98'	9.98'	S 79°40'38" E	2°04'43"
C62	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C63	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C64	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C65	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C66	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C67	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C68	75.00'	117.81'	106.07'	N 45°00'00" W	90°00'00"
C69	75.00'	117.81'	106.07'	N 45°00'00" E	90°00'00"
C70	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C71	350.00'	57.99'	57.92'	S 04°44'47" E	9°29'33"
C72	350.00'	25.07'	25.06'	N 11°32'40" W	4°06'13"
C73	2530.00'	24.56'	24.56'	S 83°15'33" W	0°33'22"
C74	2470.00'	22.51'	22.51'	N 83°14'31" E	0°31'19"

LINE	BEARING	DISTANCE
L1	S 78°38'16" E	34.21'
L2	S 89°34'05" W	58.60'
L3	S 89°34'05" W	38.16'
L4	N 34°55'53" W	34.67'
L5	S 89°49'02" E	47.33'
L6	N 03°08'43" E	130.17'
L7	N 89°59'56" W	77.67'
L8	S 89°34'05" W	96.76'
L9	S 89°34'05" W	31.76'
L10	S 89°34'05" W	65.00'
L11	S 00°25'55" E	28.46'
L12	N 89°34'05" E	140.00'
L13	S 78°38'16" E	20.28'
L14	S 00°00'00" E	1.66'
L15	N 89°23'46" W	10.76'
L16	N 89°23'46" W	98.06'

STATE OF ALABAMA)
COUNTY OF __________________)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ____________________, WHOSE NAME AS ____________________ OF PRINCETON PLACE ESTATES IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY,THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE, AS SUCH MANAGING GENERAL PARTNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _______ DAY OF ______________________, 2024.

____
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE ____________ DAY OF _______________, 2024.

____
CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE ____________ DAY OF _______________, 2024.

____
DECATUR UTILITIES

(___) ELECTRIC (WITHIN DU JURISDICTION)
(___) GAS
(___) WATER
(___) SEWER

GENERAL SURVEY NOTES

1. ALL DUT EASEMENT RIGHTS-OF-WAY ARE 15 FEET UNLESS NOTED DIFFERENTLY.
2. LARGEST LOT: 21676.81 SQ FT±
3. SMALLEST LOT: 6179.62 SQ FT±
4. TOTAL ACREAGE: 51.51 ACRES±
5. NUMBER OF LOTS: 177 LOTS
6. SIDEWALKS FOR INDIVIDUAL LOTS SHALL BE CONSTRUCTED AND COMPLETED BEFORE ANY CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED AND ARE THE RESPONSIBILITY OF THE HOMEBUILDER.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF PRINCETON PLACE ESTATES, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE ____________ DAY OF ______________, 2024.

PLANNING COMMISSION FOR THE
CITY OF DECATUR, ALABAMA

____
OFFICER OF THE PLANNING COMMISSION

GENERAL SURVEY NOTES

ZONE R5: LOTS 29-67 & 116-177
FRONT SETBACK - 20'
REAR SETBACK - 20'
SIDE YARD - 5' THEN 8'

ZONE R3: LOTS 1-28 & 68-115
FRONT SETBACK - 30'
REAR SETBACK - 35'
SIDE YARD - 6' THEN 8'

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE ___________ DAY OF _______________, 2024, AT ___________ O'CLOCK _______ M., AND RECORDED IN BOOK ________ OF PLATS AND MAPS, PAGE __________ RECORDING _____________ PAID.

____
JUDGE OF PROBATE

LEGEND

CIPF CAPPED IRON PIN FOUND
○ CAPPED IRON PIN SET
DU&T DRAINAGE, UTILITIES & TELECOMMUNICATIONS

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
1	:	:
2	:	:
3	:	:
4	:	:
5	:	:

LIBERTY COMMUNITIES
PRELIMINARY PLAT
HAWTHORNE DRIVE
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

PRINCETON ESTATES PRELIMINARY PLAT

Date: 06/18/2024
Drawn By: MSB
Approved By: RWH
Scale: 1"=80'

Sign/Seal

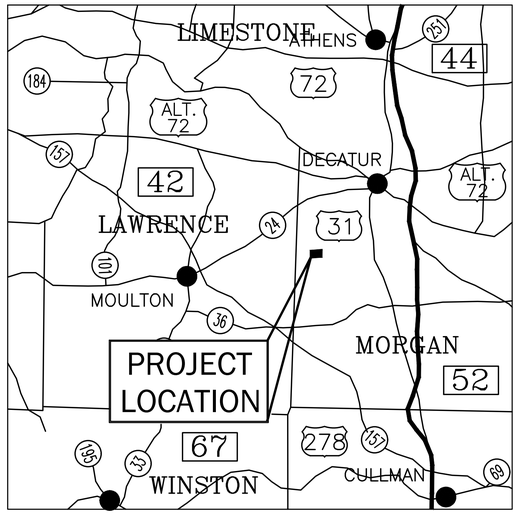
Job Number:
686-23

Sheet Number:
C1.4

ISSUED FOR CONSTRUCTION

PRINCETON ESTATES

LIBERTY COMMUNITIES, LLC



VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER:
LIBERTY COMMUNITIES LLC
1215 EAGLES LANDING PARKWAY STE
206 STOCKBRIDE, GA 30281

ENGINEER:
PUGH WRIGHT MCANALLY, INC.
310 8TH AVENUE NE
DECATUR, AL 35602

CITY ENGINEER CERTIFICATE FOR STREET DESIGN

I, CARL PREWITT, THE CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, CONCUR IN THE DESIGN OF THE STREET SYSTEM AS SHOWN IN THESE PLANS.

_____ _____
CITY ENGINEER, CITY OF DECATUR, AL DATE

CITY ENGINEER CERTIFICATE FOR STORM DRAINAGE

I, CARL PREWITT, THE CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, CONCUR IN THE DESIGN OF THE STORM DRAINAGE SYSTEM AS SHOWN IN THESE PLANS.

_____ _____
CITY ENGINEER, CITY OF DECATUR, AL DATE

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE SYSTEMS SHOWN IN THESE PLANS MEETS DESIGN REQUIREMENTS OF DECATUR UTILITIES FOR:

WASTEWATER COLLECTION ____
WATER DISTRIBUTION ____
GAS DISTRIBUTION ____
ELECTRIC DISTRIBUTION ____

_____ _____
DECATUR UTILITIES ENGINEERING DEPT DATE

PREPARED BY:

PUGH WRIGHT MCANALLY INC. CIVIL ENGINEERS

Decatur, AL Ph. 256-353-3937

DATE PREPARED:

JULY 2024

SHEET INDEX

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C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	PRELIMINARY PLAT
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C2.2	GEOMETRY AND LAYOUT PLAN
C2.3	GEOMETRY AND LAYOUT PLAN
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C4.6	SANITARY SEWER PROFILES
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C5.7	FLOW LANE PLAN AND PROFILE
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C8.1	CONSTRUCTION DETAILS
C8.2	CONSTRUCTION DETAILS
C8.3	CONSTRUCTION DETAILS
C8.4	CONSTRUCTION DETAILS
C8.5	CONSTRUCTION DETAILS

PUGH WRIGHT MCANALLY INC. CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
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4	..	..
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

COVER AND INDEX

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: N.T.S.

Sign/Seal
ALABAMA LICENSED NO. 30456 PROFESSIONAL ENGINEER
NATHAN L. TOMBERLIN
07/02/2024

Job Number:
686-23

Sheet Number:
G1.0

1. THE CONTRACTOR IS ADVISED OF OTHER EXISTING UTILITIES, BOTH ABOVE AND BELOW GROUND, IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER EXISTING UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO OTHER UTILITIES AT NO ADDITIONAL COST TO THE OWNER.

2. EXISTING UTILITY LOCATIONS AS INDICATED IN THE DRAWINGS ARE BASED ON INFORMATION COMPILED FROM FIELD SURVEYS PERFORMED IN MARCH 2024. PRESENCE AND LOCATIONS OF UTILITIES ARE BASED ON BEST AVAILABLE INFORMATION AND SHALL BE CONSIDERED ONLY AS APPROXIMATE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF UTILITIES AND STRUCTURES BEFORE UNDERTAKING ANY EXCAVATION OR DISTURBANCE.

3. THE CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE COSTS FOR INSTALLATION AND MAINTENANCE OF ALL REQUIRED EROSION CONTROL MEASURES; FOR CLEAN-UP; AND FOR GRASSING AND SEEDING. NO SEPARATE PAY ITEMS ARE INCLUDED FOR THOSE WORK ITEMS.

4. RIGHT-OF-WAY AND EASEMENT LINES SHOWN IN THE DRAWINGS ARE BASED ON FIELD-LOCATED MONUMENT MARKERS. WHERE MONUMENT MARKERS COULD NOT BE LOCATED, RIGHT-OF-WAY AND EASEMENT LOCATIONS AS SHOWN ARE ESTIMATED FROM AVAILABLE PROPERTY INFORMATION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING ANY DAMAGED PUBLIC OR PRIVATE PROPERTY OR FACILITIES TO THE SAME OR BETTER CONDITION AS EXISTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY REPLACEMENT AND/OR REPAIR WITH THE ENGINEER, AND SHALL COMPLETE SUCH WORK TO THE SATISFACTION OF THE ENGINEER.

6. PIPE LENGTHS INDICATED ARE FROM CENTER TO CENTER OF ADJACENT MANHOLES.

7. HORIZONTAL AND VERTICAL INFORMATION ON THE DRAWINGS ARE ON THE ALABAMA WEST STATE COORDINATE SYSTEM NAD83 AND NAVD88 .

8. PIPE DESIGNATED ON THE DRAWINGS AS “PVC” SHALL BE OF TYPES ASTM 3034, SDR 26 (8”-15”) OR ASTM F679, PS 115 (18”-24”) UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE NOTED, PVC PIPE SHALL BE OF TYPE C900, DR 25 (8”-12”) OR C905, DR 25 (14”-24”).

9. PIPE DESIGNATED ON THE DRAWINGS AS DUCTILE IRON PIPE SHALL BE CLASS 350 PSI UNLESS SPECIFICALLY NOTED OTHERWISE.

10. ALL PIPE IN CASING SHALL HAVE A LOCKING TYPE JOINT TO ALLOW FOR PIPE REMOVAL.

11. CONTRACTOR IS REQUIRED TO CONTACT DECATUR POLICE DEPARTMENT TWO WEEKS IN ADVANCE OF ANTICIPATED ROAD CLOSURES. CONTRACTOR SHALL COORDINATE CLOSURE AND BARRICADE LOCATIONS WITH THE ENGINEERING DEPARTMENT. CONTACT CEDRIC MCNEILL WITH THE ENGINEERING DEPARTMENT AT 256-341-4875. CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING AND PLACING ALL NECESSARY TEMPORARY CONSTRUCTION SIGNAGE.

12. CONSTRUCTION MATERIALS, EQUIPMENT AND PROCEDURES SHALL BE IN GENERAL ACCORD WITH ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2018 EDITION, LESS DIVISION 100 THEREOF.

13. COORDINATION AND COOPERATION WILL BE EFFECTED BETWEEN THE CONTRACTOR, OWNER AND THE UTILITIES DEPARTMENTS FOR RELOCATIONS, AND/OR ADJUSTMENTS.

14. THE OWNER RESERVES THE RIGHT TO DIRECT THE PRIORITY OF THE WORK, TO COORDINATE SCHEDULE REQUIREMENTS AND PREVENT UNNECESSARY DISRUPTION OF TRAFFIC AND OTHER ACTIVITIES WITHIN THE PROJECT AREA.

15. CONTRACTOR WILL CONFORM TO ALL LOCAL ORDINANCES, CODES AND REQUIREMENTS. ANY SPECIAL PERMITS OR REQUIREMENTS WILL BE COMPLETELY ENFORCED. ALL COST FOR PERMITS SHALL BE PAID BY CONTRACTOR.

16. NO SEPARATE ITEM OR SPECIFICATION WAS ESTABLISHED FOR FINAL CLEANUP. HOWEVER, THE CONTRACTOR IS ADVISED THAT GRADING ADJACENT TO ALL FACILITIES SHALL BE COMPLETE, SMOOTH AND PLEASING. POSITIVE DRAINAGE WILL BE PROVIDED THROUGHOUT THE ENTIRE PROJECT AREA DURING CONSTRUCTION AS WELL AS AFTER FINAL CLEANUP.

17. HORIZONTAL AND VERTICAL SURVEY CONTROL REFERENCES WILL BE PROVIDED BY THE OWNER. ALL OTHER CONSTRUCTION LAYOUT SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.

18. DENSITY TESTS FOR EARTHWORK AND BASE MATERIAL SHALL BE PERFORMED ON EACH LAYER OR LIFT FOR EACH 800 SQUARE YARDS SURFACE AREA. THREE CONCRETE TEST CYLINDERS SHALL BE PREPARED, CURED AND TESTED FOR EACH DAY'S POUR, OR EACH 50 C.Y. OR INCREMENT THEREOF, WHICHEVER IS THE GREATER REQUIREMENT. COST FOR GEO-TECHNICAL TESTING DURING CONSTRUCTION IS TO BE PAID FOR BY OWNER.

19. MATERIALS TESTING SHALL BE PROVIDED BY THE CONTRACTOR.

20. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL OF ALL EXISTING TREES AND BRUSH, STRUCTURES, PIPES, CURBS, CABLES, SLABS, PAVEMENT, DEBRIS, AND ALL OTHER ITEMS TO BE REMOVED. ALL DEBRIS AND FLAMMABLE MATERIAL NOT BURNED WILL BE REMOVED FROM THE SITE AND DISPOSED AT THE CONTRACTOR'S EXPENSE. DEBRIS MAY NOT BE BURNED WITHOUT PRIOR PERMISSION AND PROPER PERMIT FROM THE LOCAL AUTHORITY HAVING JURISDICTION.

21. CLEARING, GRUBBING, STRIPPING AND UNSUITABLE MATERIAL EXCAVATION SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING THE EARTHWORK. THE SURFACE SHALL THEN BE SCARIFIED, COMPACTED, PROOFROLLED AND APPROVED PRIOR TO PLACING THE FILL MATERIAL.

22. NO ROCK IS ANTICIPATED TO BE ENCOUNTERED WITHIN THE PROJECT SITE. HOWEVER, THE CONTRACTOR SHOULD EXAMINE THE SITE TO HIS OWN SATISFACTION PRIOR TO SUBMITTING HIS BID. NO EXTRA COMPENSATION WILL BE PAID SHOULD ROCK BE ENCOUNTERED.

23. CONTROLLED EARTHFILL MATERIAL FOR BUILDING PADS, ACCESS DRIVES AND PARKING AREA SHALL BE ASTM UNIFIED SOIL CLASSIFICATION SYSTEM TYPE CL OR SC, HAVING A LIQUID LIMIT LESS THAN 50, PLASTICITY INDEX LESS THAN 30, AND STANDARD PROCTOR DRY DENSITY NOT LESS THAN 100 POUNDS PER CUBIC FOOT. EARTHFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. MATERIALS WITH ROCK FRAGMENTS GREATER THAN 3 INCHES IN DIAMETER SHALL NOT BE USED.

24. THE EMBANKMENTS FOR BUILDING PADS, ACCESS DRIVES, PARKING AND TRUCK PARKING AREA SHALL BE COMPACTED TO NOT LESS THAN 100% STANDARD PROCTOR DENSITY AS ESTABLISHED BY AASHTO T-99 SPECIFICATIONS. EARTHFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES COMPACTED THICKNESS. SUBGRADE AND EMBANKMENT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT, NOT TO EXCEED 2% DEVIATION BELOW OR 3% DEVIATION ABOVE OPTIMUM.

25. ALL TRENCHES UNDER PAVED AREAS, SHOULDERS AND DRIVEWAYS SHALL BE FILLED TO SUBGRADE WITH CRUSHED AGGREGATE BASE COURSE, TYPE "B", PLANT MIXED, PLACED IN 6" LAYERS AND COMPACTED TO 100% PROCTOR DENSITY OR 85% SOLID VOLUME AT OPTIMUM MOISTURE (+/-2%). FLOWABLE BACKFILL MAY BE USED AS AN ALTERNATE. NO SEPARATE PAYMENT SHALL BE MADE FOR FLOWABLE OR AGGREGATE BACKFILL.

26. THE CONTRACTOR SHALL NOT LEAVE OPEN EXCAVATIONS AND SHALL BACKFILL ALL OPEN EXCAVATIONS BEFORE THE END OF EACH DAY UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. NO SEPARATE PAYMENT WILL BE MADE FOR THIS REQUIREMENT, BUT SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEMS OF WORK.

27. PAVEMENT REPAIR SHALL NOT BE A SEPARATE PAY ITEM BUT SHALL BE INCLUDED IN THE UNIT PRICES BID FOR OTHER WORK ITEMS. SAW THE ENDS OF THE EXISTING PAVEMENT TO PROVIDE STRAIGHT END SECTIONS FOR PAVING REPAIR. PRIME THE EXPOSED BASE AND THE CURED BACKFILL WITH RC-70 OR RC-250. PERFORM PAVING REPAIR WITH HOT ASPHALT PLANT MIX (ALDOT 424 OR 429).

28. CONCRETE FOR THE RETAINING WALLS, HEADWALLS AND SLOPE PAVING SHALL BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.

29. ALL SCARRED AREAS NOT LANDSCAPED SHALL BE SEEDED AND MULCHED

30. GRASS SEED SHALL MEET REQUIREMENTS FOR SPECIAL URBAN SEED MIX AND SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

31. THE OWNER WILL ACQUIRE THE SEPARATE STORMWATER PERMIT FROM THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION TO ATTENUATE ENVIRONMENTAL EFFECTS OF SILTATION AND/OR EROSION. CONTRACTOR SHALL PROVIDE A RAIN GAGE ON SITE AND SHALL RECORD DAILY RAINFALL TOTALS.

32. THE SITE SHALL BE SHAPED IN ACCORD WITH THE FINISHED GRADE CONTOURS AND GRADED TO DRAIN.

33. DUST CONTROL BY WATERING OR OTHER METHOD APPROVED BY THE OWNER'S REPRESENTATIVE WILL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THIS CONTRACT. THIS IS NOT A SEPARATE PAY ITEM BUT WILL BE INCLUDED IN THE PRICE BID FOR OTHER COMPONENTS AND ITEMS OF WORK.

34. ALL TRAFFIC CONTROL DEVICES SHALL BE ERECTED AND MAINTAINED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC-CONTROL DEVICES AND ANY REVISIONS THEREOF.

35. ALL DRAINAGE DITCHES ARE TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE SHOWN.

36. ALL UTILITIES SHALL BE UNDERGROUND.

37. IF ADVERSE CONDITIONS ON SITE 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.

38. ALL LOTS SHALL BE GRADED SO THAT RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGE WAYS IN A DEDICATED EASEMENT.

EROSION CONTROL NOTES

1. THIS ECP PLAN IS INTENDED FOR THE PURPOSE OF PREVENTING SOIL FROM LEAVING THE SITE. THIS PLAN IS A MINIMUM THAT MUST BE IN PLACE BEFORE ANY CONSTRUCTION BEGINS.

2. FULL IMPLEMENTATION AND CONTINUED MAINTENANCE OF EFFECTIVE STRUCTURAL AND NON-STRUCTURAL COMPONENTS ARE REQUIRED TO BE DONE ON A WEEKLY BASIS BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE A RAIN GAGE ON SITE AND SHALL RECORD DAILY RAINFALL TOTALS.

3. ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM) MAY DIRECT THE CONTRACTOR AT ANY TIME TO ADD OR TAKE AWAY FROM THIS DESIGNED ECP. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

4. ANY CONSTRUCTION IN PROXIMITY OF ANY STATE WATERS, (STREAMS, CREEKS, RIVERS OR LAKES) REQUIRE PRECONSTRUCTION WATER SAMPLES TO ENSURE TURBIDITY OF THOSE WATERS DURING CONSTRUCTION ARE NOT ELEVATED MORE THAN A 50 NTU CHANGE ABOVE BACKGROUND (UPSTREAN TO DOWNSTREAM) OR CANNOT CAUSE A TURBIDITY CHANGE WHICH RESULTS IN "SUBSTANTIAL VISIBLE CONTRAST" WITH BACKGROUND CONDITIONS, OR CANNOT IMPACT BENEFICIAL USE OF STATE WATERS.

5. CONSTRUCTION IS DEFINED AS ANY LAND DISTURBANCE OR DISCHARGE OF POLLUTANTS ASSOCIATED WITH, OR THE RESULTS OF BUILDING, EXCAVATION, LAND CLEARING, GRUBBING, PLACEMENT OR FILL, GRADING, BLASTING, RECLAMATION, AREAS IN WHICH CONSTRUCTION MATERIALS ARE STORED IN ASSOCIATION WITH A LAND DISTURBANCE OR HANDLED ABOVE GROUND, AND OTHER ASSOCIATED AREAS INCLUDING, BUT NOT LIMITED TO CONSTRUCTION SITE VEHICLE PARKING, EQUIPMENT OR SUPPLY AREAS, MATERIAL STOCKPILES, TEMPORARY OFFICE AREAS AND ACCESS ROADS.

6. ANY UPSET CONDITIONS OF A NON-STRUCTURAL COMPONENT OF THE ECP SHALL BE REPAIRED WITHIN 7 CALENDAR DAYS OF VERBAL NOTIFICATION TO THE CONTRACTOR. ANY UPSET CONDITION OF A STRUCTURAL COMPONENT SHALL BE REPAIRED WITHIN 15 CALENDAR DAYS OF VERBAL NOTIFICATION TO THE CONTRACTOR. ALL VERBAL NOTIFICATIONS WILL BE PROVIDED IN WRITING WITHIN 5 BUSINESS DAYS TO THE CONTRACTOR.

7. AT ANY POINT DURING CONSTRUCTION OF THIS PROJECT STOCKPILES, BORROW AREAS, CUT SLOPES OR FILL AREAS ARE NOT ACTIVE FOR 13 DAYS, THESE AREAS SHALL BE SEEDED OR COVERED BY THE CONTRACTOR TO ENSURE NO EROSION OF THESE AREAS OCCUR.

8. ANY NONCOMPLIANCE WITH ADEM, QCP (QUALIFIED CREDENTIALED PROFESSIONAL), QCI (QUALIFIED CREDENTIALED INSPECTOR), OR ANY OTHER STATE, FEDERAL, COUNTY OR CITY MUNICIPALITIES MAY CAUSE A STOP WORK SITUATION.

9. ANY COST REQUIRED FOR FINES OR ACTIONS NECESSITATED BY NOTICES OR VIOLATION OF THE NPDES PERMIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN ARES, VOL. 1 AND 2, LATEST EDITION AND ANY REVISION THEREOF, ARE HEREBY MADE A PART OF THESE PLANS.

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

GENERAL NOTES

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: N.T.S.

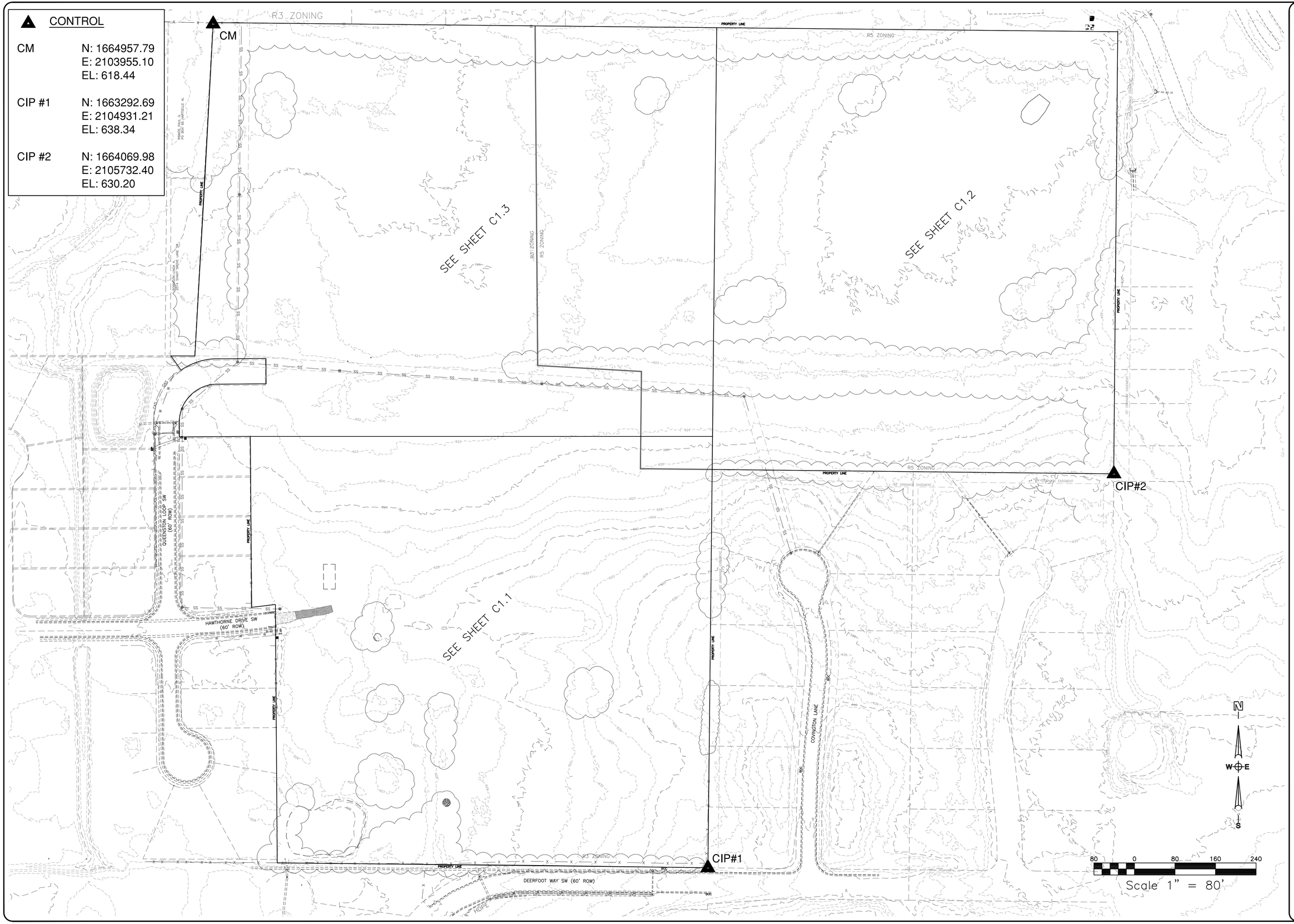
Sign/Seal
ALABAMA LICENSED NO. 30456 PROFESSIONAL 07/02/2024 ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
G2.0

CONTROL

CM	N: 1664957.79 E: 2103955.10 EL: 618.44
CIP #1	N: 1663292.69 E: 2104931.21 EL: 638.34
CIP #2	N: 1664069.98 E: 2105732.40 EL: 630.20



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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

OVERALL EXISTING CONDITIONS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal
ALABAMA
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C1.0

SANITARY MH
TOP: 622.46
FL IN: 616.07
FL OUT: 616.01

SANITARY MH
TOP: 622.38
FL IN: 617.72
FL OUT: 617.54

SANITARY MH
TOP: 623.40
FL IN: 619.45
FL OUT: 619.43

DEMO/REMOVE
EX. PIPE SECTION
FOLLOWING REALIGNMENT

PRINCETON PLACE
EX. DETENTION

SWCI
TOP: 625.31
FL OUT: 619.14

SANITARY MH
TOP: 625.07
FL IN(S): 615.78
FL OUT(N): 615.63

FL 36"
RCP: 619.00

SWCI
TOP: 625.23
FL: 618.90

EX. 2" PLASTIC GAS LINE

EX. 8" DI WATER LINE

QUEENSTON LOOP SW
(60' ROW)

PRINCETON PLACE SUBDIVISION

PROPERTY LINE

GAINES, JOSUA BISHOP &
EMILEE MORGAN
2104 QUEENSTON LOOP SW

HILL, ANDREW W. &
LESLIE A.
2106 QUEENSTON LOOP SW

GHRIGSBY KATRINA L &
DENDY SAMUEL H
2108 QUEENSTON LOOP SW

RITZ PAUL K. & LISA
2110 QUEENSTON LOOP SW

EXISTING
BUILDING
(REMOVE)
49'X23'

SANITARY MH
TOP: 627.30
FL OUT(W): 618.21

GRAVEL (REMOVE)

EXISTING
SILO (REMOVE)

(2) - 24"RCP
FL:621.70

HAWTHORNE DRIVE SW
(60' ROW)

EX. 8" DI WATER LINE

TANNER, WESTON R. &
MARGARET D.
2202 QUEENSTON
COURT SW

BEGUIN, TIMOTHY J.
2204 QUEENSTON
COURT SW

CUNNINGHAM, JEFFREY
2206 QUEENSTON
COURT SW

SMITH, SAVORIS L.
& SIBIL
2208 QUEENSTON
COURT SW

TREES
(REMOVE ONLY
ON PROPERTY)

EX. POND

TREES
(REMOVE ONLY
ON PROPERTY)

PROPERTY LINE

20' DRAINAGE EASEMENT

EX. 15" HDPE
FL:626.01

CURTIS, MAUDA V. &
HOSKINS, JOHN W.
2102 COVINGTON LANE SW

ALEXANDER, JOSEPH S. &
CHERI M.
2101 COVINGTON LANE SW

GLENN, DAVID R &
MARILYN S
2104 COVINGTON LANE SW

DWCI
TOP:633.07
INV. OUT:628.58

SANITARY MH
TOP: 633.49
FL IN: 626.30
FL OUT: 625.96

20' DRAINAGE EASEMENT

GANDENBERGER, DONALD J. &
KARRYNE M.
2105 COVINGTON LANE SW

GANDENBERGER, DONALD J. &
KARRYNE M.
2105 COVINGTON LANE SW

GANDENBERGER, DONALD J. &
KARRYNE M.
2105 COVINGTON LANE SW

PEEK, JACKIE W. &
JANET JDINER
2109 COVINGTON LANE SW

FULLER, CARL A JR. &
BILLIE S.
2111 COVINGTON LANE SW

COVINGTON LANE

BOC

PROPERTY LINE

JUNCTION BOX
RIM: 629.47
FL (E): 624.40
FL (S): 625.23
FL (W): 624.10

36" HDPE

BOC

36" HDPE

SWCI
RIM: 630.56
FL (N): 625.85
FL (S): 625.38

36x23 RCPA

DEERFOOT WAY SW (60' ROW)

SWCI
RIM : 635.06
FL (S): 631.86
FL (W): 625.45
FL (E): 625.72

15" RCP

18" HDPE

EX. 8" DI WATER LINE

EX. 4" PLASTIC GAS LINE

BOC

48" RCP

48" RCP

JUNCTION BOX
TOP: 628.3
FL IN: 624.17
FL OUT: 623.96

21x36 RCAP

DWCI
TOP: 628.57
FL IN: 624.66
FL OUT: 624.56

WIMBERLY, DEXTER T. & BRITTANY M.
2201 LOCKERBY DRIVE SW

HOPPER, HAROLD & ROSA
2202 LOCKERBY DRIVE SW

N
W E
S

50 0 50 100 150
Scale 1" = 50'

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

EXISTING CONDITIONS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C1.1

& JULIE

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

MCDOWRA, JOHN T. & RYAN, SHELIA A.
PO BOX 5075 DECATUR

LANE, VERNON A
2206 SORRENTO PLACE SW

Scale 1" = 50'

PROPERTY LINE

COMMUNICATION UTILITY CABINETS

N
W E
S

TREES (REMOVE)

EX. POND

CITY VIEW ESTATES HOA
2813 OLD MOULTON RD SW

24" RCP

HEADWALL
FL: 618.26

30' DRAINAGE EASEMENT

CITY VIEW ESTATES LLC
2206 SORRENTO PLACE SW

HEADWALL
FL: 618.21

DBL 48" HDPE

TREES
(REMOVE ONLY
ON PROPERTY)

EUBANKS, KENNETH R. & JOLINDA L.
205 SARAH LANE

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

PROPERTY LINE

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

30' DRAINAGE EASEMENT

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

TREES
(REMOVE)

SS SS SS SS SS SS SS SS SS SS SS SS SS SS

SANITARY MH
TOP: 622.38
FL IN: 617.72
FL OUT: 617.54

SANITARY MH
TOP: 623.40
FL IN: 619.45
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DEMO/REMOVE
EX. PIPE SECTION
FOLLOWING REALIGNMENT

PROPERTY LINE

20' DRAINAGE EASEMENT

EX. 15" HDPE
FL:626.01

CURTIS, MAUDA V. &
HOSKINS, JOHN W.
2102 COVINGTON LANE SW

30' DRAINAGE EASEMENT

EX. 18" RCP
FL:626.97

GILLETTE LAND
DEVELOPMENT LLC
PO BOX 1369
HARTSELLE

30' DRAINAGE EASEMENT

TREES
(REMOVE ONLY
ON PROPERTY)

GILLETTE LAND
DEVELOPMENT LLC
PO BOX 1369
HARTSELLE

GILLETTE LAND
DEVELOPMENT LLC
PO BOX 1369
HARTSELLE

ALEXANDER, JOSEPH S. &
CHERI M.
2101 COVINGTON LANE SW

GLENN, DAVID R &
MARILYN S
2104 COVINGTON LANE SW

DWCI
TOP:633.61
INV. OUT:629.36

DWCI
TOP:633.07

CARVER, RODNEY & DEBRA
2023 SARAH LANE SW

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LIBERTY COMMUNITIES
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SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
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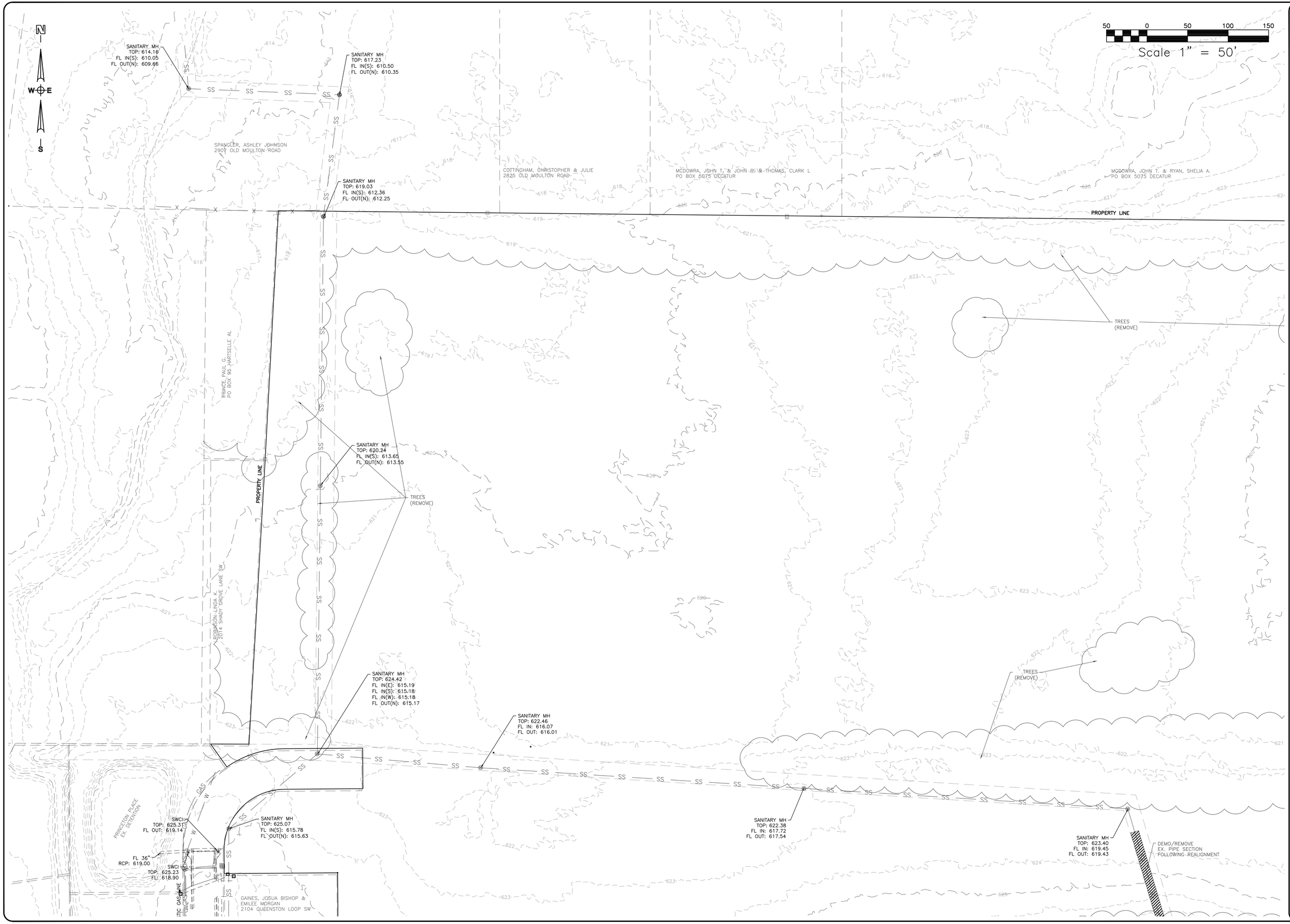
EXISTING CONDITIONS

Date: 07/02/2024
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Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
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Sheet Number:
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LIBERTY COMMUNITIES
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Scale: 1"=50'

Sign/Seal

ALABAMA LICENSED NO. 30456 PROFESSIONAL ENGINEER NATHAN L. TOMERLIN 07/02/2024

Job Number:
686-23

Sheet Number:
C1.3

STATE OF ALABAMA)
MORGAN COUNTY)

I, RICHARD W. HUMPHREY, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT McANALLY, INC. OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 38 AND 39 ACCORDING TO THE MAP OF SURVEY OF PRINCETON PLACE SUBDIVISION (A REPLAT OF NEW LOT 10 OF THE REPLAT OF PAUL G. PRINCE SUBDIVISION, AS SHOWN BY MAP BOOK 2005, PAGE 31) AS RECORDED IN PLAT BOOK 2008 AT PAGE 2 IN THE OFFICE OF THE JUDGE OF PROBATE, MORGAN COUNTY, ALABAMA

AND FURTHER, THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" UNSHADED AS DEFINED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA, MAP NUMBER 01103C0058 F, EFFECTIVE DATE OF 16 AUGUST 2018.

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,

ACCORDING TO MY SURVEY, THIS THE _____ DAY OF _____, 2024

_____
RICHARD W. HUMPHREY PE/PLS
AL LIC. No. 22738

GENERAL SURVEY NOTES

1 NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.

2 ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN

3 SOURCE OF INFORMATION USED FOR SURVEY: PB 2008, PG 2; PB 2004, PG 34; PB 2006, PG 8; PB 2018, PG 14

4 NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN

5 NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.

6 THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES

7 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.

8 FIELD WORK COMPLETED DECEMBER, 2023

9 MONUMENTED BOUNDARY OF PRINCETON PLACE LIES NORTH OF MONUMENTED BOUNDARY OF DEERFOOT ESTATES. WIDTH OF GAP BETWEEN THESE BOUNDARIES VARIES.

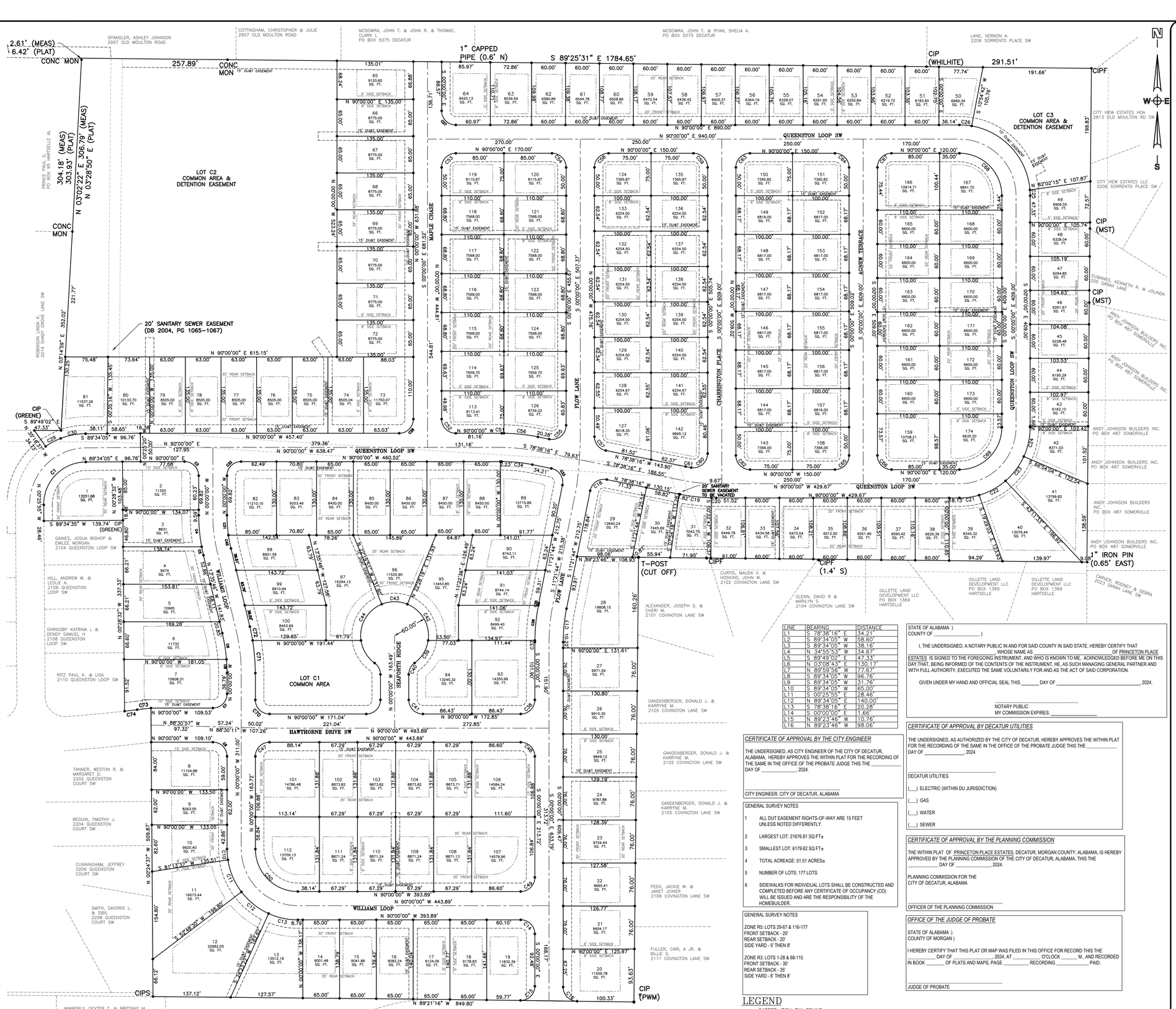
DEDICATION

I, _____, AS _____ OF _____, AS OWNERS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS PRINCETON PLACE ESTATES, A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

_____ _____
BY:_____ WITNESS

ITS:_____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	117.81'	106.07'	S 44°34'05" W	34°34'04"
C2	74.98'	72.65'	69.85'	S 27°19'25" W	55°31'13"
C3	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C4	300.00'	56.02'	55.94'	N 05°20'58" W	10°41'56"
C5	300.00'	15.17'	15.17'	N 12°08'51" W	2°53'51"
C6	300.00'	46.97'	46.92'	N 09°06'40" W	8°58'13"
C7	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C8	300.00'	24.22'	24.22'	N 02°18'47" W	4°37'34"
C9	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C10	125.00'	19.14'	19.12'	N 04°23'12" W	8°46'23"
C11	125.00'	62.00'	61.37'	N 22°58'57" W	28°25'07"
C12	125.00'	62.00'	61.37'	N 51°24'04" W	28°25'07"
C13	125.00'	53.21'	52.81'	N 77°48'19" W	24°23'22"
C14	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C15	25.00'	39.61'	35.60'	N 45°23'32" E	90°47'05"
C16	25.00'	38.93'	35.11'	S 44°36'27" E	89°12'55"
C17	300.00'	59.49'	59.40'	S 05°40'52" W	11°21'44"
C18	25.00'	39.27'	35.36'	S 56°21'44" W	90°00'00"
C19	325.00'	55.90'	55.80'	N 83°34'16" W	9°51'01"
C20	325.00'	8.48'	8.48'	N 89°15'08" W	1°29'43"
C21	125.00'	35.31'	35.19'	S 81°54'31" W	16°10'59"
C22	125.00'	53.35'	52.95'	S 61°35'01" W	24°27'15"
C23	125.00'	54.29'	53.87'	S 36°55'05" W	24°53'11"
C24	125.00'	53.40'	52.99'	S 12°14'15" W	24°28'30"
C25	125.00'	10.30'	10.29'	S 02°12'58" E	4°43'11"
C26	125.00'	21.69'	21.66'	S 85°01'43" E	9°56'34"
C27	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C28	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C29	124.56'	30.21'	30.13'	N 61°59'15" E	13°53'38"
C30	125.00'	45.06'	44.82'	N 79°14'29" E	20°39'22"
C31	250.00'	39.29'	39.25'	S 04°02'30" E	9°00'20"
C32	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C33	25.00'	39.27'	35.36'	N 33°38'16" W	90°00'00"
C34	275.00'	54.53'	54.45'	N 84°19'09" W	11°21'44"
C35	350.00'	3.93'	3.93'	N 11°02'27" E	0°38'35"
C36	350.00'	62.38'	62.30'	N 05°36'48" E	10°12'43"
C37	350.00'	3.10'	3.10'	N 00°15'11" E	0°30'26"
C38	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C39	60.00'	48.00'	46.73'	S 31°03'05" W	45°50'00"
C40	25.00'	23.55'	22.69'	S 26°39'03" W	53°58'05"
C41	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C42	60.00'	79.65'	73.93'	S 29°53'42" E	76°03'34"
C43	60.00'	48.50'	47.30'	N 89°52'20" E	44°24'22"
C44	60.00'	79.38'	73.75'	N 75°48'15" E	75°48'15"
C45	250.00'	24.03'	24.02'	S 10°50'33" E	5°30'27"
C46	350.00'	25.07'	25.06'	S 11°32'40" E	4°06'13"
C47	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C48	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C49	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C50	75.00'	117.81'	106.07'	S 45°00'00" E	90°00'00"
C51	325.00'	3.84'	3.84'	S 89°39'41" E	0°40'38"
C52	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C53	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C54	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C55	25.00'	44.23'	38.68'	N 50°40'52" E	101°21'44"
C56	325.00'	60.61'	60.52'	S 83°58'49" E	10°41'08"
C57	25.00'	34.31'	31.68'	S 39°19'08" E	78°38'16"
C58	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C59	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C60	25.00'	43.32'	38.10'	N 49°38'30" E	99°17'01"
C61	275.00'	9.98'	9.98'	S 79°40'38" E	2°04'43"
C62	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C63	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C64	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C65	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C66	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C67	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C68	75.00'	117.81'	106.07'	N 45°00'00" W	90°00'00"
C69	75.00'	117.81'	106.07'	N 45°00'00" E	90°00'00"
C70	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C71	350.00'	57.99'	57.92'	S 04°44'47" E	9°29'33"
C72	350.00'	25.07'	25.06'	N 11°32'40" W	4°06'13"
C73	2530.00'	24.56'	24.56'	S 83°15'33" W	0°33'22"
C74	2470.00'	22.51'	22.51'	N 83°14'31" E	0°31'19"



LINE	BEARING	DISTANCE
L1	S 78°38'16" E	34.21'
L2	S 89°34'05" W	58.60'
L3	S 89°34'05" W	38.16'
L4	N 34°55'53" W	34.67'
L5	S 89°49'02" E	47.33'
L6	N 03°08'43" E	130.17'
L7	N 89°59'56" W	77.67'
L8	S 89°34'05" W	96.76'
L9	S 89°34'05" W	31.76'
L10	S 89°34'05" W	65.00'
L11	S 00°25'55" E	28.46'
L12	N 89°34'05" E	140.00'
L13	S 78°38'16" E	20.28'
L14	S 00°00'00" E	1.66'
L15	N 89°23'46" W	10.76'
L16	N 89°23'46" W	98.06'

GENERAL SURVEY NOTES

ZONE RS: LOTS 29-67 & 116-177
FRONT SETBACK - 20'
REAR SETBACK - 20'
SIDE YARD - 5' THEN 8'

ZONE RS: LOTS 1-28 & 68-115
FRONT SETBACK - 30'
REAR SETBACK - 35'
SIDE YARD - 6' THEN 8'

LEGEND

CIPF	CAPPED IRON PIN FOUND
O	CAPPED IRON PIN SET
DU&T	DRAINAGE, UTILITIES & TELECOMMUNICATIONS

STATE OF ALABAMA)
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF PRINCETON PLACE ESTATES IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY,THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE, AS SUCH MANAGING GENERAL PARTNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2024.

_____
CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2024.

_____
DECATUR UTILITIES

(___) ELECTRIC (WITHIN DU JURISDICTION)

(___) GAS

(___) WATER

(___) SEWER

GENERAL SURVEY NOTES

1 ALL DUT EASEMENT RIGHTS-OF-WAY ARE 15 FEET UNLESS NOTED DIFFERENTLY.

2 LARGEST LOT: 21676.81 SQ FT±

3 SMALLEST LOT: 6179.62 SQ FT±

4 TOTAL ACREAGE: 51.51 ACRES±

5 NUMBER OF LOTS: 177 LOTS

6 SIDEWALKS FOR INDIVIDUAL LOTS SHALL BE CONSTRUCTED AND COMPLETED BEFORE ANY CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED AND ARE THE RESPONSIBILITY OF THE HOMEBUILDER.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF PRINCETON PLACE ESTATES, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE _____ DAY OF _____, 2024.

PLANNING COMMISSION FOR THE
CITY OF DECATUR, ALABAMA

_____
OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____ PAID.

_____
JUDGE OF PROBATE

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
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LIBERTY COMMUNITIES
PRELIMINARY PLAT
HAWTHORNE DRIVE
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

PRINCETON ESTATES PRELIMINARY PLAT

Date: 06/18/2024
Drawn By: MSB
Approved By: RWH
Scale: 1"=80'

Sign/Seal

Job Number:
686-23

Sheet Number:
C1.4

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

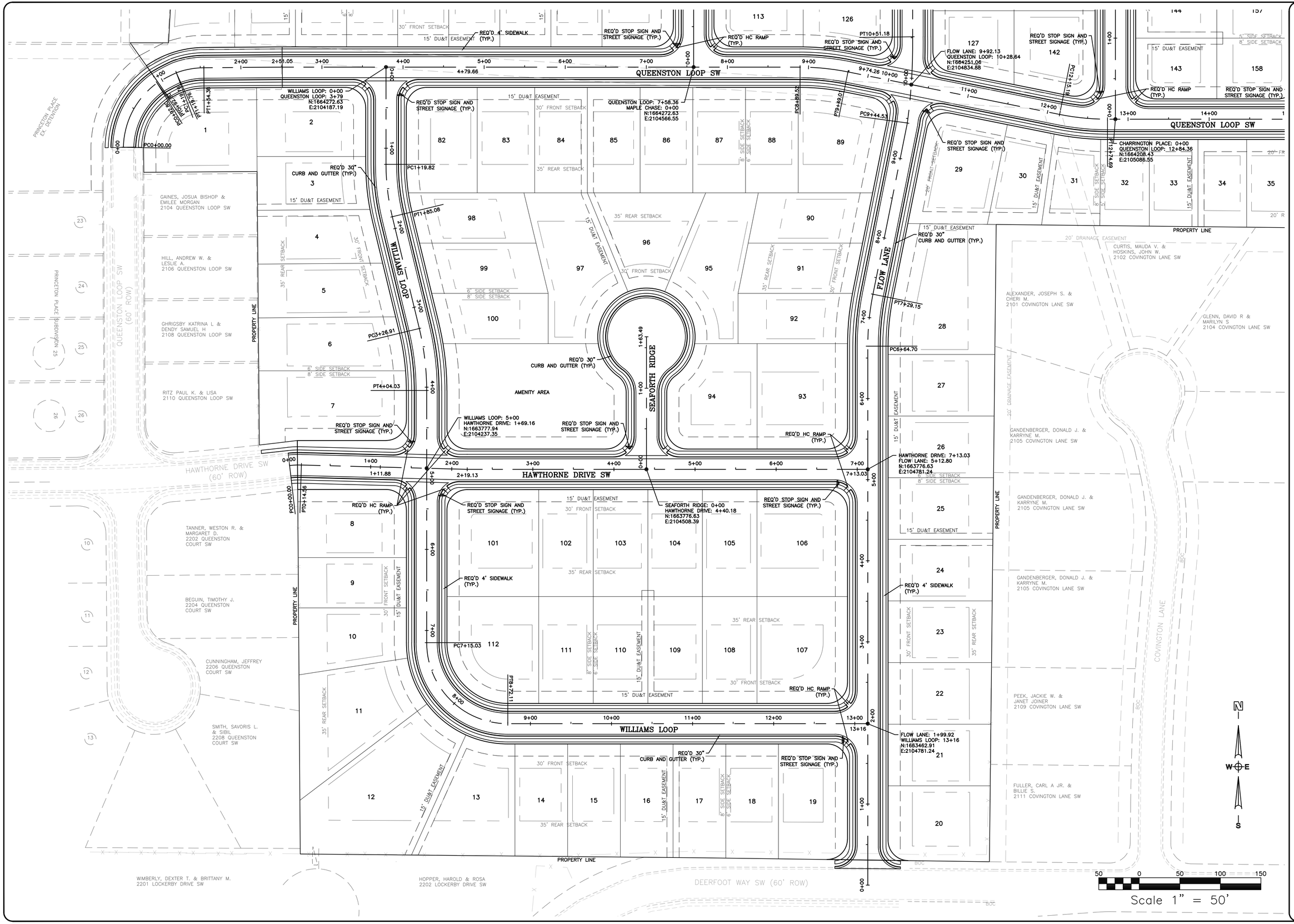
OVERALL LAYOUT

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C2.0



PUGH WRIGHT MCANALLY INC
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

GEOMETRY AND LAYOUT PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA LICENSED NO. 30456 PROFESSIONAL ENGINEER
NATHAN L. TOMBERLIN
07/02/2024

Job Number:
686-23

Sheet Number:
C2.1

Scale 1" = 50'

N

W E

S

PROPERTY LINE

QUEENSTON LOOP SW

MAPLE CHASE

FLOW LANE

CHARRINGTON PLACE

AGNEW TERRACE

QUEENSTON LOOP: 33+67.53
MAPLE CHASE: 5+44.81
N:1664817.44
E:2104566.55

REQ'D STOP SIGN AND STREET SIGNAGE (TYP.)

REQ'D HC RAMP (TYP.)

REQ'D 4' SIDEWALK (TYP.)

REQ'D 30" CURB AND GUTTER (TYP.)

FLOW LANE: 15+58.55
QUEENSTON LOOP: 30+97.53
N:1664817.44
E:2104836.55

CHARRINGTON PLACE: 6+09.01
QUEENSTON LOOP: 28+47.53
N:1664817.44
E:2105086.55

AGNEW TERRACE: 6+09.01
QUEENSTON LOOP: 25+97.53
N:1664817.44
E:2105336.55

QUEENSTON LOOP: 7+58.36
MAPLE CHASE: 0+00
N:1664272.63
E:2104566.55

FLOW LANE: 9+92.13
QUEENSTON LOOP: 10+28.64
N:1664251.08
E:2104834.88

CHARRINGTON PLACE: 0+00
QUEENSTON LOOP: 12+84.36
N:1664208.43
E:2105086.55

AGNEW TERRACE: 0+00
QUEENSTON LOOP: 15+34.36
N:1664208.43
E:2105336.55

PT10+51.18

PC9+44.53

PT9+49.01

PC8+89.52

PT17+29.15

PC6+64.70

PT12+74.69

PC12+15.18

PT24+27.53

PC22+70.45

PT17+04.36

PT18+61.44

PC17+04.36

20' REAR SETBACK
20' FRONT SETBACK
15' DU&T EASEMENT
5' SIDE SETBACK
8' SIDE SETBACK
30' FRONT SETBACK
35' REAR SETBACK
6' SIDE SETBACK
30' DRAINAGE EASEMENT

LANE, VERNON A.
2206 SORRENTO PLACE SW

COMMUNICATION UTILITY CABINETS

CITY VIEW ESTATES HOA
2813 OLD MOULTON RD SW

CITY VIEW ESTATES LLC
2206 SORRENTO PLACE SW

EUBANKS, KENNETH R. & JOLINDA L.
205 SARAH LANE

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

MCDOWRA, JOHN T. & RYAN, SHELIA A.
PO BOX 5075 DECATUR

ALEXANDER, JOSEPH S. & CHERI M.
2101 COVINGTON LANE SW

CURTIS, MAUDA V. & HOSKINS, JOHN W.
2102 COVINGTON LANE SW

GLENN, DAVID R & MARILYN S
2104 COVINGTON LANE SW

GILLETTE LAND DEVELOPMENT LLC
PO BOX 1369
HARTSELLE

CARVER, RODNEY & DEBRA
2023 SARAH LANE SW

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

GEOMETRY AND LAYOUT PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C2.2

50 0 50 100 150

Scale 1" = 50'

N

W E

S

SPANGLER, ASHLEY JOHNSON
2907 OLD MOULTON ROAD

PROPOSED 20' WIDE
DRAINAGE EASEMENT
±0.10 ACRE

COTTINGHAM, CHRISTOPHER & JULIE
2825 OLD MOULTON ROAD

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

PRINCE PAUL G.
PO BOX 95 HARTSELLE AL

PROPERTY LINE

ROBINSON LINDA K.
2014 SHADY GROVE LANE SW

PRINCETON PLACE
EX. DETENTION

GAINES, JOSUA BISHOP &
EMILEE MORGAN
2104 QUEENSTON LOOP SW

15' DU&T EASEMENT

6+81.52

QUEENSTON LOOP: 33+67.53
MAPLE CHASE: 5+44.81
N:1664817.44
E:2104566.55

REQ'D STOP SIGN AND
STREET SIGNAGE (TYP.)

REQ'D HC RAMP
(TYP.)

REQ'D HC RAMP
(TYP.)

MAPLE CHASE

FLOW LANE

QUEENSTON LOOP SW

WILLIAMS LOOP: 0+00
QUEENSTON LOOP: 3+79
N:1664272.63
E:2104187.19

REQ'D STOP SIGN AND
STREET SIGNAGE (TYP.)

QUEENSTON LOOP: 7+56.36
MAPLE CHASE: 0+00
N:1664272.63
E:2104566.55

REQ'D 30"
CURB AND GUTTER (TYP.)

REQ'D 4' SIDEWALK
(TYP.)

REQ'D STOP SIGN AND
STREET SIGNAGE (TYP.)

REQ'D HC RAMP
(TYP.)

REQ'D STOP SIGN AND
STREET SIGNAGE (TYP.)

PC0+00.00

PT1+54.36

PC1+19.82

PT1+85.08

PC8+89.55

PT9+49.09

PC9+44.53

PT10+51.18

9+74.26

4+79.66

35' REAR SETBACK
30' FRONT SETBACK
20' REAR SETBACK
20' FRONT SETBACK
6' SIDE SETBACK
8' SIDE SETBACK
5' SIDE SETBACK

65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 1 2 3 82 83 84 85 86 87 88 89 61 62 63 64 113 114 115 116 117 118 119 120 121 122 123 124 125 126

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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Rev#	Description	Date
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 6 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

GEOMETRY AND LAYOUT PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMERLIN

Job Number:
686-23

Sheet Number:
C2.3

PUGH WRIGHT MCANALLY, INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

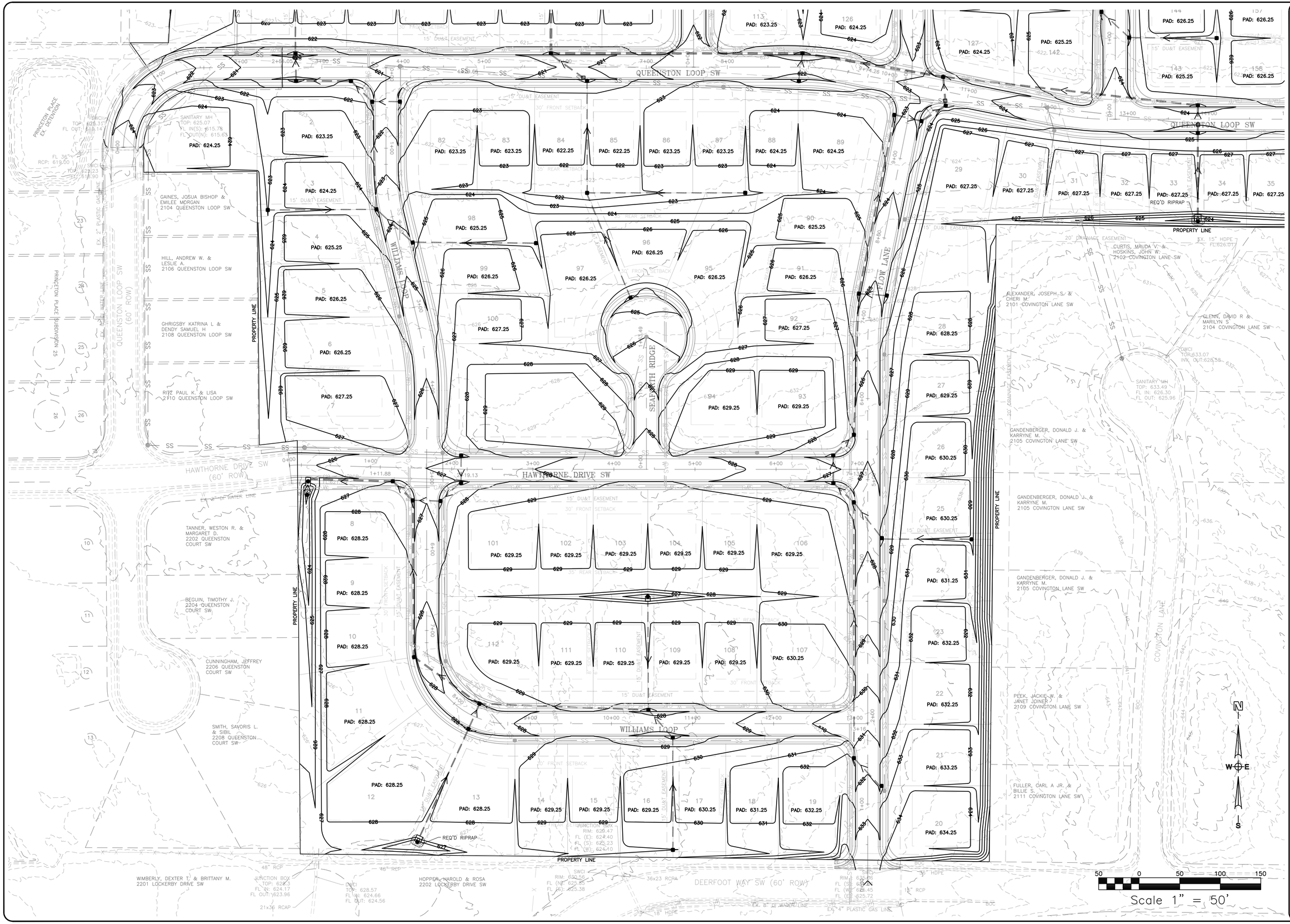
OVERALL GRADING PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C3.0



PUGH WRIGHT MCANALLY, INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

GRADING AND DRAINAGE PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA LICENSED NO. 30456 PROFESSIONAL ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number: 686-23

Sheet Number: C3.1



PUGH WRIGHT MCANALLY CIVIL ENGINEERS INC.
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

GRADING AND DRAINAGE PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C3.2

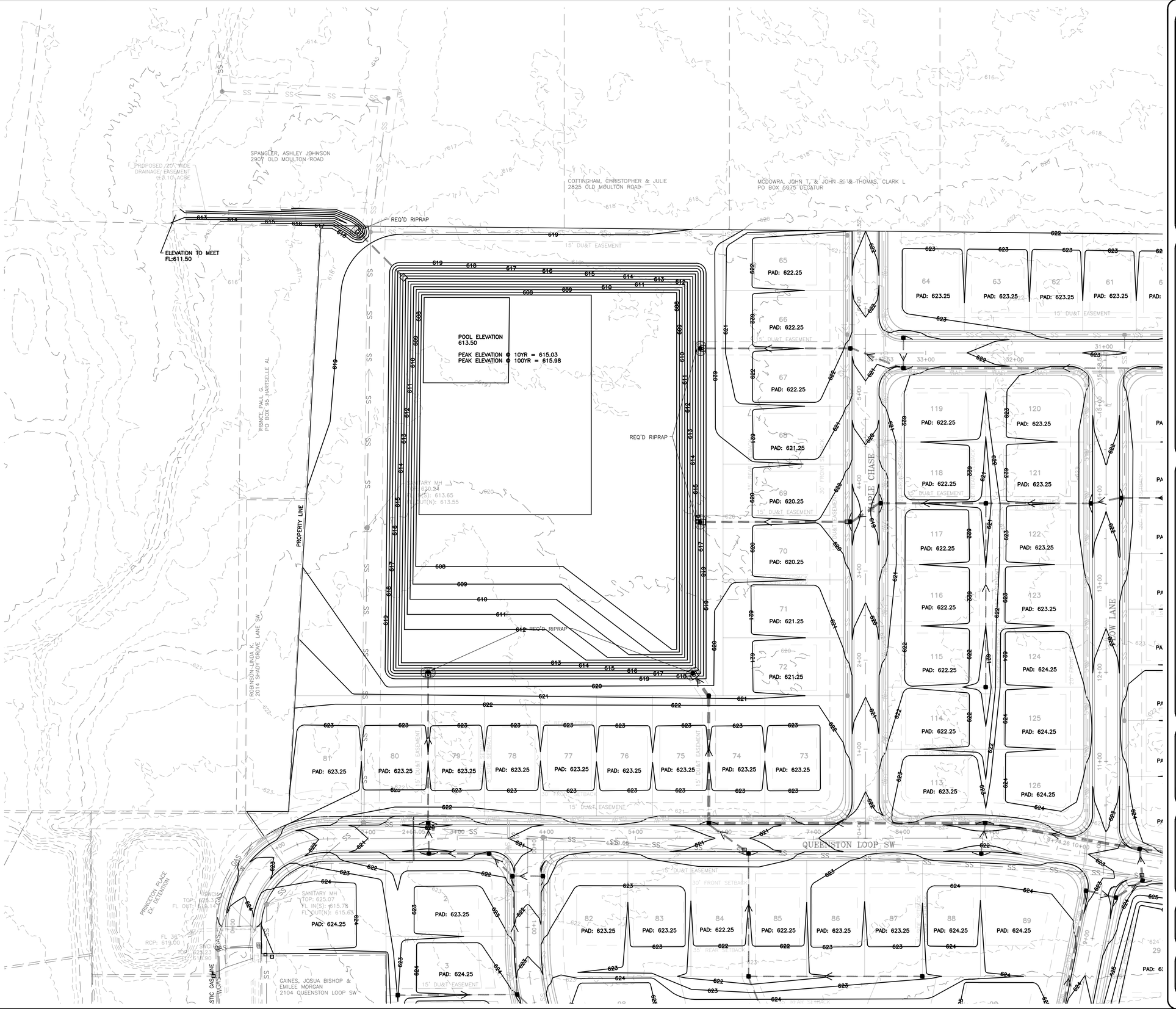
50 0 50 100 150

Scale 1" = 50'

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PUGH WRIGHT MCANALLY CIVIL ENGINEERS INC.

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Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

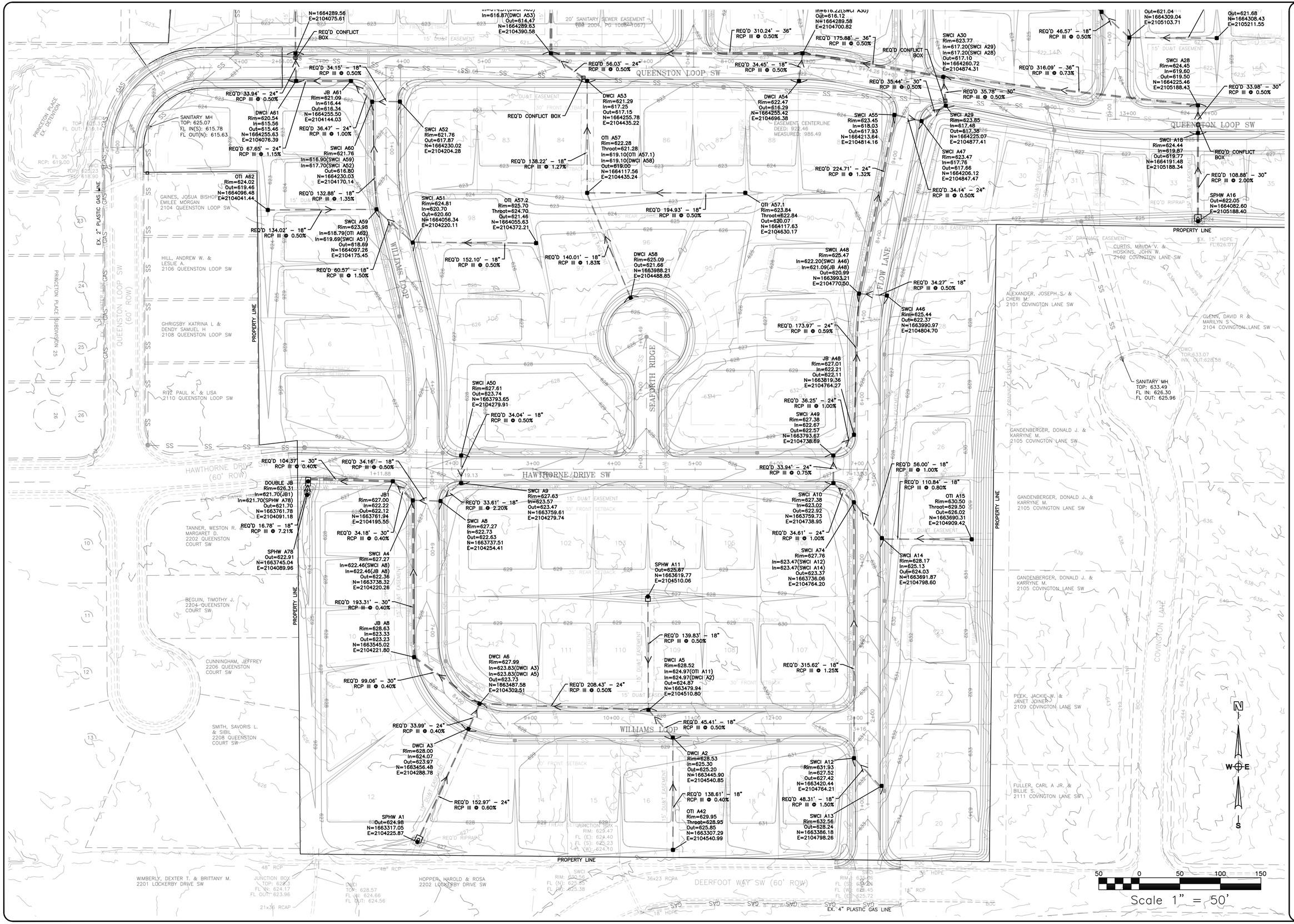
GRADING AND DRAINAGE PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C3.3



PUGH WRIGHT MCANALLY CIVIL ENGINEERS INC.
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Rev#	Description		Date
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

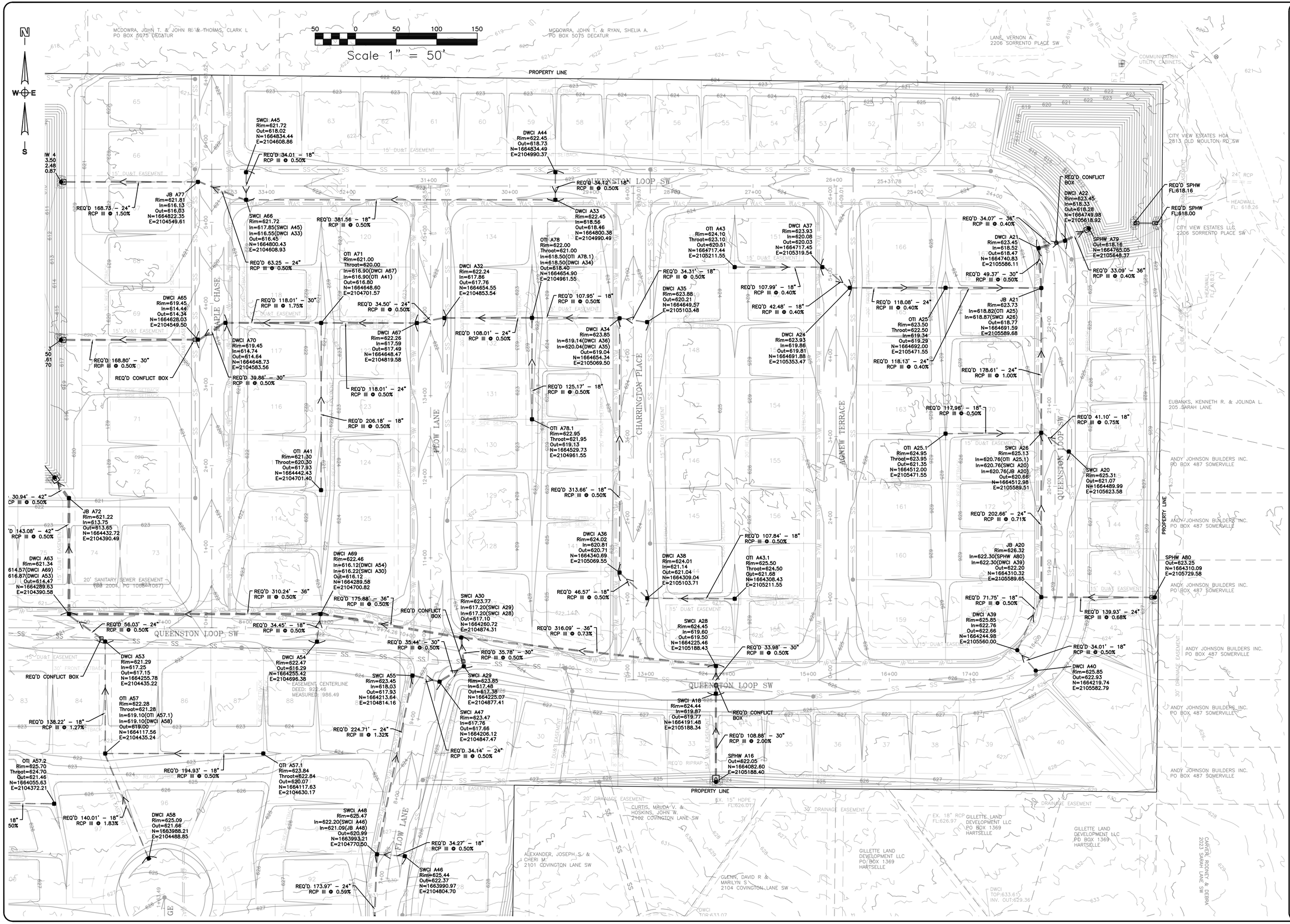
DRAINAGE PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C3.4



PUGH WRIGHT MCANALLY CIVIL ENGINEERS INC.
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

DRAINAGE PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C3.5

Scale 1" = 50'

N
W E
S

SPANGLER, ASHLEY JOHNSON
2907 OLD MOULTON ROAD

PROPOSED 20' WIDE
DRAINAGE EASEMENT
±0.10 ACRE

COTTINGHAM, CHRISTOPHER & JULIE
2825 OLD MOULTON ROAD

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

REQ'D SPHW
FL:613.08

REQ'D RIPRAP

REQ'D 18' V-NOTCH WEIR BOX
FL: 613.50

REQ'D 64' – 24"
RCP III @ 0.50%

SPHW 4
Out=613.50
N=1664822.48
E=2104380.87

SWCI A45
Rim=621.72
Out=618.02
N=1664834.44
E=2104608.86

REQ'D 34.01' – 18"
RCP III @ 0.50%

REQ'D 168.73' – 24"
RCP III @ 1.50%

JB A77
Rim=621.81
In=616.13
Out=616.03
N=1664822.35
E=2104549.61

SWCI A66
Rim=621.72
In=617.85(SWCI A45)
In=616.55(DWCI A33)
Out=616.45
N=1664800.43
E=2104608.93

REQ'D 381.56' – 1
RCP III @ 0.5

REQ'D 63.25' – 24"
RCP III @ 0.50%

OTI A71
Rim=62
Throat=
In=616.9
In=616.9
Out=616
N=1664
E=2104

RE

REQ'D RIPRAP

SANITARY MH
TOP: 620.24
FL IN(S): 613.65
FL OUT(N): 613.55

20' SANITARY SEWER EASEMENT
(DB 2004, PG 1065-1067)

PROPERTY LINE

PRINCE, PAUL G.
PO BOX 95 HARTSELLE AL

ROBINSON LINDA K.
2014 SHADY GROVE LANE SW

MAPLE CHASE

DWCI A65
Rim=619.45
In=614.44
Out=614.34
N=1664628.03
E=2104549.50

REQ'D 118.01' – 30"
RCP III @ 1.75%

SPHW 3
Out=613.50
N=1664627.61
E=2104380.70

REQ'D 168.80' – 30"
RCP III @ 0.50%

REQ'D CONFLICT BOX

DWCI A70
Rim=619.45
In=614.74
Out=614.64
N=1664648.73
E=2104583.56

REQ'D 39.86' – 30"
RCP III @ 0.50%

REQ'D
RCP

REQ'D
RCP II

OTI A41
Rim=621.30
Throat=620.30
Out=617.93
N=1664442.43
E=2104701.40

SPHW 1
Out=613.50
N=1664459.34
E=2104075.51

SPHW 2
Out=613.50
N=1664458.03
E=2104372.70

REQ'D 30.94' – 42"
RCP III @ 0.50%

JB A72
Rim=621.22
In=613.75
Out=613.65
N=1664432.72
E=2104390.49

REQ'D 169.77' – 24"
RCP III @ 1.00%

REQ'D 143.08' – 42"
RCP III @ 0.50%

DWCI A62
Rim=620.54
In=615.29
Out=615.19
N=1664289.56
E=2104075.61

DWCI A63
Rim=621.34
In=614.57(DWCI A69)
In=616.87(DWCI A53)
Out=614.47
N=1664289.63
E=2104390.58

DWCI A69
Rim=622.46
In=616.12(D
In=616.22(S
Out=616.12
N=1664289.
E=2104700.

REQ'D CONFLICT
BOX

REQ'D 310.24' – 36"
RCP III @ 0.50%

REQ'D 175.6
RCP III

REQ'D 34.15' – 18"
RCP III @ 0.50%

REQ'D 56.03' – 24"
RCP III @ 0.50%

REQ'D 34.45' – 18"
RCP III @ 0.50%

QUEENSTON LOOP SW

REQ'D 33.94' – 24"
RCP III @ 0.50%

JB A61
Rim=621.09
In=616.44
Out=616.34
N=1664255.50
E=2104144.03

DWCI A61
Rim=620.54
In=615.56
Out=615.46
N=1664255.63
E=2104076.39

REQ'D 36.47' – 24"
RCP III @ 1.00%

SWCI A52
Rim=621.76
Out=617.87

DWCI A53
Rim=621.29
In=617.25
Out=617.15
N=1664255.78
E=2104435.22

REQ'D CONFLICT BOX

DWCI A54
Rim=622.47
Out=616.29
N=1664255.42
E=2104696.38

SANITARY MH
TOP: 625.07
FL IN(S): 615.78
FL OUT(N): 615.63

PRINCETON PLACE
EX. DETENTION

EASEMENT CENTERLINE
DEED: 922.46
MEASURED: 986.49

OTI A57
Rim=622.28

15' DU&T EASEMENT
30' FRONT SETBACK
35' REAR SETBACK
8' SIDE SETBACK
20' SANITARY SEWER EASEMENT (DB 2004, PG 1065-1067)

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310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

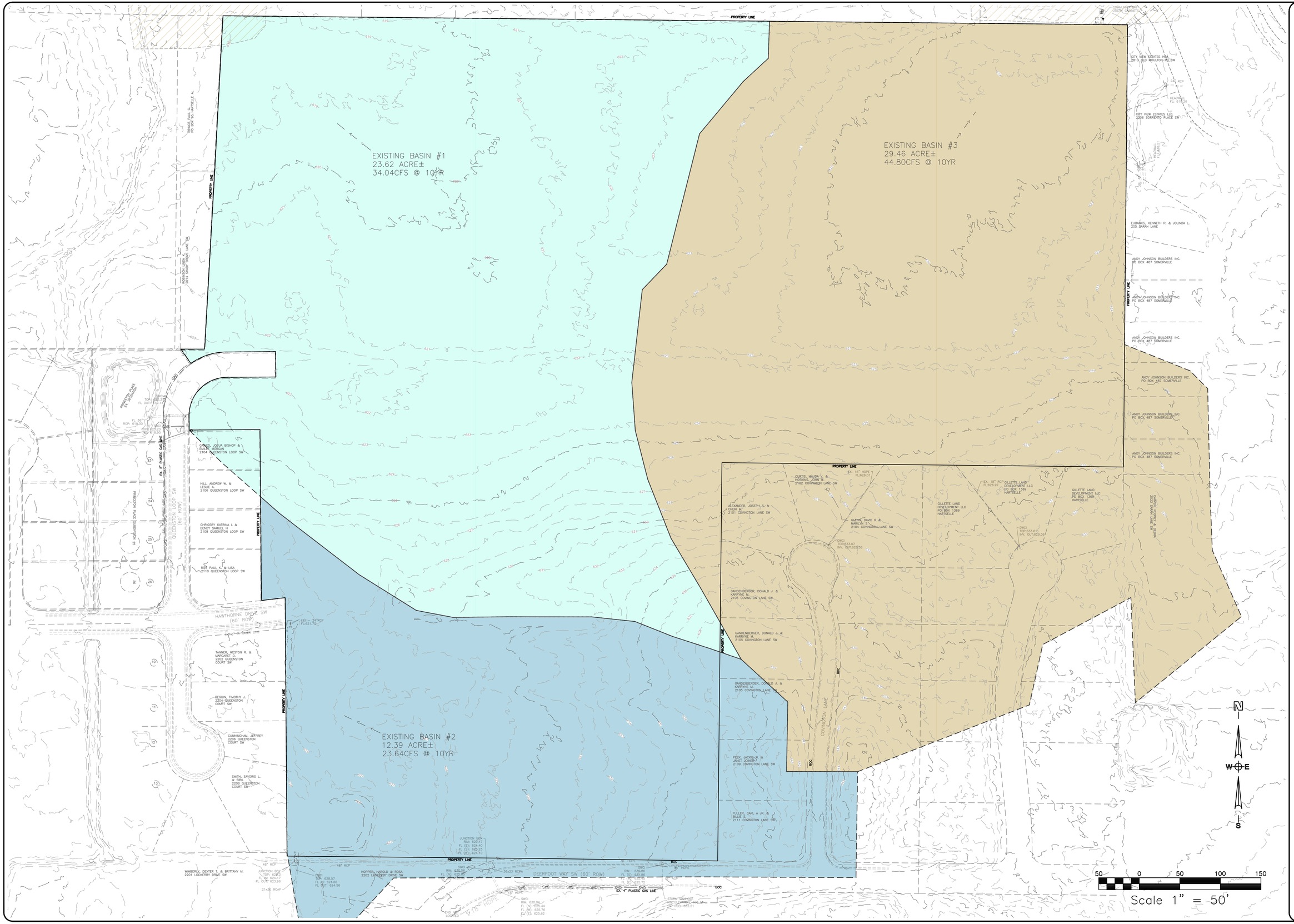
DRAINAGE PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C3.6



PUGH WRIGHT MCANALLY CIVIL ENGINEERS INC.
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-5937
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

EXISTING DRAINAGE BASINS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

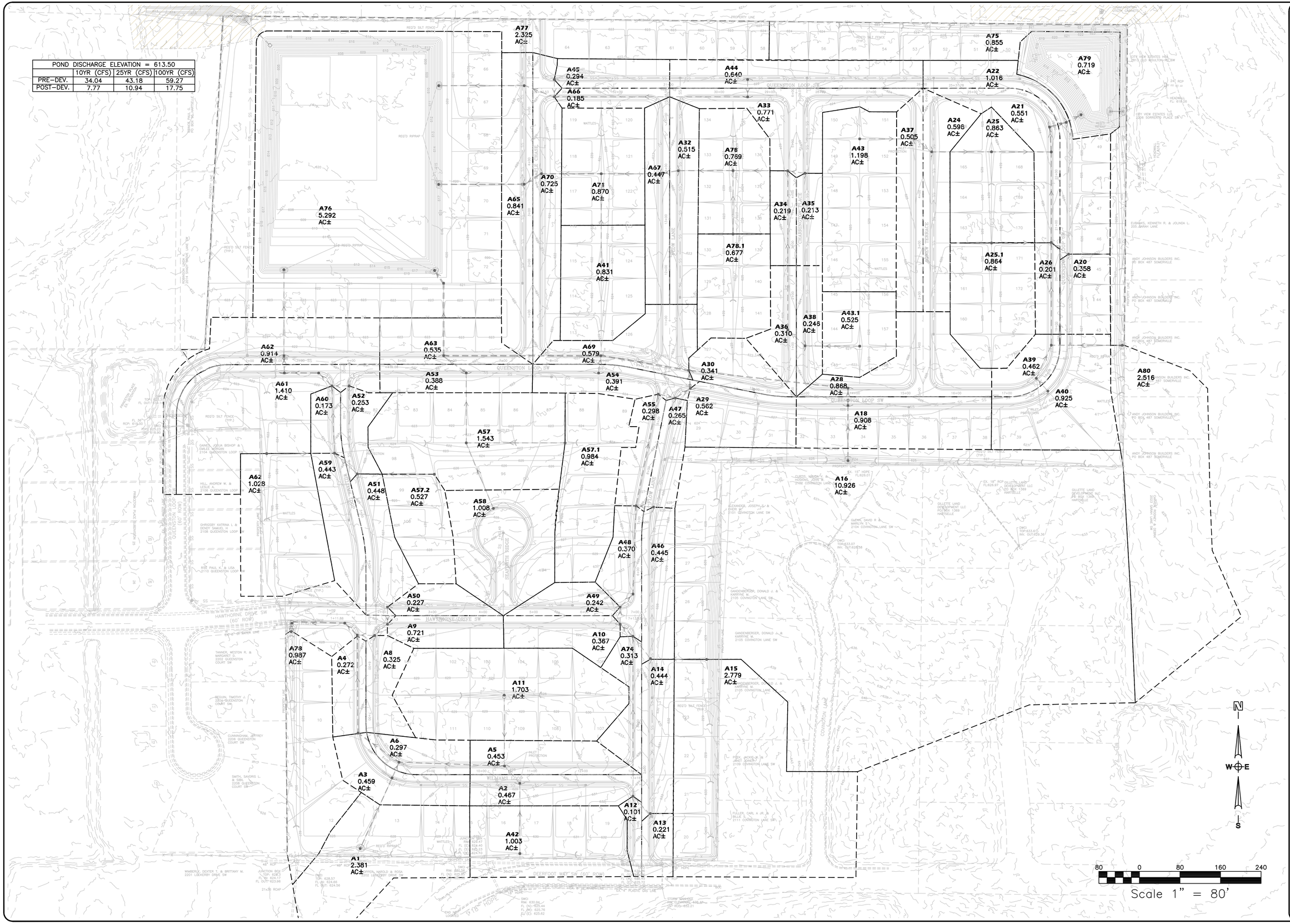
Sign/Seal

ALABAMA LICENSED NO. 30456 PROFESSIONAL 07/02/2024 ENGINEER NATHAN L. TOMBERLIN

Job Number: 686-23

Sheet Number: C3.7

POND DISCHARGE ELEVATION = 613.50			
	10YR (CFS)	25YR (CFS)	100YR (CFS)
PRE-DEV.	34.04	43.18	59.27
POST-DEV.	7.77	10.94	17.75



PUGH WRIGHT MCANALLY INC. CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
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Rev#	Description	Date
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

DEVELOPED DRAINAGE BASINS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal
ALABAMA LICENSED NO. 30456 PROFESSIONAL ENGINEER 07/02/2024 NATHAN L. TOMBERLIN

Job Number: 686-23

Sheet Number: C3.8

SEE SHEET C4.3

SEE SHEET C4.2

SEE SHEET C4.1

80 0 80 160 240

Scale 1" = 80'

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CIVIL ENGINEERS
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

OVERALL SANITARY SEWER PLAN

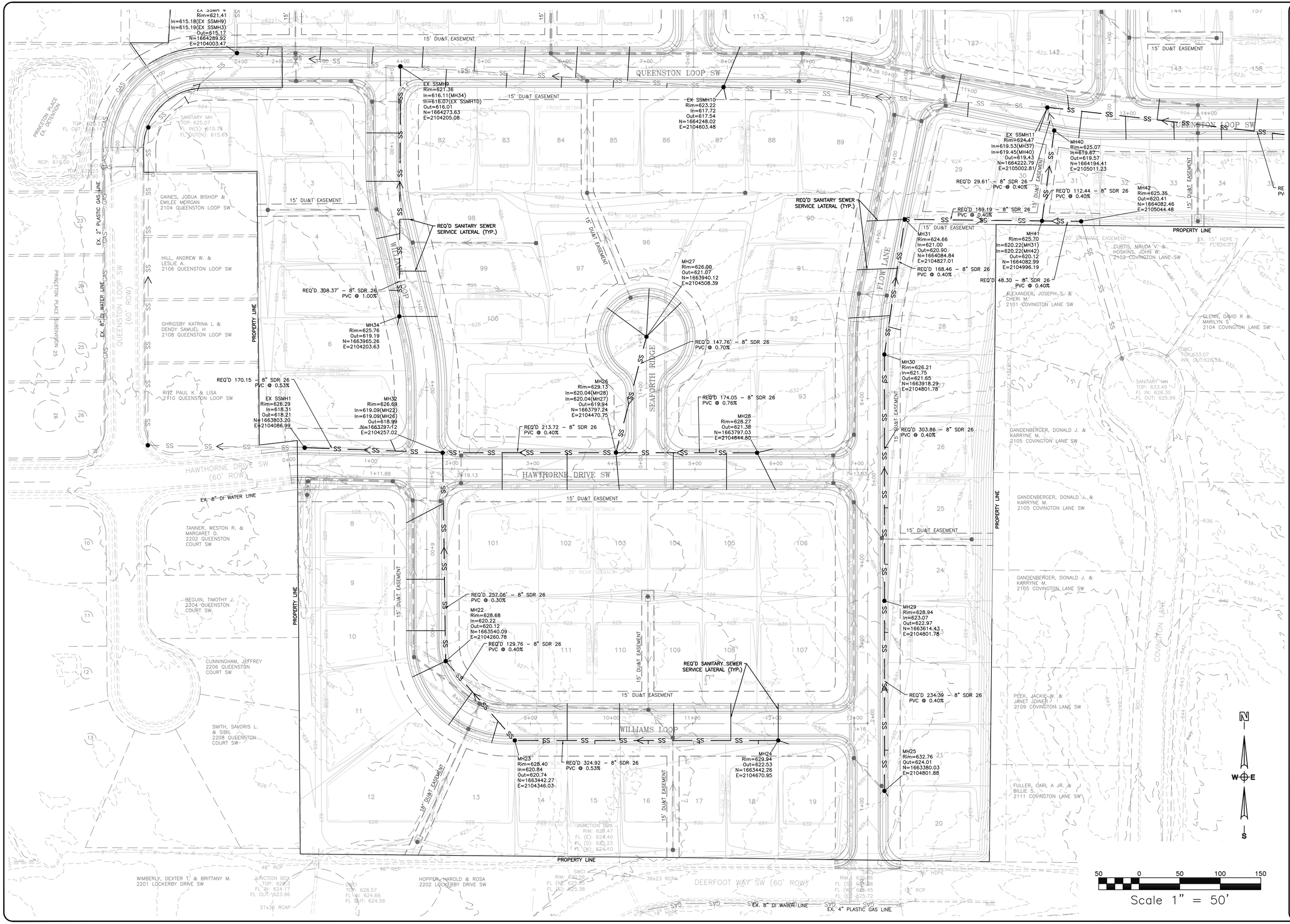
Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal

ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C4.0



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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

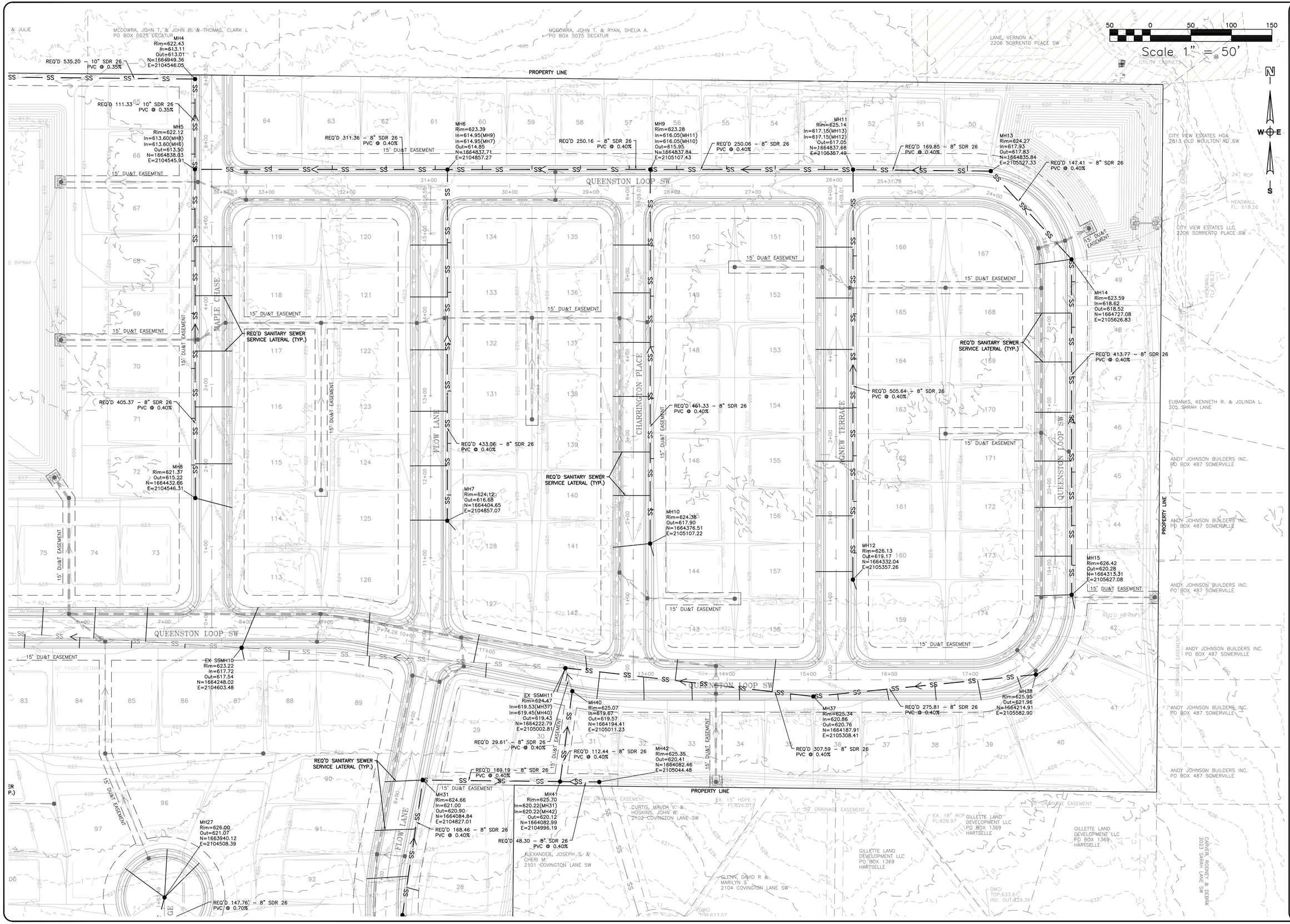
SANITARY SEWER PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C4.1



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Rev#	Description	Date
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

SANITARY SEWER PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

State of Alabama
LICENSE NO. 30456 PROFESSIONAL ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number: 686-23

Sheet Number: C4.2

50 0 50 100 150

Scale 1" = 50'

N

W E

S

EX SSMH
Rim=609.66
In=609.76
Out=609.76
N=1665110.85
E=2103844.32

REQ'D 186.41 – 10" SDR 26
PVC @ 0.35%

REQ'D SSMH
Rim=617.23
In=610.51
Out=610.41
N=1665103.37
E=2104030.58

REQ'D 151.49 – 10" SDR 26
PVC @ 0.35%

REQ'D SSMH
Rim=617.61
In=612.36(EX SSMH5)
In=611.14(MH4)
Out=611.04
N=1664953.17
E=2104010.87

SPANGLER, ASHLEY JOHNSON
2907 OLD MOULTON ROAD

PROPOSED 20' WIDE
DRAINAGE EASEMENT
±0.10 ACRE

COTTINGHAM, CHRISTOPHER & JULIE
2825 OLD MOULTON ROAD

MCDOWRA, JOHN T, & JOHN R & THOMAS, CLARK L
PO BOX 5075 DECATUR

MH4
Rim=622.43
In=613.11
Out=613.01
N=1664949.36
E=2104546.05

REQ'D 535.20 – 10" SDR 26
PVC @ 0.35%

15' DU&T EASEMENT

REQ'D 111.33 10" SDR 26
PVC @ 0.35%

MH5
Rim=622.12
In=613.60(MH8)
In=613.60(MH6)
Out=613.50
N=1664838.03
E=2104545.91

REQ'D 311.36 – 8" SDR 26
PVC @ 0.40%

15' DU&T EASEMENT

PRINCE, PAUL G.
PO BOX 95 HARTSELLE AL

PROPERTY LINE

ROBINSON, LINDA K
2014 SHADY GROVE LANE SW

SANITARY MH
TOP: 620.34
FL IN(S): 613.65
FL OUT(N): 613.55

MAPLE CHASE

REQ'D SANITARY SEWER
SERVICE LATERAL (TYP.)

REQ'D 405.37 – 8" SDR 26
PVC @ 0.40%

MH8
Rim=621.37
Out=615.22
N=1664432.86
E=2104546.31

FLOW LANE

EX SSMH 4
Rim=621.41
In=615.18(EX SSMH9)
In=615.19(EX SSMH3)
Out=615.17
N=1664289.92
E=2104003.47

EX SSMH9
Rim=621.36
In=616.11(MH34)
In=616.07(EX SSMH10)
Out=616.01
N=1664273.63
E=2104205.08

EX SSMH10
Rim=623.22
In=617.72
Out=617.54
N=1664248.02
E=2104603.48

QUEENSTON LOOP SW

PRINCETON PLACE
EX DETENTION

SANITARY MH
TOP: 625.07
FL IN(S): 615.78
FL OUT(N): 615.63

TOP: 621.13 GAS
FL OUT: 617.13 GAS

Rev#	Description	Date
1	..	..
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REVISIONS

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

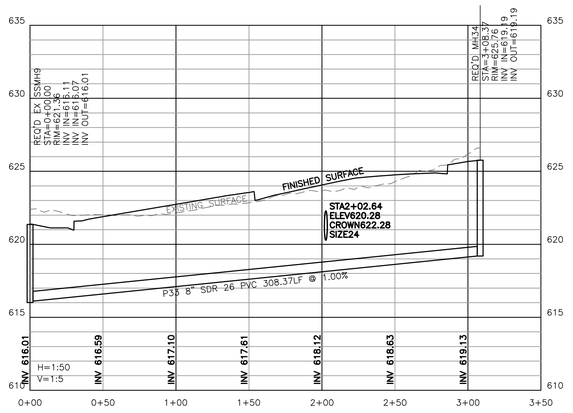
SANITARY SEWER PLAN

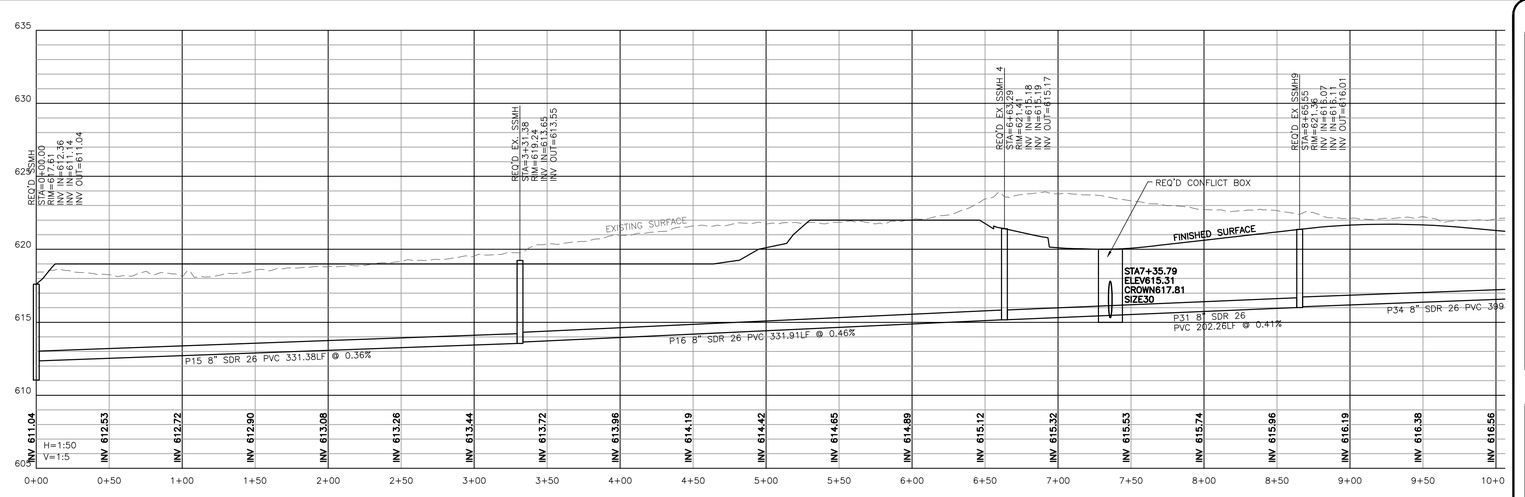
Date: 07/02/2024
Drawn By: GGL
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Scale: 1"=50'

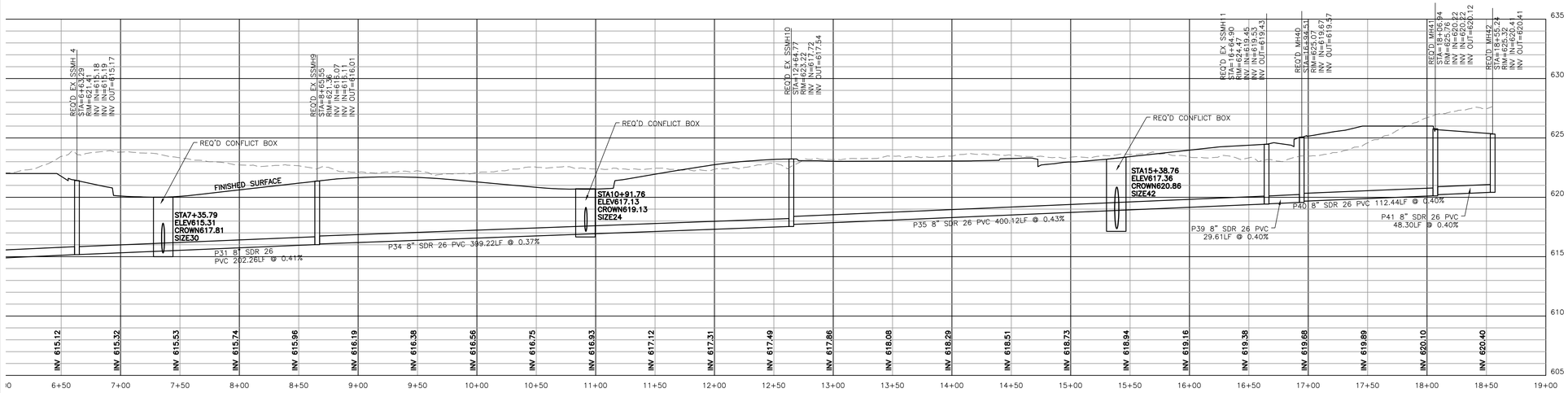
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ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

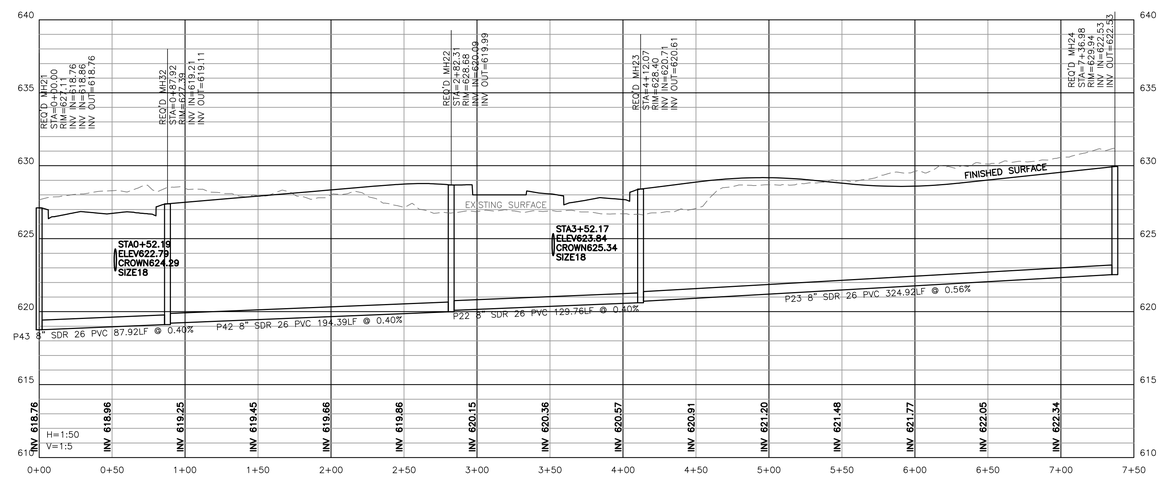
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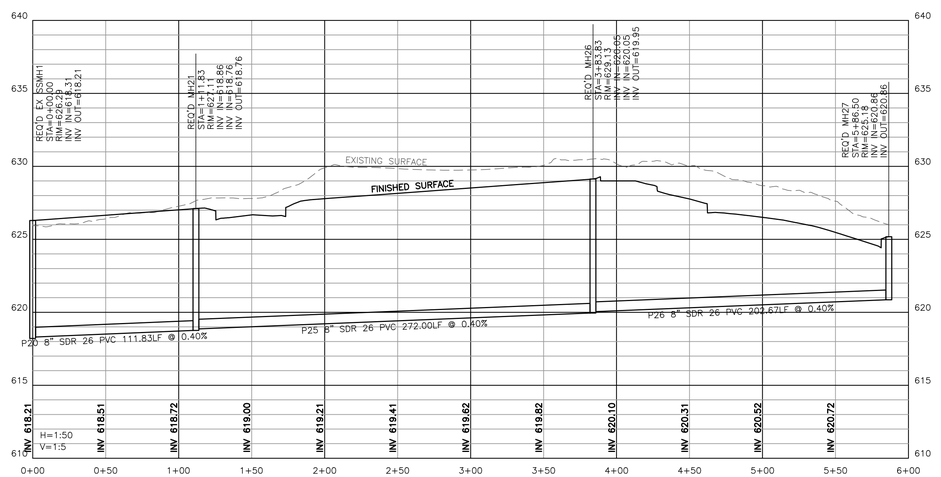
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

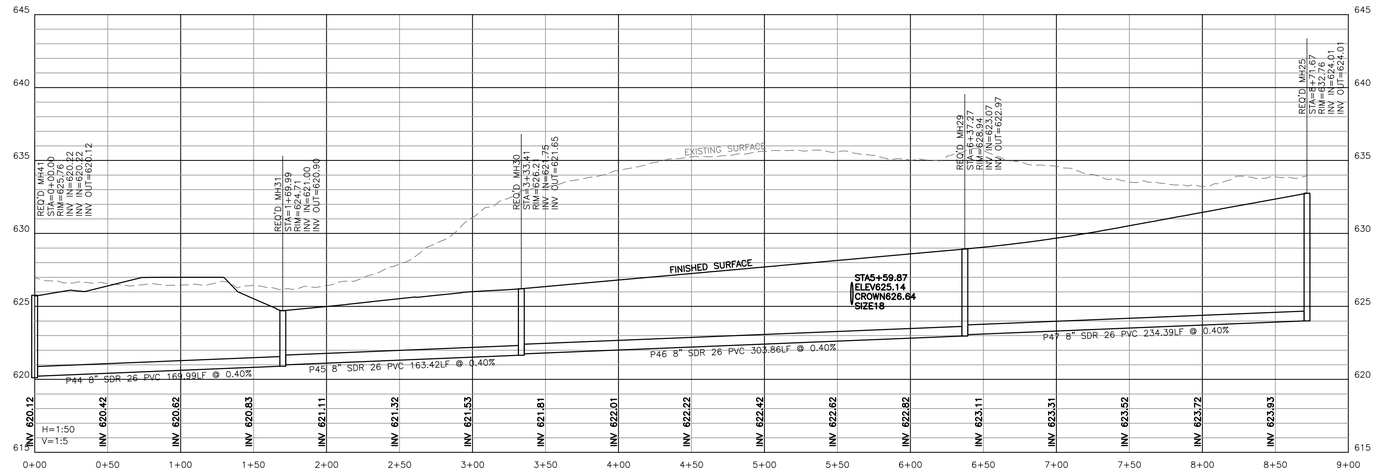
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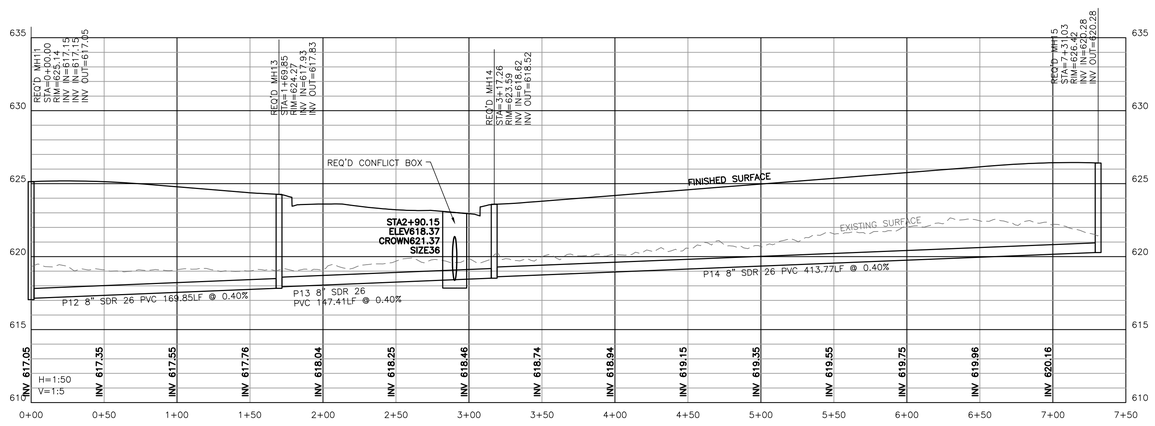
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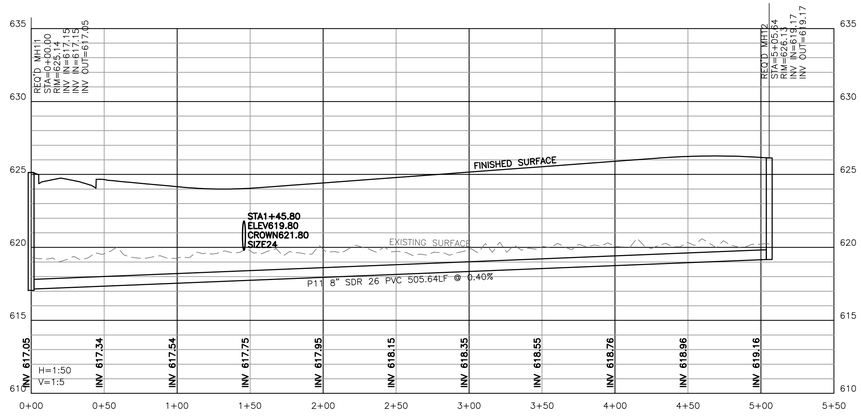
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07/02/2024
ENGINEER
NATHAN L. TOMERLIN

Job Number:
686-23

Sheet Number:
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

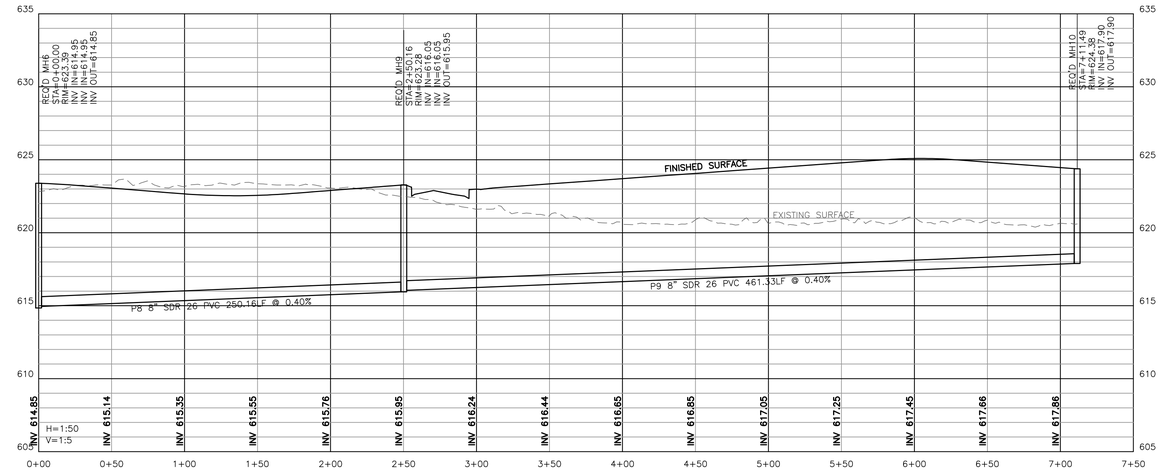
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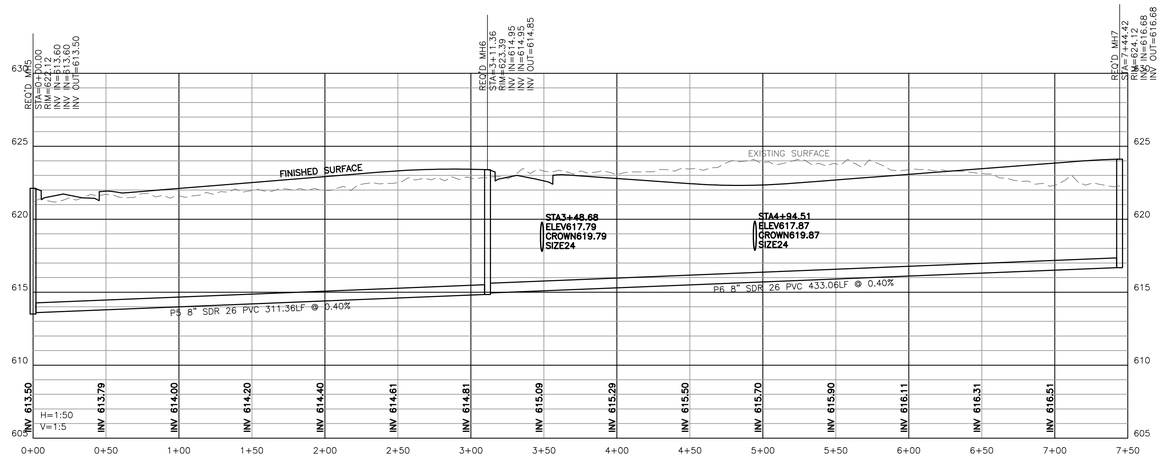
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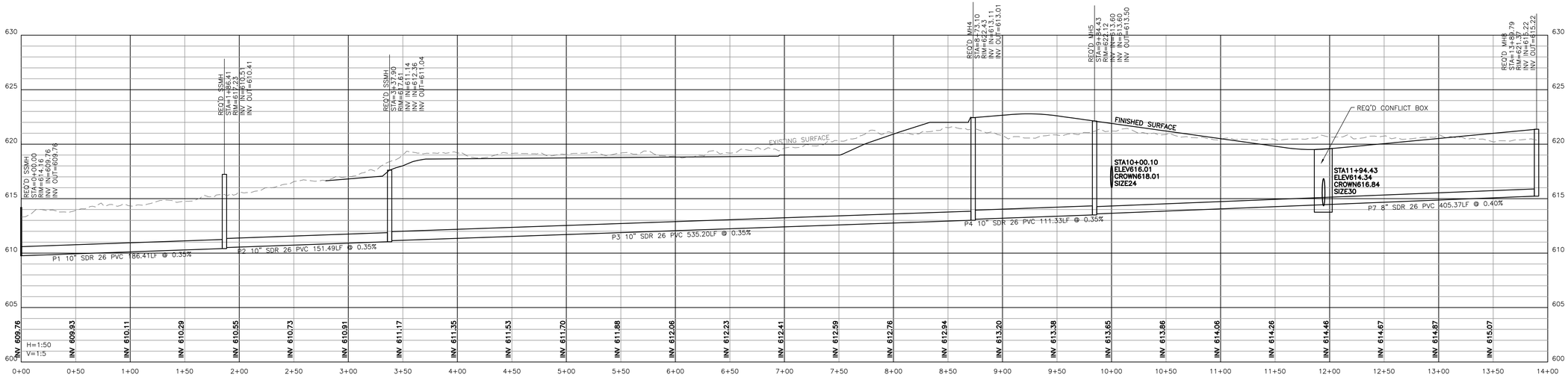
Sign/Seal
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NO. 30456 PROFESSIONAL
07/02/2024 ENGINEER
NATHAN L. TOMERLIN

Job Number:
686-23

Sheet Number:
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

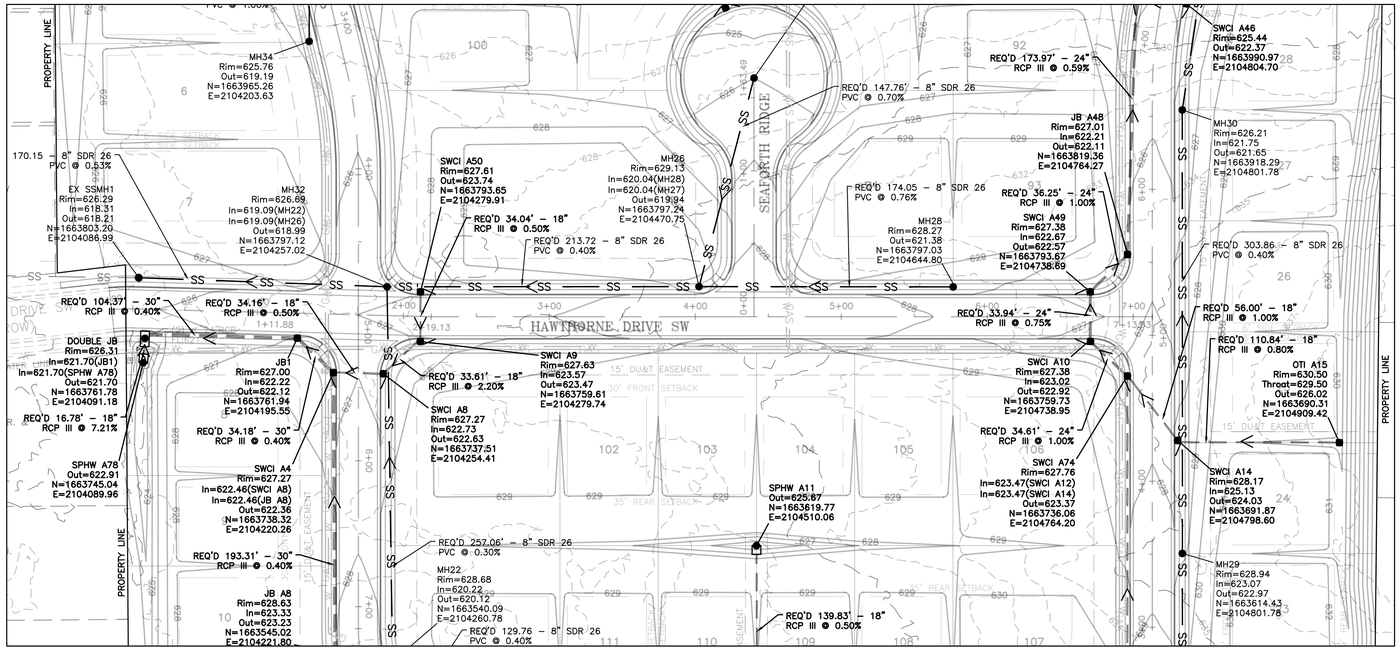
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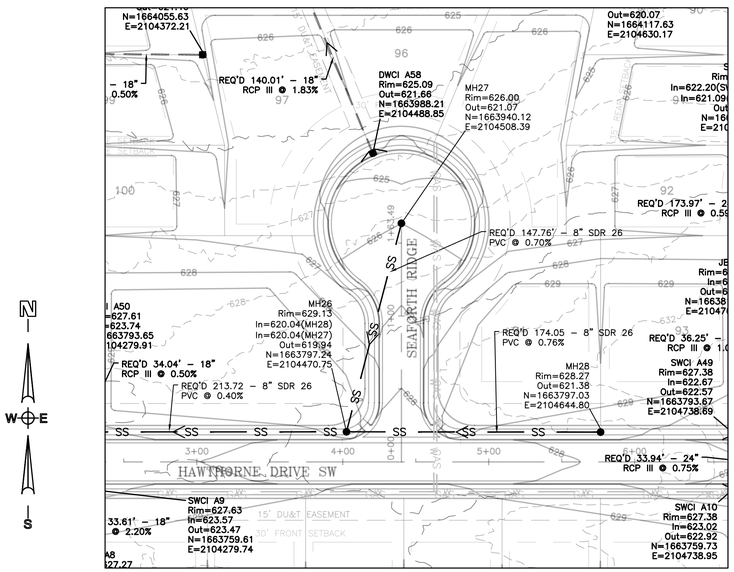
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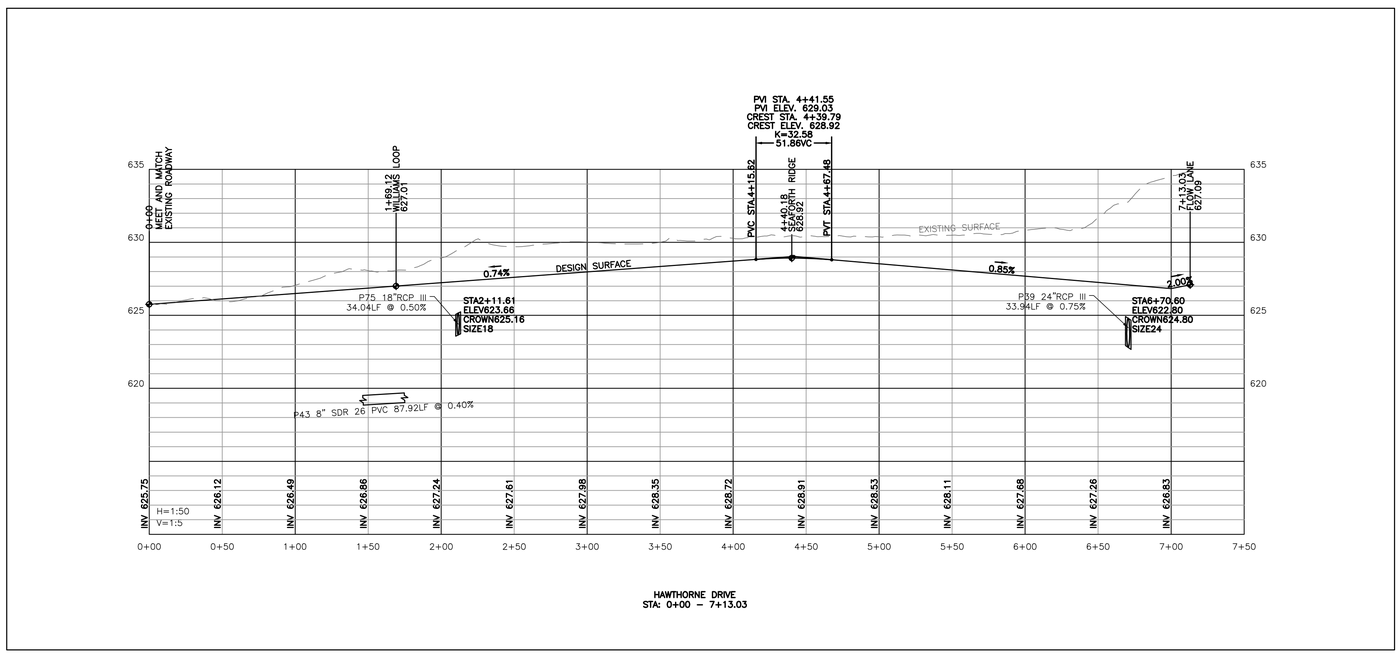
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LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

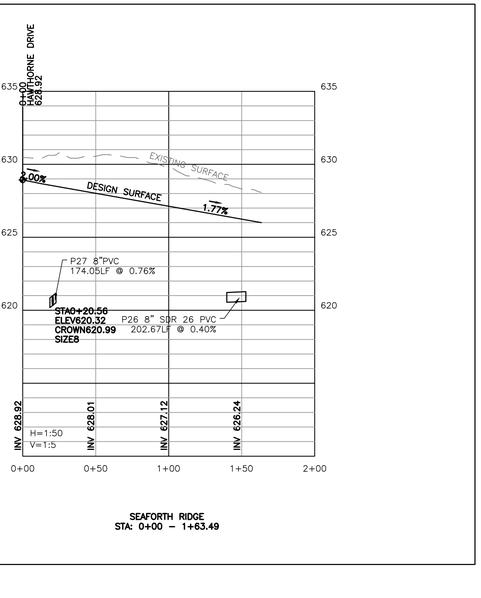
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HAWTHORNE DRIVE
STA: 0+00 – 7+13.03



SEAFORTH RIDGE
STA: 0+00 – 1+63.49

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
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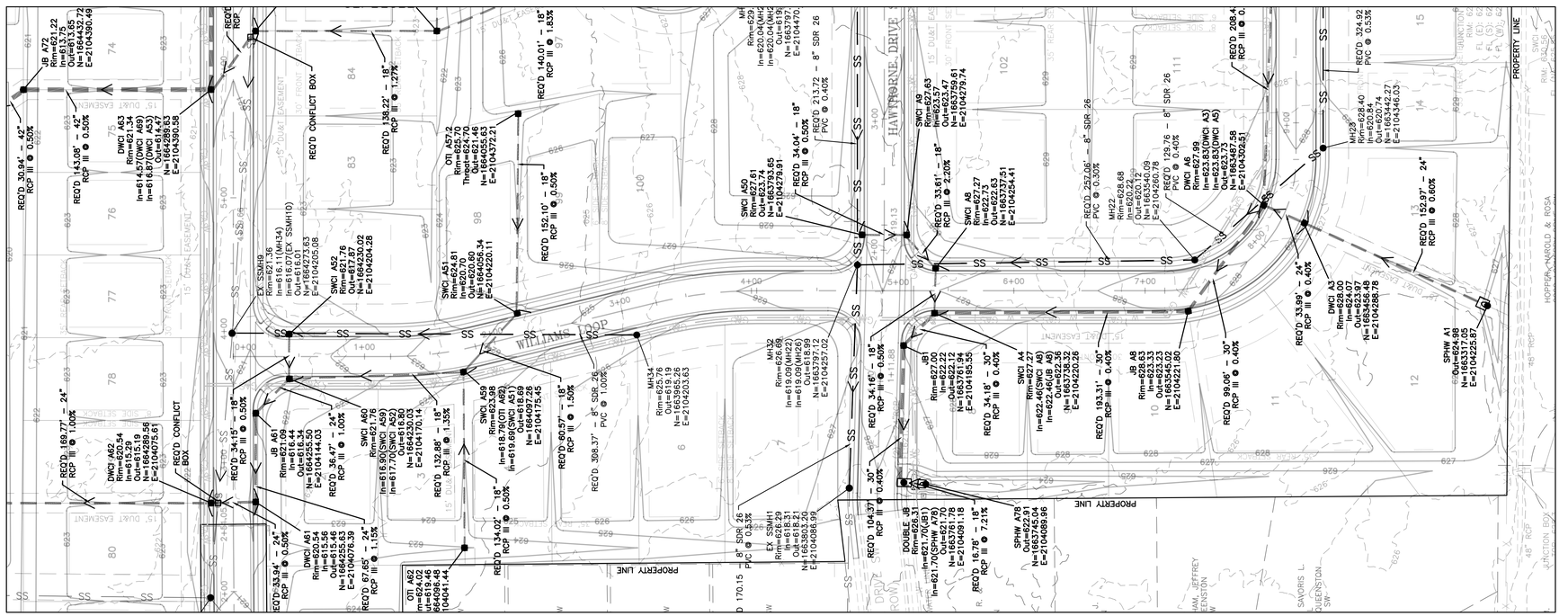
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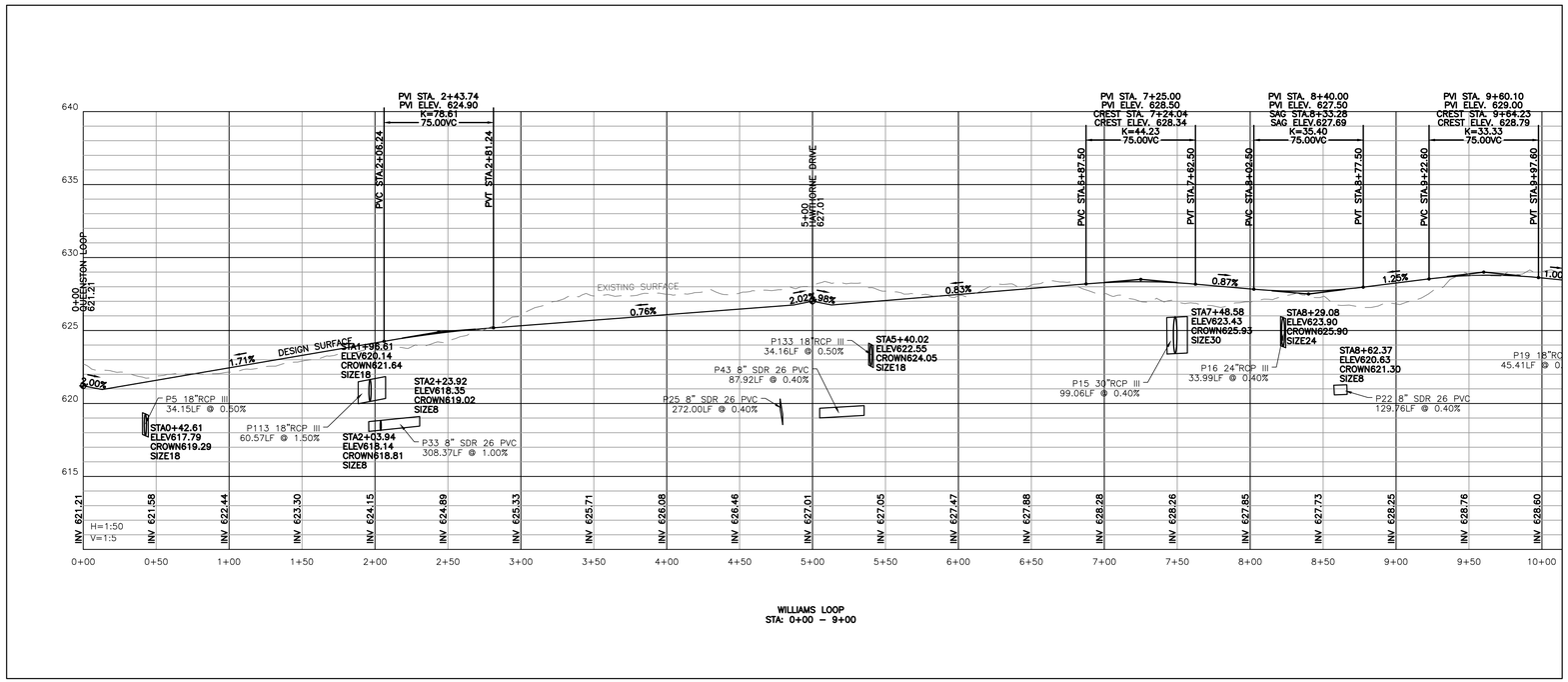
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PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

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Sheet Number:
C5.0





WILLIAMS LOOP
STA: 0+00 – 9+00

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

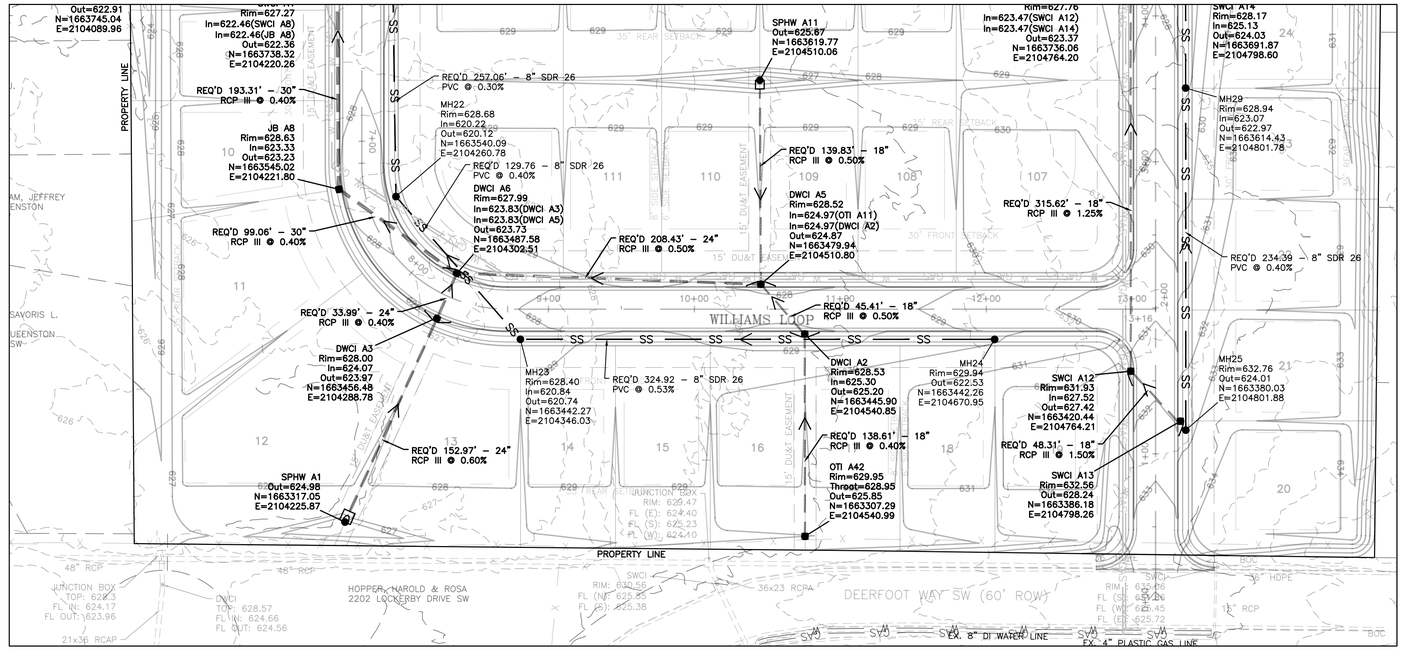
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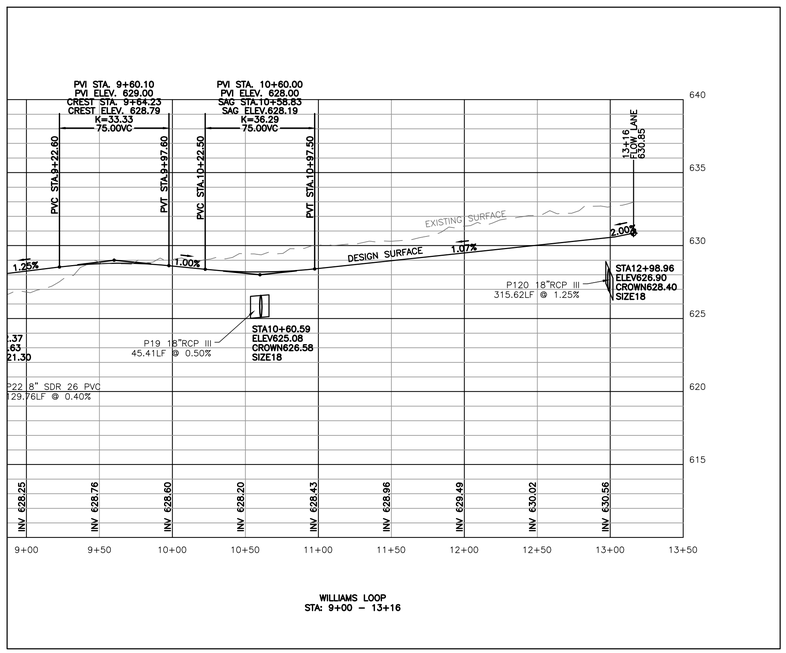
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07/02/2024
NATHAN L. TOMERLIN

Job Number:
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Sheet Number:
C5.1





WILLIAMS LOOP
STA: 9+00 – 13+16

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

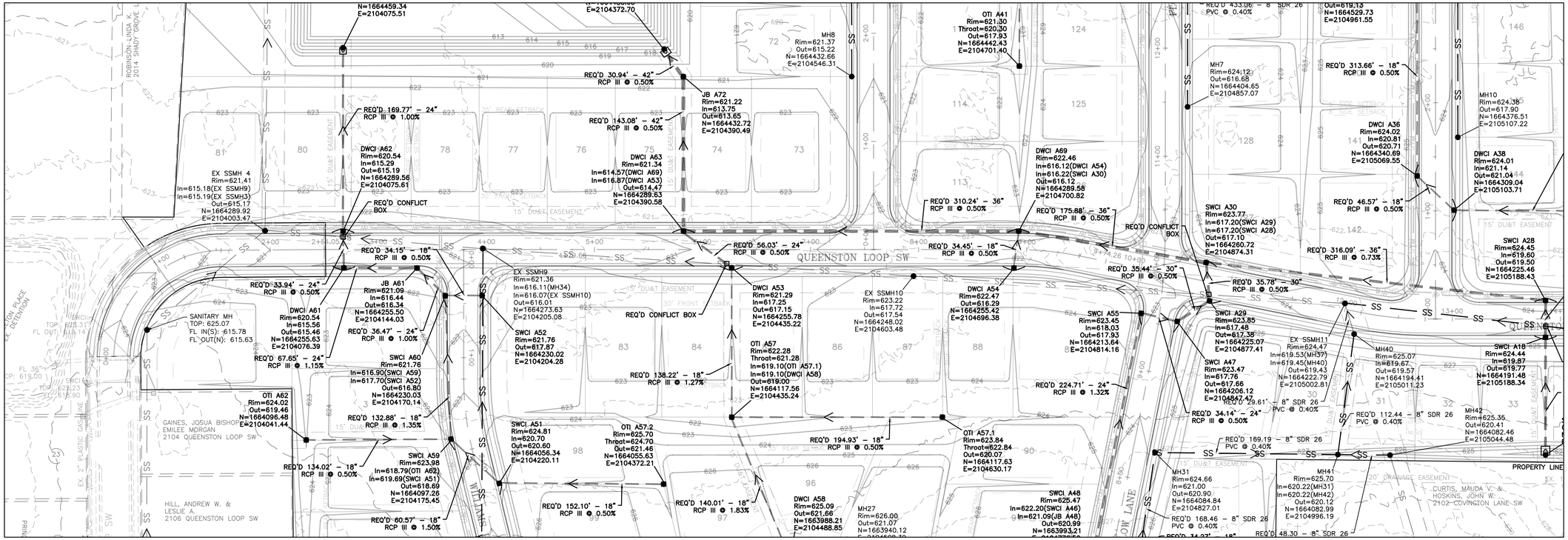
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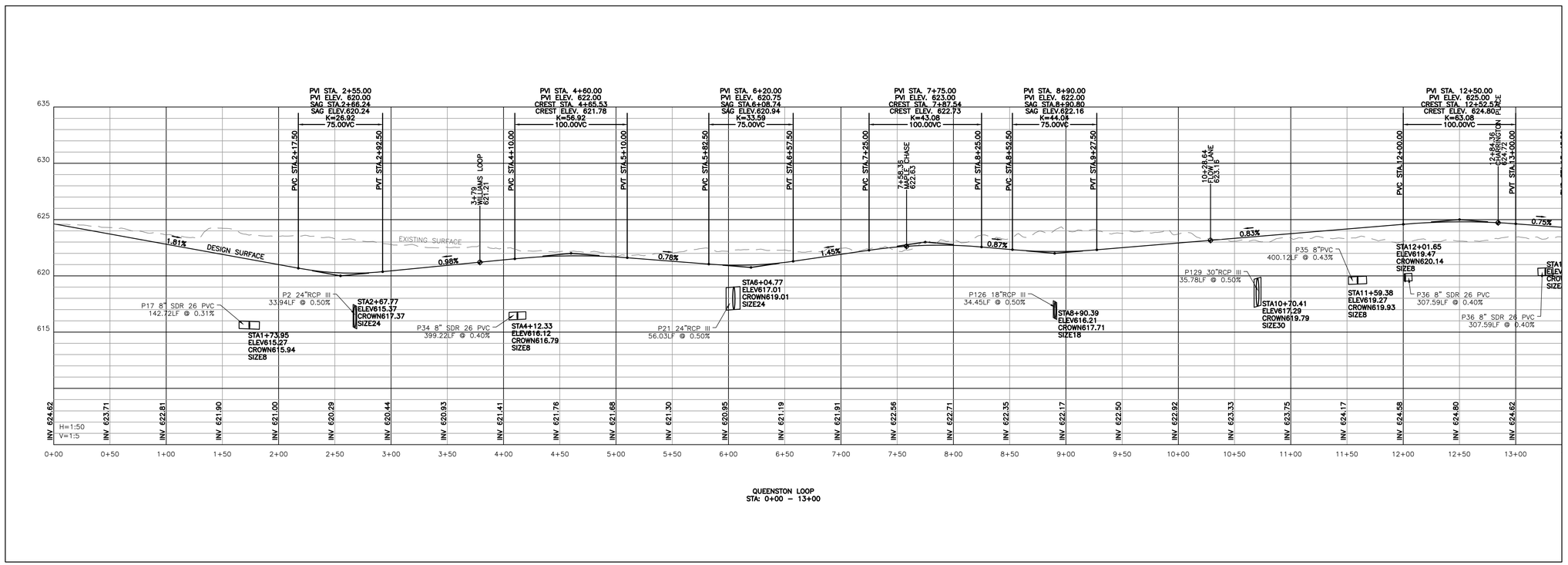
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

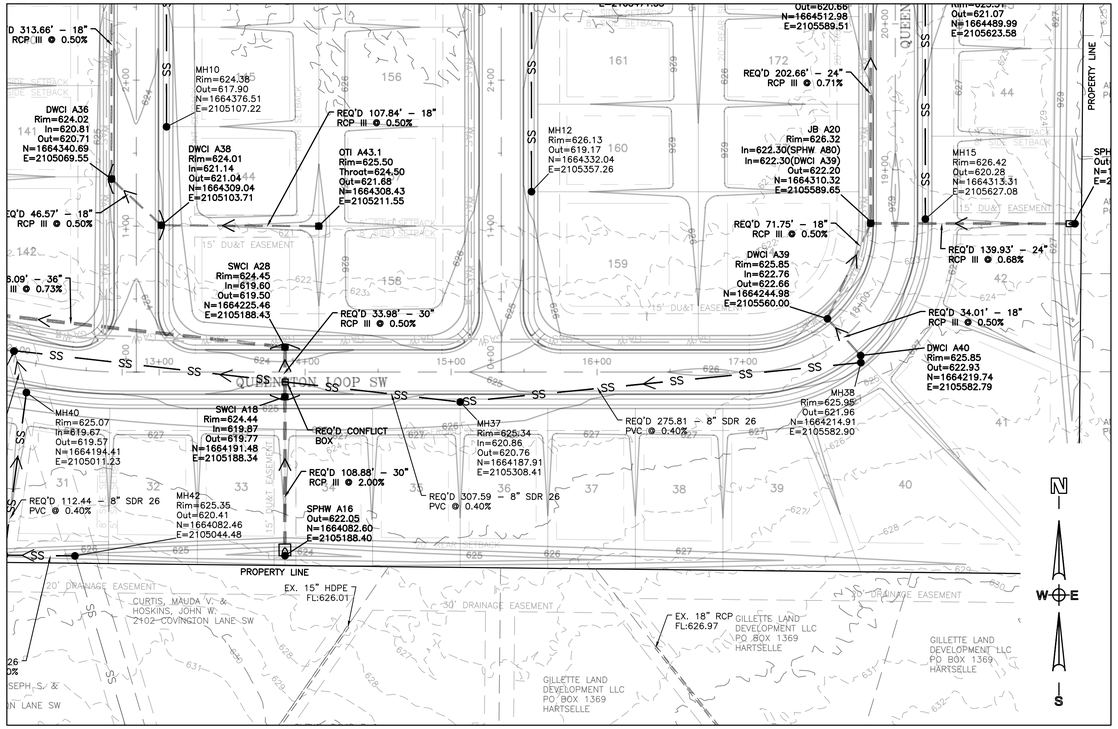
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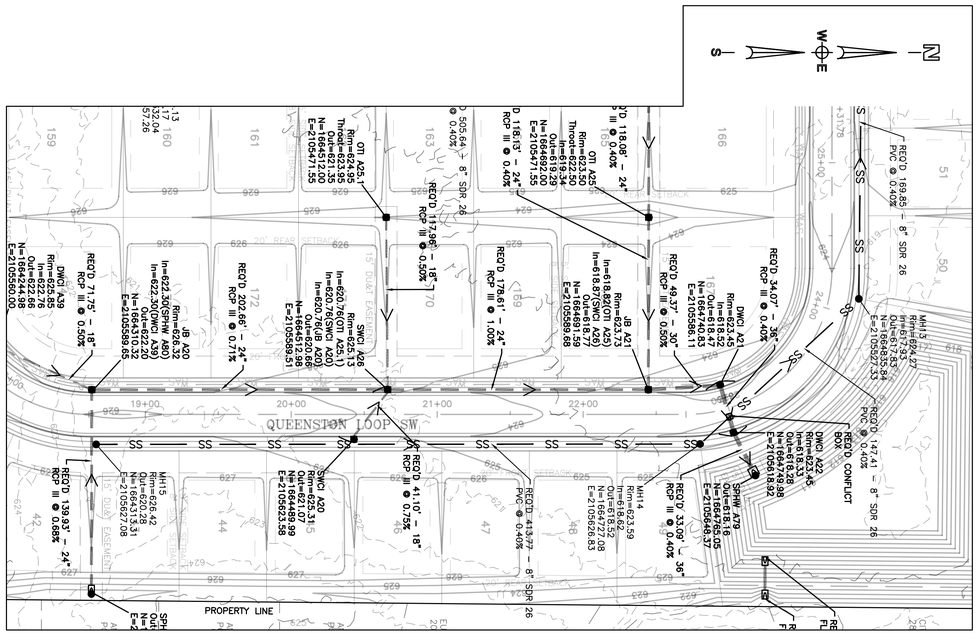
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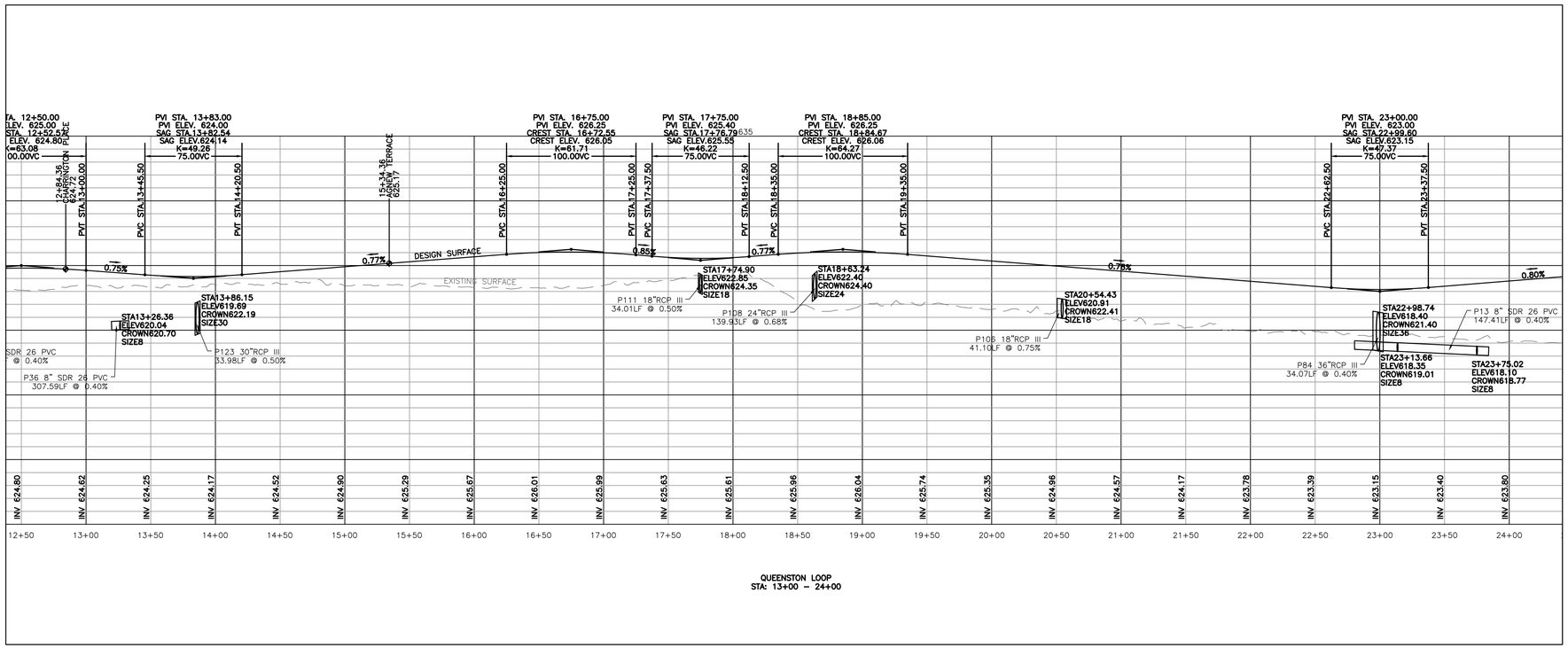
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07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
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QUEENSTON LOOP
STA: 13+00 – 24+00

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

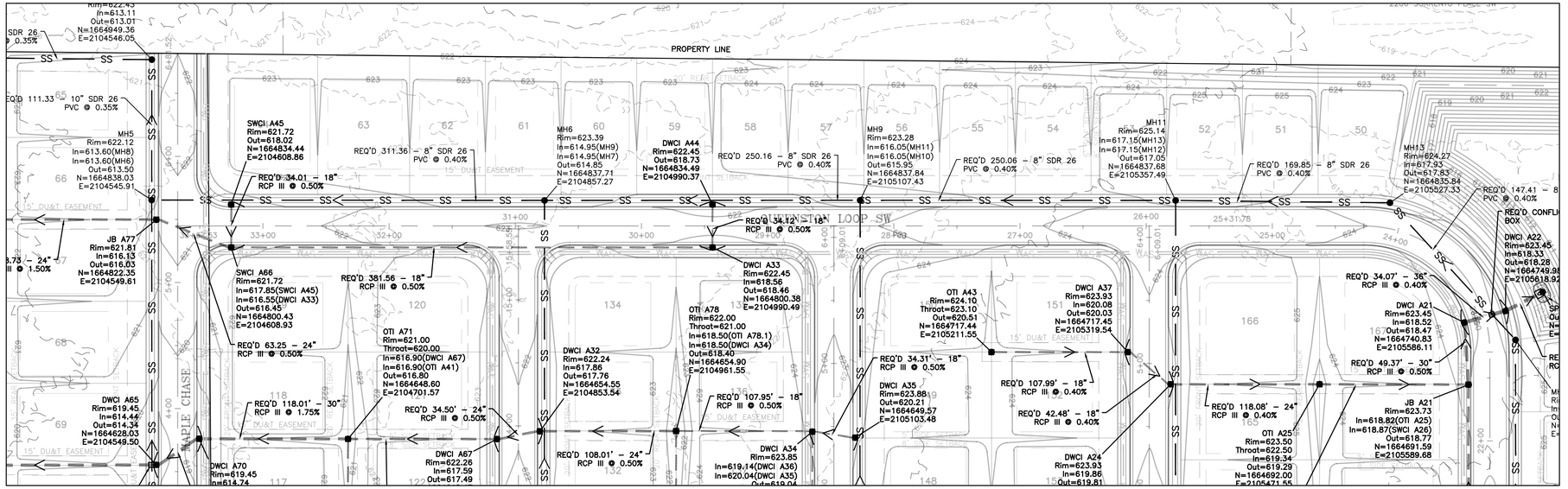
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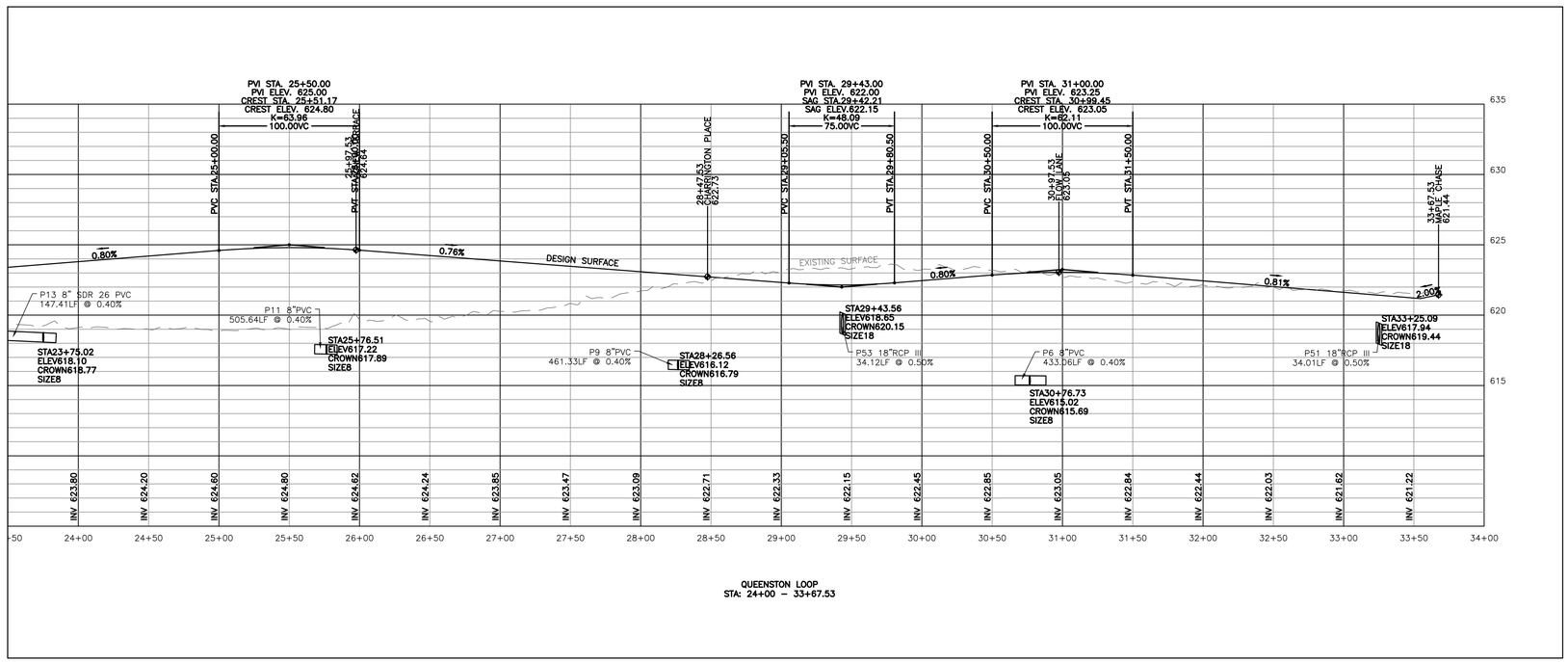
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PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMERLIN

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686-23

Sheet Number:
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QUEENSTON LOOP
STA: 24+00 – 33+67.53

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LIBERTY COMMUNITIES
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SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

QUEENSTON LOOP PLAN AND PROFILE

Date: 07/02/2024
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NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C5.5

FLOW LANE
STA: 0+00 – 10+00

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
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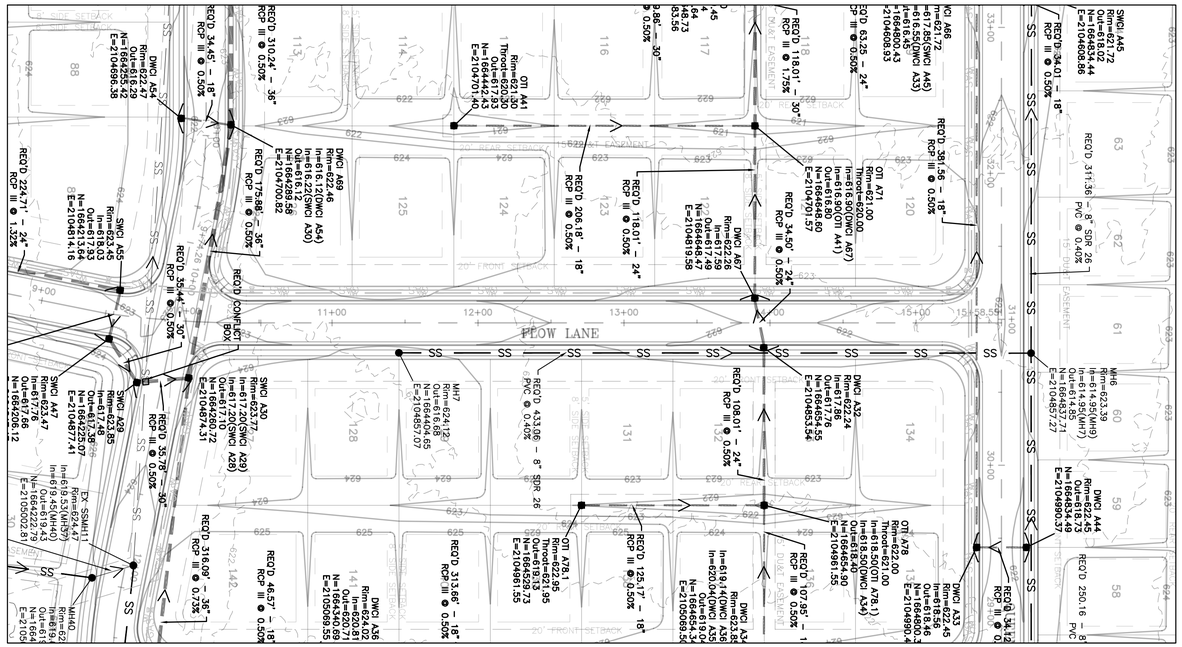
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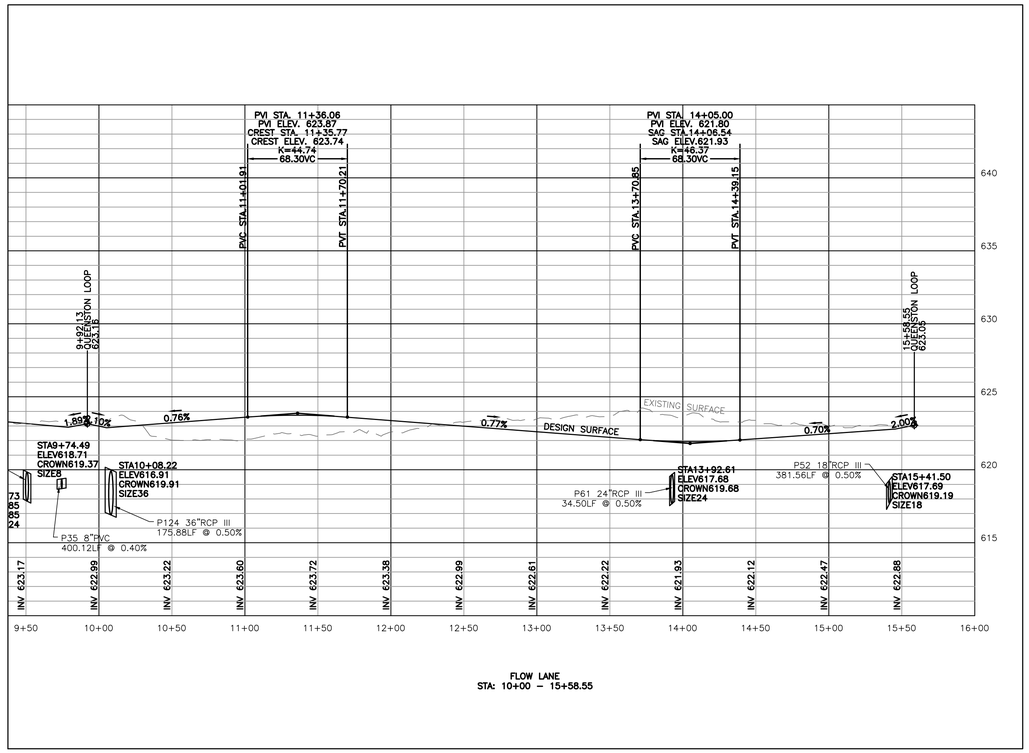
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07/02/2024 ENGINEER
JONATHAN L. TOMERLIN

Job Number:
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Sheet Number:
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FLOW LANE
STA: 10+00 – 15+58.55

N
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FLOW LANE PLAN AND PROFILE

Date: 07/02/2024
Drawn By: GGL
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PRINCETON ESTATES
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MAPLE CHASE PLAN AND PROFILE

Date: 07/02/2024
Drawn By: GGL
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Scale: HOR. 1"=50'
VERT. 1"=5'

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CHARRINGTON PLACE
STA: 0+00 – 6+09.01

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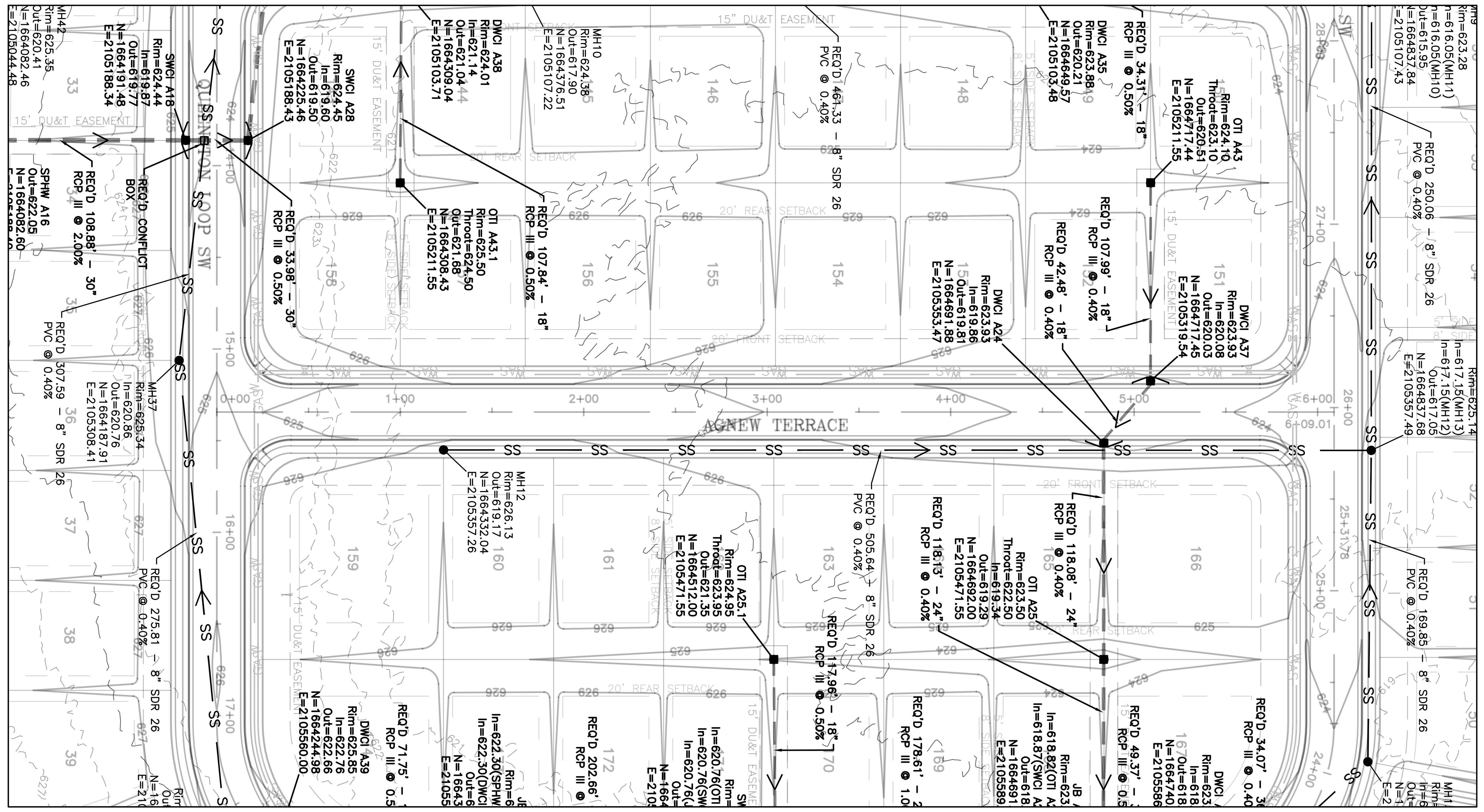
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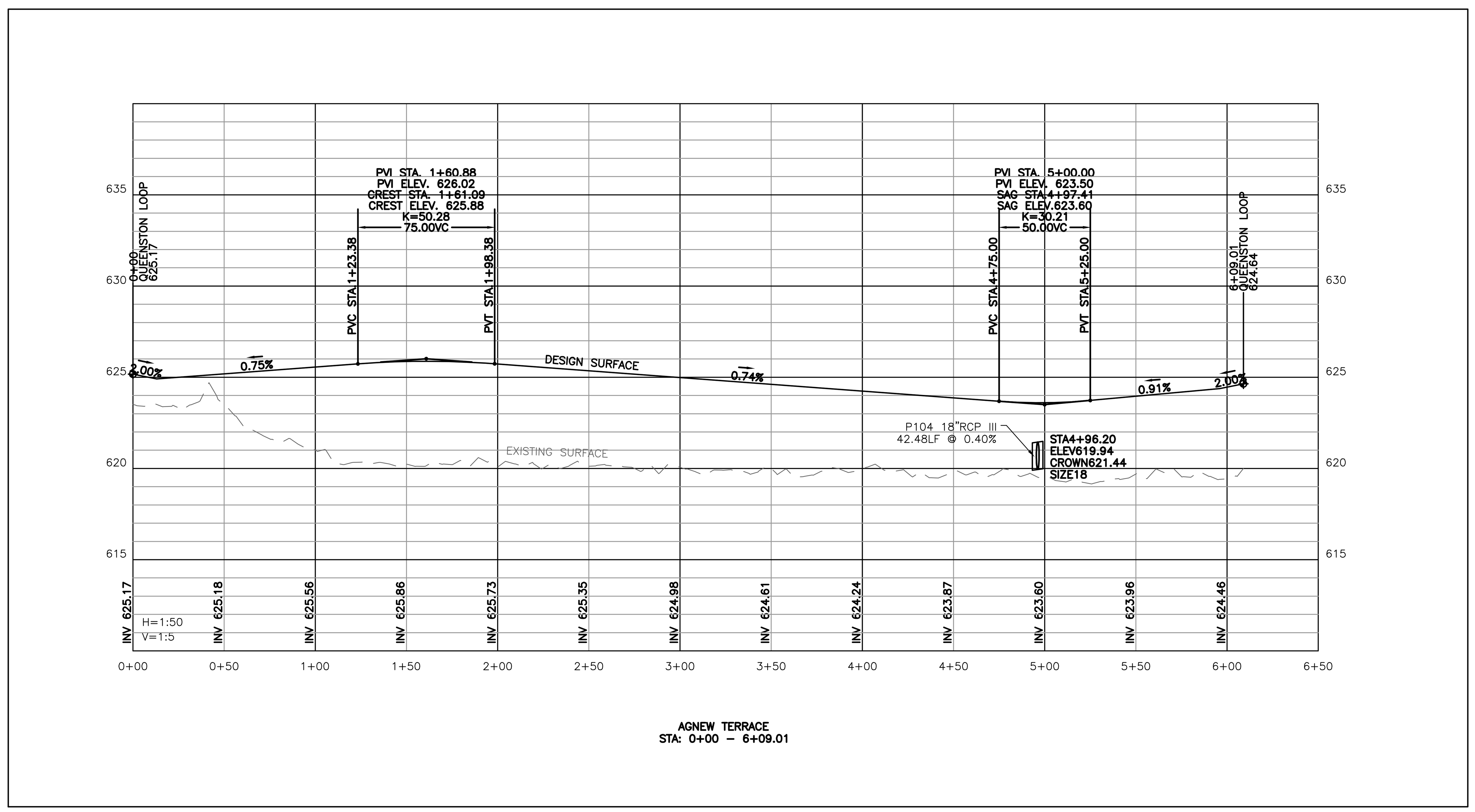
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PRINCETON ESTATES
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AGNEW TERRACE PLAN AND PROFILE

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
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Sheet Number: C5.10

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

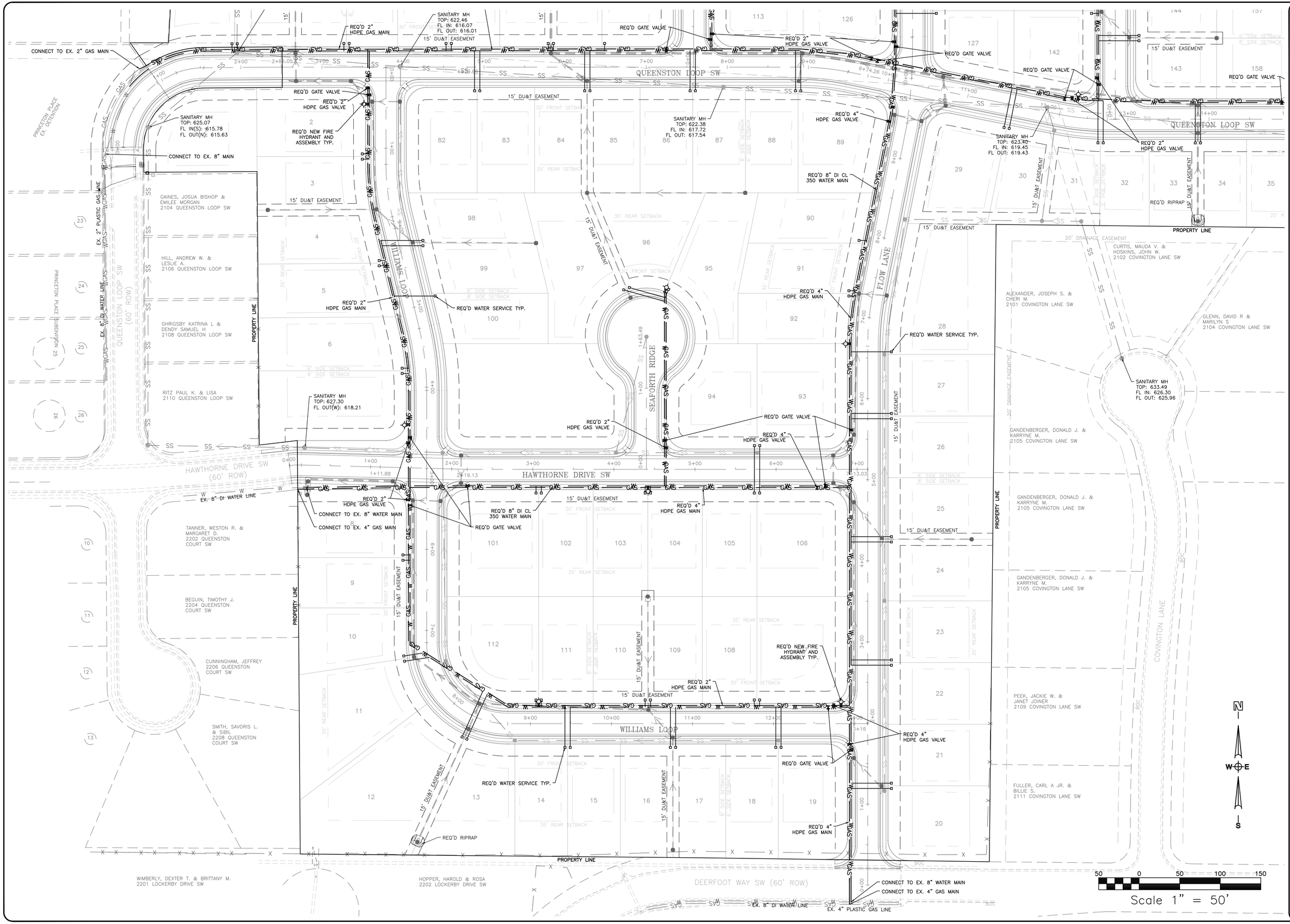
OVERALL WATER AND GAS DISTRIBUTION PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal
ALABAMA
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C6.0



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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

WATERAND GAS DISTRIBUTION PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
STATE OF ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C6.1

Scale 1" = 50'

50 0 50 100 150

& JULIE

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

MCDOWRA, JOHN T. & RYAN, SHELIA A.
PO BOX 5075 DECATUR

LANE, VERNON A.
2206 SORRENTO PLACE SW

COMMUNICATION UTILITY CABINETS

PROPERTY LINE

REQ'D PLUG AND CROSS KICKER

REQ'D GATE VALVE

REQ'D WATER SERVICE TYP.

REQ'D 8" DI CL 350 WATER MAIN

REQ'D 2" HDPE GAS VALVE

REQ'D 2" HDPE GAS MAIN

REQ'D NEW FIRE HYDRANT AND ASSEMBLY TYP.

REQ'D 4" HDPE GAS VALVE

REQ'D 4" HDPE GAS MAIN

15' DU&T EASEMENT

QUEENSTON LOOP SW

MAPLE CHASE

FLOW LANE

CHARRINGTON PLACE

AGNEW TERRACE

SANITARY MH
TOP: 622.38
FL IN: 617.72
FL OUT: 617.54

SANITARY MH
TOP: 623.40
FL IN: 619.45
FL OUT: 619.43

SERVICE TYP.

CITY VIEW ESTATES HOA
2813 OLD MOULTON RD SW

CITY VIEW ESTATES LLC
2206 SORRENTO PLACE SW

EUBANKS, KENNETH R. & JOLINDA L.
205 SARAH LANE

ANDY JOHNSON BUILDERS INC.
PO BOX 487 SOMERVILLE

CURTIS, MAUDA V. & HOSKINS, JOHN W.
2102 COVINGTON LANE SW

ALEXANDER, JOSEPH S. & CHERI M.
2101 COVINGTON LANE SW

GLENN, DAVID R & MARILYN S
2104 COVINGTON LANE SW

GILLETTE LAND DEVELOPMENT LLC
PO BOX 1369
HARTSELLE

CARVER, RODNEY & DEBRA
2023 SARAH LANE SW

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

WATER AND GAS DISTRIBUTION PLAN

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Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C6.2

50 0 50 100 150

Scale 1" = 50'

N

W E

S

SANITARY MH
TOP: 614.16
FL IN(S): 610.05
FL OUT(N): 609.66

SANITARY MH
TOP: 617.23
FL IN(S): 610.50
FL OUT(N): 610.35

SPANGLER, ASHLEY JOHNSON
2907 OLD MOULTON ROAD

PROPOSED 20' WIDE
DRAINAGE EASEMENT
±0.10 ACRE

SANITARY MH
TOP: 619.03
FL IN(S): 612.36
FL OUT(N): 612.25

COTTINGHAM, CHRISTOPHER & JULIE
2825 OLD MOULTON ROAD

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

REQ'D PLUG AND CROSS KICKER

15' DU&T EASEMENT

REQ'D GATE VALVE

REQ'D 2" HDPE GAS VALVE

REQ'D WATER SERVICE TYP.

REQ'D 8" DI CL 350 WATER MAIN

REQ'D 2" HDPE GAS MAIN

REQ'D NEW FIRE HYDRANT AND ASSEMBLY TYP.

PRINCE PAUL G.
PO BOX 95 HARTSELLE AL

PROPERTY LINE

ROBINSON LINDA K.
2014 SHADY GROVE LANE SW

SANITARY MH
TOP: 620.24
FL IN(S): 613.65
FL OUT(N): 613.55

SANITARY MH
TOP: 624.42
FL IN(E): 615.19
FL IN(S): 615.18
FL IN(W): 615.18
FL OUT(N): 615.17

SANITARY MH
TOP: 622.46
FL IN: 616.07
FL OUT: 616.01

CONNECT TO EX. 2" GAS MAIN

SANITARY MH
TOP: 625.07
FL IN(S): 615.78
FL OUT(N): 615.63

SANITARY MH
TOP: 622.38
FL IN: 617.72
FL OUT: 617.54

REQ'D 4" HDPE GAS VALVE

MAPLE CHASE

FLOW LANE

QUEENSTON LOOP SW

PRINCETON PLACE
EX. DETENTION

65 66 67 68 69 70 71 72 64 63 62 61 119 120 118 121 117 122 116 123 115 124 125 113 126 81 80 78 77 76 75 74 73 2 82 83 84 85 86 87 88

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PRINCETON ESTATES
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SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

WATER AND GAS DISTRIBUTION PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal

ALABAMA LICENSED NO. 30456 PROFESSIONAL ENGINEER NATHAN L. TOMBERLIN 07/02/2024

Job Number:
686-23

Sheet Number:
C6.3

PUGH WRIGHT MCANALLY CIVIL ENGINEERS INC.

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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

HYDRANT RADIUS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=80'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
NATHAN L. TOMBERLIN

Job Number:
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Sheet Number:
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PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

OVERALL EROSION CONTROL PLAN

Date: 07/02/2024
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Scale: 1"=80'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
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PRINCETON ESTATES
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SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

EROSION CONTROL PLAN

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=50'

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBLIN

Job Number:
686-23

Sheet Number:
C7.1

Scale 1" = 50'

REQ'D SILT FENCE (TYP.)

INLET PROTECTION

WATTLES

REQ'D RIPRAP

SANITARY MH
TOP: 622.38
FL IN: 617.72
FL OUT: 617.54

SANITARY MH
TOP: 623.40
FL IN: 619.45
FL OUT: 619.43

QUEENSTON LOOP SW

CHARRINGTON PLACE

FLOW LANE

ANDREW TERRACE

PROPERTY LINE

20' REAR SETBACK

20' FRONT SETBACK

15' DU&T EASEMENT

20' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

MCDOWRA, JOHN T. & RYAN, SHELIA A.
PO BOX 5075 DECATUR

LANE, VERNON A.
2206 SORRENTO PLACE SW

COMMUNICATION UTILITY CABINETS

CITY VIEW ESTATES HOA
2813 OLD MOULTON RD SW

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ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C7.2

50 0 50 100 150

Scale 1" = 50'

N

W E

S

PROPOSED 20' WIDE DRAINAGE EASEMENT ±0.10 ACRE

SPANGLER, ASHLEY JOHNSON
2907 OLD MOULTON ROAD

COTTINGHAM, CHRISTOPHER & JULIE
2825 OLD MOULTON ROAD

MCDOWRA, JOHN T. & JOHN R. & THOMAS, CLARK L
PO BOX 5075 DECATUR

PRINCE PAUL G.
PO BOX 95 HARTSELLE AL

ROBINSON LINDA K
2014 SHADY GROVE LANE SW

PROPERTY LINE

REQ'D RIPRAP

REQ'D SILT FENCE (TYP.)

15' DU&T EASEMENT

INLET PROTECTION

WATTLES

REQ'D 2" HDPE GAS MAIN

REQ'D 2" HDPE GAS VALVE

CONNECT TO EX. 2" GAS MAIN

PRINCETON PLACE EX. DETENTION

QUEENSTON LOOP SW

MAPLE CHASE

35' REAR SETBACK

30' FRONT SETBACK

6' SIDE SETBACK
8' SIDE SETBACK

5' SIDE SETBACK
8' SIDE SETBACK

20' REAR SETBACK

26' FRONT SETBACK

4±79.66

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DECATUR, MORGAN COUNTY, ALABAMA

EROSION CONTROL PLAN

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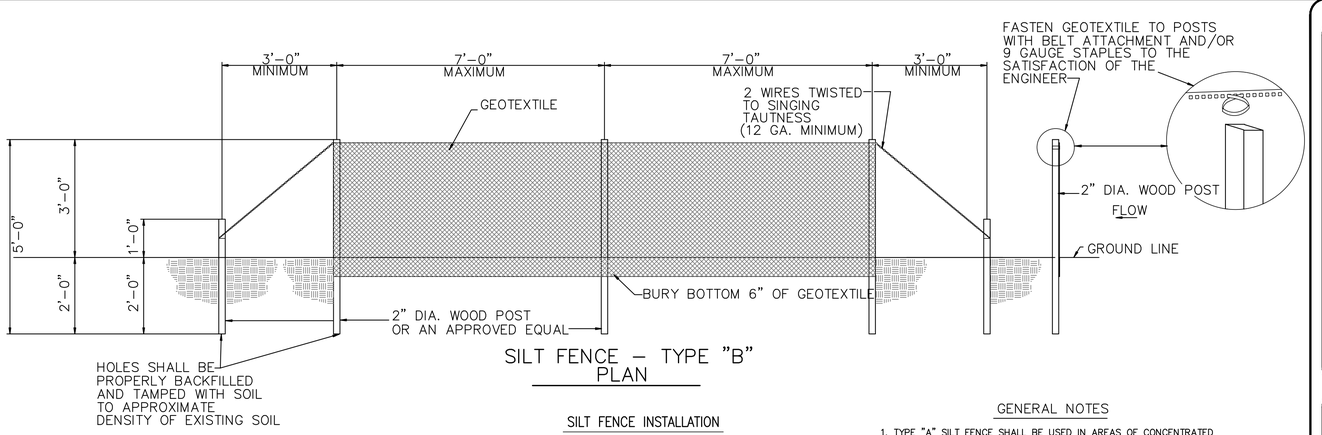
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C7.3

EROSION CONTROL PLAN (ECP) NOTES

1. THIS ECP PLAN IS INTENDED FOR THE PURPOSE OF PREVENTING SOIL FROM LEAVING THE SITE. THIS PLAN IS A MINIMUM THAT MUST BE IN PLACE BEFORE ANY CONSTRUCTION BEGINS.
2. FULL IMPLEMENTATION AND CONTINUED MAINTENANCE OF EFFECTIVE STRUCTURAL AND NON-STRUCTURAL COMPONENTS ARE REQUIRED TO BE DONE ON A WEEKLY BASIS BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE A RAIN GAGE ON SITE AND SHALL RECORD DAILY RAINFALL TOTALS.
3. ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM) MAY DIRECT THE CONTRACTOR AT ANY TIME TO ADD OR TAKE AWAY FROM THIS DESIGNED ECP. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
4. ANY CONSTRUCTION IN PROXIMITY OF ANY STATE WATERS, (STREAMS, CREEKS, RIVERS OR LAKES) REQUIRE PRECONSTRUCTION WATER SAMPLES TO ENSURE TURBIDITY OF THOSE WATERS DURING CONSTRUCTION ARE NOT ELEVATED MORE THAN A 50 NTU CHANGE ABOVE BACKGROUND (UPSTREAN TO DOWNSTREAM) OR CANNOT CAUSE A TURBIDITY CHANGE WHICH RESULTS IN "SUBSTANTIAL VISIBLE CONTRAST" WITH BACKGROUND CONDITIONS, OR CANNOT IMPACT BENEFICIAL USE OF STATE WATERS.
5. CONSTRUCTION IS DEFINED AS ANY LAND DISTURBANCE OR DISCHARGE OF POLLUTANTS ASSOCIATED WITH, OR THE RESULTS OF BUILDING, EXCAVATION, LAND CLEARING, GRUBBING, PLACEMENT OR FILL, GRADING, BLASTING, RECLAMATION, AREAS IN WHICH CONSTRUCTION MATERIALS ARE STORED IN ASSOCIATION WITH A LAND DISTURBANCE OR HANDLED ABOVE GROUND, AND OTHER ASSOCIATED AREAS INCLUDING, BUT NOT LIMITED TO CONSTRUCTION SITE VEHICLE PARKING, EQUIPMENT OR SUPPLY AREAS, MATERIAL STOCKPILES, TEMPORARY OFFICE AREAS AND ACCESS ROADS.
6. ANY UPSET CONDITIONS OF A NON-STRUCTURAL COMPONENT OF THE ECP SHALL BE REPAIRED WITHIN 7 CALENDAR DAYS OF VERBAL NOTIFICATION TO THE CONTRACTOR. ANY UPSET CONDITION OF A STRUCTURAL COMPONENT SHALL BE REPAIRED WITHIN 15 CALENDAR DAYS OF VERBAL NOTIFICATION TO THE CONTRACTOR. ALL VERBAL NOTIFICATIONS WILL BE PROVIDED IN WRITING WITHIN 5 BUSINESS DAYS TO THE CONTRACTOR.
7. AT ANY POINT DURING CONSTRUCTION OF THIS PROJECT STOCKPILES, BORROW AREAS, CUT SLOPES OR FILL AREAS ARE NOT ACTIVE FOR 13 DAYS, THESE AREAS SHALL BE SEEDED OR COVERED BY THE CONTRACTOR TO ENSURE NO EROSION OF THESE AREAS OCCUR.
8. ANY NONCOMPLIANCE WITH ADEM, QCP (QUALIFIED CREDENTIALED PROFESSIONAL), QCI (QUALIFIED CREDENTIALED INSPECTOR), OR ANY OTHER STATE, FEDERAL, COUNTY OR CITY MUNICIPALITIES MAY CAUSE A STOP WORK SITUATION.
9. ANY COST RESULTING FROM FINES OR ACTIONS NECESSITATED BY NOTICES OF VIOLATION OF THE NPDES PERMIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



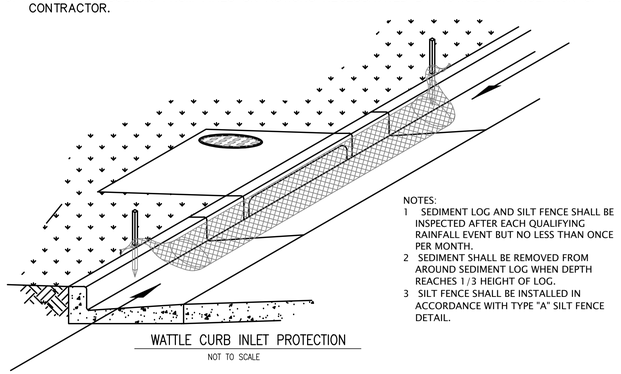
SILT FENCE – TYPE "B" PLAN

SILT FENCE INSTALLATION

NOT TO SCALE

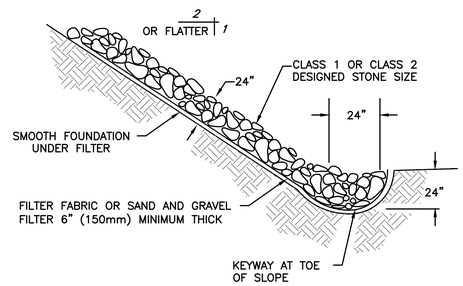
GENERAL NOTES

1. TYPE "A" SILT FENCE SHALL BE USED IN AREAS OF CONCENTRATED FLOW. TYPE "B" SILT FENCE SHALL BE USED IN AREAS WHERE FLOW IS NOT AS SEVERE OR AS DIRECTED BY THE ENGINEER.
2. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS, THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
3. SILT FENCE SHOULD BE PLACES WELL INSIDE RIGHT-OF-WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR A BACK-UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE INPLACE PRIOR TO ANY CONSTRUCTION OPERATION.
4. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
5. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.
6. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
7. IF WOOD POST ARE USED, STAPLES FOR SECURING WOVEN WIRE TO POSTS SHALL BE (9) GAUGE, GALVINIZED, 1 1/2" LONG, 5/POST @ APPROXIMATELY 1'-0" O.C.
8. WOVEN WIRE TO BE 12 1/2 GAUGE (MINIMUM).



WATTLE CURB INLET PROTECTION

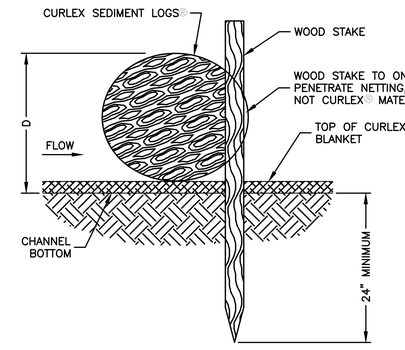
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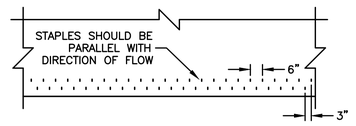
TYPICAL SECTION

RIPRAP-OUTFALL AND BANK STABILAZTION

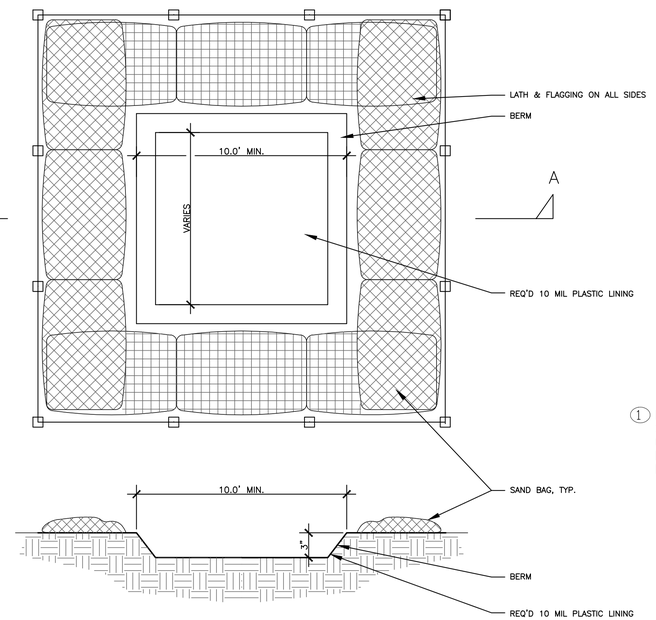
NOT TO SCALE



STAKE DETAILS



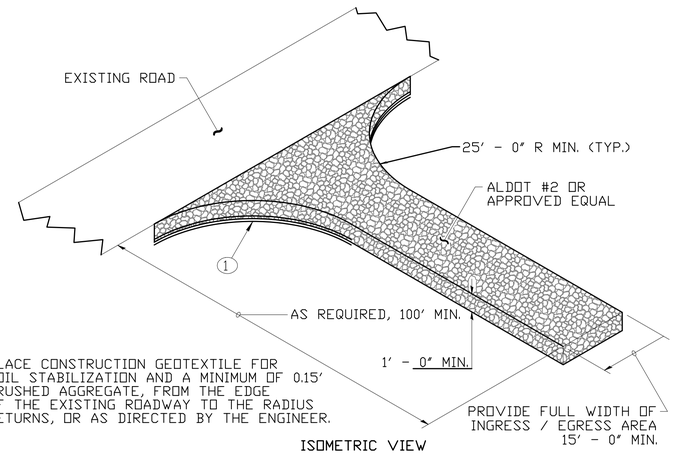
CHANNEL TERMINATION



CONCRETE WASHOUT NOTES:

1. LOCATE TEMPORARY WASHOUT MINIMUM OF 50 FT FROM STORM DRAIN INLET, OPEN DRAINAGE FACILITIES, AND WATERCOURSES.
2. SIGN WITH "CONCRETE WASHOUT" IN MINIMUM 6" HIGH LETTER SHALL BE VISIBLY POSTED TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE PROPER FACILITIES.
3. PIT VOLUME SHALL BE SUFFICIENT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS WITH A MINIMUM OF 12" FREEBOARD (TYPICAL LENGTH AND WIDTH OF 10 FT)
4. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHALL BE BROKEN UP AND REMOVED FROM SITE.
5. PLASTIC LINING SHALL BE A MINIMUM OF 10MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. LINING SHALL BE REPAIRED OR REPLACED IF SUCH DEFECTS APPEAR.
6. WASHOUT FACILITIES MUST BE CLEANED OR NEW FACILITIES MUST BE CONSTRUCTED AND READY TO USE ONCE THE WASHOUT IS 75% FULL.

CONCRETE WASHOUT DETAIL

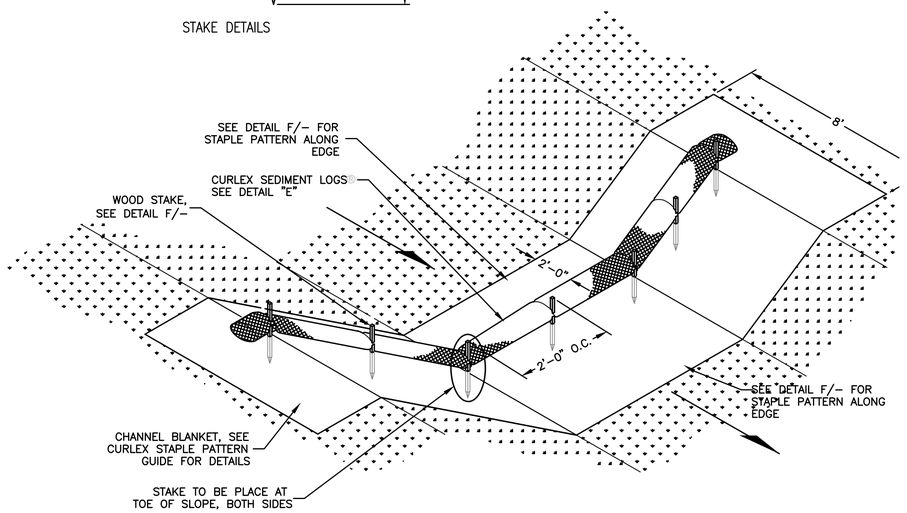


① PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION AND A MINIMUM OF 0.15' CRUSHED AGGREGATE, FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY THE ENGINEER.

ISOMETRIC VIEW

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



WATTLE DITCH AND PIPE INLET PROTECTION

NOT TO SCALE

PUGH WRIGHT MCANALLY INC. CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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PRINCETON ESTATES
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SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
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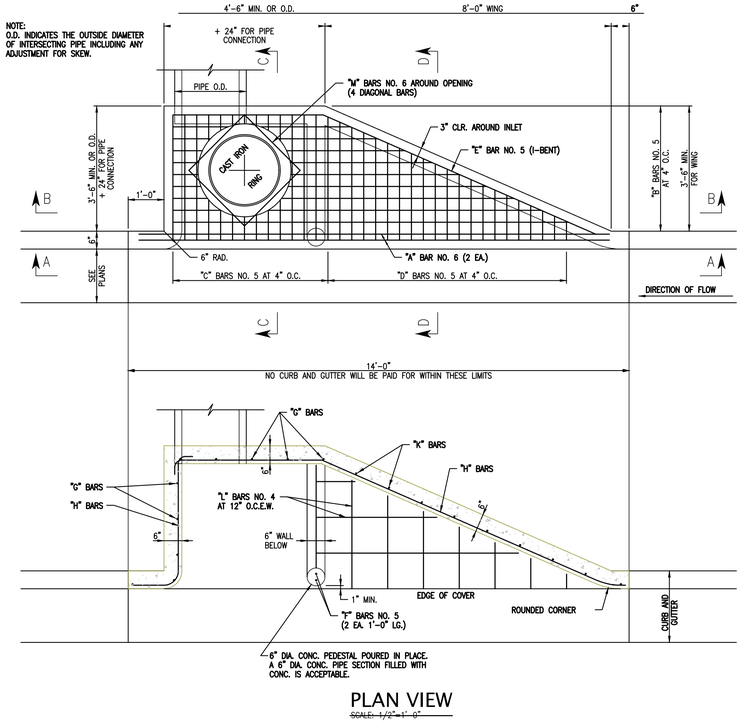
EROSION CONTROL DETAILS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: N.T.S.

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

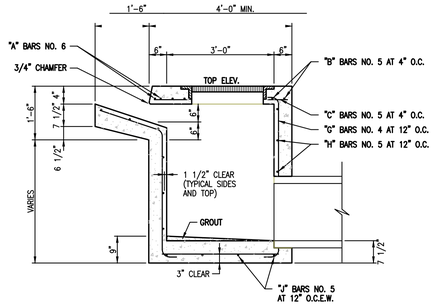
Job Number:
686-23

Sheet Number:
C7.4



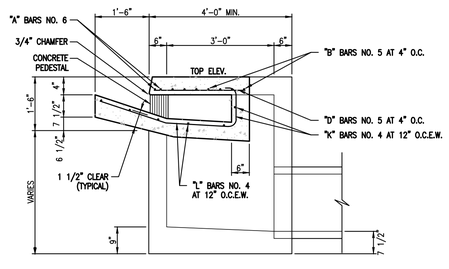
PLAN VIEW

SCALE: 1/2" = 1'-0"



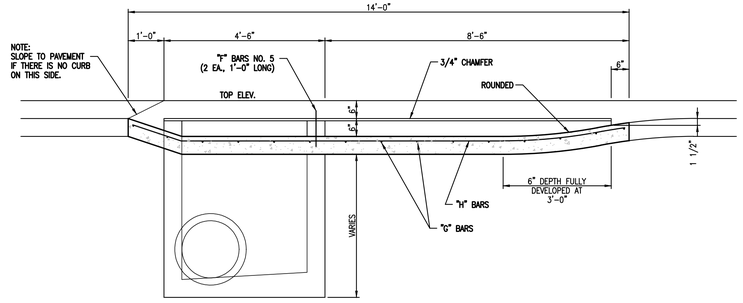
SECTION "C-C"

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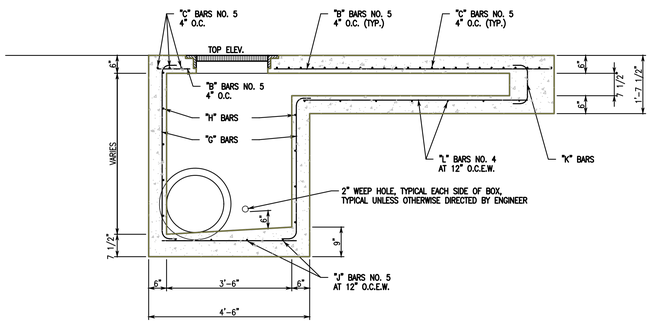
SECTION "D-D"

SCALE: 1/2" = 1'-0"



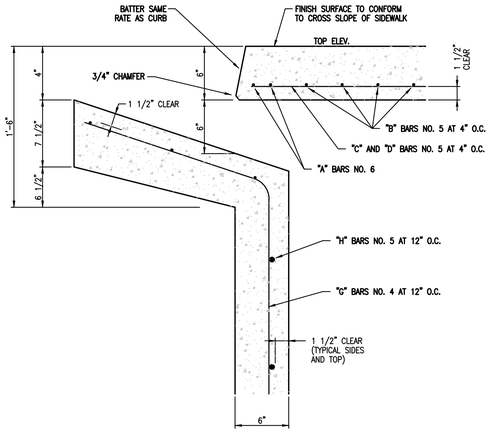
SECTION "A-A"

SCALE: 1/2" = 1'-0"



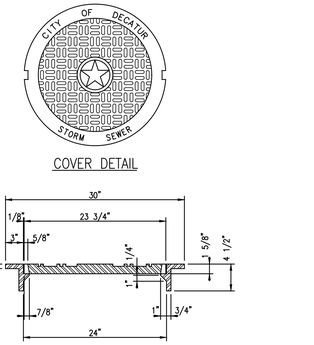
SECTION "B-B"

SCALE: 1/2" = 1'-0"



DETAIL "A"

SCALE: 1 1/2" = 1'-0"



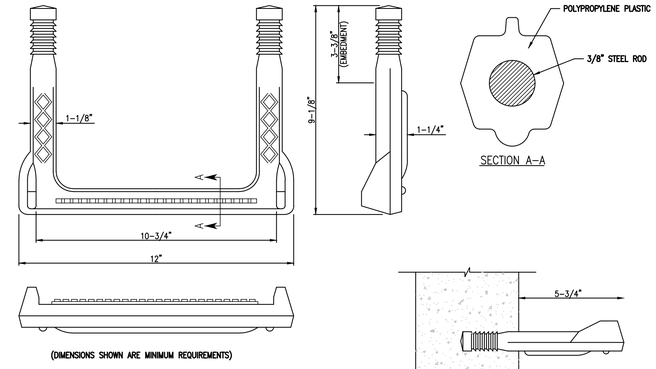
COVER DETAIL

SECTION

NOTE: COVER AND FRAME SHALL CONFORM TO THE REQUIREMENTS OF CLASS 30 FOR GRAY IRON CASTING, ASTM (A 48). FRAME AND COVER SHALL BE CERTIFIED BY MF6. TO BE TRAFFIC BEARING WHEN APPLICABLE.

RING AND COVER DETAIL

NOT TO SCALE



NOTE:
MANHOLE STEPS SHALL BE MANUFACTURED FROM ALUMINUM OR POLYPROPYLENE PLASTIC REINFORCED WITH A 3/8" OR LARGER STEEL ROD. STEPS SHALL BE EMBEDDED IN THE BASE, RISER AND TOP SECTIONS A MINIMUM OF THREE INCHES AT THE TIME OF CONSTRUCTION. MANHOLE STEPS SHALL BE A MINIMUM OF 10-3/4" WIDE AND EXTEND FROM THE MANHOLE A MINIMUM OF 5-3/4".

STORM SEWER MANHOLE STEP DETAIL

NOT TO SCALE

GENERAL NOTES

CONCRETE	ALL CONCRETE SHALL BE 3,000 PSI, 28 DAY COMPRESSIVE STRENGTH.
REINFORCING	ALL REINFORCEMENT SHALL BE DEFORMED BAR, GRADE 60.
INLET WINGS	WHERE THE DIRECTION OF FLOW IS FROM BOTH SIDES OF THE INLET, SIDE WING OPENINGS (AS SHOWN ON ONE SIDE ONLY) SHALL BE BUILT ON BOTH SIDES OF INLET. FOR EACH INLET SO BUILT PAYMENT WILL BE MADE UNDER ITEM "INLETS TYPE S, (DOUBLE WING)". WHERE ONE WING ONLY IS BUILT PAYMENT WILL BE MADE UNDER ITEM "INLETS TYPE S, (SINGLE WING)".
LARGE PIPE	TO ACCOMMODATE LARGE DIAMETER PIPE, OR TO FIT OTHER CONDITIONS, IT MAY BE NECESSARY TO INCREASE ONE OR BOTH PLAN DIMENSIONS OF THE INLET BOX AND COVER SLAB. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CORRESPONDING INCREASE IN CONSTRUCTION MATERIALS WHERE CHANGES IN DIMENSIONS ARE REQUIRED.
PIPE CONNECTIONS	PIPE MAY CONNECT WITH INLETS FROM ANY DIRECTION, AND AS MANY CONNECTIONS SHALL BE MADE AS ARE NECESSARY.
WEEP HOLES	2" MINIMUM DIAMETER WEEP HOLES SHALL BE CONSTRUCTED IN INLETS AS DIRECTED BY THE ENGINEER TO FACILITATE SUB GRADE DRAINAGE.
RING AND COVER	SHALL CONFORM TO THE REQUIREMENTS OF CLASS 30 FOR GRAY IRON CASTING A.S.T.M. DESIGNATION A48.
MANHOLE STEPS	MANHOLE STEPS ARE REQUIRED WHEN DIMENSION FROM BOTTOM SLAB FLOW LINE TO TOP SLAB IS GREATER THAN 4'-0". STEPS SHALL BE INSTALLED AT 1'-4" O.C. VERTICALLY.

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LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

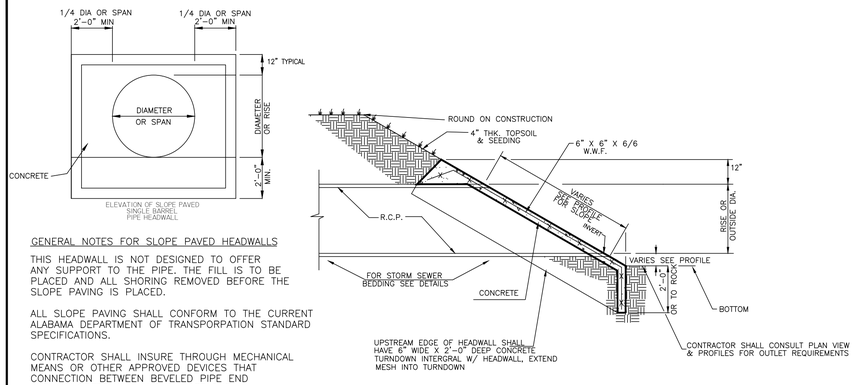
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GENERAL NOTES FOR SLOPE PAVED HEADWALLS

THIS HEADWALL IS NOT DESIGNED TO OFFER ANY SUPPORT TO THE PIPE. THE FILL IS TO BE PLACED AND ALL SHORING REMOVED BEFORE THE SLOPE PAVING IS PLACED.

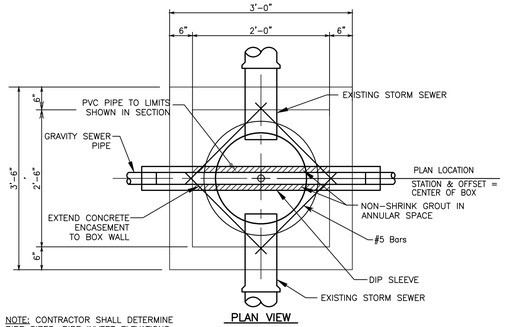
ALL SLOPE PAVING SHALL CONFORM TO THE CURRENT ALABAMA DEPARTMENT OF TRANSPORPATION STANDARD SPECIFICATIONS.

CONTRACTOR SHALL INSURE THROUGH MECHANICAL MEANS OR OTHER APPROVED DEVICES THAT CONNECTION BETWEEN BEVELED PIPE END AND CONCRETE WILL NOT BE DETACHED.

4. CONCRETE SHALL BE CLASS A WITH A MINIMUM 28 DAY COMPRESSIVE STRENGHT OF 3,000 P.S.I.

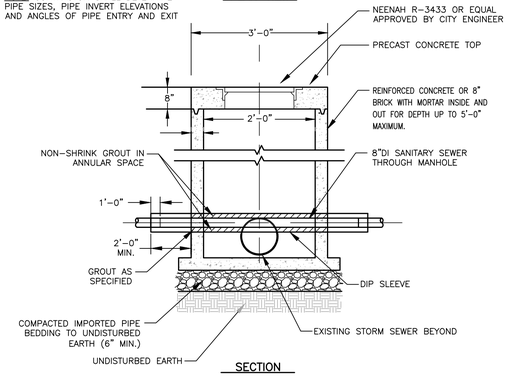
SLOPE PAVED HEADWALL DETAILS

NOT TO SCALE



PLAN VIEW

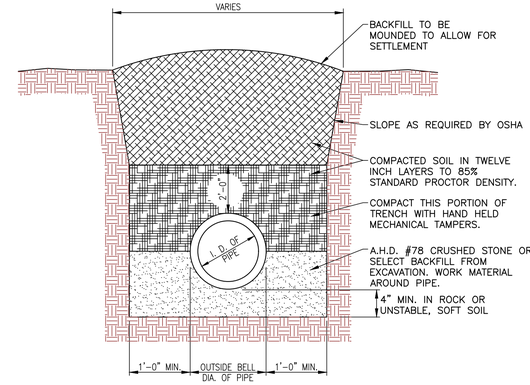
NOTE: CONTRACTOR SHALL DETERMINE PIPE SIZES, PIPE INVERT ELEVATIONS AND ANGLES OF PIPE ENTRY AND EXIT



SECTION

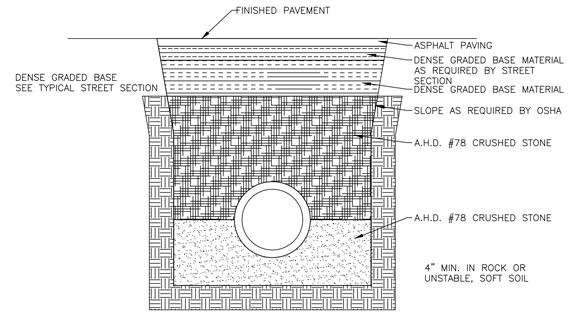
CONFLICT BOX TYP.

NOT TO SCALE



STORM SEWER BEDDING, NON-TRAFFIC

NOT TO SCALE



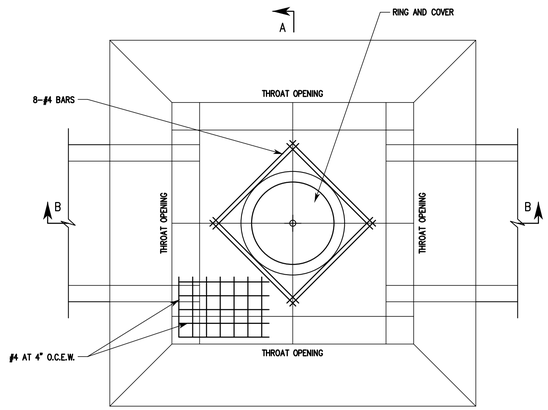
STORM SEWERS IN PROPOSED TRAFFIC AREAS OR WITHIN STREET RIGHTS-OF-WAY

NOT TO SCALE

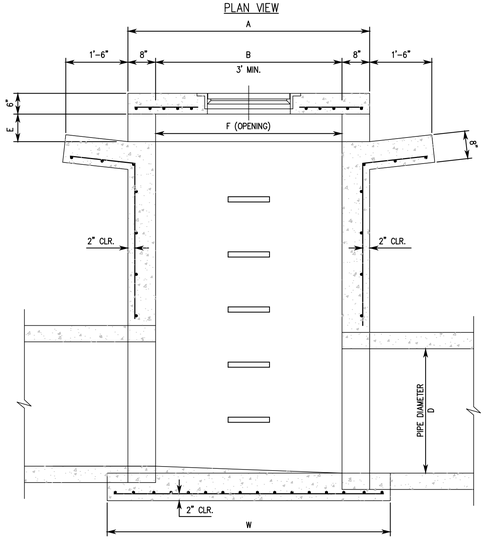
NOTES

1. DIMENSION "A" IS DETERMINED BY THE LARGEST DIAMETER PIPE ENTERING THE OPEN THROAT INLET.
2. STEPS ARE REQUIRED ON ALL INLETS WHEN DIMENSION FROM BOTTOM SLAB FLOW LINE TO TOP OF TOP SLAB IS GREATER THAN 4'-0".
3. ALL CONCRETE SHALL BE CLASS "A" AND SHALL DEVELOPE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
4. REINFORCING SHALL BE INTERMEDIATE GRADE DEFORMED BARS AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR BILLET STEEL CONCRETE REINFORCEMENT BARS, ASTM A-15 AND DEFORMATIONS CONFORMING TO ASTM A-305.
5. PROVIDE CONCRETE APRON AT THROAT OPENINGS.

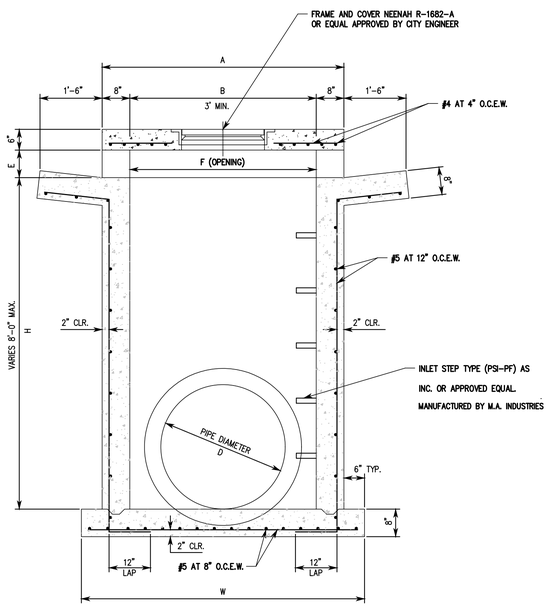
INLET DIMENSIONS					
Pipe Size	A	B & F	D	E	W
12"	4'-4"	3'-0"	12"	8"	5'-4"
15"	4'-4"	3'-0"	15"	8"	5'-4"
18"	4'-4"	3'-0"	18"	8"	5'-4"
21"	4'-8"	3'-2"	21"	8"	5'-6"
24"	4'-9"	3'-5"	24"	8"	5'-9"
30"	5'-4"	4'-0"	30"	8"	6'-4"
36"	5'-10"	4'-6"	36"	8"	6'-10"



PLAN VIEW



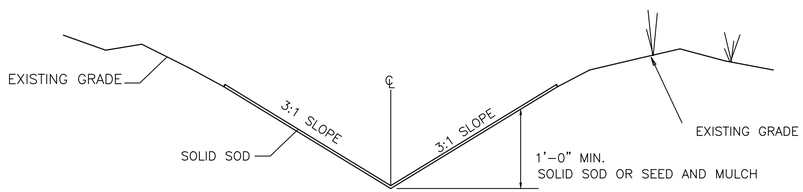
SECTION B-B



SECTION A-A

OPEN THROAT INLET DETAIL

NOT TO SCALE

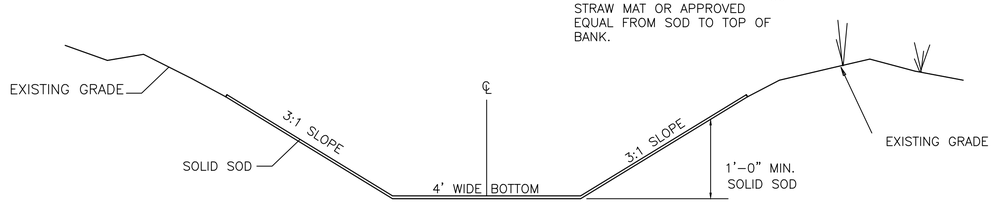


SIDE/REAR YARD GRASS SWALE TYPICAL SECTION

NOT TO SCALE

NOTE:

ALL DITCHES SHALL HAVE NORTH AMERICAN GREEN S-150 STRAW MAT OR APPROVED EQUAL FROM SOD TO TOP OF BANK.



DITCH STANDARD TYPICAL SECTION

NOT TO SCALE

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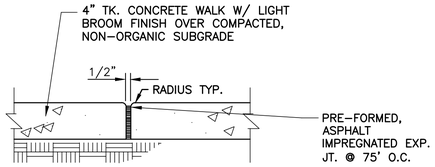
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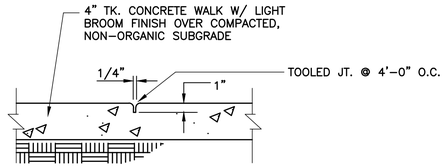
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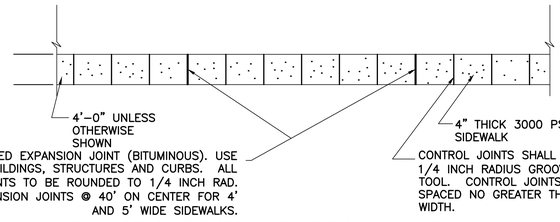
EXPANSION JOINT DETAIL FOR CONCRETE WALK

NOT TO SCALE



CONTROL JOINT DETAIL FOR CONCRETE WALK

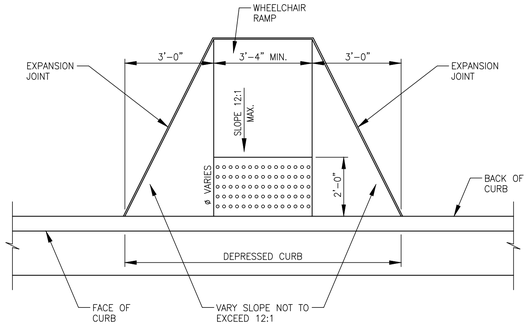
NOT TO SCALE



NOTE: 1. PROVIDE LIGHT BROOM FINISH INSIDE OF PICTURE FRAME AREA SHOWN ABOVE.
2. PROVIDE ¼" PER FT CROSS SLOPE

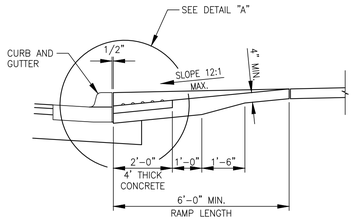
STANDARD CONCRETE SIDEWALK

NOT TO SCALE

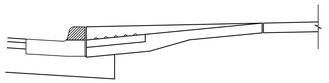


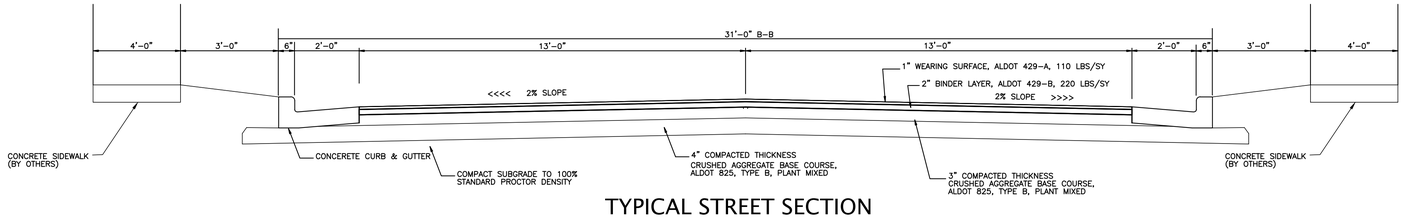
ø LENGTH OF RAMP DEPENDS UPON HEIGHT OF CURB USED

PLAN VIEW



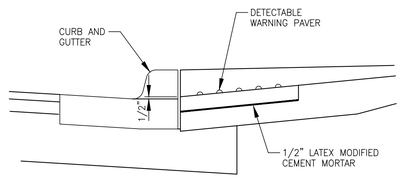
SECTION A-A
PROP. CURB AND GUTTER
(GUTTER SHOWN)





TYPICAL STREET SECTION
(31' B-B CURB AND GUTTER)

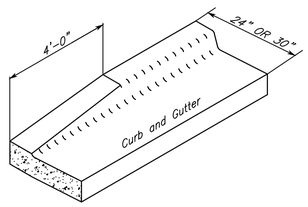
NOT TO SCALE



DETAIL "A"

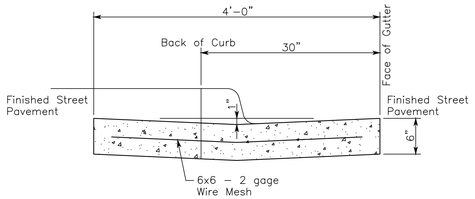
WHEEL CHAIR RAMP DETAIL

NOT TO SCALE



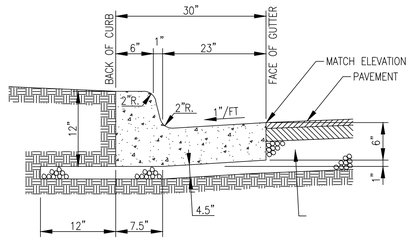
CURB TAPER DETAIL

NOT TO SCALE



STANDARD VALLEY GUTTER

NOT TO SCALE



NOTE:
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

NOT TO SCALE

NOTES: RAMP FOR THE HANDICAPPED

1. THE EXPANSION JOINT IS TO BE REPLACED WHERE THE NEW RAMP OR SIDEWALK JOINS EXISTING PAVEMENT STRUCTURE.
2. EXPANSION JOINT MATERIAL TO BE IN ACCORDANCE WITH ARTICLE 832.01 AND 832.02 OF ALABAMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
3. THE SUBGRADE SHALL BE FREE OF ALL ROOTS AND OTHER UNDESIRABLE MATERIALS WITH THE ROOTS CUT BACK ONE (1) FOOT FROM FACE OF SIDEWALK.
4. HANDICAP RAMPS SHALL BE CONSTRUCTED AS DETAILED HEREON.
5. PAVERS SHALL MEET ASTM C 502 CLASS 5X, TYPE I, OR C536, OR C 1272 TYPE R.
6. PAVERS WILL BE LAID ON TOP OF 4" CONCRETE BASE. SETTING BED AND JOINTS TO BE MORTARED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, OR WITH A MAXIMUM 1/2" THICK BED OF LATEX MODIFIED CEMENT MORTAR. MORTAR JOINTS TO A WIDTH OF 3/8". PAVERS SHALL NOT BE DIRECTLY TOUCHING EACH OTHER UNLESS THEY HAVE SPACING BARS.
7. MORTAR JOINTS ARE TO BE FLUSH WITH THE TOP SURFACE AND STRUCTURES AS TO GIVE A SMOOTH SURFACE. PAVERS SHALL BE LAID SUCH THAT JOINTS ARE LEVEL WITH ADJOINING JOINTS SO AS TO PROVIDE A SMOOTH TRANSITION FROM BRICK TO BRICK AND BRICK TO CONCRETE SURFACE.
8. THE SURFACE OF ANY TWO ADJACENT UNITS SHOULD NOT DIFFER BY MORE THAN 1/2" IN HEIGHT. BRICKS SHALL BE PLACED IN HERRINGBONE PATTERN WHERE FEASIBLE. IN ALL CASES, THE PATTERN OF THE DOMES IS TO BE MAINTAINED PER ADA REQUIREMENTS. FACE OF ALL BRICK SHALL BE CLEAN OF CEMENT AND PROTECTED SO AS TO AVOID CHIPPING DURING CONSTRUCTION.
9. EXPANSION JOINTS SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS FOR A NEW CONCRETE WALK. A 1/2" EXPANSION JOINT FILLER SHALL BE PROVIDED AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGE AND SLOPE CHANGES AND ARE NOT NECESSARILY JOINT LINES.

AN ACCEPTABLE MANUFACTURER AND PRODUCT IS AS NOTED BELOW:
1) ALABAMA BRICK DELIVERY, INC.
2201 24TH AVENUE NORTH
BIRMINGHAM, AL. 35234

DESIGN SPECIFICATIONS FOR DETECTABLE (TRUNCATED) WARNINGS

THE DETECTABLE WARNING IS DEFINED AS "A STANDARDIZED SURFACE FEATURE BUILT IN OR APPLIED TO THE WALKING SURFACE OR OTHER ELEMENTS TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS ON A CIRCULATION PATH".

ALL DETECTABLE WARNINGS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 ACCESSIBILITY GUIDELINES (ADAAG) AS DETAILED IN 2B CFR PART 3G. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A:

- BOTTOM DIAMETER OF 23 MM (0.9 IN):
- TOP DIAMETER OF 10 MM (0.4 IN):
- HEIGHT OF 5 MM (0.2 IN):
- CENTER-TO-CENTER SPACING OF 60 MM (2.36 IN):
- THE COLOR OF THE DETECTABLE WARNING SHOULD CONTRAST VISUALLY WITH ADJOINING SURFACES: EITHER LIGHT ON DARK OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70 PERCENT.

DETECTABLE WARNINGS SHALL BE LAID OUT ON A TRIANGULAR GRID OR A SQUARE
GRID (PARALLEL ALIGNMENT). WHEN INSTALLED ON CURB RAMPS, ONLY THE LOWER
(10 MM 2 FT) OF THE ENTIRE CURB RAMP WIDTH SHALL BE COVERED (EXCLUDING
THE FLARED SIDES) RATHER THAN THE ENTIRE LENGTH OF THE RAMP TO MAXIMIZE
THE DETECTABILITY AND TO MINIMIZE THE NEGATIVE IMPACT ON PEOPLE WHO RELY
ON WHEELED DEVICES FOR MOBILITY. THE DETECTABLE WARNINGS SHALL BE INSTALLED
SUCH THAT THE EDGE NEAREST THE CURB LINE IS 152 MM TO 200 MM (6 IN TO 8 IN) BEHIND THE CURB LINE.

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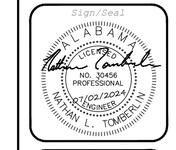
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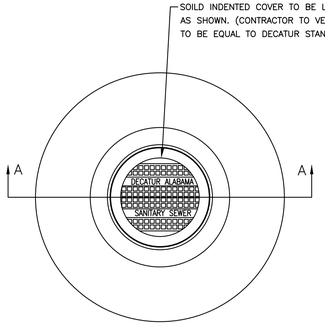
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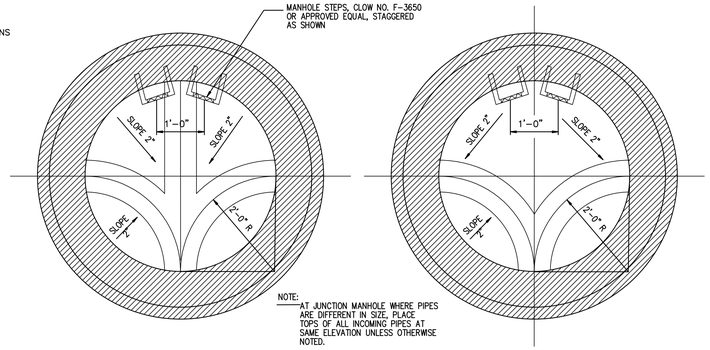


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Sheet Number:
C8.2

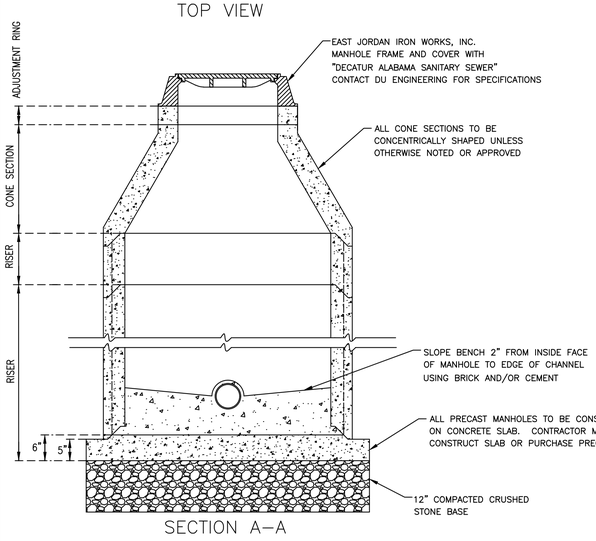


TOP VIEW



METHODS OF INTERSECTING INVERTS

NOT TO SCALE



SECTION A-A

NOTES:
1. HEIGHTS OF RISERS AND CONE SECTIONS VARY FROM ONE MANUFACTURER TO ANOTHER AND FOR THAT REASON NO DIMENSIONS ARE SHOWN. THE CONTRACTOR IS ADVISED THAT RISERS AND CONE SECTIONS MUST COMPLY WITH A.S.T.M. SPEC. C478
2. PRECAST MANHOLE TO INCLUDE CONSHIELD ANTI-MICROBIAL AND CRYSTAL-X WATERPROOFING ADDITIVES, OR APPROVED EQUIVALENT.

TYPICAL SEWER MANHOLE

SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS USING PVC PIPE

PIPE:
PVC SEWER MAIN PIPE AND FITTINGS FURNISHED AND INSTALLED SHALL MEET THE REQUIREMENTS OF A.S.T.M. D-3034 WITH DIMENSION RATIO (SDR) OF 26.

LENGTH:
STANDARD LENGTH SHALL BE A MAXIMUM OF 20 FEET FOR SCH. 40 AND 13 FEET FOR SCH. 35. LONGER LENGTHS OF PIPE SHALL NOT BE ALLOWED EXCEPT BY WRITTEN PERMISSION OF DECATUR UTILITIES.

JOINT ASSEMBLY:
THE ASSEMBLY OF ONE PIPE TO ANOTHER SHALL EMPLOY A GASKETED JOINT. THE GASKETED JOINT SHALL BE OF THE INTEGRAL BELL DESIGN (FORMED AS CONTINUOUS HOMOGENEOUS ENTITY WITH THE PIPE). THE ASSEMBLY SHALL BE PERFORMED AS RECOMMENDED BY THE PIPE MANUFACTURER.

FOR SHORTER THAN STANDARD LENGTHS, FIELD CUTS MAY BE MADE BY EITHER HAND OR MECHANICAL SAWS OR PLASTIC PIPE CUTTERS. ENDS SHALL BE CUT SQUARE AND PERPENDICULAR TO THE PIPE AXIS. SPIGOTS SHALL HAVE BURRS REMOVED AND ENDS SMOOTHLY BEVELED BY A MECHANICAL BEVELER OR BY HAND WITH A RASP OR FILE. FIELD SPIGOTS SHALL BE STOP-MARKED WITH FELT TIP MARKER OR WAX CRAYON FOR PROPER LENGTHS OF ASSEMBLY INSERTION. LENGTHS TO STOP-MARKS SHALL BE COMPARABLE TO FACTORY PIPE SPIGOTS.

SERVICE CONNECTION:
SEWER SERVICE WYES AND SADDLES SHALL MEET A.S.T.M. D-3034 REQUIREMENTS WITH DIMENSION RATIO (SDR) OF 40.

SEWER SERVICE PIPE SHALL MEET A.S.T.M. D-2665 REQUIREMENTS WITH DIMENSION RATIO (SDR) OF 40.

FITTINGS FOR SERVICE BRANCHES SHALL BE MOLDED OR FABRICATED WITH ALL GASKETED CONNECTION.

ALL CAPS AND PLUGS SHALL BE BRACED, STAKED, ANCHORED, AND SECURED TO THE PIPE TO PREVENT LEAKAGE. SCHEDULE 40 CAP SHALL BE GLUED TO END OF ALL SERVICE PIPE FOR AIR TEST REASONS.

TRANSITION FROM SCH. 35 TO SCH. 40 PVC SHOULD BE MADE UTILIZING 4"x 4" PSM x DWV ADAPTER.

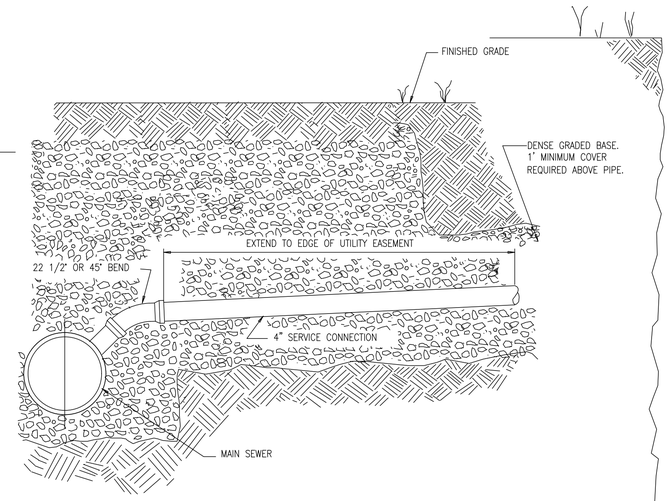
SEWER SERVICE SHALL BE EXTENDED TO EDGE OF EASEMENT.

MANHOLE CONNECTION:
ALL MANHOLE CONNECTIONS SHALL BE MADE USING PROPER WATER STOPS OR MANHOLE ADAPTERS AS PER DETAILS. WATER STOPS AND ADAPTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MINIMUM COVER FOR LOAD APPLICATION:
PROVIDE AT LEAST 30 INCHES OF COVER OVER TOP OF PIPE BEFORE THE TRENCH IS WHEEL-LOADED. PROVIDE AT LEAST 48 INCHES OF COVER BEFORE USING MOBILE TRENCH COMPACTORS OF THE HYDROHAMMER OR IMPACTOR TYPE. USE SUCH COMPACTORS ONLY WHEN THE PIPE EMBEDMENT HAS PREVIOUSLY BEEN COMPACTED TO AT LEAST 85% OF STANDARD PROCTOR DENSITY.

NOTE:
DECATUR UTILITY BOARD SHALL INSPECT AND APPROVE SEWER SYSTEM INSTALLATION PRIOR TO ACCEPTANCE AND PRIOR TO ANY HOUSE/BUILDING TIE ON.

PAYMENT TO THE CONTRACTOR WILL NOT BE MADE UNTIL SEWER CONSTRUCTION IS ACCEPTED BY DECATUR UTILITY BOARD.

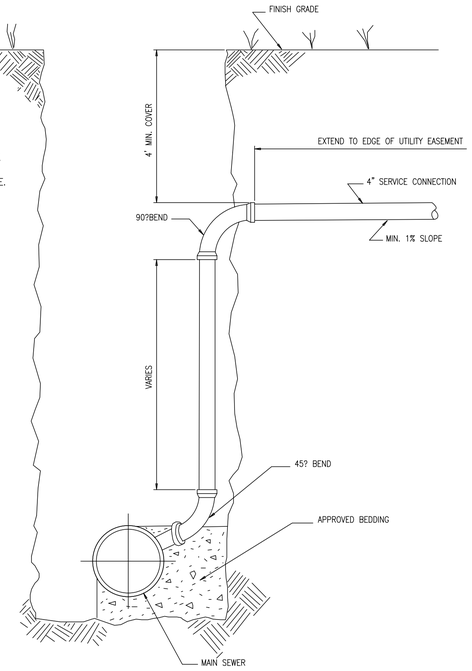


NOTES:
ALL SERVICE WYES SHALL BE AT 45? OFF OF MAIN.

ALL MAINS AND SERVICES WILL BE AIR TESTED TO A MINIMUM OF 5 P.S.I., TV'D AND A MANDREL WILL BE PULLED THROUGH PIPE. A MAXIMUM DEFLECTION OF 5? IS ALLOWED.

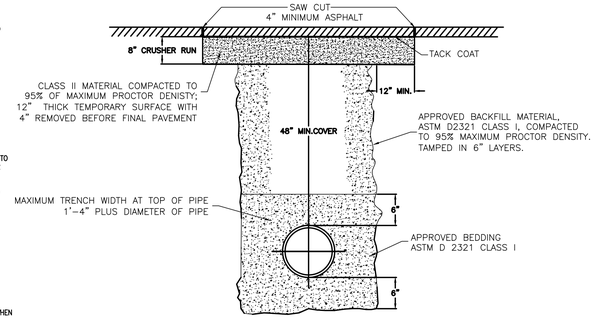
HOUSE CONNECTION IN SHALLOW CUT

NOT TO SCALE



HOUSE CONNECTION IN DEEP CUT

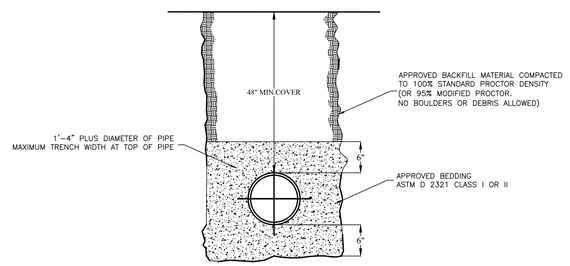
NOT TO SCALE



CLASS "B" BEDDING
PAVED AREA BEDDING, BACKFILL & PAVING DETAIL

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY SETTLED AREAS UNTIL PROJECT IS APPROVED AND WARRANTY HAS EXPIRED.

BACKFILL MATERIAL:
CLASS I: ASTM NO. 9 AGGREGATE
CLASS II: DENSE GRADED AGGREGATE



CLASS "C" BEDDING
UNPAVED AREA BEDDING & BACKFILL DETAIL

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF THE AREA (INCLUDING FILLING ANY SETTLED AREAS, GRASS, ETC.) UNTIL PROJECT IS APPROVED AND WARRANTY HAS EXPIRED.

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5	:	:
4	:	:
3	:	:
2	:	:
1	:	:

PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

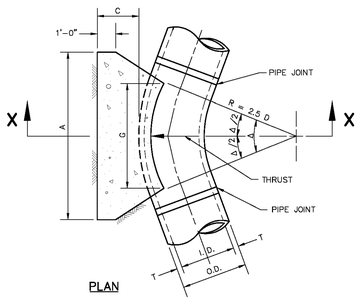
CONSTRUCTION DETAILS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: N.T.S.

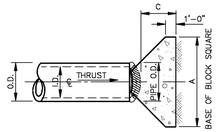
Sign/Seal
STATE OF ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
REGISTERED
NATHAN L. TOMBERLIN

Job Number:
686-23

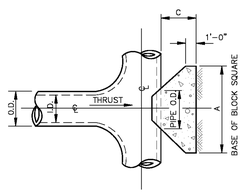
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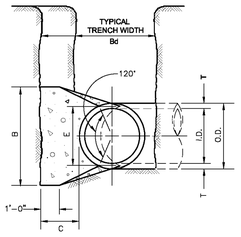
PLAN



PLAN OF PLUG THRUST BLOCK



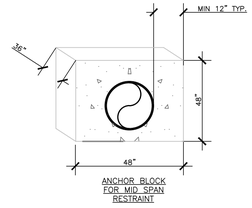
PLAN OF TEE THRUST BLOCK



SECTION X-X

I.D. (IN.)	EARTH A (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK VOL (C.Y.)
)	2.5	0.3	2.0	0.2
)	3.5	0.6	2.5	0.3
)	5.5	1.6	4.0	0.9
)	6.0	1.9	4.0	0.9
)	7.0	3.1	5.0	1.7
)	7.5	4.1	5.5	2.4
)	9.0	7.3	6.5	4.2
)	10.5	11.0	7.5	6.2
)	12.0	15.6	8.5	8.7

I.D. (IN.)	THRUST (TONS)	G (FT.)	EARTH A (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK VOL (C.Y.)
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0



ANCHOR BLOCK
FOR MID SPAN
RESTRAINT

I.D. (IN.)	T (IN.)	Δ = 11.25° (FT.)	Δ = 22.50° (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

I.D. (IN.)	G (FT.)	THRUST (TONS)	Δ = 11.25° EARTH A (FT.)	Δ = 11.25° EARTH B (FT.)	Δ = 11.25° EARTH VOL (C.Y.)	Δ = 11.25° ROCK A (FT.)	Δ = 11.25° ROCK B (FT.)	Δ = 11.25° ROCK VOL (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4

I.D. (IN.)	G (FT.)	THRUST (TONS)	Δ = 22.50° EARTH A (FT.)	Δ = 22.50° EARTH B (FT.)	Δ = 22.50° EARTH VOL (C.Y.)	Δ = 22.50° ROCK A (FT.)	Δ = 22.50° ROCK B (FT.)	Δ = 22.50° ROCK VOL (C.Y.)
4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TOST BLOCK DETAILS AND DIMENSIONS

I.D. (IN.)	G (FT.)	THRUST (TONS)	Δ = 30° EARTH A (FT.)	Δ = 30° EARTH B (FT.)	Δ = 30° EARTH VOL (C.Y.)	Δ = 30° ROCK A (FT.)	Δ = 30° ROCK B (FT.)	Δ = 30° ROCK VOL (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9

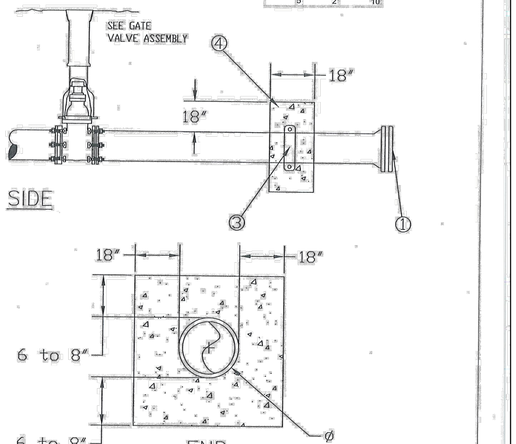
I.D. (IN.)	G (FT.)	THRUST (TONS)	Δ = 45° EARTH A (FT.)	Δ = 45° EARTH B (FT.)	Δ = 45° EARTH VOL (C.Y.)	Δ = 45° ROCK A (FT.)	Δ = 45° ROCK B (FT.)	Δ = 45° ROCK VOL (C.Y.)
4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

I.D. (IN.)	G (FT.)	THRUST (TONS)	Δ = 67.50° EARTH A (FT.)	Δ = 67.50° EARTH B (FT.)	Δ = 67.50° EARTH VOL (C.Y.)	Δ = 67.50° ROCK A (FT.)	Δ = 67.50° ROCK B (FT.)	Δ = 67.50° ROCK VOL (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0

I.D. (IN.)	G (FT.)	THRUST (TONS)	Δ = 90° EARTH A (FT.)	Δ = 90° EARTH B (FT.)	Δ = 90° EARTH VOL (C.Y.)	Δ = 90° ROCK A (FT.)	Δ = 90° ROCK B (FT.)	Δ = 90° ROCK VOL (C.Y.)
4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	23.8	431.8	36.0	12.0	85.9	24.0	9.0	41.0
78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

ITEM	STOCK#	QUANTITY	DESCRIPTION
1	400279	1	Plug, 8" DI Fastite
2	400245	0	Cap, 8" DI
3	400166	1	Gland, 8" Megalug
4	009W	2	Concrete, Readymix, cuyd
5	026W	1	Misc. items (for forms, etc.)
6	073W	0	Tons Stone backfill

LABOR		
Workers	Hours	Totals
5	2	10

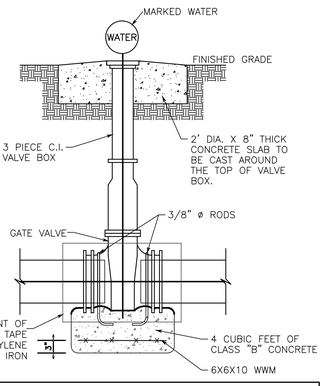


JECATUR UTILITIES DU

PLUG AND CROSS KICKER

DWN BY: HEATH REED
DATE: 03/27/03
SCALE: NTS
DWG NO: DET_DEADEND_KICKER

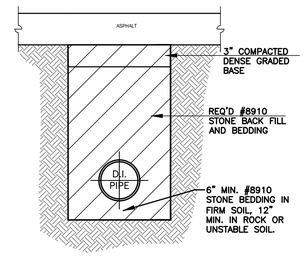
page 13



NOTE:
POLYETHYLENE ENCASEMENT SHALL BE REQUIRED FOR ALL LOCATIONS WHERE PIPE IS TO COME IN CONTACT WITH POURED IN PLACE CONCRETE. ENCASEMENT SHALL FULLY SEAL PIPE AND JOINTS BY SELF STICKING TAPE. TAPE MUST BE SELF STICKING TO POLYETHYLENE AND DUCTILE IRON. PROVIDE SAMPLE MATERIAL TAPE AND POLYETHYLENE TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION

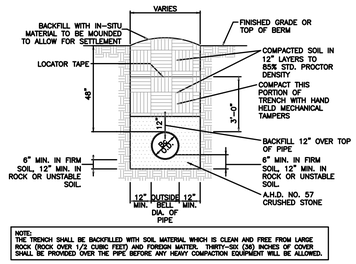
WATER MAIN GATE VALVE

NOT TO SCALE



WATER MAIN PIPE BEDDING (TRAFFIC)

NOT TO SCALE



NOTE:
THE TRENCH SHALL BE BACKFILLED WITH SOIL MATERIAL WHICH IS CLEAN AND FREE FROM LARGE ROCK (ROCK OVER 1/2 CUBIC FEET) AND FOREIGN MATTER. THIRTY-SIX (36) INCHES OF COVER SHALL BE PROVIDED OVER THE PIPE BEFORE ANY HEAVY COMPACTION EQUIPMENT WILL BE ALLOWED.

WATER MAIN PIPE BEDDING (NON-TRAFFIC)

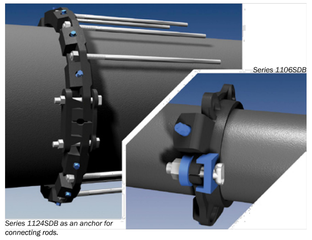
NOT TO SCALE

EBAA IRON INC
Your Connection to the Future™

Series 1100SDB

Mid Span Restraint for Ductile Iron Pipe

U.S. Patent Nos
4,092,036 4,627,774 4,779,900 4,896,903 5,544,922



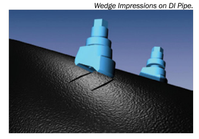
Series 1124SDB as an anchor for connecting rods.

Features and Applications:

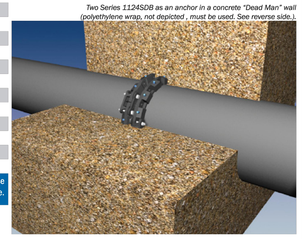
- For use on Ductile Iron Pipe in mid-span restraint applications
- Minimum 2 to 1 Safety Factor
- Split design for ease of installation
- Constructed of ASTM A536 Ductile Iron

For use on water or wastewater pipelines subject to hydrostatic pressure and tested in accordance with either AWWA C600 or ASTM D2774.

Wedge Impressions on DI Pipe.



Two Series 1124SDB as an anchor in a concrete "Dead Man" wall (polyethylene wrap, not depicted , must be used. See reverse side.).



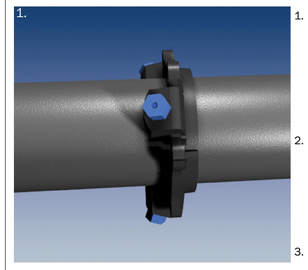
Nominal Pipe Size	Series Number	Approximate Shipping Weight	Pressure Rating (PSI) Ductile Iron
3	1103SDB	10.10	350
4	1104SDB	11.30	350
6	1106SDB	15.10	350
8	1108SDB	18.40	350
10	1110SDB	35.20	300
12	1112SDB	44.10	300
14	1114SDB	72.71	300
16	1116SDB	73.00	300
18	1118SDB	87.49	200
20	1120SDB	102.68	200
24	1124SDB	155.01	200
30	1130SDB	244.00	200
36	1136SDB	271.18	200
42	1142SDB	480.00	175
48	1148SDB	635.50	175

NOTE: For applications or pressures other than those shown, please contact EBAA for assistance.

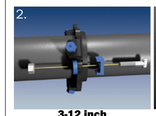
0409-3-E

Copyright © 2007 EBAA Iron, Inc. All Rights Reserved.

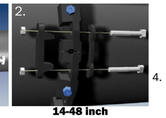
Installation Instructions for Series 1100SDB



1. Remove the clamps from the split gland. Loosely assemble the halves on the pipe by assembling each clamp so that the angled surfaces of the clamp mate with the angled surfaces on each side of the split, and with the backup plate on the opposite side of the gland from the clamp. Insert the long T-bolt (provided) through the clamps and tighten hand tight.
2. Tighten the T-bolts. Tighten the bolts to the normal range of bolt torque [45-60 ft-lbs for 3 inch, 75-90 ft-lbs for 4 inch through 24 inch, 100-120 ft-lbs 30 inch through 36 inch, and 120-150 ft-lbs for 42 inch and 48 inch]. The use of a torque indicating wrench will facilitate this procedure.
3. Tighten the torque limiting twist-off nuts in a clockwise direction (direction indicated by an arrow on top of nut) until all wedges are in firm contact with the pipe surface. Continue tightening in an alternating manner until all of the nuts have twisted off.
4. If reassembly is required, assemble the joint in the same manner as above, tightening the wedge bolts to 90 ft-lbs.



3-12 inch



14-48 inch



Important Note:

When used as an anchor within concrete, polyethylene wrap must be used to prevent concrete intrusion into the wedge pocket.

For Submittal Reference Information please refer to the Series 1100

Members of... AFS AMERICAN FOUNDRY SOCIETY

EBAA IRON Sales, Inc.
P.O. Box 857, Eastland, TX 76448
Tel: (254) 629-1731
Fax: (254) 629-8931
(800) 433-1716 within US and Canada
contact@ebaa.com
www.ebaa.com

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5	:	:
4	:	:
3	:	:
2	:	:
1	:	:

PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

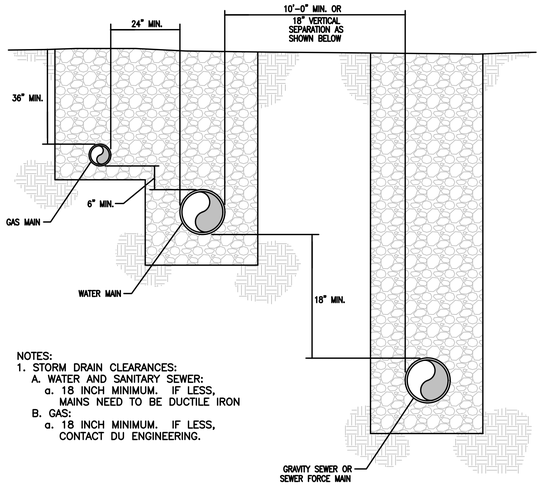
CONSTRUCTION DETAILS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: N.T.S.

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
ENGINEER
07/02/2024
DATE
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C8.4

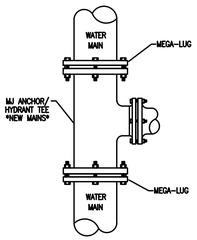


NOTES:
1. STORM DRAIN CLEARANCES:
   A. WATER AND SANITARY SEWER:
      a. 18 INCH MINIMUM. IF LESS, MAINS NEED TO BE DUCTILE IRON
   B. GAS:
      a. 18 INCH MINIMUM. IF LESS, CONTACT DU ENGINEERING.

TYPICAL C, W, WW SEPERATION SETTING
NOT TO SCALE

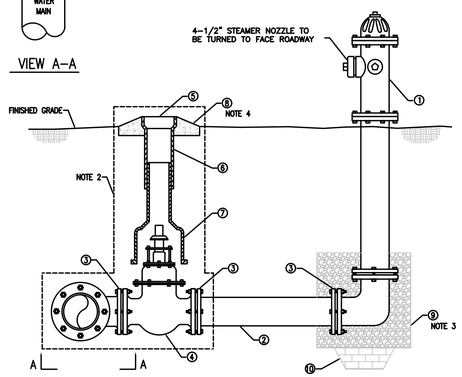
LABOR:			
WORKERS	HOURS	TOTALS	CONDITION
5	7	35	EXISTING LINE
5	6.5	32.5	NEW LINE

ITEM	STOCK #	QTY.	DESCRIPTION
1	400175/176	1	HYDRANT, MUELLER SUPER CENTURION 250
2	400183	1	HYDRANT NIPPLE, 4" X 60" W/ACC.
3	400164	3	GLAND, MEGA-LUG, 6"
4	400404	1	VALVE, GATE, 6" DIMJ
5	400314	1	VALVE BOX, LID
6	400316	1	VALVE BOX, TOP SECTION
7	400317	1	VALVE BOX, BOTTOM SECTION
8	400432	1	CONCRETE COLLAR, 24" DIA.
9	073W	5	TONS, STONE BACKFILL
10	500006	20	BRICK

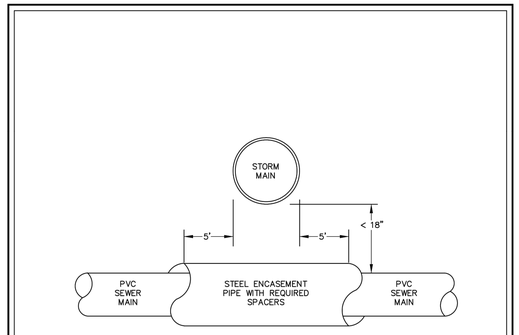


NOTES:
1. ALL HYDRANTS TO BE INSTALLED ON WATER MAINS 6" OR LARGER.
2. IF INSTALLING HYDRANT ON EXISTING MAIN, SEE WATER DRAWING W1.04, FOR TAPPING VALVE DETAIL.
3. STONE SHOULD EXTEND A MINIMUM 1 FOOT ON ALL SIDES AND UP TO 6 INCHES ABOVE WEEP HOLES.
4. USE WHEN VALVES ARE IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.

VIEW A-A



TYPICAL FIRE HYDRANT SETTING
NOT TO SCALE



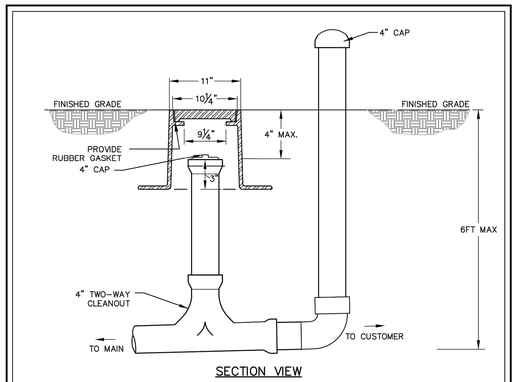
NOTES:
THE SEWER MAIN WILL NEED TO BE ENCASED IN A STEEL ENCASEMENT PIPE WITH SPACERS ADDED WHEN THERE IS LESS THAN 18 INCHES OF COVER FROM THE TOP OF THE SEWER MAIN TO THE BOTTOM OF THE NEW/EXISTING STORM MAIN. THE ENCASEMENT PIPE WILL NEED TO EXTEND 5 FEET FROM EACH SIDE OF THE OUTER EDGE OF THE STORM MAIN.

IF THE AMOUNT OF COVER FROM THE TOP OF THE ENCASEMENT PIPE TO THE BOTTOM OF THE EXISTING STORM MAIN IS LESS THAN DESIRED THEN CREATE A STORM CONFLICT BOX. (THE CITY SPECS HAVE A DETAIL)

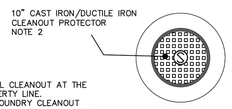
ALL PIPE TO BE BEDDED AND BACKFILLED TO DECATUR UTILITIES SPECIFICATIONS.

NOT TO SCALE

DECATUR UTILITIES	TYPICAL SANITARY SEWER/STORM CROSSING DETAIL			SHEET NO. 1 OF 1
	DETAIL NO. WW1.04	STANDARD DETAILS DECATUR UTILITIES	DATE: JULY 2022	



SECTION VIEW

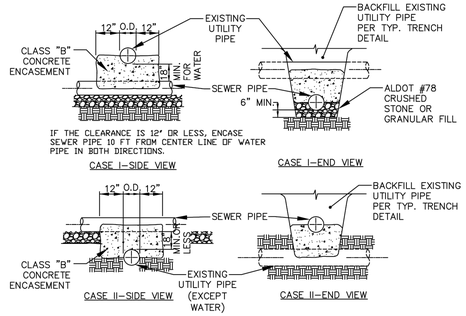


NOTES:
1. INSTALL CLEANOUT AT THE PROPERTY LINE.
2. U.S. FOUNDRY CLEANOUT PROTECTOR (MODEL #7610) OR APPROVED EQUIVALENT.
3. PVC SHALL BE OF TYPE SCH 40.
4. PLUMBER SHALL RAISE CAST IRON CLEANOUT TO FINISH GRADE. MAINTAIN ALL ASSOCIATED DIMENSIONS.

PLAN VIEW

NOT TO SCALE

DECATUR UTILITIES	TYPICAL 4" SEWER SERVICE CLEANOUT ASSEMBLY DETAIL			SHEET NO. 1 OF 1
	DETAIL NO. WW1.03	STANDARD DETAILS DECATUR UTILITIES	DATE: APRIL 2023	



IF THE CLEARANCE IS 12" OR LESS, ENCASE SEWER PIPE 10 FT FROM CENTER LINE OF WATER PIPE IN BOTH DIRECTIONS.

CASE I-SIDE VIEW

CASE I-END VIEW

CASE II-SIDE VIEW

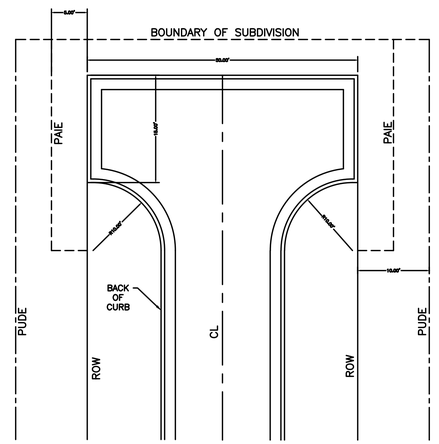
CASE II-END VIEW

UTILITY CROSSING DETAILS

NOTES:
1. RELOCATION OF A UTILITY OTHER THAN DECATUR UTILITY SEWERS WILL BE THE RESPONSIBILITY OF THAT UTILITY. HOWEVER, CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES.
2. SANITARY SEWER SHALL ALWAYS BE LOCATED BENEATH WATER LINES. WRITTEN APPROVAL SHALL BE REQUIRED FROM DECATUR UTILITIES FOR A SANITARY SEWER LINE TO CROSS ABOVE A WATERLINE.
3. FOR STORM SEWER CROSSINGS, STEEL ENCASEMENT PIPE OR OTHER APPROVED METHODS IS REQUIRED WHEN SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER LINES IS LESS THAN 24".

NOT TO SCALE

DECATUR UTILITIES	UTILITY CROSSING DETAIL			SHEET NO. 1 OF 1
	DETAIL NO. WW1.17	STANDARD DETAILS DECATUR UTILITIES	DATE: OCT. 2021	



PUDE: PUBLIC UTILITY AND DRAINAGE EASEMENT
PAIE: PUBLIC ALL-INCLUSIVE EASEMENT

STANDARD TURN AROUND DETAIL
NOT TO SCALE

PUGH WRIGHT MCANALLY INC.
CIVIL ENGINEERS
310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. -- www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5	:	:
4	:	:
3	:	:
2	:	:
1	:	:

PRINCETON ESTATES
LIBERTY COMMUNITIES
HAWTHORNE WAY
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 5 WEST
DECATUR, MORGAN COUNTY, ALABAMA

CONSTRUCTION DETAILS

Date: 07/02/2024
Drawn By: GGL
Approved By: NLT
Scale: N.T.S.

Sign/Seal
ALABAMA
LICENSED
NO. 30456
PROFESSIONAL
07/02/2024
ENGINEER
NATHAN L. TOMBERLIN

Job Number:
686-23

Sheet Number:
C8.5

Docusign Envelope ID: 0013127B-19AE-80F3-8100-9C6A47499B5C

Preliminary Plat Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

Name of Subdivision: Princeton Estates

Name of Applicant: Liberty Communities Phone: 678-908-6632

Address: 1 Gresham Landing, Stockbridge, GA 30281 Email: lindsay.yarbrough@dreamfindershomes.com

Name of Owner: Liberty Communities-Neil Koelbl Phone: 678-908-6632

Address: 1 Gresham Landing, Stockbridge, GA 30281

Engineer: Pugh Wright McAnally Phone: 256-341-4720

Address: 310 8th Ave NE, Decatur, AL 35602 Email: nathant@pughwrightmcanally.com

Surveyor: Pugh Wright McAnally Phone: 256-341-4720

Address: 310 8th Ave NE, Decatur, AL 35602 Email: _____

Current Zoning: R5, R7 Proposed Zoning: _____ Total Acreage: 51.51 Total Lots: 177

Any rezoning or annexation requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: _____ / _____ / 2024 *This is required unless specifically waived by Planner*

Is this part of a Master Plan? Yes ☐ No ☒ Name and date of most recently approved Master Plan: _____

Is this design in substantial compliance with approved Master Plan? Yes ☐ No ☐ N/A ☒ _____

Is this part of a Build-to-Rent development? Yes ☐ No ☐

Describe the Location of Property to be Subdivided: Queenston Loop SW (stub-out)

Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.

Note: without an approved waiver(s), you will be expected to fully comply with the Subdivision Regulations (e.g. construct sidewalks, curb & gutter, etc)

Waivers:
NA

All plats must fully comply with the Subdivision Regulations, Public Works Manual, and other applicable codes and regulations, unless an item is explicitly waived. Failure to indicate a required item on plats or plans or incorrectly indicating a required item is not implicit permission not to comply.

It is strongly recommended that application be submitted well in advance of deadline, especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: Signed by: 3AE7BB52AD784CB... **Date:** 09 / 09 / 2026

Please contact the Planning Department at (256) 341-4720 with any questions.

Docusign Envelope ID: 0013127B-19AE-80F3-8100-9C6A47499B5C

Preliminary Plat Application and Checklist

Name of Subdivision: Princeton Estates

Name of Applicant: Liberty Communities

All submissions must be on sheets no larger than 24”x36” and accompanied by appropriate application and checklist. All items must be marked as included or “N/A” if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.**

- X Name of subdivision
- X North arrow, graphic scale, legend, number of total lots, number of residential lots (if applicable), total acreage, date
- X Standard scale not less than 1”=100’
- X Name and address of owner
- X Name and address of subdivider, if different from the owner
- X Name and address of plat designer (must be licensed surveyor or engineer)
- X Names and addresses of owners of record of all adjoining or adjacent parcels of land as they appear on the current tax records; adjacent properties include across rights-of-way, bodies of water, and properties sharing a corner
- X Locations, widths, and purpose of proposed and existing rights-of-way and easements
- X Locations of existing and proposed property lines, existing buildings, water courses, and railroads within the proposed subdivision and at least 50 feet around the perimeter thereof
- X Location and dimensions of existing sanitary sewer and water lines, including fire hydrants. In the event the subdivision will be served by septic tanks or private wells, this should be stated on the plat
- X Proposed lot lines, numbers, and dimensions, including lot areas
- X Building setbacks
- X Number of Section, Township, and Range, with approximate ties to all identifiable section corners within or close to proposed subdivision
- X County boundary line, if in vicinity
- X Vicinity map showing general location of the proposed subdivision
- X Existing zoning
- X The current FEMA FIRM panel and location of any special flood hazard areas, floodway, and base flood elevation; if no flood hazard areas exist, then a statement indicating such
- X Contours shall be shown at intervals of not more than 5 feet. In areas where existing slope is less than 3% on one acre or more, the contour interval shall be 2 feet or less (this requirement may be waived upon request to the Planning Director or City Engineer)
- X Location of stormwater management facilities

Additional Required Items for Submission: mark if included

- X One (1) paper copies of plat
- X Electronic copy of plat (PDF; may be submitted via USB flash drive or emailed—we can’t receive email >25mb)
- NA Designation of Agent form
- X I will allow the City to place a sign on my property notifying the public of the public hearing on this plat
- X I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- X I understand that a Preliminary Plat shall be effective for a period of 12 months from the date of Planning Commission approval
- X I understand that Preliminary Plat approval is not permission to begin grading or any other site improvements
- X Fee(s)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: Signed by: 3AE7BB52AD784CB... **Date:** 9/9/2026 / _____ / _____

STATE OF ALABAMA, MORGAN COUNTY. I CERTIFY THIS INSTRUMENT ON: 2024-09-25 01:43:47 PM DEED BK 2024 PG 8406 GREG CAIN, JUDGE OF PROBATE (E-FILED)

Prepared by and return to:
Michael Cooke, Esq.
McMichael & Gray, PC
400 Franklin St.
Huntsville, AL 35801

CONST-230584

Send Tax notices to:

Liberty Communities, LLC
1215 Eagles Landing Pkwy, Suite 206
Stockbridge, GA 30281

Space Above This Line for Recorder's Use

ALABAMA SPECIAL (LIMITED) WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Hill Development Company, LLC**, an Alabama limited liability company, having an address of PO Box 1358, Decatur, AL 35602, County of Morgan, State of Alabama ***("Grantor")***, in consideration of the sum of **One million seven hundred ninety-five thousand and no/100** dollars ***($1,795,000.00)*** and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Liberty Communities, LLC**, a Delaware limited liability company having an address of 1215 Eagles Landing Pkwy, Suite 206, Stockbridge, GA 30281, County of Henry, State of Georgia ***("Grantee")***, the following described real property and premises, situate in Morgan County, State of Alabama, to wit:

Lots 38 and 39, according to a plat of Princeton Place Subdivision, (a replat of new Lot 10 of the replat of Paul G. Prince Subdivision, as shown by Map Book 2005, Page 31), as shown by map or plat recorded in Map Book 2008, Pages 2-3, in the Office of the Judge of Probate of Morgan County, Alabama.

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

(Continued)

Tran: 24550.539501.699642 CLERK: Knowles
REC:$6.00 DFE:$1795.00 NTX:$0.00 AFF:$5.00 FIL:$1.00 MISC:$0.00 TOTAL:$1807.00

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Hill Development Company, LLC
An Alabama limited liability company

BY:_____
Danny W. Hill, Sole Member

PO Box 1358
Decatur, AL 35602

_____ _____
Witness's Signature Witness's Signature

_____ _____
Witness's Name Witness's Name

STATE OF ALABAMA)

COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny W. Hill whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of September, 2024.

BRANDY KATE PEARSON NOTARY PUBLIC STATE OF ALABAMA

Brandy Kate Pearson
Notary Public

My Commission Expires: 3-16-2027

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: PO Box 1358, Decatur, AL 35602
Grantee's Address: 1215 Eagles Landing Pkwy, Suite 206, Stockbridge, GA 30281
Property Address: No 911 Address, Lots 38 and 39, Princeton Place Subdivision, Decatur, AL 35602

Amendment

Planning Commission Staff Report

FILE NAME: Zoning Text Amendment

MEETING DATE: October 2nd, 2026

A. BACKGROUND:

Applicant/Representative:	City of Decatur
Owner:	N/A
Property Location:	N/A
Request:	Zoning Text Amendment
Property Size (Acres):	N/A
Future Land Use Map (FLUM) Designation:	N/A
Current Zoning District:	N/A
Existing Land Use:	N/A

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	

Planning Comments:

The proposed Zoning Ordinance Text Amendment is intended to update and clarify several provisions of the Zoning Code of Decatur, Alabama related to the ordinance effective date, zoning district transitions, administrative authority, site plan review, dimensional standards, sidewalk cafés, permitted residential and civic/institutional uses, temporary signs, and definitions. The amendment affects Sections 25-1.8.5, 25-1.10, 25-2.2.9, 25-2.4.5, 25-3.2.1, 25-3.4.2, 25-4.2.2, 25-5.9.6, and 25-8.3.

A primary component of the amendment is the revision of the ordinance effective date. The proposed change would establish January 1, 2026, as the effective date of the Zoning Ordinance Rewrite and would repeal the prior Zoning Ordinance of the City of Decatur, originally adopted on June 3, 1958, and subsequently amended. This revision provides a clear effective date for implementation of the rewritten Zoning Ordinance and establishes the transition from the prior ordinance.

The amendment also updates the Zoning District Transitions provisions in Section 25-1.8.5 by clarifying that the M-1A Expressway Commercial District transitions to the Community Commercial (CC) District. This change provides additional clarity regarding the relationship between the prior zoning classification and the corresponding zoning district under the rewritten ordinance.

The proposed amendment further revises the responsibilities of the Building Inspector under Section 25-2.2.9 by expressly recognizing powers and duties delegated to the Building Inspector by the Development Director. This change provides greater clarity regarding the delegation of administrative responsibilities and helps establish a clear framework for the implementation and enforcement of the Zoning Ordinance.

The amendment also modifies the site plan review provisions in Section 25-2.4.5 by clarifying the distinction between major and minor site plan review and addressing multiple phased developments. Under the proposed language, multiple phased developments would require a master plan to be submitted with the first phase of the layout plan or before. These revisions are intended to provide clearer direction for the review and administration of developments that are constructed in multiple phases.

The proposed amendment revises the intensity and dimensional standards for the Agricultural (AG) District by establishing a minimum lot area of five acres for all development. This change establishes a specific minimum lot size for development within the Agricultural District and provides a clear dimensional standard for the review of proposed development.

The amendment also updates the dimensional standards for the Community Commercial District by establishing a maximum built area of 75 percent of the lot area. This provision provides a defined limit on the portion of a lot that may be occupied by built development and establishes a clear standard for evaluating development intensity within the district.

The proposed amendment further revises the Sidewalk Café Overlay (SC-O) District regulations by establishing standards for the delineation of outdoor seating areas. The portion of the sidewalk allocated for outside seating would be required to be delineated by an approved railing or other method not exceeding four feet in height and not affixed to the sidewalk or other public property. The delineation would be subject to approval by the Building Department, with concurrence from the Downtown Redevelopment Authority and the Planning Department. These revisions are intended to provide clearer standards for the administration and physical delineation of sidewalk café seating areas.

The amendment also makes several changes to the Principal Use Table concerning residential uses. Single-family detached dwellings would be permitted in the Agriculture (AG), Residential Single-Family Estate (RS-

E), Residential Single-Family 10 (RS-10), Residential Single-Family 7 (RS-7), Residential Single-Family 5 (RS-5), Residential Manufactured Housing (RMAN), and Residential Mixed Medium Density (RM-M) districts, and would be permitted by special exception in the Commercial Neighborhood (CN) and Community Commercial (CC) districts. Single-family attached dwellings would be permitted in the RS-A, RM-M, RM-H, CN, CC, CR, CB, UC-MX, and O-MX districts.

The proposed residential use revisions also address duplexes, triplexes, live-work units, multifamily dwellings, and townhouses. Duplex and triplex dwellings would be permitted in the RS-A, RM-M, RM-H, CN, CC, CR, and O-MX districts. Live-work units would be permitted in the RM-M, RM-H, CN, CR, CB, UC-MX, and O-MX districts. Multifamily dwellings would be permitted in the RM-M, RM-H, CR, CB, UC-MX, and O-MX districts and would be permitted by special exception in the Commercial Neighborhood and Community Commercial districts. Townhouses would be permitted in the RS-A, RM-M, RM-H, CN, CC, CR, UC-MX, and O-MX districts. These changes are intended to clarify the locations and approval methods for various forms of residential development throughout the City's zoning districts.

The amendment also revises the permitted locations for animal shelters under the Civic/Institutional and Community Service use category. Animal shelters would be permitted in the Agriculture (AG) and Light Industrial (LI) districts and would be permitted by special exception in the Institutional (INST), Community Commercial (CC), and Commercial Regional (CR) districts. These provisions establish specific zoning districts in which animal shelters may be located and provide for additional review where a special exception is required.

The proposed amendment further distinguishes between large and small veterinary hospitals or clinics. Large veterinary hospitals or clinics would be permitted only in the Agriculture (AG) District. Small veterinary hospitals or clinics would be permitted in the Agriculture (AG), Institutional (INST), Community Commercial (CC), Commercial Regional (CR), Urban Corridor Mixed Use (UC-MX), Office Mixed Use (O-MX), Light Industrial (LI), and Traditional Neighborhood Planned Development (TN-PD) districts. These revisions provide separate land use standards based on the type and scale of veterinary services provided and the types of animals served.

The amendment also revises the temporary sign regulations applicable to residential districts. Temporary signs advertising multiple lots may be located within required front, rear, or side yards when placed on streets classified as collector or higher, provided that the signs have a maximum area of 32 square feet, a maximum height of 10 feet, and are located a minimum of 10 feet from any public right-of-way. These revisions provide specific dimensional and location standards for temporary signs associated with multiple-lot residential developments.

Finally, the amendment updates the definitions in Section 25-8.3 by adding definitions for “Director,” “Large Veterinary Hospital or Clinic,” and “Small Veterinary Hospital or Clinic.” The definition of Director identifies the Planning Director of the City of Decatur, Alabama and references the delegation of authority provisions. The definition of Large Veterinary Hospital or Clinic describes facilities providing medical care, outpatient treatment, and minor procedures for livestock, equines, bovines, and other large farm animals weighing more than 100 pounds. The definition of Small Veterinary Hospital or Clinic describes localized facilities primarily providing outpatient care, routine wellness services, and minor medical or surgical procedures for household and companion animals, including dogs, cats, birds, and rabbits, while excluding livestock and other large farm animals. These definitions provide greater clarity and consistency in the administration of the corresponding land use regulations.

Overall, the proposed text amendments are intended to improve the clarity and administration of the Zoning Code, establish updated development standards, clarify administrative responsibilities, provide more specific regulations for residential and animal-related uses, and establish clearer standards for site plans, sidewalk

cafés, temporary signs, and zoning district transitions. The amendments provide additional guidance for property owners, developers, applicants, and City staff by establishing more clearly defined standards for the review and regulation of development throughout the City.