

**15% TO 29.9% OF LAND RESERVED - LOWER SLOPE ZONE LOTS**

LOT	LOT AREA (SQ. FT.)	MAX. IMPERVIOUS COVER (SQ. FT.) (18%)	MAX. TOTAL BUILDING AREA (SQ. FT.) (13%)	MAX. DISTURBED AREA (SQ. FT.) (34%)
1	48,048	8,649	6,246	16,336
2	50,406	9,073	6,553	17,138
3	61,412	11,054	7,984	20,880
4	123,321	22,198	16,032	41,929
5	101,565	18,282	13,203	34,532
7	69,760	12,557	9,069	23,718
8	42,025	7,565	5,463	14,289
9	32,059	5,771	4,168	10,900
10	31,820	5,728	4,137	10,819
11	31,391	5,650	4,081	10,673
12	32,289	5,812	4,198	10,978
13	35,473	6,385	4,611	12,061
14	36,435	6,558	4,737	12,388
15	36,126	6,503	4,696	12,283
16	35,943	6,470	4,673	12,221
20	32,012	5,762	4,162	10,884
21	32,318	5,817	4,201	10,988

**LINE TABLE (OVERALL BOUNDARY)**

NO.	DIRECTION	LENGTH
L1	N 2°21'39" W	158.59'
L2	N 51°27'34" W	27.23'
L3	N 2°58'27" E	38.47'
L4	N 31°08'31" W	49.39'
L5	N 21°09'09" W	48.74'
L6	N 26°07'31" W	50.95'
L7	N 48°30'29" W	56.50'
L8	N 37°07'12" W	31.26'
L9	N 58°59'26" E	53.11'
L10	N 9°08'10" W	178.44'
L11	N 9°22'42" W	5.72'
L12	N 17°55'25" W	29.77'
L13	N 71°57'45" E	19.24'
L14	N 0°56'43" W	70.13'
L15	N 71°19'14" E	64.64'
L16	N 10°43'12" E	57.56'
L17	N 21°17'14" E	102.95'
L18	N 85°23'33" E	37.26'
L19	S 0°15'15" W	32.69'
L20	N 69°40'34" E	57.29'

**ABBREVIATIONS**

- CIPF CAPPED IRON PIN FOUND
- CIPS CAPPED IRON PIN SET
- CL CENTERLINE
- CM CONCRETE MONUMENT FOUND
- CTP CRIMP TOP PIPE FOUND
- ELEV ELEVATION
- ESMT EASEMENT
- EX EXISTING
- GF GEOLOGIC FEATURE
- HF HISTORIC FEATURE
- HL MINIMUM BUILDING LINE
- MNF MAG NAIL FOUND
- OTP OPEN TOP PIPE
- P.O.B. POINT OF BEGINNING
- P.U.D.E. PUBLIC UTILITY & DRAINAGE ESMT
- R.O.W. RIGHT OF WAY
- RRS RAIL ROAD SPIKE FOUND
- S.D.D. SLOPE DEVELOPMENT DISTRICT
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE

**LINE TABLE**

NO.	DIRECTION	LENGTH
L21	S 86°30'37" W	50.01'
L22	N 2°21'39" W	50.01'
L23	N 87°47'19" W	69.90'
L24	N 8°00'29" E	95.09'
L25	N 21°19'04" E	157.26'
L26	N 50°07'34" E	50.00'
L27	S 2°21'39" E	302.71'
L28	N 86°30'37" E	353.79'
L29	N 86°28'43" E	303.00'
L30	N 32°55'29" E	22.00'
L31	S 49°37'01" E	137.22'
L32	S 30°16'15" W	47.04'
L33	N 82°13'03" E	31.40'
L34	S 17°48'15" W	127.22'
L35	N 83°57'28" E	55.00'
L36	S 37°11'41" W	55.21'
L37	S 13°06'55" W	121.37'
L38	S 79°54'55" E	66.46'
L39	S 85°46'13" E	78.88'
L40	N 67°49'56" W	72.29'
L41	N 7°00'14" W	19.29'
L42	N 42°12'50" W	120.92'
L43	N 23°32'40" W	164.78'
L44	N 50°07'34" E	76.07'
L45	N 16°22'36" E	71.79'

**LOT AREA TABLE**

NO.	ACRES	SQ. FT.
1	1.10	48048
2	1.16	50406
3	1.41	61412
4	2.83	123321
5	2.33	101565
6	2.60	113045
7	1.60	69760
8	0.96	42025
9	0.74	32059
10	0.73	31820
11	0.72	31391
12	0.74	32289

**LOT AREA TABLE**

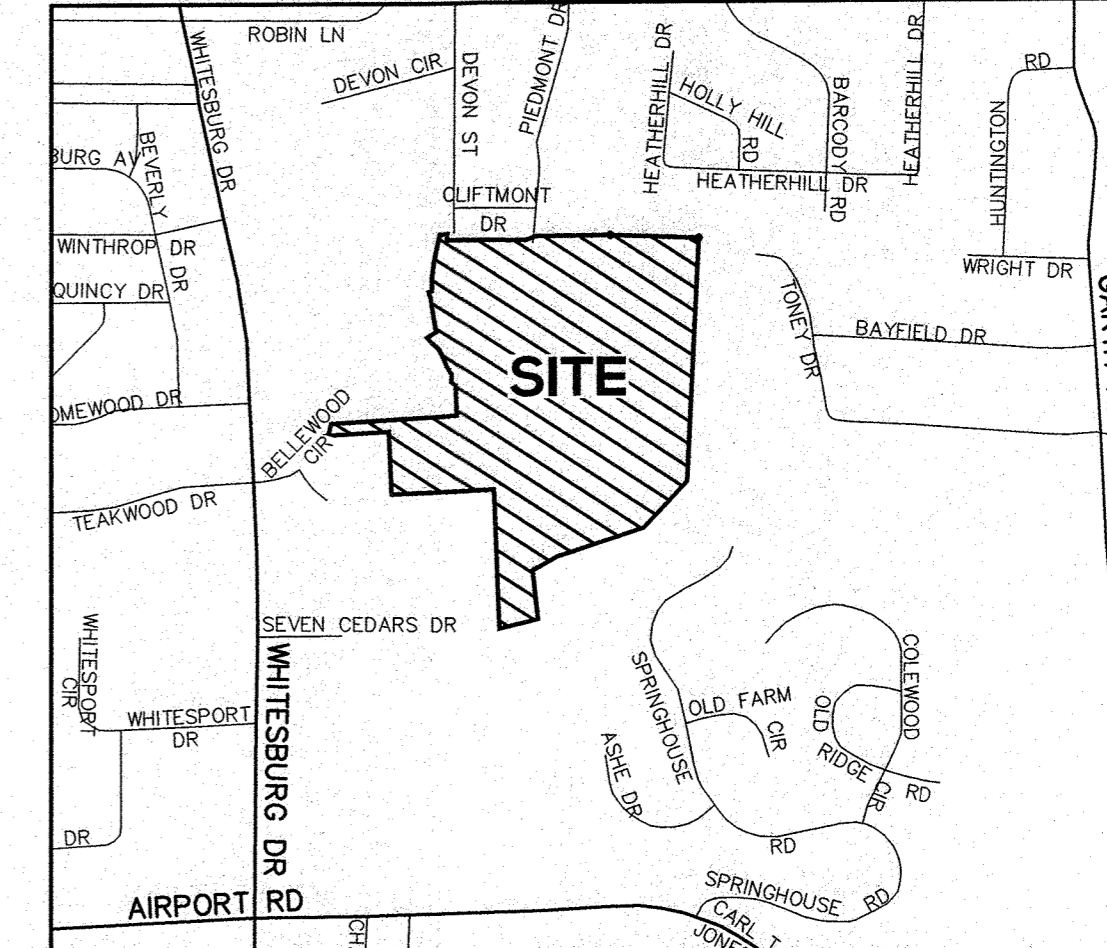
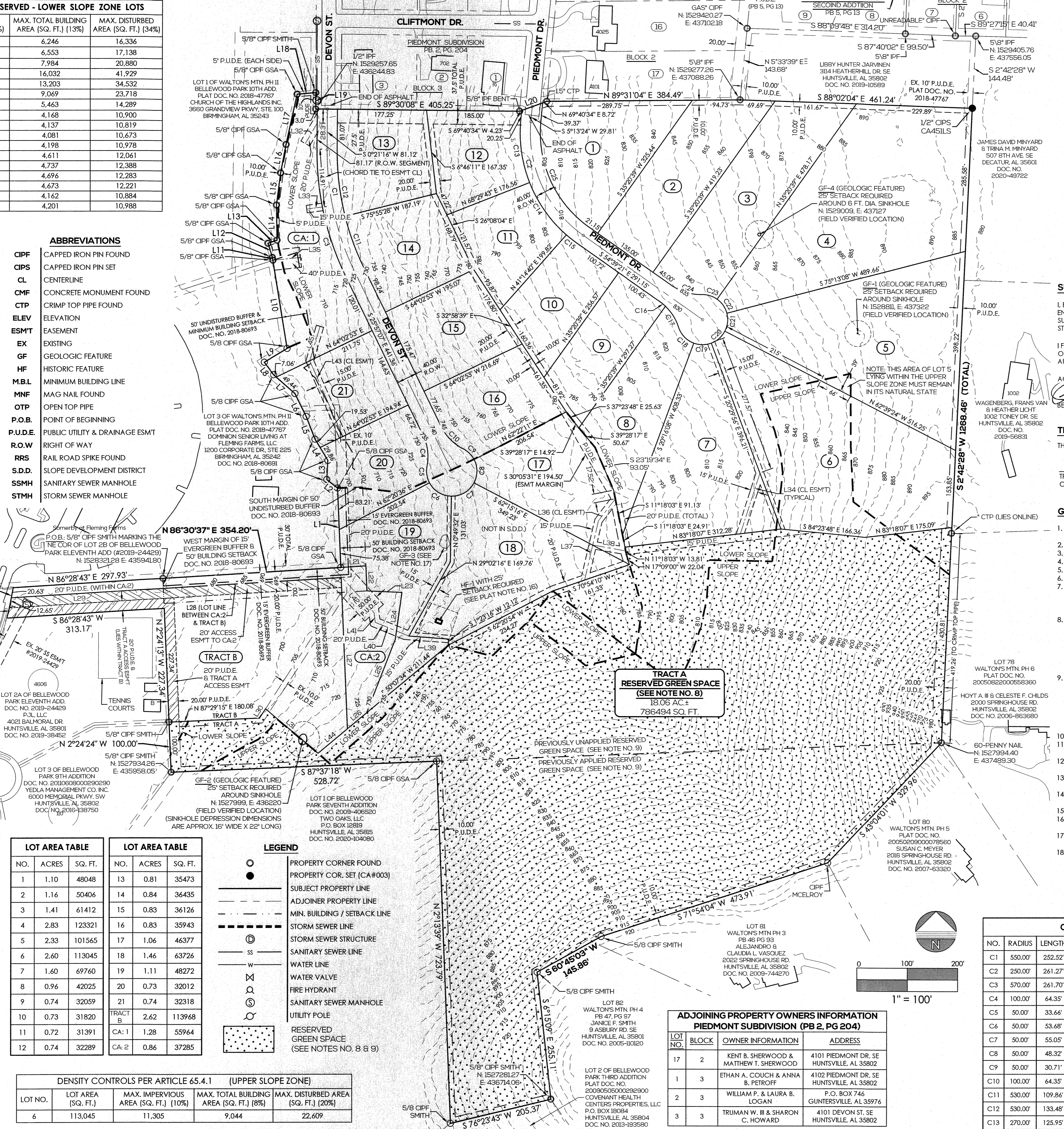
NO.	ACRES	SQ. FT.
13	0.81	35473
14	0.84	36435
15	0.83	36126
16	0.83	35943
17	1.06	46377
18	1.46	63726
19	1.11	48272
20	0.73	32012
21	0.74	32318
CA:1	1.28	55964
CA:2	0.86	37285

**LEGEND**

- PROPERTY CORNER FOUND
- PROPERTY COR. SET (CA#003)
- SUBJECT PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- MIN. BUILDING / SETBACK LINE
- STORM SEWER LINE
- STORM SEWER STRUCTURE
- SANITARY SEWER LINE
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- RESERVED GREEN SPACE (SEE NOTES NO. 8 & 9)

**DENSITY CONTROLS PER ARTICLE 65.4.1 (UPPER SLOPE ZONE)**

LOT NO.	LOT AREA (SQ. FT.)	MAX. IMPERVIOUS AREA (SQ. FT.) (10%)	MAX. TOTAL BUILDING AREA (SQ. FT.) (8%)	MAX. DISTURBED AREA (SQ. FT.) (20%)
6	113,045	11,305	9,044	22,609



**VICINITY MAP**  
SCALE: 1" = 1000'

**SURVEYOR'S CERTIFICATION & FLOOD HAZARD NOTE**

I, BENJAMIN T. PROCTOR, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF SCHOELL ENGINEERING, INC., HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (OUT-UNSHADED), AS SHOWN ON THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 01089C0329F AND 01089C0333G, DATED AUGUST 16, 2018.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE 18th DAY OF June, 2022.

*Benjamin T. Proctor*  
BENJAMIN T. PROCTOR, PLS #26624

**TRAFFIC ENGINEER**

THE WITHIN SUBDIVISION PLAT HAS BEEN REVIEWED BY THE TRAFFIC ENGINEER FOR THE CITY OF HUNTSVILLE, AL.

*William R. Jones*  
WILLIAM R. JONES, P.E.  
TRAFFIC ENGINEER, DATE 17th JUNE 2022  
CITY OF HUNTSVILLE, ALABAMA

**GENERAL NOTES:**

- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83.
- ALL MEASUREMENTS SHOWN ARE IN U.S. SURVEY FEET.
- THERE ARE 21 LOTS, 2 COMMON AREAS AND 2 TRACTS IN THIS SUBDIVISION CONTAINING 49.69 ACRES ±.
- THE SMALLEST LOT IS LOT 11 AT 0.72 ACRES (31,391 SQ. FT.).
- THERE ARE 1355 LINEAR FEET OF STREETS IN THIS SUBDIVISION.
- A 5/8-INCH CAPPED IRON PIN (STAMPED CA#003) WILL BE SET AT ALL LOT CORNERS.
- THIS SUBDIVISION IS A RESUBDIVISION OF TRACT 28 OF WALTON'S MOUNTAIN PHASE 12 AS RECORDED IN INSTRUMENT NUMBER 2019-0024444, AND A RESUBDIVISION OF LOT 28 OF BELLEWOOD PARK ELEVENTH ADDITION AS RECORDED IN INSTRUMENT NUMBER 2019-0024429 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.
- THE RESERVED GREEN SPACE AREAS AS SHOWN WITHIN TRACT A MUST REMAIN IN NATURAL CONDITION WITH THE EXCEPTION OF:
  - A PUBLIC TRAIL SYSTEM, THE LOCATION, CHARACTER AND EXTENT OF SUCH TRAIL SYSTEM IS SUBJECT TO APPROVAL BY THE PROPERTY OWNERS AND THE CITY OF HUNTSVILLE. THE INTENT OF THE TRAIL SYSTEM IS TO PROVIDE FOR CONNECTIONS TO THE PROPOSED CITY-WIDE TRAIL SYSTEM.
  - UTILITY AND DRAINAGE IMPROVEMENTS (BUT NOT UTILITY STRUCTURES SUCH AS WATER TANKS) AND THE DEVELOPMENT OF PUBLIC AND PRIVATE TRAILS.
- TOTAL RESERVED GREEN SPACE AREA IS 18.055 ACRES (786,494 SQ. FT.) AND LIES WHOLLY WITHIN TRACT A, AS DEPICTED HEREON. THE SOUTH PORTION OF THE RESERVED GREEN SPACE, CONTAINING 7.939 ACRES, HAS BEEN PREVIOUSLY APPLIED TO EXISTING LOTS WITHIN PRIOR SUBDIVISIONS OF THE WALTON'S MOUNTAIN DEVELOPMENT. THE NORTH PORTION OF THE RESERVED GREEN SPACE IS PREVIOUSLY UNAPPLIED, AND CONTAINS 10.117 ACRES WHICH IS 20.4% OF THE TOTAL SUBDIVISION AREA, WHICH QUALIFIES FOR THE "15% TO 29.9% OF LAND RESERVED" OPTIONAL DENSITY CONTROLS, ACCORDING TO CITY ZONING ORDINANCE, ARTICLE 65.4.7.
- A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDES OF DEVON STREET & PIEDMONT DRIVE.
- THERE IS A 2 FOOT WIDE PEDESTRIAN ACCESS EASEMENT ALONG THE FRONT OF LOTS 7-12, 19-21 AND COMMON AREA 1 TO ACCOMMODATE THE REQUIRED SIDEWALKS.
- ALL LOTS ADJOINING A STREET TO HAVE A 15' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT ADJACENT AND PARALLEL TO THE STREET RIGHT-OF-WAY.
- ALL LOTS HAVE A 5' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE LOT LINE UNLESS OTHERWISE SHOWN.
- ALL LOTS HAVE A 10' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR PROPERTY LINE UNLESS OTHERWISE SHOWN.
- SEE CURRENT CITY OF HUNTSVILLE ZONING REGULATIONS FOR MINIMUM BUILDING LINES.
- HISTORIC FEATURE "HF-1" IS A STONE SPRING HOUSE MEASURING 8' X 12'. THE CENTER OF THE STRUCTURE LIES AT N: 1528236, E: 436490 (FIELD VERIFIED LOCATION). THERE IS A 25' SETBACK REQUIRED AROUND IT.
- GEOLOGIC FEATURE "GF-3" IS A CLOSED DEPRESSION MEASURING APPROX. 20' X 25', MEASURING LESS THAN 3 FT. DEEP, WITH NO SETBACK REQUIRED. (CENTER LOCATION AT N: 1528395, E: 436502, FIELD VERIFIED)
- OWNER OF RECORD: AGAPE BUILDERS, LLC  
8033 TEA GARDEN ROAD SE  
HUNTSVILLE, AL 35802  
DOC. NO. 2020-104503 (VESTING DEED)

**CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	550.0'	252.52'	26°18'22"	S 12°47'56" E	250.31'
C2	250.0'	261.27'	59°52'44"	S 24°42'59" E	249.54'
C3	570.0'	261.70'	26°18'23"	S 12°47'56" E	259.41'
C4	100.0'	64.35'	36°52'12"	N 7°31'01" W	63.25'
C5	50.0'	33.66'	38°34'29"	S 8°22'10" E	33.03'
C6	50.0'	53.68'	61°31'04"	S 58°24'56" E	51.14'
C7	50.0'	55.05'	63°04'48"	N 59°17'08" E	52.31'
C8	50.0'	48.32'	55°22'33"	N 0°03'28" E	46.47'
C9	50.0'	30.71'	35°11'30"	N 45°13'34" W	30.23'
C10	100.0'	64.35'	36°52'12"	S 44°23'13" E	63.25'
C11	530.0'	109.86'	11°52'34"	S 20°00'50" E	109.66'
C12	530.0'	133.48'	14°25'48"	S 6°51'38" E	133.13'
C13	270.0'	125.95'	26°43'40"	S 8°08'27" E	124.81'

**CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C14	270.0'	128.42'	27°15'03"	S 35°07'49" E	127.21'
C15	270.0'	27.80'	5°54'01"	S 51°42'14" E	27.79'
C16	100.0'	14.62'	8°22'32"	N 50°28'05" W	14.60'
C17	100.0'	49.73'	28°29'40"	N 32°01'59" W	49.22'
C18	50.0'	45.33'	51°56'43"	S 43°45'31" E	43.79'
C19	50.0'	35.58'	40°46'03"	N 89°53'06" E	34.83'
C20	50.0'	36.79'	42°07'28"	N 48°25'20" E	35.97'
C21	50.0'	36.76'	42°07'28"	N 6°16'52" E	35.94'
C22	50.0'	34.80'	39°52'29"	N 34°43'06" W	34.10'
C23	50.0'	32.18'	36°52'12"	N 73°05'27" W	31.62'
C24	100.0'	64.35'	36°52'12"	S 73°05'27" E	63.25'
C25	230.0'	240.37'	59°52'44"	S 24°42'59" E	229.58'

**ADJOINING PROPERTY OWNERS INFORMATION (PIEDMONT SUBDIVISION (PB 2, PG 204))**

LOT NO.	BLOCK	OWNER INFORMATION	ADDRESS
17	2	KENT B. SHERWOOD & MATTHEW T. SHERWOOD	4101 PIEDMONT DR. SE HUNTSVILLE, AL 35802
1	3	ETHAN A. COUCH & ANNA B. PETROFF	4102 PIEDMONT DR. SE HUNTSVILLE, AL 35802
2	3	WILLIAM P. & LAURA B. LOGAN	P.O. BOX 746 GUNTERSVILLE, AL 35976
3	3	TRUMAN W. III & SHARON C. HOWARD	4101 DEVON ST. SE HUNTSVILLE, AL 35802

A GENERAL SHARED PROJECT/STAKEHOLDER WALTON'S MOUNTAIN SUBDIVISIONS (PB 2/PG 204) SPTD/DVS

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LAND SURVEYOR  
BENJAMIN T. PROCTOR

**THE SOVEREIGN POINT**  
CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA  
SECTIONS 7 & 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST

**REVISIONS:**

02.09.21	SDD PER CITY COMMENTS
02.12.21	DROPPED 4 LOTS
02.18.21	PER CITY COMMENTS
02.25.21	ESMTS PER STORM REVS
02.26.21	UPDATE GFS
07.02.21	REV LOT 22 & ADD CA:2
07.14.21	REV CA:2 PER CITY COMM
08.11.21	RELO. CA:2 PER CLIENT
05.24.22	R.O.W. REDUCED TO 40 FT.
06.08.22	SHIFTED ROW'S 2' WEST

**LAYOUT PLAT**

DATE: 01.29.21  
DRAWN BY: H. GALLOWAY  
CHECKED BY: B. PROCTOR  
FIELD DATE: 02.06.19  
FIELD CREW: B. WILLIAMS  
PROJECT NO.: 21006.HO