A FINAL HEALTH PLAT FOR PHASE I OF MARTIN FARM SUBDIVISION SITE DEVELOPMENT PLAN - SHEET 1

OWNER

ALFRED SALIBA CORPORATION

HOUSTON COUNTY, ALABAMA

SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 2E EAST, AND CONTAINING 14.01± ACRES
FLOOD ZONE "X" UNSHADED

LEGEND

EIP ○ EXISTING IRON PIN
SIP ● SET IRON PIN
CITY LIMITS LINE
FORTY LINE
PROPERTY LINE
CENTERLINE OF ROAD
W WATERLINE
P1 ● SOIL EVALUATION PITS

ABBREVIATIONS

CH---CHORD BEARING
CL---CHORD DISTANCE
E---EAST
EIP---EXISTING IRON PIN
FB---FIELD BOOK
FT---FEET
L---ARC LENGTH
N---NORTH
P.O.B.---POINT OF BEGINNING
R---RANGE/RADIUS
R/W---RIGHT OF WAY
SIP---SET IRON PIN
S---SOUTH
T---TOWNSHIP
W---WEST
'---DEGREES
"---MINUTES, FEET
"---SECONDS, INCHES
Δ---DELTA ANGLE
(D)---DEED INFORMATION
(F)---FIELD INFORMATION

LEGAL DESCRIPTION: PARCELS 1-3

A lot or parcel of land being located in Houston County, Alabama, and being more particularly described as follows:

COMMENCING at the intersection of the North line of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 2 North, Range 26 East with the East right of way (R/W) of South Park Avenue (80' R/W) as marked by an existing iron pin (EIP) (CA 0621LS); thence along said East R/W along a curve to the right having a delta angle of 01°12'08" with a radius of 2917.99 FT an arc length of 163.08 FT with a chord bearing of S 14°29'45" W a chord distance of 163.06 FT to a set iron pin (SIP) and being the POINT OF BEGINNING (P.O.B.); thence depart said East R/W bearing S 71°32'14" E a distance of 192.50 FT to a SIP; thence S 18°28'18" W a distance of 315.00 FT to an EIP (CA 0621LS); thence N 71°31'42" W a distance of 190.00 FT to said East R/W as marked by an EIP (CA 0621LS); thence along said East R/W bearing N 18°28'18" E a distance of 199.83 FT to an EIP (CA 0621LS); thence along said East R/W along a curve to the left having a delta angle of 02°15'41" with a radius of 2917.99 FT an arc length of 115.17 FT with a chord bearing of N 17°13'40" E a chord distance of 115.17 FT to the P.O.B. Said parcel being located in Houston County, Alabama, in the North 1/2 of the SW 1/4 Section 29, T2N, R26E, and containing 1.38 acres, more or less.

LEGAL DESCRIPTION: PARCELS 4-26

A lot or parcel of land being located in Houston County, Alabama, and being more particularly described as follows:

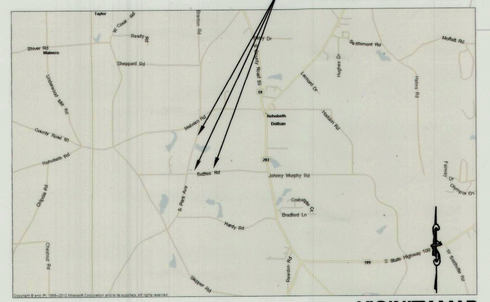
BEGINNING at the intersection of the North right of way (R/W) of Battles Road (60' R/W) with the East R/W of South Park Avenue (80' R/W) as marked by an existing iron pin (EIP) (CA 0621LS); thence along said East R/W along a curve to the left having a delta angle of 01°09'45" with a radius of 12658.42 FT an arc length of 256.82 FT with a chord bearing of N 12°17'57" E a chord distance of 256.82 FT to an EIP (CA 0621LS); thence along said East R/W bearing N 12°55'11" E a distance of 821.37 FT to an EIP (CA 0621LS); thence along said East R/W along a curve to the right having a delta angle of 01°40'55" with a radius of 5689.07 FT an arc length of 167.00 FT with a chord bearing of N 13°45'40" E a chord distance of 166.99 FT to a set iron pin (SIP); thence depart said East R/W along a curve to the right having a delta angle of 91°49'55" with a radius of 30.00 FT an arc length of 48.08 FT with a chord bearing of N 58°50'09" E a chord distance of 43.10 FT to a SIP; thence S 77°04'49" E a distance of 50.00 FT to a SIP; thence S 58°06'40" E a distance of 123.26 FT to a SIP; thence S 12°55'11" W a distance of 1018.84 FT to a SIP; thence S 89°53'40" E a distance of 61.31 FT to a SIP; thence N 81°55'26" E a distance of 586.69 FT to a SIP; thence N 80°47'23" E a distance of 405.39 FT to a SIP; thence N 87°51'08" E a distance of 210.18 FT to a SIP; thence S 02°08'52" E a distance of 170.00 FT to a SIP; thence along a curve to the right having a delta angle of 90°00'00" with a radius of 30.00 FT an arc length of 47.12 FT with a chord bearing of S 42°51'08" W a chord distance of 42.43 FT to said North R/W as marked by a SIP; thence along said North R/W bearing S 87°51'08" W a distance of 167.84 FT to an EIP (CA 0621LS); thence along said North R/W along a curve to the left having a delta angle of 08°59'55" with a radius of 2517.86 FT an arc length of 395.44 FT with a chord bearing of S 80°47'25" W a chord distance of 395.03 FT to an EIP (CA 0621LS); thence along said North R/W along a curve to the right having a delta angle of 10°42'54" with a radius of 1988.48 FT an arc length of 371.87 FT with a chord bearing of S 81°55'26" W a chord distance of 371.33 FT to an EIP (CA 0621LS); thence along said north R/W bearing N 89°53'41" W a distance of 545.14 FT to the P.O.B. Said parcel being located in Houston County, Alabama, in the South 1/2 of the SW 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 2 North, Range 26 East, and containing 11.43 acres, more or less.

LEGAL DESCRIPTION: PARCEL 27

A lot or parcel of land being located in Houston County, Alabama, and being more particularly described as follows:

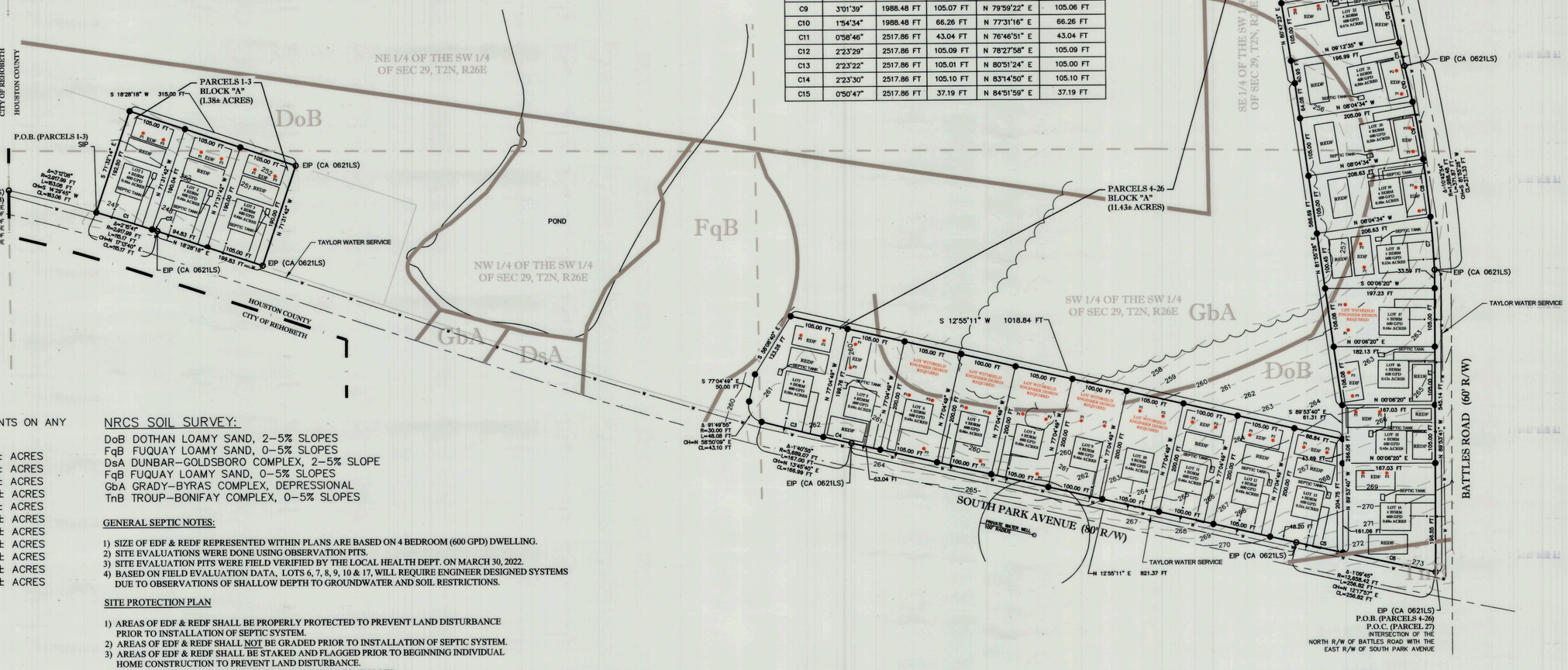
COMMENCING at the intersection of the North right of way (R/W) of Battles Road (60' R/W) with the East R/W of South Park Avenue (80' R/W) as marked by an existing iron pin (EIP) (CA 0621LS); thence along said North R/W bearing S 89°53'41" E a distance of 545.14 FT to an EIP (CA 0621LS); thence along said North R/W along a curve to the left having a delta angle of 10°42'54" with a radius of 1988.48 FT an arc length of 371.87 FT with a chord bearing of N 81°55'26" E a chord distance of 371.33 FT to an EIP (CA 0621LS); thence along said North R/W along a curve to the right having a delta angle of 08°59'55" with a radius of 2517.86 FT an arc length of 395.44 FT with a chord bearing of N 80°47'25" E a chord distance of 395.03 FT to an EIP (CA 0621LS); thence along said North R/W bearing N 87°51'08" E a distance of 277.84 FT to a set iron pin (SIP) and being the POINT OF BEGINNING (P.O.B.); thence depart said North R/W along a curve to the right having a delta angle of 89°58'57" with a radius of 30.00 FT an arc length of 47.11 FT with a chord bearing of N 47°09'24" W a chord distance of 42.42 FT to a SIP; thence N 02°08'52" W a distance of 170.00 FT to a SIP; thence N 87°51'08" E a distance of 187.66 FT to a SIP; thence S 00°03'22" E a distance of 18.50 FT to an EIP (Branton 13186); thence S 00°03'21" W a distance of 181.64 FT to said North R/W as marked by an EIP (1/2" Pipe); thence along said North R/W bearing S 87°51'08" W a distance of 150.00 FT to the P.O.B. Said parcel being located in Houston County, Alabama, in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 2 North, Range 26 East, and containing 0.84 acres, more or less.

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

PARCEL CURVE TABLE					
CURVE #	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°03'42"	2917.99 FT	105.00 FT	N 17°07'40" E	105.00 FT
C2	0°11'59"	2917.99 FT	10.17 FT	N 18°15'31" E	10.17 FT
C3	1°09'31"	5689.07 FT	115.04 FT	N 14°01'17" E	115.04 FT
C4	0°31'24"	5689.07 FT	51.96 FT	N 13°10'50" E	51.96 FT
C5	0°23'22"	12658.42 FT	86.05 FT	N 12°41'08" E	86.05 FT
C6	0°46'23"	12658.42 FT	170.77 FT	N 12°06'16" E	170.77 FT
C7	2°45'07"	1988.48 FT	95.50 FT	N 85°54'20" E	95.49 FT
C8	3°01'35"	1988.48 FT	105.03 FT	N 83°00'59" E	105.02 FT
C9	3°01'39"	1988.48 FT	105.07 FT	N 79°59'22" E	105.06 FT
C10	1°54'34"	1988.48 FT	66.26 FT	N 77°31'16" E	66.26 FT
C11	0°58'46"	2517.86 FT	43.04 FT	N 76°46'51" E	43.04 FT
C12	2°23'29"	2517.86 FT	105.09 FT	N 78°27'58" E	105.09 FT
C13	2°23'22"	2517.86 FT	105.01 FT	N 80°51'24" E	105.00 FT
C14	2°23'30"	2517.86 FT	105.10 FT	N 83°14'50" E	105.10 FT
C15	0°50'47"	2517.86 FT	37.19 FT	N 84°51'59" E	37.19 FT



LOT SIZES:
(NOTE: THERE ARE NO EASEMENTS ON ANY OF THE PROPOSED LOTS)

1)	0.46± ACRES	17)	0.46± ACRES
2)	0.46± ACRES	18)	0.53± ACRES
3)	0.46± ACRES	19)	0.50± ACRES
4)	0.58± ACRES	20)	0.50± ACRES
5)	0.48± ACRES	21)	0.50± ACRES
6)	0.48± ACRES	22)	0.47± ACRES
7)	0.46± ACRES	23)	0.47± ACRES
8)	0.48± ACRES	24)	0.47± ACRES
9)	0.46± ACRES	25)	0.54± ACRES
10)	0.48± ACRES	26)	0.59± ACRES
11)	0.46± ACRES	27)	0.84± ACRES
12)	0.48± ACRES		
13)	0.51± ACRES		
14)	0.69± ACRES		
15)	0.40± ACRES		
16)	0.42± ACRES		

NRCS SOIL SURVEY:

DoB DOTHAN LOAMY SAND, 2-5% SLOPES
FqB FUQUAY LOAMY SAND, 0-5% SLOPES
DsA DUNBAR-GOLDSBORO COMPLEX, 2-5% SLOPE
FqB FUQUAY LOAMY SAND, 0-5% SLOPES
GbA GRADY-BYRAS COMPLEX, DEPRESSIONAL
TnB TROUP-BONIFAY COMPLEX, 0-5% SLOPES

GENERAL SEPTIC NOTES:

1) SIZE OF EDF & REDF REPRESENTED WITHIN PLANS ARE BASED ON 4 BEDROOM (600 GPD) DWELLING.
2) SITE EVALUATIONS WERE DONE USING OBSERVATION PITS.
3) SITE EVALUATION PITS WERE FIELD VERIFIED BY THE LOCAL HEALTH DEPT. ON MARCH 30, 2022.
4) BASED ON FIELD EVALUATION DATA, LOTS 6, 7, 8, 9, 10 & 17, WILL REQUIRE ENGINEER DESIGNED SYSTEMS DUE TO OBSERVATIONS OF SHALLOW DEPTH TO GROUNDWATER AND SOIL RESTRICTIONS.

SITE PROTECTION PLAN

1) AREAS OF EDF & REDF SHALL BE PROPERLY PROTECTED TO PREVENT LAND DISTURBANCE PRIOR TO INSTALLATION OF SEPTIC SYSTEM.
2) AREAS OF EDF & REDF SHALL NOT BE GRADED PRIOR TO INSTALLATION OF SEPTIC SYSTEM.
3) AREAS OF EDF & REDF SHALL BE STAKED AND FLAGGED PRIOR TO BEGINNING INDIVIDUAL HOME CONSTRUCTION TO PREVENT LAND DISTURBANCE.
4) NO CUT OR FILL OVER 12 INCHES SHALL BE PERFORMED ON LOTS.

HEALTH DEPARTMENT

"The lots on this plat are subject to approval or deletion by the Houston County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the Houston County Health Department and are made a part of this plat as if set out here on."

Houston County Health Department — Date: 4-19-22

SURVEYOR CERTIFICATION

"I hereby state that all parts of this boundary 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."

Steve Strickland, Alabama Reg. LS. #29100-S — Date: 4-14-2022

ENGINEER CERTIFICATION

"I hereby certify that the information contained in this part of the application, including all related attachments, is complete, true and correct."

E. Lee Brown, P.E., AL Reg. P.E. # 19822 — Date: 4-18-2022

OWNERS ACKNOWLEDGEMENT

"I acknowledge that I will develop this project according to Chapter 420-3-1, Onsite Sewage Treatment and Disposal Rules. When applicable, I will notify subsequent lot owners that any modification of or building development on the lots not in accordance with the approved SPP must receive prior approval from the Local Health Department."

Brandon Price, Alfred Saliba Corporation — Date: 4-18-2022

GRID NORTH BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

100 0 100 200 300
SCALE: 1"=100'

PROJECT No. 20-2104
DATE: APRIL, 2022
SCALE: 1"=100'

DRAWN BY: D. BROWN, J. SAWYER
APPROVED BY: E. LEE BROWN, P.E.

REVISIONS:

SURVEY DATE: 02/03/2022
FB: 119, PG: 28

A FINAL HEALTH PLAT FOR PHASE 1 OF MARTIN SUBDIVISION
ALFRED SALIBA CORPORATION
HOUSTON COUNTY, ALABAMA
SITE DEVELOPMENT PLAN - SHEET 1

NORTHSTAR ENGINEERING SERVICES
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2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825

PLAT Book:16 Page:71 1 of 2
Recorded In Above Book and Page
4/19/2022 9:12:58 AM
PATRICK H DAVENPORT
Judge of Probate
Houston County, Alabama
Fees $55.00 Taxes: $0.00
Total: $55.00

SHEET 1 OF 2