The Roberts Apartments at Town Madison

Address:
Dunlop Blvd
Madison, AL 35758

Prepared for:
Rohdie Group

Plan Set Date:
November 16, 2021

General Notes:

1.The locations of existing utilities are shown in as approximate only. The contractor shall verify the exact location of all existing utilities before commencing work. Contractor shall be fully responsible for any and all damages which might occur by his failure to exactly locate and preserve any and all utilities.

2.Contractor is responsible for making application and paying for necessary permits.

3.The Contractor shall prevent the destruction of all survey monuments, bench marks, property corners and all other survey points. Where the removal of such points are necessary for the accomplishment of the work, the Contractor shall inform the Engineer in writing, prior to the disturbance of any point, and shall not disturb the point until written permission to do so has been issued by the Engineer.

4.All existing trees outside of the limits of work shall be protected during the accomplishment of the work, and are not to be damaged in any manner.

5.All boulders, debris, excess construction materials, material generated from demolition of existing structures and facilities or trash shall be removed from site at contractor's expense.

6.Pavement cuts shall be repaired with material in-kind to that removed.

7.In accordance with generally accepted construction practices, the contractor is solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement applies continuously and shall not be limited to normal working hours.

8.Contractor shall provide adequate traffic control devices and safety measures for construction work within public right-of-ways in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

9.The duty of the Engineer to conduct construction observation of the contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures, in, on or near the construction site.

10.The Contractor shall be responsible for cleaning dirt and debris from the adjoining streets parking lots, and drives during construction. Any damage to adjoining and existing facilities shall be repaired by the Contractor, at no additional cost to the owner, during the construction of this site.

11.No fill dirt shall be placed on the property that might interfere with drainage flow from adjacent property. Storm drainage system shall be installed prior to fill material being placed.

12.The Contractor shall be totally responsible for TVI, vacuum testing manholes, and air testing sewer lines if required.

13.No changes shall be made to these approved plans without the Engineer of Record being notified before changes are made and the Engineer of Record acquiring approval from the City Engineer.

14.All sanitary sewer pipe shall either be SDR 26 PVC or Class 350 Ductile Iron.

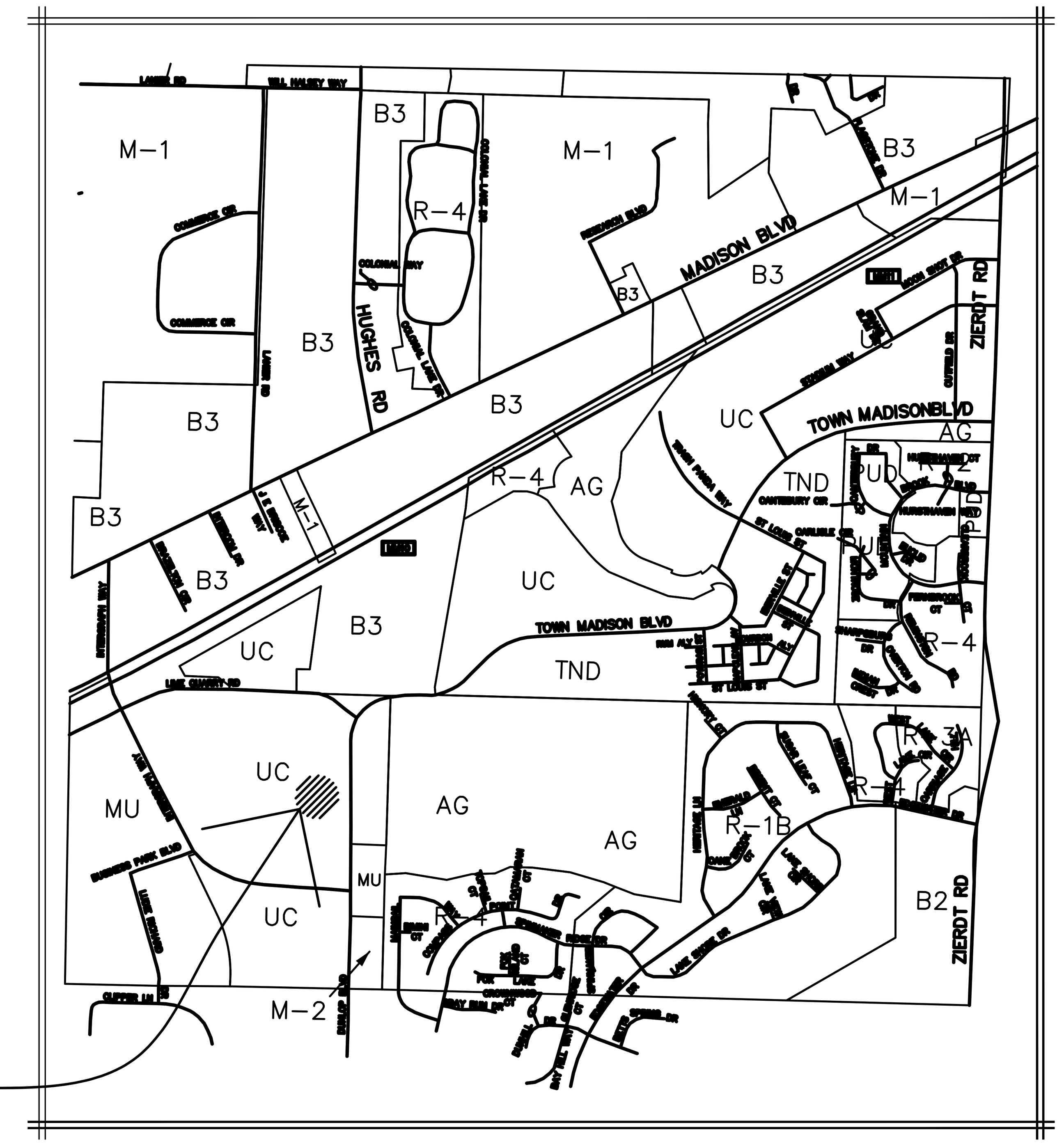
15. The City of Madison Construction Specifications Manual for Public Improvements, latest edition and any revision thereof, are hereby made part of these plans.

16. If approval from any State or Federal Regulatory Agency is required to perform work on this project, a copy of each permit required shall be delivered to the City of Madison Engineering Department prior to the approval of said plans.

17. The Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Vol. 1 and 2, latest edition and any revision thereof, are hereby made a part of these plans.

18. Contractor is required to schedule a Pre-Construction meeting with Engineering Inspector before commencement of work. Call 256-797-8025 for scheduling or go to www.madisonal.gov/index.aspx?NID=126 (pre-construction requirements) for more information.

19. Call 811 prior to any digging for Utility work.



Site

Vicinity Map
Not to Scale

Sheet Index

Certificate of Approval by Fire Department

The undersigned, as a duly authorized representative of the Madison Fire Department, City of Madison, AL, certifies the within site plan has been reviewed and approved.

By: [signature]

Date: 12-7-21

Certificate of Approval by City Council

The undersigned, as representative of the City Council of Madison, Alabama, hereby certified that the property and site plan has been approved by the City Council

By: [signature]

Date: 12-7-21

Certificate of Approval by City Engineer

The undersigned, as City Engineer of the City of Madison, AL, hereby approves the within site plan.

By: E. Michelle Dunson

Date: December 3, 2021

Certificate of Approval by Planning Director

The undersigned, as Director of Planning for the City of Madison, AL, hereby certifies that the property and site plan has been inspected, reviewed, and found to be compliant with the City's Zoning Ordinance and Subdivision Regulations.

By: [signature]

Date: 12/9/2021

Madison Utilities

Submitted for approval:

ENGINEER

DEVELOPER

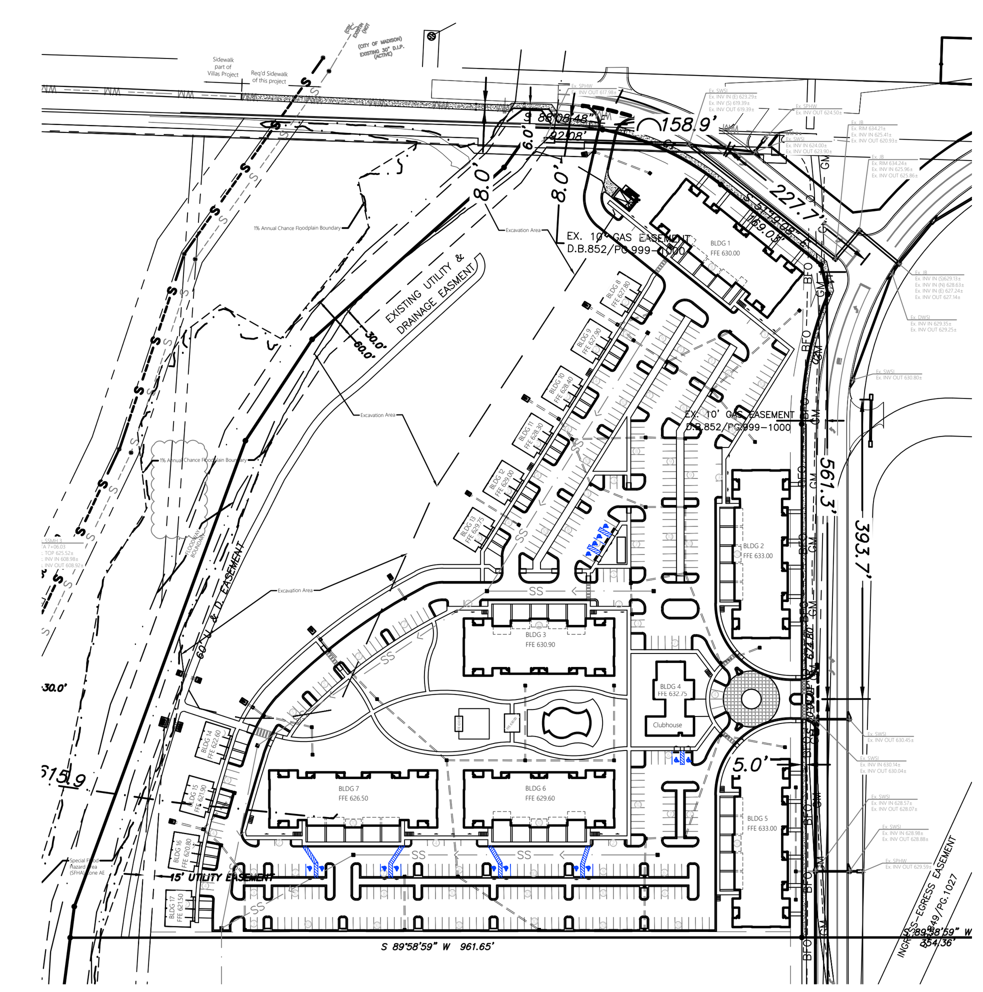
APPROVED:

BUSINESS DEVELOPMENT COORDINATOR

GENERAL MANAGER

NOTE: CONSTRUCTION SPECIFICATIONS FOR WATER AND SANITARY SEWER LATEST EDITION AS ADOPTED BY MADISON UTILITES (MU), IS HEREBY MADE PART OF THESE PLANS. CONTRACTOR SHALL CONTACT MU TO SCHEDULE A PRE-CONSTUCTION MEETING PRIOR TO THE START OF ANY WATER OR SEWER CONSTRUCTION.

TOWN MADISON

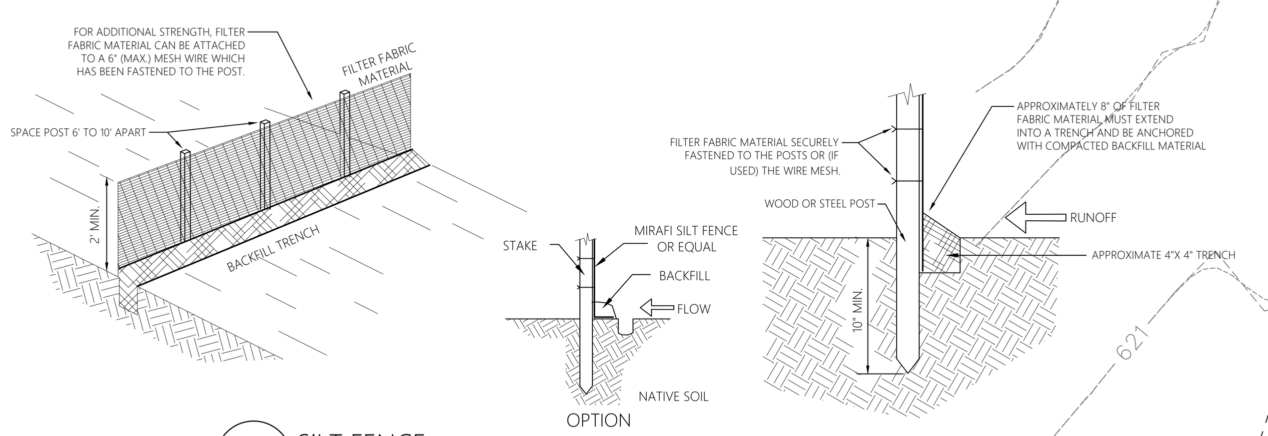


Overall View
Scale: 1" = 200'

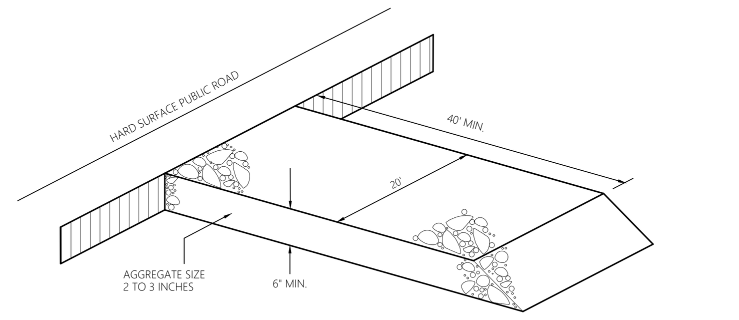
FINAL FOR DEVELOPMENT
DEC 09 2021

Prepared by:

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
2101 West Clinton Avenue, Suite 503, Huntsville, AL 35805
(256) 690-5312



SILT FENCE
NOT to Scale



Gravel Construction Entrance
NOT to Scale

I, CHARLES MIKE FRANKLIN, THE SURVEYOR OF RECORD, CERTIFY THAT THE SUBDIVISION SHOWN HEREON LIES WITHIN FLOOD HAZARD AREAS "X" & "AE" AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF HUNTSVILLE, ALABAMA.

FIRM PANEL # 01089C0311F (EFFECTIVE DATE 8/16/2018)
(AMENDED BY LOMR-F 19-04-3126 P EFFECTIVE DATE 10/13/2020)

CHARLES MIKE FRANKLIN, PLS
AL REG. NO. 18980

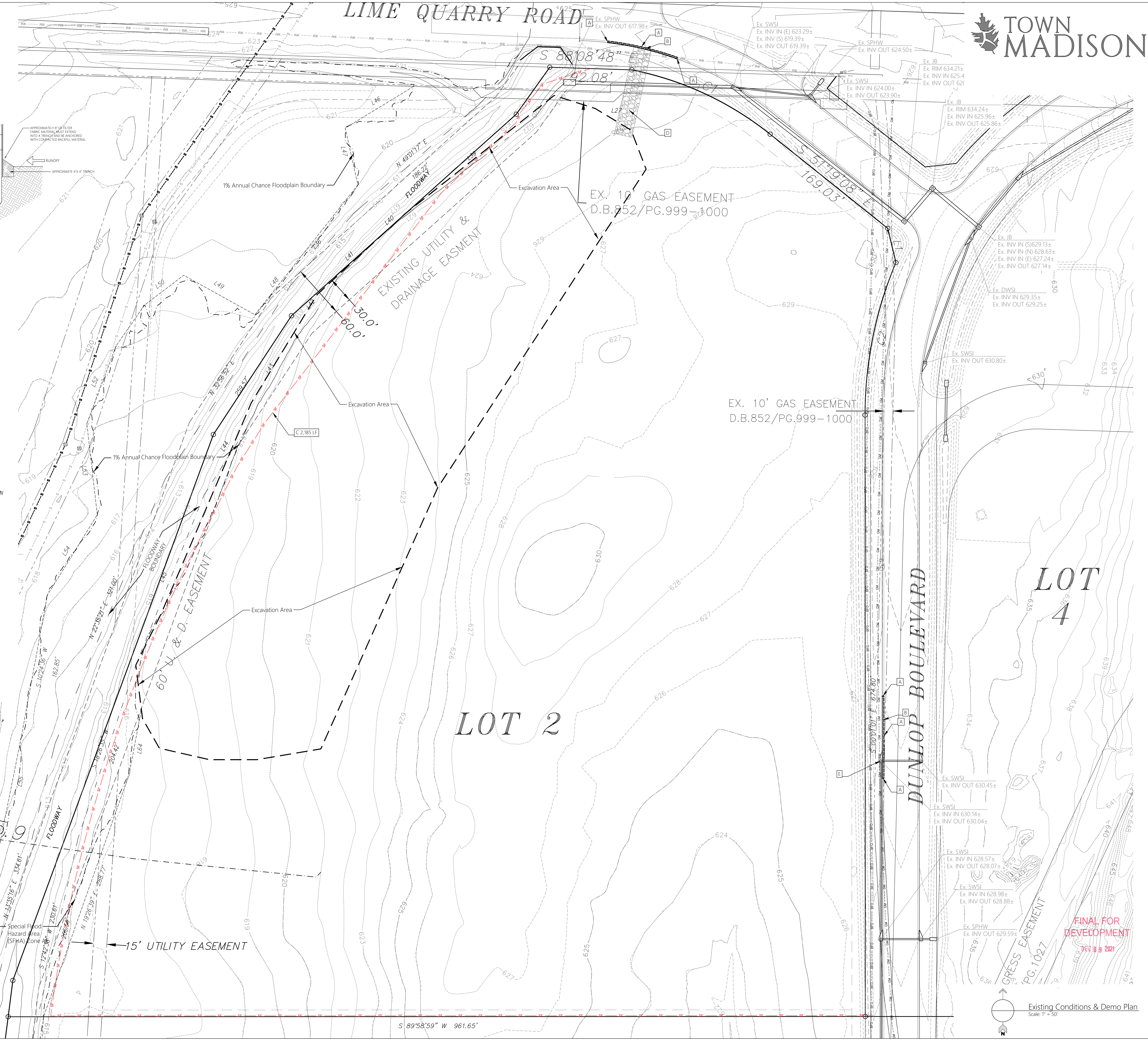
ALABAMA LICENSED NO. 18980 PROFESSIONAL LAND SURVEYOR CHARLES M. FRANKLIN

Demolition Notes: (this sheet only)

1. CONTRACTOR SHALL LOCATE, MAINTAIN & PROTECT EX. UTILITIES ON SITE. ANY DAMAGE TO SUCH SHALL BE REPAIRED AND/OR REPLACE AT NO EXPENSE TO THE OWNER.
2. ALL EXISTING TREES WITHIN THE GRADING LIMITS ARE TO BE REMOVED.

Demolition Keynote Legend: (this sheet only)

A. Req'd sawcut, full depth, ex. curb & gutter, sidewalk, and/or asphalt, at this point.
B. Req'd demo & remove ex. curb & gutter, sidewalk, and/or asphalt, this area.
C. Req'd silt fence, length as shown, coord. w/ Erosion Control Plan, see detail.
D. Req'd Gravel Construction Entrance, coord. w/ Erosion Control Plan, see detail.
E. Req'd rework, coord w/ Utility Plan.



Existing Conditions & Demo Plan
Scale: 1" = 50'

TOWN MADISON

REVISIONS

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Such documents are not intended to represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

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November 16, 2021

The Roberts Apartments at TM
Madison, AL
PREPARED FOR: Rohdie Group

Existing Conditions & Demolition Plan

Job No.	21-128
Date:	2021 11-16
Drawn By:	JLH
Checked By:	RS

SHEET NUMBER
C1

AASHTO NOTE:

THE INTERSECTION SITE DISTANCE AND GEOMETRIC DESIGN OF THIS SUBDIVISION MEET RECOMMENDATIONS SET FORTH IN THE PREVAILING AASHTO STANDARDS.

INTERSECTION SIGHT DISTANCE						
LOCATION	DESIGN SPEED	AASHTO GUIDELINES		ACTUAL SIGHT DISTANCE		SIGHT DISTANCE SATISFIED
		RIGHT	LEFT	RIGHT	LEFT	
DRIVE @ LIMESTONE QUARRY ROAD	25 MPH	280	240	386	500+	YES
DRIVE @ DUNLOP BLVD	45 MPH	500	430	500+	500+	YES

Fire Flow & Notes:

Date & Time Tested: 6-3-21 at 9:20 AM

Static	112
Residual	88
Flow	76
1,465 GPM	

Note: Knox Boxes shall be required for riser room access

City Notes:

1. All traffic controls devices shall be erected and maintained in conformance with the Manual of Uniform-Control Devices and any revisions thereof.
2. Required fire flows cannot be determined precisely until the specific building use, construction type, and other faactors have been disclosed and reviewed. The applicant will comply with the fire flow and fire safety and suppression requirements and all adopted city codes and regulations.
3. All drainage ditches are to be centered on property lines unless shown.
4. All utilities will be underground.
5. If adverse conditions 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.
6. Setbacks are governed by the latest addition of the Madison Zoning Ordinance.
7. Any signage requires separate review, approval, and permitting.

Layout Notes:

1. All dimensions are from back of curb, U.N.O.
2. Sidewalks to have max cross slope of 2%.

Site Notes:

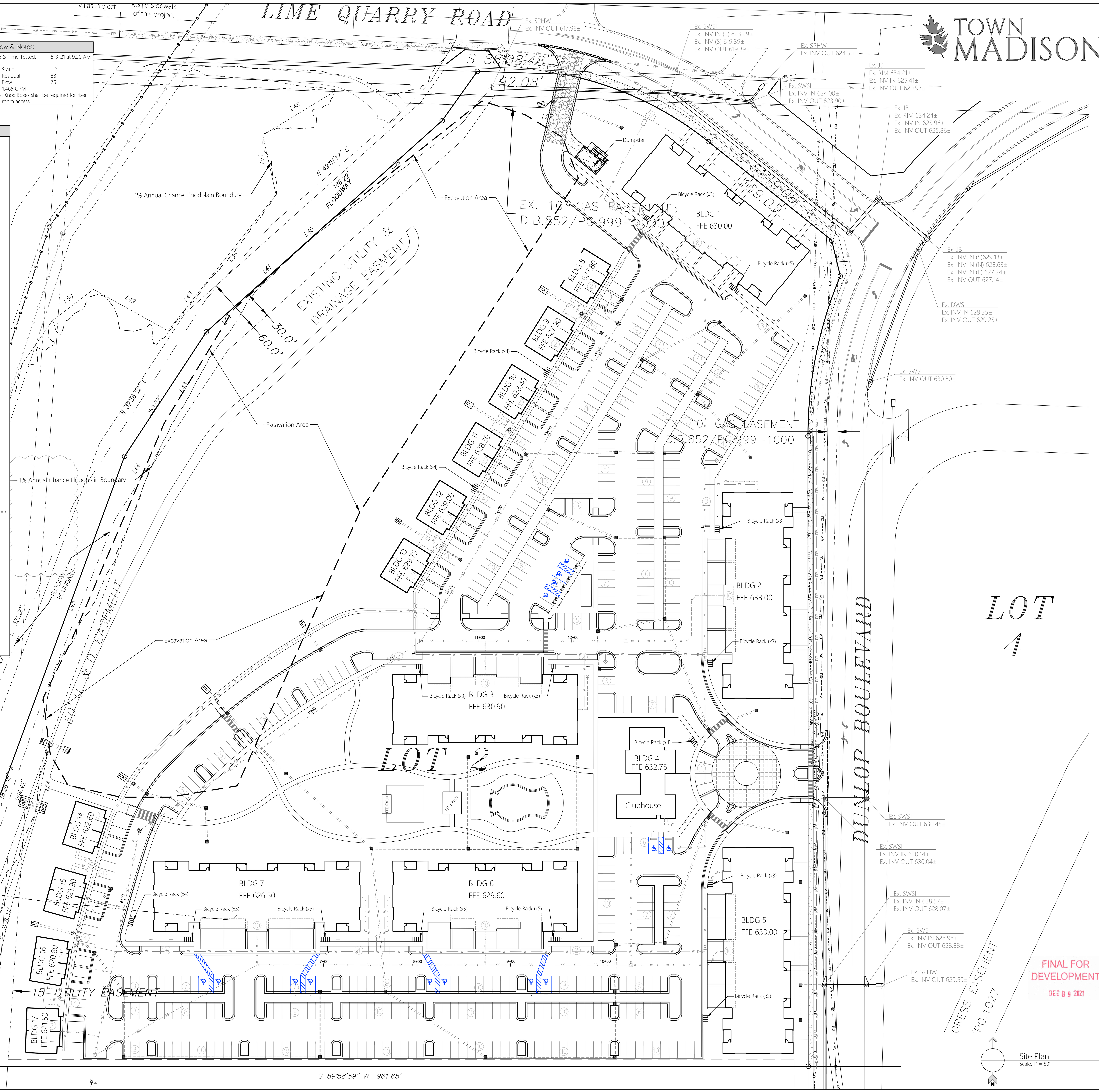
1. Property line bearings are based on state plan coordinates, NAD 1983, as determined by CORS, GTAC. Distances are based on actual field survey. All bearing and distances are plat and measured.
2. All traffic control devices shall be erected and maintained in conformance with the Manual on Uniform Traffic Control Devices and any revisions thereof.
3. All drainage ditches shall be centered on property lines unless otherwise shown.
4. All utilities are underground.
5. If adverse conditions on the site are uncovered during construction, the City Engineer may require modification to these plans to the extent necessary to assure compliance with the City's Construction Specifications.
6. All lots shall be graded so that runoff will be directed to the Street or to drainage ways in a dedicated easement.
7. Setbacks are governed by the latest edition of the Madison Zoning Ordinance.
9. Required fire flows cannot be determined precisely until the specific building use, construction type, and other factors have been disclosed and reviewed. The applicant will comply with the fire flow and fire safety and suppression requirements of all adopted City codes and regulations.
10. Plaza areas shall be hardscape areas of concrete, paver, or some other durable, consistent material, compliant with ADA accessible surfaces; pattern & materials to be further refined through the design and construction process.
11. Contractor shall coordinate with site Engineer for handicap ramp layout prior to construction to ensure compliance with design and ADA requirements.
12. Special maintenance agreement for utilities under streetscape conditions/elements/materials (pavers, walls, trees, etc.) required prior to issuance of C.O.
13. Coordinate with Geotechnical Engineer to ensure roads in excavated areas achieve proper compaction to Geotechnical Engineers requirements and recommendations.

Site Information:

Total Lot Area:		
Pre Subdivided	30.48 acre (1,327,894 sf)	
Remaining Property	12.81 acre (558,067 sf)	
Post Subdivision	17.67 acre (769,807 sf)	
Zoning District:	UC (Urban Center District)	
Adjoining Zoning		
North	B3 (General Business District)	
South	UC (Urban Center District)	
West	UC (Urban Center District)	
East	UC (Urban Center District)	
Building Info:		
Sprinkler System	Residential Buildings NFPA 13r	
Stories (max.)	4	
Height		
4-Story Buildings	55'-3"	
Townhouse Apartment	27'-8"	
Type of Construction		
4-Story Building	V(a)	
Others	V(b)	
Occupancy type		
Residential Buildings	R-2	
Clubhouse & Fitness Buildings	A-3	
Dumpster Enclosure	U	
Units:		
1 Bed	102	
2 Bed	138	
3 Bed	44	
Total	284	
Density Schedule:		
Net	284/17.67 = 16.07 ≈ 16 units/acre	
Building Number	SF * Stories	Total SF by Type
Building 1	12,989 * 4	= 51,956 sf
Building 2 & 5	14,612 * 4	= 116,896 sf
Building 3 & 6	13,043 * 4	= 104,344 sf
Building 4	4,415 * 1	= 4,415 sf
Building 7	14,610 * 4	= 58,440 sf
Building 8 - 17	1,787 * 2	= 32,166 sf
Grill Building	480 * 1	= 480 sf
Maintenance and Pool Building	200 * 1	= 200 sf
Total		= 317,948 sf
Ratio	317,948 sf / 769,807 sf = 0.41	
Total Disturbed Area:		
Total	17.67 acre	
Parking Information:		
Req'd Parking		
Units	1.0 * units (1 bed) + 2.0 * units (2 bed) + 2.5 * units (3 bed) ==>	
	1.0 * 102 + 2 * 138 + 2.5 * 44 = 102 + 276 + 110 =	
Total Required	488	
Total Provided	520	
Clubhouse/Rental Office		
Total Required	1	
Total Provided	17	
Tandem Spaces	78	
ADA Accessible Parking		
Req'd Parking		
Total Required	13	
Total Provided	14	
Bicycle Information:		
Req'd Spaces		
Units	unit / 5 ==> 284/5 = 56.8	
Total Required	57	
Total Provided	62	

Parking Table:

Parking Info	
Attached Garage	78
Open	442
- Compact	21 (4.8%)
- Standard Parking	421 (95.2%)
Total	520
Tandem Spaces	78
Clubhouse/Vistor	17
Bicycle	62



TOWN MADISON

FINAL FOR DEVELOPMENT

REVISIONS

Date: ---

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November 16, 2021

The Roberts Apartments at TM

Madison, AL

PREPARED FOR: Rohdie Group

Site Plan

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

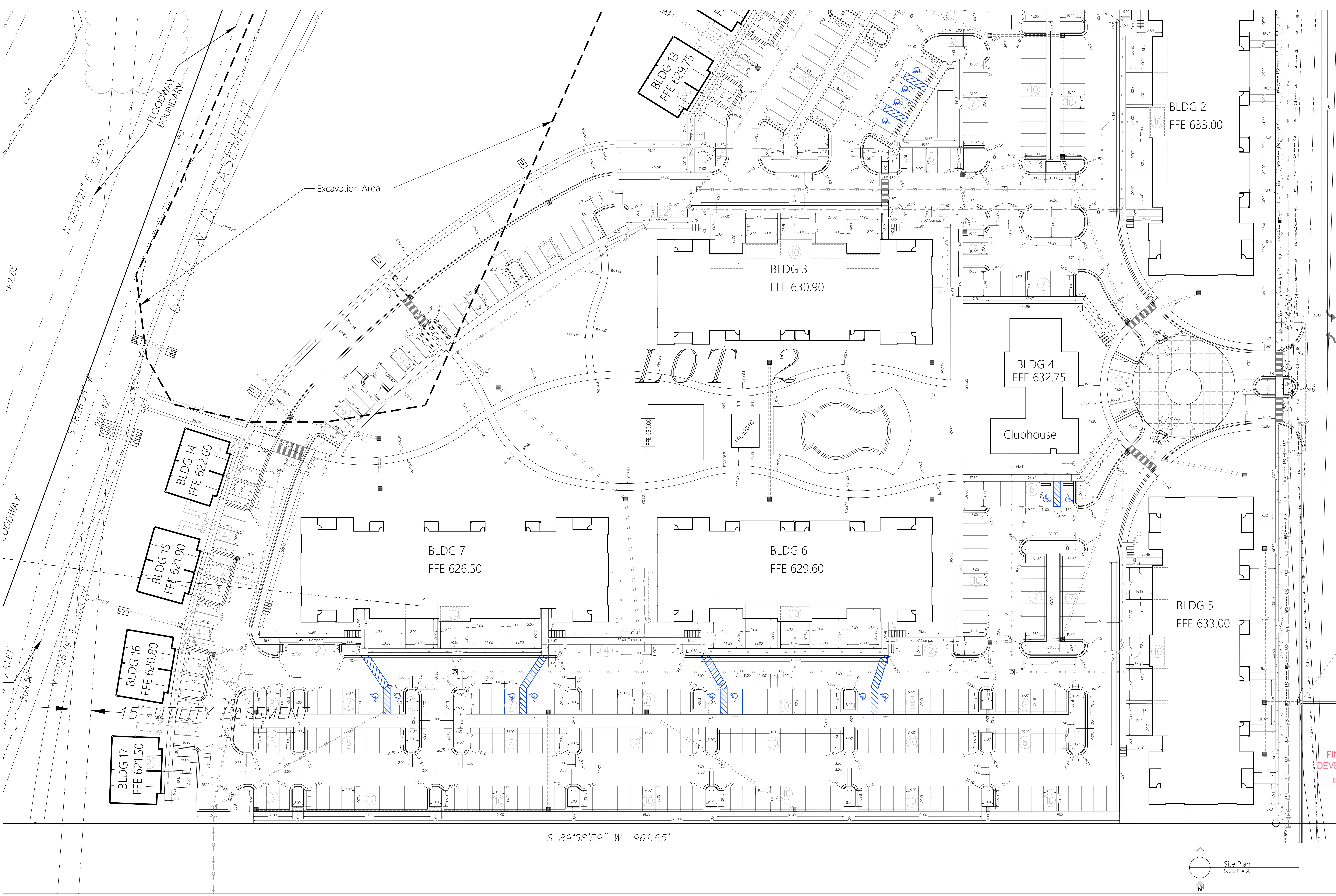
SHEET NUMBER

C2

Layout Notes:

1. All dimensions are from back of curb, U.N.O.
2. Sidewalks to have max cross slope of 2%.

TOWN MADISON



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ALABAMA REGISTERED NO. 20706 PROFESSIONAL ENGINEER J.N. MULLINS
November 16, 2021

The Roberts Apartments at TM

Madison, AL

PREPARED FOR: Rohdie Group

FINAL FOR DEVELOPMENT
DEC 0 9 2021

Site Plan

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

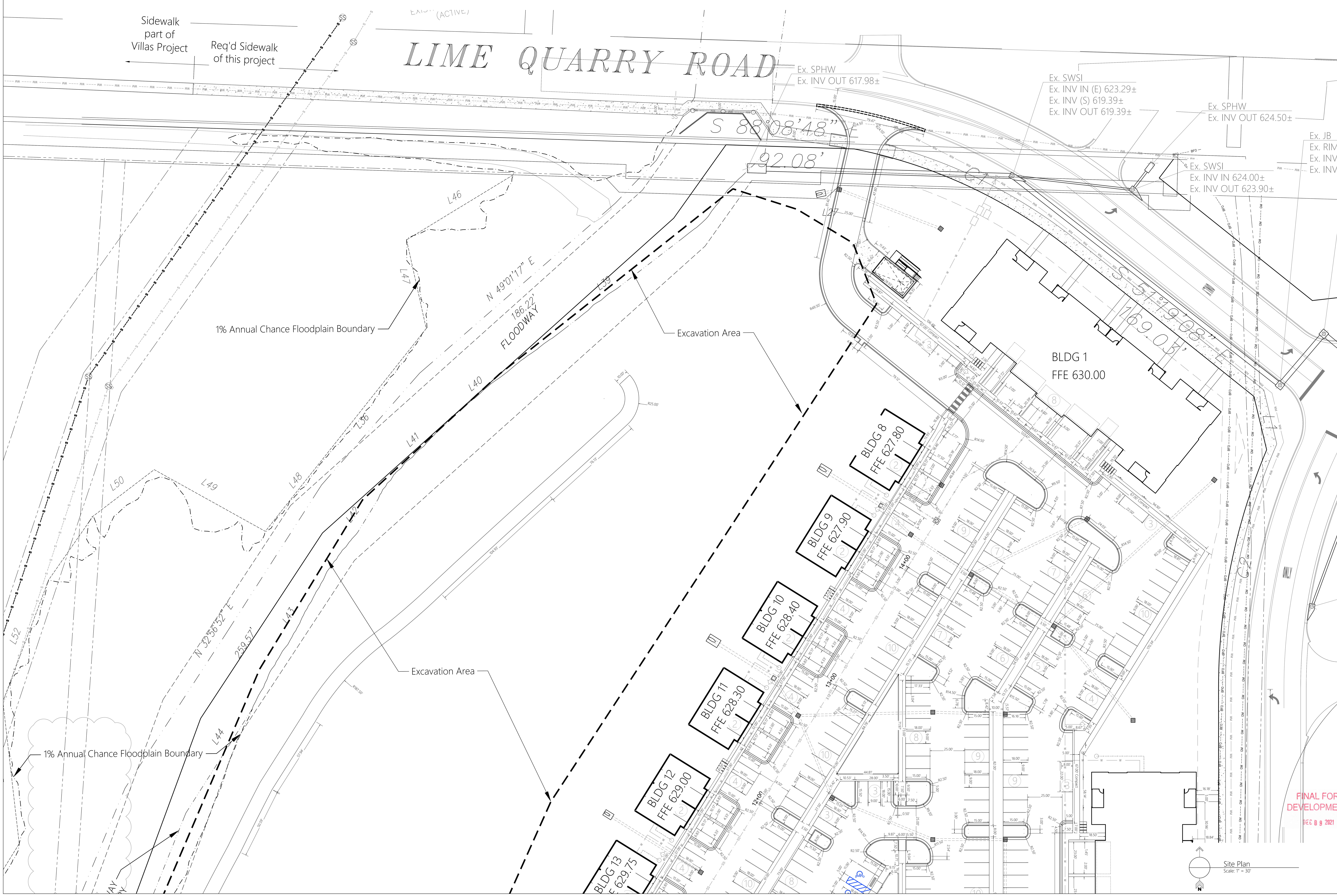
SHEET NUMBER

C2.1

TOWN MADISON

Layout Notes:

1. All dimensions are from back of curb, U.N.O.
2. Sidewalks to have max cross slope of 2%.



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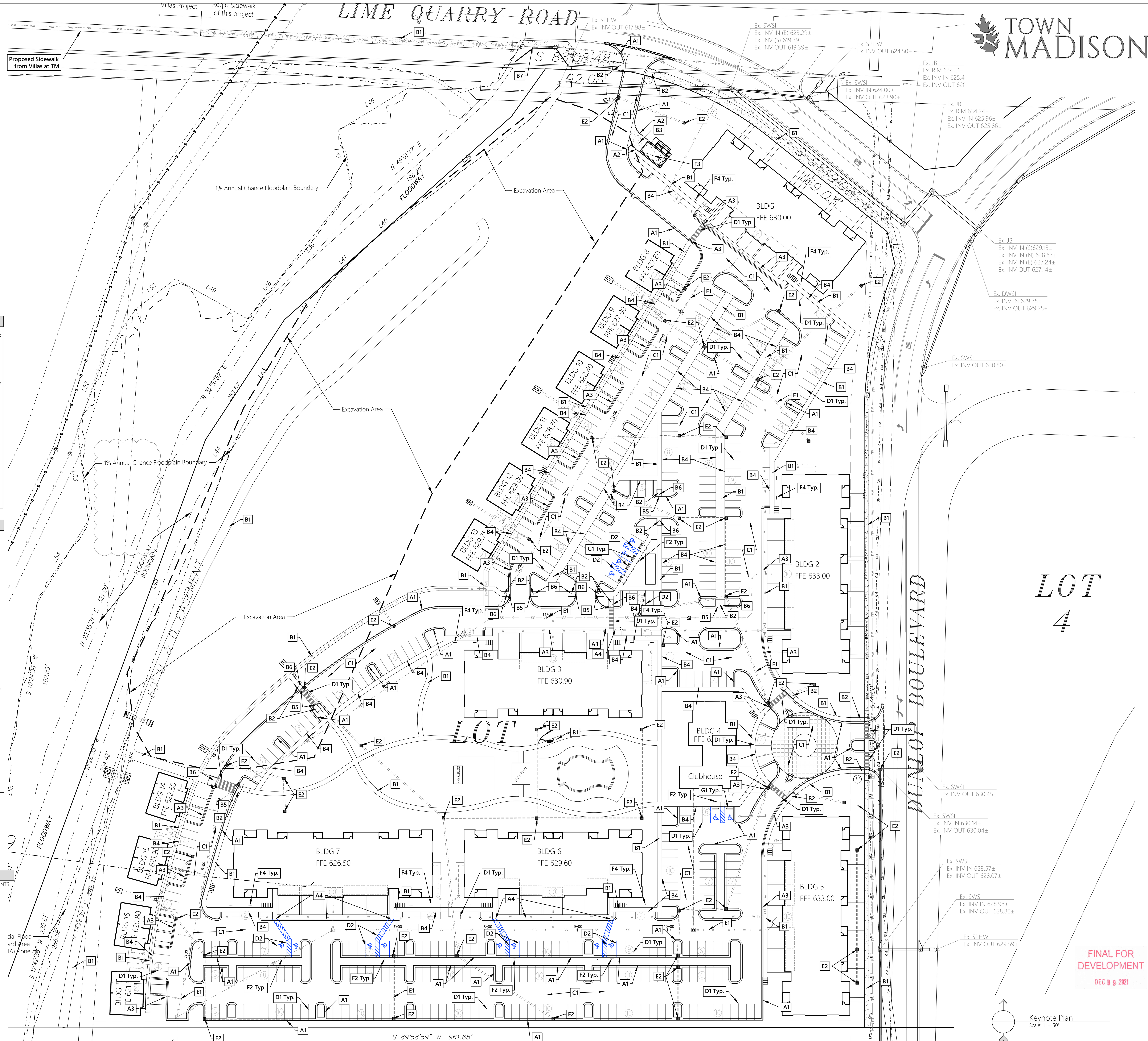

Notes:

1. All traffic control devices shall be erected and maintained in conformance with the Manual on Uniform Traffic-Control Devices and any revision thereof.
2. Required Fire Flows cannot be determined precisely until the specific building use, construction type and other factors have been disclosed and reviewed. The applicant will comply with the fire flow and fire safety and suppression requirements of all adopted city codes and regulations.
3. All drainage ditches are to be centered on property lines unless otherwise shown.
4. All utilities shall be underground.
5. If adverse conditions 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 specification manual.
6. All lots shall be graded so that run-off will be directed to the street or to drainage ways in a dedicated easement.
7. Setbacks are governed by the latest edition of the Zoning Ordinance of the City of Madison.
8. Dumpster enclosure, per City of Madison requirements, required prior to Certificate of Occupancy for building.

Keynote Legend:

A1	Req'd Standard 24" Conc. Curb & Gutter, see detail.
A2	Req'd Concrete Integral Curb, see detail.
A3	Req'd Fully Mountable Curb w/ Channel, see detail.
A4	Req'd 18" Conc. Ribbon Curb, see detail.
B1	Req'd 4" thick Conc. Sidewalk, width as shown.
B2	Req'd Curb Ramp, curb-return style
B3	Req'd 6" thick Conc. Paving with 6x6 10/10 WWM
B4	Req'd Turn-down Sidewalk, see detail.
B5	Req'd flush condition between pavement and sidewalk, coord. w/ Grading Plan.
B6	Req'd truncated domes and detectible warning pavers.
B7	Req'd sidewalk guardrail, per Town Madison Specs.
C1	Req'd Asphalt Paving, see detail.
D1	Req'd parking stall striping, white, 4" wide, painted.
D2	Req'd ADA parking stall striping & markings, blue, 4" wide, painted.
E1	Req'd Utility Infrastructure, see Utility Plan.
E2	Req'd Grate Inlet, see Utility Plan
F1	Req'd "STOP" sign, per Town Madison Specs.
F2	Req'd ADA Parking sign, per Town Madison Specs.
F3	Req'd Dumpster enclosure; coord. w/ Architectural Plans.
F4	Req'd "Compact Parking" sign, per Town Madison Specs.
G1	Req'd Concrete 8" Concrete Wheel Stop.

STOP

R1-1

F1

Fire Department Notes:

1. SECURITY GATES SHALL MEET MADISON FIRE & RESCUE REQUIREMENTS FOR ACCESSIBILITY (CLICK 2 ENTER)

TOWN MADISON

REVISIONS

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November 16, 2021

The Roberts Apartments at TM

Madison, AL

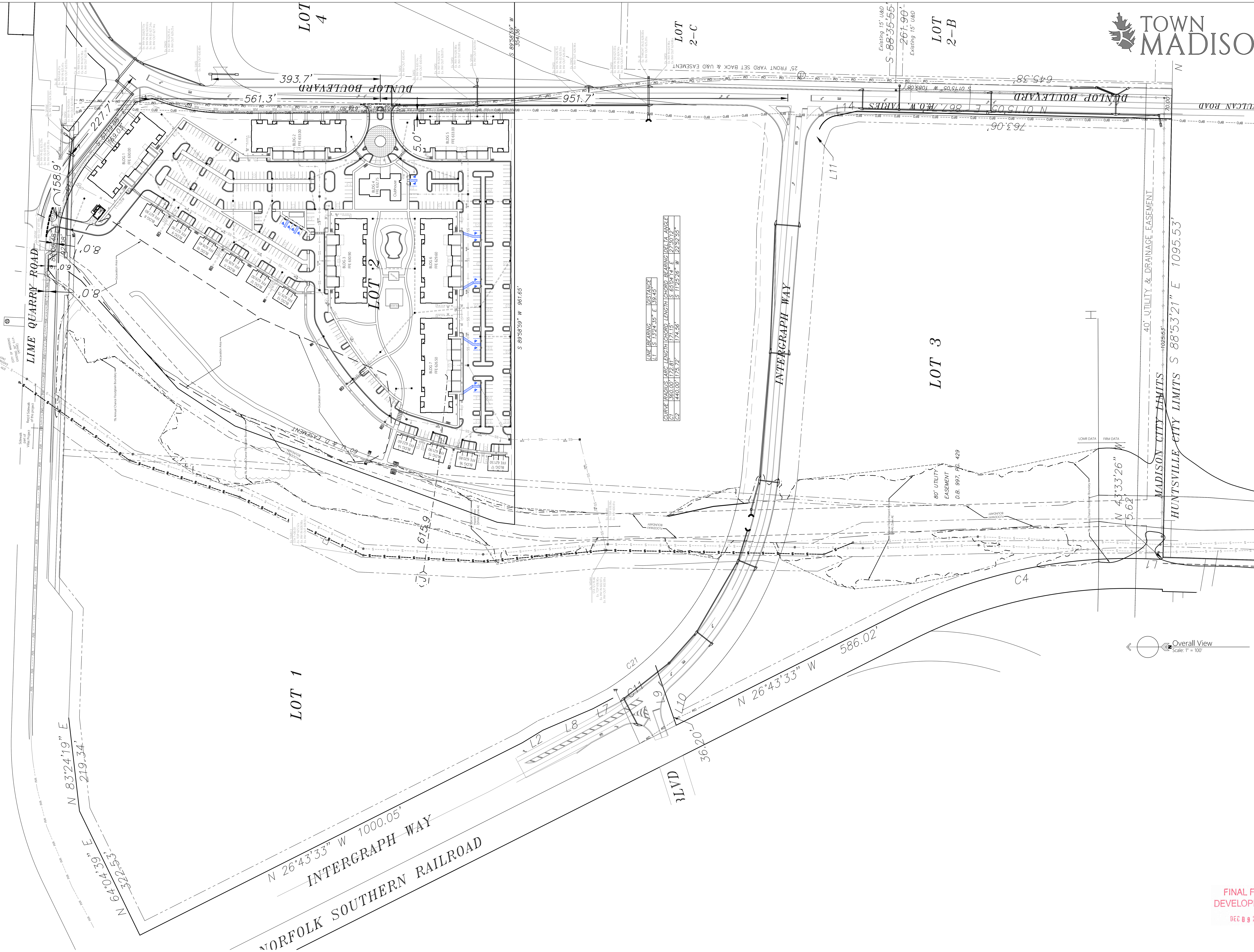
PREPARED FOR: Rohdie Group

Keynote Plan

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

SHEET NUMBER

C2.3



LINE	BEARING	DISTANCE
L1	S 13°24'35" E	39.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	360.00'	172.81'	171.15'	S 65°04'14" E	27°30'12"
C2	440.00'	175.72'	174.56'	S 11°25'26" W	22°52'55"

FINAL FOR DEVELOPMENT
DEC 0 9 2021

REVISIONS

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The Roberts Apartments at TM

Madison, AL

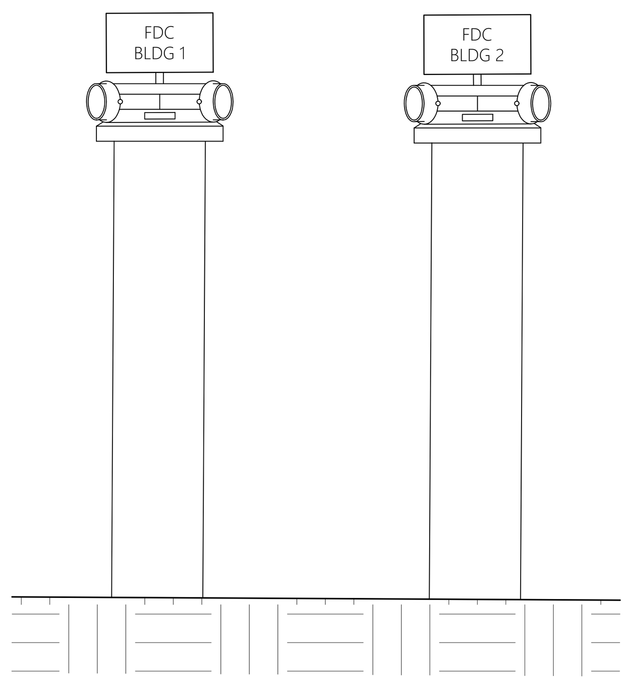
PREPARED FOR: Rohdie Group

Overall Site Plan

Job No.: 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

SHEET NUMBER

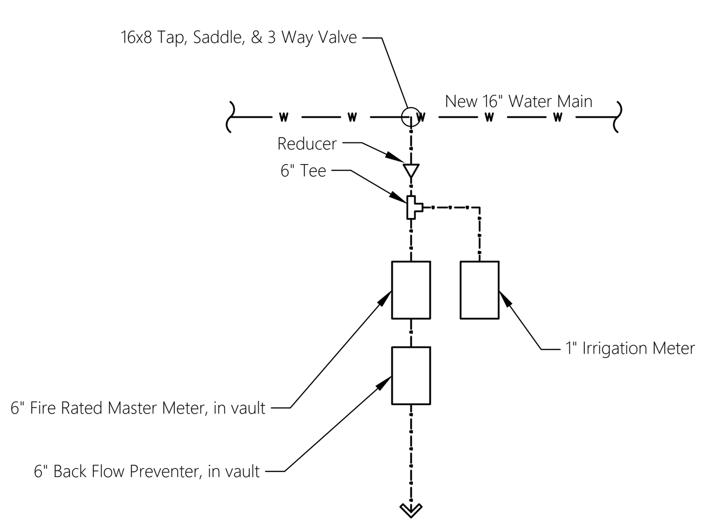
C2.4



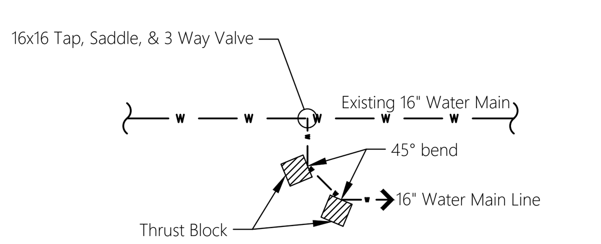
FDC w/ Sign Detail
NOT to Scale

Notes:	
1.	All service lines shall be stubbed & capped within 5' of buildings for plumbing tie-in.
2.	Private hydrants shall be silver in color.
3.	Connection to existing water main to be provided and installed by Developer.
4.	Class 1 comnination automatic standpipe shall be required in stairways for 4 story buildings.
5.	Elevator/Emergency Knox Boxes required.
6.	IFC 2015 510.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the exisiting coverage levels of the public safety communication systems of the jurisdiciton at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
7.	Fire vault valves are required to be electronically tampered.

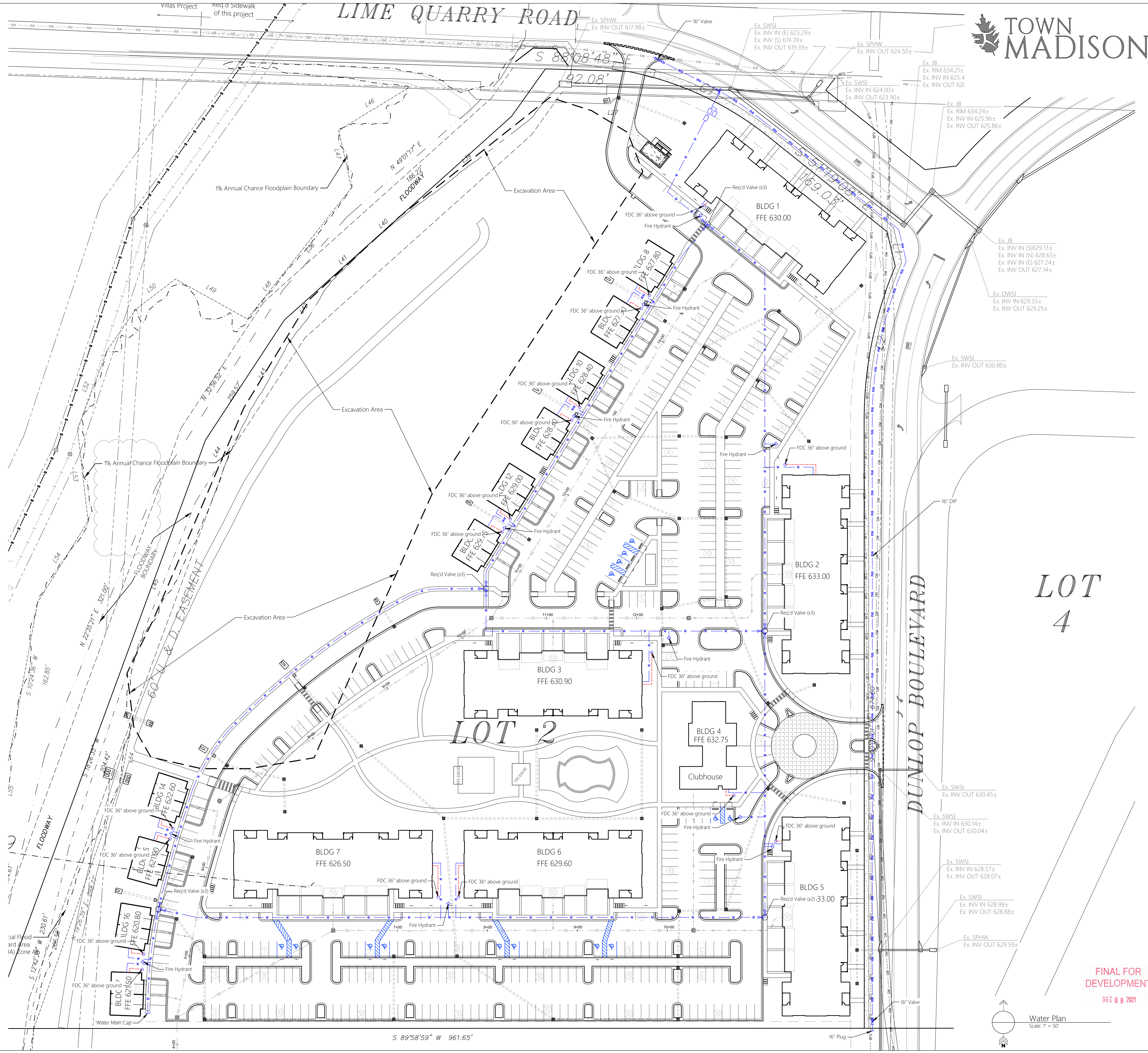
Water Legend:
8" Domestic Line
2" Domestic Service Line
6" Sprinkler Line



Utility Meter Detail
NOT to Scale



Utility Branch Detail
NOT to Scale



Water Plan
Scale: 1" = 50'

TOWN MADISON

REVISIONS
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November 16, 2021

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PREPARED FOR: ---

Water Infrastructure Plan

Job No.	21-128
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FINAL FOR DEVELOPMENT
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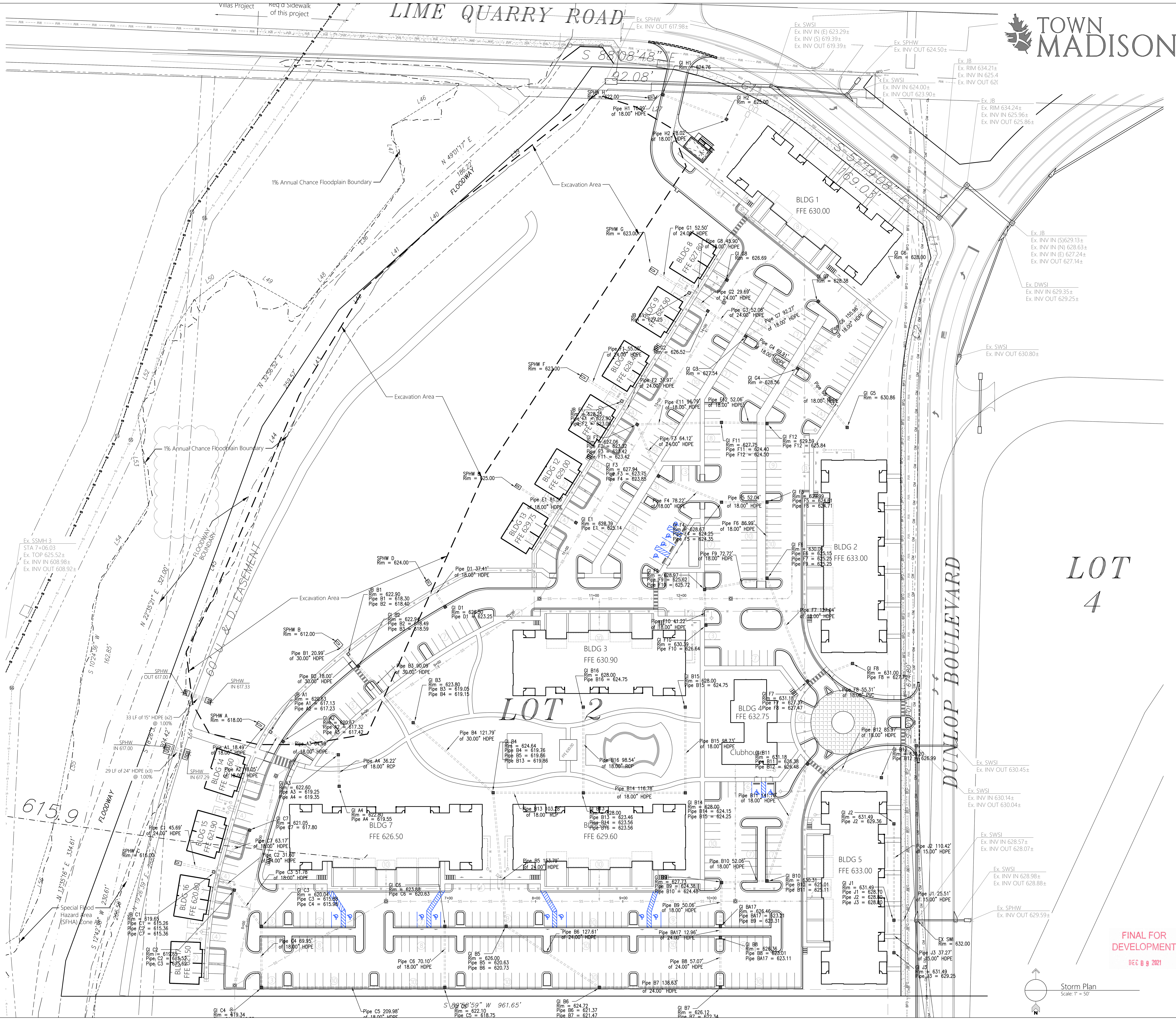
SHEET NUMBER
C3



TOWN MADISON

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ALABAMA REGISTERED PROFESSIONAL ENGINEER MULLINS
November 16, 2021

The Roberts Apartments at TM
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PREPARED FOR: ---

Storm Infrastructure Plan

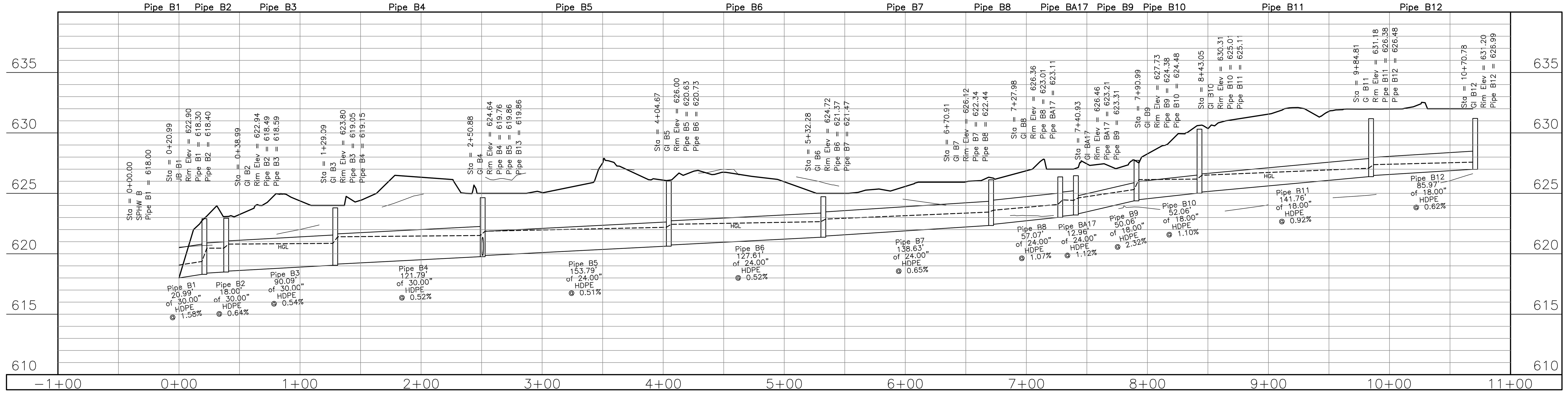
Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

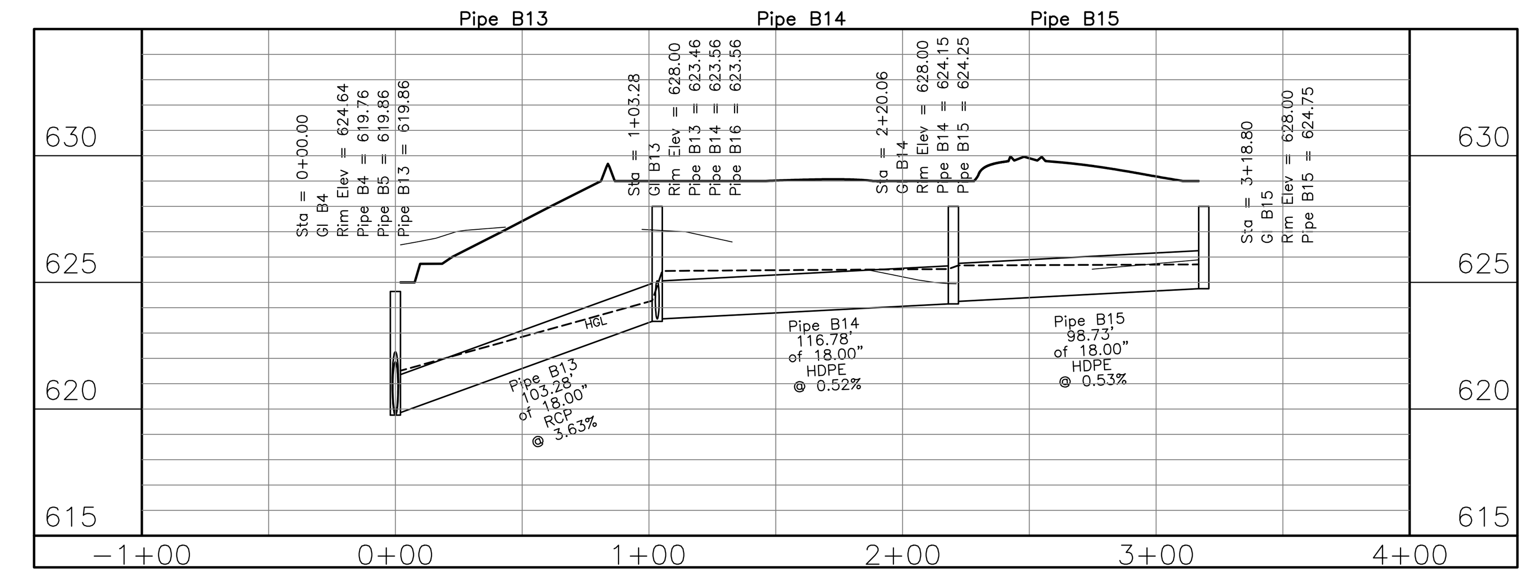
SHEET NUMBER
C4.1

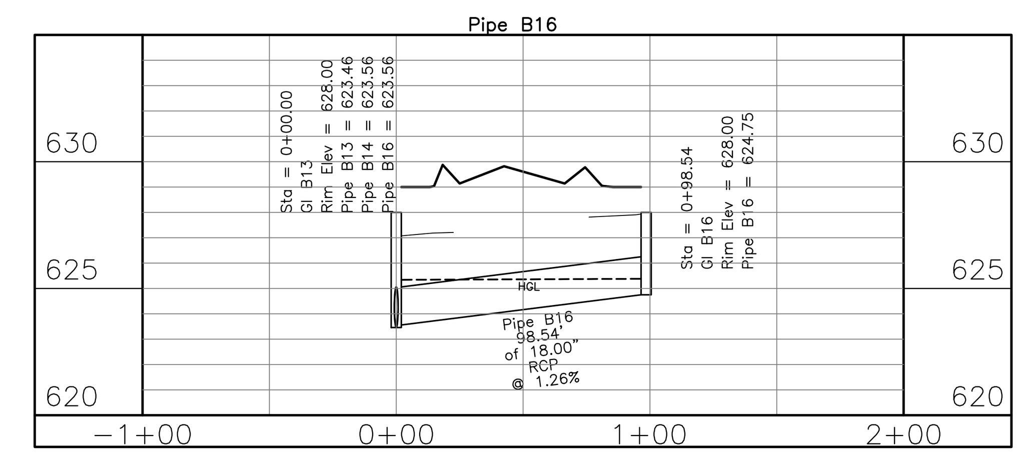
FINAL FOR DEVELOPMENT
DEC 09 2021

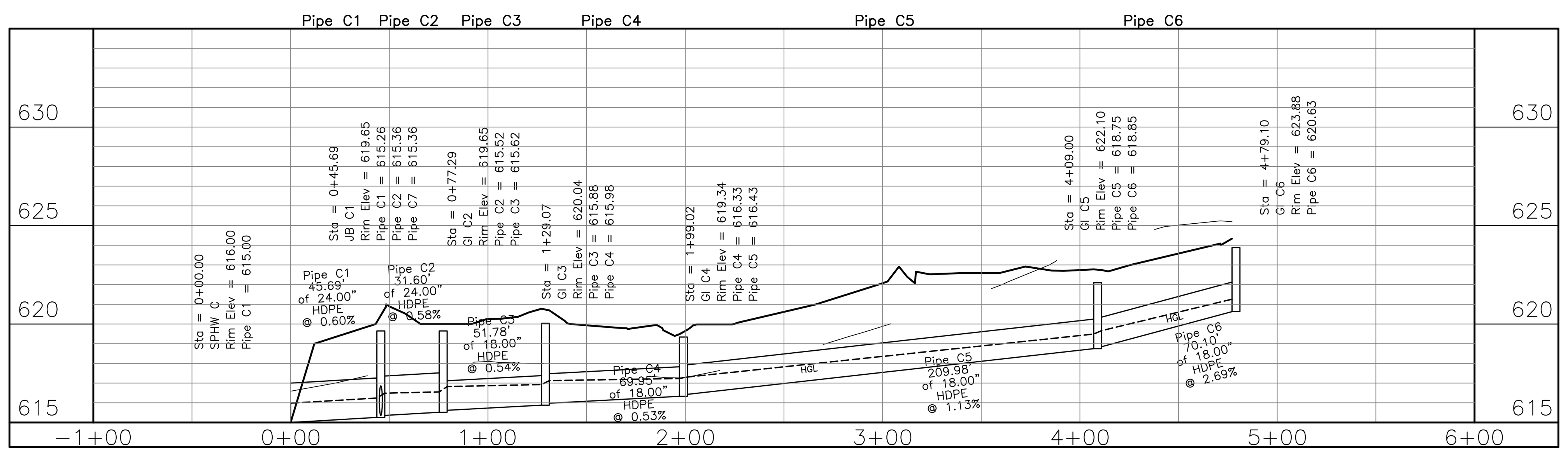
Storm Plan
Scale: 1" = 50'

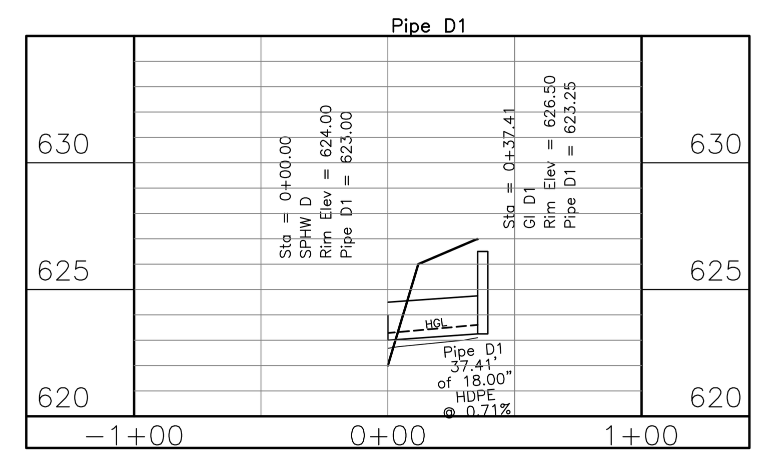
TOWN MADISON

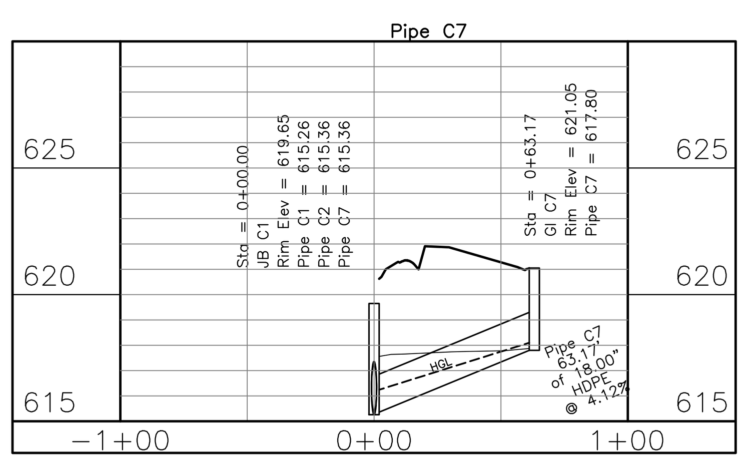


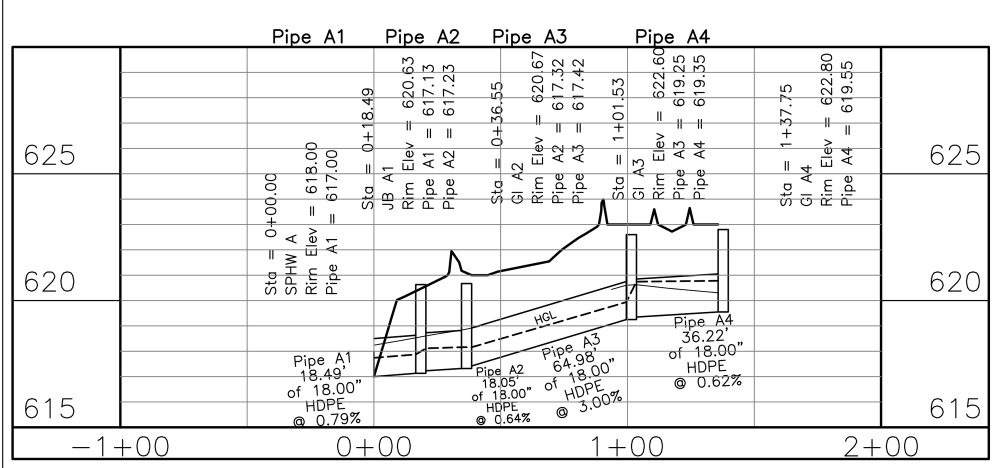


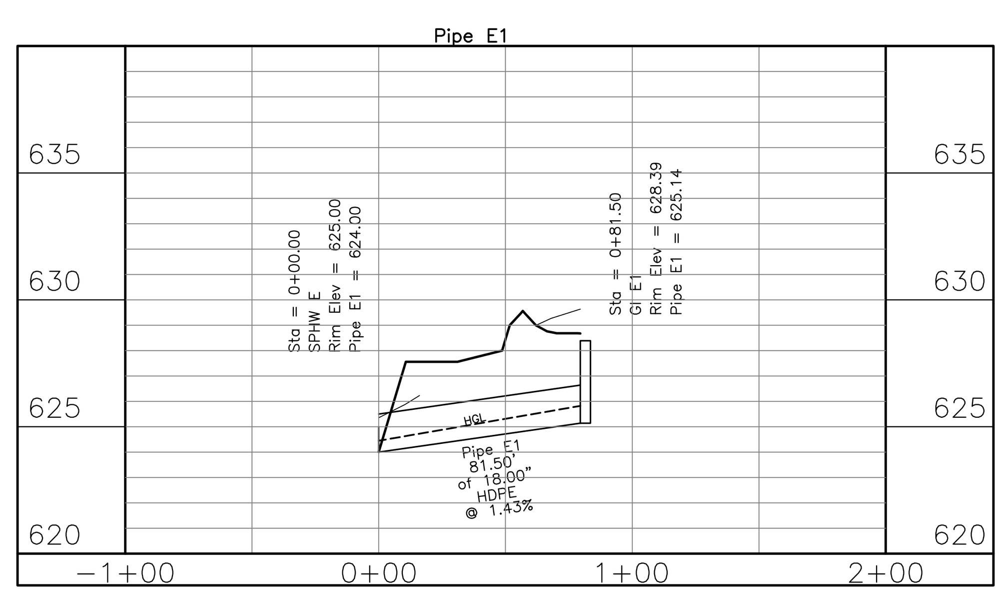


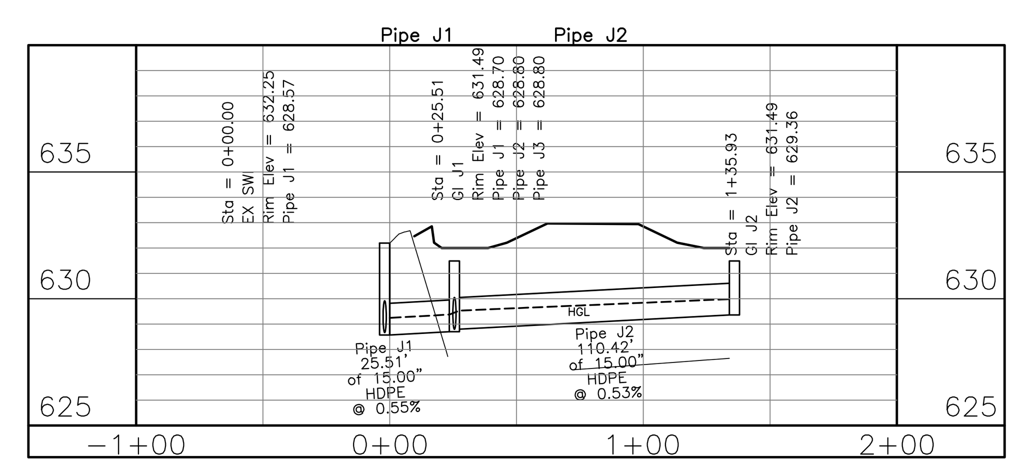


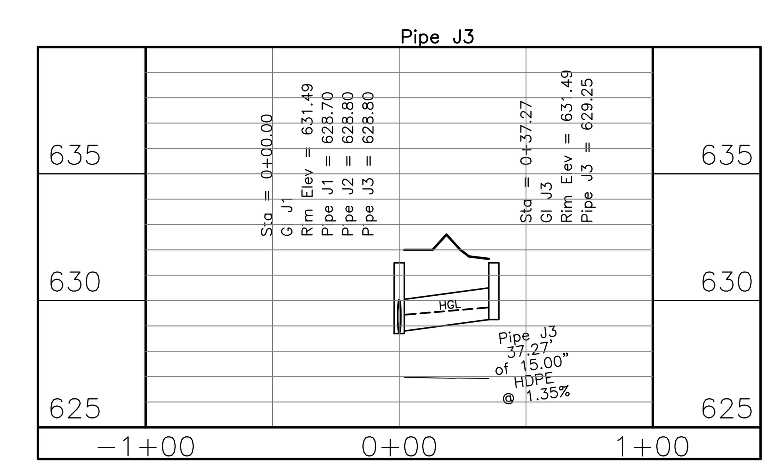












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DEC 09 2021

Storm Profiles
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'

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November 16, 2021

The Roberts Apartments at TM

Madison, AL

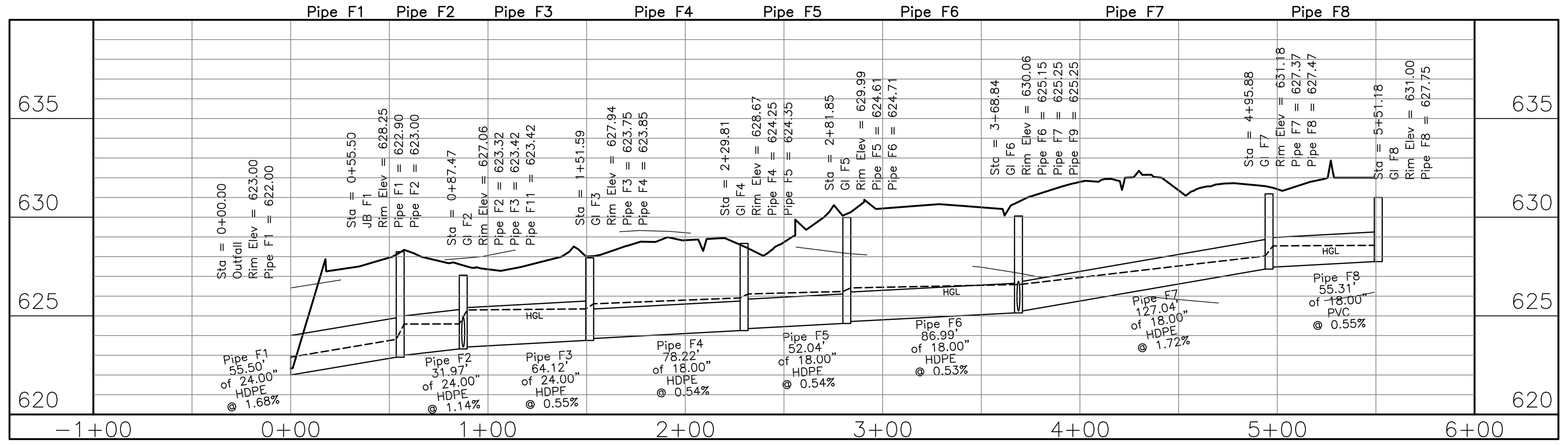
PREPARED FOR: ---

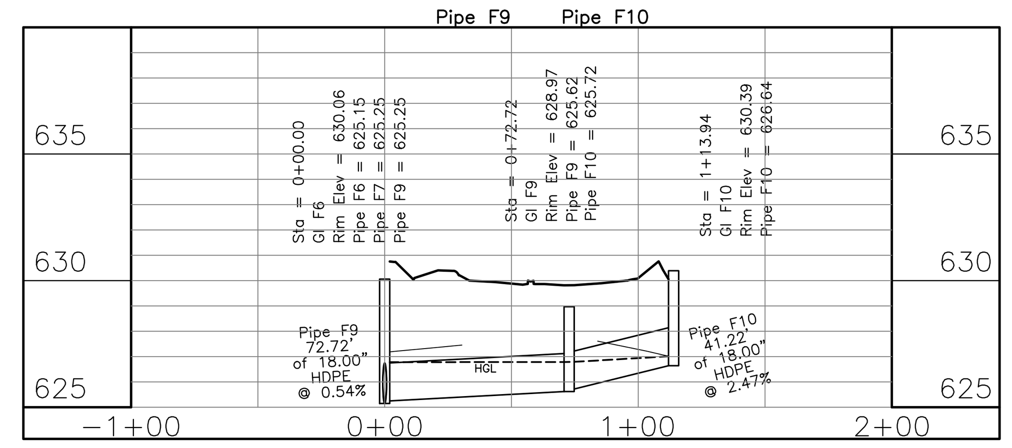
Storm Infrastructure Profiles

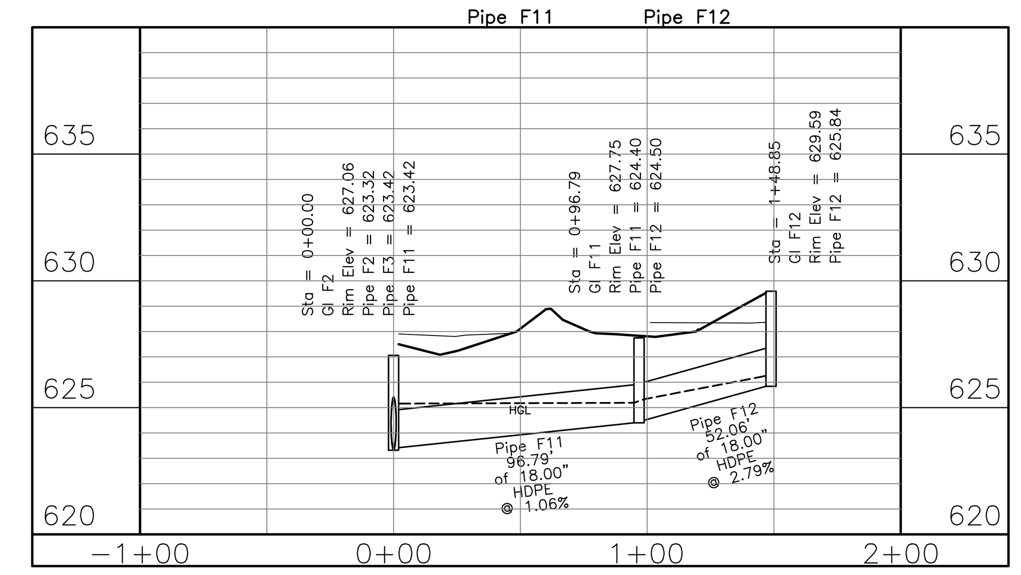
Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

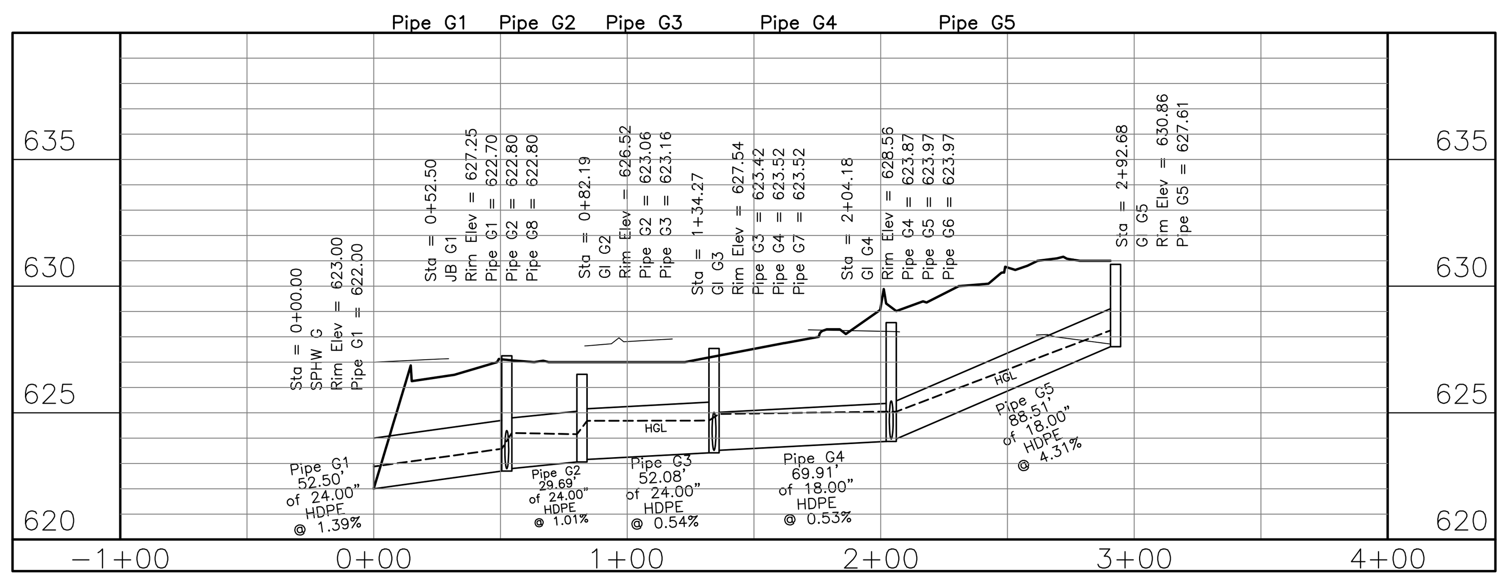
SHEET NUMBER
C4.2

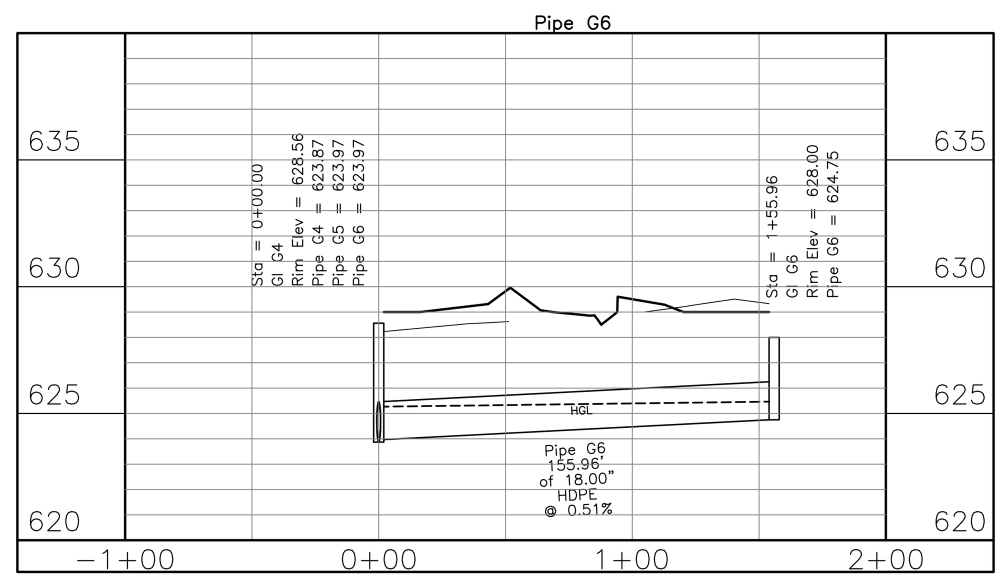
TOWN MADISON

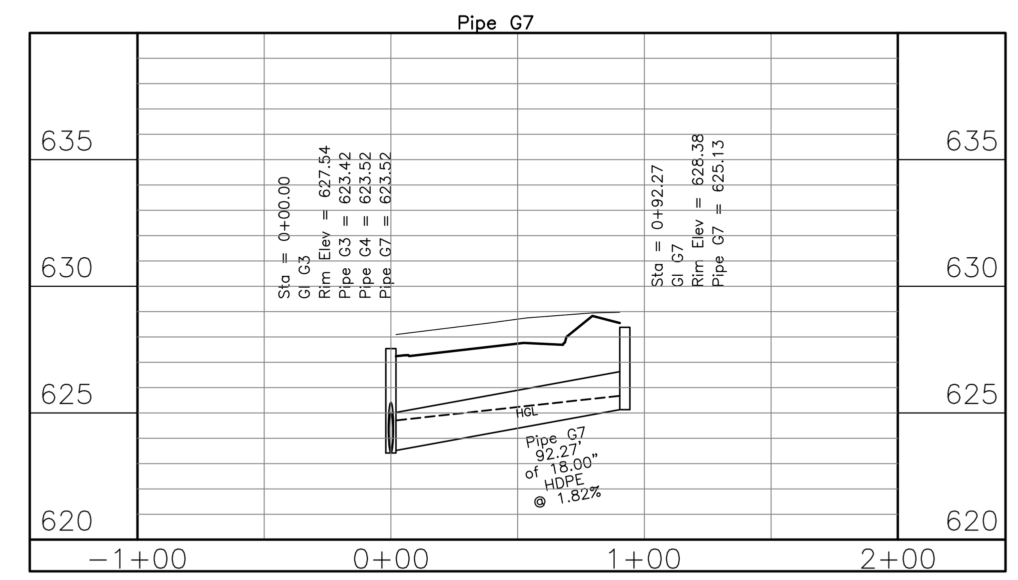


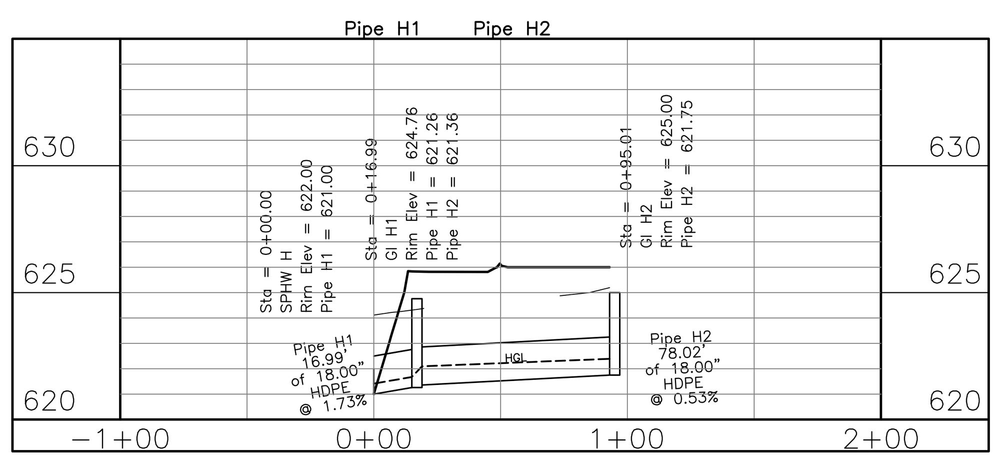


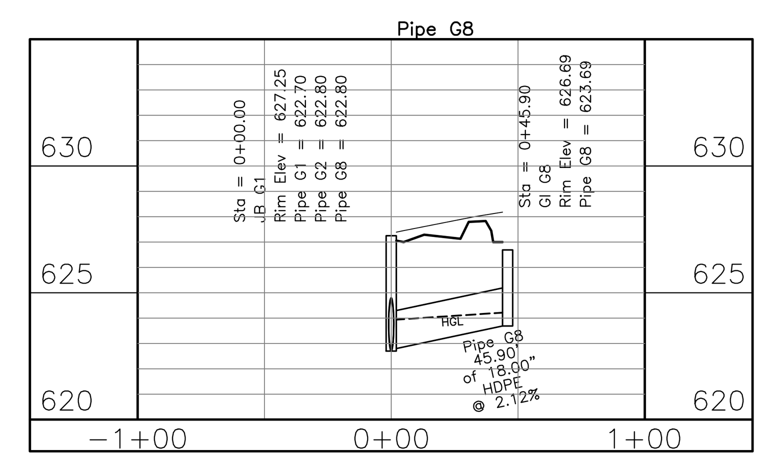












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Storm Profiles
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'

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November 16, 2021

The Roberts Apartments at TM

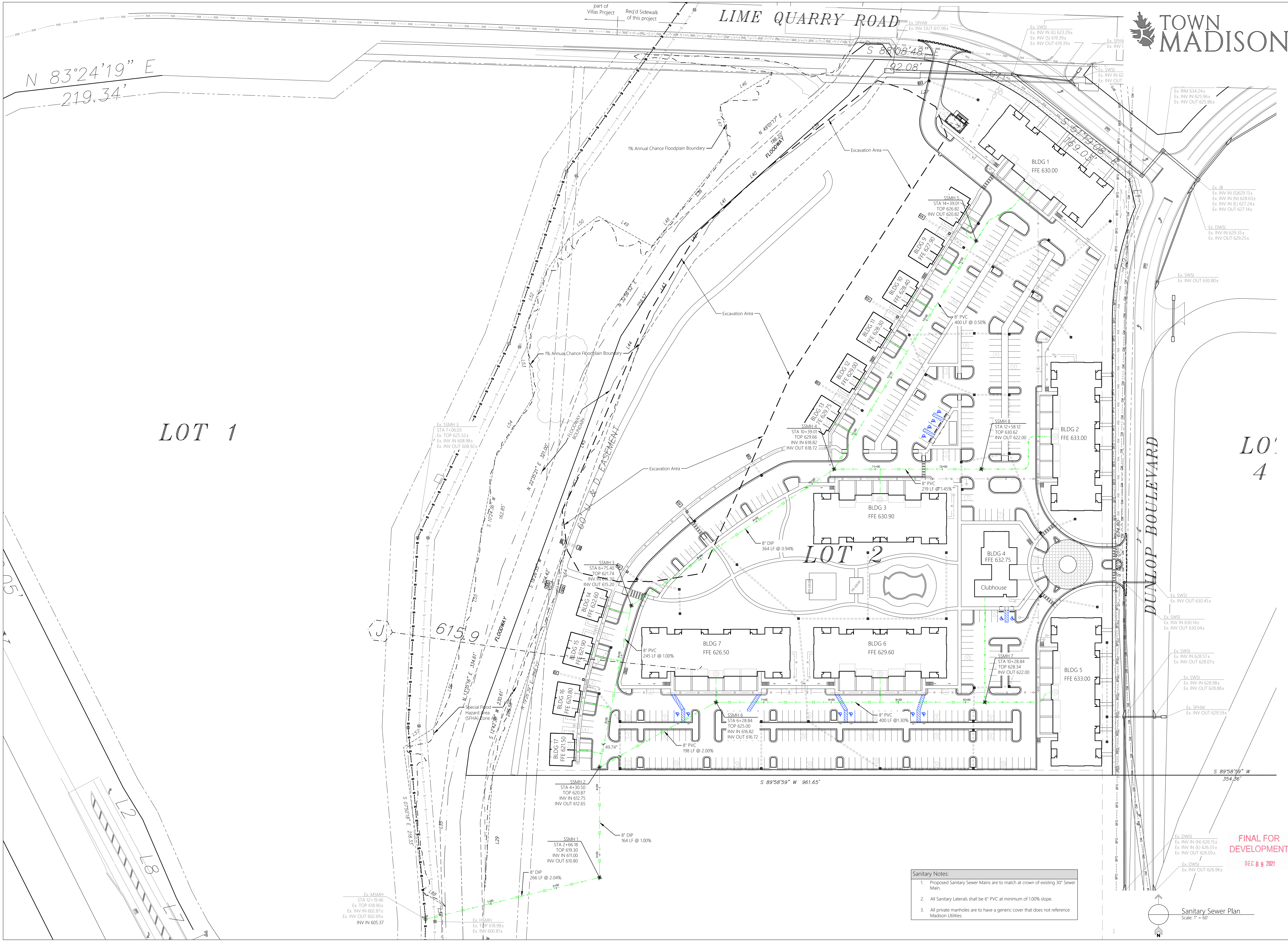
Madison, AL

PREPARED FOR: ---

Storm Infrastructure Profiles

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

SHEET NUMBER
C4.3



Sanitary Notes:

1. Proposed Sanitary Sewer Mains are to match at crown of existing 30" Sewer Main.
2. All Sanitary Laterals shall be 6" PVC at minimum of 1.00% slope.
3. All private manholes are to have a generic cover that does not reference Madison Utilities.

REVISIONS

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The Roberts Apartments at TM
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Sanitary Sewer Infrastructure Plan

FINAL FOR DEVELOPMENT
DEC 09 2021

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
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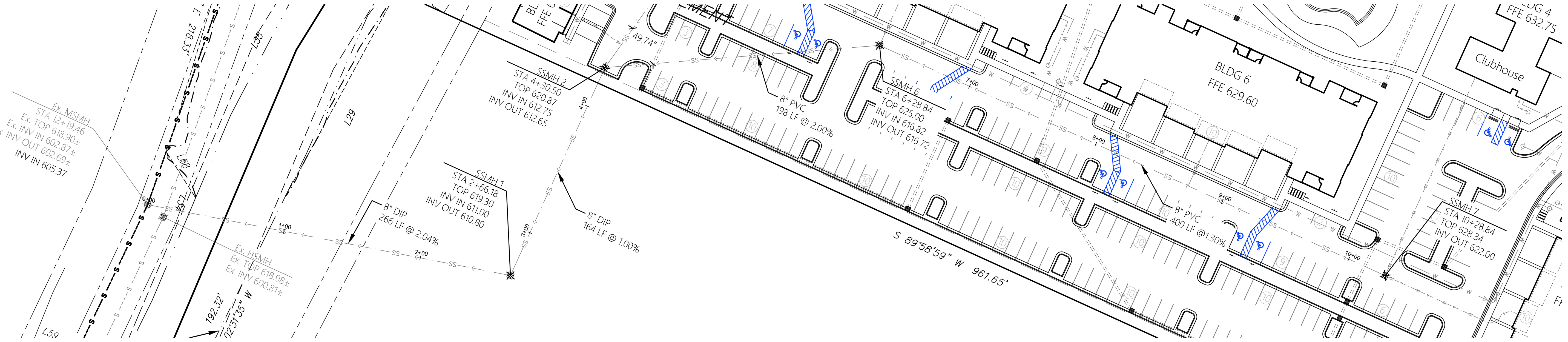
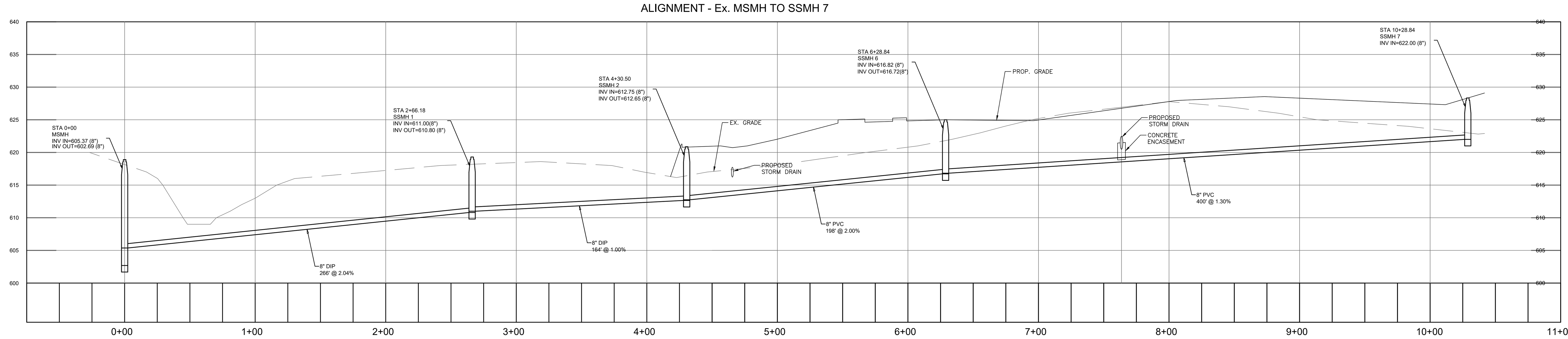
C5

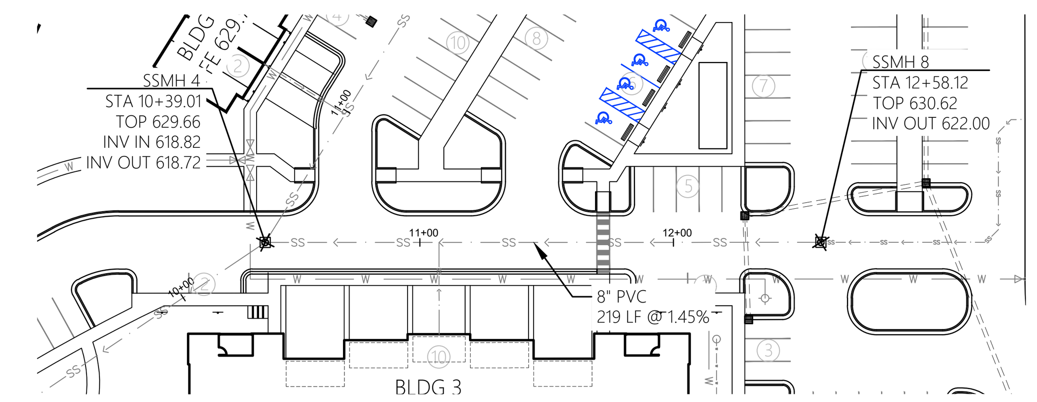
TOWN MADISON



Sanitary Sewer Plan & Profile
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 12'

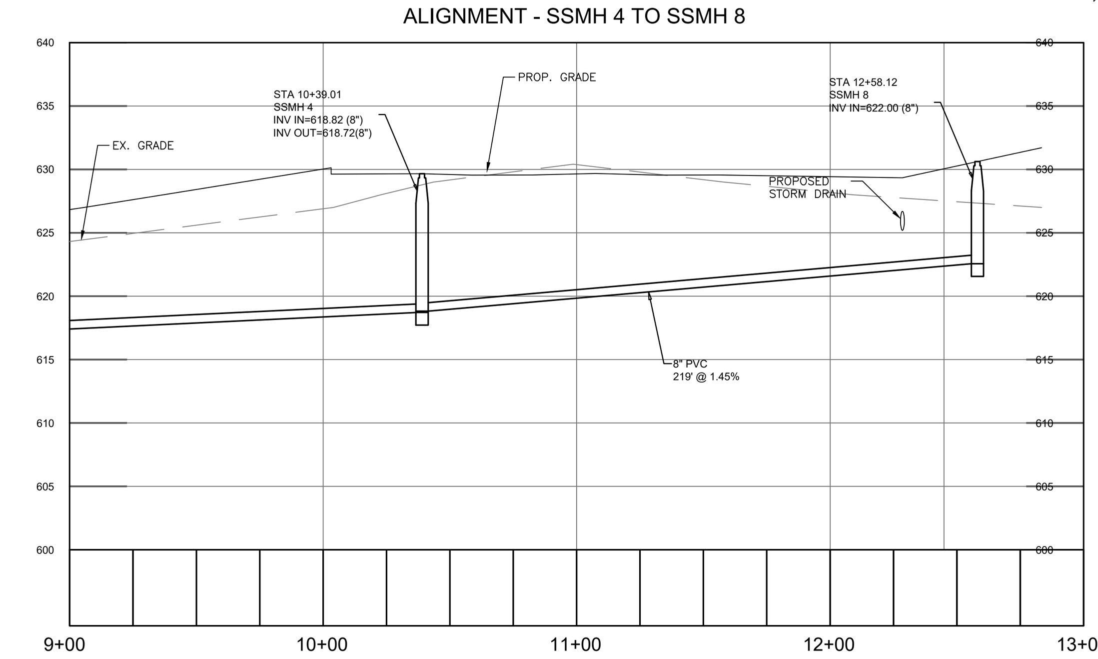
ALIGNMENT - Ex. MSMH TO SSMH 7

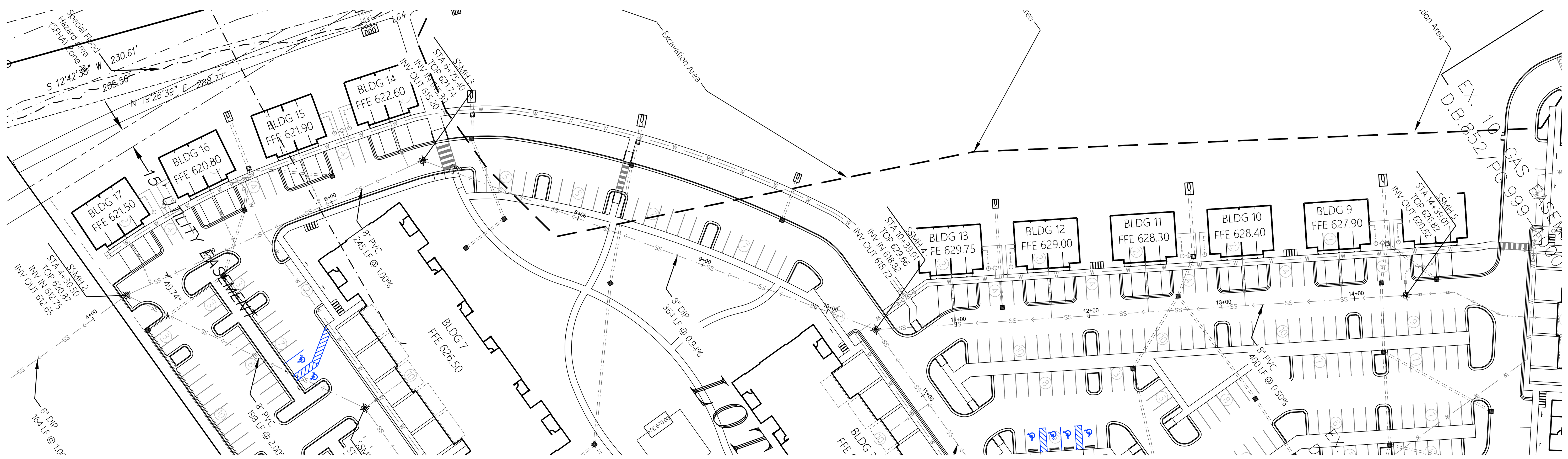




Sanitary Sewer Plan & Profile
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 12'

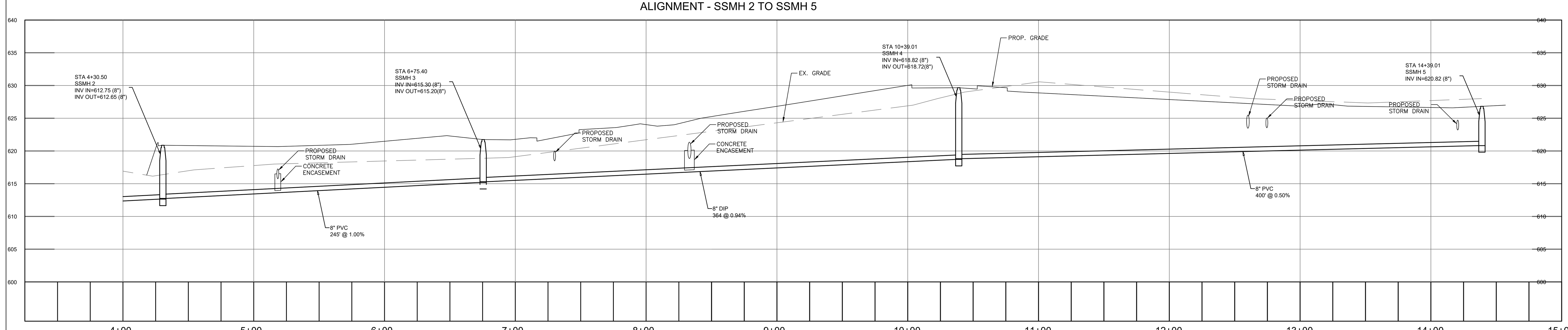
ALIGNMENT - SSMH 4 TO SSMH 8





Sanitary Sewer Plan & Profile
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 12'

ALIGNMENT - SSMH 2 TO SSMH 5



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November 16, 2021

The Roberts Apartments at TM

Madison, AL

PREPARED FOR: ---

Sanitary Sewer Plan & Profile

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
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DEC 09 2021

SHEET NUMBER
C5.1

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November 16, 2021

The Roberts Apartments at TM

Madison, AL

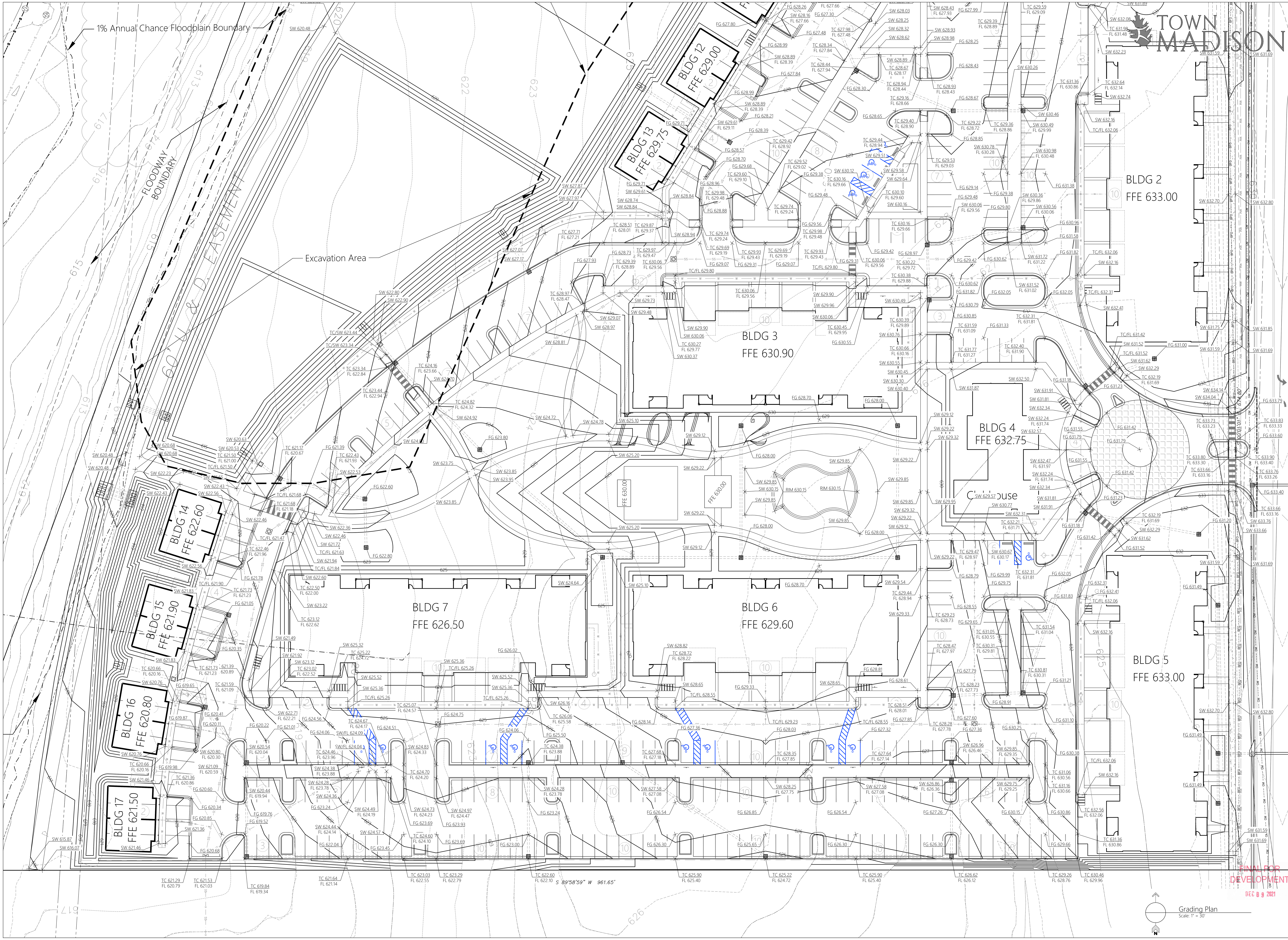
PREPARED FOR: ---

Overall Grading Plan

Job No.: 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

SHEET NUMBER

C6



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The Roberts Apartments at TM

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Grading Plan

Job No. 21-128
Date: 2021 11-16
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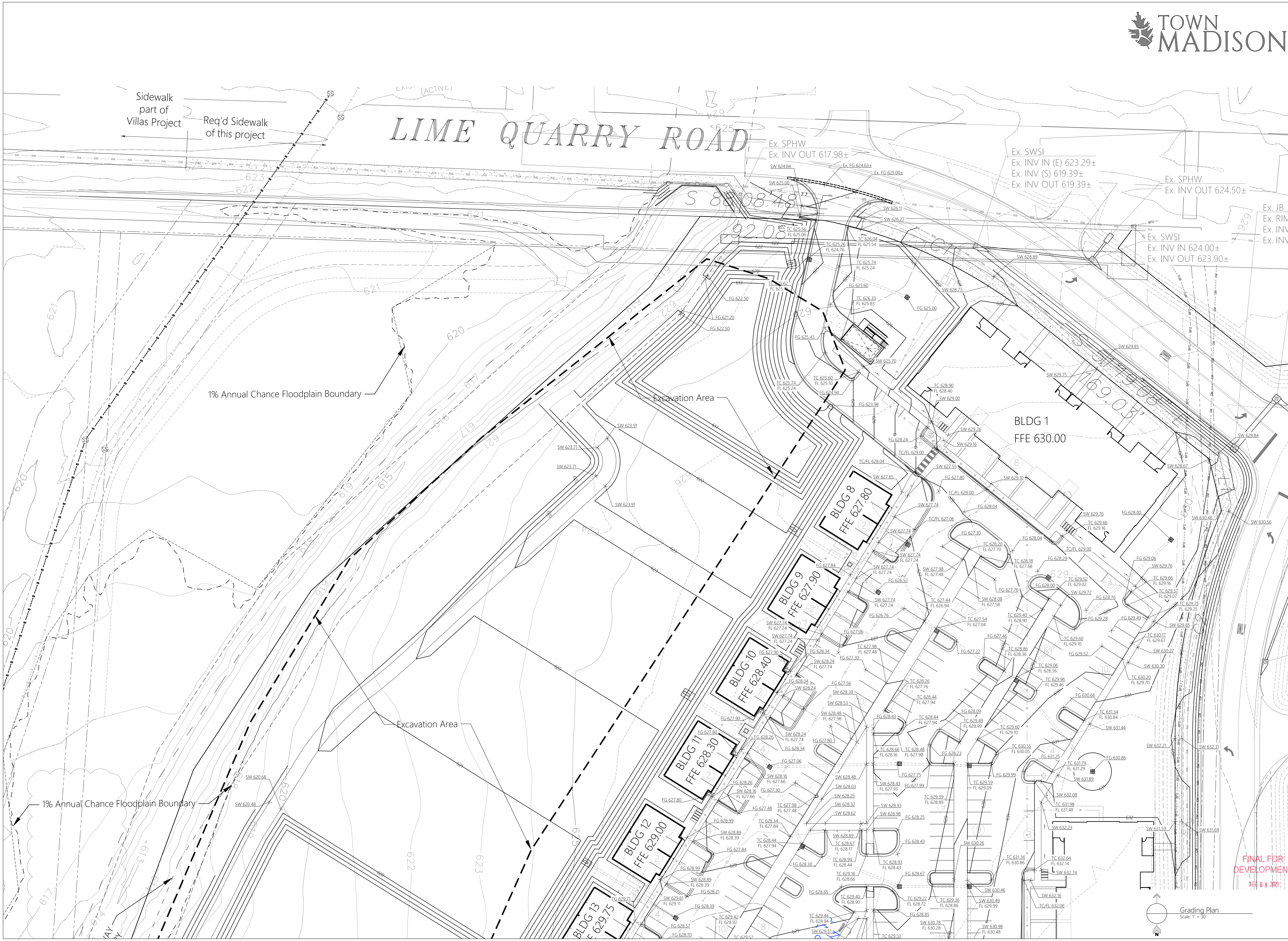
C6.1



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ALABAMA REGISTERED NO. 20706 PROFESSIONAL ENGINEER MULLINS
November 16, 2021

The Roberts Apartments at TM

Madison, AL

PREPARED FOR: ---

Grading Plan

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

SHEET NUMBER

C6.2

Erosion Control Phasing:

THIS CONSTRUCTION SEQUENCE IS BASED ON THE ENGINEER'S OPINION AND NOT INTENDED TO BE A COMPREHENSIVE LIST OF EVENTS. THE CONTRACTOR SHOULD USE HIS/HER DISCRETION TO DETERMINE THE BEST SEQUENCE OF CONSTRUCTION. IN ADDITION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED PRIOR TO SELECT WORK ITEMS OR AT THE POINT OF COMPLETION OF EACH WORK ITEM, DEPENDING ON THE NATURE OF THE ITEM. EXAMPLE: SEDIMENT CONTROL PRIOR TO GRADING AND INLET PROTECTION UPON COMPLETION OF INLET CONSTRUCTION.

PHASE 1 - PRE CONSTRUCTION

1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE AS SHOWN AND OTHER AREAS TO PREVENT SEDIMENT FROM BEING WASHED ON TO ADJOINING PROPERLY.

PHASE 2 - DEMOLITION, SITE PREPARATION AND GRADING

1. PROTECT EXISTING VEGETATION BUFFER ALONG EXISTING PROPERTY BOUNDARY.
2. INSTALL SILT FENCE AS SHOWN AND OTHER AREAS TO PREVENT SEDIMENT FROM BEING WASHED FROM THE SITE.
3. INSTALL WATTLE CHECK DAMS IN DITCHES & CONCENTRATED DRAINAGE WAYS TO PREVENT SEDIMENT FROM BEING WASHED DOWNSTREAM.
4. PERFORM SITE PREPARATION, DEMOLITION, AND CLEAR AND GRUB THE SITE.
5. INSTALL UTILITIES AND UNDERGROUND-RELATED IMPROVEMENTS.
6. GRADING ACCORDING TO THE GRADING PLAN; INSTALL FILTER AT DRAINAGE FLUMES AND LEAVE EXISTING DRAINAGE WAYS IN PLACE.

PHASE 3

1. BEGIN FOUNDATION CONSTRUCTION AND OTHER BUILDING PREPARATIONS.
2. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES, SUCH THAT THEY ARE PERFORMING THEIR FUNCTION PROPERLY, CLEAN OUT, SEDIMENT BUILD-UP WHEN FACILITIES REACH 50% CAPACITY; MAKE SURE THAT ADEQUATE DRAINAGE IS PROVIDED TO REDUCE RUNOFF ONTO EXISTING ROADS.
3. COMPLETE THE PLACEMENT OF AGGREGATE BASE TO MEET GRADE AND COMPACTION REQUIREMENTS, & COMPACTION TEST AFTER PASSING INSPECTION, THEN START ASPHALT PAVING.
4. INSTALL SIDEWALKS AND RELATED SITE IMPROVEMENTS.
5. CONTRACTOR SHOULD BLOW SEED AND STRAW ON ALL DISTURBED AREAS IN ORDER TO REDUCE EROSION. BARE GROUND AREAS SHOULD BE MINIMIZED DURING CONSTRUCTION.
6. CONTRACTOR SHOULD BE AWARE THAT EROSION MAY OCCUR IN AREAS THAT ARE UNPROTECTED ON THE CONSTRUCTION SITE. IF THE CONTRACTOR OBSERVES SEDIMENT ACCUMULATION OR EROSION PROBLEMS ON SITE, THEN THE CONTRACTOR MUST CONSULT WITH THE QCP TO DETERMINE THE NECESSARY MEASURES TO STOP SEDIMENTATION, SUCH AS SILT FENCES, WATTLE CHECK DAMS, ETC., AND THEN TAKE THE NECESSARY MEASURES TO STOP THE EROSION, SUCH AS SEED/MULCH, SOD, EROSION BLANKETS, ETC. AS DIRECTED BY THE QCP.

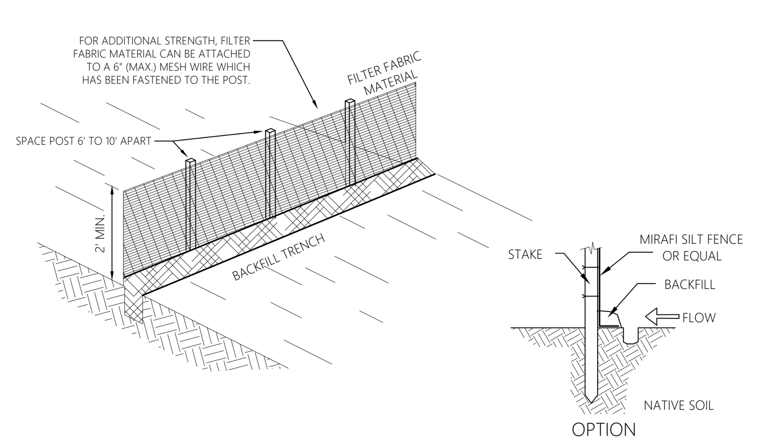
PHASE 4

1. SOLID SOD WILL BE UTILIZED IN ALL DISTURBED AREAS TO EXPEDITE VEGETATIVE COVER ON THE AREAS DISTURBED BY CONSTRUCTION. THE VEGETATIVE COVER WILL PREVENT LONG TERM EROSION OF THE SITE.
2. PERMANENT SEEDING WILL BE UTILIZED IN ANY OTHER DISTRUBED AREAS THAT DO NOT RECEIVE SOLID SOD. THE PERMANENT SEEDING WILL BE MAINTAINED AND WILL PREVENT SOIL EROSION.
3. FINAL STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. TEMPORARY, STABILIZATION OF DISTRUBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER WORK TOWARD PROJECT COMPLETION AND FINAL STABILIZATION OF ANY PRTION OF THE SITE HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING THIRTEEN (13) DAYS.
4. RIP RAP - NO STEEP DISTURBED SLOPES ARE ANTICIPATED BUT IF UNEXPECTED CONSTRUCITON ISSUES CREATE STEEPER DISTURB SLOPES, THEY WILL BE STABILIZED WITH RIP RAP TO PROTECT SOIL ON THE SLOPES FROM EROSION. THE RIP RAP WILL PROTECT THE SOIL FROM EROSION DUE TO CONCENTRATED RUNOFF. IT WILL BE USED TO STABILIZE SLOPES THAT ARE UNSTABLE DUE TO SEEPAGE. IT IS ALSO USED TO SLOW THE VELOCITY OF CONCENTRATED RUNOFF WHICH IN TURN INCREASES THE POTENTIAL FOR INFILTRATION.
5. STORM WATER DETENTION BASIN MUST BE MAINTAINED AFTER CONSTRUCTION AND REGULAR USAGE, REPLANT REES, GRASS, SHRUBS OR VINES WHERE NEEDED TO MAINTAIN ADEQUATE COVER FOR EROSION CONTROL MAINTAIN GRASS PLANTINGS WITH PERIODIC APPLICATIONS OF FERTILIZER AND MOWING. THE CITY OF MADISON ALSO REQUIRES THAT THESE DETENTION PONDS RETAIN THE 1.14 INCH, 24 HOUR STORM TO MIMIC THE PRE-DEVELOPMENT CONDITIONS OF PEAK DISCHARGE RATE AND DISCHARGE VOLUME. THIS WILL RETAIN AND SLOW DISCHARGE TO ALLOW SETTLEMENT, OR FILTERING, OF SEDIMENT AND DEBRIS PRIOR TO DISCHARGE INTO THE ADJACENT EXISTING GRASS DRAINAGE DITCH.

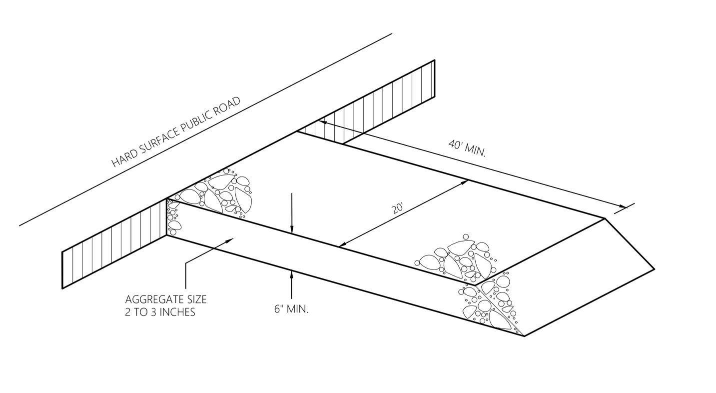
GRASS SWALES MUST BE MAINTAINED: INSPECT THE CHANNEL FOLLOWING STORM EVENTS BOTH DURING AND AFTER GRASS COVER IS ESTABLISHED; MAKE NEEDED REPAIRS IMMEDIATELY. ALSO, CHECK THE CHANNEL OUTLET AND ROAD CROSSING FOR BLOCKAGE, PONDING, SEDIMENT, AND BANK INSTABILITY, BREAKS AND ERODED AREAS; REMOVE ANY BLOCKAGE, AND MAKE REPAIRS IMMEDIATELY TO.

Erosion Control Notes:

1. EROSION CONTROL SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE IN ACCORDANCE WITH ALABAMA'S BEST MANAGEMENT PRACTICES.
2. SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF MADISON STORMWATER MANAGEMENT MANUAL.
3. SILT FENCE IS REQUIRED WHERE NECESSARY TO PREVENT EROSION AND WASHING OF TOPSOIL INTO EXISTING WATERWAYS AND DRAINAGE DITCHES UNTIL TIME AS GRASS HAS BEEN FINALLY ESTABLISHED.
4. EROSION CONTROL IS REQUIRED AROUND INSTALLED STORM DRAINAGE INLETS AND BOXES AS SHOWN HEREON, UNTIL SUCH TIME AS GRASS HAS BEEN FIRMLY ESTABLISHED TO PREVENT TOPSOIL EROSION FROM WASHING INTO SAID INLETS.
5. 20" WATTLES SHALL BE USED AS TEMPORARY CHECK DAMS IN NEW AND EXISTING DRAINAGE DITCHES UNTIL SUCH TIME AS GRASS HAS BEEN FIRMLY ESTABLISHED TO PREVENT DITCHES FROM WASHING OUT.
6. AN ENTRANCE CONSTRUCTION PAD SHALL BE BUILT AT ALL EXITS FROM THIS CONSTRUCTION AREA TO EXISTING TRAVELED ROADWAYS IN ACCORDANCE WITH THE DETAILS SHOWN ON THESE PLANS.
7. THE CONTRACTOR IS REQUIRED TO SEED GRASS OR OTHERWISE STABILIZE ALL DISTURBED AREAS AS SHOWN AS SOON AS CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. THE CONTRACTOR IS REQUIRED TO INSURE THAT ALL RUNOFF FROM THE CONSTRUCTION SITE ONTO EXISTING AREAS HAVE BEEN ADEQUATELY TREATED BY THE USE OF EROSION CONTROL METHODS AS SHOWN HEREON.
9. ALL REAR YARD DITCHES MUST BE FULLY SODDED.
10. ALL R.O.W. MUST HAVE FULL STAND OF GRASS PRIOR TO FINAL INSPECTION.
11. ALL GRADED SLOPES SHALL BE GRADED TO A MAXIMUM SLOPE OF 4%.



SILT FENCE
NOT to Scale



Gravel Construction Entrance
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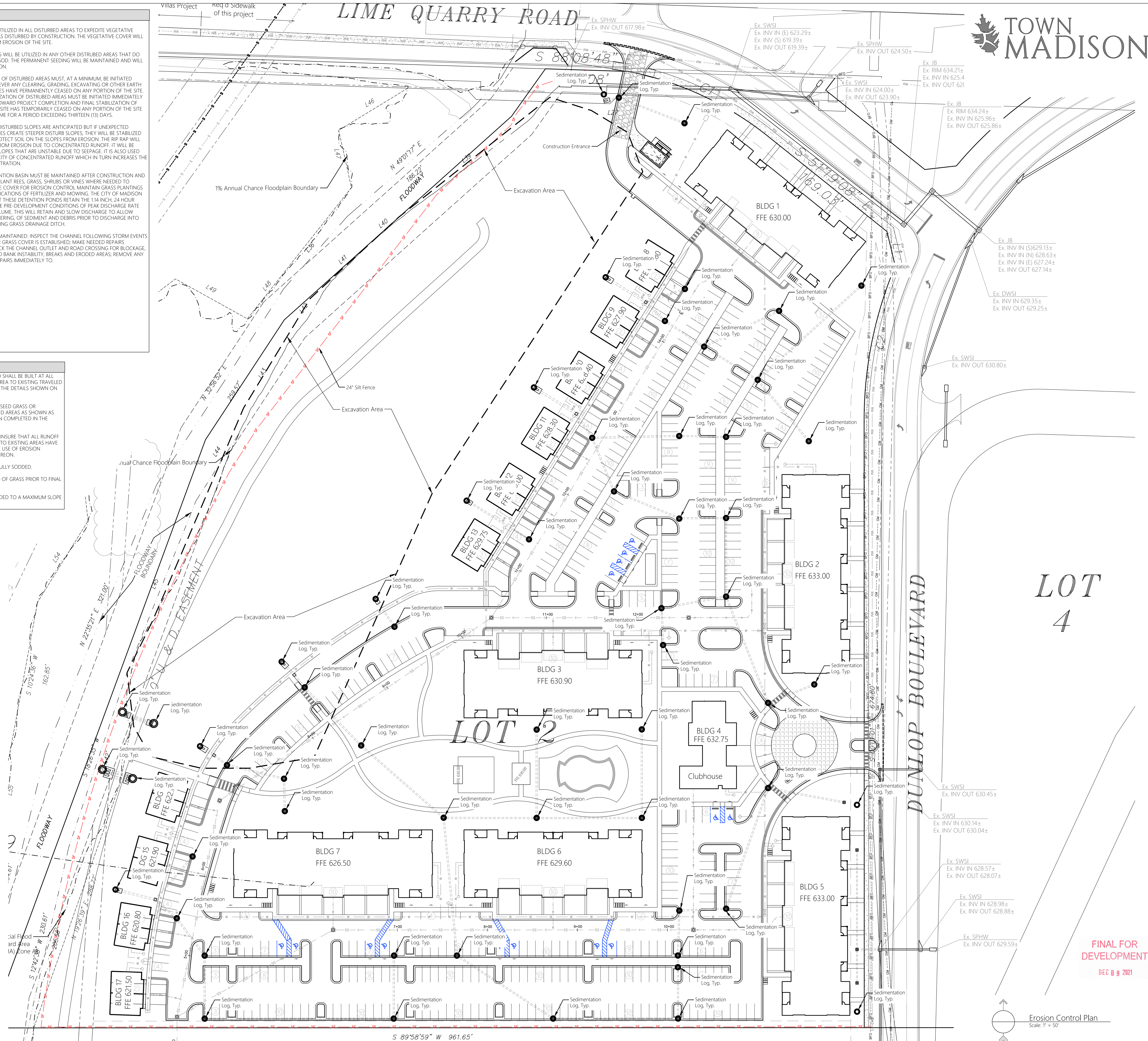

Erosion Control Plan
Scale: 1" = 50'

TOWN MADISON

REVISIONS

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ALABAMA REGISTERED NO. 20706 PROFESSIONAL ENGINEER
November 16, 2021

The Roberts Apartments at TM
Madison, AL

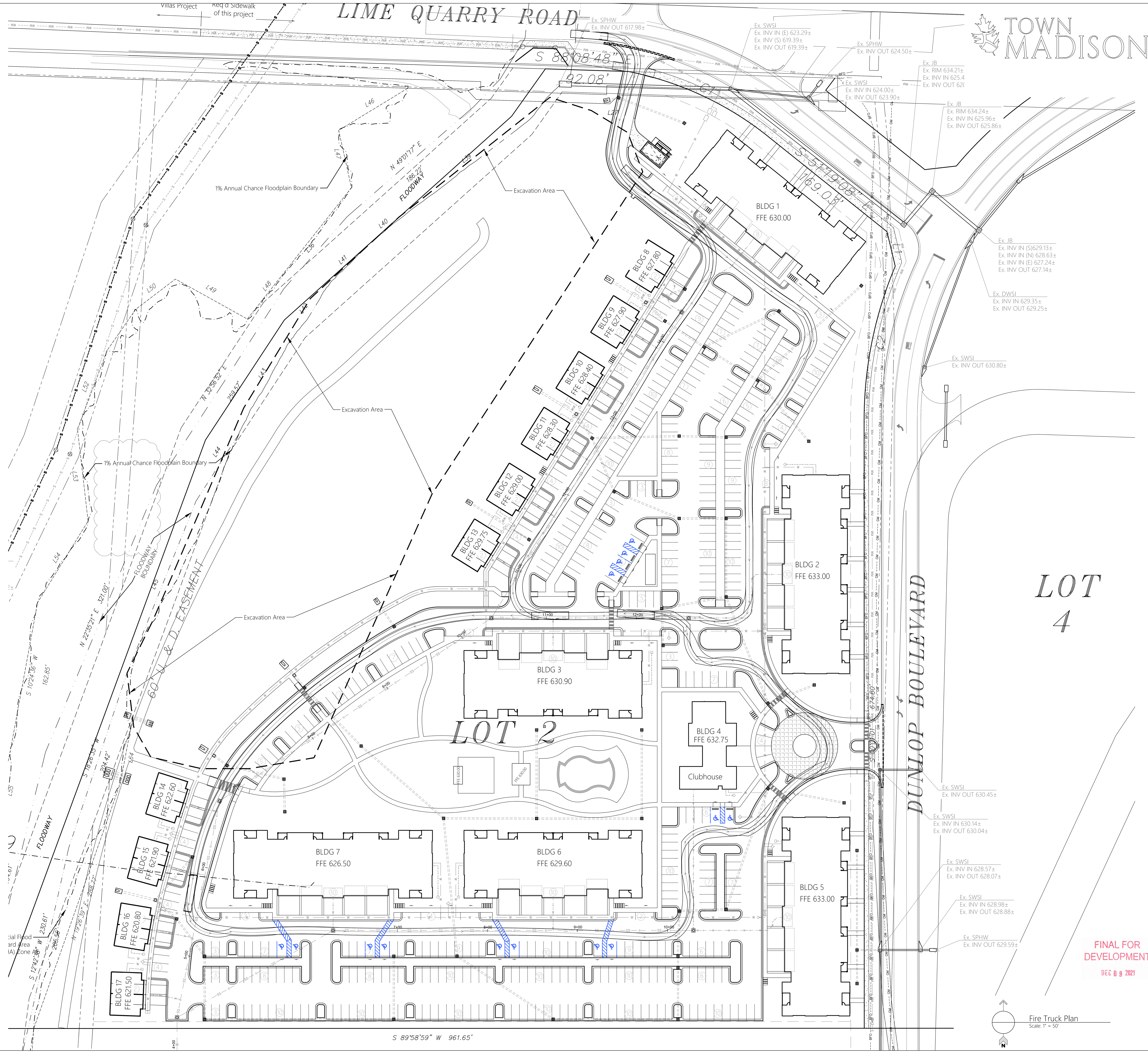
PREPARED FOR: ---

Erosion Control Plan

Job No.	21-128
Date:	2021 11-16
Drawn By:	JLH
Checked By:	RS

SHEET NUMBER

C7



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November 16, 2021

The Roberts Apartments at TM
Madison, AL

PREPARED FOR: ---

Fire Truck Access Plan

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DEC 09 2021

Job No.	21-128
Date:	2021 11-16
Drawn By:	JLH
Checked By:	RS

SHEET NUMBER
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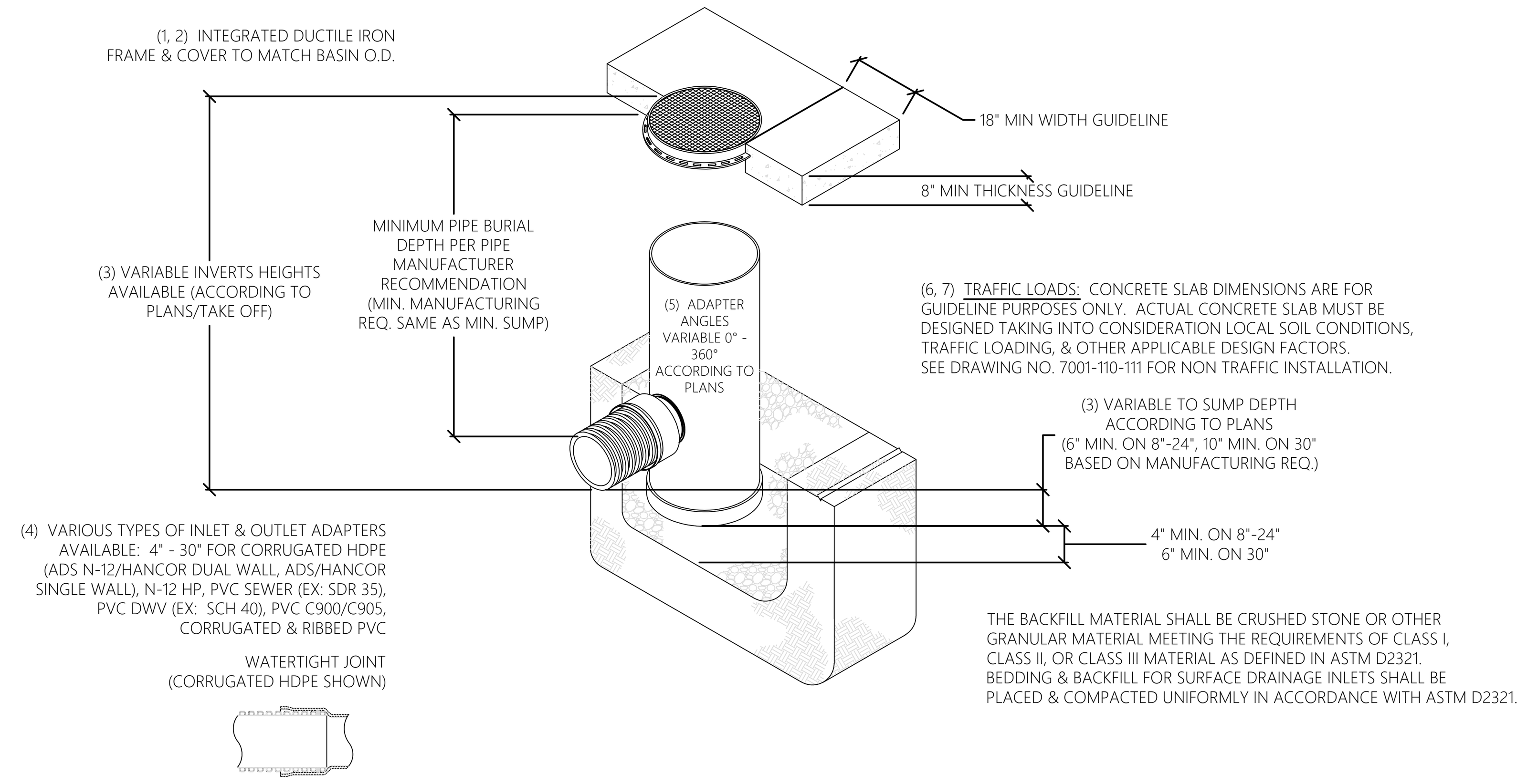
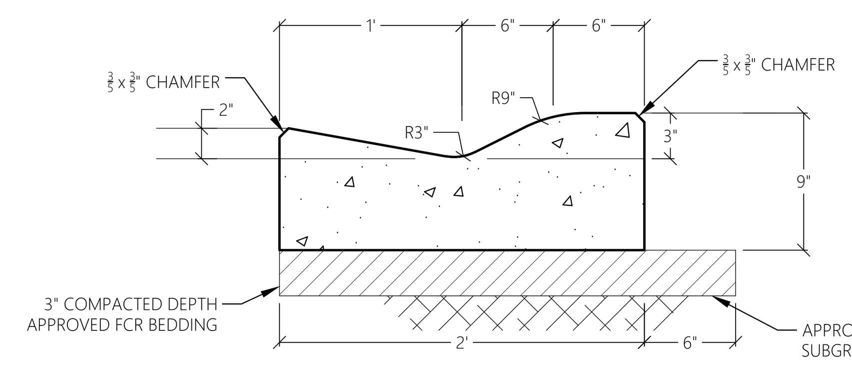
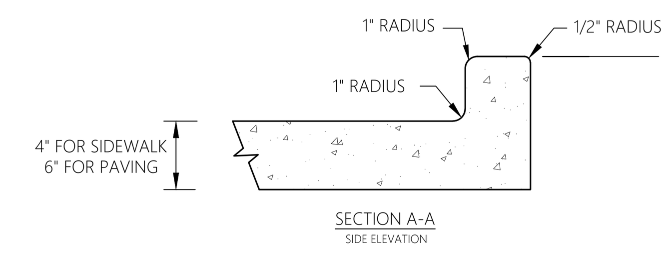


1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY, NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

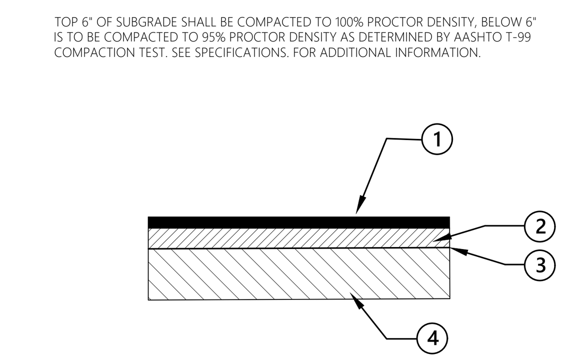
Nyloplast Junction-Box
NOT to Scale



Fully Mountable Curb & Channel
NOT to Scale

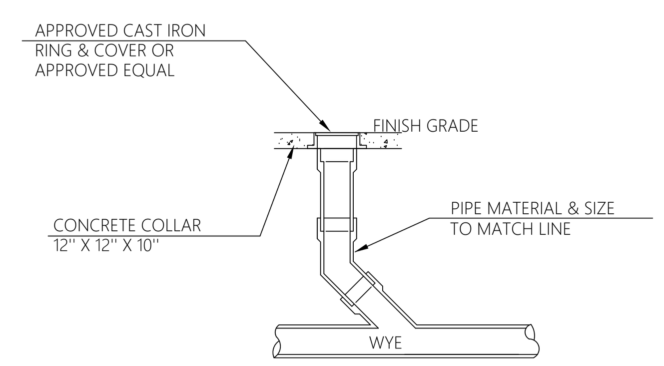


Concrete Integral Curb
NOT to Scale

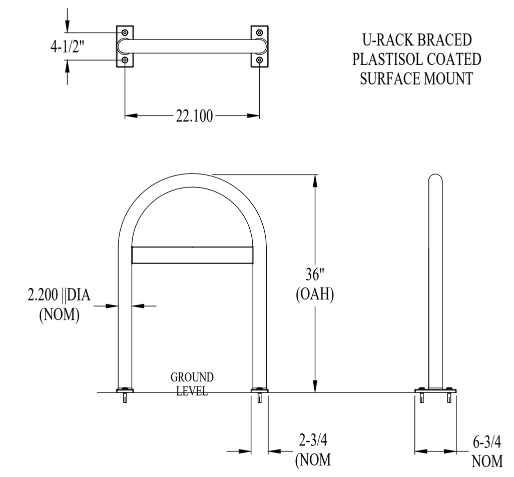


1. 112 LBS./S.Y. (1") HOT BITUMINOUS CONCRETE WEARING COURSE, ALDOT REF. 424-A, MIX 2 (SILICEOUS AGGREGATE)
2. 224 LBS./S.Y. (2") HOT BITUMINOUS CONCRETE BINDER COURSE, ALDOT REF. 414, MIX 1 OF SPECS.
3. 0.10 GAL./S.Y. EMULSIFIED ASPHALT OR 0.07 GAL./S.Y. TACK COAT. ALL MATERIALS ARE TO BE IN ACCORDANCE WITH SEC. 405 OF THE AL DOT SPECIFICATIONS.
4. 5" LAYER OF DENSE GRADED LIMESTONE BASE COURSE, AL DOT REF. 301 OF SPECS. ALL MATERIALS SHALL BE IN ACCORDANCE WITH SEC. 825, TYPE "B", COMPACTION TO 100% LVD.

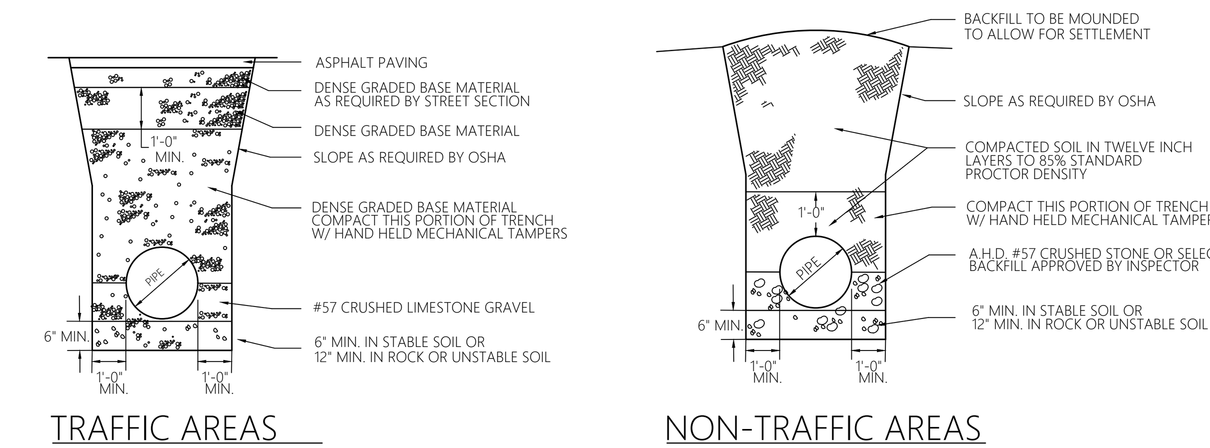
Asphalt Paving Section
NOT to Scale



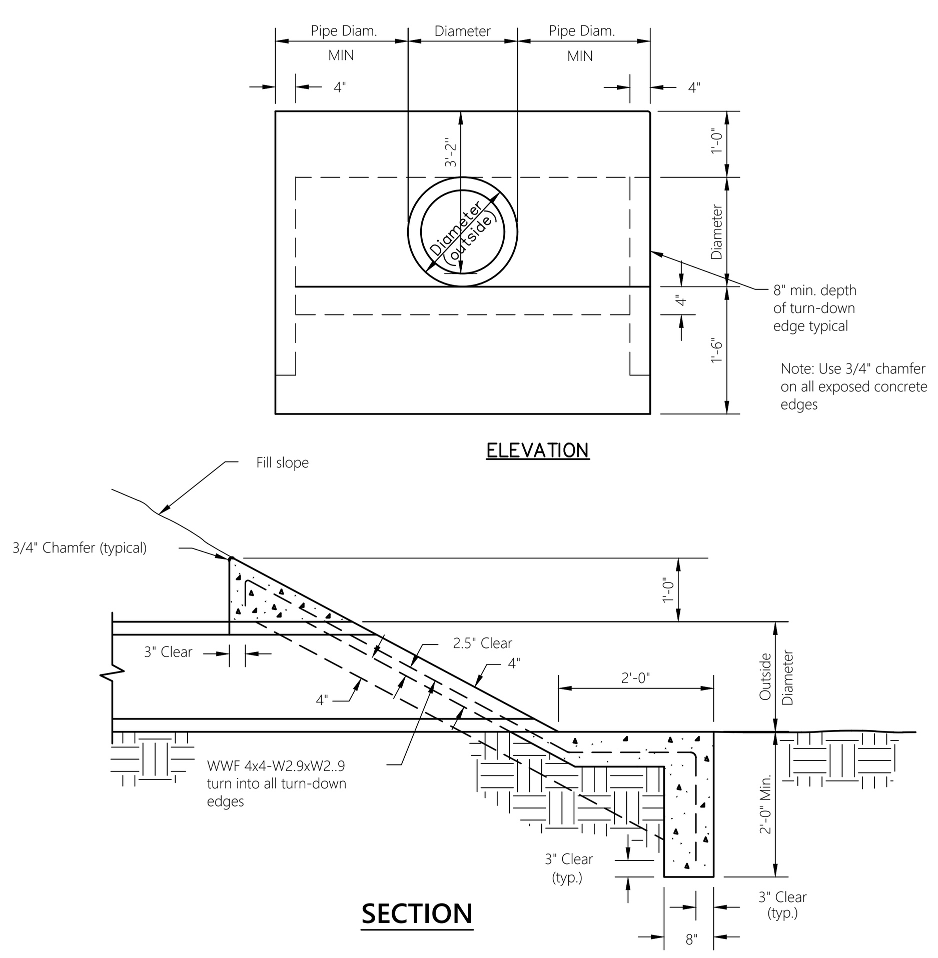
Clean-out
NOT to Scale



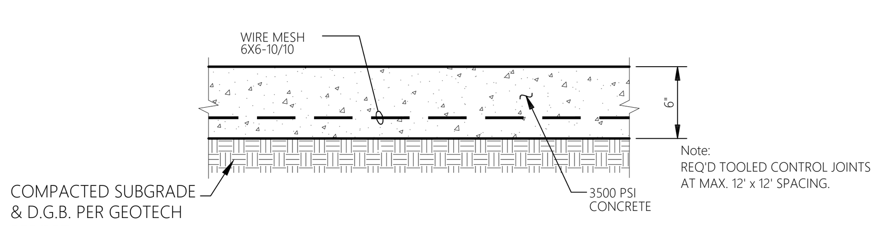
Arcat U-Rack "Braced" 2-Bike Rack Module
NOT to Scale



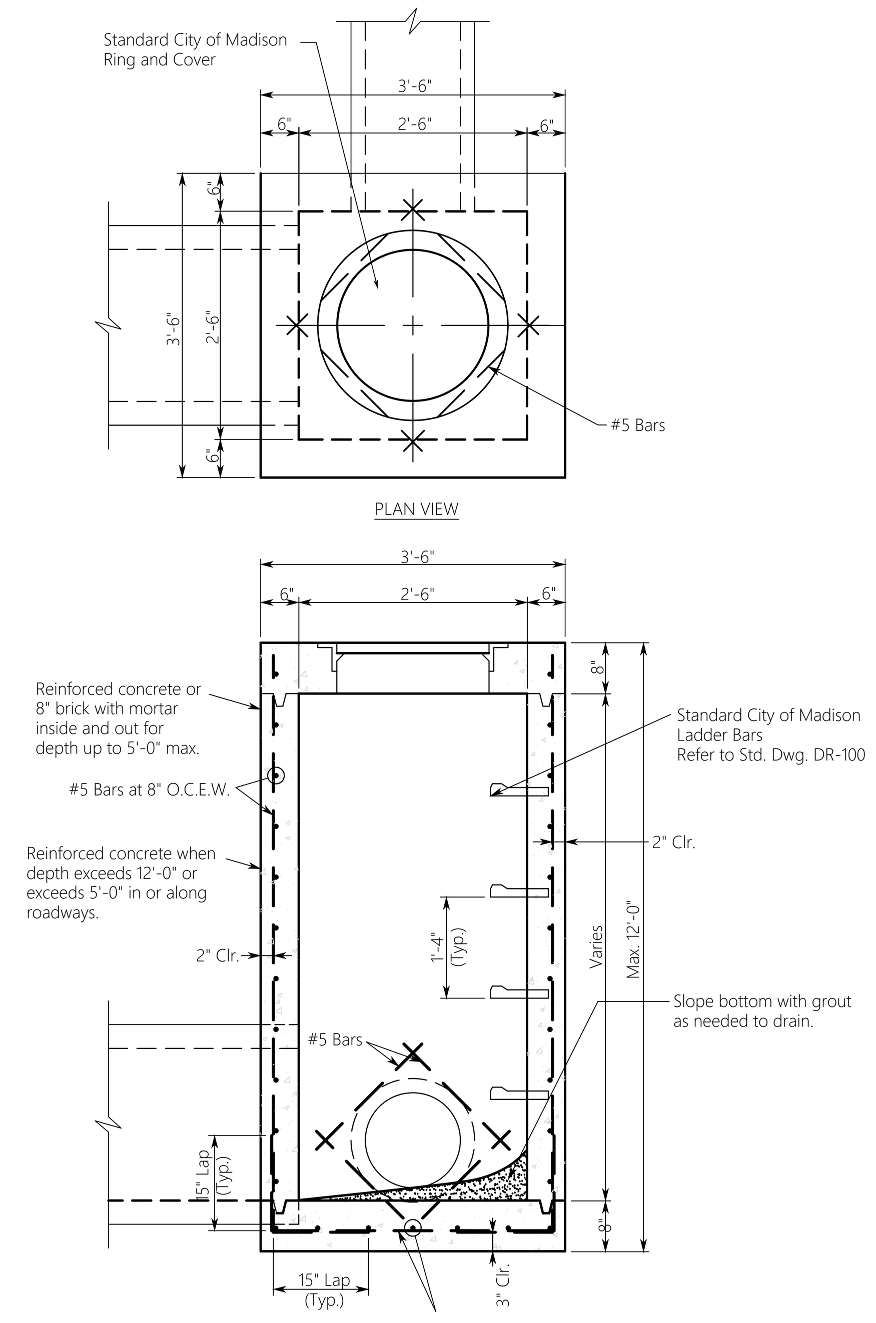
Storm Pipe Bedding
NOT to Scale



Concrete Sloped Paved Headwall
NOT to Scale

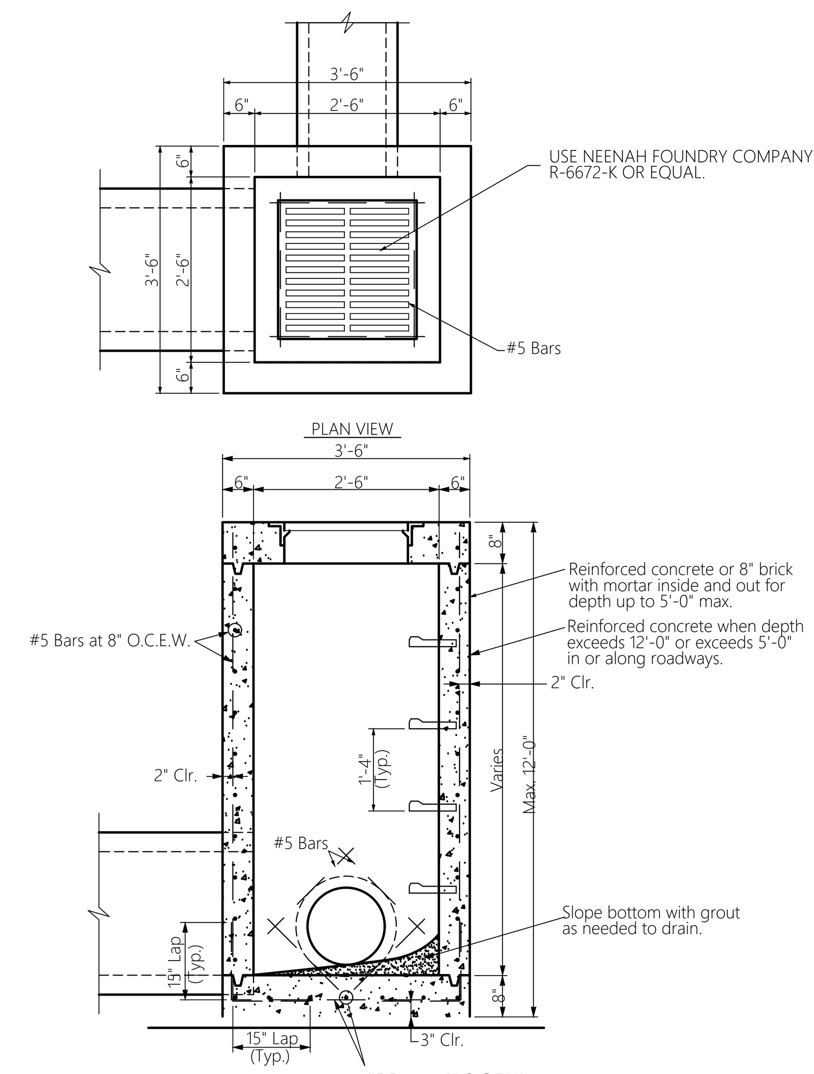


Concrete Paving
NOT to Scale

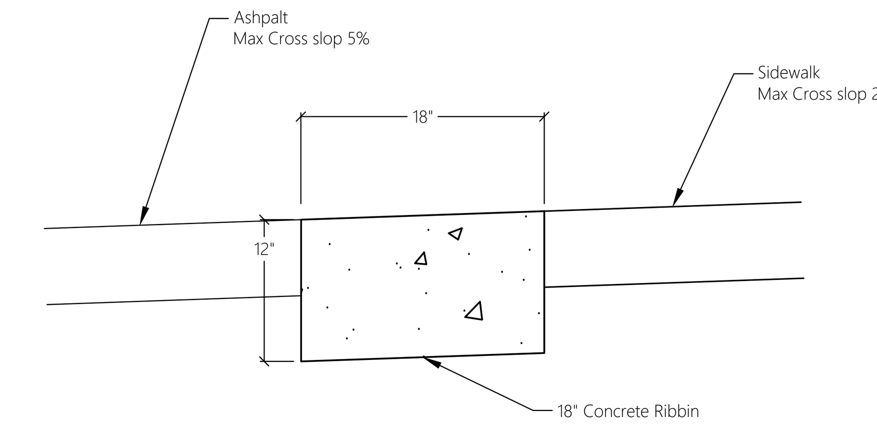


NOTES
1. All concrete shall be class "A" and shall develop a minimum compressive strength of 3000 PSI in 28 days.
2. Reinforcing shall be grade 60 deformed bars and shall conform to ASTM requirements.
3. Steps are required on all Junction Boxes when dimensions from bottom of top slab to top of bottom slab is greater than 4'-0".

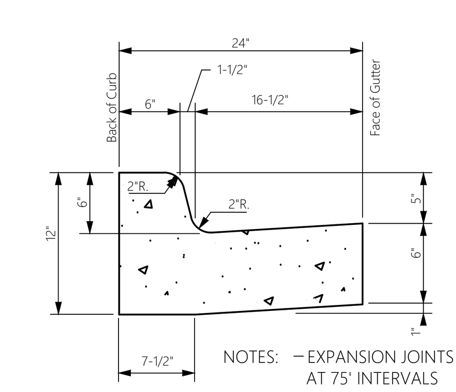
Junction Box for 15" to 24" Pipes
NOT to Scale



Inlet Box for 15" to 24" Pipes
NOT to Scale



Concrete Ribbon
NOT to Scale



NOTES: – EXPANSION JOINTS REQUIRED AT 75' INTERVALS
– CONSTRUCTION JOINTS REQUIRED AT 25' INTERVALS
– 3000 p.s.i. CONCRETE

Concrete Curb & Gutter
NOT to Scale

TOWN MADISON

REVISIONS

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
2101 West Clinton Avenue, Suite 503, Huntsville, AL 35805
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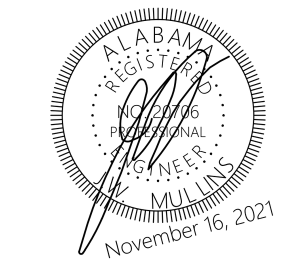


The Roberts Apartments at TM
Madison, AL

PREPARED FOR: ---

Civil Details

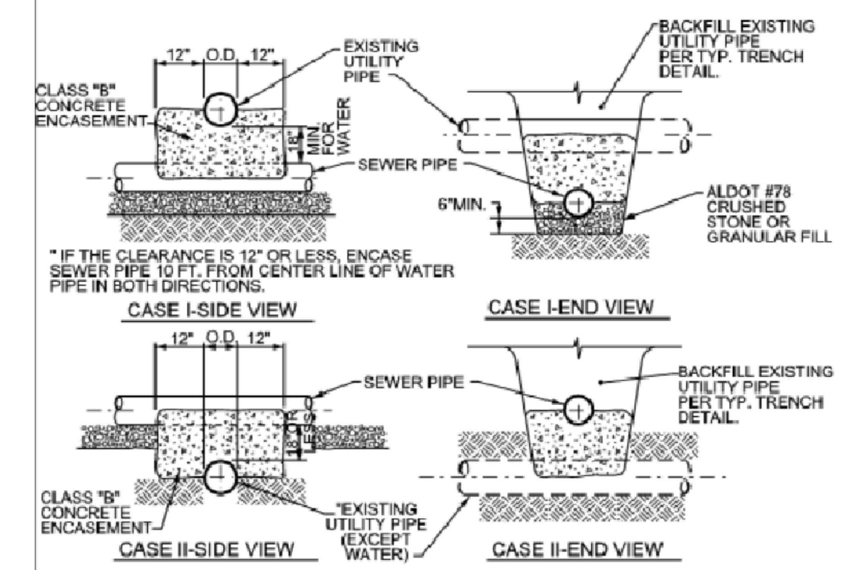
Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

FINAL FOR DEVELOPMENT
DEC 09 2021

SHEET NUMBER
C9.1

TOWN MADISON

NOTES:
1. ENCASEMENT SHALL BE USED WHEN CLEARANCE BETWEEN SEWER LINE AND UTILITY PIPE IS 18" OR LESS.
2. "UTILITY PIPE" INCLUDES UNDERGROUND WATER, GAS, TELEPHONE, AND ELECTRICAL CONDUITS, STORM AND SANITARY SEWERS, ETC.



" 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

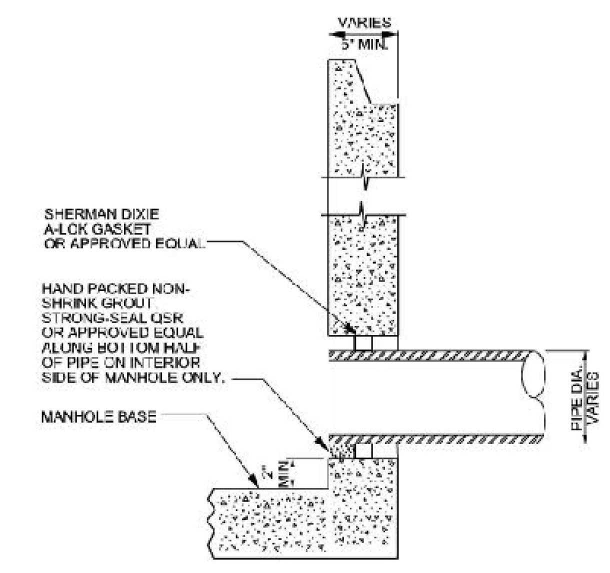
CASE I-END VIEW

CASE II-SIDE VIEW

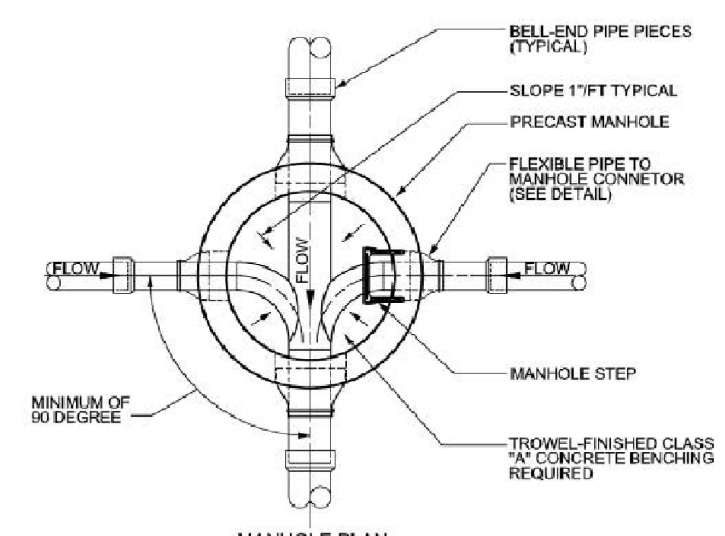
CASE II-END VIEW

NOTES:
1. RELOCATION OF A UTILITY OTHER THAN CITY OF MADISON 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 BOTH CITY ENGINEERING AND MADISON UTILITIES FOR A SANITARY SEWER LINE TO CROSS ABOVE A WATER LINE.
3. FOR STORM SEWER CROSSINGS, STEEL ENCASEMENT PIPE OR OTHER APPROVED METHOD IS REQUIRED WHEN SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER LINES IS LESS THAN 24".

UTILITY CROSSING DETAILS
NOT TO SCALE

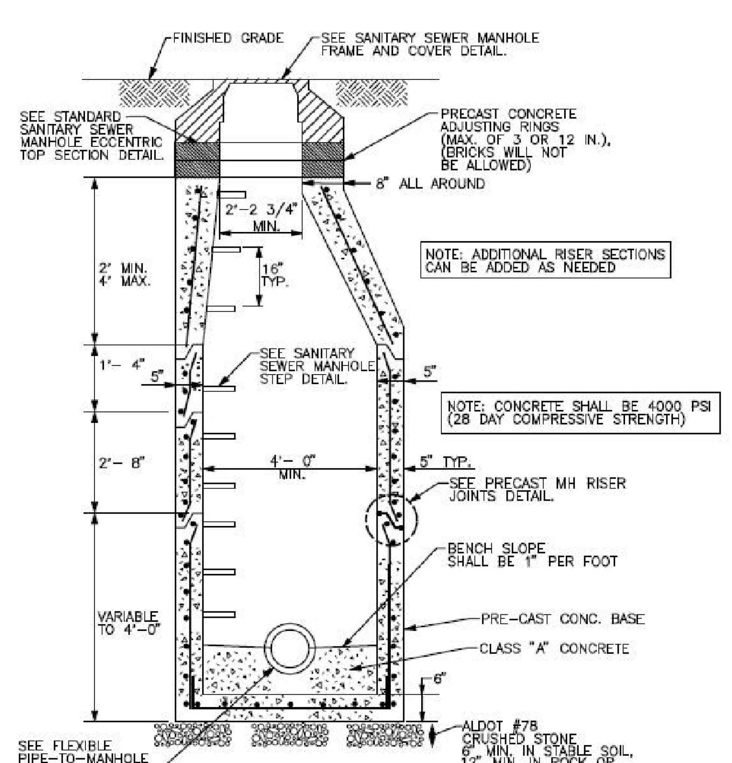


FLEXIBLE PIPE-TO-MANHOLE CONNECTOR DETAIL
NOT TO SCALE



MANHOLE PLAN

MANHOLE INVERT DETAIL
NOT TO SCALE



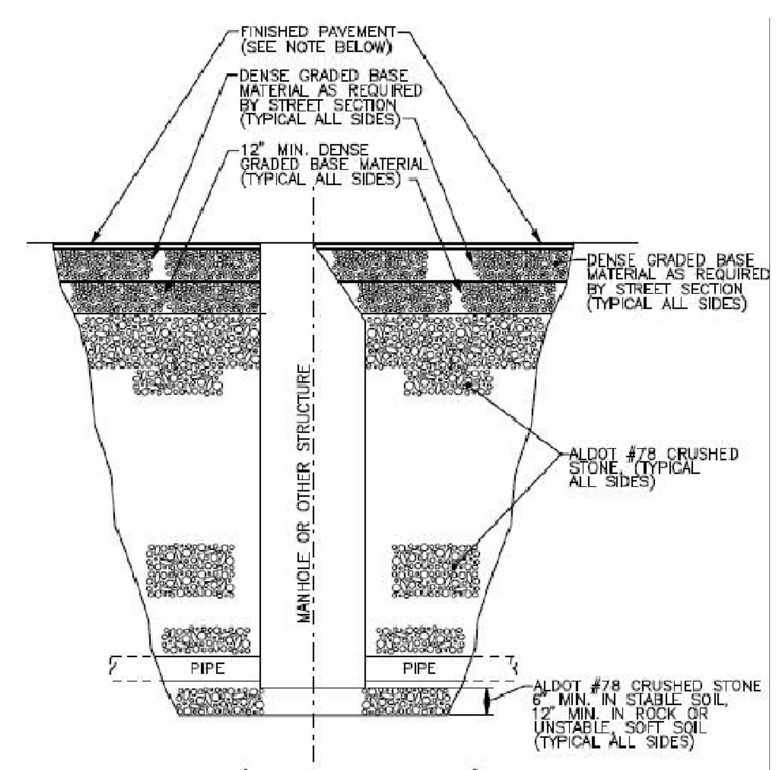
NOTE: ADDITIONAL RISER SECTIONS CAN BE ADDED AS NEEDED

NOTE: CONCRETE SHALL BE 4000 PSI (28 DAY COMPRESSIVE STRENGTH)

TYPICAL SECTION

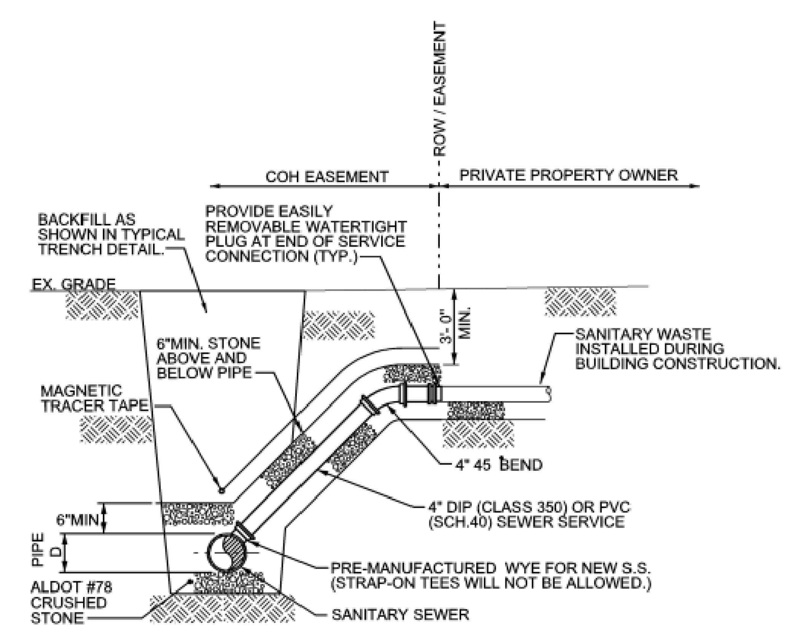
STANDARD SANITARY SEWER MANHOLE DETAIL
NOT TO SCALE

(BASE SECTION FOR 6" – 24" PIPE SHOWN; LARGER PIPES NOVEMBER REQUIRE LARGER MANHOLE. CONSULT MANHOLE MANUFACTURER FOR DETAILS)



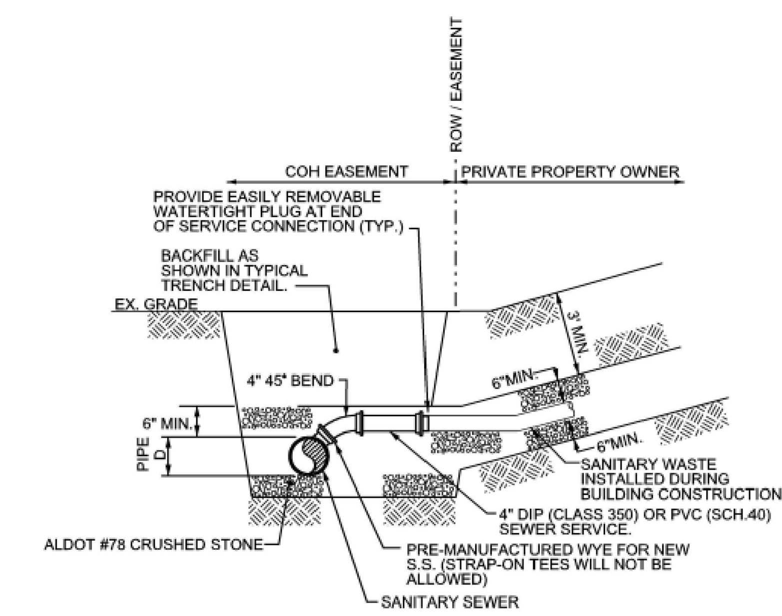
(OPTION NO. 1) BEDDING AND BACKFILL REQUIREMENTS AROUND MANHOLES AND OTHER DRAINAGE & SANITARY SEWER STRUCTURES WITHIN TRAFFIC AREAS
NOT TO SCALE

NOTE:
1. TRAFFIC AREAS SHALL EXTEND TO 5 FT BEYOND BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED ON PLAN VIEW.
2. ASPHALT PAVING FOR STREETS SHALL MEET CURRENT CITY REQUIREMENTS.



NOTES:
1. ALL PVC SERVICE LATERALS SHALL HAVE A CONTINUOUS STRIP OF METAL TRACER TAPE INSTALLED 2' - 3' BELOW FINISH GRADE FROM CENTERLINE OF SANITARY SEWER TO ROW/EASEMENT.
2. CURB MARKERS SHALL BE PROVIDED FOR SERVICE LATERALS. REFER TO SECTION 5 - DESIGN CRITERIA FOR SERVICE LATERALS.

SERVICE CONNECTION FOR DEEP SEWER (MORE THAN 6')
NOT TO SCALE



NOTES:
1. ALL PVC SERVICE LATERALS SHALL HAVE A CONTINUOUS STRIP OF METAL TRACER TAPE INSTALLED 2' - 3' BELOW FINISH GRADE FROM CENTERLINE OF SANITARY SEWER TO ROW/EASEMENT.
2. CURB MARKERS SHALL BE PROVIDED FOR SERVICE LATERALS. REFER TO SECTION 5 - DESIGN CRITERIA FOR SERVICE LATERALS.

SERVICE CONNECTION FOR SHALLOW SEWER (6' OR LESS)
NOT TO SCALE

FINAL FOR DEVELOPMENT

DEC 0 9 2021

REVISIONS

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
2101 West Clinton Avenue, Suite 503, Huntsville, AL 35805
(256) 690-5312

November 16, 2021

The Roberts Apartments at TM
Madison, AL

PREPARED FOR: ---

Civil Details

Job No. 21-128
Date: 2021 11-16
Drawn By: JLH
Checked By: RS

SHEET NUMBER
C9.2

Irrigation Requirements:

1. Piping
   - 1.1. All irrigation main lines shall be SCH 40 PVC, sized as shown, and shall be buried a min. of 30" below finish grade and installed in trenches with proper identifying tape for in-field location.
   - 1.2. All irrigation laterals shall be Class 200 PVC and shall be buried a min. of 18" below finish grade.
   - 1.3. Funny pipe may be used for connection of spray head bodies or dripline to irrigation mains, however, individual funny pipe runs shall not exceed 6'.
   - 1.4. In all instances where irrigation piping crosses hardscape, irrigation piping shall be installed in a SCH 40 PVC sleeve sized a min. of 2 sizes larger than the largest pipe crossing hardscape.
   - 1.5. Common trenches may be used for main and lateral piping and wiring.
2. Valves
   - 2.1. System shall have a master valve as part of the controlled irrigation system in location as indicated on Landscape Plan.
   - 2.2. Master Valve shall be pressure-regulated such that output pressure is ~100 psi.
   - 2.3. All valves for this system shall be RainBird PESB model with PRS-D pressure regulation module, sized as appropriate for the individual zone for lateral lines or to match the main line for the master valve.
   - 2.4. System shall be zoned to such that beds and turf areas are not irrigated together, with proximate, similar areas zoned together to minimize zone/valve count, within reason. Zoning/valving shall be included in submitted design for approval by Landscape Architect, prior to beginning installation.
   - 2.5. All valves shall be fitted with RainBird decoders for communication with two-wire based controller system.
   - 2.6. All valves shall be installed in RainBird PVB standard or jumbo valve boxes, installed per manufacturer's details, specs, & requirements.
3. Landscape Bed Irrigation
   - 3.1. Landscape Bed zone valves shall be pressure-regulated such that dripline operates at ~40 psi.
   - 3.2. Landscape beds shall be irrigated by dripline tubing, RainBird model XFS. Dripline tubing may be installed at finish grade, below mulch, or just below finish grade.
   - 3.3. Shrubs and trees shall, at minimum, have 1 row of dripline along 2 sides of the plants, located generally above the rootball of the plant, as well as 1 row of dripline along 2 sides of the plants, located 1' outside the rootball for shrubs and 3' outside the rootball for trees.
4. Sod Area Irrigation
   - 4.1. Sod zone valves shall be pressure-regulated such that heads operate at ~40 psi.
   - 4.2. Sod areas shall be irrigated by spray nozzle, with pressure-regulating spray body. Spray bodies shall be Hunter Pro-Spray model PRS40 with MP Rotator spray nozzles.
   - 4.3. Nozzle selection shall be appropriate for throw radius and area shape.
   - 4.4. All spray heads shall be trained to minimize overspray onto all hardscape areas, buildings, fences, furnishings, etc.
5. Quick Couplers
   - 5.1. Contractor shall install a 1" RainBird quick coupler at each location indicated on Landscape Plan.
   - 5.2. Quick Couplers shall be piped off of Irrigation Mains.
   - 5.3. Quick Coupler shall be installed in RainBird PVB standard valve box, per manufacturer's details, specs, & requirements.
6. Controller
   - 6.1. Irrigation controller for this system shall be RainBird ESP-LXD two-wire decoder controller. Location as shown on Landscape Plan.
   - 6.2. Controller shall be mounted in appropriate RainBird stainless steel pedestal, per manufacturer's requirements and specifications.
   - 6.3. Contractor shall coordinate with Owner for any communication tie-in to Owner's overall property infrastructure management system.
7. Wiring & Grounding
   - 7.1. All valves shall be connected to the controller by two-wire product which meets or exceeds minimum requirements of controller manufacturer, using DBY connectors installed in gel-filled housing.
   - 7.2. Grounding, lightning arrestors, and other related fixtures shall be installed per controller manufacturer's details, specs, & requirements. Should the controller manufacturer require certification of grounding measures installation, contractor shall arrange for such inspection and make adjustments as required for certification. Landscape Architect shall be included in all correspondence and inspections.

Landscape/Irrigation Inspections:

1. Contractor shall coordinate with Landscape Architect at tree delivery for inspection by Landscape Architect and approval prior to unloading.
2. Contractor shall stake, identify, and/or prepare the following for approval by Landscape Architect prior to installation:
   - 2.1. Finish Grade
   - 2.2. Tree Locations
   - 2.3. Bed Lines
   - 2.4. Landscape Irrigation Main Line
   - 2.5. All Valve Boxes
   - 2.6. Quick Couplers
   - 2.7. Landscape Irrigation Controller

NOTE: Any plant materials that are damaged (by transport, handling, installation, or other construction activities) are rejected and shall be replaced at no cost or delay to the Owner.

Landscape Installation Notes:

1. All existing trees outside of the limits of work for this project shall be protected during the construction and installation of these improvements and are not to be damaged in any manner. Any damage to such shall be brought to the attention of the Landscape Architect immediately for determination of appropriate corrective measures, if any. Contractor shall execute said corrective measures at no additional cost to the Owner.
2. All areas to receive landscape plantings (trees, shrubs, sod, etc.) shall be backfilled with min. 12" of topsoil (from nearby stripped topsoil stockpiles) prior to plant material installation or mulching. Placed topsoil shall be worked to remove and/or break-up any large clumps of soil and shall be fine-graded in all areas for a smooth, consistent finish product. Any debris or deleterious materials within the 12" profile of landscape areas shall be removed prior to placing any topsoil Any debris, large roots, rocks, etc. shall be removed from the topsoil prior to finish-grading efforts.
3. Contractor shall stake tree locations and layout bed lines for approval by Landscape Architect prior to installation. Adjust staked locations and bed lines as directed.
4. All landscape materials are subject to approval of the Owner or Landscape Architect at any time during the job, up until point of acceptance.
5. All plants shall meet standards set forth by the American Standards for Nursery Stock.
6. Provide No. 1 grade or better nursery grown stock grown in an approved, recognized nursery in accordance with requirements of applicable standards as noted herein. Provide only healthy, vigorous, stock free of disease, insects, injuries, abrasions crown die-back or disfigurements.
7. All trees shall have a single, straight leader (co-dominate leaders are unacceptable) unless otherwise noted. Trees with narrow crotches of included bark, split bark with inrolled callus, dead, broken, or flush-cut branches will not be accepted. Rootballs shall be firm, neat, slightly tapered and well burlapped. Trees with loose or broken rootballs at time of planting shall be rejected. All trees indicated as B&B/WB in plant schedule shall be balled and burlapped and set in wire basket at time of digging at nursery.
8. Plant material transported in open vehicles / trailers is damaged and subject to rejection.
9. Any rejected plants shall be removed from the site and replaced by acceptable plants meeting drawings notes & specifications at no additional cost to the owner.
10. All plant material, upon delivery to site shall be immediately planted in prepared and prior-approved beds and pits. If contractor is unable to plant within 2 hours of plant delivery to site, plants shall be heeled in, the roots kept moist, and plants otherwise protected and maintained until installation at no cost to the owner.
11. All plant material shall be handled by the container or rootball and not by the top growth.
12. Plants injured on job site are not acceptable and shall be replaced by contractor at no additional cost to the owner.
13. All plant material shall be warranted by Landscape Contractor for a period of one year after final acceptance. Dead or declining plant material shall be rejected and shall be replaced by Landscape Contractor at no cost to the owner. It is the Contractor's responsibility to contact the Owner at the end of the warranty period. If the Contractor fails to notify and meet with the Owner, the warranty period shall continue until the meeting is held, dead or declining plant material is replaced, and the project is accepted by the Owner.
14. Trees shall be staked with ArborTie product, min. three (3) per tree, per manufacturer's requirements and recommendations. Tree staking shall be removed from established plants at the end of the warranty period.
15. Mulch for trees and shrub beds shall be pine straw, installed to 3" settled thickness. Mulch shall extend min. 4' around trees.
16. All trees shall be purchased from the following supplier list, all subject to approval & pre-selection by Owner and/or Landscape Architect:

Hunter Trees	Alpine, AL	(866) 348-6837
Select Trees	Bishop, GA	(706) 743-5124
Bold Spring Nursery	Hawkinsville, GA	(478) 783-4975

17. Finish grade shall be approved by Landscape Architect and Owner's representative. All weeds shall be sprayed and removed prior to planting, seeding, and/or sodding.
18. All disturbed areas within the project's property and associated ROW shall be fully treated by either:
    - 18.1. Solid sod shall be planted with Tifton Bermuda over raked and fine-graded finish grade. Full, consistent stand of turf shall be established in all areas designated, prior to landscape acceptance.
    - 18.2. Landscape Bed area, mulched per notes.
19. Ex. turf areas shall be protected as much as is practicable. Any turf areas damaged as part of this work shall be repaired/replaced to match surrounding at no cost to the owner.
20. Contractor shall arrange for landscape inspection with Landscape Architect upon completion of installation for final acceptance.

Landscape Design Notes:

Plantings shown on this plan are required as part of the City of Madison's Zoning Ordinance. The plantings shall be installed prior to project Certificate of Occupancy.

This project is expected to have a full landscape design and implementation which will be handled by contractor direction and/or Supplemental Landscape Plan. Such plantings are not required by the Municipality and are, therefore, not subject to review/approval by such and are not included herein.

Contractor is to coordinate with Owner/Engineer/Landscape Architect to include such plantings in any pricing/bids put forth on this project.

Grand Avenue Site Furnishings:

The following are required at each location indicated:

1. 4' x 12' x 4" thk Conc. Pad
2. Bench -- "Harpo" as manufactured by LandscapeForms 69" length with aluminum slats
3. Litter Receptacle -- "Poe" as manufactured by LandscapeForms

Both bench and receptacle shall be installed per manufacturer's requirements and recommendations, mounted to concrete pad.

Plant List

Key	Scientific name	Common Name	Min. Size	Condition	Notes
Trees					
ARB	*Acer rubrum 'Brandywine'*	Brandywine Red Maple	3.5" Caliper	B&B / WB	Full & Matched
LSF	*Lagerstroemia x 'Sarah's Favorite'*	Sarah's Favorite Crape Myrtle	12' Height	B&B / WB	3- or 5-cane Only, Full & Matched
MVG	*Magnolia virginiana 'Australis'*	Australis Bay Magnolia	3.5" Caliper	B&B / WB	3- or 5-cane Only, Full & Matched
QLR	*Quercus lyrata 'QLR510' P.P.A.F*	Resilience Overcup Oak	3.5" Caliper	B&B / WB	Full & Matched
QTN	*Quercus nuttallii 'QNSTD' P.P. #16,254*	Sangria Nuttall Oak	3.5" Caliper	B&B / WB	Full & Matched
UAP	*Ulmus americana 'Princeton'*	Princeton American Elm	3.5" Caliper	B&B / WB	Full & Matched
Shrubs					
JGC	*Juniperus x pfitzeriana 'Aurea Improved'*	Gold Coast Juniper	5 Gal. and 18" hgt.	Container	Full & Matched
LES	*Loropetalum chinense 'Shang-white'*	Emerald Snow Loropetalum	5 Gal. and 18" hgt.	Container	Full & Matched
LRD	*Loropetalum chinense 'Shang-Red'*	Red Diamond Loropetalum	7 Gal. and 36" hgt.	Container	Full & Matched
TGZ	*Cleyera japonica 'Conthery'*	Bronze Beauty Cleyera	7 Gal. and 36" hgt.	Container	Full & Matched
Decorative Grasses					
CSL	*Cortaderia selloana*	Selloa Pampasgrass	5 Gal. and 30" hgt.	Container	Full & Matched
MSA	*Miscanthus sinensis 'Adagio'*	Adagio Fountain Grass	5 Gal. and 24" hgt.	Container	Full & Matched
MCL	*Muhlenbergia capillaris 'Lenca'*	Royal Mist Pink Muhly Grass	3 Gal. and 18" hgt.	Container	Full & Matched
MLL	*Muhlenbergia lindheimeri 'Leni'*	Autumn Glow Muhly Grass	3 Gal. and 18" hgt.	Container	Full & Matched

Req'd PVA Landscape Calculations:

Grand Avenue		
Total Length	733 LF	
Req'd Trees	9	(1 tree / 50 LF)
Provided Trees	9	
Perimeter		
Total Length	979 LF	
Req'd Trees	20	(1 tree / 50 LF)
Req'd Shrubs	120	(6 shrubs / 50 LF)
Provided Trees	20	
Provided Shrubs	120	
Interior		
Req'd LS Area	8,352 sf	(464 spaces x 18 sf)
Req'd Trees	42	(1 tree / 200 sf)
Req'd Shrubs	168	(4 shrubs / 200 sf)
Provided LS Area	8,500+ sf	
Provided Trees	42	
Provided Shrubs	172	

STATE OF ALABAMA
HARRY MATHIS SNEED
NUMBER 690
PROFESSIONAL LANDSCAPE ARCHITECT
Nov 17, 2021

FINAL FOR DEVELOPMENT
DEC 09 2021

REVISIONS
Date: ---
Date: ---
Date: ---
Date: ---
Date: ---
Date: ---
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The Roberts Apartments at Town Madison

Madison, AL

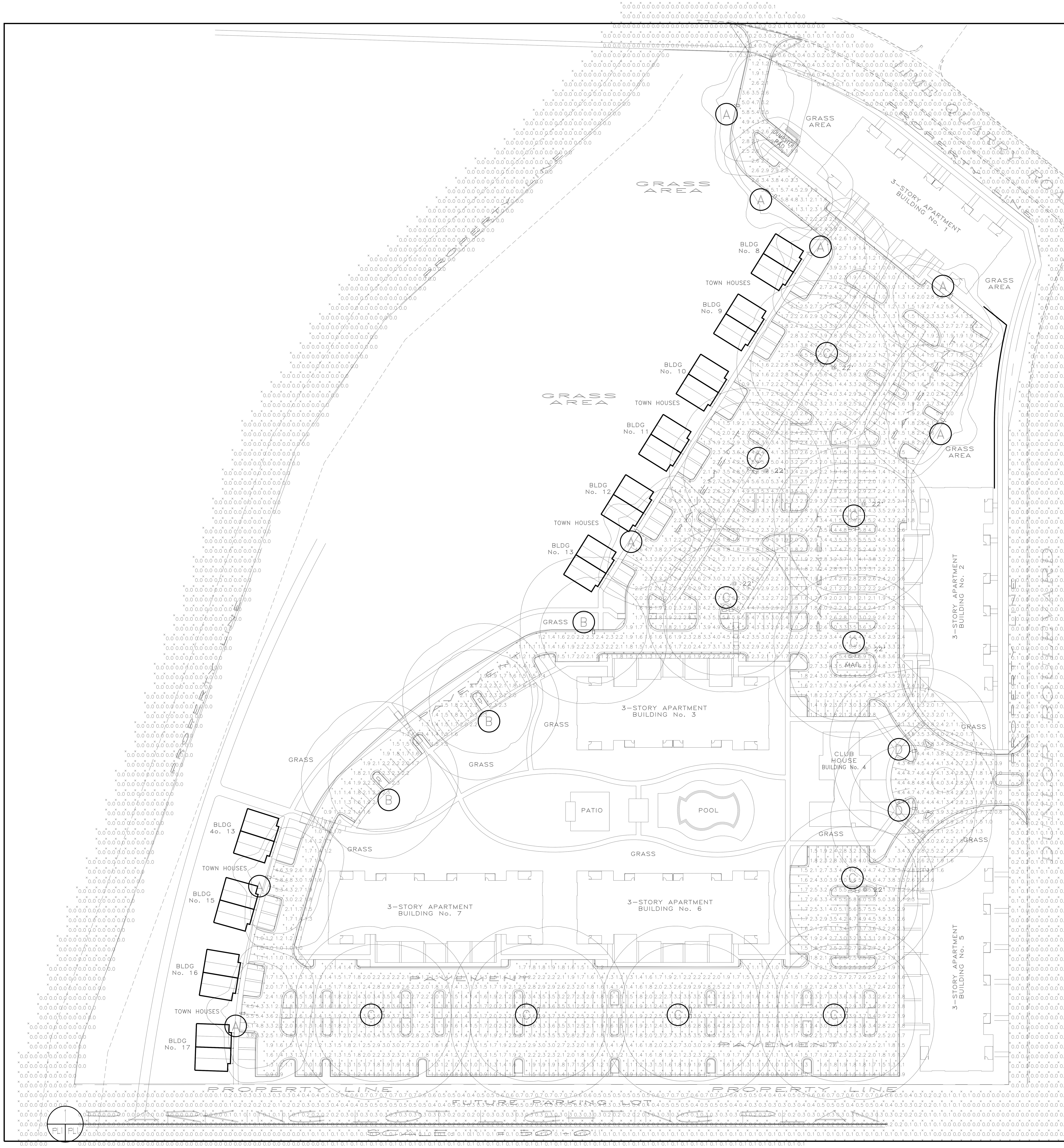
PREPARED FOR: Rohdie Group

PVA Landscape Plan

Job No. 21-128
Date: 2021 11/17
Drawn By: HMS
Checked By: HMS

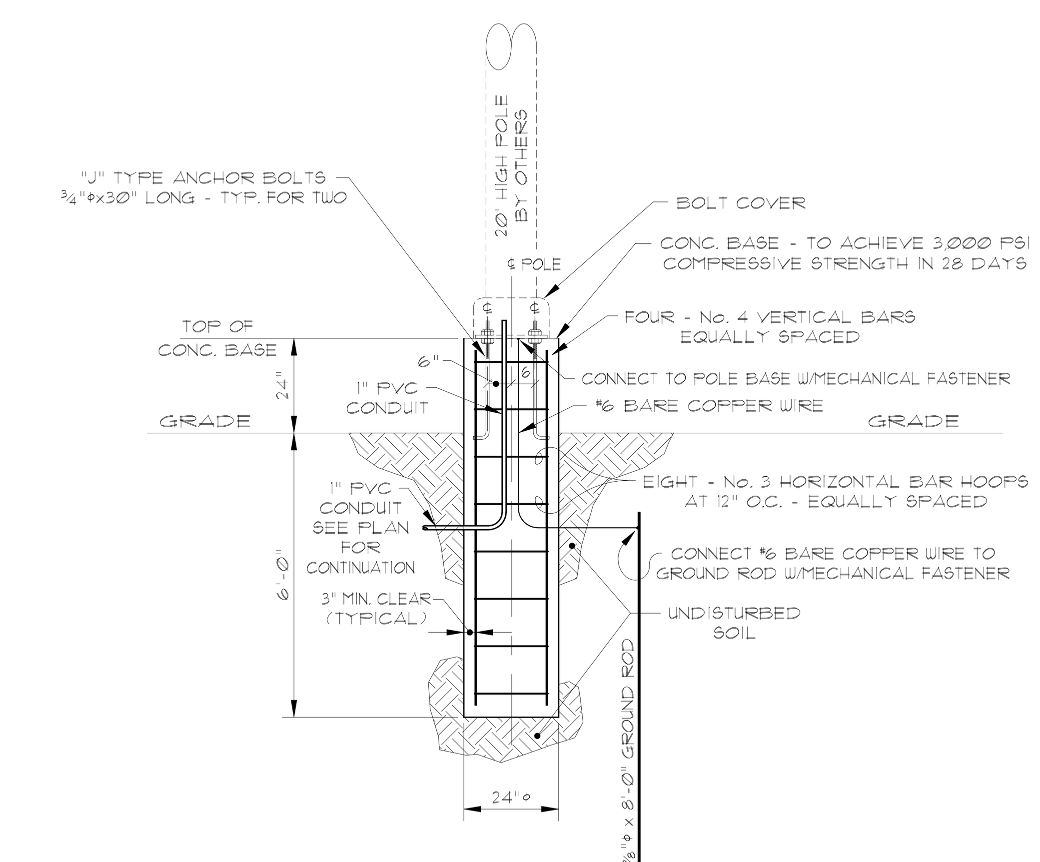
SHEET NUMBER

L1



LIGHTING NOTES

1. VERIFY EXACT LOCATIONS WITH OWNER'S REPRESENATIVE BEFORE ROUGHING IN.
2. CONTRACTOR SHALL CHECK ALL LIGHTING FIXTURES FOR EXACT MOUNTING TYPE AND SPACE REQUIRED BEFORE ROUGHING IN.
3. ELECTRICAL CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REPRESENTATIVE, TO VERIFY EXACT TYPE OF EQUIPMENT TO BE INSTALLED, AND THE DIMENSIONS WHICH MAY EFFECT THE EXACT PLACEMENT OF ELECTRICAL WORK.
4. FURNISH AND INSTALL LAMPS AS WITH FIXTURES.
5. ALL WORK SHALL BE IN COMPLIANCE WITH NFPA 70, AND THE CITY OF MADISON LIGHTING ORDINANCE REQUIREMENTS.



NOTE:
FACTORY SUPPLIED TEMPLATE MUST BE USED WHEN SETTING ANCHOR BOLTS.

2 PL1 PL1 TYPICAL POLE BASE DETAIL
NOT TO SCALE

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Lum. Watts	Lum. Lumens	LLF	Arrangement	Description
	A	8	147	22020	0.95	SINGLE	RSX2-LED-P3-40K-R4-MVOLT-SPA-DDBXD Mounted on 25' Sq Steel Pole
	B	3	244	31073	0.95	SINGLE	RSX2-LED-P6-40K-R5-MVOLT-SPA-DDBXD Mounted on 25' Sq Steel Pole
	C	10	374	25667	0.95	SINGLE	RSX2-LED-P4-40K-R5-MVOLT-SPA-DDBXD Mounted on 25' Sq Steel Pole
	D	2	312	41525	0.95	SINGLE	RSX3-LED-P4-40K-R5-MVOLT-SPA-DDBXD Mounted on 25' Sq Steel Pole

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Driveways	Illuminance	Fc	2.5	6.1	0.8	3.1:1	7.6:1
Spillover	Illuminance	Fc	0.1	0.9	0.0	N.A.	N.A.

FINAL FOR DEVELOPMENT
DEC 09 2021

50' 0 50'
GRAPHIC SCALE: 1"=50'-0"
Sept 20, 2021 - 05:39:57

REVISIONS BY

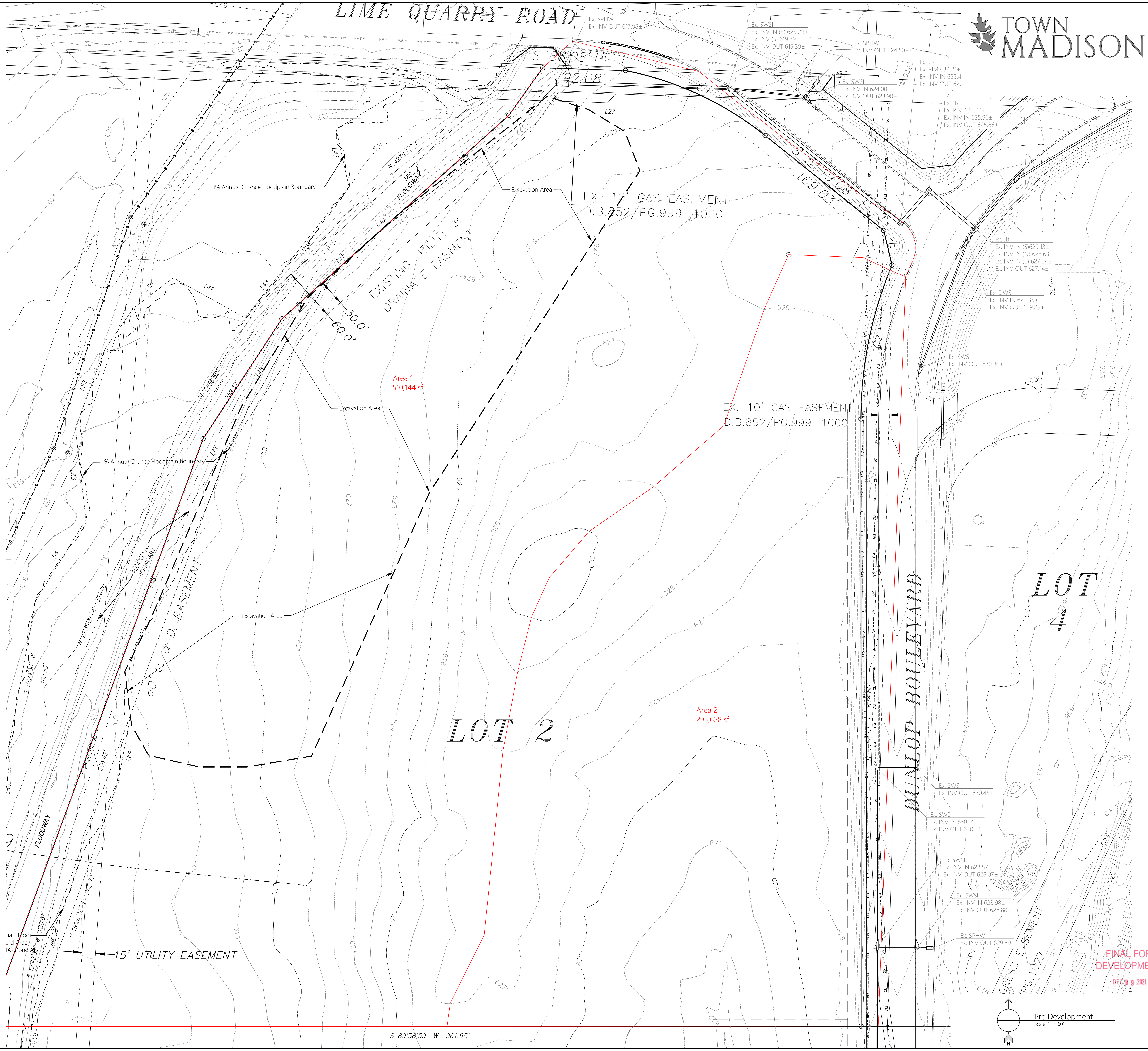
PROJECT TITLE:
ROBERTS APARTMENTS
INTER DUNLOP BLVD/LIME QUARRY
MADISON, ALABAMA

SHEET TITLE:
PARKING LOT LIGHTING
PLAN, NOTES AND LEGEND

STAMP
ALABAMA REGISTERED PROFESSIONAL ENGINEER NO. 14037 JASON A. SNOW
9-20-2021

ASSOCIATED ENGINEERING SERVICES
HUNTSVILLE, ALABAMA

DATE SEP 2021
SCALE 1"=50'-0"
DRAWN N.A. Snow
JOB P-21135
SHEET PL-1
OF --- SHEETS
P135-PL1



TOWN MADISON

REVISIONS

Date: ---
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Date: ---
Date: ---

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
2101 West Clinton Avenue, Suite 503, Huntsville, AL 35805
(256) 690-5312

The Roberts Apartments at TM

Madison, AL

PREPARED FOR: ---

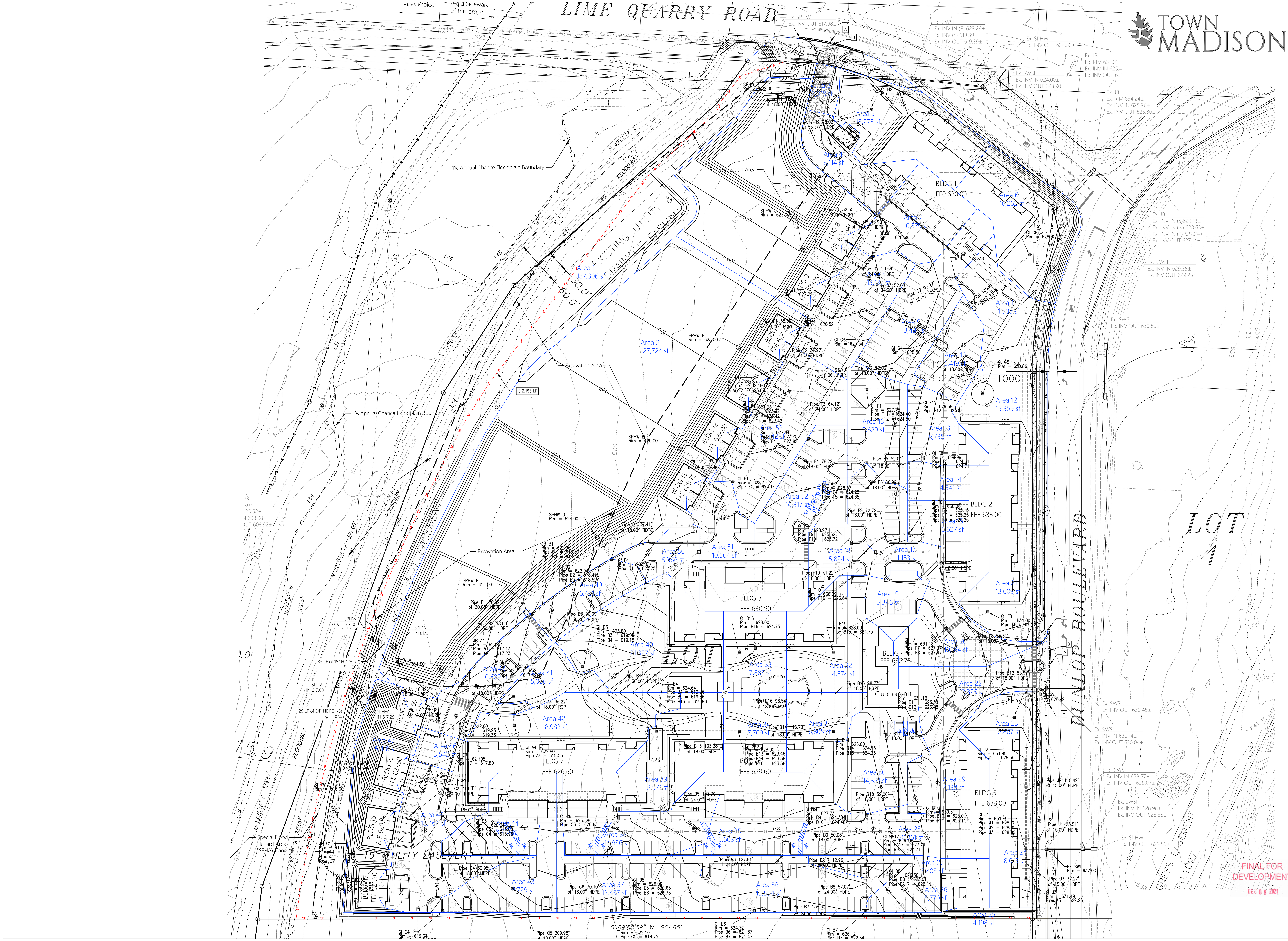
Pre Development Drainage Map

Job No. 19-177
Date: 2021 9-21
Drawn By: JLH
Checked By: RS

FINAL FOR DEVELOPMENT
DEC 0 9 2021

SHEET NUMBER

D1



REVISIONS

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The Roberts Apartments at TM

Madison, AL

PREPARED FOR: ---

Post Development Drainage Map

Job No. 19-177
Date: 2021 9-21
Drawn By: JLH
Checked By: RS

SHEET NUMBER

D2