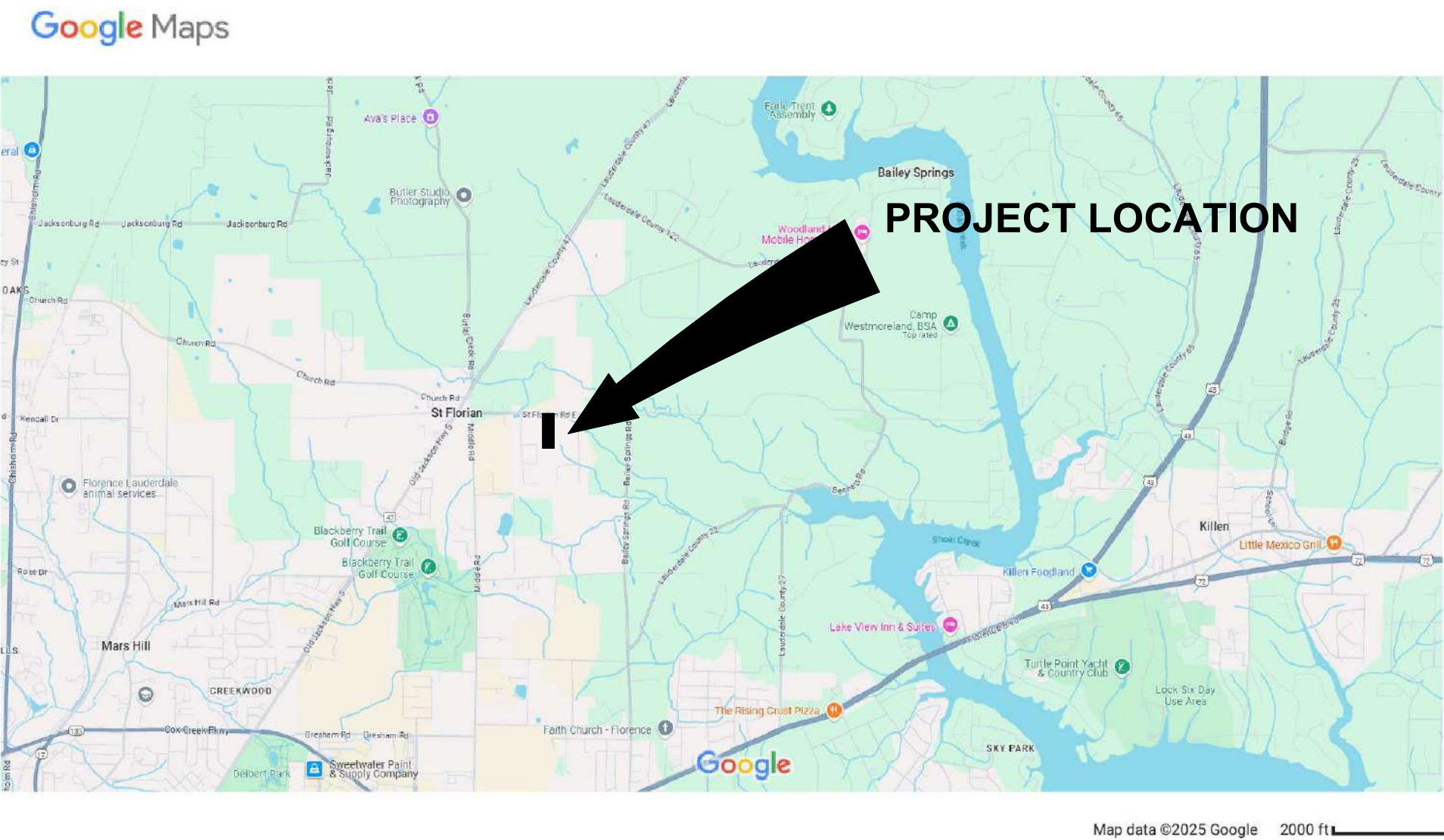


# CIVIL CONSTRUCTION PLANS FOR BLUE RIDGE ESTATES



ENGINEER OF RECORD: CIVIL GROUP, LLC  
c/o DON C. PRICE  
919 E. AVALON AVE.  
MUSCLE SHOALS, AL 35661

**FOR PERMITTING**

These plans are for review and permitting purposes only. They should not be used for ordering of materials, for construction, or for final pricing, as changes may be made during the permitting process. The contractor should contact the Engineer of Record to ensure that any revisions are properly distributed.

- GENERAL NOTES:
1. 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 COUNTY ENGINEER.
  2. ALL CONSTRUCTION MUST CONFORM TO THE SUBDIVISION REGULATIONS FOR LAUDERDALE COUNTY, AL, LATEST EDITION.

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CivilGroup

engineering • surveying

919 EAST AVALON AVE., SUITE B  
MUSCLE SHOALS, ALABAMA 35661  
P 256.320.5082 • F 256.320.5082

ALABAMA

REGISTERED

PROFESSIONAL

ENGINEER

12-25

NO. 11616

DON C. PRICE

COVER SHEET

BLUE RIDGE ESTATES

FOR

JC DEVELOPMENT, LLC

FLORENCE AL.

REVISIONS:

REVISION NO.

DATE

BY

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BLUE RIDGE ESTATES

FINAL PLAT  
PART OF THE NORTH 1/2 OF SECTION 20,  
TOWNSHIP 2 SOUTH, RANGE 10 WEST,  
LAUDERDALE COUNTY, ALABAMA

I HEREBY CERTIFY 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.

SURVEYOR'S SIGNATURE: [Signature]  
ALABAMA LICENSE NUMBER: 21409-PLS DATE: 01/20/2025

CERTIFICATE OF APPROVAL BY THE E911 BOARD

The undersigned, as authorized by the Lauderdale County 911 Board, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this the \_\_\_ day of \_\_\_, 2025.

E911 Director

STATE OF ALABAMA  
COUNTY OF LAUDERDALE

I, Will Motlow, Probate Judge of Lauderdale County, Alabama, hereby certify that the annexed plat of BLUE RIDGE ESTATES, was filed for recording and was duly recorded in Plat Book \_\_\_ Page \_\_\_ this the \_\_\_ day of \_\_\_, 2025.

Will Motlow, Probate Judge, Lauderdale County, AL

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lauderdale, Alabama, hereby authorizes construction of the improvements as reflected on this plat, this the \_\_\_ day of \_\_\_, 2025.

Eric Hill, County Engineer  
County of Lauderdale, Alabama

STATE OF ALABAMA  
COUNTY OF LAUDERDALE

This Subdivision meets the approval of the Lauderdale County Health Department. The lots on this plat are subject to approval or deletion by the Lauderdale County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said Health Department and are made a part of this plat as if set out herein, this the \_\_\_ day of \_\_\_, 2025.

Health Department, Lauderdale County, Alabama

STATE OF ALABAMA  
LAUDERDALE COUNTY

The undersigned as authorized by the City of Florence Electricity Department, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this the \_\_\_ day of \_\_\_, 2025.

City of Florence Electricity Department

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT

The undersigned, as authorized by the Lauderdale County Flood Management Department, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this the \_\_\_ day of \_\_\_, 2025.

Lauderdale County Flood Management Director

STATE OF ALABAMA  
COUNTY OF LAUDERDALE

We, JC DEVELOPMENT, LLC, owners of the property platted on the annexed plat and designated as BLUE RIDGE ESTATES, do hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to accrue to us, our successors and assigns, do hereby grant and convey to the County of Lauderdale, its successors and assigns, the easements shown hereon for electric, telephone, water, and gas, and along ingress and egress, conveying the privileges necessary for the installation and maintenance of such utilities over the respective easements, including the right to cut and clear trees or parts thereof or other obstacles that may injure or endanger utility lines.

Given under my hand and seal, this the \_\_\_ day of \_\_\_, 2025.

COLBY GILCHRIST  
Managing Member

STATE OF ALABAMA  
COUNTY OF LAUDERDALE

I, the undersigned, a notary public in said State and County, hereby certify that COLBY GILCHRIST, whose name is signed to the foregoing plat and who is known by me, acknowledged on this date that being informed of the contents of said plat, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the \_\_\_ day of \_\_\_, 2025.

Notary Public

STATE OF ALABAMA  
COUNTY OF LAUDERDALE

Final plat approved by resolution of the St. Florian Planning and Zoning Commission on \_\_\_ 2025.

APPROVED FOR RECORDING

Chairman Secretary

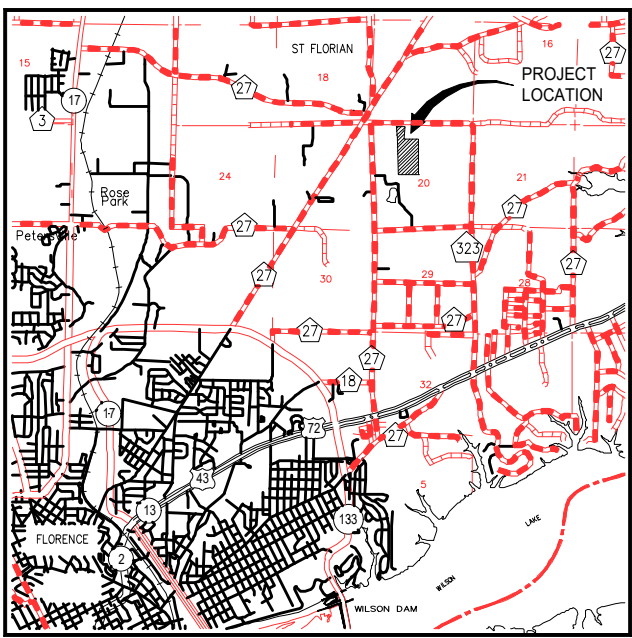
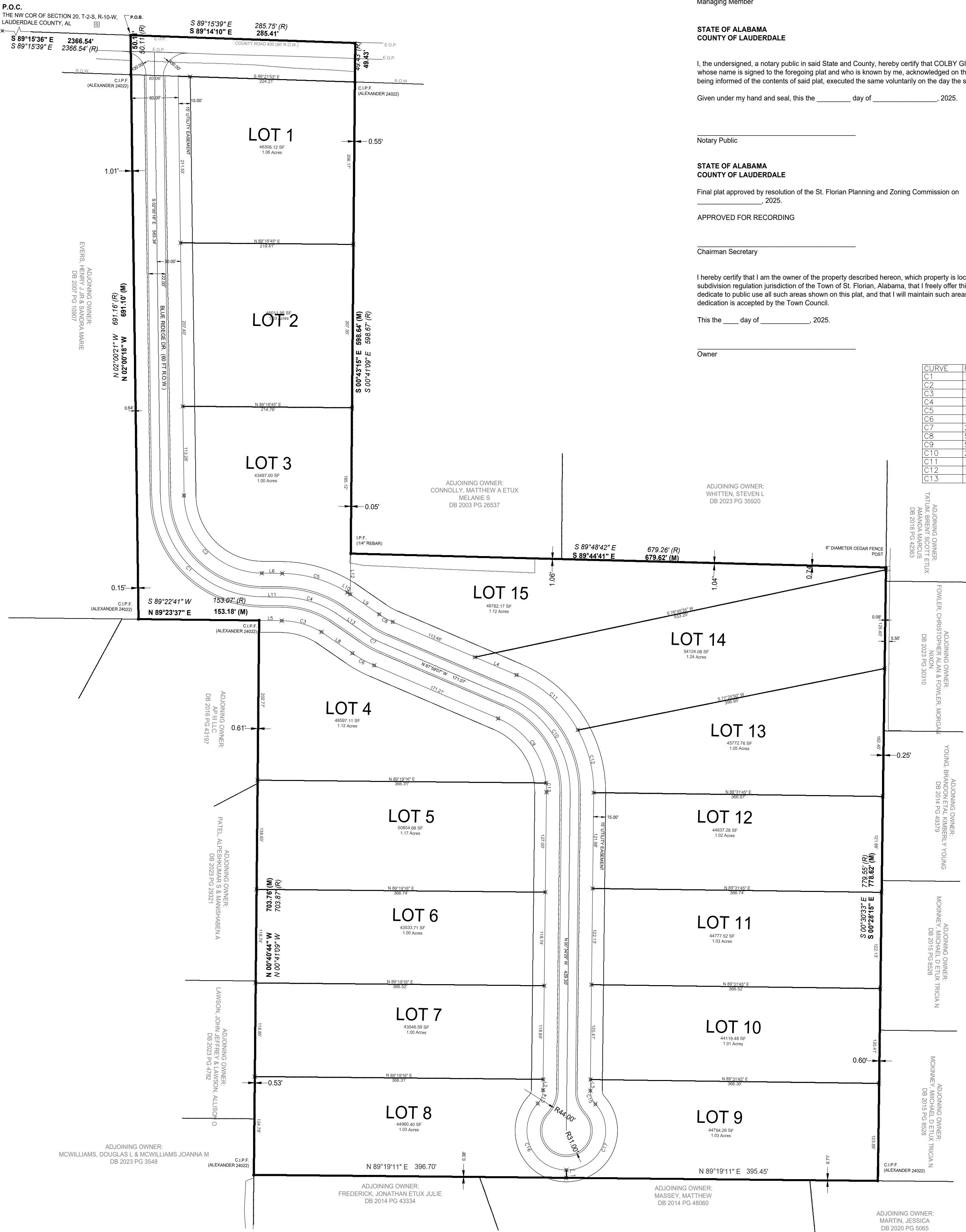
I hereby certify that I am the owner of the property described hereon, which property is located within the subdivision regulation jurisdiction of the Town of St. Florian, Alabama, that I freely offer this plat and dedicate to public use all such areas shown on this plat, and that I will maintain such areas until the dedication is accepted by the Town Council.

This the \_\_\_ day of \_\_\_, 2025.

Owner

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	163.58'	153.00'	N 36°46'06" W	72°05'43"
C2	130.00'	166.25'	155.15'	N 36°10'44" W	73°16'28"
C3	160.00'	92.16'	90.89'	S 17°13'17" E	33°00'06"
C4	160.00'	109.17'	107.06'	N 53°16'09" W	39°05'38"
C5	100.00'	123.43'	115.74'	N 37°27'21" W	70°43'14"
C6	100.00'	4.46'	4.46'	N 00°49'07" W	2°33'14"
C7	25.00'	18.69'	18.26'	N 21°52'30" E	42°50'00"
C8	50.00'	116.90'	92.04'	N 23°41'21" W	133°57'42"
C9	50.00'	114.93'	91.25'	S 23°28'39" W	131°42'19"
C10	25.00'	18.69'	18.26'	N 20°57'30" W	42°50'00"
C11	160.00'	78.49'	77.71'	S 13°35'45" E	28°06'29"
C12	160.00'	126.13'	122.89'	N 50°13'58" W	45°09'59"
C13	100.00'	124.61'	116.71'	N 37°07'02" W	71°23'52"

LINE	BEARING	DISTANCE
L1	S 00°27'30" W	385.02'
L2	S 00°40'12" E	10.00'
L3	N 00°27'40" E	14.64'
L4	N 00°27'30" E	5.03'
L5	N 72°48'58" W	38.78'
L6	S 00°28'15" E	2.87'



VICINITY MAP

TOTAL AREA  
18.76 Acres ±  
(TOTAL AREA LESS R.O.W.)  
18.44 Acres ±



SCALE: 1" = 80'

CLASS OF SURVEY: SUBURBAN

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHIC

SOURCE OF TITLE INFORMATION:  
DB 2023 PG 11035

LEGEND

- POINT OF COMMENCEMENT - P.O.C.
- POINT OF BEGINNING - P.O.B.
- CAPPED IRON PIN SET - I.P.S. ○
- IRON PIN FOUND - I.P.F. ●
- CALCULATED CORNER - SC
- MAG NAIL & WASHER SET - MWS. △
- MAG NAIL & WASHER FOUND - MWF. ▲
- CONCRETE MONUMENT SET - CMS □
- CONCRETE MONUMENT FOUND - CMF ■
- CAPPED IRON PIN FOUND - C.I.P.F. ●
- OPEN TOP PIPE - O.T.P. ●
- CRAMP TOP PIPE - C.T.P. ●
- RIGHT OF WAY - R.O.W. ———
- EDGE OF PAVEMENT - E.O.P. ———
- UTILITY AND DRAINAGE - U&D ———
- CONCRETE - CONC ———
- EASEMENT - E&M ———
- PRESENT - PRES ———
- REQUIRED - REQD ———
- RECORD - (R) ———
- MEASURED - (M) ———
- DEED BOOK - DB ———
- PAGE - PG ———
- LIGHT POLE ———
- POWER POLE ———
- MANHOLE ———
- GUY ANCHOR ———
- OVERHEAD POWER LINE ———
- BARK WIRE FENCE ———
- SANITARY SEWER ———
- NOT TO SCALE ———
- GAS METER ———

SURVEYOR'S NOTES

- IRON PIN SET ARE 1/2" REBAR CAPPED AND STAMPED WITH "MORRELL ENG CA-742LS"
- THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RIGHT OF WAY RESTRICTIONS AND SET BACK LINES THAT MAY BE RECORDED OR UNRECORDED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.
- GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MAY IMPACT THE USE OF THE SURVEYED PROPERTY WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY GOVERNMENTAL JURISDICTION.
- UNLESS STATED OTHERWISE, THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

PLAT NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR COLBY GILCHRIST.
- NO EASEMENT DOCUMENTS FOUND OR PROVIDED FOR THE OVERHEAD POWER OR OVERHEAD TELEPHONE CABLE SHOWN HEREON.
- FIELD SURVEY WORK WAS COMPLETED ON 01/17/2025.

SHEET  
2 OF 13

PLOTTED:  
DRAWN BY:  
CHECKED BY:  
DWG. FILE:  
PLOT VIEW:  
JOB NO.:  
DATE:  
HORIZ 1"= 80'  
VERT 1"= N/A

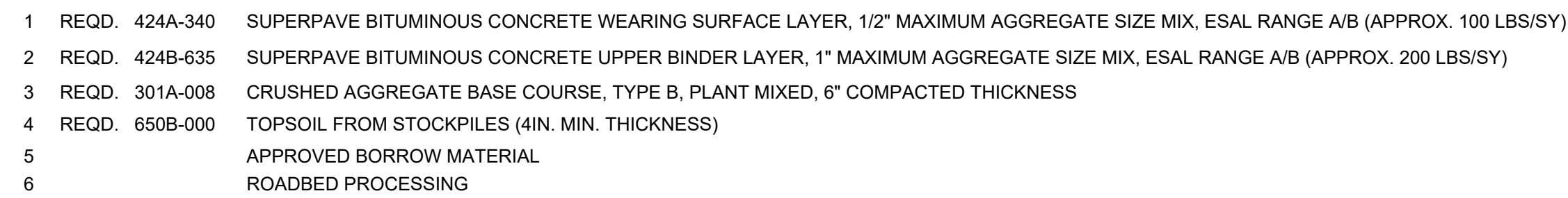
REVISIONS:

ELECTRONIC FILE DISCLAIMER:  
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PRELIMINARY PLAT  
FOR JC DEVELOPMENT, LLC LOCATED IN THE NORTH  
1/2 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 10  
WEST, LAUDERDALE COUNTY, ALABAMA

CivilGroup  
engineering • surveying

919 EAST AVALON AVE., SUITE B  
MUSCLE SHOALS, ALABAMA 35661  
P 256.320.5082 • F 256.320.5082



**TYPICAL SECTION  
BLUE RIDGE ESTATES  
FOR  
JC DEVELOPMENT, LLC  
FLORENCE AL.**

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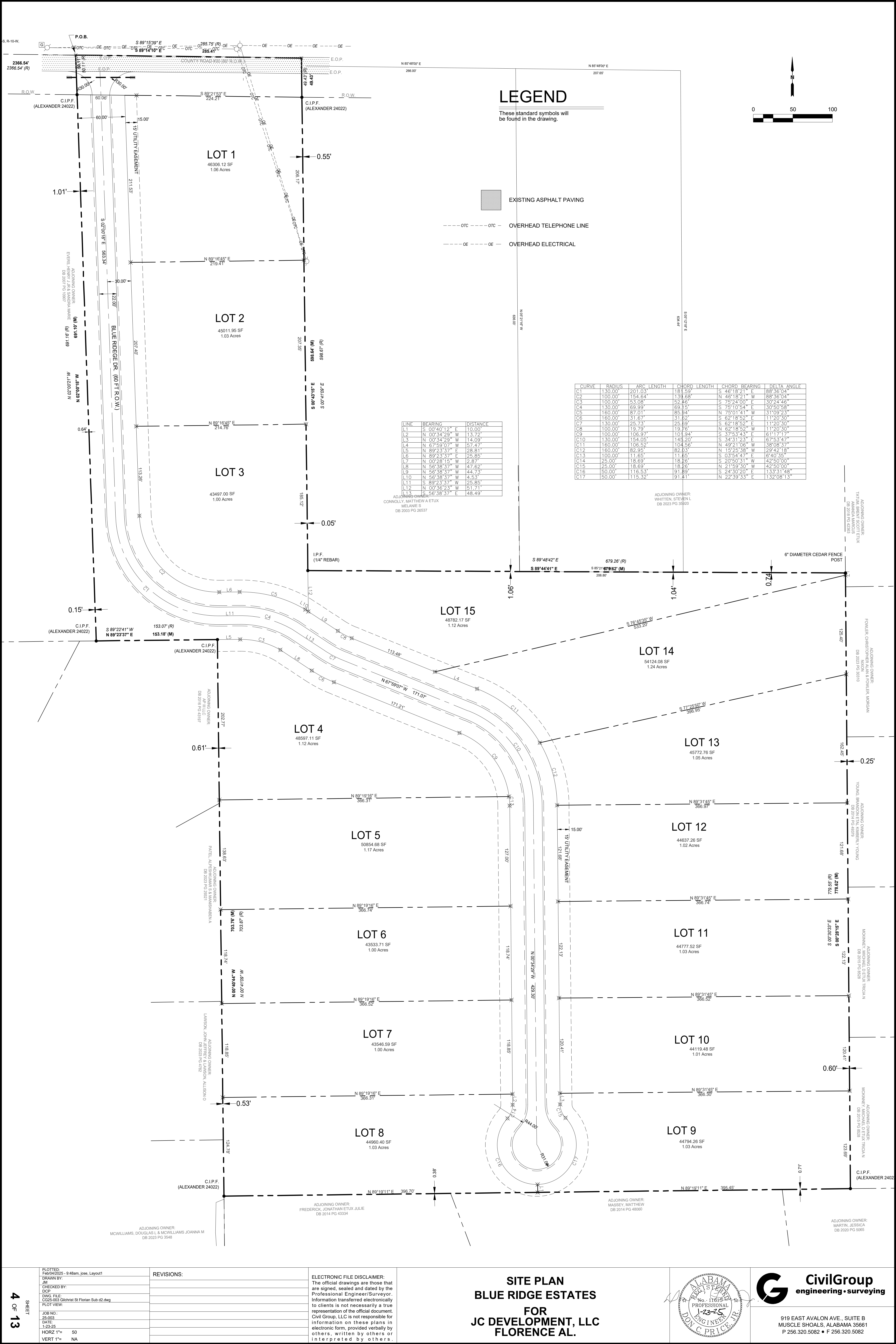
REVISIONS:

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DRAWN BY:

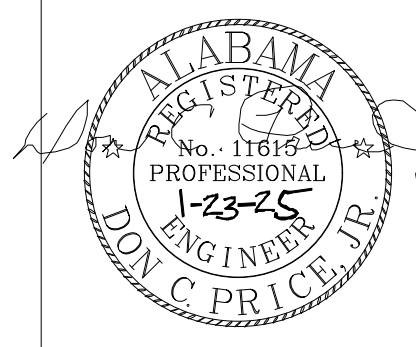
SHEET  
3 OF 13

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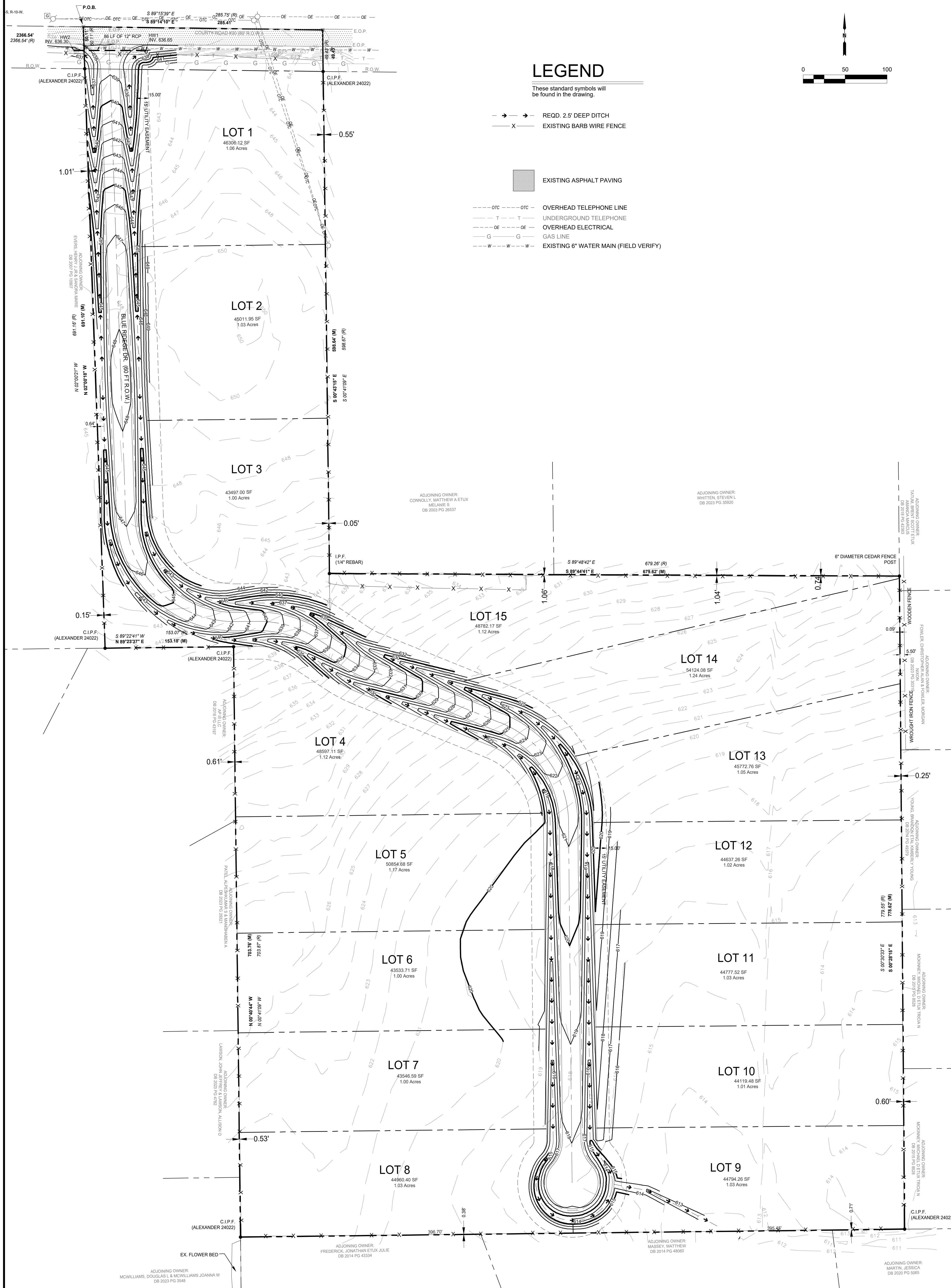
SITE PLAN  
BLUE RIDGE ESTATES  
FOR  
JC DEVELOPMENT, LLC  
FLORENCE AL.



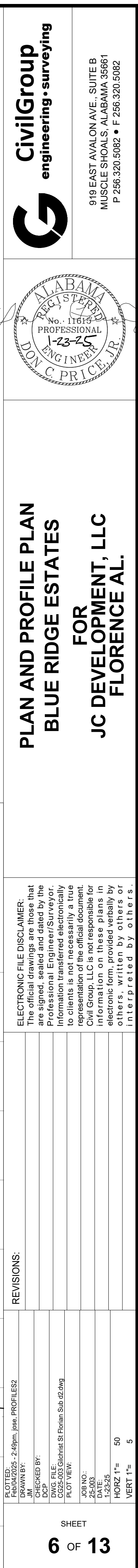
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PLOTTED: Feb/04/2025 - 9:48am, Jose, Layout1	REVISIONS:	ELECTRONIC FILE DISCLAIMER: The official drawings are those that are signed, sealed and dated by the Professional Engineer/Surveyor. Information transferred electronically to clients is not necessarily a true representation of the official document. Civil Group, LLC is not responsible for information on these plans in electronic form, provided verbally by others, written by others or interpreted by others.
DRAWN BY: JM		
CHECKED BY: DCP		
DWG. FILE: C035-003 03christ St Florian Sub 02.dwg		
PLOT VIEW:		
JOB NO.: 25-003		
DATE: 1-23-25		
HORZ 1"=	50'	
VERT 1"=	NA	







**PLAN AND PROFILE PLAN  
BLUE RIDGE ESTATES  
FOR  
JC DEVELOPMENT, LLC  
FLORENCE AL.**

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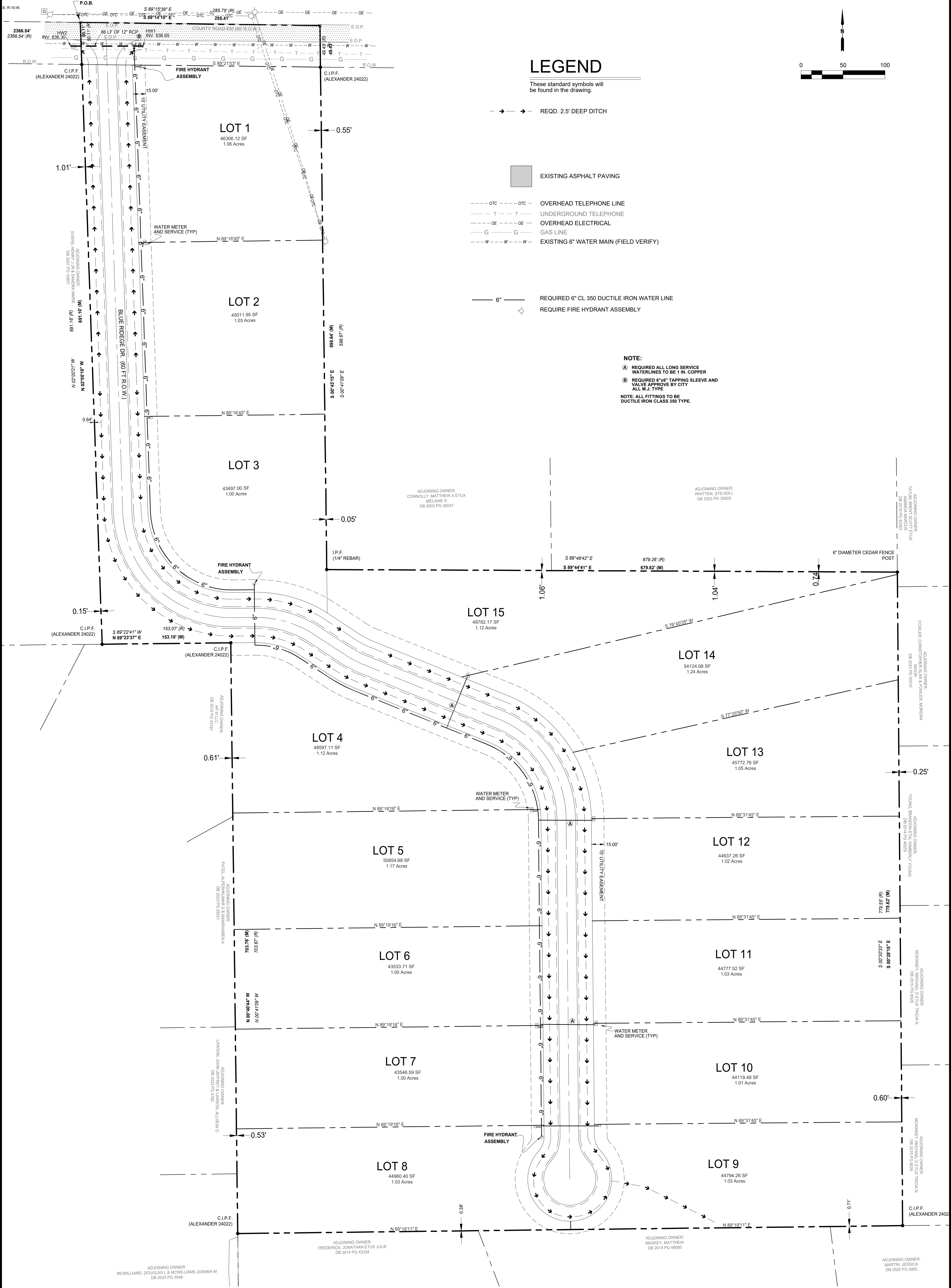
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 CHECKED BY: \_\_\_\_\_  
 DCP \_\_\_\_\_  
 DGS FILE: \_\_\_\_\_  
 C25-003 Chemist St Florian Sub dr.dwg  
 PLOT VIEW: \_\_\_\_\_  
 JOB NO: \_\_\_\_\_  
 25-003 \_\_\_\_\_  
 1-23-95 \_\_\_\_\_  
 1-23-95 \_\_\_\_\_  
 HOPZ 1"= 50  
 VERT 1"= 5





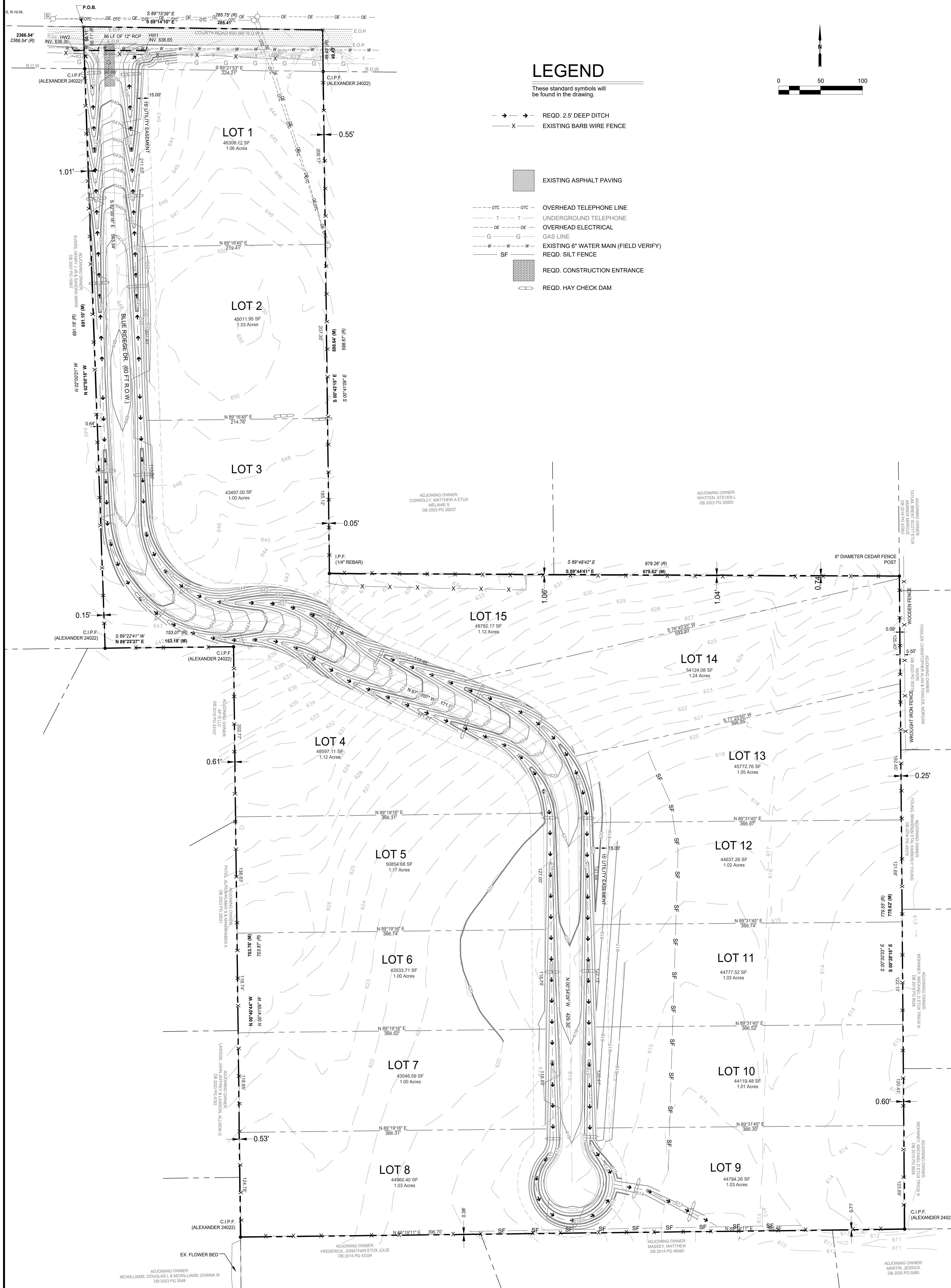




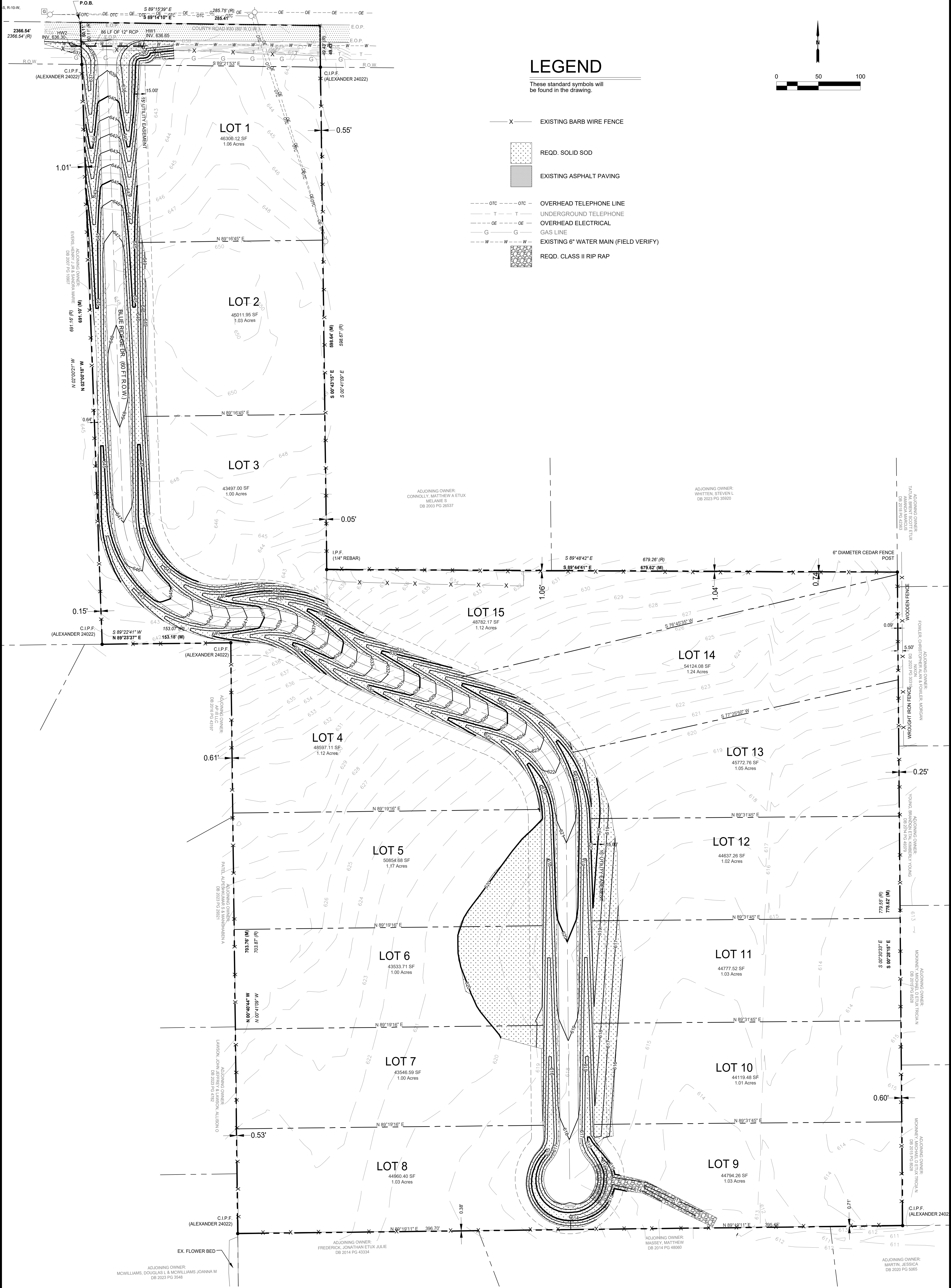




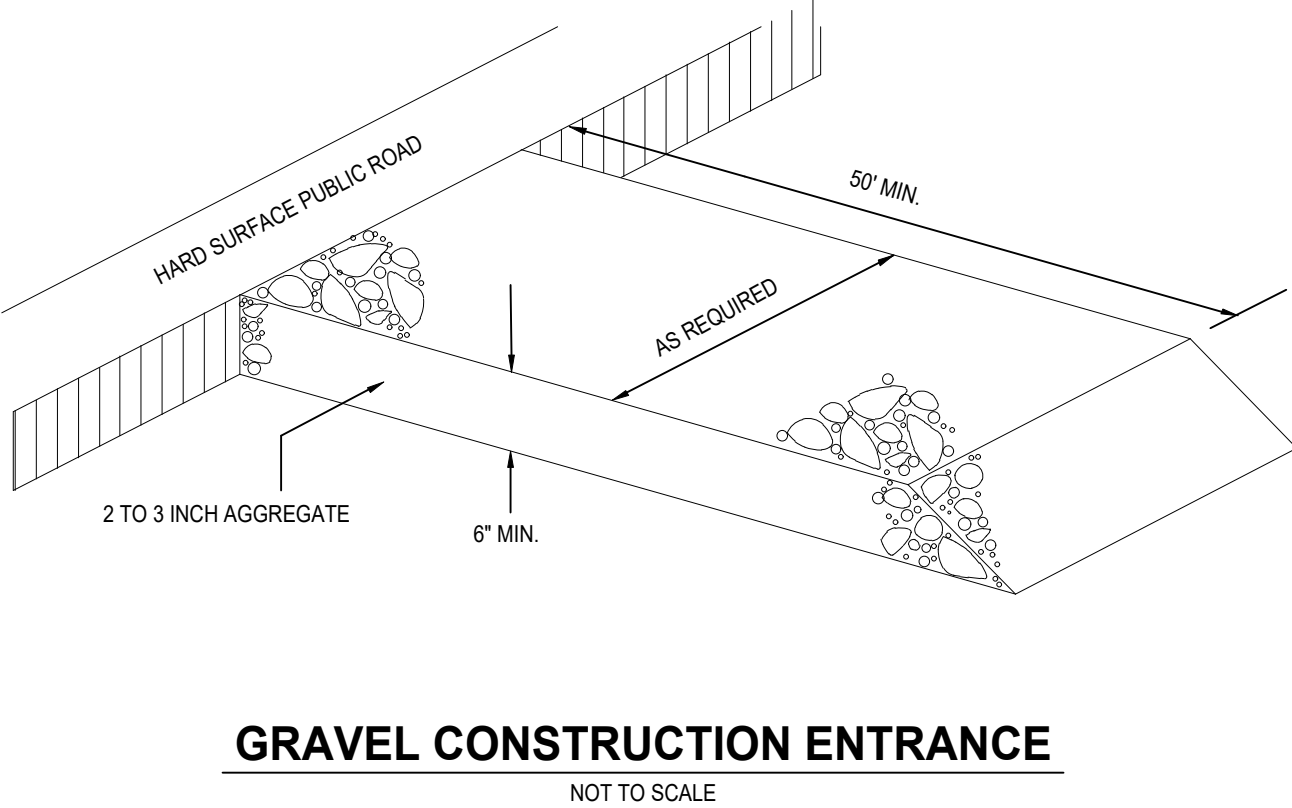
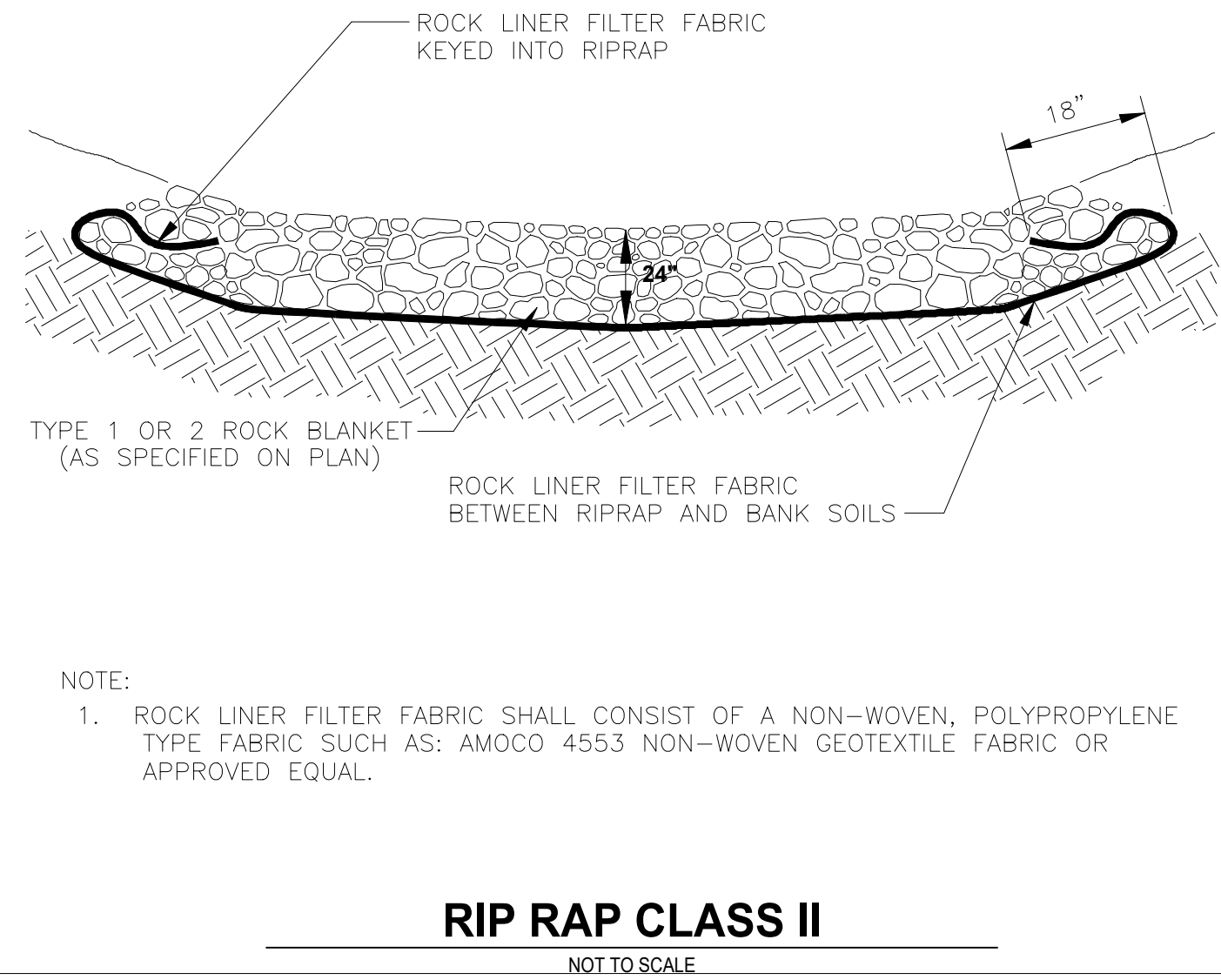
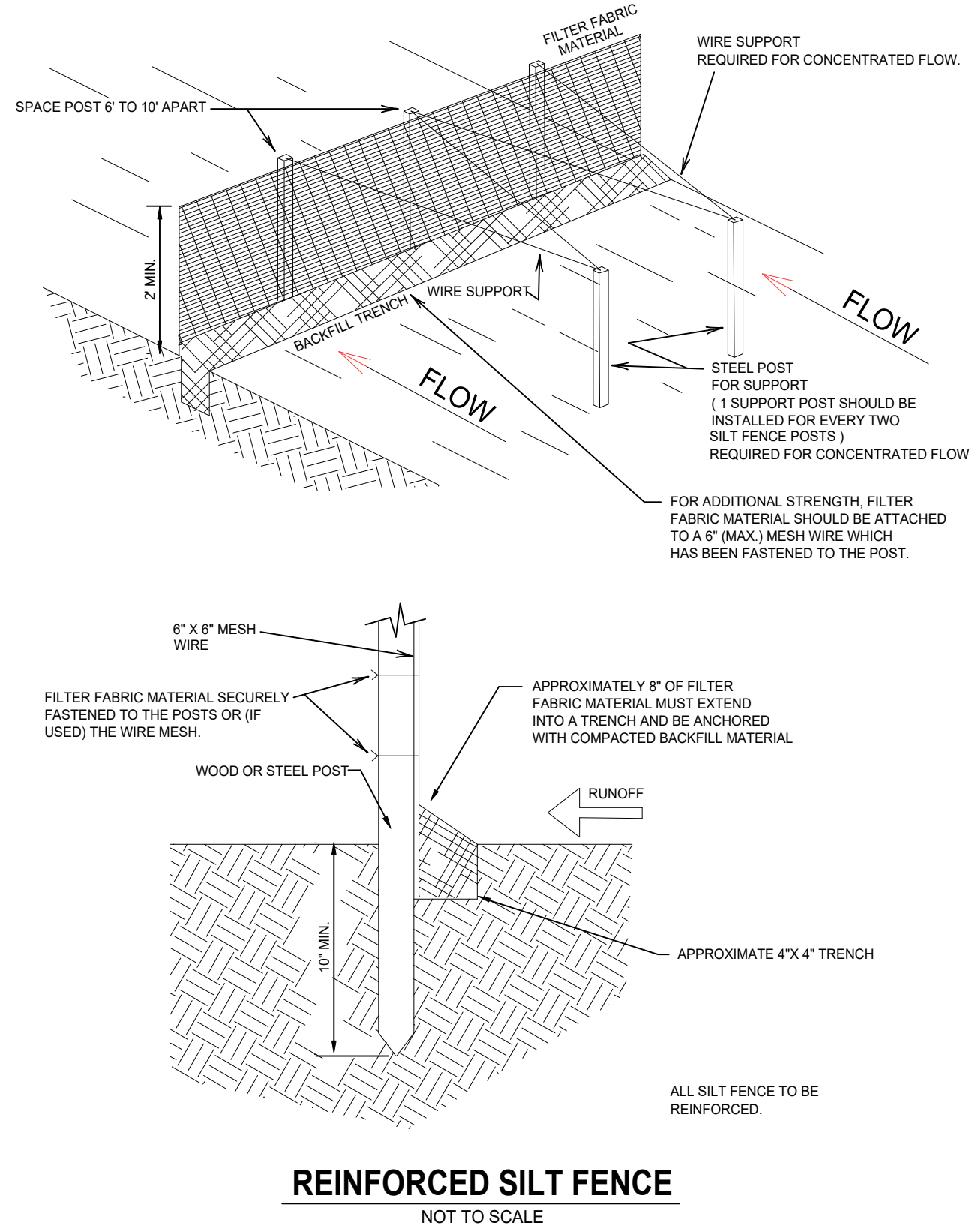
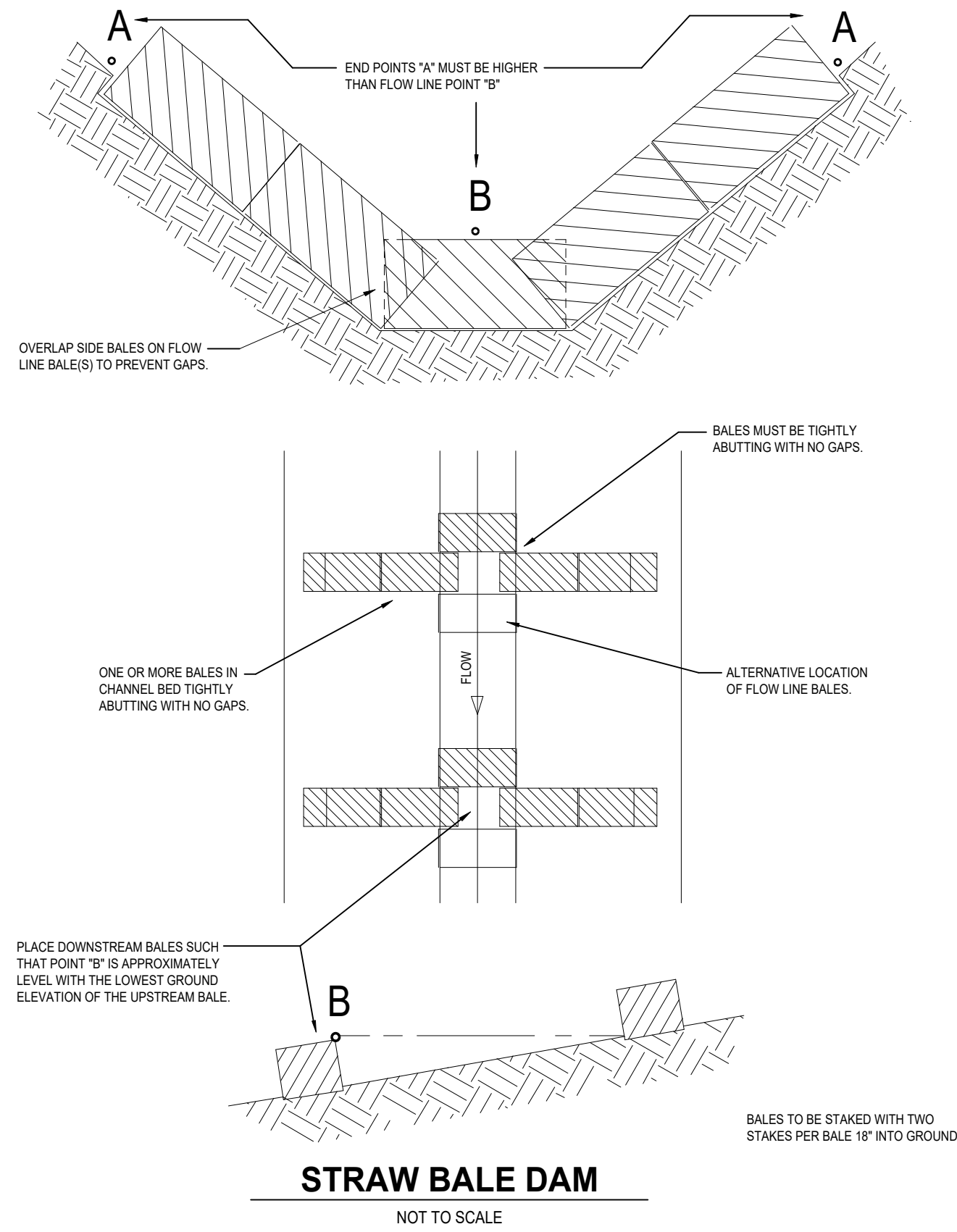












	BEDDING/BACKFILL REQUIREMENTS & MAT'L DESIGNATIONS (SEE MATERIAL DESIGNATION/DESCRIPTOINS TABLE)			
	ROADWAY PIPE		SIDE DRAINS	
	CONC	CMP	CONC	CPP
	6 **	5	5	5
	1	4	4	4
	1	3	3	3
	1	1	1	1
	1	1	1	1
	RIP-RAP OR CRUSHED STONE CLASS 1B (USCS IN ASTM D2487)			

\* SEE NOTE 2  
\*\* SEE NOTE 4

- NOTES:
- SLOPE, BENCHING, SHORING, ETC. AS DETERMINED AND DESIGNED BY THE CONTRACTOR. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE OSHA REGULATIONS FOR "OPEN TRENCH EXCAVATIONS".
  - BEDDING REQ'D FOR STORM SEWERS, ALL PVC LINES AND ALL CONCRETE LINES. BEDDING REQUIRED IN ALL AREAS OF ROCK EXCAVATION OR UNSUITABLE SOILS. BELL HOLES REQ'D FOR PIPES > 4" DIA.
  - ALL MATERIALS SHALL BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY AT 2%± OPTIMUM MOISTURE CONTENT. MATERIALS UNDER PAVING, CONCRETE, STRUCTURES, ETC. SHALL BE COMPACTED TO TO MIN 98%-100% STANDARD PROCTOR. MECHANICAL COMPACTION SHALL BE BY VIBRATORY SHEEPSFOOT OR OTHER EQUIP. SPECIFICALLY DESIGNED FOR THE COMPACTION OF EARTH. COMPACTION EQUIP. SHALL BE ON-SITE PRIOR TO BEGINNING OF WORK. MECHANICAL COMPACTION SHALL BE COMPLETED IN LOOSE LIFTS AS SHOWN ON THE DETAIL.
  - TEMPORARY COMPACTED PUG-MIX BACKFILL REQ'D UNTIL PAVEMENT PLACEMENT IS COMPLETE. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THIS PUGMIX TO KEEP IT FLUSH WITH THE ADJACENT PAVING, ETC. UNTIL THE FINAL PAVING IS PLACED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ASPHALT OR CONCRETE PATCHES WHEN NEEDED FOR PUBLIC SAFETY AND/OR CONVENIENCE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND UTILIZE APPROPRIATE MEANS AND METHODS OF CONSTRUCTION TO ENSURE THAT THE ENTIRE AREAS UNDER THE HAUNCHES OF THE PIPE ARE FILLED WITH THE REQUIRED MATERIALS AND COMPACTED APPROPRIATELY.
  - ADDITIONAL AND/OR SPECIAL REQUIREMENTS MAY BE REQ'D BY THE PLANS, SPECIFICATIONS AND/OR CONTRACT DOCUMENTS.
  - TO THE EXTENT POSSIBLE, AS DETERMINED BY THE CONTRACTOR, TRENCH WALL SHORING METHODS SHALL BE USED IN PAVED AREAS TO MINIMIZE PAVING REPAIR REQUIREMENTS.

\* NOTE: WHERE EXISTING LINES ARE DEEPER & REMOVED FOR THE INSTALLATION OF NEW LINES. THE BEDDING MATERIAL SHALL EXTEND TO THE FULL DEPTH AND WIDTH OF EXCAVATION.

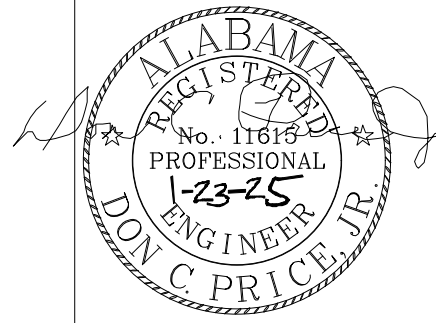
MATERIAL DESIGNATION/DESCRIPTOINS TABLE	
DESIGNATION/ MATERIALS	DESCRIPTION
1	CRUSHED STONE, ASTM-448 NO. 57 GRADATION
2	OMITTED
3	SELECT EXCAVATED MAT'L REASONABLY DRY (WITHIN LIMITS REQ'D FOR COMPACTION) NO STONES > 1" DIA.
4	EXCAVATED MAT'L REASONABLY DRY (WITHIN LIMITS REQ'D FOR COMPACTION) NO STONES > 12" DIA.
5	SELECT TOPSOIL MAT'L TO SUPPORT VEGETATION, NO STONES OR ROCK ALLOWED
6	CRUSHED STONE, MOIST "PUG-MIX" PER ALDOT SECTION 825

**STORM AND SANITARY SEWER  
BEDDING AND BACKFILL  
FOR TRENCHES**  
SCALE: NOT TO SCALE

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**REVISIONS:**

1	Revised: 10/10/2025, per DETAILS 2
2	Revised: 10/10/2025, per DETAILS 2
3	Revised: 10/10/2025, per DETAILS 2
4	Revised: 10/10/2025, per DETAILS 2
5	Revised: 10/10/2025, per DETAILS 2
6	Revised: 10/10/2025, per DETAILS 2



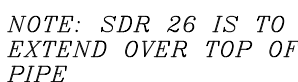




- ## 2. HYDRANT TEES AND ANCHOR COUPLINGS ON ALL HYDRANTS

n.t.s.

n.t.s.



n.t.s.

<i>FITTING / NOM. DIA.</i>	3"		6"		8"		10"		12"	
	<i>h</i>	<i>b</i>	<i>h</i>	<i>b</i>	<i>h</i>	<i>b</i>	<i>h</i>	<i>b</i>	<i>h</i>	<i>b</i>
<i>TEE</i>	9"	1'6"	1'6"	3'0"	2'0"	4'0"	2'6"	5'0"	3'0"	6'0"
<i>90° BEND</i>	10"	1'10"	1'9"	3'6"	2'5"	4'10"	3'0"	6'0"	3'7"	7'2"
<i>45° BEND</i>	8"	1'5"	1'4"	2'8"	1'9"	3'6"	2'3"	4'6"	2'7"	5'2"
<i>22 1/2° BEND</i>	6"	1'0"	1'10"	3'8"	1'4"	2'8"	2'3"	3'2"	1'11"	3'10"



## DETAIL-SLOPE PAVED CONCRETE HEADWALL

DIMENSIONS		
PIPE DIA.	"B"	"C"
15"	2'-5"	5'-3"
18"	3'-6"	5'-6"
24"	5'-6"	6'-0"
30"	7'-7"	6'-6"
36"	9'-8"	7'-0"
42"	11'-9"	7'-6"
48"	13'-9"	8'-0"
54"	15'-10"	8'-6"

1. CONCRETE PIPE SHALL BE BEVELED BY SAW CUTTING AFTER SLOPE PAVING HAS BEEN PLACED AND SUFFICIENTLY CURED. (SOME HAND FINISHING MAY BE NECESSARY.) METAL PIPE SHALL BE SHOP CUT. CORRUGATED HDPE PIPE MAY BE FIELD BEVELED PRIOR TO PAVING OR SHOP CUT.

2. CONTRACTOR TO INSURE THROUGH MECHANICAL MEANS OR OTHER APPROVED DEVICES THAT CONNECTION BETWEEN BEVELED PIPE END AND CONCRETE WILL NOT BE DETACHED. CORRUGATED HDPE PIPE SHALL HAVE 1/2" DIA. x 6' LONG S.S. EXPANSION ANCHORS @ 30° O.C. AT TOE AND 1/2" DIA. x 6' LONG S.S. EXPANSION ANCHORS @ 2'-0" O.C. FOR SIDES.