

- NOTES:
- BOUNDARY AND TOPOGRAPHIC SURVEY OF SUBDIVISION SITE WAS PROVIDED BY RODNEY SHIFLETT SURVEYING.
 - INSITE ENGINEERING MAKES NO GEOTECHNICAL ASSUMPTIONS OR RESPONSIBILITY FOR SUBSURFACE ALL GEOTECHNICAL MATTERS SHALL BE ADDRESSED BY A GEOTECHNICAL ENGINEER.
 - ALL WORK SHALL COMPLY WITH THE CITY OF ALABASTER REGULATIONS AND ALABASTER WATER BOARD REQUIREMENTS.
 - JOB SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALABAMA ONE CALL SHALL BE CALLED AND ALL UTILITIES LOCATED 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL STORM PIPING TO BE PER CITY OF ALABASTER REQUIREMENTS.
 - ALL RIP-RAP SHALL BE CLASS 2 PER THE ALDOT STANDARD SPECIFICATIONS.
 - STRIP ALL TOP SOIL WITHIN BUILDING AND PAVEMENT AREAS, AND STOCKPILE FOR LATER USE. DISPOSE OF ANY EXCESS TOPSOIL IN LOCATIONS ON SITE AS DIRECTED BY THE OWNER.
 - MATERIAL TO BE USED AS FILL SHALL BE FREE OF ORGANICS WITH NO ROCK PARTICLE SIZE GREATER THAN 6" AND A LIQUID LIMIT NOT EXCEEDING 50 AND A PLASTICITY INDEX OF 20. MATERIAL SHALL ALSO HAVE A MINIMUM STANDARD PROCTOR MAXIMUM DRY DENSITY OF 100 PCF. ROCK FRAGMENTS SHALL COMPOSE NO MORE THAN 40% OF THE FILL. NO FILL SHALL BE USED.
 - A SUBSURFACE INVESTIGATION HAS BEEN PROVIDED BY ATLAS TECHNICAL CONSULTANTS (L) (ATLAS). FILL COMPACTION REQUIREMENTS, FILL TYPE REQUIREMENTS AND PAVEMENT REQUIREMENTS SHOULD BE DIRECTED AND PROVIDED BY THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR IS CAUTIONED THAT ALL UTILITIES ON SITE MAY NOT BE SHOWN AND THE UTILITIES SHOWN ARE APPROXIMATE.

- THE MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER SUPPLY LINES AND SANITARY SEWER LINES IS 5 FEET. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER SUPPLY LINES AND SANITARY SEWER LINES IS 2 FEET.
- ALL UTILITY TRENCHES OUTSIDE OF THE ROADWAY SHALL BE BACKFILLED WITH SUITABLE FILL AND COMPACTED PER ASTM D-1557. THE MAXIMUM DRY DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT IN 6" LOOSE LIFTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL WATER, SANITARY SEWER, AND STORM SEWER FROM THE MAIN LINE TO THE RIGHT OF WAY LINE.
- DRIVEWAYS WILL BE INSTALLED AFTER THE HOUSE IS POSITIONED ON THE LOT.
- ALL EASEMENTS WITHIN AND WITHOUT SHALL BE FOR ALL UTILITIES DISCRETION.
- ALL EMBANKMENTS SHALL BE INSTALLED IN MAX 10" LIFTS WITH 95% MINIMUM COMPACTION.
- SPEED AND STOP SIGNS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
- STOP BAR AND CENTERLINE STRIPING SHALL BE INSTALLED AFTER FINAL SEAL COAT INSTALLATION.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- ALL EASEMENTS OUTSIDE OF R.O.W. SHALL BE MAINTAINED BY EACH PROPERTY OWNER.
- ALL ITEMS HAVE BEEN DESIGNED IN ACCORDANCE TO THE 2015 ALABAMA INTERNATIONAL FIRE CODE AS DIRECTED AND DESCRIBED.
- IF ANY ROADS ARE OPEN TO TRAFFIC PRIOR TO FINAL SEALCOAT, TEMPORARY STRIPING WILL BE REQUIRED.

- PROJECT INFORMATION NOTES:
- SEE GM SHEETS FOR ROAD CENTERLINE INFO.
 - SEE WT SHEETS FOR WATERLINE INFO.
 - SEE DR SHEETS FOR DRAINAGE INFO.
 - SEE SC SHEETS FOR SIGNAGE AND STRIPING INFO.
 - SEE TYP SHEETS FOR ROADWAY TYPICAL SECTION.
 - SEE GR SHEETS FOR GRADING INFO.
 - SEE SV SHEET FOR EXISTING SITE CONDITIONS AND FEATURES.
 - SEE SP SHEETS FOR SANITARY INFO.

ENGINEER
INSITE ENGINEERING, LLC
5800 FELDSPAR WAY
HOOVER, AL 35244

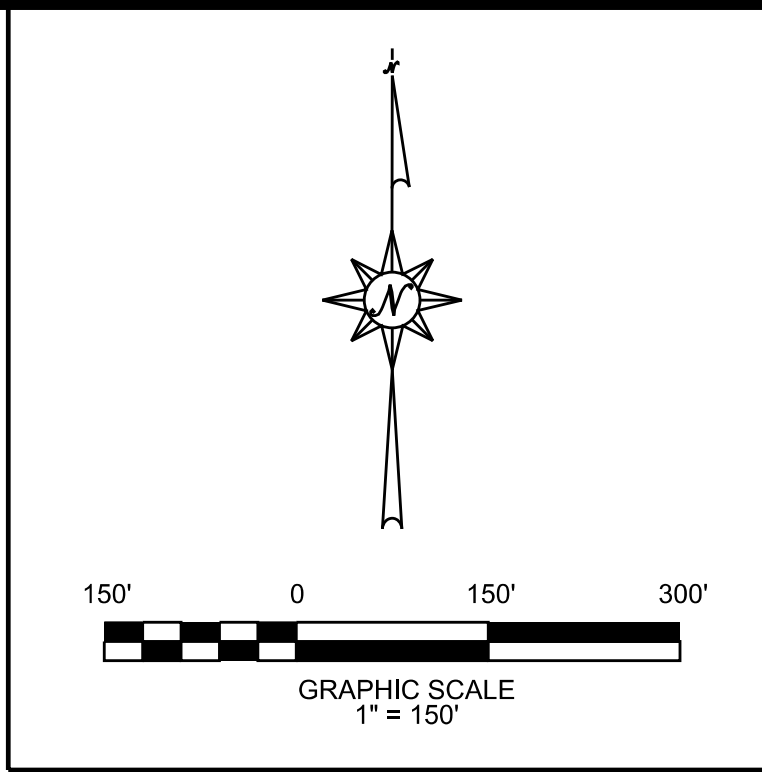
SURVEYOR
RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051

OWNER
WESTERN REI, L.L.C.
3360 DAVEY ALLISON BLVD
HUEYTOWN, AL 35023

PRELIMINARY PLAT PEAVINE CROSSING

A MASTER PLANNED RESIDENTIAL SUBDIVISION SINGLE FAMILY

45.53 ACRES BEING SUBDIVIDED
PROPERTY LOCATED
SECTION 36 TOWNSHIP 20 SOUTH RANGE 3 WEST
SHELBY COUNTY AL



**INSITE
ENGINEERING**

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-0696
www.insiteengineering.org

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

- ALABASTER GENERAL NOTES:
- ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 - NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
 - FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNER'S EXPENSE IN ORDER TO ACCESS ANY UTILITY EASEMENT.
 - DETENTION / RETENTION POND MAINTENANCE AND UPKEEP WILL BE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR PARTY OF OWNERSHIP.
 - THE CITY OF ALABASTER IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT-OF-WAY.
 - ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IF REMOVED OR DAMAGED WILL BE REPLACES WITH STANDARD CITY OF ALABASTER EQUIPMENT.
 - THE CITY OF ALABASTER IS LOCATED IN AN AREA SUBJECT TO SINK HOLES AND LIMESTONE FORMATIONS. THE CITY DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCUR.
 - I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL, #01117C 0218E, DATED, FEB 20, 2013, ZONE X AND ZONE AE.
 - THE ROADS, STREETS, ALLEYS AND OTHER PUBLIC IMPROVEMENTS HEREIN HAVE BEEN DEDICATED TO PUBLIC USE BY THE OWNER PURSUANT TO THE GUIDELINES OF THE SUBDIVISION REGULATIONS OF THE CITY OF ALABASTER. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND FINAL CONSTRUCTION OF THE ROADS UNTIL SUCH TIME AS THE CITY OF ALABASTER BY RESOLUTION OF THE CITY COUNCIL ACCEPTS SAID ROADS PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF ALABASTER.
 - THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ALABASTER ON THE _____ DAY OF _____, 20____ SUBJECT TO AN IMPROVEMENT BOND GIVEN BY OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF _____ FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.

PROPERTY ZONED: PDD-1

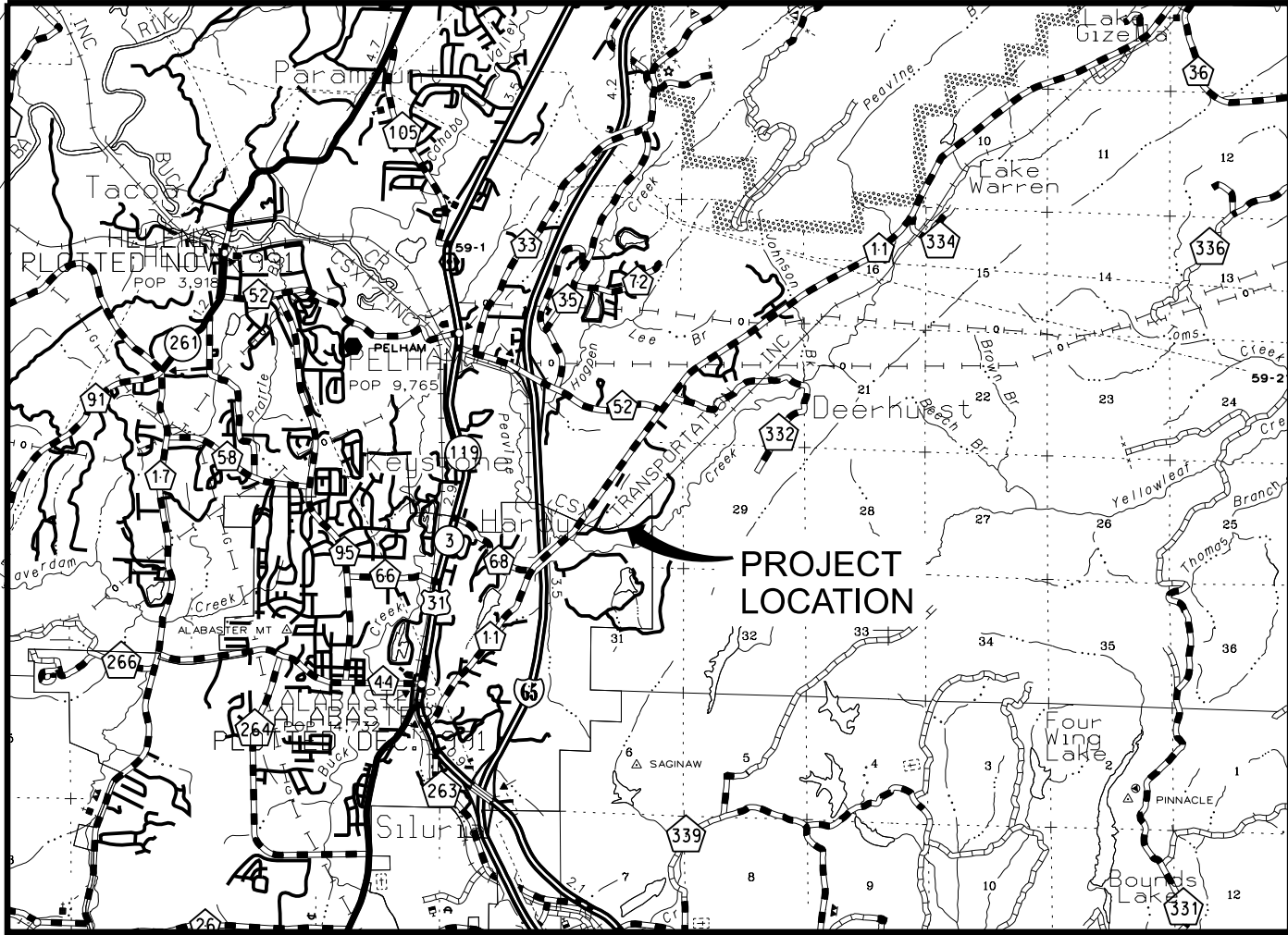
ALL LOTS: FRONT YARD SETBACK - 25'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 5'

TOTAL ACREAGE = 45.53
TOTAL LOTS = 151 (149 RESIDENTIAL AND 2 COMMERCIAL)
TOTAL EQUIVALENT BREAKDOWN = 3.32 LOTS/ACRE
TOTAL EXISTING COMMON AREA ACREAGE = 0.00
TOTAL PROPOSED COMMON AREA ACREAGE = 15.75

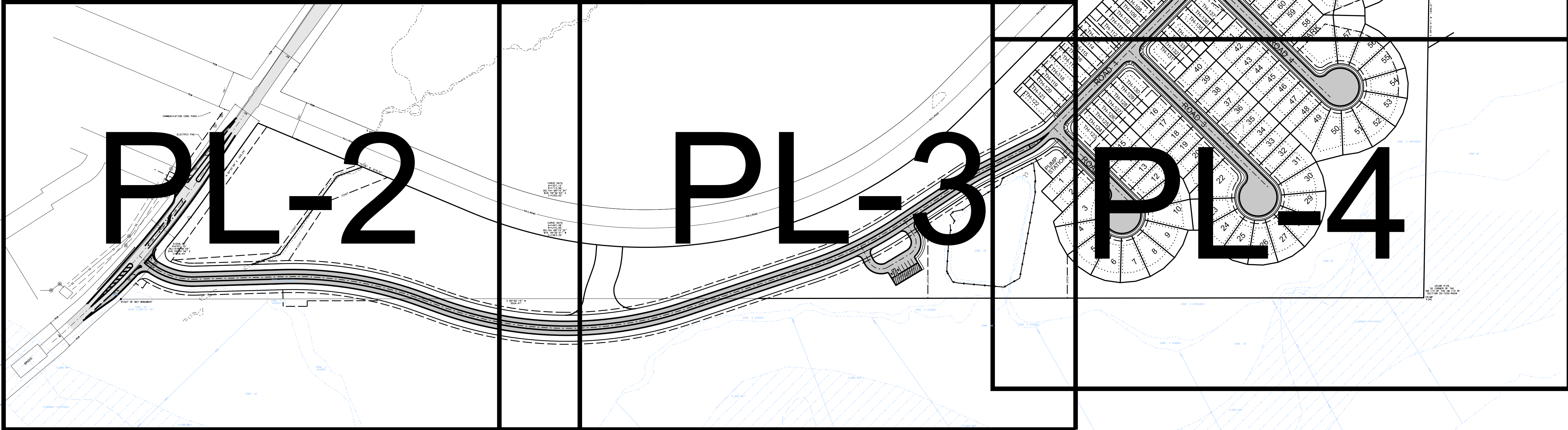
GASB34 INFORMATION		
LF ROADS	5335	LF
LF CURBS	11577	LF
LF STORM	4900	LF
LF SANITARY SEWER GRAVITY	2850	LF
LF SANITARY SEWER FORCE MAIN	3200	LF
ACREAGE IN ROW	8.32	ACRES
LF WATER	7500	LF
LF SIDEWALK	6400	LF

- LEGEND
- PROPERTY LINE
 - ESMT - EASEMENT LINE
 - SETBACK LINE
 - BUFFER LINE
 - PROPERTY CORNER

PROPERTY LOCATED
SECTION 36 TOWNSHIP 20 SOUTH
RANGE 3 WEST
SHELBY COUNTY AL



LOCATION MAP
SCALE: NONE



CONSTRUCTION PLANS FOR:

PEAVINE CROSSING

ALABASTER, ALABAMA

ISSUED FOR
APPROVAL
(NOT FOR CONSTRUCTION)

PROJECT INFO:
INSITE JOB No. 20054.04
PLOTTED: 8/9/24

ALABAMA
REGISTERED
PROFESSIONAL
ENGINEER
JAMES M. CROSBY

8/9/24

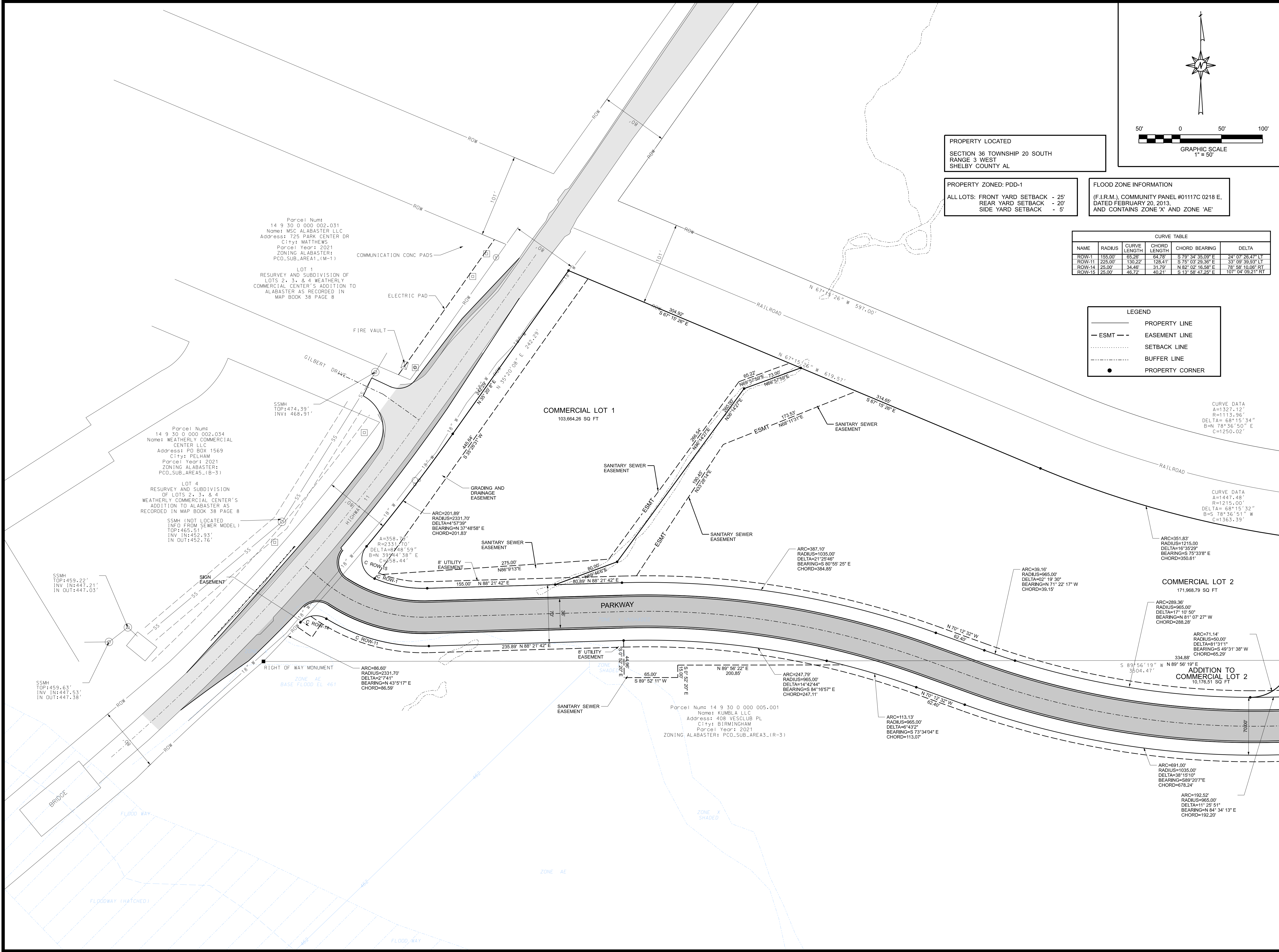
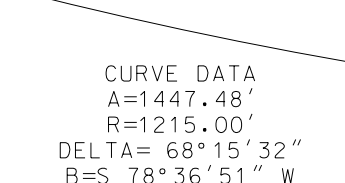
THIS SHEET CONTAINS:
PRELIMINARY PLAT
SHEET INDEX

SCALE: 1"= 150'
SHEET 5 OF 76

PL-1



FL-2





5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
www.insiteengineering.org

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

CONSTRUCTION PLANS FOR:

PEAVINE CROSSING

ALABASTER, ALABAMA

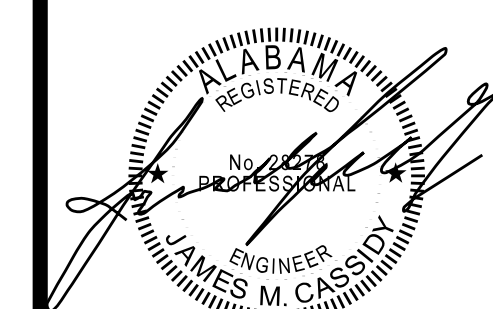
ISSUED FOR
APPROVAL

(NOT FOR CONSTRUCTION)

PROJECT INFO:

INSITE JOB No. 20054.04

PLOTTED: 8/9/24



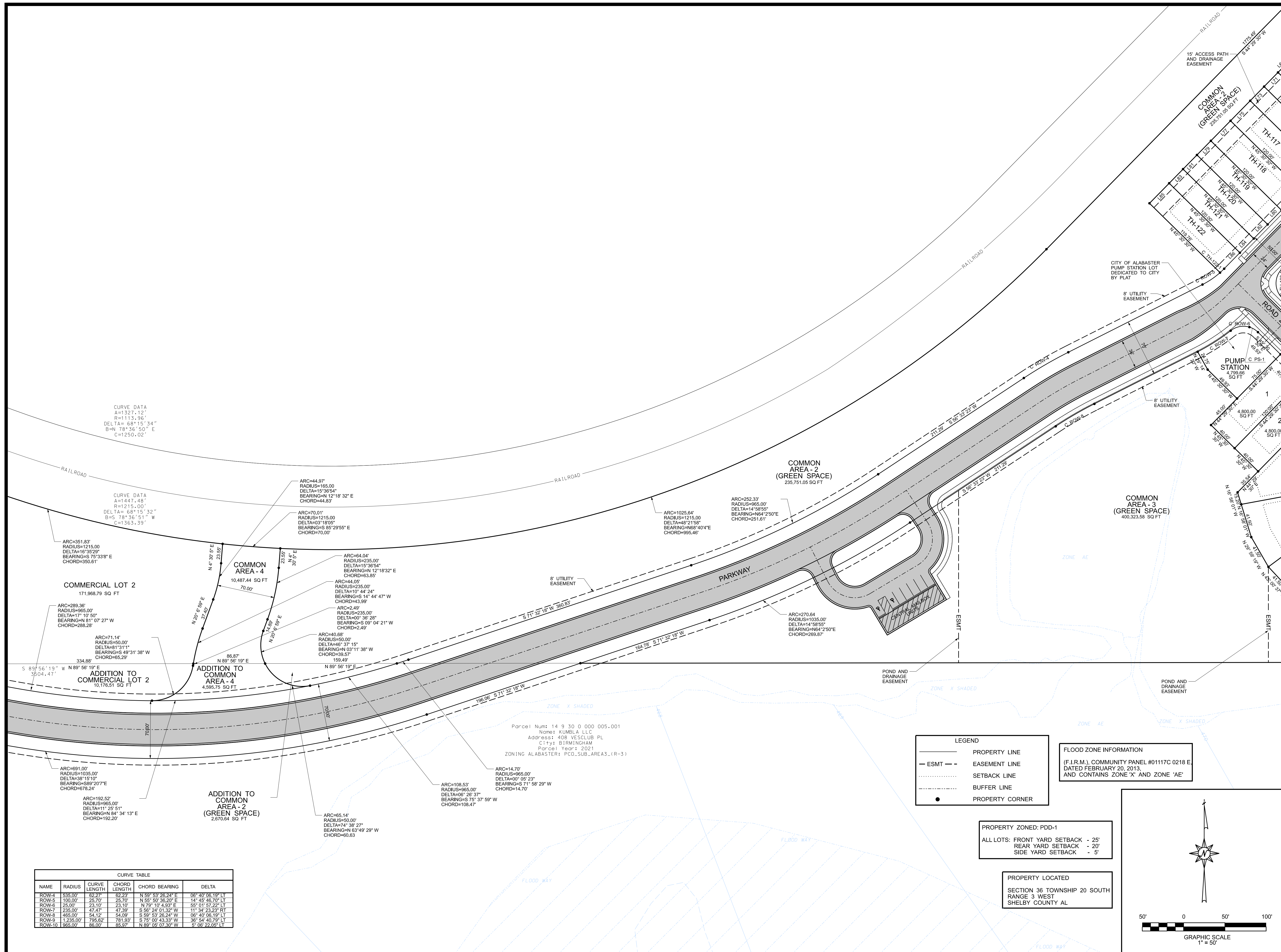
8/9/24

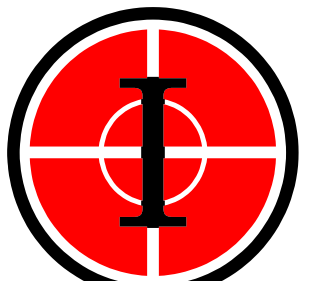
THIS SHEET CONTAINS:
PRELIMINARY PLAT

SCALE: 1"= 50'

SHEET 7 OF 76

PL-3





**INSITE
ENGINEERING**

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-0698
www.insiteengineering.org

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

CONSTRUCTION PLANS FOR:

PEAVINE CROSSING

ALABASTER, ALABAMA

ISSUED FOR
APPROVAL
(NOT FOR CONSTRUCTION)

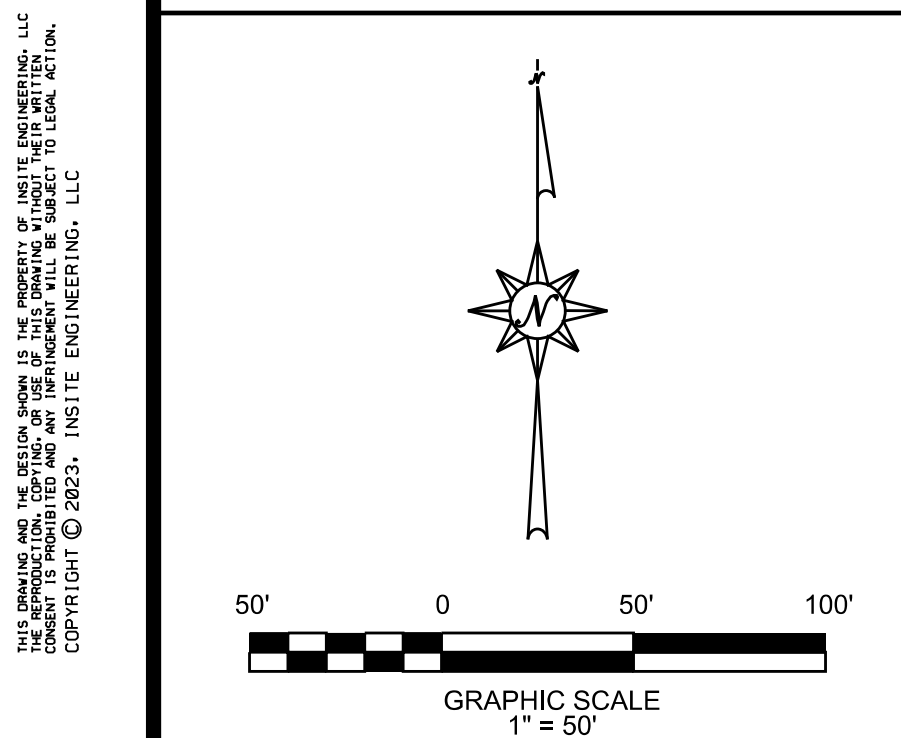
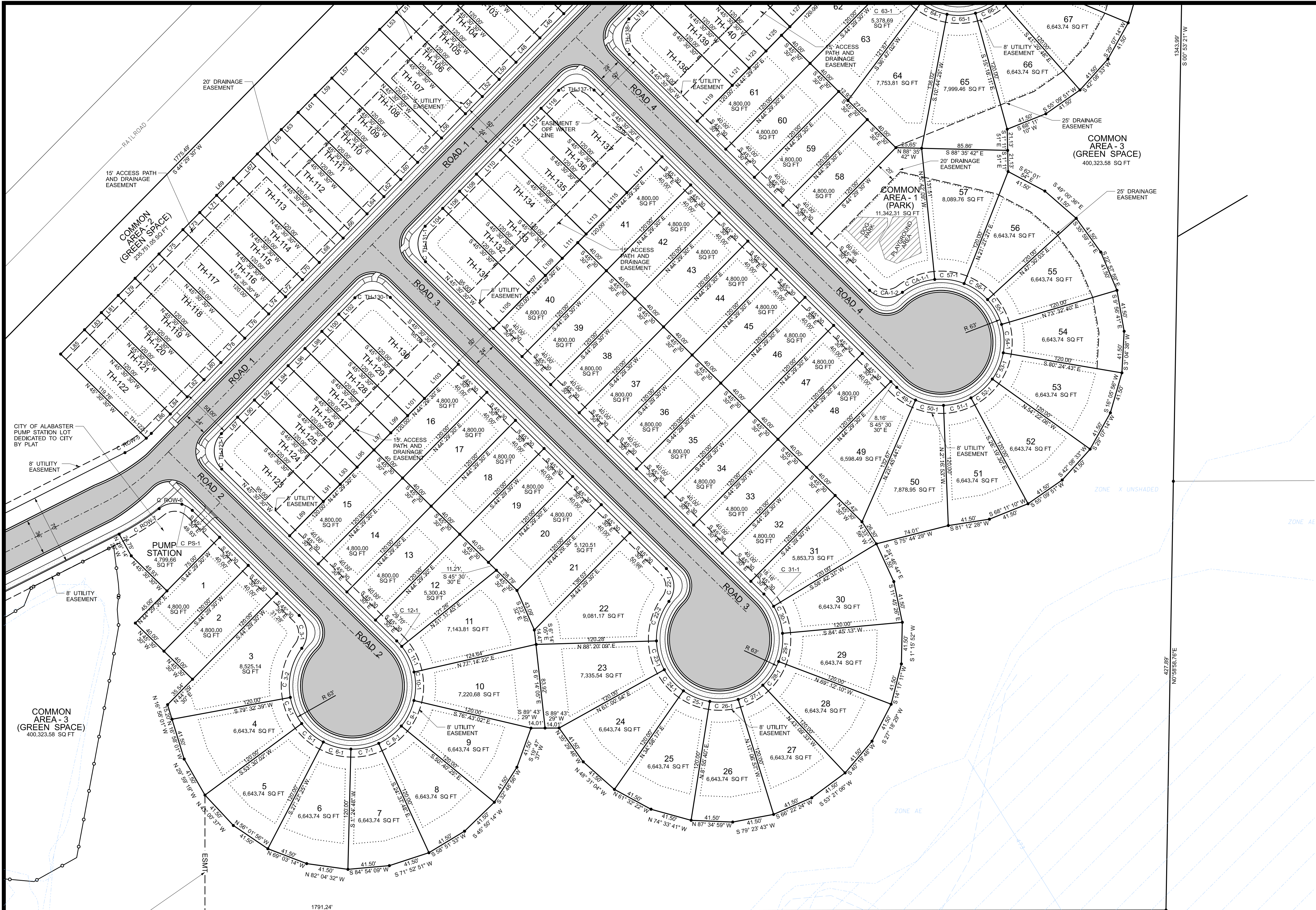
PROJECT INFO:
INSITE JOB No. 20054.04
PLOTTED: 8/9/24



8/9/24

THIS SHEET CONTAINS:
PRELIMINARY PLAT

SCALE: 1"= 50'
SHEET 8 OF 76
PL-4



FLOOD ZONE INFORMATION
(F.I.R.M.), COMMUNITY PANEL #01117C 0218 E,
DATED FEBRUARY 20, 2013,
AND CONTAINS ZONE 'X' AND ZONE 'AE'

PROPERTY LOCATED
SECTION 36 TOWNSHIP 20 SOUTH
RANGE 3 WEST
SHELBY COUNTY AL

PROPERTY ZONED: PDD-1
ALL LOTS: FRONT YARD SETBACK - 25'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 5'

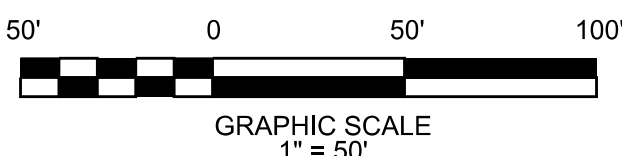
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BUFFER LINE
- PROPERTY CORNER

CURVE TABLE				
NAME	RADIUS	CURVE LENGTH	CHORD BEARING	DELTA
3-1	25.00	35.85	S 4° 25' 37.70" E	82° 09' 45.07" RT
3-2	63.00	51.80	S 13° 08' 56.72" W	47° 02' 36.22" LT
4-1	63.00	28.64	S 23° 28' 39.75" E	26° 02' 36.73" LT
5-1	63.00	28.64	S 48° 31' 16.47" E	26° 02' 36.73" LT
6-1	63.00	28.64	S 75° 33' 53.21" E	26° 02' 36.73" LT
7-1	63.00	28.64	N 78° 23' 30.06" E	26° 02' 36.73" LT
8-1	63.00	28.64	N 52° 20' 53.33" E	26° 02' 36.73" LT
9-1	63.00	28.64	N 26° 19' 16.80" E	26° 02' 36.73" LT
10-1	63.00	28.64	N 0° 15' 39.87" E	26° 02' 36.73" LT
11-1	63.00	28.64	N 25° 40' 56.86" W	26° 02' 36.73" LT
12-1	63.00	7.37	N 42° 09' 22.73" W	6° 42' 15.01" LT
22-1	25.00	35.85	S 4° 25' 37.70" E	82° 09' 45.07" RT
22-2	63.00	42.13	S 17° 29' 42.03" W	38° 10' 05.62" LT
23-1	63.00	30.04	S 15° 19' 28.57" E	27° 19' 15.59" LT
24-1	63.00	28.64	S 42° 00' 24.72" E	26° 02' 36.73" LT
25-1	63.00	28.64	S 68° 03' 01.46" E	26° 02' 36.73" LT
26-1	63.00	28.64	N 85° 54' 21.81" E	26° 02' 36.73" LT
27-1	63.00	28.64	N 59° 51' 45.08" E	26° 02' 36.73" LT
28-1	63.00	28.64	N 33° 48' 08.35" E	26° 02' 36.73" LT
29-1	63.00	28.64	N 7° 46' 31.62" E	26° 02' 36.73" LT
30-1	63.00	28.64	N 18° 18' 05.11" W	26° 02' 36.73" LT
31-1	63.00	15.63	N 38° 23' 56.85" W	14° 13' 06.76" LT
49-1	63.00	22.79	S 55° 52' 23.20" E	20° 43' 45.94" LT

CURVE TABLE				
NAME	RADIUS	CURVE LENGTH	CHORD BEARING	DELTA
50-1	63.00	28.64	S 79° 15' 34.54" E	26° 02' 36.73" LT
51-1	63.00	28.64	N 74° 41' 48.79" E	26° 02' 36.73" LT
52-1	63.00	28.64	N 48° 39' 12.00" E	26° 02' 36.73" LT
53-1	63.00	28.64	N 22° 36' 35.27" E	26° 02' 36.73" LT
54-1	63.00	28.64	N 3° 36' 11.46" E	26° 02' 36.73" LT
55-1	63.00	28.64	N 29° 28' 38.19" W	26° 02' 36.73" LT
56-1	63.00	28.64	N 55° 11' 14.92" W	26° 02' 36.73" LT
57-1	63.00	28.64	N 82° 07' 21.38" W	27° 09' 36.19" LT
58-1	63.00	28.64	N 87° 43' 07.10" E	26° 02' 36.73" LT
59-1	63.00	28.64	S 66° 14' 16.17" E	26° 02' 36.73" LT
60-1	63.00	28.64	N 87° 43' 07.10" E	26° 02' 36.73" LT
61-1	63.00	28.64	N 61° 40' 30.37" E	26° 02' 36.73" LT
TH-122-1	6.83	6.83	S 46° 28' 36.31" W	3° 56' 13.08" RT
TH-123-1	25.00	39.27	N 0° 30' 30.23" W	90° 00' 00.00" RT
TH-130-1	25.00	39.27	S 35° 36' 35.36" E	90° 00' 00.00" RT
TH-131-1	25.00	39.27	N 89° 29' 29.77" E	90° 00' 00.00" RT
TH-132-1	25.00	39.27	N 0° 30' 30.23" W	90° 00' 00.00" RT
TH-133-1	25.00	39.27	N 89° 29' 29.77" E	90° 00' 00.00" RT
TH-138-1	25.00	39.27	N 0° 30' 30.23" W	90° 00' 00.00" RT
CA-1-1	35.15	34.70	S 68° 18' 47.81" W	31° 58' 05.83" LT
CA-1-2	25.00	35.85	N 88° 39' 22.77" W	82° 09' 45.07" RT
PS-1	25.00	12.10	N 59° 24' 43.35" W	27° 48' 26.23" RT
ROW-5	100.00	35.70	N 55° 50' 36.20" E	14° 43' 46.70" LT
ROW-6	25.00	23.10	N 79° 10' 4.93" E	55° 01' 57.22" LT
ROW-7	235.00	47.47	S 56° 24' 01.32" W	11° 34' 23.23" RT

LINE TABLE				
LOT NUMBER	LINE NUMBER	CHORD LENGTH	CHORD BEARING	LOT SQ FT
LOT TH-102	L46	34.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-103	L48	34.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-104	L50	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-105	L51	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-106	L53	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-107	L54	24.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-108	L55	34.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-109	L56	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-110	L57	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-111	L58	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-112	L59	24.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-113	L60	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-114	L61	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-115	L62	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-116	L63	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-117	L64	24.00	N44° 29' 30" E	4,080.00 SQ FT
LOT TH-118	L65	24.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-119	L66	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-120	L67	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-121	L68	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-122	L69	24.00	S44° 29' 30" W	4,079.17 SQ FT
LOT TH-123	L70	24.00	S44° 29' 30" W	5,625.87 SQ FT
LOT TH-124	L71	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-125	L72	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-126	L73	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-127	L74	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-128	L75	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-129	L76	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-130	L77	24.00	S44° 29' 30" W	5,625.87 SQ FT
LOT TH-131	L78	24.00	N44° 29' 30" E	5,625.87 SQ FT
LOT TH-132	L79	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-133	L80	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-134	L81	24.00	S44° 29' 30" W	4,080.00 SQ FT
LOT TH-135	L82	24.00	N44° 29' 30" E	4,080.00 SQ FT
LOT TH-136	L83	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-137	L84	24.00	N44° 29' 30" E	5,625.87 SQ FT
LOT TH-138	L85	24.00	S44° 29' 30" W	5,625.87 SQ FT
LOT TH-139	L86	24.00	N44° 29' 30" E	2,880.00 SQ FT
LOT TH-140	L87	24.00	S44° 29' 30" W	2,880.00 SQ FT
LOT TH-141	L88	24.00	N44° 29' 30" E	4,080.00 SQ FT
LOT TH-142	L89	24.00	S44° 29' 30" W	4,080.00 SQ FT



CURVE TABLE						
NAME	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	
83-1	63.00'	8.48'	8.47'	S 49° 21' 44.02" E	7	42° 25.88' LT
84-1	63.00'	28.64'	28.39'	S 44° 16' 18.17" E	26	26° 36.73' LT
85-1	63.00'	28.64'	28.39'	S 44° 16' 18.17" E	26	26° 36.73' LT
86-1	63.00'	28.64'	28.39'	N 61° 40' 33.03" E	26	26° 36.73' LT
87-1	63.00'	28.64'	28.39'	N 35° 37' 53.64" E	26	26° 36.73' LT
88-1	63.00'	28.64'	28.39'	S 35° 37' 53.64" E	26	26° 36.73' LT
89-1	63.00'	28.64'	28.39'	N 16° 21' 19.83" W	26	26° 36.73' LT
90-1	63.00'	28.64'	28.39'	N 42° 56' 55.5" W	26	26° 36.73' LT
71-1	63.00'	73.29'	73.29'	N 27° 02' 16.91" E	27	27° 02.36' LT
71-2	25.00'	14.24'	14.05'	S 69° 35' 59.45" W	32	32° 38.752' RT
74-1	25.00'	1.39'	1.39'	N 46° 05' 04.01" E	3	31° 08.48' RT
75-1	25.00'	3.70'	3.69'	N 46° 05' 04.01" E	9	31° 08.48' RT
75-2	25.00'	34.46'	31.80'	N 87° 09' 56.54" E	78	58° 36.59' RT
76-1	63.00'	28.64'	28.39'	N 87° 09' 56.54" E	26	26° 36.73' LT
77-1	63.00'	28.64'	28.39'	N 87° 09' 56.54" E	26	26° 36.73' LT
78-1	63.00'	25.58'	25.41'	N 86° 46' 27.43" E	23	15° 55.36' LT
TH-137-1	25.00'	30.61'	30.61'	N 90° 00' 00.00" R	90	90° 00' 00.00" RT
TH-138-1	25.00'	30.27'	35.36'	N 90° 30' 03.23" W	90	90° 00' 00.00" RT
TH-144-1	25.00'	30.27'	35.36'	N 89° 29' 29.77" E	90	90° 00' 00.00" RT
TH-145-1	25.00'	30.61'	30.61'	N 90° 00' 00.00" R	90	90° 00' 00.00" RT
TH-145-2	25.00'	30.27'	35.36'	N 90° 30' 03.23" W	90	90° 00' 00.00" RT
ROW-12	63.00'	155.45'	118.90'	S 20° 25' 22.80" W	141	22° 29.88' RT

PROPERTY LOCATED
SECTION 36 TOWNSHIP 20 SOUTH
RANGE 3 WEST
SHELBY COUNTY AL

PROPERTY ZONED: PDD-1

ALL LOTS: FRONT YARD SETBACK - 25'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 5'

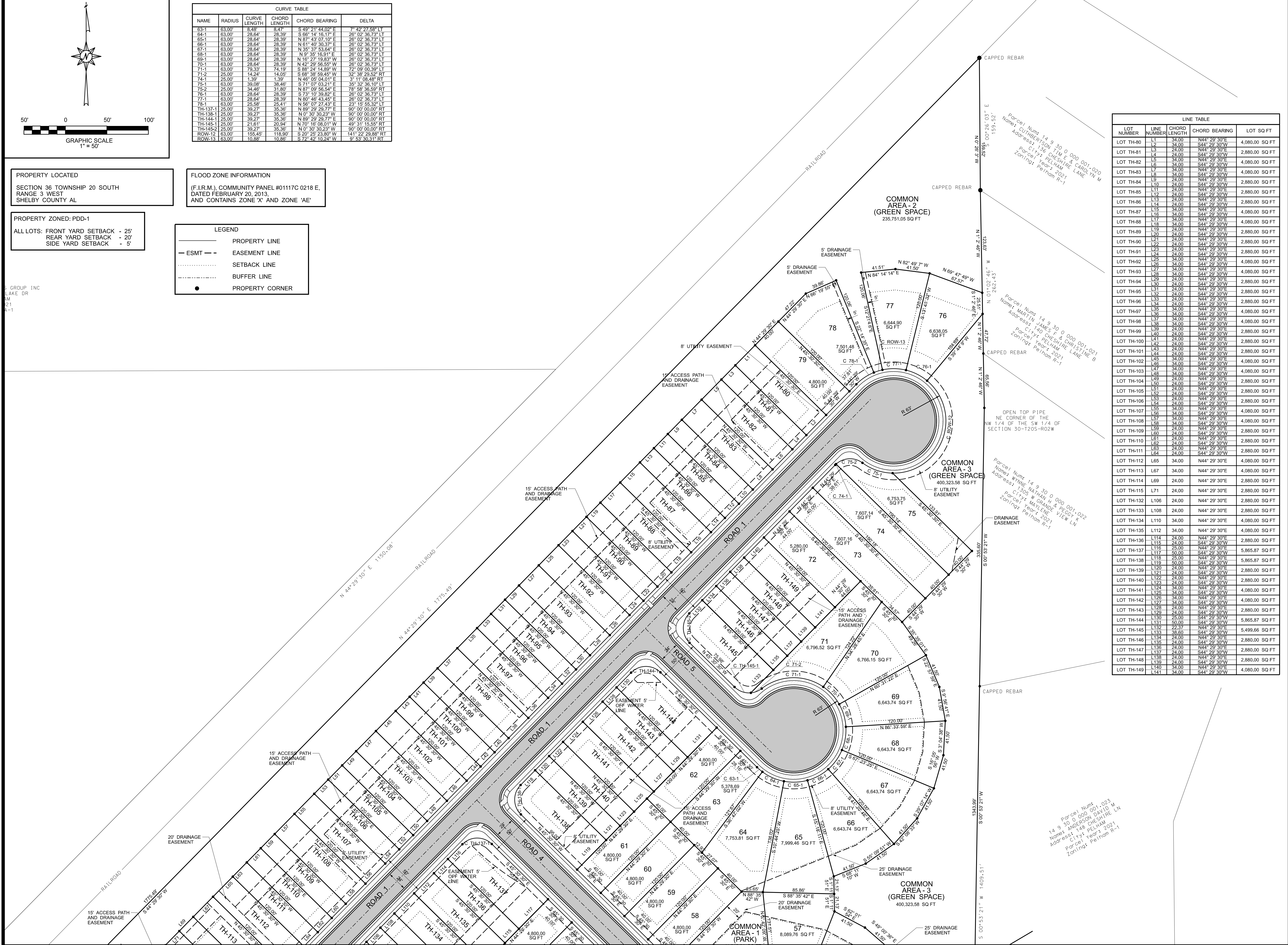
FLOOD ZONE INFORMATION

(F.I.R.M.), COMMUNITY PANEL #01117C 0218 E,
 DATED FEBRUARY 20, 2013,
 AND CONTAINS ZONE 'X' AND ZONE 'AE'

LEGE

—————	PROPERTY LINE
— ESMT —	EASEMENT LINE
.....	SETBACK LINE
- - - - -	BUFFER LINE
●	PROPERTY CORNER

S GROUP INC
LAKE DR
AM
021
A-1



LINE TABLE				
LOT NUMBER	LINE NUMBER	CHORD LENGTH	CHORD BEARING	LOT SQ FT
LOT TH80	L1	34.00	N44° 29' 30"	4,080.00 SQ FT
	L2	24.00	S44° 29' 30"	
LOT TH-81	L3	24.00	N44° 29' 30"	2,880.00 SQ FT
	L4	24.00	S44° 29' 30"	
LOT TH-82	L5	34.00	N44° 29' 30"	4,080.00 SQ FT
	L6	34.00	S44° 29' 30"	
LOT TH-83	L7	34.00	N44° 29' 30"	4,080.00 SQ FT
	L8	24.00	S44° 29' 30"	
LOT TH-84	L9	24.00	N44° 29' 30"	2,880.00 SQ FT
	L10	24.00	S44° 29' 30"	
LOT TH-85	L11	24.00	N44° 29' 30"	2,880.00 SQ FT
	L12	24.00	S44° 29' 30"	
LOT TH-86	L13	24.00	N44° 29' 30"	2,880.00 SQ FT
	L14	24.00	S44° 29' 30"	
LOT TH-87	L15	34.00	N44° 29' 30"	4,080.00 SQ FT
	L16	34.00	S44° 29' 30"	
LOT TH-88	L17	24.00	N44° 29' 30"	2,880.00 SQ FT
	L18	24.00	S44° 29' 30"	
LOT TH-89	L19	24.00	N44° 29' 30"	2,880.00 SQ FT
	L20	24.00	S44° 29' 30"	
LOT TH-90	L21	24.00	N44° 29' 30"	2,880.00 SQ FT
	L22	24.00	S44° 29' 30"	
LOT TH-91	L23	24.00	N44° 29' 30"	2,880.00 SQ FT
	L24	24.00	S44° 29' 30"	
LOT TH-92	L25	34.00	N44° 29' 30"	4,080.00 SQ FT
	L26	34.00	S44° 29' 30"	
LOT TH-93	L27	34.00	N44° 29' 30"	4,080.00 SQ FT
	L28	24.00	S44° 29' 30"	
LOT TH-94	L29	24.00	N44° 29' 30"	2,880.00 SQ FT
	L30	24.00	S44° 29' 30"	
LOT TH-95	L31	24.00	N44° 29' 30"	2,880.00 SQ FT
	L32	24.00	S44° 29' 30"	
LOT TH-96	L33	24.00	N44° 29' 30"	2,880.00 SQ FT
	L34	24.00	S44° 29' 30"	
LOT TH-97	L35	34.00	N44° 29' 30"	4,080.00 SQ FT
	L36	34.00	S44° 29' 30"	
LOT TH-98	L37	34.00	N44° 29' 30"	4,080.00 SQ FT
	L38	24.00	S44° 29' 30"	
LOT TH-99	L39	24.00	N44° 29' 30"	2,880.00 SQ FT
	L40	24.00	S44° 29' 30"	
LOT TH-100	L41	24.00	N44° 29' 30"	2,880.00 SQ FT
	L42	24.00	S44° 29' 30"	
LOT TH-101	L43	24.00	N44° 29' 30"	2,880.00 SQ FT
	L44	24.00	S44° 29' 30"	
LOT TH-102	L45	34.00	N44° 29' 30"	4,080.00 SQ FT
	L46	34.00	S44° 29' 30"	
LOT TH-103	L47	34.00	N44° 29' 30"	4,080.00 SQ FT
	L48	34.00	S44° 29' 30"	
LOT TH-104	L49	24.00	N44° 29' 30"	2,880.00 SQ FT
	L50	24.00	S44° 29' 30"	
LOT TH-105	L51	24.00	N44° 29' 30"	2,880.00 SQ FT
	L52	24.00	S44° 29' 30"	
LOT TH-106	L53	24.00	N44° 29' 30"	2,880.00 SQ FT
	L54	24.00	S44° 29' 30"	
LOT TH-107	L55	34.00	N44° 29' 30"	4,080.00 SQ FT
	L56	34.00	S44° 29' 30"	
LOT TH-108	L57	34.00	N44° 29' 30"	4,080.00 SQ FT
	L58	24.00	S44° 29' 30"	
LOT TH-109	L59	24.00	N44° 29' 30"	2,880.00 SQ FT
	L60	24.00	S44° 29' 30"	
LOT TH-110	L61	24.00	N44° 29' 30"	2,880.00 SQ FT
	L62	24.00	S44° 29' 30"	
LOT TH-111	L63	24.00	N44° 29' 30"	2,880.00 SQ FT
	L64	24.00	S44° 29' 30"	
LOT TH-112	L65	34.00	N44° 29' 30"	4,080.00 SQ FT
	L66	34.00	S44° 29' 30"	
LOT TH-113	67	34.00	N44° 29' 30"	4,080.00 SQ FT
LOT TH-114	69	24.00	N44° 29' 30"	2,880.00 SQ FT
LOT TH-115	71	24.00	N44° 29' 30"	2,880.00 SQ FT
LOT TH-132	L108	24.00	N44° 29' 30"	2,880.00 SQ FT
LOT TH-133	L108	24.00	N44° 29' 30"	2,880.00 SQ FT
LOT TH-134	L110	34.00	N44° 29' 30"	4,080.00 SQ FT
LOT TH-135	L112	34.00	N44° 29' 30"	4,080.00 SQ FT
LOT TH-136	L114	24.00	N44° 29' 30"	2,880.00 SQ FT
LOT TH-137	L115	24.00	S44° 29' 30"	
	L116	24.00	S44° 29' 30"	5,665.87 SQ



5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
www.insiteengineering.org

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

CONSTRUCTION PLANS FOR:

PEAVINE CROSSING

ALABASTER, ALABAMA

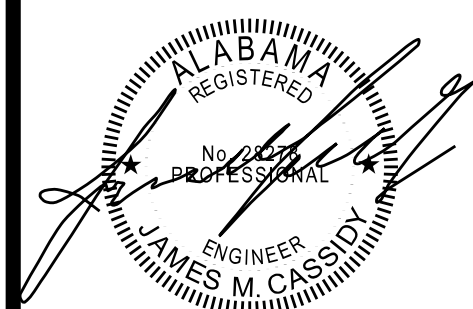
ISSUED FOR
APPROVAL

(NOT FOR CONSTRUCTION

PROJECT INFO:

INSITE JOB No. 20054.04

PLOTTED: 8/9/24



8/9/24

THIS SHEET CONTAINS:
PRELIMINARY PLAT

SCALE: 1"= 50'

SHEET 9 OF 76

PL-5