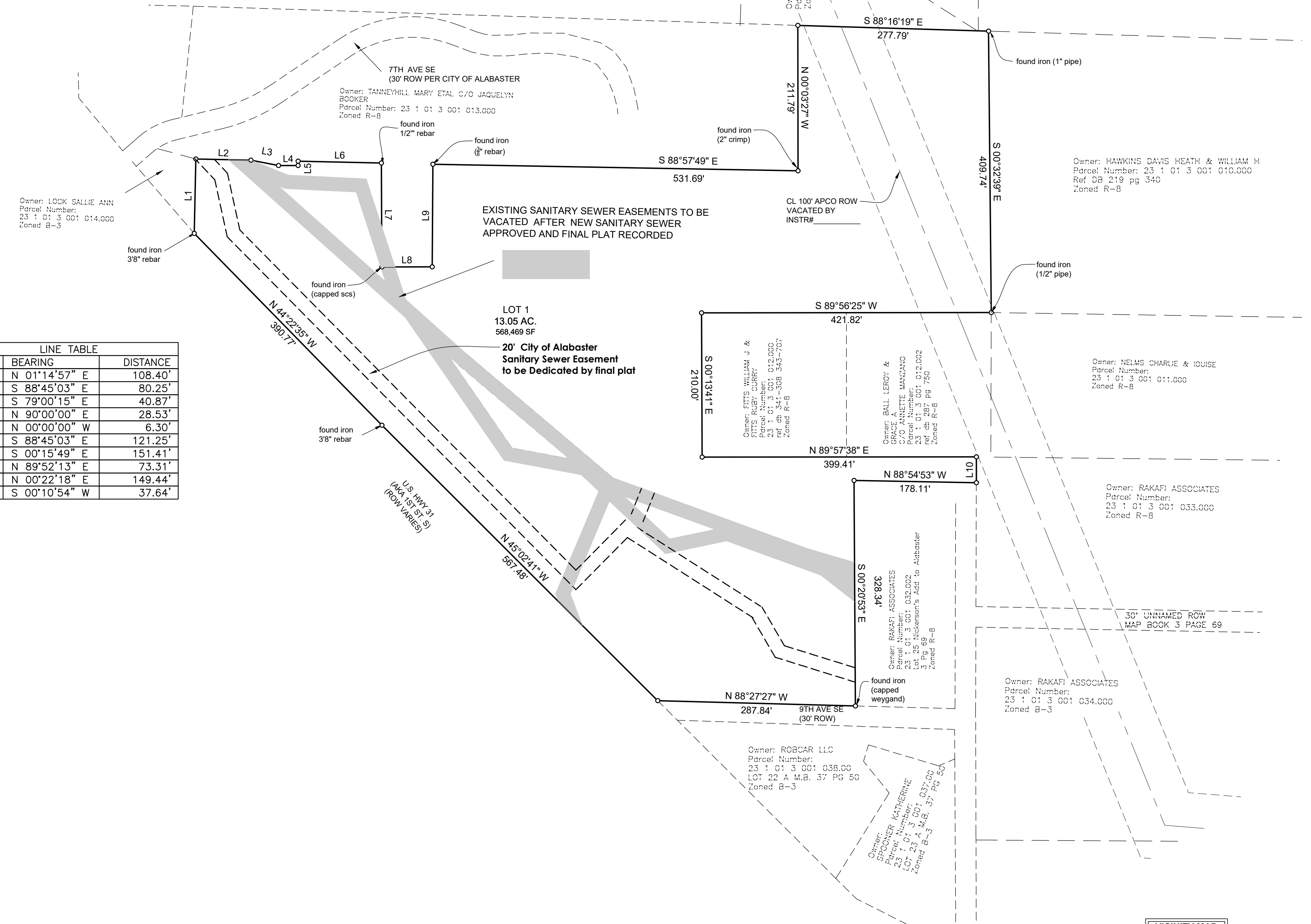
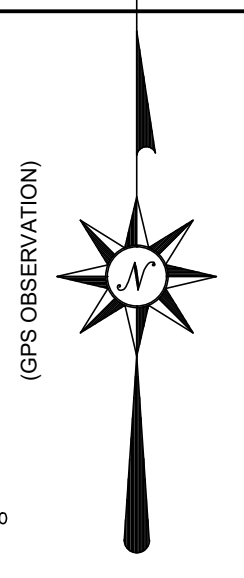
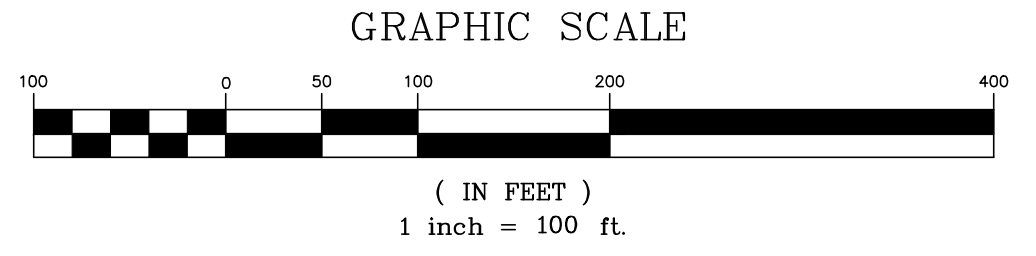


PRELIMINARY PLAT
THE SHOPPES AT DISTRICT 31
 Presented to the Planning Commission July 2024

SITUATED IN THE NORTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21
 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA

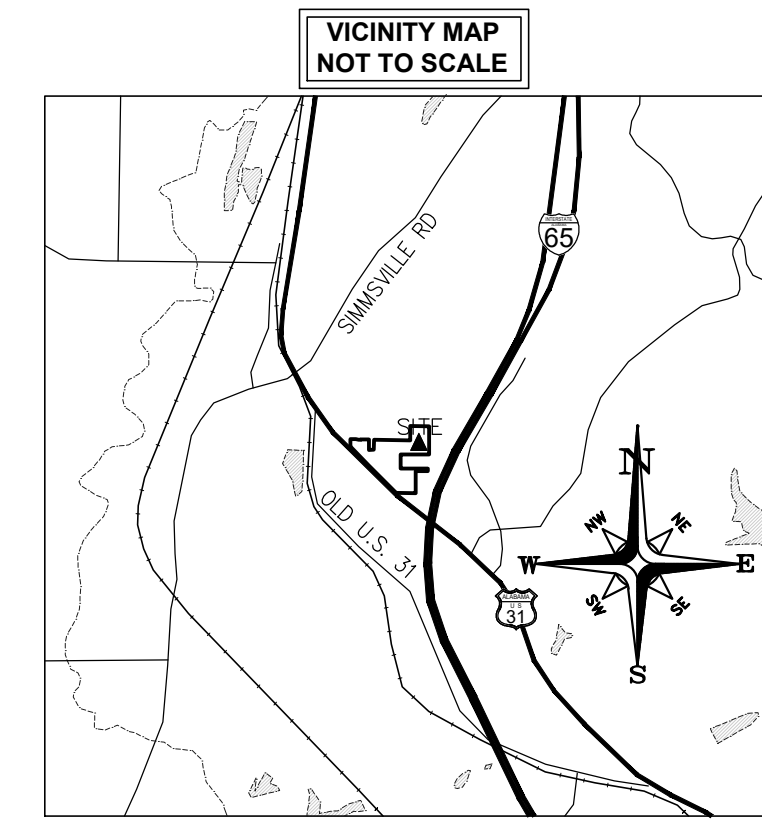
SURVEY CONTROL
 THE BASIS OF BEARINGS AND OR
 COORDINATES SHOWN ON THIS SURVEY ARE
 BASED ON ALABAMA STATE PLANE WEST ZONE,
 GRID NORTH, NAD 83(2011) POSITION WAS
 OBTAINED FROM R.T.K OBSERVATION USING
 THE ALDOT CORS NETWORK AS CONTROL.



LINE	BEARING	DISTANCE
L1	N 01°14'57" E	108.40'
L2	S 88°45'03" E	80.25'
L3	S 79°00'15" E	40.87'
L4	N 90°00'00" E	28.53'
L5	N 00°00'00" W	6.30'
L6	S 88°45'03" E	121.25'
L7	S 00°15'49" E	151.41'
L8	N 89°52'13" E	73.31'
L9	N 00°22'18" E	149.44'
L10	S 00°10'54" W	37.64'

ZONING
 THIS PROPERTY IS ZONED MXD
 THE SETBACKS, BUFFERS AND RESTRICTIONS ARE
 BASED ON THE APPROVED DEVELOPMENT PLAN

- SHOPPES PLAT NOTES:**
- RIGHT OF WAY FOR 7TH AVENUE SE THROUGH PRIVATE PROPERTIES WILL BE DEDICATED TO THE CITY OF ALABASTER VIA FINAL PLAT OR SEPARATE INSTRUMENTS AS APPLICABLE.
 - EXISTING 7TH AVENUE SE WILL BE RECONSTRUCTED ACCORDING TO THE TYPICAL SECTION PROVIDED.
 - FINAL DESIGN PLANS FOR 7TH AVENUE SE WILL BE PREPARED UNDER SEPARATE PACKAGE FOR APPROVAL BY THE CITY OF ALABASTER.
- SHOPPES CONSTRUCTION PHASING NOTES**
- PHASE 1:**
 PHASE 1 CONSTRUCTION IS INTENDED TO PERFORM THE NECESSARY GRADING WORK TO CONSTRUCT THE RELOCATED SANITARY SEWER AND TO INSTALL, TEST AND MAKE OPERATIONAL SAME SANITARY SEWER MAIN. EXISTING SANITARY SEWER EASEMENTS WILL BE VACATED AND NEW SANITARY SEWER EASEMENTS CREATED.
- PHASE 2:**
 PHASE 2 CONSTRUCTION IS INTENDED TO PERFORM THE NECESSARY GRADING, DRAINAGE AND UTILITY WORK TO COMPLETE THE CONSTRUCTION OF THE DEVELOPMENT, INCLUDING ALL OUTSTANDING CONSTRUCTION REQUIRED ON 7TH AVENUE SE.



ARRINGTON ENGINEERING
 Civil Engineers - Surveyors - Land Planners

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 2032 Valleydale Road
 Birmingham AL 35244

<p>DRAWING TITLE THE SHOPPES AT DISTRICT 31 PRELIMINARY PLAT</p> <p>LOCATION & DESCRIPTION SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA</p>		<p>DRAWN BY DBA</p> <p>CHECKED BY: JDA</p> <p>DATE: 6-27-2024</p> <p>SCALE: 1"=100'</p> <p>PARTY CHIEF JJKS</p> <p>PROJECT NO.: 83797</p> <p>SHEET S1</p>
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