

**BARRETT**  
ARCHITECTURE  
STUDIO

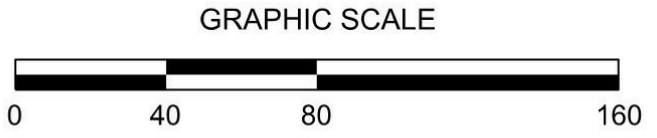
700 29th STREET SOUTH  
No.206 AVON PLACE  
BIRMINGHAM, ALABAMA 35233  
205.250.6161  
barrettarchstudio.com

OFFICE RETAIL FOR:  
**ROSS BRIDGE VILLAGE CENTER**  
Hoover, Alabama

PRELIMINARY PLAT OF THE RESIDENTIAL SUBDIVISION:  
**VILLAGE CENTER TOWNHOMES**

Being resurvey of Lot 4 according to the survey of  
Ross Bridge Village Center Parcel Resurvey Number 2  
as recorded in Map Book 48, Page 82, in the  
Office of the Judge of Probate, Jefferson County, AL  
(Bessemer Division), and Acreage, all situated in the  
NE 1/4 of the SE 1/4 of Section 7 and in the  
NW 1/4 of the SW 1/4 of Section 8, Township 19 South,  
Range 3 West, Jefferson County, Alabama

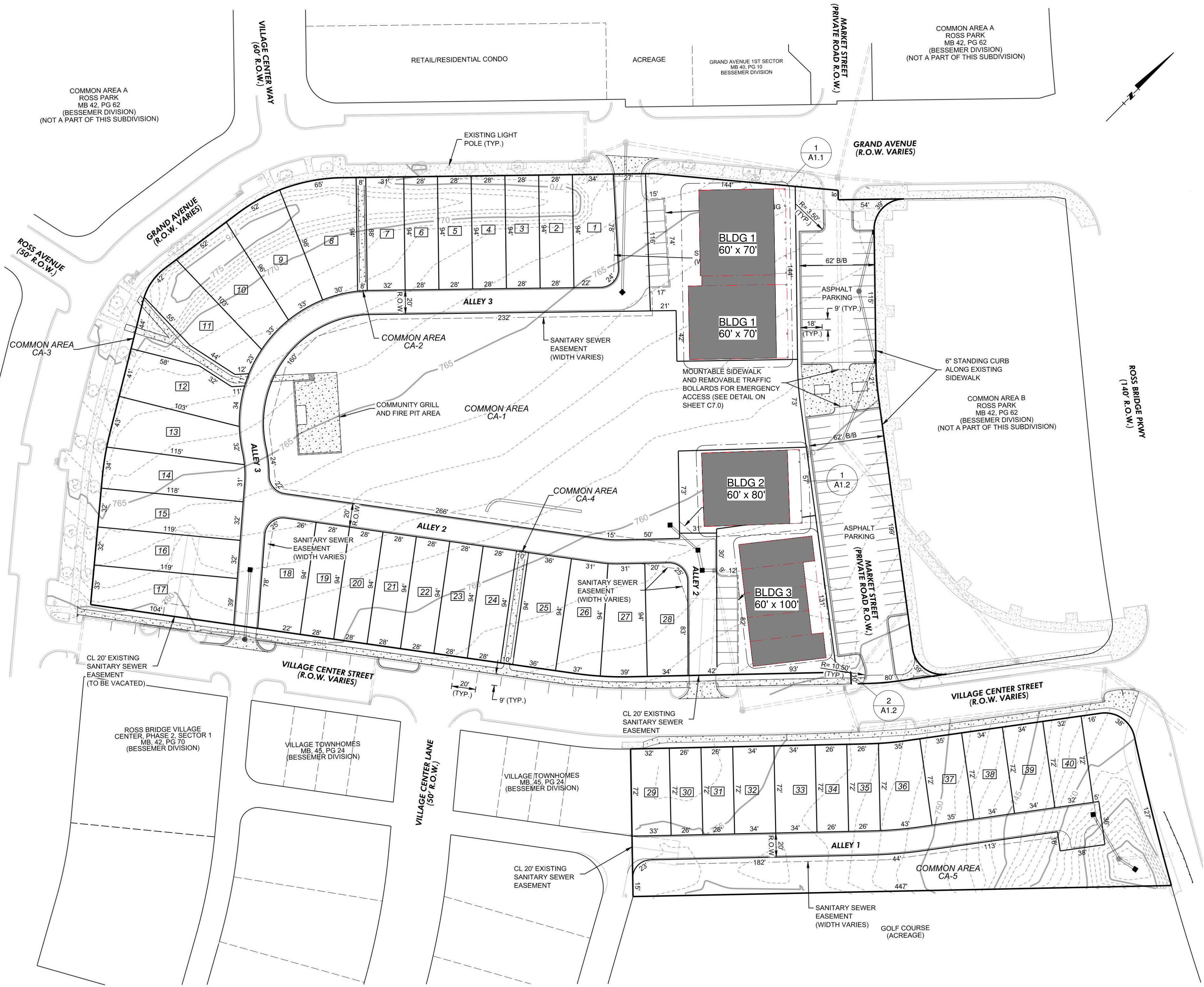
SCALE : 1" = 40'      OCTOBER 24, 2016



OWNER/ DEVELOPER: SB DEV. CORP.  
3545 MARKET STREET  
BIRMINGHAM, ALABAMA 35226  
(205) 989-5588  
CONTACT: JOE ETHERIDGE

ENGINEER/SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.  
2 OFFICE PARK CIRCLE, SUITE 11  
BIRMINGHAM, ALABAMA 35223  
(205) 803-2161

- Construction Notes
- All compaction will be 98% standard proctor density on street embankments and lots and 98% standard proctor density on road base and sub-base as a minimum.
  - All storm sewer pipe shall be reinforced concrete class III unless otherwise specified.
  - The owner shall cause compaction tests to be run. This testing shall be the owner's expense. The contractor shall cooperate fully with the materials testing engineers.
  - Contractor shall be responsible for the control of erosion and sedimentation during construction.
  - Contractor shall observe all applicable safety regulations.
  - All construction will meet City of Hoover specifications.
  - All sediment and erosion control devices are to be installed, inspected, and approved prior to any and all clearing, grubbing, and grading. Grading contractor is responsible for all installation.
  - All easements on this map are for public utilities, storm sewers, and storm ditches unless noted otherwise and may be used for such purposes to serve the property both within and without the subdivision.
  - The contractors are to notify the City of Hoover Inspection Office 48 hours in advance before starting any work within the right-of-way of existing roads or on roads or other improvements to be dedicated to the City of Hoover through the subdivision process.
  - Curb radii at roadway intersection to be a minimum of 25 feet.
  - Storm drainage pipe ends and inlets shall be protected when installed.
  - Inlets, storm manholes and sanitary manholes to be backfilled with stone.
  - During dry weather conditions, the engineer may require the use of a water truck if such is required, it shall be at no extra charge to the owner.
  - Inlets on 42" or larger pipe shall have concrete risers.
  - Sanitary sewer to meet Jefferson County Sewer Specifications.
  - Water mains shall have a minimum 4' clearance from other utilities.
  - Storm sewer crossings under streets to be solid stone backfill with weep holes to inlets.
  - It is the contractor's responsibility to notify governmental agency having jurisdiction 24 hours prior to commencement of any construction. This will allow said agency to schedule inspections.
  - This property is located in zone "X" Panel No. 010730564H, Jefferson County, Alabama.
  - Topographic information source: USGS datum by aerial survey & field survey by Alabama Engineering Co.
  - Contractor shall comply with all OSHA safety guidelines.
  - The contractor is solely responsible for construction site safety. The engineer will not be on-site to supervise site safety.
  - The contractor must notify Alabama One Call at 252-4444 to locate existing utilities before digging.
  - All property and lot dimensions shown on this sheet are approximate.
  - The area being subdivided is 6.9 acres.
  - This plan is preliminary and subject to final engineering and approval.
  - No residential lots on this plan are in the FEMA Special Flood Hazard Area.
  - Front setback is 5 feet.



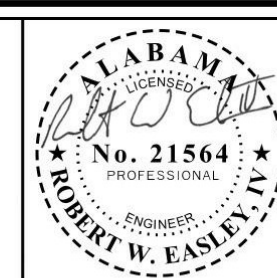
No.	Date	By	Checked	Revision Description
1	11/14/16	MG	RWE	REVISED PARKING LOT.

Alabama Engineering Company, Inc.  
2 Office Park Circle, Suite 11  
Birmingham, Alabama 35223  
Phone (205) 803-2161  
Fax (205) 803-2162

Not valid for construction  
unless signed in this block

Robert W. Easley, IV, PE

Date



Preliminary Plat  
Village Center Townhomes  
SB Dev. Corp.  
Hoover, Alabama

Scale  
1" = 40'

Date  
10/24/2016

Drawn by  
MG

Checked  
RWE

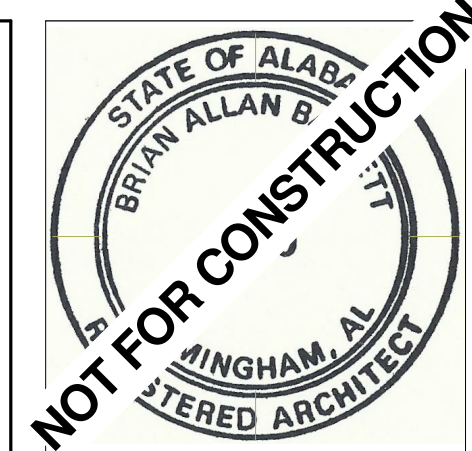
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Sheet No.  
**C1.0**

Sequence No.  
2 of 11

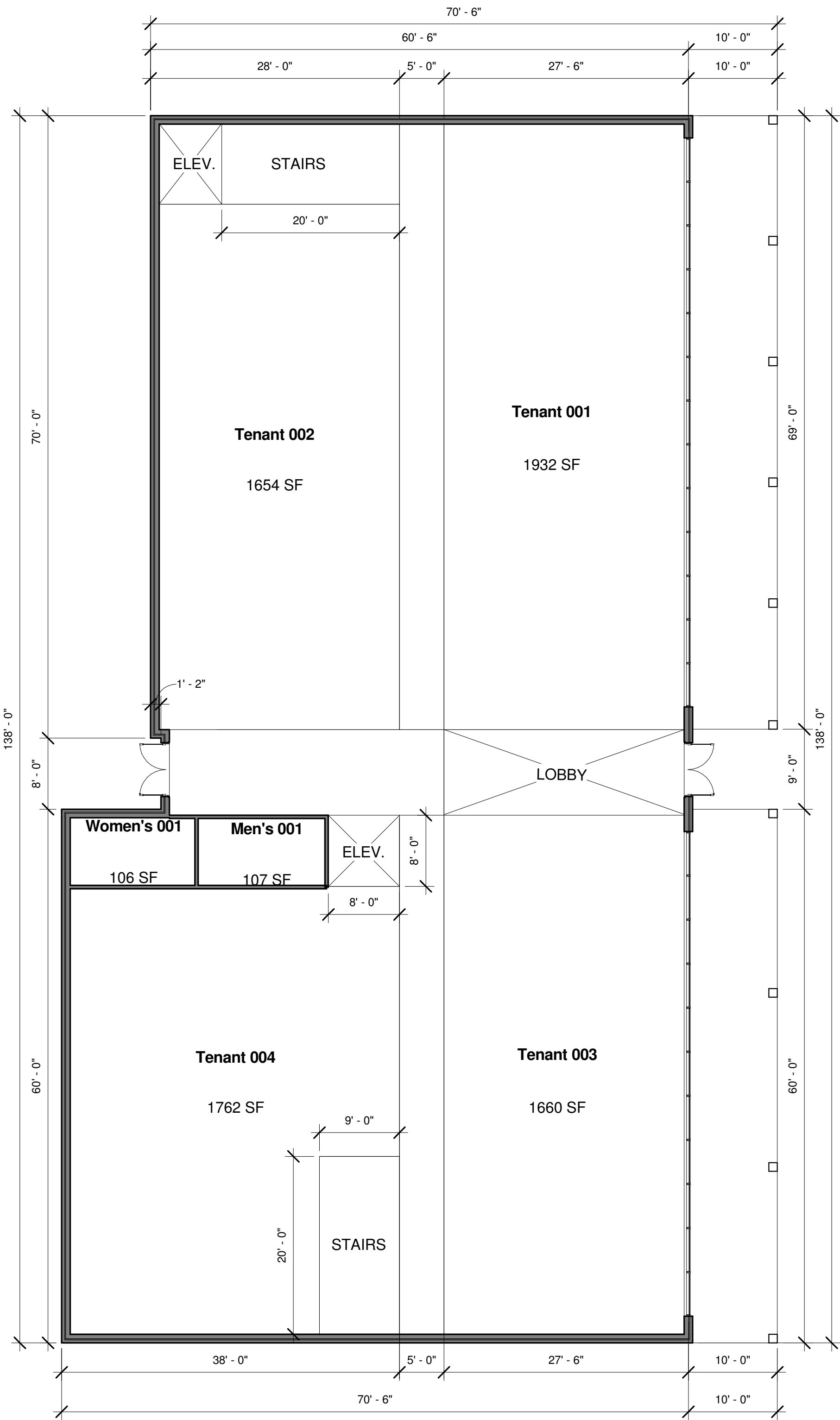
Revision Schedule	
Revision Date	Revision Number
REVISIONS	
DATE	02.07.2017
PROJECT NUMBER	17-007
SHEET TITLE	Site Plan
SHEET NUMBER	A1.0
PM: Author	CR: Checker



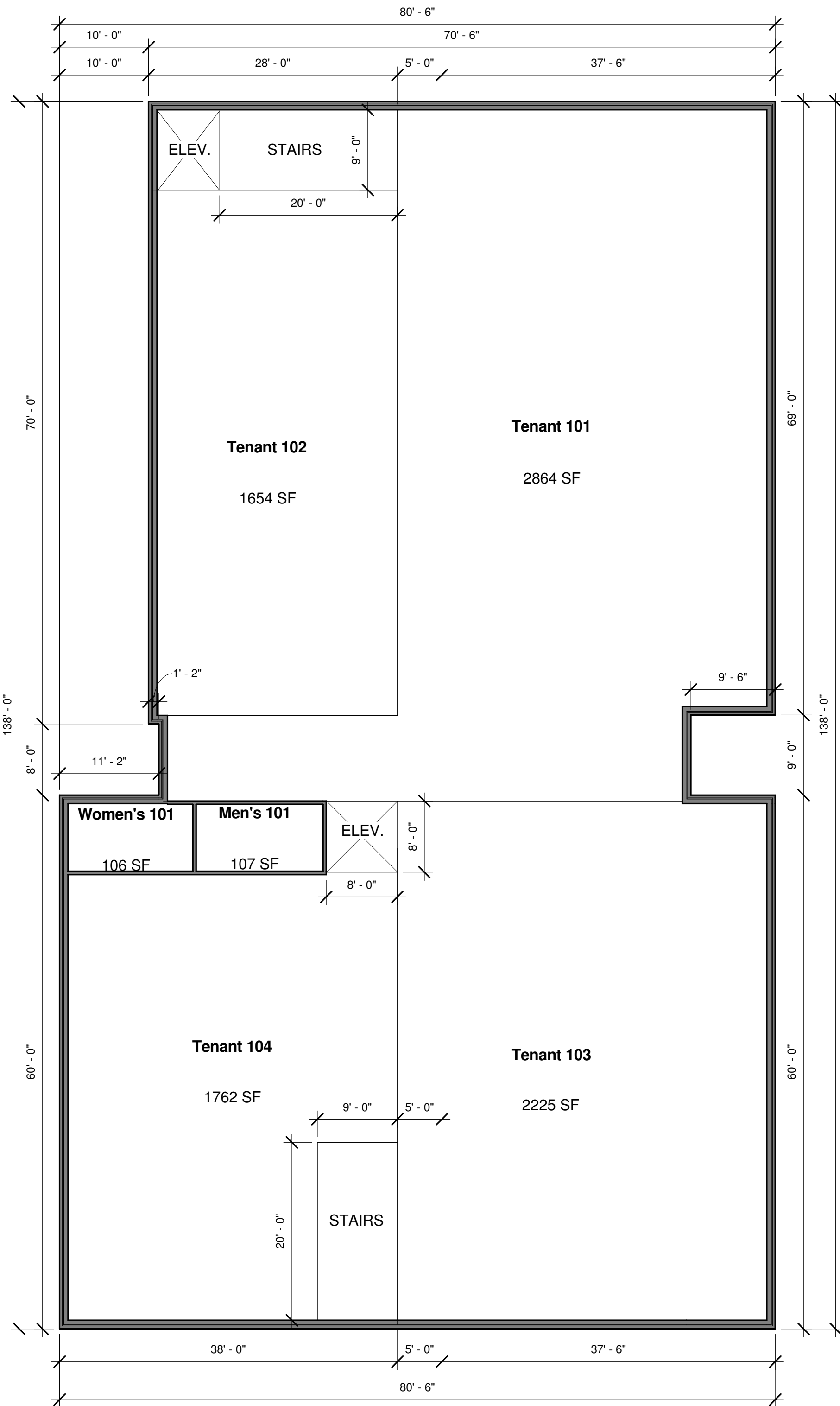


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**1** Building 1 First Floor Plan  
1" = 10'-0"



**2** Building 1 Second Floor Plan  
1" = 10'-0"

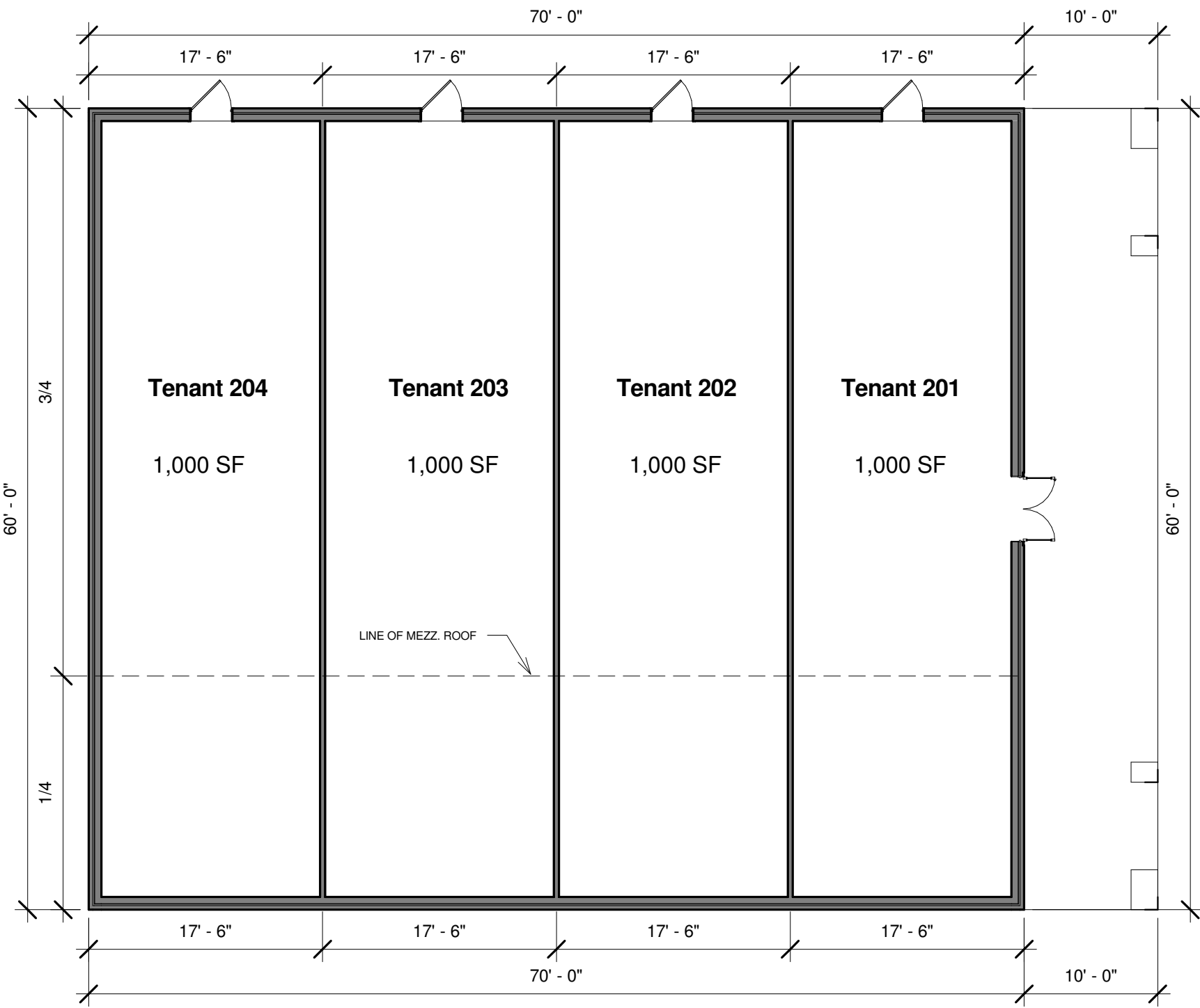
	GROSS BLDG	NET/LEASABLE	COMMON AREA
FLOOR 01	8942 SF	7008 SF	1934 SF
FLOOR 02	10234 SF	8505 SF	1729 SF

ADJUSTED LEASABLE AREA	
TENANT 001	1932 SF + 533 SF = 2465 SF
TENANT 002	1654 SF + 457 SF = 2111 SF
TENANT 003	1660 SF + 458 SF = 2118 SF
TENANT 004	1762 SF + 486 SF = 2248 SF
TENANT 101	2864 SF + 582 SF = 3446 SF
TENANT 102	1654 SF + 336 SF = 1990 SF
TENANT 103	2225 SF + 453 SF = 2678 SF
TENANT 104	1762 SF +358 SF = 2120 SF

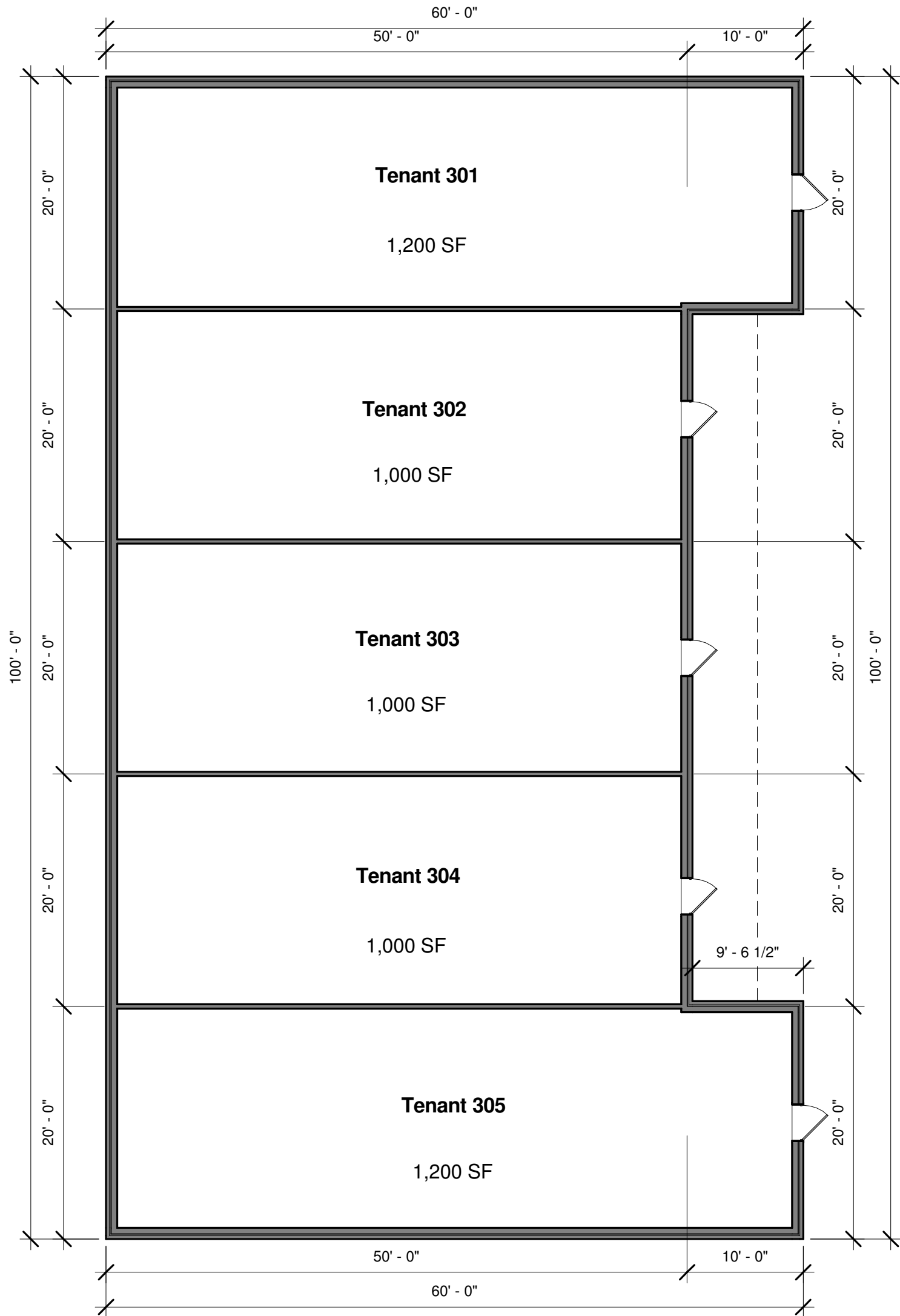
Revision Schedule	
Revision Date	Revision Number

REVISIONS	
DATE	02.07.2017
PROJECT NUMBER	17-007
SHEET TITLE	Floor Plans
SHEET NUMBER	A1.1
PM: Author	C.B. Checker

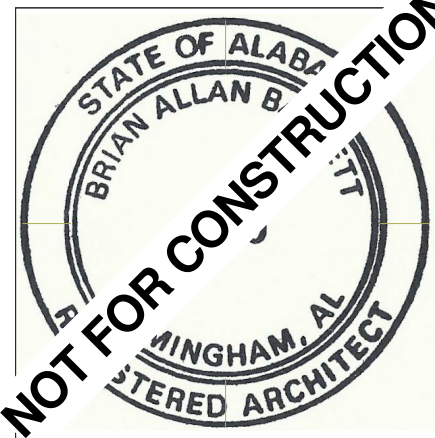
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1 Building 2 Plan  
1" = 10'-0"



2 Building 3 Plan  
1" = 10'-0"



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Revision Schedule	
Revision Date	Revision Number

REVISIONS	
DATE	02.07.2017
PROJECT NUMBER	17-007
SHEET TITLE	Floor Plans
SHEET NUMBER	A1.2
PM: Author	C.B. Checker