

VICINITY MAP

Parcel #	Area (SF)	Area (Acres)
1	59599.38	1.37
2	32500.00	0.75
3	30137.66	0.69
4	40313.26	0.93
5	22891.84	0.53
6	23017.61	0.53
7	21511.88	0.49
8	21252.08	0.49
9	21151.25	0.49
10	21050.42	0.48
11	21600.00	0.50
12	20250.00	0.46
13	30184.69	0.69
14	22085.22	0.51
15	29418.38	0.68

D.E = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	80.00'	300.00'	15°16'46"	N 8°30'56" W	79.77'
C2	6.95'	85.00'	4°41'14"	N 18°29'55" W	6.95'
C3	61.32'	85.00'	41°20'05"	N 41°30'35" W	60.00'
C4	42.58'	85.00'	28°41'56"	N 76°31'35" W	42.13'
C5	18.28'	85.00'	12°19'27"	S 82°57'44" W	18.25'
C6	61.32'	85.00'	41°20'05"	S 56°07'58" W	60.00'
C7	53.91'	85.00'	36°20'28"	S 17°17'41" W	53.01'
C8	54.98'	35.00'	90°00'00"	S 44°07'27" W	49.50'
C9	45.64'	35.00'	74°43'14"	N 53°30'56" W	42.48'
C10	66.67'	250.00'	15°16'46"	N 8°30'56" W	66.47'

Curve Table: Alignments					
Curve	Radius	Length	Chord Bearing	Chord Length	
CL1	275.00'	73.34'	15°16'50"	S 08°30'56" E	73.12'
CL2	60.00'	78.25'	74°43'10"	S 53°30'56" E	72.82'
CL3	60.00'	94.25'	90°00'00"	N 44°07'27" E	84.85'

PRE VS POST PEAK FLOW RATES AT POINT OF STUDY		
STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
25-YEAR	328.45 CFS	324.77 CFS
100-YEAR	554.63 CFS	549.02 CFS

RIGHT-OF-WAY AND COMMON AREA TABLE	
R.O.W. AREA (SF)	58,297 SF
R.O.W. AREA (AC)	1.34 AC
STREET A LENGTH (FT)	1166 LF
COMMON AREA A AREA (SF)	44,967 SF
COMMON AREA A AREA (AC)	1.03 AC

SUBDIVISION INFO:
PROPOSED SUBDIVISION IS FOR AN OFFICE PARK.
11.944 AC (520,295 SF) IS BEING SUBDIVIDED.
SMALLEST LOT IS LOT 12 @ 20,250 SF.

FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR AUTAUGA COUNTY, ALABAMA, AND INCORPORATED AREAS, PANEL NO. 230 OF 475 AND MAP NO. 01001C0230E, EFFECTIVE DATE: SEPTEMBER 3, 2014, THIS SITE LIES WITHIN FLOOD ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."



OWNER/DEVELOPER
CENTRAL ALABAMA ELECTRIC COOPERATIVE
103 JESSE SAMUEL HUNT BLVD
PRATTVILLE, ALABAMA 36066
CONTACT: JAKE WHALEY
PHONE: (334) 358-0047

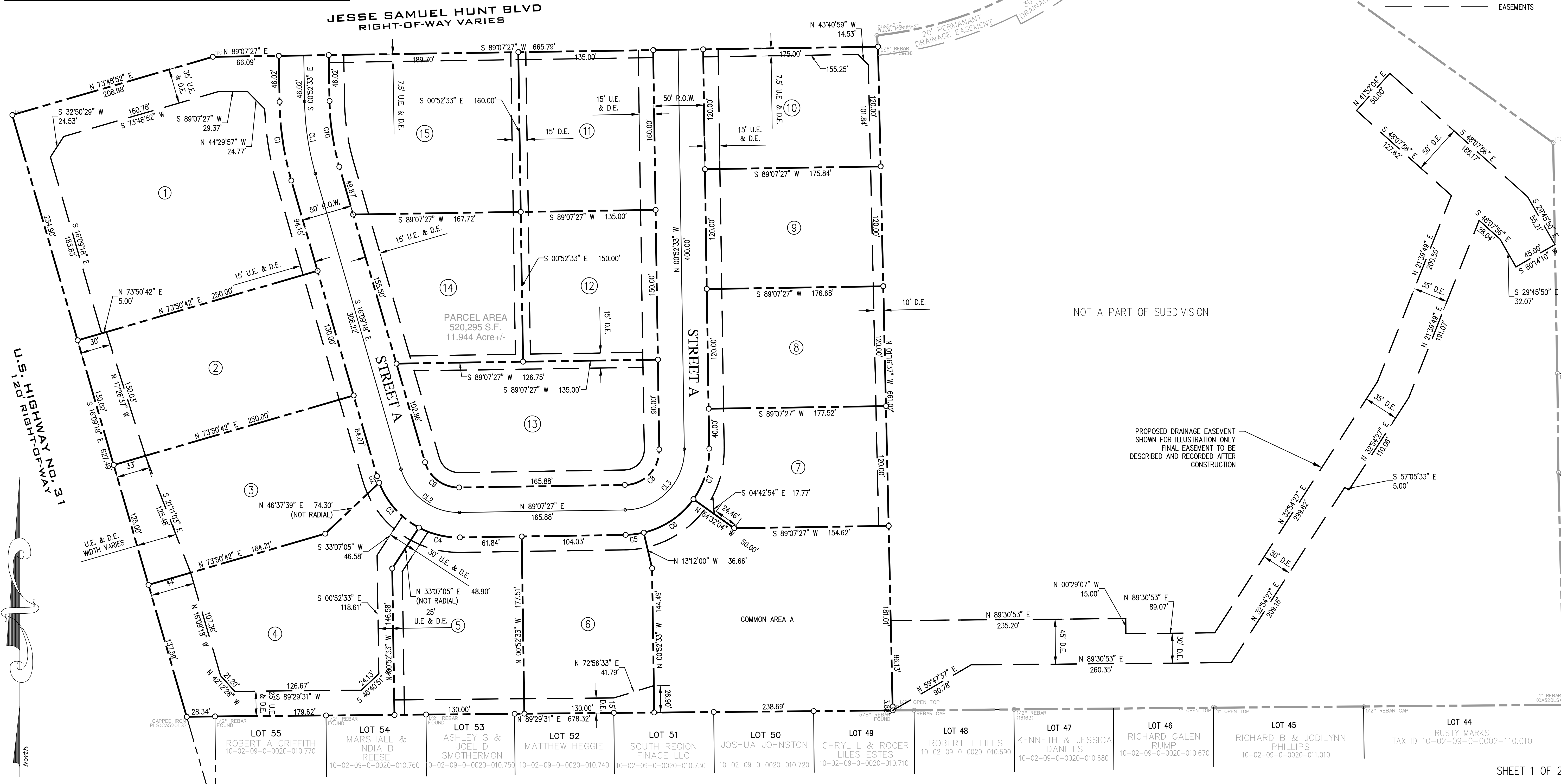
SURVEYOR/ENGINEER
SAIN ASSOCIATES
2 PERIMETER PARK SOUTH SUITE 500E
BIRMINGHAM, ALABAMA 35243
ENGINEER: STEFAN GRAEBER; PHONE: (205) 263-2133

PRELIMINARY-FOR REVIEW
THIS MAP IS INVALID WITHOUT THE SIGNATURE AND SEAL OF A PROFESSIONAL LICENSED SURVEYOR

AUTAUGA CO INDUSTR
DEED BOOK 609, PAGE 252
10-02-04-0-0000-020.150

LEGEND
——— PROPERTY LINE
- - - - - EASEMENTS

NO.	DATE	BY	CKD	DESCRIPTION



U.S. HIGHWAY NO. 31
RIGHT-OF-WAY VARIES

SAIN ASSOCIATES
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com

PRELIMINARY PLAT
INTERSTATE BUSINESS PARK - OFFICE PARK
AUTAUGA COUNTY
CENTRAL ALABAMA ELECTRIC COOPERATIVE
AUTAUGA COUNTY, ALABAMA

DRN. BY RM	JOB NO. 21-0186
CKD. BY SG	SCALE 1" = 50'
PROJ. MGR. SG	DATE 8-3-22
SHEET NO. C2.1-R0	