Parcel Number:
05-46-05-21-0-000-012.002
PIN: 218178
Owner Name: WOLFE INVESTMENTS L L C
Address: 19698 GREENO RD
City: FAIRHOPE
State: AL
Zip: 36532

15" RCP
INVERT=107.90'

15" RCP
INVERT=107.72

1/2" CAPPED REBAR (ILLEGIBLE)

(N89°56'13"E)
S89°57'36"E
356.84'
(356.90')

ASPHALT

7' LANDSCAPE BUFFER

18" PECAN

18" PECAN 18" WATER OAK

6' WOOD DUMPSTER ENCLOSURE

EXIST GRAVEL DRIVE

20' BUILDING SETBACK

30' LANDSCAPE BUFFER

COMPACT CAR SPACES

TENANT SPACE #1
2,604 S.F.
(70 INDOOR SEAT RESTAURANT - 20 SPACES REQUIRED)
(20 OUTDOOR SEATING)

OUTDOOR SEATING

COOLER/FREEZ.

DRIVE-THRU ORDER SIGN

DRIVE-THRU CANOPY @ 14'

TENANT SPACE #2
1,065 S.F.
(RETAIL/OFFICE - 7 SPACES REQUIRED)

TENANT SPACE #3
1,400 S.F.
(RESTAURANT (JERSEY MIKE'S 30 SEATS - 8 SPACES REQUIRED)

TENANT SPACE #4
1,960 S.F.
(RETAIL/OFFICE - 8 SPACES REQUIRED)

TENANT SPACE #5
1,800 S.F.
(RETAIL - 8 SPACES REQUIRED)

6' SIDEWALK

LOADING ZONE 12' x 50'

PYLON SIGN

H.C. RAMP

1 COMPACT SPACE

DETENTION AREA

7,128 SF AGGREGATE PARKING

40'8 SF OF AGGREGATE PARKING

3 COMPACT CARS

36" LIVE OAK

396 SF BRICK PAVERS BICYCLE PARKING

4963 SF BRICK PAVERS

55" LIVE OAK

CANOPY OUTLINE

19" LIVE OAK

TWIN 16" LIVE OAK

PEDESTRIAN ACCESS

NEW 6' CONCRETE SIDEWALK FOR PEDESTRIAN ACCESS

KWH PROPERTIES LLC
1.77 ACRES±

OUTDOOR SEATING/ PICNIC AREA

N89°57'03"W 356.90'
(N89°41'40"E 399.90')

1/2" CAPPED REBAR (MOORE)

NORTH SIDE OF FENCE COLUMNS 0.94' SOUTH OF LINE

(2 CAPPED REBAR ON THIS CORNER NW PIN WAS HELD FOR THIS SURVEY)

TRANSITION FROM METAL FENCE WITH COLUMNS TO PLASTIC PRIVACY FENCE

P.O.B. 1/2" CAPPED REBAR (HMR)

PLASTIC PRIVACY FENCE CORNER 0.15 SOUTH AND 0.23 EAST OF CORNER

1/2" REBAR FENCE 0.59' WEST OF CORNER

TRANSFORMER ON CONCRETE PAD

15.08

S 84°28'05"E 67.00

S05°57'59"W 68.44'

15.06'

10'

POINT OF BEGINNING

Parcel Number:
05-46-05-21-0-000-010.032
PIN: 74452
Owner Name: BRADLEY, BEVERLEY S
Address: 3609 SMITH BARRY RD STE 100
City: ARLINGTON
State: TX
Zip: 76015

SPRINGPIE DR.

(N00°07'22"E)
S00°00'44"W
216.33'
(216.72')

R-O-W VARIES

CENTERLINE OF ALDOT R.O.W.

INTERSECTION SIGHT DISTANCE 1000'

MILEPOST 46.07

U.S. HWY 98
(A.K.A. GREENO RD)

INTERSECTION SIGHT DISTANCE 1000'

PREFABRICATED MAT TRUNCATED DOME DETECTABLE WARNING SURFACE

EXIST 5' CONCRETE WALK

N00°08'46"E 216.28

108'-1 3/4"

100'-0"

12'-0"

18'-6"

ONLY

GREENO PARK SUBDIVISION
MAP BOOK 10 PAGE 127

LOT 20

Parcel Number:
05-46-05-21-0-000-010.017
PIN: 65306
Owner Name: BRADLEY, BEVERLEY S
Address: 3609 SMITH BARRY RD STE 100
City: ARLINGTON
State: TX
Zip: 76015

LEGEND AND SYMBOLS

- LIGHT POLE
- (**) RECORD BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- PIN NOT SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT
- GM GAS METER
- WM WATER METER
- T TELEPHONE PEDISTAL

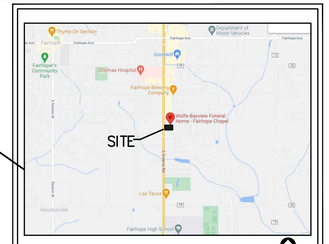
SEQUENCE OF EVENTS:
PHASE I: EXCAVATION, FILLING AND GRADING FOR PROJECT
PHASE II: CONSTRUCTION OF ASPHALT PARKING LOT WITH ASSOCIATED DRIVEWAY. CONSTRUCTION IMPROVED ACCESS ROADWAY. MODIFICATION OF EXISTING DETENTION PONDS.
PHASE III: CONSTRUCTION BUILDING SLAB AND 9,430 sf METAL BUILDING FOR RETAIL USE

SITE PLAN
SCALE: 1" = 20'

20' 0' 20' 40'

19690 Greeno Road
Fairhope, AL 36532

NOTE: ALL SIGNS SHALL CONFORM TO CITY OF FAIRHOPE SIGN ORIDINANCE



DESCRIPTION OF EASEMENT

An easement for Drainage being more particularly described as follows: Commencing at a 1/2" CAPPED REBAR "HMR" AT THE NORTHEAST CORNER OF LOT 20 GREENO PARK SUBDIVISION AS RECORDED IN MAP BOOK 10 PAGE 127 in the Probate Records of Baldwin County, Al; thence N00°07'44"E, a distance of 216.33 feet to a 1/2" REBAR; thence N89°57'36"W, a distance of 10.00 feet to the POINT OF BEGINNING; thence continue Westerly along said bearing, a distance of 15.08 feet; thence N05°57'59"E, a distance of 68.44 feet; thence S84°28'05"E, a distance of 15.00 feet; thence S05°57'59"W, a distance of 67.00 feet to the POINT OF BEGINNING, said easement containing 1,015 sq. ft. or 0.02 acres..

SITE DATA:

ZONING: B-2
NEW BUILDING SIZE: 9,430 sf USE:
BUILDING HEIGHT: 33'-2"
RETAIL SETBACKS:
FRONT = 20'-0"
SIDE = 10'-0"
REAR = 20'-0"
COMPACT SPACES PROVIDED : 16
ADA PARKING SPACES PROVIDED: 4
TOTAL PARKING SPACES PROVIDED: 54
TOTAL SPACES REQUIRED: 51

DESCRIPTION	AREA		% OF PROPERTY AREA
PROPERTY AREA	77,195 SF =	1.77 ACRES	
BUILDING AREA	9430 SF =	.216 ACRES	12.21%
ASPHALT PARKING AREA	25,830 SF =	.59 ACRES	33.33%
CONCRETE PAD/ SIDEWALK	3,550 SF =	.081 ACRES	4.59%
BRICK PAVERS	4,963 SF =	.11 ACRES	6.21%
LIMESTONE AREA	7,591 SF =	.17 ACRES	10.17%
GRASSED/LANDSCAPED AREA	25,831 SF =	.593 ACRES	33.53%
32.7% OF PARKING AREA TO BE PERVIOUS MATERIAL			

UTILITY NOTE:

SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

TRAFFIC CONTROL NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART VI, REV. 3, SECTION 6F, DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO INDUSTRIAL PARKWAY/U.S. HWY 98

WORK IN R/W NOTE:

ALL MATERIALS AND WORKMANSHIP PROPOSED WITHIN ALDOT R.O.W. SHALL CONFORM TO THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.

FEMA FLOOD NOTE:

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0644M , AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 644, APRIL 19, 2019

LEGAL DESCRIPTION

Beginning at a 1/2" CAPPED REBAR (HMR) AT THE NORTHEAST CORNER OF LOT 20, OF GREENO PARK SUBDIVISION AS SHOWN IN MAP BOOK 10, ON PAGE 127, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR BALDWIN COUNTY, AL, said point being the POINT OF BEGINNING; thence N.89°57'03"W., ALONG THE NORTH LINE OF SAID LOT, a distance of 356.90 feet to a 1/2" CAPPED REBAR (MOORE) AT THE INTERSECTION OF SAID LOT LINE AND THE EAST R-O-W LINE OF GREENO RD; thence N.00°08'46"E., ALONG SAID R-O-W AND LEAVING SAID LOT LINE, a distance of 216.28 feet to a 1/2" CAPPED REBAR (ILLEGIBLE) ON SAID R-O-W; thence S.89°57'36"E., LEAVING SAID R-O-W, a distance of 356.84 feet to a 1/2" REBAR; thence S.00°07'44"W., a distance of 216.33 feet to the POINT OF BEGINNING. Said parcel containing 1.77 acres, more or less.

E3 engineering

Element3 engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS

Date	Description		Approved
1/14	REVISED AS PER CITY OF FAIRHOPE	A	SJF
1/27	REVISED FREEZER SIZE		SJF
2/24	REVISED AS PER CITY OF FAIRHOPE		SJF
4/11	ADDED DRAINAGE EASEMENT		SJF
4/20	REMOVED DRIVE THRU AND ADDITIONAL LANE		SJF

CLIENT: KEN KLEBAN

PROJECT: GREENO ROAD DEVELOPMENT

PRE-PERMIT SUBJECT TO CHANGE

JOB NO.	21-093
DATE:	2/15/2022
DRAWN BY:	SJF
SCALE:	SHOWN
SHEET NO.	C2.0