



PROPERTY DESCRIPTION:

LOT 17A. SLIDE NO. 2461-A, NOVEMBER 18, 2011
 RENAISSANCE CENTER, PHASE THREE

ZONING:

EASTERN SHORE OVERLAY DISTRICT B-2, GENERAL BUSINESS

UTILITIES:

WATER, SEWER, GAS: DAPHNE UTILITIES
 POWER: RIVIERA UTILITIES
 TELEPHONE: AT&T

SITE DATA:

TOTAL LOT AREA: 34,067 S.F. (0.78 AC.±)
 BUILDING AREA: PROPOSED BUILDING = 3,500 S.F.
 FUTURE BUILDING = 3,000 S.F.
 TOTAL BUILDING AREA = 6,500 S.F. = 19%
 PAVING AREA: 19,252 S.F. (INCLUDES CURB AND GUTTER) = 57%
 SIDEWALK AREA: 1,925 S.F. = 5%
 TOTAL IMPERVIOUS AREA: 21,177 S.F. (62%)
 OPEN AREA: 6,390 S.F. (19%)

PARKING:

PARKING REQUIRED: 22 SPACES
 PARKING PROVIDED: 34 SPACES

PROPOSED USE:

COMMERCIAL OFFICE BUILDINGS

OWNER:

REDSOUTH LLC PER CURRENT RECORDED WARRANTY DEED VIA
 INSTRUMENT NO. 1331659 AS RECORDED IN THE JUDGE OF
 PROBATES OFFICE, BALDWIN COUNTY, ALABAMA.

NO.	REVISION	DATE	ENGR.



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4275-OVERALL
 H0019-4275-10.01

OVERALL SITE PLAN				
MALBIS STATION				
H PROPERTIES, LLC				
SCALE 1"=20'	DATE JANUARY, 2016	DRAWN BY C.S.C.	CHECKED BY	SHEET 3 OF 11