

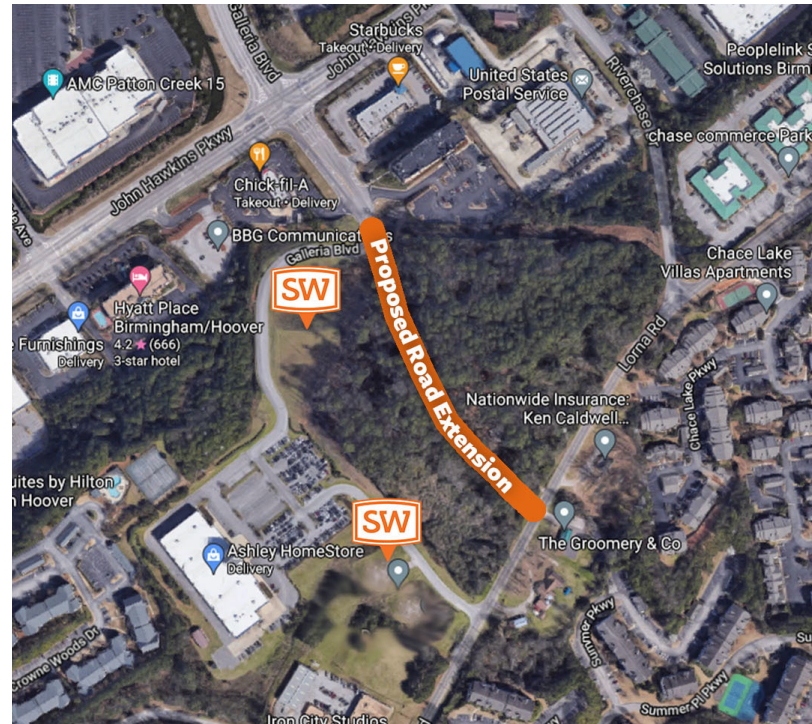
**FOR SALE**

4530 Galleria Blvd / 3939 Lorna Rd

4530 Galleria Blvd, Hoover, AL 35244



**SHANNON  
WALTCHACK**



#### OFFERING SUMMARY

Lot B:	1.17 acres	\$750,000
Lot C:	2.0 acres	\$1,100,000
- Lot C1:	1.0 acre	\$650,000
- Lot C2:	1.0 acre	\$550,000

#### PROPERTY DETAILS

- Two lots neighboring Ashley Home Furniture at Riverchase in Hoover near the Hwy 150, I-459 exit
- Access to traffic signal
- Adjoins newly proposed road extension

**LEN SHANNON, SIOR, CCIM, CPM**

205.222.1664

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REAL ESTATE**

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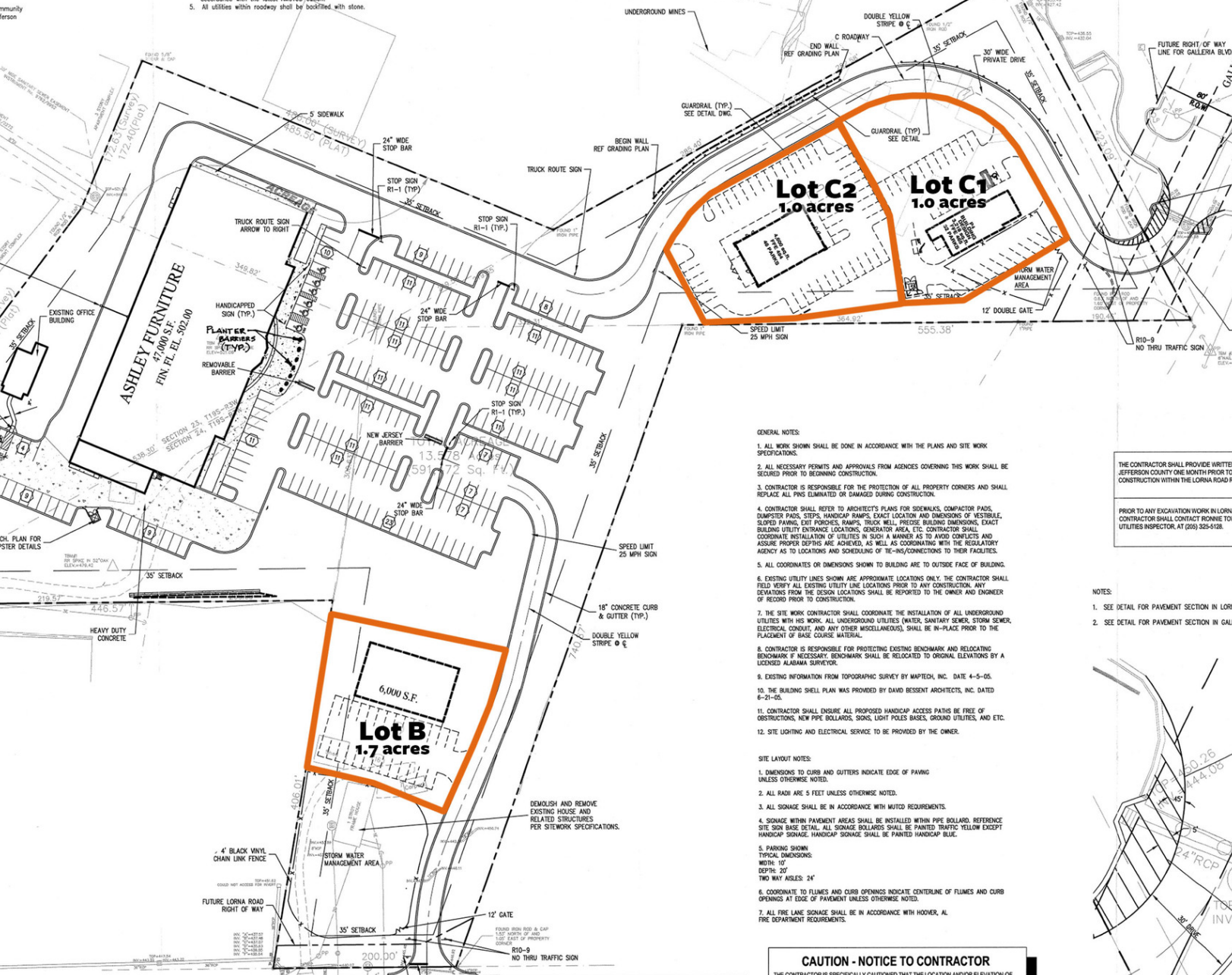
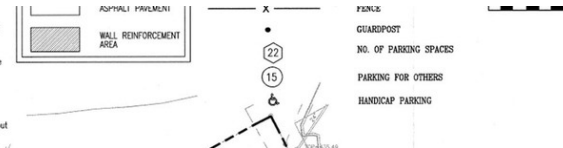


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STANDARD JEFFERSON COUNTY NOTES REQUIRED ON SITE DEVELOPMENT PLANS

- All construction to be in accordance with Jefferson County Specifications.
- Contractor and/or developer shall be responsible for construction and maintenance of erosion and sedimentation controls during construction for protection of adjacent properties, roadways, and waterways.
- Contractor and/or developer are responsible for providing a building site free of drainage problems.
- Contractor and/or developer shall be responsible for maintaining a proper traffic control plan for public safety adjacent to construction site. The traffic control plan must be in accordance with the latest MUTCD edition.
- All utilities within roadway shall be backfilled with stone.

- channelizing drum and type "A" reflective sheeting shall be required on all signs.
- Hazardous conditions on open roadways such as pavement drop-offs in excess of 2", construction materials, vehicles, or equipment stored or placed within the roadway right of way, and open trenches across or near the roadway shall not be allowed unless the Contractor is on site working, and proper traffic control measures are being taken.
- The Contractor shall keep open roadways clean and free of construction debris, dirt, loose gravel or other material that may cause hazardous driving conditions.
- Traffic control devices shall meet the standard material and installation requirements specified in the current edition of the AASHTO Standard Specification for Highway Construction.
- Roadways and driveways shall remain open during construction. Channelizing devices shall be placed at 10' on center along minimum 20' radii to channelize traffic into and out of intersecting roads and drives within areas where channelizing devices are required.



- GENERAL NOTES:
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS.
  - ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
  - CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS FOR SIDEWALKS, COMPACTOR PADS, DUMPSTER PADS, STEPS, HANDICAP RAMPS, EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK WELLS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, GENERATOR AREA, ETC. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
  - ALL COORDINATES OR DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
  - EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE SHOWN LOCATIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
  - THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, AND ANY OTHER MISCELLANEOUS), SHALL BE IN-PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK AND RELOCATING BENCHMARK IF NECESSARY. BENCHMARK SHALL BE RELOCATED TO ORIGINAL ELEVATIONS BY A LICENSED ALABAMA SURVEYOR.
  - EXISTING INFORMATION FROM TOPOGRAPHIC SURVEY BY MAPTECH, INC. DATE 4-5-05.
  - THE BUILDING SHELL PLAN WAS PROVIDED BY DAVID BESSENT ARCHITECTS, INC. DATED 6-21-05.
  - CONTRACTOR SHALL ENSURE ALL PROPOSED HANDICAP ACCESS PATHS BE FREE OF OBSTRUCTIONS, NEW PIPE BOLLARDS, SIGNS, LIGHT POLES BASES, GROUND UTILITIES, AND ETC.
  - SITE LIGHTING AND ELECTRICAL SERVICE TO BE PROVIDED BY THE OWNER.

- SITE LAYOUT NOTES:
- DIMENSIONS TO CURB AND GUTTERS INDICATE EDGE OF PAVING UNLESS OTHERWISE NOTED.
  - ALL RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
  - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.
  - SIGNAGE WITHIN PAVEMENT AREAS SHALL BE INSTALLED WITHIN PIPE BOLLARD. REFERENCE SITE SIGN BASE DETAIL. ALL SIGNAGE BOLLARDS SHALL BE PAINTED TRAFFIC YELLOW EXCEPT HANDICAP SIGNAGE. HANDICAP SIGNAGE SHALL BE PAINTED HANDICAP BLUE.
  - PARKING DIMENSIONS: TYPICAL DIMENSIONS: WIDTH: 10' DEPTH: 20' TWO WAY AISLES: 24'
  - COORDINATE TO FLUMES AND CURB OPENINGS INDICATE CENTERLINE OF FLUMES AND CURB OPENINGS AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL FIRE LANE SIGNAGE SHALL BE IN ACCORDANCE WITH HOOVER, AL. FIRE DEPARTMENT REQUIREMENTS.

**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, OBSERVATIONS MADE IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST OBTAIN THE APPROPRIATE RECORDS COMPANY AND/OR SURVEY DATA PRIOR TO CONSTRUCTION.

Lot C can be divided into two lots, C1 & C2

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