

**Vestavia Hills
City Council Agenda
November 9, 2015
5:00 PM**

1. Call to Order
2. Roll Call
3. Invocation – Jordy Henson
4. Pledge Of Allegiance
5. Announcements and Guest Recognition
 - a. Announcement of Public Involvement Meeting for Project Number CMAQ-7030(600) for sidewalk along CR-43 (Massey Road) from SR-3 (US-31, Montgomery Highway) to CR-99 (Columbiana Road) in Vestavia Hills on Monday, November 23, 2015 at 5 PM
 - b. Applicants for Vestavia Hills Park and Recreation and Vestavia Hills Library Board; Set Time/Date for Interviews
6. City Manager’s Report
7. Councilors’ Reports
8. Approval of Minutes – October 26, 2015 (Regular Meeting)

Old Business

9. Resolution Number 4767 – Annexation – 90-Day – 1724 Vestaview Lane; Charles Farrell III, Owner (*public hearing*)
10. Ordinance Number 2609 - Annexation – Overnight – 1724 Vestaview Lane, Charles Farrell III, Owner (*public hearing*)
11. Resolution Number 4768 - Annexation – 90-Day – 2739 Rocky Ridge Road; Cameron Eaton and Tison Barganier, Owners (*public hearing*)

New Business

New Business (Requesting Unanimous Consent)

First Reading (No Action Taken At This Meeting)

12. Citizens Comments
13. Motion For Adjournment

PROJECT NUMBER: CMAQ-7030(600)

Sidewalks along CR-42 (Massey Road) from SR-3(US-31, Montgomery Highway) to CR-99 (Columbiana Road) in Vestavia Hills

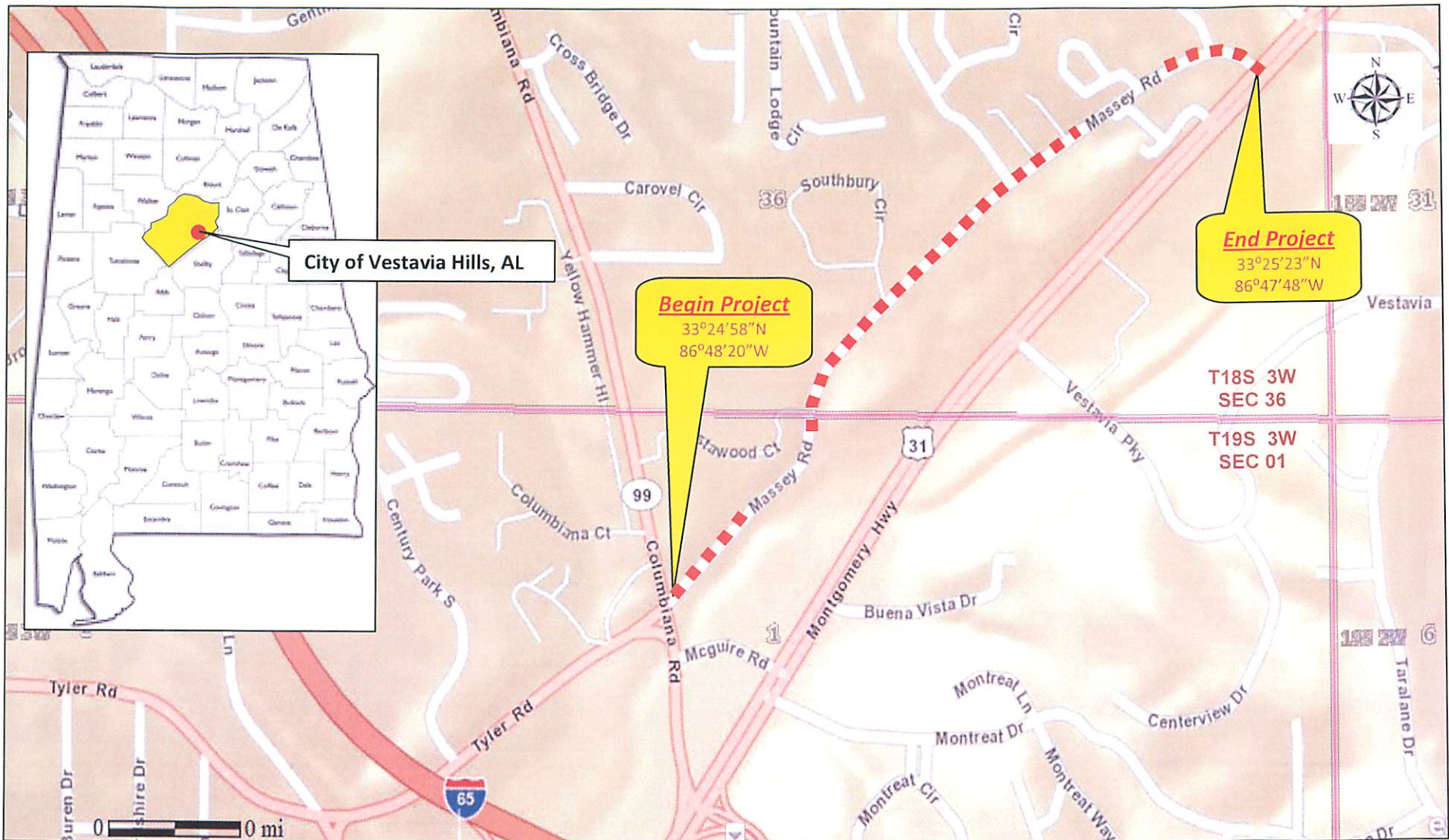
Monday, November 23, 2015
Vestavia Hills City Council Meeting
5:00 PM

City of Vestavia Hills – City Hall
1032 Montgomery Highway
Vestavia Hills, Alabama 35216

The City of Vestavia Hills, in conjunction with the Alabama Department of Transportation (ALDOT), is in the preliminary design phase for proposed improvements on CR-42 (Massey Road). This project involves the construction of sidewalks along Massey Road between SR-3(US-31 Montgomery Highway) and CR-99 (Columbiana Road).

Representatives from the City of Vestavia Hills and the design consultants will present information on the project during the November 23, 2015 City Council Meeting. You will have the opportunity to review and discuss the proposed project with these representatives.

Your written comments are needed to advance the project. You may submit your comments to the City of Vestavia Hills during this meeting or by mail to the City of Vestavia Hills. Comments must be received by Friday, December 11, 2015.



Prepared by:



Project No. CMAQ-7030(600)
Sidewalks Along CR-42 (Massey Road) from
SR-3 (US-31, Montgomery Highway) to
Columbiana Road
City of Vestavia Hills



CITY OF VESTAVIA HILLS

CITY COUNCIL

MINUTES

OCTOBER 26, 2015

The City Council of Vestavia Hills met in regular session on this date at 5:00 PM. The Mayor called the meeting to order and the City Clerk called the roll with the following:

MEMBERS PRESENT:

Mayor Alberto C. Zaragoza, Jr.
Steve Ammons, Mayor Pro-Tem
George Pierce
John Henley
Jim Sharp

OTHER OFFICIALS PRESENT:

Jeff Downes, City Manager
Patrick H. Boone, City Attorney
Rebecca Leavings, City Clerk
Melvin Turner, Finance Director
George Sawaya, Deputy Treasurer
Danny Rary, Police Chief
Jim St. John, Fire Chief
Terry Ray, Asst. Fire Chief
Brian Davis, Public Services Director
Christopher Brady, City Engineer
Conrad Garrison, City Planner
Lori Beth Kearley, Asst. Engineer

Invocation was given Melvin Turner III, Finance Director, followed by the Pledge of Allegiance.

ANNOUNCEMENTS, GUEST RECOGNITION, CANDIDATES

- Mr. Pierce recognized Linda Parker and Amy Kabase who were present representing the Vestavia Hills Chamber of Commerce.
- Mr. Ammons announced that the City Council is currently accepting applications for an upcoming vacancy on the Vestavia Hills Park and Recreation Board. The appointment is for a term of 5 years. Information and the application may be obtained on the City's website. Deadline for application is 5 PM, Monday, November 9, 2015.

- The Mayor announced that the City Council is currently accepting applications for an upcoming vacancy on the Vestavia Hills Library Board. The appointment is for a term of 4 years. Information and the application may be obtained on the City's website. Deadline for application is 5 PM, Monday, November 9, 2015

CITY MANAGER'S REPORT

- Mr. Downes gave an update on the status of the repaving of Rocky Ridge Road. He stated that the paving contractor would like to mobilize within the next week or two; however, winter weather might prohibit the project from commencing until next spring.
- On October 22, the City received correspondence from Jefferson County regarding the repaving of Sicard Hollow Road. The project is being led by Jefferson County. Their representatives chose CDG Engineers as the contractors to design the project and write the bid specs with an expected completion bid date near the beginning of the year.
- Mr. Downes gave an update on the status of an alternate entrance to the AVCC. He stated that the western entrance requires crossing private property as well as Jeffco property. Conversations with Jeffco indicate that they will sell the property to the City for the appraised value of \$10K. The County Commission will hopefully take action on the request soon.

COUNCILORS' REPORTS

- None.

APPROVAL OF MINUTES

The minutes of September 21, 2015 (Work Session) were presented for approval.

MOTION Motion to dispense with the reading of the minutes of September 21, 2015 (Work Session) and approve them as presented was by Mr. Pierce and second by Mr. Henley. Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – abstained	Mr. Sharp – yes
Mayor Zaragoza –yes	Motion carried.

The minutes of October 12, 2015 (Regular Meeting) and October 19, 2015 (Work Session) were presented for approval.

MOTION Motion to dispense with the reading of the minutes of October 12, 2015 (Regular Meeting) and October 19, 2015 (Work Session) and approve them as presented was by Mr. Henley and second by Mr. Sharp. Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza –yes	Motion carried.

OLD BUSINESS

ORDINANCE NUMBER 2608

Ordinance Number 2608 – Rezoning & Conditional Use Approval – 4248, 4244, 4240, 4232 Oakview Lane And 4325, 4321 And 4317 Dolly Ridge Road; Rezone From Vestavia Hills R-4, B-1 With Conditions, B-2 With Conditions, B-1.2, B-1.2 With Conditions And INST To Vestavia Hills B-1.2 With Conditional Use For 4-Story Building (*public hearing*)

MOTION Motion to approve Ordinance Number 2608 was by Mr. Ammons and second was by Mr. Henley.

Mr. Pierce recused himself from discussion and voting on this request due to a possible conflict of interest.

Stephen Hydinger, BREC Development, presented a PowerPoint presentation that began with the adopted Cahaba Heights Village Plan. He explained and pointed out excerpts from the Plan that led to this request and the effort and number of individuals that compiled this Plan. The request is for a B-1.2 zoning classification and read portions of the plan that he believes fully support this request. He indicated that the request is for a conditional use of a 4th story located below the building because of the topography of the property. He pointed out another portion of the approved plan that referenced a 5-story parking structure. He indicated that the first request was for a much larger development which was pulled, redrawn on a much smaller scale. Mr. Hydinger stated that if the community is so adamantly against the 4-story structure, then take the conditional use out of the equation. He requested that he be allowed to amend his request for rezoning without the conditional use.

Discussion ensued as to how much would be required to change in the site plan if the conditional use for the lower story is taken away from the request. Mr. Hydinger stated that he doesn't know how much it would change because this is a last minute request but they'd try and keep it as close to this site plan as possible.

Bent Owens, attorney for the City, stated that the Council can make minor changes from what was recommended by the Planning and Zoning Commission, but cannot make a significant change without remanding it back.

Discussion ensued as to the possibility that the case may be remanded back to the Planning and Zoning Commission if the site plan or the requested use might bear a significant change as determined by the Zoning Official.

Mr. Hydinger asked that his request be postponed until a later date so that he can draw an accurate site plan and bring the request back to the Council to be sure they have a good view of the entire development.

Following discussion, the Council determined that December 14, 2015 would be the best time to rehear the request in order that the applicant has time to redraw the project and present it to the Zoning Official. Mr. Hydinger stated that he is confident that he can redraw this without a major change and still leave off the conditional use. Following that discussion, the Mayor opened the floor for a motion.

MOTION Motion to postpone the request until December 14, 2015, at 5:00 PM with the condition that Mr. Hydinger redraw the request and present to the Zoning Official to determine if the case would be heard by the Council or remanded back to the Planning and Zoning Commission was by Mr. Ammons and second was by Mr. Henley. Roll call vote as follows:
Mr. Pierce – abstained Mr. Henley – yes
Mr. Ammons – yes Mr. Sharp – yes
Mayor Zaragoza – yes Motion carried.

NEW BUSINESS

RESOLUTION NUMBER 4766

Resolution Number 4766 – A Resolution Declaring Certain Personal Property As Surplus And Directing The City Manager To Sell And/Or Dispose Of Said Property

MOTION Motion to approve Resolution Number 4766 was by Mr. Ammons and second was by Mr. Pierce.

Mr. Downes stated that this is a request to surplus the remaining furniture at the old Municipal Center to sell and/or dispose of since moving out of the building.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	Motion carried.

FIRST READING (NO ACTION TO BE TAKEN AT THIS MEETING)

The Mayor stated that the following Resolutions and/or Ordinances will be presented at a public hearing at the Council's next regularly scheduled meeting on November 9, 2015 at 5 PM.

- Resolution Number 4767 – Annexation – 90-Day – 1724 Vestaview Lane; Charles Farrell III, Owner (*public hearing*)
- Ordinance Number 2609 - Annexation – Overnight – 1724 Vestaview Lane, Charles Farrell III, Owner (*public hearing*)
- Resolution Number 4768 - Annexation – 90-Day – 2739 Rocky Ridge Road; Cameron Eaton and Tison Barganier, Owners (*public hearing*)

CITIZENS COMMENTS

The Mayor opened the floor for citizen comments.

- Jack Norris, 2700 Pruett Place, stated that he is proud of the Council and the way this meeting was handled.
- Abby Brady, 3987 Natchez Drive, stated that this has been a directive from the entire community. She indicated that they have created the Cahaba Heights Community Foundation and that the Foundation would go forward.
- Robert Debuys, 3467 Mossbrook Lane, asked about what constituted a significant change. He indicated that they are concerned with 81 apartments.
- Peggy Gargas 3931 South River Circle, asked about stormwater and wastewater collection. She indicated that she has a number of questions concerning the plan for collection and Mr. Brady invited her to meet with him on a later date to discuss.
- Lane Brown, 3145 Dolly Ridge Drive, asked about the process of rewriting the B-1.2 zoning classification to have more restrictions.
- Keith Lee, 3527 W Lakeside Drive, stated that there is a one-year stay when the Council has voted on an application. Ms. Leavings indicated that the Council has not voted on the petition. They have only postponed it, so, that section is not applicable.

- Mark Hess, 4033 Martha's Circle, stated that the Council is on record in stating that any construction in this area would be a threat to public safety as evidenced by a previous Resolution concerning the construction of the roadway in the area.
- Jenny Lysinger, 3767 Poe Drive, asked that the Council consider the statements from the School Superintendent as the local expert for the school system. The Mayor responded.
- Jeremiah Rogers, 3005 Manor Brook Drive, echoed the comments of the Mayor and the crowd and stated that the Council did sign up for constructive criticism and that doesn't represent the majority of the opposition. He indicated that he is concerned that if this does come back to the Council, they might have the information to study; however, the public would not have that information. Mr. Henley responded that if this is on the agenda on the first meeting in December, the information will be available online at that time. He indicated that regardless of the conditional use or not, it's still apartments that are too close to the school and he is still against it.
- Susan Jones, 4425 Dolly Ridge Road, stated that Jefferson County didn't treat the community well and Vestavia annexed the area and made the school better than it has ever been. She commended the City for those efforts, but indicated that this development is going the wrong way.
- John Henley's comments explained the City Manager's job at handling Economic Development within the City.

MOTION Motion to adjourn was by Mr. Henley and second was by Mr. Ammons.
Meeting adjourned at 6:55 PM.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

RESOLUTION NUMBER 4767

**A RESOLUTION PROPOSING THE ANNEXATION
OF CERTAIN TERRITORY TO THE CORPORATE
LIMITS OF THE CITY OF VESTAVIA HILLS,
ALABAMA.**

WHEREAS, there has been a petition filed with the City Clerk of the City of Vestavia Hills, Alabama, and herein presented to the City Council of the City of Vestavia Hills, Alabama, dated July 28, 2015, wherein all owners of certain property contiguous to the City Limits of the City of Vestavia Hills, Alabama, ask that their property be annexed to the City of Vestavia Hills, Alabama; and

WHEREAS, said Petition has been presented to the City Council of the City of Vestavia Hills, Alabama, on the 26th day of October, 2015; and

WHEREAS, it would be in the best interest of the City of Vestavia Hills, Alabama, and to the citizens thereof to consider annexation of said territory and bringing it within the corporate limits of this Municipality; and

WHEREAS, said petitioners must comply with Act #604, 1970 Alabama Legislature regarding Fire Districts (property owners are to be responsible for fire dues if they are within another Fire District at the time of the annexation petition).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the said Petition shall be published one (1) time in *The Birmingham News*, a newspaper of general circulation in Vestavia Hills, Jefferson County, Alabama, on the 28th day of October, 2015.

2. That on the 22nd day of February, 2016, in the Vestavia Hills Municipal Center, a public hearing will be held to determine the truths of the matter set forth in said petition and to consider any protests or objections filed in writing with the City Clerk prior to such hearing, to determine whether it is in the public interest or not that said property be annexed to the City of Vestavia Hills, Alabama, and to consider adoption of an Ordinance annexing the territory described in said petition to this Municipality.

3. That this Resolution shall become known and referred to as Resolution Number 4767 by the City Council of the City of Vestavia Hills, Alabama, and as

annexation of the following described property by the City Council of the City of Vestavia Hills, Alabama:

1724 Vestaview Lane
Charles Farrell III, Owner(s)

More particularly described as follows:

Part of the SE ¼ of the NW ¼ of Section 25, Township 18, Range 3 West, more particularly described as follows:

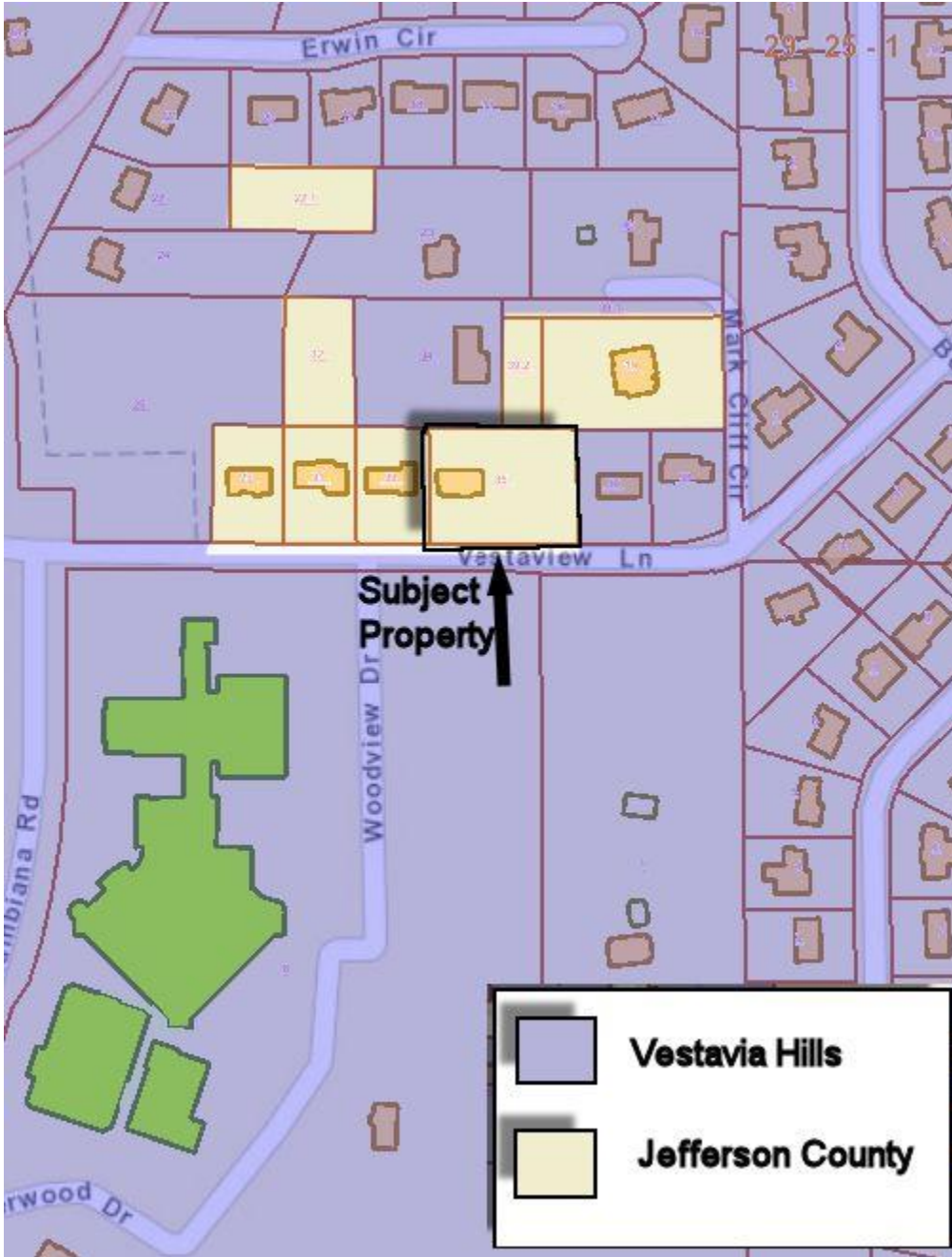
Begin at the Southeast Corner of said quarter-quarter section, thence west along the south line thereof a distance of 231.8 feet to the point of beginning of tract here described, said point being in the center of Rogers Road; thence continue West along said south line a distance of 206.8 feet; thence an an angle to the right of 88 degrees 53 minutes 30 seconds run north 179.92 feet; thence at an angle to the right of 90 degrees, 55 minutes run east 206.78 feet; thence at an angle to the right of 89 degrees 05 minutes run south 180.62 feet to the point of beginning.

APPROVED and ADOPTED this the 9th day of November, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk



Annexation Committee Petition Review

Property: 1724 Vestaview Lane

Owners: C. Stan Farrell, III

Date: 8-25-15

1. The property in question is contiguous to the city limits.
 Yes No Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
 Yes No Comments: _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
 Yes No Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
 Yes No Comments _____

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of 255,600. Meets city criteria: Yes No
 Comment: _____
6. This street has fewer than 100% of the individual properties within the limits of the city
 Yes No
 Number of total homes 8 Number in city 3
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
 Agreed to by petitioner: Yes No Comment _____

Property: 1724 VESTAVIEW Lane

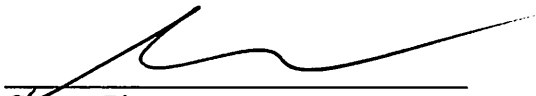
8. A non-refundable administrative fee of \$100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of \$ _____ will be paid to offset costs associated with the annexation. Yes No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials. Yes No _____ Comment _____

10. Are there any concerns from city departments? Yes _____ No Comments: _____

11. Information on children: Number in family 0; Plan to enroll in VH schools Yes _____ No Comments: _____

Other Comments: _____



George Pierce
Chairman

EXHIBIT "C"

CITY OF VESTAVIA HILLS
Department Review of Proposed Annexation
(To Be completed by City Staff)

The following properties have requested to be annexed into the City. Please review this request and then forward your comments to the City Clerk as soon as is reasonably possible.

Location: 1724 Vestaview Lane

Engineering: _____ Date: _____ Initials: _____

1724 Vestaview Lane – no concerns noted; pavement in good condition and already maintained by City; we are awaiting completion of inspection of 36" concrete drainage pipe.

Public Services:
Comments: _____

Police Department: _____ Date: 8-7-15 Initials: _____

Comments: _____

Fire Department: _____ Date: 8/12/15 Initials: (SK)

Comments: _____

PARCEL #: 29 00 25 2 009 035.000 [111-C0] Baths: 1.5 H/C Sqft: 1,750
OWNER: GORE LEFOYLE D 18-020.0 Bed Rooms: 3 Land Sch: L1
ADDRESS: 1724 VESTAVIEW LN VESTAVIA AL 35216-1731 Land: 147,200 Imp: 107,300 Total: 254,500
LOCATION: 1724 VESTAVIEW LN VESTAVIA HILLS AL 35216 Acres: 0.000 Sales Info: \$0

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2015

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 2 OVER 65 CODE:
 EXEMPT CODE: DISABILITY CODE:
 MUN CODE: 01 COUNTY HS YEAR: 0
 SCHOOL DIST: EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 50.1

VALUE

LAND VALUE 10% \$0
 LAND VALUE 20% \$147,180
 CURRENT USE VALUE [DEACTIVATED] \$0
CLASS 2
 BLDG 001 111 \$107,300

CLASS 3

CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$255,600.00 BOE VALUE: 0

TOTAL MARKET VALUE [APPR. VALUE: \$254,500]: \$254,480
 Assesment Override:
 MARKET VALUE:
 CU VALUE:
 PENALTY:
 ASSESSED VALUE:

DEEDS

PAYMENT INFO

INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
		12/15/2014	2014	-	\$14,568.91
		1/3/2015	2014	-	\$2,561.11
			2013		\$0.00
			2012		\$0.00
		20051231	2005	***	\$890.79
		20050207	2004	***	\$811.15
		19991117	1999	***	\$587.33
		19981030	1998	***	\$425.17
		19971020	1997	***	\$425.17
		19961108	1996	***	\$425.17

**C. Stan Farrell, III
Two Poinciana Drive
Birmingham, AL 35209
205-266-0426**

July 31, 2015

Mrs. Rebecca Leavings
Vestavia Hills Municipal Center
513 Montgomery Highway
Vestavia Hills, AL 35216

RE: 1724 Vestaview Lane
Annexation Application

Dear Mrs. Leavings,

It was a pleasure to meet you this morning and I appreciate you taking time to walk me through the annexation process.

Please accept this letter as a complete summary of my plans and expectations for the above referenced property which I have applied for annexation in the City of Vestavia Hills.

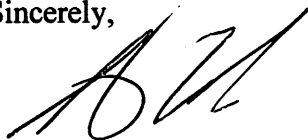
I purchased the property in March, 2015 with plans to recycle the house from the original condition to that of a new one which will include new wiring, plumbing, HVAC, sheetrock, modern and spacious floor plan, exterior, driveway, deck and landscaping.

It is not my intent to occupy the premises because I live in another city.

I believe and the market comps support a market price ranging from \$315,000-\$345,000 based on the size, location and finished product.

Please let me know if you need additional information.

Sincerely,



C. Stan Farrell, III

STATE OF ALABAMA

JEFFERSON COUNTY

PETITION FOR ANNEXATION TO THE
CITY OF VESTAVIA HILLS, ALABAMA

Date of Petition: 7/28/2015

To the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama:

We, the undersigned owners of the properties set out in red outline in Exhibit "A" attached hereto, which properties are contiguous to the City limits of the City of Vestavia Hills, Alabama, under the authority of Act No. 32 of the Special Session of the Alabama Legislature of 1964, do hereby petition the City of Vestavia Hills, Alabama, that the properties set out in red outline in Exhibit "A" attached, situated in JEFFERSON County, Alabama, be annexed to the City of Vestavia Hills, Alabama. The metes and bounds description of the boundary of the property of the undersigned proposed to be annexed is also set out on said Exhibit "A" and a map showing in red the property proposed for annexation by this petition is also attached and made a part hereof.

The undersigned petitioners do further petition that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, set a date for the hearing of this petition and any objections in writing to the petition or protest, on a date certain and that no less than ninety (90) days before said date certain for said hearing on this petition, that a notice of said hearing along with this petition be published in a newspaper of general circulation in Jefferson County, Alabama.

We, the undersigned petitioners do also ask that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, do all things necessary and requisite to comply with the terms of Act No. 32 of the Special Session of the Alabama Legislature of 1964.

@ STAN FARRELL @ gmail . com

Stan Farrell

266 - 0426

EXHIBIT "A"

LOT: _____

BLOCK: _____

SURVEY: _____

RECORDED IN MAP BOOK _____, PAGE _____ IN THE
PROBATE OFFICE OF _____ COUNTY, ALABAMA.

COUNTY ZONING: R 1

COMPATIBLE CITY ZONING: R 1

LEGAL DESCRIPTION (METES AND BOUNDS):

COM INT E LN OF NW 1/4 & N R/W VESTAVIEW LN
W 234 FT ALG SD R/W TO POB TH CONT W 207 FT N
163 FT E 207 S 161 FT TO POB LYING IN SE 1/4 OF
NW 1/4 SECT 25 TWP 18 S RANGE 3W



Greater Alabama MLS - IMAPP

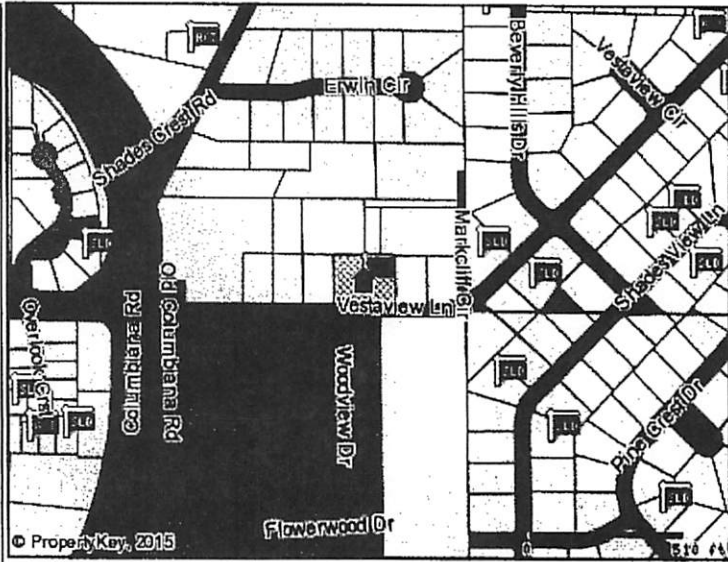
Jefferson County Tax Report - 1724 VESTAVIEW LN, BIRMINGHAM, AL 35216-1731

PROPERTY INFORMATION

PID # 29-00-25-2-009-035.000
Property Type: Residential
Property Address:
 1724 VESTAVIEW LN
 BIRMINGHAM, AL 35216-1731
Current Owner:
 LEFOYLE D GORE
Tax Mailing Address:
 1724 VESTAVIEW LN
 VESTAVIA, AL 35216-1731

Land Areas:
 1. HOUSEHOLD UNITS / 111
Lot Size: 0.77 acres / 33,534 sf
Zoning: R1
Frontage: 207 ft
Depth: 162 ft
Tax District: COUNTY
Subdivision:

Twn: 18 / **Rng:** 03 / **Sec:** 25
Block: 009 / **Lot:** 035.000
Legal Description:
 COM INT E LN OF NW 1/4 & N R/W VESTAVIEW LANE W 234 FT ALG SD R/W TO POB TH CONT W 207 FT N 163 E 207 S 161 FT TO POB LYING IN SE 1/4 OF NW 1/4 SECT 25 TWSP 18S RANGE 3W
Plat Book: / **Plat Page:**
Census Tract: 012915 / **Block:** 5033
Lat: 33.440527 **Lon:** -86.805596



Residential Agricultural Government
 Commercial Industrial Other
 Water
 Condo

Active Sold Pending Withdrawn Canceled Expired

TAX VALUATION INFORMATION

	2010 Final	2011 Final	2012 Final	2013 Final	2014 Final
Building Value:	\$120,700	\$120,700	\$108,400	\$108,400	\$108,400
Extra Feature Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$147,200	\$147,200	\$147,200	\$147,200	\$147,200
Total Assessed Value:	\$267,900	\$267,900	\$255,600	\$255,600	\$255,600
Percent Change:	- n/a -	0%	-4.59%	0%	0%
Total Exemptions:	\$536	\$536			
Taxable Value:	\$26,790	\$26,790	\$25,558	\$25,560	\$51,120
Tax Amount:	\$0.00	\$0.00	-n/a-	\$0.00	\$2,561.11

[Link To County Tax Collector](#)

SALES INFORMATION

There are no sales for this property in our database.

BUILDING/IMPROVEMENT INFORMATION

1. HOUSEHOLD UNITS	Living Area: 1,750 sf	Year Built: 1955
Bedrooms: 3	Bathrooms:	Stories: 1.0
Rooms: 7	Eff Year Built: 1991	
Base Area: 1,750 sf	Adj Upper Floor Area: 0 sf	Fireplaces: Yes (1)
Heating: HEAT/AC FHA/AC	Flooring: VINYL	Grade: C0
Int Wall: WOOD PANELS	Ext Wall: CEDAR, BEVELED	
Roof Cover: ASPHALT SHINGLES	Roof Type: HIP-GABLE	
Use Code:	Percent Good: 80 %	Bldg Mkt Value: \$55
Building Subareas: MS - MS (44 sf)		
B - BASEMENT - GARAGE UNDER LIVING AREA, NO FINISH (720 sf)		
UTILITIES INFORMATION:	Water: PUBLIC	Sewer: SEPTIC TANK
		Gas: NATURAL

FLOOD ZONE DETAILS

Zone X: Area that is determined to be outside the 1% and 0.2% chance floodplains.
Zone X: Area that is determined to be outside the 1% and 0.2% chance floodplains.

Foundation	Wood Subfloor	Interior Finish	Drywall(Sheetrock)
Floor System		Air Conditioning	
Exterior Wall	Cedar Beveled	Heat Type	Heat/Ac Fha/Ac
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features
 No extra features were found for this parcel.

Property Characteristics: Lot

Land Use	Household Units	Lot Dimensions	207S X 163S IRR
Block/Lot		Lot Square Feet	33,541
Latitude/Longitude	33.440525°/-86.805577°	Acreage	0.77

Property Characteristics: Utilities/Area

Gas Source	Natural	Road Type	Paved
Electric Source	None	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Septic Tank	Special School District 1	068
Zoning Code	R1	Special School District 2	
Owner Type			

Legal Description

Subdivision		Plat Book/Page	
Block/Lot		Description	Com Int E Ln Of Nw 1/4 & N RW Vestaview Lane W 234 Ft Alg Sd R/W To Pob Th Cont W 207 Ft N 163 E 207 S 161 Ft To Pob Lying In Se 1/4 Of Nw 1/4 Sect 25 Twsp 18S Range 3W
District/Ward	Outside Any Municipality		

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	Firm Panel	FIRM Panel ID	Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.		01073C0556H	09/03/2010

Zone Source: FEMA DFIRM Data

Tuesday, July 28, 2015

1724 Vestaview Ln, Vestavia, AL 35216-1731
 Jefferson County, AL parcel# 29 00 25 2 009 035.000

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 Information Deemed Reliable But Not Guaranteed.
 Contact Us at (800) 374-7488 ext 3 for Help.



Property Report

Tuesday, July 28, 2015

1724 Vestaview Ln, Vestavia, AL 35216-1731
Jefferson County, AL parcel# 29 00 25 2 009 035.000

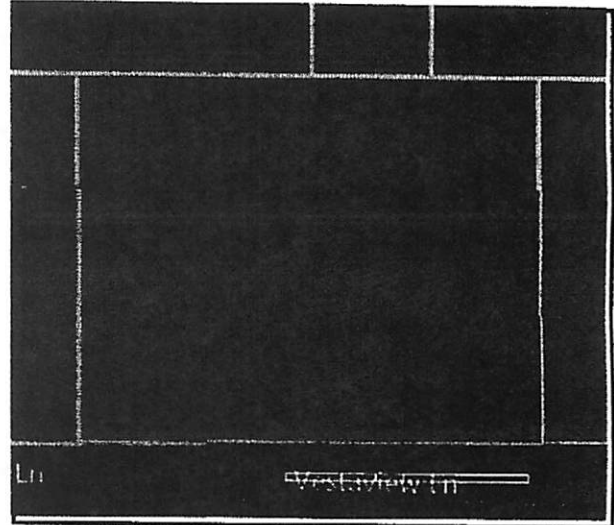
Property Report

Location
Property Address | 1724 Vestaview Ln
 Vestavia, AL 35216-1731
Subdivision
County | Jefferson County, AL

Current Owner
Name | Gore Lefoyle D
Mailing Address | 1724 Vestaview Ln
 Vestavia, AL 35216-1731

Property Summary
Property Type | Residential
Land Use | Household Units
Improvement Type | Household Units
Square Feet | 1750 sf

General Parcel Information
Parcel/Tax ID | 29 00 25 2 009 035.000
Alternate Parcel ID
Account Number | 408201
District/Ward | Outside Any Municipality
2010 Census Trct/BIK | 129.15/5
Assessor Roll Year | 2014



*I WOULD GO W/ THIS
 PROPERTY DESCRIPTION BUT
 YOU SHOULD DOUBLE CHECK*

Sales History through 07/02/2015
 No sales information was found for this parcel.

Tax Assessment

Appraisals		Amount	Taxes		Amount
Assessment Year		2014	Tax Year		2014
Appraised Land		\$147,200	City Taxes		\$0
Appraised Improvements		\$108,400	County Taxes		\$0
Total Tax Appraisal		\$255,600	Total Taxes		\$2,561.11
Total Assessment		\$51,120	Exempt Amount		
			Exempt Reason		

Mortgage History
 No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Household Units		1750	1955	1991	3	1	7	1	
Building Square Feet (Living Space)						Building Square Feet (Other)				
Base Area			1750	Garage Unfinished Under Living Area			720			
Construction						Roof Framing		Hip-Gable		
Quality						Roof Cover Deck		Asphalt Shingles		
Shape						Cabinet Millwork				
Partitions						Floor Finish		Carpet Combination		
Common Wall										

EXHIBIT "B"

VESTAVIA HILLS BOARD OF EDUCATION

**1204 Montgomery Highway
Vestavia Hills AL 35216**

(To be completed by the City)

Date of Annexation Petition _____ Action Taken: Grant _____
 Deny _____

Resolution: Date: _____ Number: _____
 Overnight Ordinance: Date: _____ Number: _____
 90 Day Final Ordinance: Date: _____ Number: _____

(To be completed by Homeowner)

Name(s) of Homeowner(s): _____

Address: _____

City: _____ State: _____ Zip: _____

Information on Children:

**Plan to Enroll In
Vestavia Hills School?**

	Name(s)	Age	School Grade	Yes	No
1.					
2.					
3.	<i>None</i>				
4.					
5.					
6.					

Approximate date for enrolling students in Vestavia Hills City Schools if above response is "yes". _____

See attached

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

<u>SIGNATURE(S)</u>	<u>DESCRIPTION OF PROPERTY</u>
<u>[Handwritten Signature]</u>	Lot _____ Block _____ Survey _____
_____	Lot _____ Block _____ Survey _____
_____	Lot _____ Block _____ Survey _____

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

Jefferson COUNTY

C Stan Farrell, III being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.

[Handwritten Signature]
Signature of Certifier

Subscribed and sworn before me this the 24th day of July, 2015.

[Handwritten Signature]
Notary Public



My commission expires: 7/15/2019

ORDINANCE NUMBER 2609

AN ORDINANCE TO ALTER, REARRANGE, AND EXTEND THE CORPORATE LIMITS OF THE CITY OF VESTAVIA HILLS, ALABAMA, SO AS TO EMBRACE AND INCLUDE WITHIN THE CORPORATE AREA OF SAID CITY ALL TERRITORY NOW WITHIN SUCH CORPORATE LIMITS AND ALSO CERTAIN OTHER TERRITORY CONTIGUOUS TO SAID CITY.

WHEREAS, a certain petition signed by Charles Farrell III dated July 28, 2015, that the property therein described be annexed to the City of Vestavia Hills, Alabama, together with a map of said territory showing its relationship to the corporate limits of the City, has been filed with the City Clerk of the City of Vestavia Hills; and

WHEREAS, this Council has determined and found that the matters set forth and alleged in said petition are true and correct, and that it is in the public interest that said territory be annexed to the City of Vestavia Hills;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Vestavia Hills, Alabama, as follows:

SECTION 1. That said Council hereby assents to the annexation of said territory to the City of Vestavia Hills, Alabama, the corporate limits of the City to be extended and rearranged pursuant to the provisions of Title 11, Chapter 42, Article 2, Code of Alabama, 1975 (Sections 11-42-20 through 11-42-23, as amended) so as to embrace and include said territory, in addition to the territory already within its present corporate limits. The new boundary line does not lie at any point more than half the distance between the old city boundary and the corporate boundary of any other municipality. Said territory is described as follows:

1724 Vestaview Lane
Charles Farrell III, Owner(s)

More particularly described as follows:

Part of the SE ¼ of the NW ¼ of Section 25, Township 18, Range 3 West, more particularly described as follows:

Begin at the Southeast Corner of said quarter-quarter section, thence west along the south line thereof a distance of 231.8 feet to the point of beginning of tract here described, said point being in the center of Rogers

Road; thence continue West along said south line a distance of 206.8 feet; thence an an angle to the right of 88 degrees 53 minutes 30 seconds run north 179.92 feet; thence at an angle to the right of 90 degrees, 55 minutes run east 206.78 feet; thence at an angle to the right of 89 degrees 05 minutes run south 180.62 feet to the point of beginning.

SECTION 2. That the City Clerk shall file a certified copy of this Ordinance containing an accurate description of said annexed territory with the Probate Judge of Jefferson County, Alabama, and also cause a copy of this Ordinance to be published/posted in accordance with Alabama law.

APPROVED and ADOPTED this the 9th day of November, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

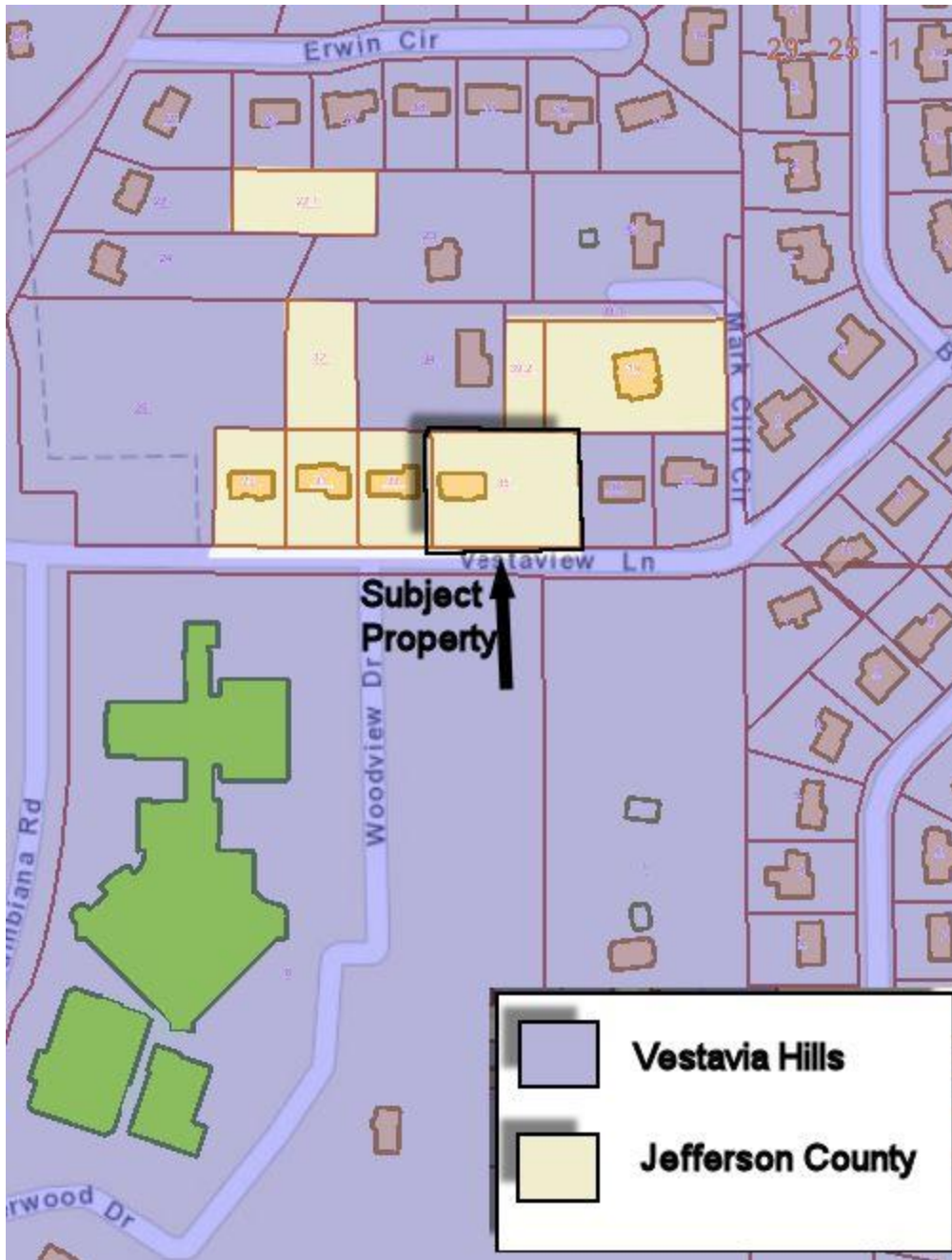
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2609 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 9th day of November, 2015, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



RESOLUTION NUMBER 4768

**A RESOLUTION PROPOSING THE ANNEXATION
OF CERTAIN TERRITORY TO THE CORPORATE
LIMITS OF THE CITY OF VESTAVIA HILLS,
ALABAMA.**

WHEREAS, there has been a petition filed with the City Clerk of the City of Vestavia Hills, Alabama, and herein presented to the City Council of the City of Vestavia Hills, Alabama, dated June 8, 2015, wherein all owners of certain property contiguous to the City Limits of the City of Vestavia Hills, Alabama, ask that their property be annexed to the City of Vestavia Hills, Alabama; and

WHEREAS, said Petition has been presented to the City Council of the City of Vestavia Hills, Alabama, on the 26th day of October, 2015; and

WHEREAS, it would be in the best interest of the City of Vestavia Hills, Alabama, and to the citizens thereof to consider annexation of said territory and bringing it within the corporate limits of this Municipality; and

WHEREAS, said petitioners must comply with Act #604, 1970 Alabama Legislature regarding Fire Districts (property owners are to be responsible for fire dues if they are within another Fire District at the time of the annexation petition).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the said Petition shall be published one (1) time in *The Birmingham News*, a newspaper of general circulation in Vestavia Hills, Jefferson County, Alabama, on the 28th day of October, 2015.

2. That on the 22nd day of February, 2016, in the Vestavia Hills Municipal Center, a public hearing will be held to determine the truths of the matter set forth in said petition and to consider any protests or objections filed in writing with the City Clerk prior to such hearing, to determine whether it is in the public interest or not that said property be annexed to the City of Vestavia Hills, Alabama, and to consider adoption of an Ordinance annexing the territory described in said petition to this Municipality.

3. That this Resolution shall become known and referred to as Resolution Number 4768 by the City Council of the City of Vestavia Hills, Alabama, and as

annexation of the following described property by the City Council of the City of Vestavia Hills, Alabama:

2739 Rocky Ridge Road
Cameron Eaton and Tison Bargainier, Owner(s)

More particularly described as follows:

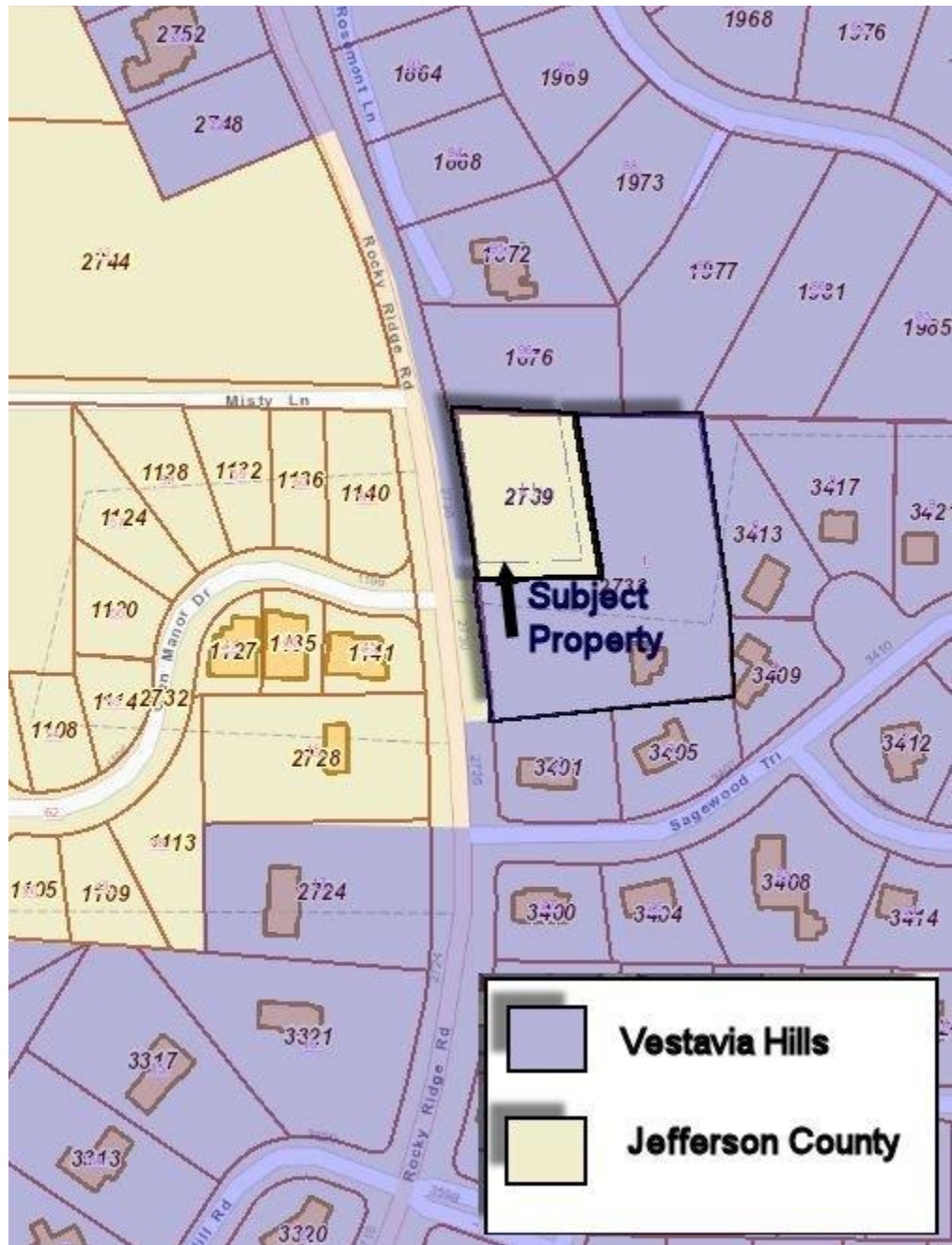
A parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 29, Township 18 South, Range 2 West. Jefferson County, Alabama, said parcel being a portion of Lot 1 Lloyd's Subdivision as recorded in Map Volume ISO, Page 41, in the Office of the Judge of Probate, Jefferson County, Alabama, being more particular described as follows: Begin at a found rebar marking the Northwest corner of said Lot 1 Lloyd's Subdivision; thence run along the North line of said Lloyd's Subdivision for a distance of 150.00 feet to a set capped rebar stamped CA-560-LS; thence turn and an angle of 98 degrees 06 minutes 56 seconds to the left and run a distance of 200.00 feet to a set 5/8 inch capped rebar stamped GSA, said point marking the city limits of Jefferson County and Vestavia Hills, Alabama; thence turn an angle of 81 degrees 53 minutes 04 seconds to the left and run along the North line of said city limits for a distance of 150.00 feet to a set 5/8 inch capped rebar stamped GSA, said point also lying on the Easternmost right of way of Rocky Ridge Road; thence turn an angle of 98 degrees 00 minutes 57 seconds to the left and run along said right of way for a distance of 60.00 feet to a found capped rebar stamped Weygand; thence turn an angle of 180 Degrees 08 Minutes 33 Seconds to the left and run along said right of way for a distance of 140.00 feet to the POINT OF BEGINNING. Said parcel contains 29,689 Square Feet or 0.68 Acres more or less.

APPROVED and ADOPTED this the 9th day of November, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk



Annexation Committee Petition Review

Property: 2739 Rocky Ridge Road

Owners: Cameron Eaton and Tison Bargainier

Date: 8-25-15

1. The property in question is contiguous to the city limits.
 Yes No Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
 Yes No Comments: _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
 Yes No Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
 Yes No Comments _____

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of 21,500. Meets city criteria: Yes No
 Comment: LOT - LOT IS VACANT
6. This street has fewer than 100% of the individual properties within the limits of the city
 Yes No
 Number of total homes _____ Number in city multiple Homes in city
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
 Agreed to by petitioner: Yes No Comment _____

EXHIBIT "C"

CITY OF VESTAVIA HILLS
Department Review of Proposed Annexation
(To Be completed by City Staff)


The following properties have requested to be annexed into the City. Please review this request and then forward your comments to the City Clerk as soon as is reasonably possible.

Location: 2739 Rocky Ridge Road


Engineering: Date: _____ Initials: _____

2739 Rocky Ridge Road – no concerns noted; future development plan will require review and permit for new access to Rocky Ridge Road; Rocky Ridge Road resurfacing planned for near future and anticipated to be maintained by Jefferson County as a multijurisdictional "through road".

Public Services:
Comments: _____

Police Department: Date: 8-7-15 Initials: 

Comments: _____

Fire Department: Date: 8/12/15 Initials: 

Comments: _____

PARCEL #: 28 00 29 1 001 001.001 Baths: **0.0** H/C Sqft: **0**
OWNER: GULAS ALECK T **18-011.0** Bed Rooms: **0** Land Sch: **A114**
ADDRESS: 2043 COUNTRY RIDGE CIR VESTAVIA AL 35243-4307 Land: **21,500** Imp: **0** Total: **21,500**
LOCATION: 2739 ROCKY RIDGE RD BHAM AL 35243 Acres: **0.000** Sales Info: **\$0**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2015 ▾

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 2 OVER 65 CODE:
 EXEMPT CODE: DISABILITY CODE:
 MUN CODE: 01 COUNTY HS YEAR: 0
 SCHOOL DIST: EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 50.1

VALUE

LAND VALUE 10% \$0
 LAND VALUE 20% \$21,540
 CURRENT USE VALUE [DEACTIVATED] \$0

CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$21,500.00 BOE VALUE: 0

TOTAL MARKET VALUE [APPR. VALUE: \$21,500]: \$21,540
 Assesment Override:
 MARKET VALUE:
 CU VALUE:
 PENALTY:
 ASSESSED VALUE:

DEEDS

PAYMENT INFO

INSTRUMENT NUMBER

DATE

PAY DATE

TAX YEAR

PAID BY

AMOUNT

[3162-515](#)

04/19/1987

5/18/2015

2014

DAVID P. CONDON

\$400.94

5/19/2014

2013

-

\$415.20

5/20/2013

2012

GULAS, THEODORE

\$282.51

20120315

2011

\$246.18

20110325

2010

\$236.88

20100330

2009

\$247.26

20090327

2008

\$247.26

20080324

2007

\$358.46

20070104

2006

\$344.10

20060216

2005

\$174.44

20041231

2004

\$166.83

20031231

2003

\$171.83

20021231

2002

\$106.20

20011231

2001

\$106.20

20001231

2000

\$106.20

19991231

1999

\$106.20

19990108

1998

\$89.38

19971204

1997

\$84.16

19961231

1996

\$79.16

STATE OF ALABAMA

JEFFERSON COUNTY

**PETITION FOR ANNEXATION TO THE
CITY OF VESTAVIA HILLS, ALABAMA**

Date of Petition: June 8, 2015

To the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama:

We, the undersigned owners of the properties set out in red outline in Exhibit "A" attached hereto, which properties are contiguous to the City limits of the City of Vestavia Hills, Alabama, under the authority of Act No. 32 of the Special Session of the Alabama Legislature of 1964, do hereby petition the City of Vestavia Hills, Alabama, that the properties set out in red outline in Exhibit "A" attached, situated in JEFFERSON County, Alabama, be annexed to the City of Vestavia Hills, Alabama. The metes and bounds description of the boundary of the property of the undersigned proposed to be annexed is also set out on said Exhibit "A" and a map showing in red the property proposed for annexation by this petition is also attached and made a part hereof.

The undersigned petitioners do further petition that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, set a date for the hearing of this petition and any objections in writing to the petition or protest, on a date certain and that no less than ninety (90) days before said date certain for said hearing on this petition, that a notice of said hearing along with this petition be published in a newspaper of general circulation in Jefferson County, Alabama.

We, the undersigned petitioners do also ask that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, do all things necessary and requisite to comply with the terms of Act No. 32 of the Special Session of the Alabama Legislature of 1964.

EXHIBIT "A"

LOT: 1 (PID:28-00-29-1-001-001.001)

BLOCK: 001

SURVEY: LLOYD'S SUBDIVISION

RECORDED IN MAP BOOK 150, PAGE 41 IN THE
PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

COUNTY ZONING: E-2

COMPATIBLE CITY ZONING: R-1

LEGAL DESCRIPTION (METES AND BOUNDS):

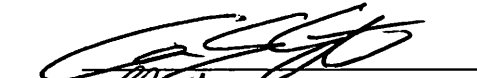
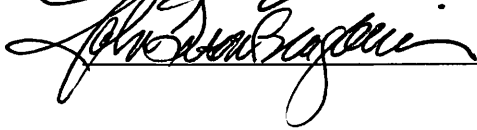
A parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 29, Township 18 South, Range 2 West. Jefferson County, Alabama, said parcel being a portion of Lot 1 Lloyd's Subdivision as recorded in Map Volume 150, Page 41, in the Office of the Judge of Probate, Jefferson County, Alabama, being more particular described as follows:

Begin at a found rebar marking the Northwest corner of said Lot 1 Lloyd's Subdivision; thence run along the North line of said Lloyd's Subdivision for a distance of 150.00 feet to a set capped rebar stamped CA-560-LS; thence turn and an angle of 98 degrees 06 minutes 56 seconds to the left and run a distance of 200.00 feet to a set 5/8 inch capped rebar stamped GSA, said point marking the city limits of Jefferson County and Vestavia Hills, Alabama; thence turn an angle of 81 degrees 53 minutes 04 seconds to the left and run along the North line of said city limits for a distance of 150.00 feet to a set 5/8 inch capped rebar stamped GSA, said point also lying on the Easternmost right of way of Rocky Ridge Road; thence turn an angle of 98 degrees 00 minutes 57 seconds to the left and run along said right of way for a distance of 60.00 feet to a found capped rebar stamped Weygand; thence turn an angle of 180 Degrees 08 Minutes 33 Seconds to the left and run along said right of way for a distance of 140.00 feet to the POINT OF BEGINNING. Said parcel contains 29,689 Square Feet or 0.68 Acres more or less.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

SIGNATURE(S)

DESCRIPTION OF PROPERTY

	Lot <u>1</u> Block <u>001</u> Survey <u>Lloyd's Subdivision</u>
	Lot _____ Block _____ Survey _____
_____	Lot _____ Block _____ Survey _____

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

Jefferson COUNTY

CAMERON S. EATON being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.


Signature of Certifier

Subscribed and sworn before me this the 8th day of June, 2015.


Notary Public

MY COMMISSION EXPIRES FEBRUARY 13, 2016

My commission expires: _____

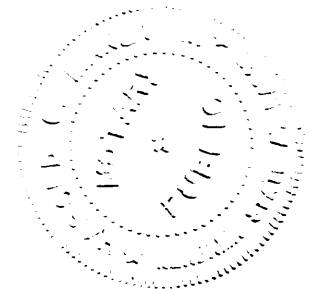


EXHIBIT "B"

VESTAVIA HILLS BOARD OF EDUCATION

1204 Montgomery Highway
Vestavia Hills AL 35216

(To be completed by the City)

Date of Annexation Petition _____ Action Taken: Grant _____
Deny _____

Resolution: Date: _____ Number: _____
Overnight Ordinance: Date: _____ Number: _____
90 Day Final Ordinance: Date: _____ Number: _____

(To be completed by Homeowner)

Name(s) of Homeowner(s): _____

Address: _____

City: _____ State: _____ Zip: _____

Information on Children:

**Plan to Enroll In
Vestavia Hills School?**

	Name(s)	Age	School Grade	Yes	No
1.					
2.					
3.					
4.					
5.					
6.					

Approximate date for enrolling students in Vestavia Hills City Schools if above response is "yes". _____

FOR INFORMATION ONLY

DATE: 01-11-2015
 DRAWN BY: C1 - RD
 PROJECT NO: 1508002

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 2175 SHIRLEY AVENUE, SUITE 100
 MOBILE, ALABAMA 36688
 PHONE: (205) 962-4488
 FAX: (205) 962-3033
 WWW.GONZALEZ-STRONG.COM
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RESIDENTIAL SUBDIVISION
 CONCEPT PLAN
 SLATE BARGAMIER BUILDING, INC.
 HOOKY HOOB ROAD
 VESTARA HILLS, ALABAMA
 B. HANDEL, P.E.
 CELL # 334-222-2222
 DATE: 01/11/15

NO.	REVISIONS	DATE

LEGEND

- EXISTING STORM DRAIN
- EXISTING BUILDING LINE
- EXISTING DRIVE
- EXISTING WOODS
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING PAINT STRIPING
- PROPOSED IMPROVEMENTS
- EXISTMENT LINE
- SETBACK LINE
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY DRAIN
- PROPOSED DRIVE
- PROPOSED GAT LINE
- EXISTING TOTALING SHEET
- EXISTING POWER POLE
- EXISTING GAS LINE

FENCE 6 FT
 PROPOSED RELATION (L/AN/OT)
 WATER METER
 WATER MAIN
 POWER POLE
 LIGHT POLE

