

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

AUGUST 11, 2016

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: July 15, 2016

Final Plats

(1) **Consent Agenda:**

- A. **P-0816-36** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Heritage Hills-Phase I Resurvey No. 5**. The Purpose For This Request Is To Amend Easement Lines. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
- B. **P-0816-37** City of Vestavia Hills Is Requesting **Final Plat Approval** For **Resurvey Of Lot 1A Added Sign Easement Patchwork Farms**. The Purpose For This Request Is To Add An Easement. The Property Is Owned By Patchwork Retail Venture, LLC and Is Zoned Vestavia Hills PB.
- C. **P-0816-38** Benjamin Strout Is Requesting **Final Plat Approval** For **Resurvey of Lot 2 Palmer's Estate**. The Purpose For This Request Is To Create A 2 Lot Subdivision. The Property Is Owned By Benjamin Strout and Is Zoned Vestavia Hills E-2.

Rezoning/Conditional Use Recommendations:

- (2) **P-0816-33** Malcolm S. McLeod Is Requesting **Conditional Use Approval** For **Two Chickens** Located At **724 Paden Dr**. The Property Is Owned By City of Malcolm S. McLeod And Is Zoned Vestavia Hills R-2.
- (3) **P-0816-35** Cahaba Heights Corner, LLC & Bob Armstrong Is Requesting **Rezoning** for **3017 Cahaba Heights Rd.** from **Vestavia Hills O-1 and Vestavia Hills B-3 to Vestavia Hills B-1.2** For The Purpose Of Commercial Development.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
JULY 14, 2016
6:00 P.M.

The Planning and Zoning Commission of the City of Vestavia Hills met in regular session on this date at 6:00 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

MEMBERS PRESENT:

Lyle Larson, Chairman
Brian Wolfe
Fred Goodwin
Deloye Burrell
Greg Gilchrist
Jim Sharp

MEMBERS ABSENT:

Jim Brooks
Bill Visintainer
Blaine House

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of June 9, 2016 are presented for approval.

MOTION Motion to approve minutes as presented was by Mr. Burrell and second was by Mr. Gilchrist. Voice vote as follows:

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. Wolfe – yes
Motion carried.

Mr. Burrell – yes
Mr. Sharp – yes
Mr. Larson – yes

Consent Agenda/Final Plats:

- A. **P-0716-32** Chris Freeman Is Requesting **Final Plat Approval** For **Freemans Biltmore Estate Resurvey**. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Chris Freeman and Is Zoned Vestavia Hills R-3.

MOTION Mr. Gilchrist made a motion to approve item A. Second was by Mr. Sharp. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. Wolfe – yes
Motion carried.

Mr. Burrell – yes
Mr. Sharp – yes
Mr. Larson – yes

Conrad Garrison, City Planner

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 11, 2016**

- **CASE:** P-0816-36
- **REQUESTED ACTION:** Heritage Hills-Phase I Resurvey No. 5
- **ADDRESS/LOCATION:** Heritage Hills Way
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat is amending storm sewer easements. An easement will be removed from Lot 898B and added to lots 899A and 898B.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for single family residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

P0816-36//27-9-2-150,151&149
4861,4865&4857 Heritage Hills
Way
Final Map
Liberty Park Joint Venture, LLP

P&Z Application
Page 3

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 8000 Liberty Parkway, Suite 114

Birmingham, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Walter Schoel Engineering

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Dedication and vacation of storm sewer easement

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

Lot 898B, 898A and 899A, Amended Map Heritage Hill Phase I Resurvey No. 3

Property size: _____ feet X _____ feet. Acres: _____

VI. ZONING/REZONING:

The above described property is presently zoned: _____

2016 JUL 14 P 3:56

P0816-36//27-9-2-150,151&149
4861,4865&4857 Heritage Hills
Way
Final Map
Liberty Park Joint Venture, LLP

P&Z Application
Page 4

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date



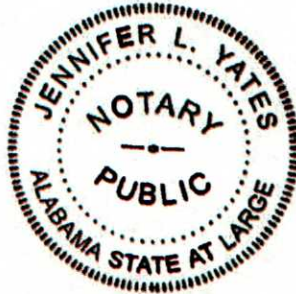
Representing Agent (if any)/date

Given under my hand and seal
this 14th day of July, 2016.



Notary Public

My commission expires 9th
day of May, 2020.



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 11, 2016**

- **CASE:** P-0816-37
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 1A Added Sign Easement Patchwork Farms
- **ADDRESS/LOCATION:** Cahaba River Rd.
- **APPLICANT/OWNER:** Patchwork Retail Venture, LLC
- **REPRESENTING AGENT:** David M. Bearden
- **GENERAL DISCUSSION:** Plat is adding a sign easement to Lot 1A for an information sign for the Patchwork Farms PUD.
- **PATCHWORK FARMS PUD:** This request is consistent with the PUD for business.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: City of Vestavia Hills

ADDRESS: 1032 Montgomery Hwy

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

David M. Bearden

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Add Sign Easement To Plat

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

NE 1/4 of NW 1/4 Section 34 T-18S R 2-W
and SW 1/4 of SW 1/4 Section 27 T 18S R 2-W

Property size: Mul Sides feet X see Attached feet. Acres: Easement size 0.08 ac

VI. ZONING/REZONING:

The above described property is presently zoned: _____

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date

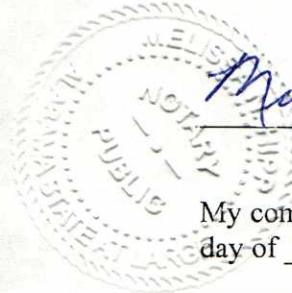
Representing Agent (if any)/date

Given under my hand and seal
this 2nd day of August, 2016.

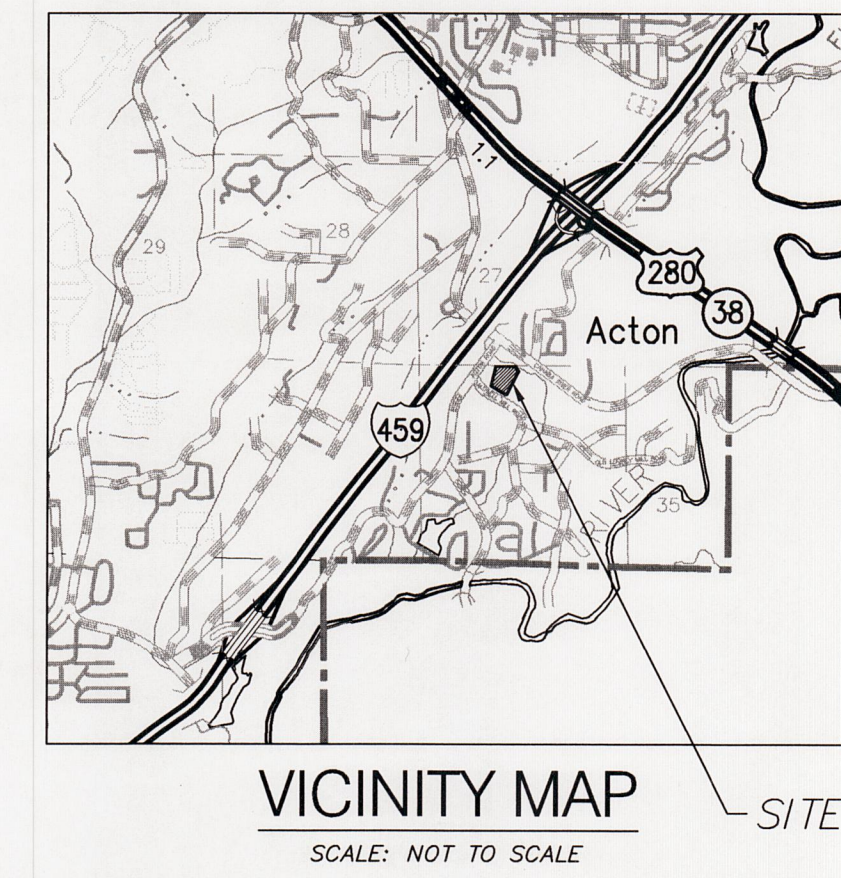
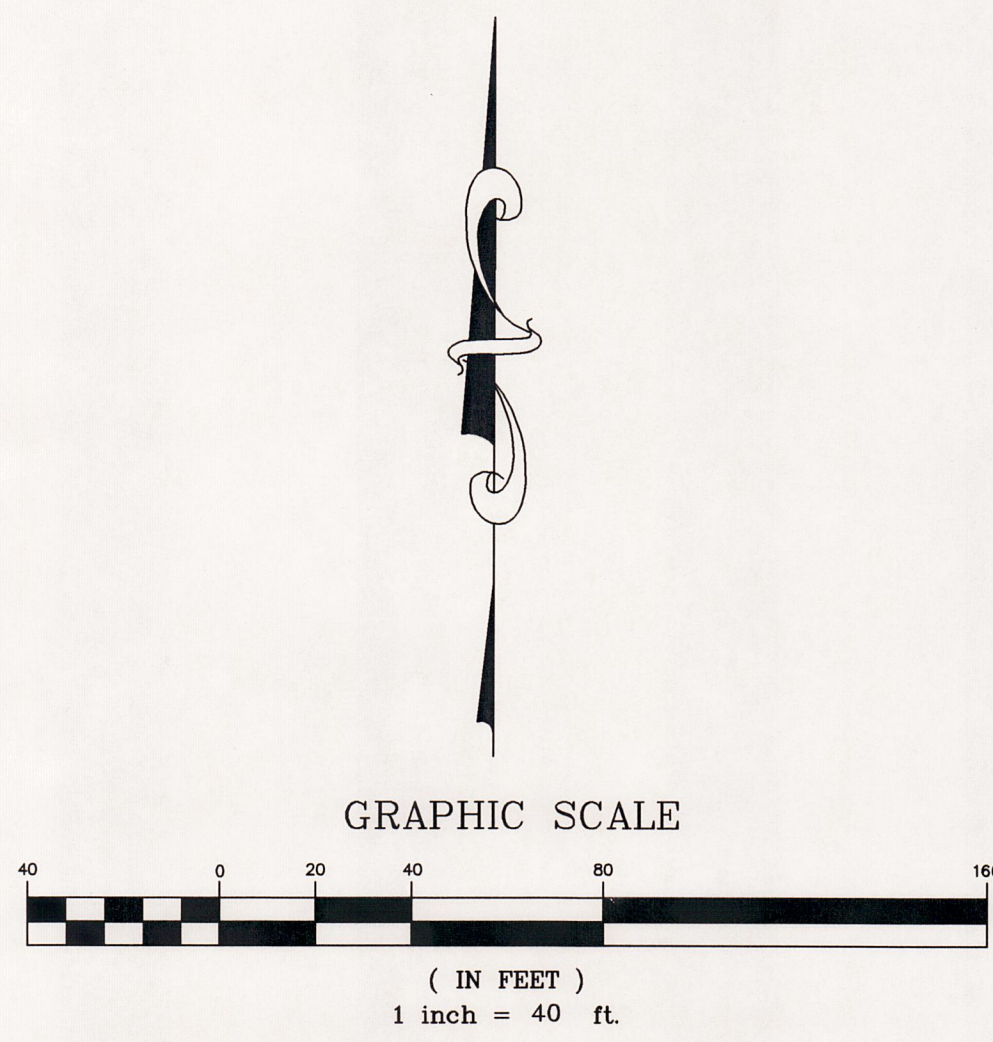


Notary Public

My commission expires 14th
day of October, 2017.



RESURVEY OF LOT 1A ADDED SIGN EASEMENT PATCHWORK FARMS



State of Alabama
Jefferson County

The undersigned, James Robert Woodham, Professional Land Surveyor and Patchwork Retail Venture, LLC, a Alabama limited liability company as owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known or to be known as Patchwork Farm Retail Venture Resurvey of Lot 1D Patchwork Farms, showing the subdivision into which it is proposed join said lands, giving the length and bearings of the boundaries of each lot and its number, showing the street, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the Government Survey, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to a mortgage. Said owner dedicates streets, alleys and public grounds as shown by said plat or map. Said owner agrees that the City of Vestavia Hills may at any time change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned certifies that they have full authority to execute this instrument and map.

REQUIRED ALABAMA SURVEYOR'S STATEMENT:

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

State of Alabama
Jefferson County

I, LuAnn Furrice Bowser, a Notary Public in and for said State and County, do hereby certify that James Robert Woodham whose name is signed to the foregoing certificate as Professional Land Surveyor, whom is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, they executed the same voluntarily as such individual with full authority therefore.

Given under my hand and seal this the _____ day of _____, 2016.

By: _____
Notary Public
My Commission Expires _____

James Robert Woodham, AL PLS #24410 Date
Goodwyn, Mills, & Cawood
2701 1st Avenue South Suite 100
Birmingham Alabama 35233

City of Vestavia Hills

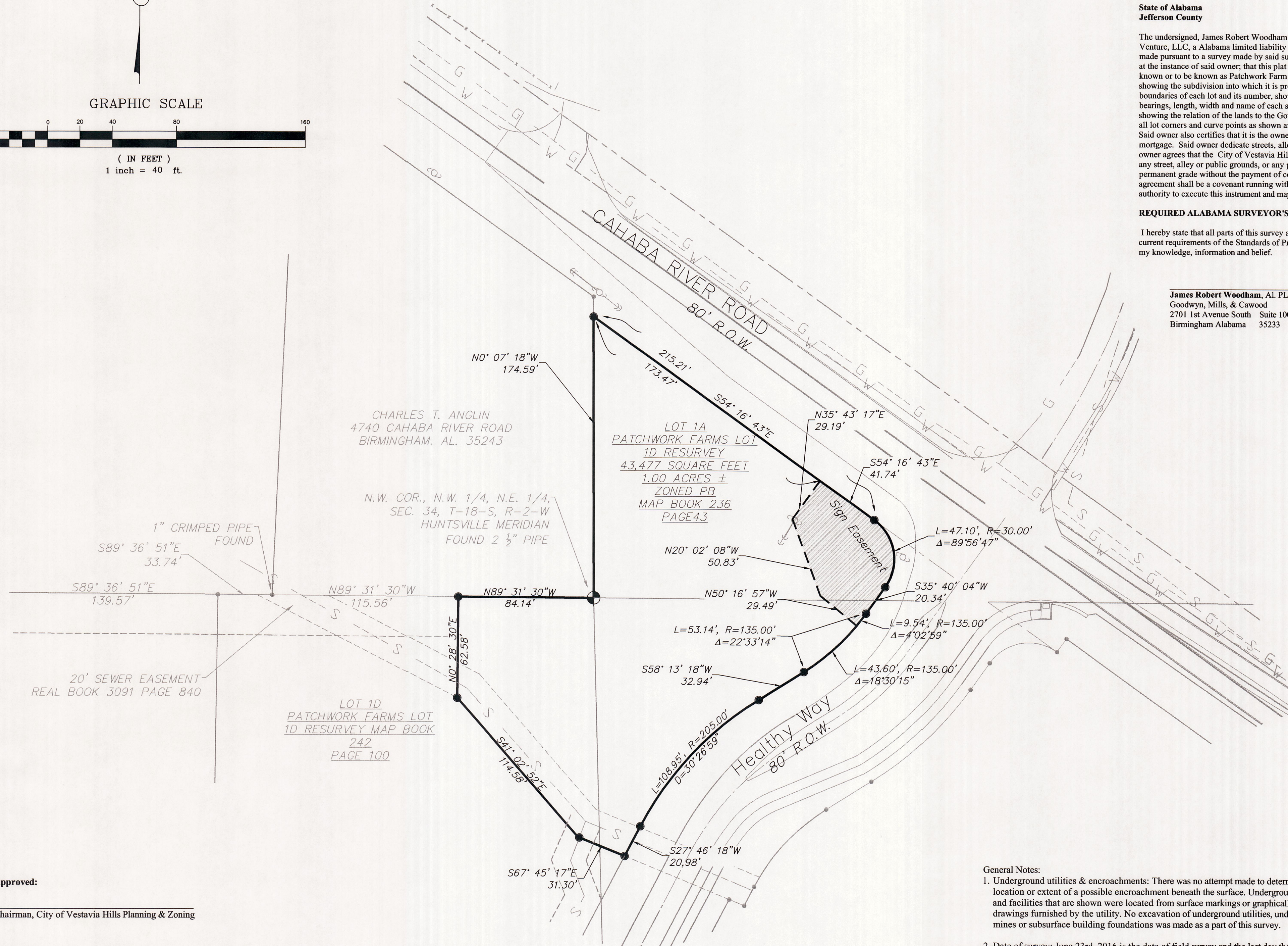
By: Jeff Downes, City Manager Date _____

State of Alabama
Jefferson County

I, _____, a Notary Public in and for said State and County, do hereby certify that Jeff Downes whose name is signed to the foregoing certificate as City Manager for the City of Vestavia Hills, whom is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, they executed the same voluntarily as such individual with full authority therefore.

Given under my hand and seal this the _____ day of _____, 2016.

By: _____
Notary Public
My Commission Expires _____



General Notes:

- Underground utilities & encroachments: There was no attempt made to determine the location or extent of a possible encroachment beneath the surface. Underground structures and facilities that are shown were located from surface markings or graphically from drawings furnished by the utility. No excavation of underground utilities, underground mines or subsurface building foundations was made as a part of this survey.
- Date of survey: June 23rd, 2016 is the date of field survey and the last day the surveyor gathered data for the survey.
- Source of information used: Boundary survey by Goodwyn, Mills and Cawood (Previous Survey Plat Lot 1D Resurvey Map Book 236 Page 43).
- Horizontal control and bearings: Bearings are based upon a recorded plat as shown.
- Signature and seal: This survey and drawing is not valid without the signature and seal by an Alabama Professional Land Surveyor.
- Property lies in Flood Zone "X" as per community F.L.R.M. Panel # 01073C0586G, effective date, September 29, 2006.
- Type of survey: This is a survey for adding a sign easement to the plat.
- All lots Zoned PB-CU.

Meets and Bounds Legal Description - Sign Easement

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 34 and the Southwest Quarter of Section 27, Township 18 South, Range 2 West, Jefferson County, Alabama and being more particularly described as follows.

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 34, Township 18 South, Range 2 West, being a 2 1/2" Capped Pipe, and run S 89°36'41" E along the North line of said Northwest Quarter of the Northeast Quarter for a distance of 175.27 feet to a point on the Western ROW line of Health Way; thence along the same western ROW line S 35°40'04" W for a distance of 10.15 feet to a point on said ROW line; thence along a curve to the right having a radius of 135.00 feet and a Delta Angle of 04°02'59" a distance of 9.54 feet to the POB of herein described easement;

- Thence N 50°16'57" W 29.49 feet to a point;
- Thence N 20°02'08" W 50.83 feet to a point;
- Thence N 35°43'17" E 29.19 feet to a point on the Southwest ROW of Cahaba River Road;
- Thence along said ROW S 54°16'43" E 41.74 feet to a point on said ROW;
- Thence along a curve to the right having a radius of 30.00 feet and a Delta Angle of 89°56'47" a distance of 47.10 feet to a point on said ROW;
- Thence along said ROW S 35°40'04" W 20.34 feet;
- Thence along a curve to the right having a radius of 135.00 feet and a Delta Angle of 04°02'59" a distance of 9.54 feet to the POB.

Said Tract contains 0.08 acres more or less, 3382.50 square feet.

Approved:

Chairman, City of Vestavia Hills Planning & Zoning

City Engineer, City of Vestavia Hills

City Clerk, City of Vestavia Hills

Environmental services approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however, this does not mean sanitary sewers have been built or will be built in the future. Any change in rights of way or easement boundaries after this date may void this approval.

Director Jefferson County Environmental Services Date _____

Owner: Patchwork Retail Venture, LLC
700 Montgomery Highway, Suite 186
Birmingham, Alabama 35216

Surveyor: James Robert Woodham, Alabama PLS #24410
Goodwyn, Mills, & Cawood, Inc.
2701 1st Ave. South, Suite 100
Birmingham, AL 35233

ISSUE DATE

Resurvey Lot 1A, 07/27/2016

drawn by: JRB
checked by: JRW

PATCHWORK RETAIL VENTURE, LLC
LOT 1A ADDED SIGN EASEMENT
Vestavia Hills, Alabama

CBHM160077



Patchwork Retail Venture
Resurvey Lot 1A

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 11, 2016**

- **CASE:** P-0816-38
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of Lot 2 Palmer's Estate
- **ADDRESS/LOCATION:** 4508 Old Brook Trl.
- **APPLICANT/OWNER:** Benjamin Strout
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Applicant is seeking to subdivide one lot into 2. Lots meet the minimum lot area of 1 acre and minimum lot width of 150'. Both lots will have frontage on Old Brook Trail.
- **CAHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the Plan for low-density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: BENJAMIN O. STROUT

ADDRESS: 4508 OLD BROOK TRAIL VESTAVIA HILLS
35243

MAILING ADDRESS (if different from above) 1730 4TH AVE SOUTH
IRONDALE 35210

PHONE NUMBER: Home 205 569 8774 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: 2 LOT SUB DIVISION

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

4508 OLD BROOK TRAIL 35243-4052

PARCEL #: 28 00 281 000 001.000


Property size: _____ feet X _____ feet. Acres: _____

VI. ZONING/REZONING:

The above described property is presently zoned: E2

VI. OWNER AFFIDAVIT:

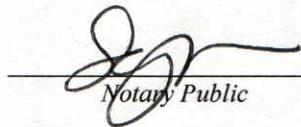
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 27th day of July, 2016.



Notary Public

Notary Public - Alabama State At Large
My Commission Expires
October 25, 2017

My commission expires _____
day of _____, 20____.
Bonded Thru Notary Public Underwriters



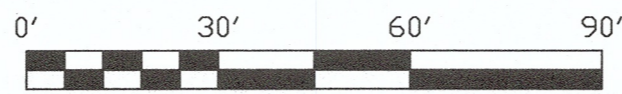
RESURVEY OF LOT 2 PALMER'S ESTATES

BEING A RESURVEY OF LOT 2, AMENDED MAP OF PALMER'S ESTATES AS RECORDED IN MAP BOOK 150, PAGE 36 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30' DATE: AUGUST 2016

WEYGAND SURVEYORS, INC.
 RAY WEYGAND, REG. L.S. #24973
 169 OXMOOR ROAD, HOPEWOOD, AL 35209
 PHONE: (205) 942-0086 FAX: (205) 942-0087



STATE OF ALABAMA
 JEFFERSON COUNTY)

WE, THE UNDERSIGNED, RAY WEYGAND, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND BENJAMIN STROUT, OWNER, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAN OF RESURVEY OF LOT 2 PALMER'S ESTATES SHOWING THE NUMBER AND DIMENSIONS OF EACH LOT AND ITS ANGLES WITH THE WIDTH OF EACH STREET, AVENUE AND OTHER PUBLIC WAYS AND SHOWING THE RELATION OF THE LAND TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN SET AT EACH CORNER OF ALL LOTS, AND THAT SAME IS NOT SUBJECT TO ANY MORTGAGE. I, RAY WEYGAND, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS, THIS 27TH DAY OF JULY, 2016.

BY: *[Signature]*
 RAY WEYGAND
 REG. L.S. #24973

BY: *[Signature]*
 BENJAMIN STROUT - OWNER



STATE OF ALABAMA
 JEFFERSON COUNTY)

I, *Jamie J. Neely*, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RAY WEYGAND, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS LAND SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF JULY, 2016.

BY: *Jamie J. Neely*
 NOTARY PUBLIC - MY COMMISSION EXPIRES: 7-7-18

STATE OF ALABAMA
 JEFFERSON COUNTY)

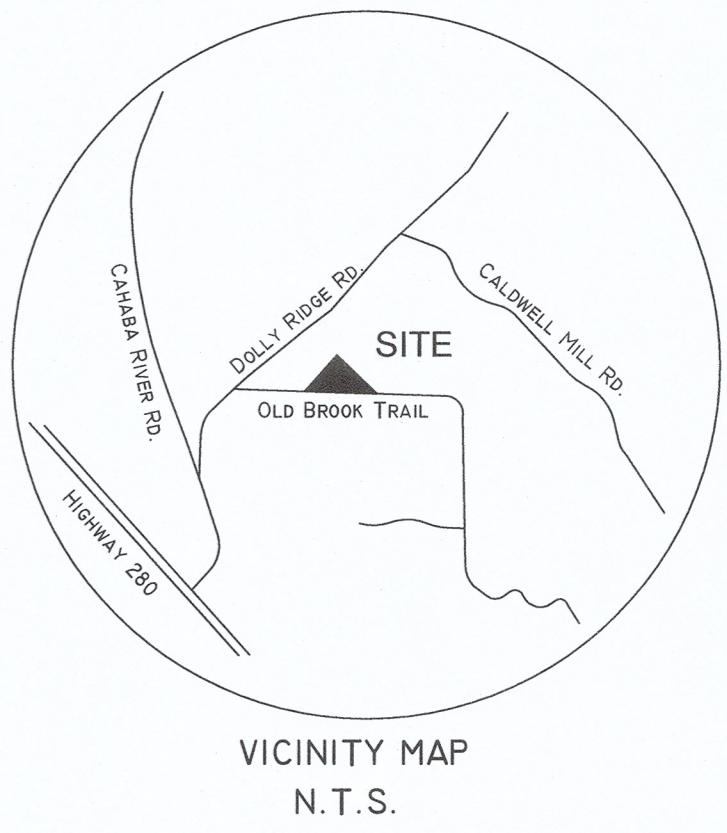
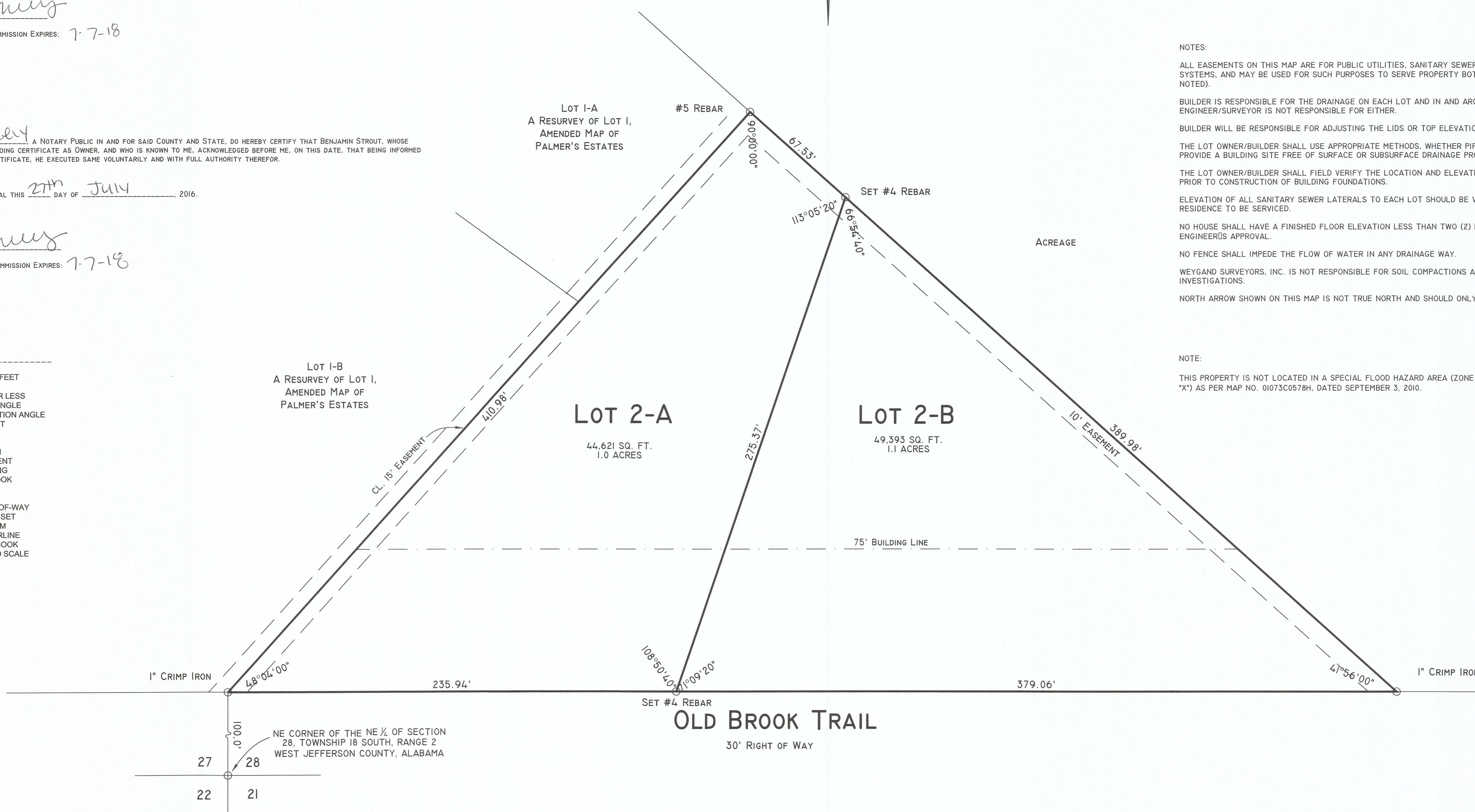
I, *Jamie J. Neely*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT BENJAMIN STROUT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF JULY, 2016.

BY: *Jamie J. Neely*
 NOTARY PUBLIC - MY COMMISSION EXPIRES: 7-7-18

LEGEND

SQ. FT.....	SQUARE FEET
AC.....	ACRES
+/-.....	MORE OR LESS
Δ.....	DELTA ANGLE
d.....	DEFLECTION ANGLE
T.....	TANGENT
R.....	RADIUS
CH.....	CHORD
L.....	LENGTH
ESMT.....	EASEMENT
EX.....	EXISTING
M.B.....	MAP BOOK
PG.....	PAGE
FND.....	FOUND
ROW.....	RIGHT-OF-WAY
O.....	REBAR SET
MIN.....	MINIMUM
C.....	CENTERLINE
D.B.....	DEED BOOK
⚡.....	NOT TO SCALE



APPROVED: _____ DATE: _____
 CITY ENGINEER

APPROVED: _____ DATE: _____
 VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
 MANAGER AND CITY CLERK

APPROVED: _____ DATE: _____
 JEFFERSON COUNTY DEPARTMENT OF HEALTH

NOTE:
 ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

APPROVED: _____ DATE: _____
 JEFFERSON COUNTY ENVIRONMENTAL SERVICES

NOTES:
 ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED).
 BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
 BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
 THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
 ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
 NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
 NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
 WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
 NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0578H, DATED SEPTEMBER 3, 2010.

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: AUGUST 11, 2016

- **CASE:** P-0816-33
- **REQUESTED ACTION:** Conditional Use Approval for Two Chickens
- **ADDRESS/LOCATION:** 724 Paden Dr.
- **APPLICANT/OWNER:** Malcolm S. McLeod
- **GENERAL DISCUSSION:** Applicant is seeking Conditional Use approval for two chickens on his lot. Lot is two acres with the coop adjacent to an existing shed, 20' from property line. A fence would surround the coop and existing trees would hide the coop from adjacent properties and the street. Applicant states that are no restrictive covenants prohibiting fowl.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: I recommend the Commission add the following conditions:

 - A. No more than two (2) hens may be allowed;
 - B. Coop must be permanent and fenced;
 - C. No roosters may be kept;
 - D. Hens or eggs may not be used for commercial purposes.
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: Malcolm S. McLeod

ADDRESS: 724 Paden Drive

Vestavia Hills, AL 35226

MAILING ADDRESS (if different from above) (same)

PHONE NUMBER: Home 205-746-0467 Office 205-930-1774

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: N/A

2016 JUL - 7 P 12:46

P0816-33//39-2-1-2-6
724 Paden Drive
Keeping 2 chickens
Malcolm McLeod

R2

III. ACTION REQUESTED

Request that the above described property be approved conditional use approval pursuant to Section _____ of the Vestavia Hills Zoning Code.

Current Zoning of Property: Residential **R-2**

Requested Conditional use For the intended purpose of: Having (2) chickens

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

724 Paden Drive

Vestavia Hills, AL 35226

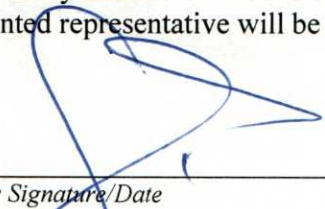
Property size: _____ feet X _____ feet. Acres: 2 acres

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date

N/A

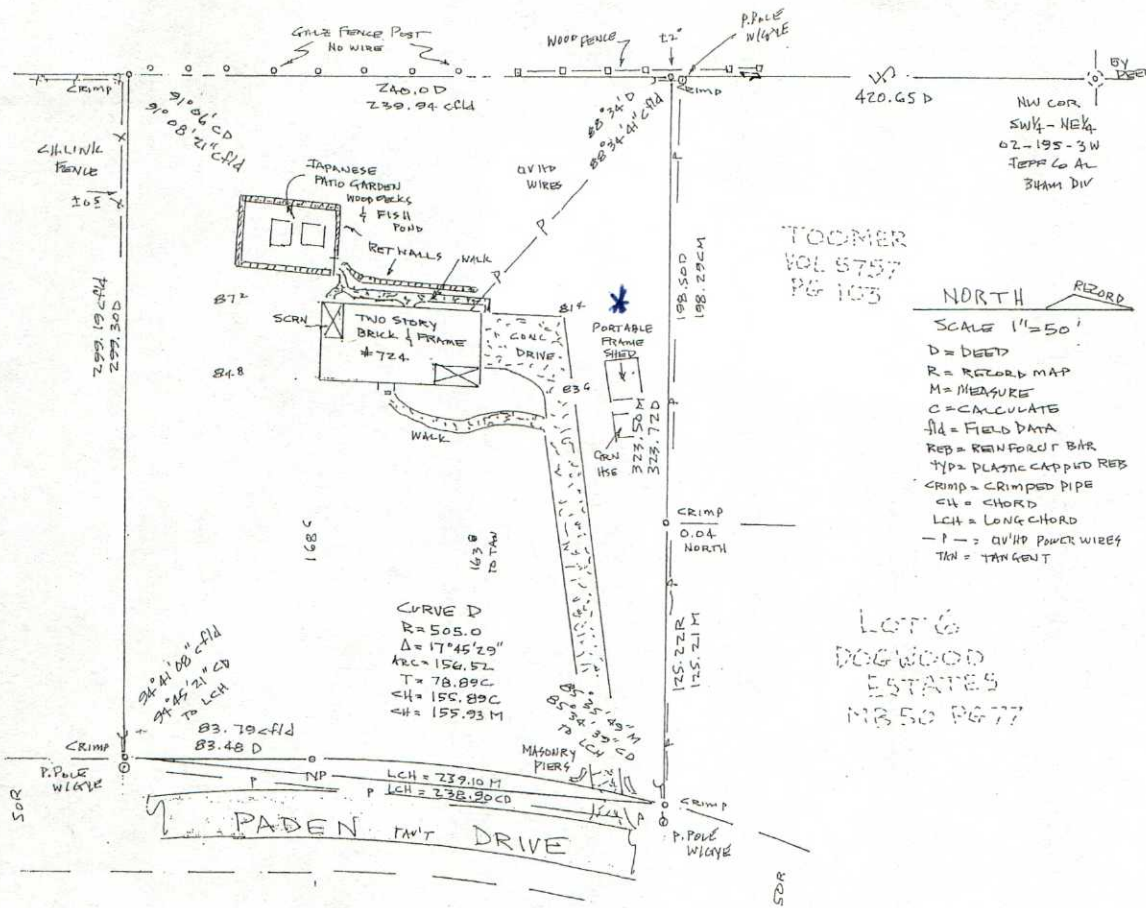
Representing Agent (if any)/date

Given under my hand and seal
this 5th day of July, 20____.



Notary Public
My commission expires _____
day of _____, 20____.

**My Commission Expires
March 8th, 2018**



NORTH RECORD
 SCALE 1"=50'
 D = DEED
 R = RECORD MAP
 M = MEASURE
 C = CALCULATE
 fd = FIELD DATA
 REP = REINFORCED BAR
 TYP = PLASTIC CAPPIED REB
 CRIMP = CRIMPED PIPE
 CH = CHORD
 LCH = LONG CHORD
 - I - = QU/HP POWER WIRES
 TAN = TANGENT

LOT 6
 DOGWOOD
 ESTATES
 MAP 50 PG 77

STATE OF ALABAMA
 JEFFERSON COUNTY

VESTAVIA COMMUNITY
 BIRMINGHAM DIVISION

Legal Description: A tract of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 19 South, Range 3 West, more particularly described as follows: Begin at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 19 South, Range 3 West; thence South along the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 420.65 feet to the point of beginning, thence 88 degrees 34' to the left in an easterly direction along the South line of the property of Fred S. and Elizabeth Toomer as recorded in Vol. 5757, Page 103 and the South line of lot 6, according to the survey of Dogwood Estates recorded in Map Book 50, Page 77, in the Office of the Probate Judge of Jefferson County, Alabama, a distance of 323.72 feet to a point on the Westerly line of Paden Drive; thence 106 degrees 19'29" to the right (angle measured from the tangent of a curve) in a southerly direction along said westerly line of Paden Drive in a curve to left having a radius of 505.0 ft. and a central angle of 17 degrees 45'29" a distance of 156.52 feet to the P.T. (point of tangent of said curve), thence in the tangent to said curve and parallel to the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 83.48 ft. to a point, thence 91 degrees 06' (a measured angle of 04') to the right in a westerly direction a distance of 299.30 ft. (a measured distance of 299.61 ft.) to a point on the westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence 88 degrees 54' (a measured angle of 56') to the right in a northerly direction along said westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 240.0 ft. to the point of beginning.

Address: 724 Paden Drive
 Vestavia Hills, Al
 35226

All structures are within the boundary of the same with no encroachment of adjacent properties, electric or telephone wires, poles, or gyes, other than those serving the premises, except as shown above.

I have consulted the available USGS Maps Of Flood Prone Areas and found the above described tract is not located in a Flood Prone Area.

"I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief."

field June 5, 2015
 drawing June 7, 2015

Olden G Webb III

Olden G Webb III LS
 reg #11847
 POB 62, Hayden, Al
 35079-0062
 1-205-780-5688



Malcolm McLeod

P0816-33//39-2-1-2-6
724 Paden Drive
Keeping 2 chickens
Malcolm McLeod

R2

- Approximately two (2) acre lot –
- Proposed Chickens to be approximately 20' feet from Shed to Property Line -
- Home completely wooded & obstructed from sight on three property boundaries -
- Chickens out of sight from street -

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

P0816-33//39-2-1-2-6
724 Paden Drive
Keeping 2 chickens
Malcolm McLeod R2

AFFIDAVIT OF MALCOLM S. MCLEOD

I, Malcolm S. McLeod, being first duly sworn, do depose and state that I am over the age of nineteen (19) years, of sound mind, and I have personal knowledge of the facts which are herein set forth:

1. My name is Malcolm S. McLeod;
2. My present address is 724 Paden Drive, Vestavia Hills, AL 35226;
3. I have resided at said address since 1995;
4. There is no restriction, covenant, directive, et al., to my knowledge, in existence, concerning limitation on my home and the possession, dominion, control, et al, of chickens, whatsoever.

Respectfully submitted this the 5th day of July, 2016.


MALCOLM S. MCLEOD

I, Sandra L. Gannaway, a Notary Public in and for said County in said state, hereby certify that Malcolm S. McLeod, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Affidavit, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal of office this the 5 day of July, 2016.


NOTARY PUBLIC

My Commission Expires:

**My Commission Expires
March 8th, 2018**



P0816-33//39-2-1-2-6
724 Paden Drive
Keeping 2 chickens
Malcolm McLeod

R2





P0816-33//39-2-1-2-6
724 Paden Drive
Keeping 2 chickens
Malcolm McLeod

R2



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 11, 2016**

- **CASE: P-0816-35**
- **REQUESTED ACTION:** from Vestavia Hills O-1 and Vestavia Hills B-3 to Vestavia Hills B-1.2 For The Purpose Of Commercial Development
- **ADDRESS/LOCATION:** 3017 Cahaba Heights Rd.
- **APPLICANT/OWNER:** Cahaba Heights Corner, LLC & Bob Armstrong
- **REPRESENTING AGENT:** Christopher Architects
- **GENERAL DISCUSSION:** Property is on the corner of Cahaba Heights Rd. and Dolly Ridge Rd. and is more commonly known as the Armstrong garage and the vacant property to the west. Applicant is seeking rezoning to build a restaurant building to potentially hold two establishments. The building would be approx. 6,000 sq. ft. The building would be as close as 5.5' at the intersection of Cahaba Heights Rd. and Dolly Ridge Rd. 76 parking spaces would be spread out among 2 separate lots. The creek running through the middle of the site will remain and be used as a feature for the restaurant. A proposed site plan, landscaping plan, and rendering is enclosed. Lots would be combined after rezoning.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for retail/mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** Approval needed on creek and drainage.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.



APPLICATION

PLANNING AND ZONING COMMISSION

2016 JUL -8 P 4:43

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered.** All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: CAHABA HEIGHTS CORNER LLC

ADDRESS: 3017 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, AL 35243

MAILING ADDRESS (if different from above) 3755 CORPORATE WOODS DR.
VESTAVIA HILLS, AL 35242

PHONE NUMBER: Home _____ Office 879-3261

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

SCOTT CARLISUE | CHRISTOPHER ARCHITECTURE & INTERIORS

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: 0-1

To: B-1.2

For the intended purpose of: RETAIL | RESTAURANT

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

27017 ~~CANADA HEIGHTS ROAD~~, VESTAVIA HILLS, 35243
S.E. 1/4 OF N.E. 1/4 OF SECTION 22, TOWNSHIP 18 S., RANGE 22 W.

*Pumphouse Rd.
use CHR*

Property size: 208 feet X 202 feet. Acres: 0.67

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

[Handwritten Signature]

Owner Signature/Date

[Handwritten Signature]

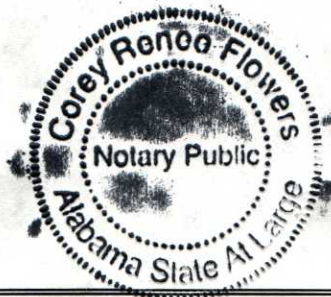
Representing Agent (if any)/date

Given under my hand and seal
this 7 day of July, 2016.

[Handwritten Signature: Cary Renee Jones]

Notary Public

My commission expires 5
day of March, 2020.



CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chamber at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

II. APPLICANT INFORMATION: (owner of property)

NAME: BOB ARMSTRONG

ADDRESS: 3029 CAHABA HEIGHTS ROAD
VESTAVIA HILLS, AL 35243

MAILING ADDRESS (if different from above) 3120 BLUE LAKE DR
BIRMINGHAM, AL 35243

PHONE NUMBER: Home 205-967-2927 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: SCOTT CARLISLE / CHRISTOPHER ARCHITECTURE & INTERIORS

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: B-3

To: B-1.2

For the intended purpose of: RETAIL / RESTAURANT

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

USE CHR

3029 ~~CANALISA HEIGHTS ROAD~~ Pump House Rd.

Property size: _____ feet X _____ feet. Acres: _____

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

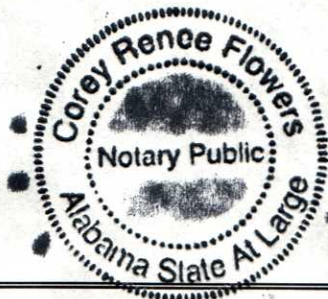
Robert W. Armstrong
Owner Signature/Date

J. M.
Representing Agent (if any)/date

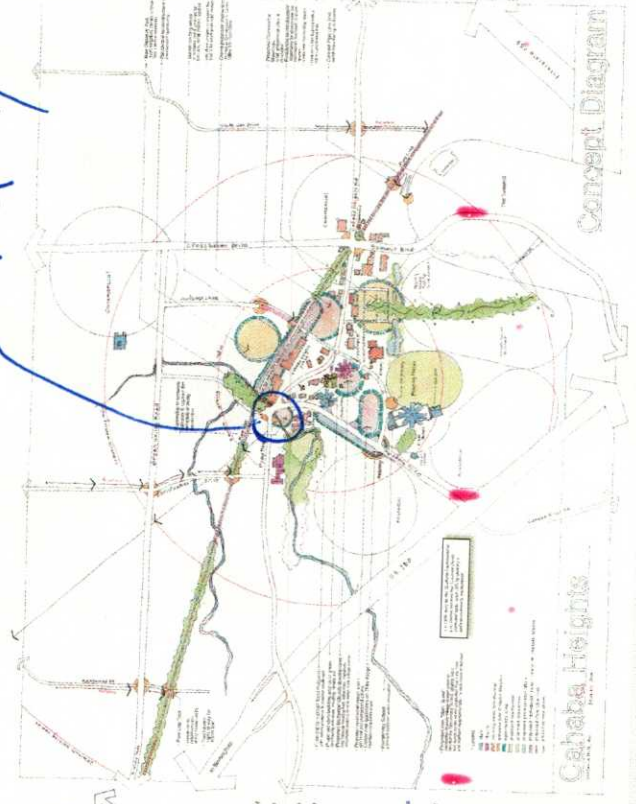
Given under my hand and seal
this 7 day of July, 2016.

Corey Renee Flowers
Notary Public

My commission expires 5
day of March, 2020.



Subject Property



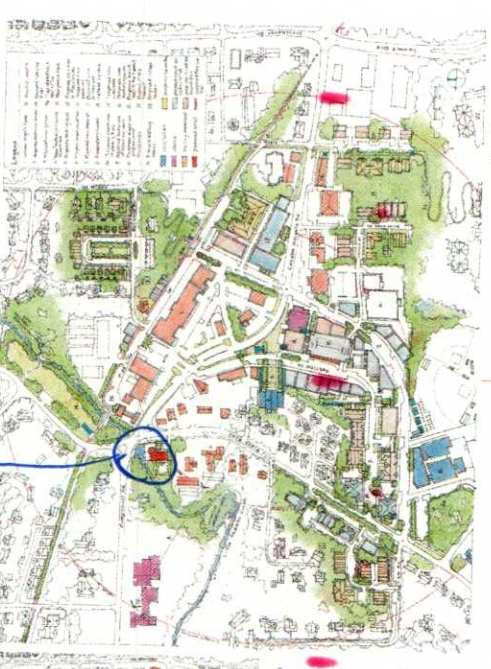
Location

Cahaba Heights is a neighborhood in the City of Birmingham, Alabama. The site is located in the northeast quadrant of the city, bounded by the I-65 corridor to the north and east, and the Cahaba River to the south. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.

Subject Property

Cahaba Heights Village

Vestavia Hills | Alabama

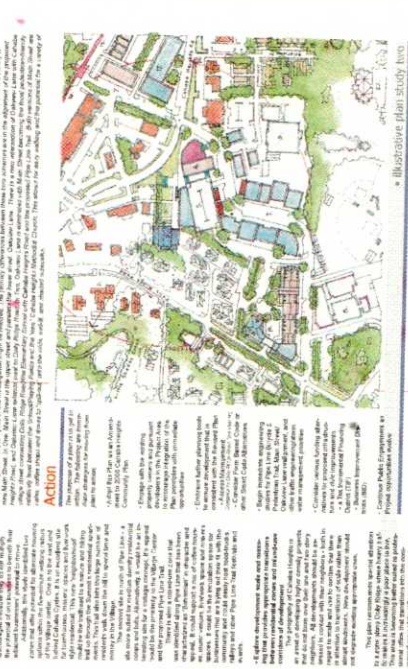


Concepts

The project is a multi-phase development in the Cahaba Heights area of Vestavia Hills, Alabama. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.

Action

The project is a multi-phase development in the Cahaba Heights area of Vestavia Hills, Alabama. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.



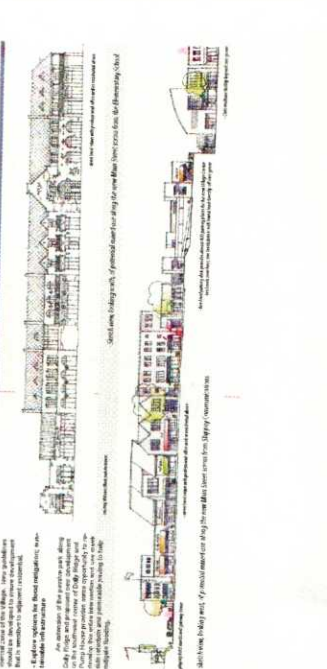
Concepts

The project is a multi-phase development in the Cahaba Heights area of Vestavia Hills, Alabama. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.



Goals | Principles

The project is a multi-phase development in the Cahaba Heights area of Vestavia Hills, Alabama. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.



Concepts

The project is a multi-phase development in the Cahaba Heights area of Vestavia Hills, Alabama. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.



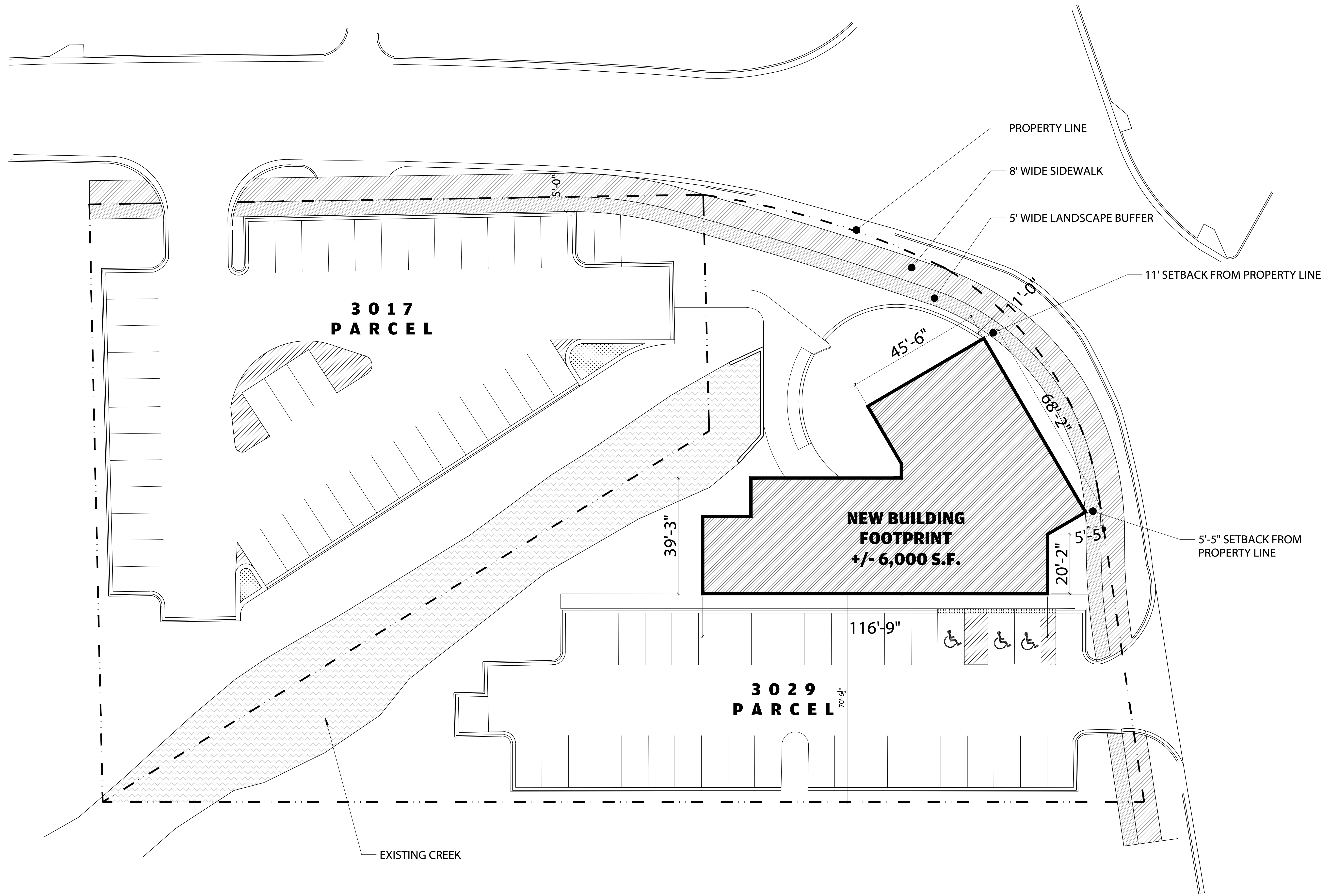
Assets & Opportunities

The project is a multi-phase development in the Cahaba Heights area of Vestavia Hills, Alabama. The site is currently a mix of residential and commercial uses, with a significant portion of the area being vacant or underutilized. The project aims to redevelop the site into a vibrant, walkable neighborhood with a mix of housing, retail, and community amenities.



**CHRISTOPHER
ARCHITECTURE
& INTERIORS**

3040 INDEPENDENCE DR
BIRMINGHAM, AL 35243
TEL (205) 413-8531
CHRISTOPHERAL.COM



ARMSTRONG DEVELOPMENT

COPYRIGHT © 2016 BY CHRISTOPHER ARCHITECTS
ALL RIGHTS RESERVED

REVISIONS

SHEET TITLE
**CONCEPTUAL
LANDSCAPE**

PROJECT NUMBER
15060

ISSUE DATE
07/07/2016

DRAWN BY

CHECKED BY

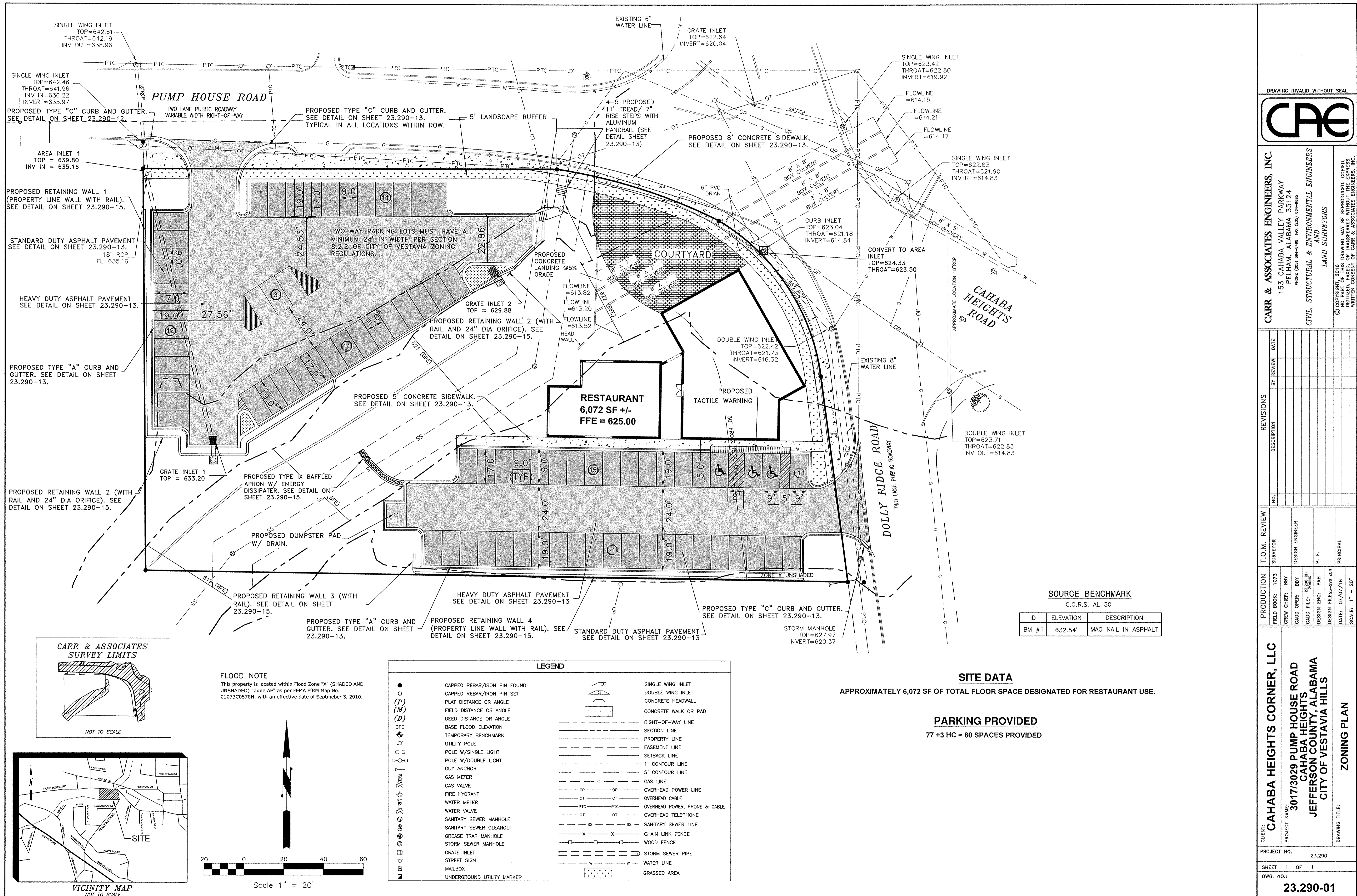
SHEET NUMBER

A0.1

NOT FOR CONSTRUCTION

01 | **CONCEPTUAL SITE PLAN**
SCALE: 1/16"=1'-0"

PRINT DATE: 7/8/2016 8:32 AM



CARR & ASSOCIATES ENGINEERS, INC.
 153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 PHONE (205) 864-8488 FAX (205) 864-8685
CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS AND LAND SURVEYORS

NO.	REVISIONS	DESCRIPTION	DATE	BY	REVIEW

PRODUCTION	T.O.M.	REVIEW
FIELD BOOK: 1073	SURVEYOR	
CREW CHIEF: BBY	DESIGN ENGINEER	
CADD OPER: 21,500 CN	P. E.	
CADD FILE: Z0808	DESIGN FILE: PAH	
DESIGN FILE: 200 Z08	PRINCIPAL	
DATE: 07/07/16	SCALE: 1" = 20'	

CLIENT: **CAHABA HEIGHTS CORNER, LLC**
 PROJECT NAME: **3017/3029 PUMP HOUSE ROAD CAHABA HEIGHTS JEFFERSON COUNTY, ALABAMA CITY OF VESTAVIA HILLS**
 DRAWING TITLE: **ZONING PLAN**
 PROJECT NO.: 23.290
 SHEET 1 OF 1
 DWG. NO.: **23.290-01**

SOURCE BENCHMARK
 C.O.R.S. AL 30

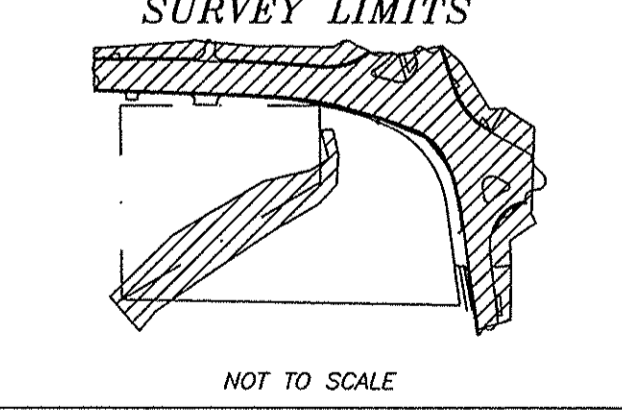
ID	ELEVATION	DESCRIPTION
BM #1	632.54'	MAG NAIL IN ASPHALT

SITE DATA

APPROXIMATELY 6,072 SF OF TOTAL FLOOR SPACE DESIGNATED FOR RESTAURANT USE.

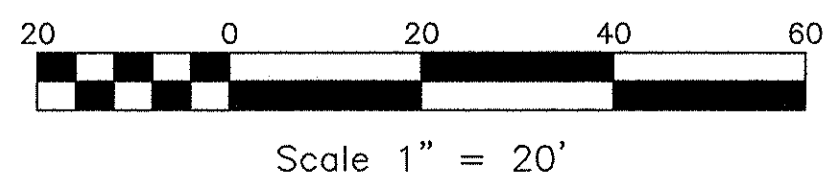
PARKING PROVIDED
 77 +3 HC = 80 SPACES PROVIDED

CARR & ASSOCIATES SURVEY LIMITS

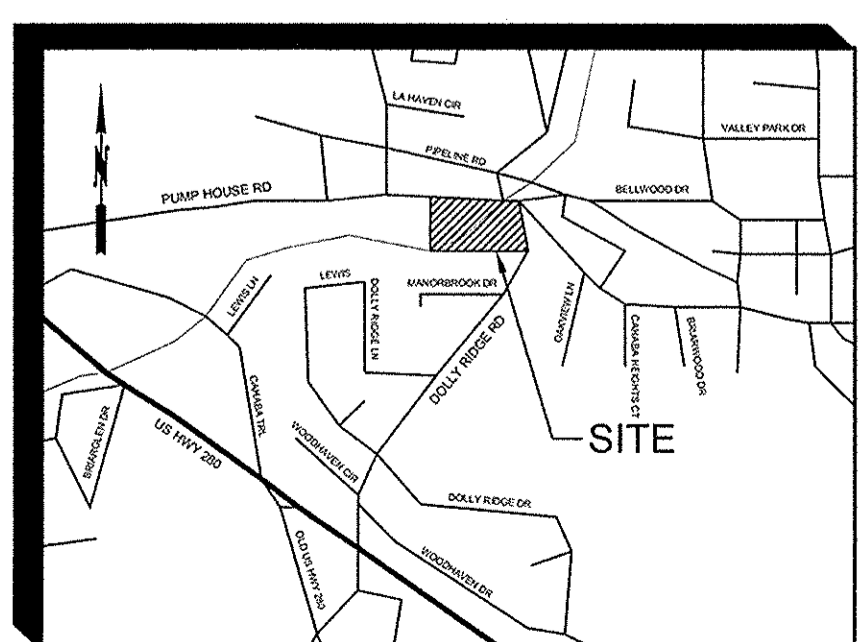


FLOOD NOTE
 This property is located within Flood Zone "X" (SHADED AND UNSHADED) "Zone AE" as per FEMA FIRM Map No. 01073C0578H, with an effective date of September 3, 2010.

LEGEND	
●	CAPPED REBAR/IRON PIN FOUND
○	CAPPED REBAR/IRON PIN SET
(P)	PLAT DISTANCE OR ANGLE
(M)	FIELD DISTANCE OR ANGLE
(D)	DEED DISTANCE OR ANGLE
BFE	BASE FLOOD ELEVATION
⊕	TEMPORARY BENCHMARK
⊙	UTILITY POLE
⊙	POLE W/SINGLE LIGHT
⊙	POLE W/DOUBLE LIGHT
⊙	GUY ANCHOR
⊙	GAS METER
⊙	GAS VALVE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	GREASE TRAP MANHOLE
⊙	STORM SEWER MANHOLE
⊙	GRATE INLET
⊙	STREET SIGN
⊙	MAILBOX
⊙	UNDERGROUND UTILITY MARKER
○	SINGLE WING INLET
○	DOUBLE WING INLET
○	CONCRETE HEADWALL
○	CONCRETE WALK OR PAD
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	1' CONTOUR LINE
---	5' CONTOUR LINE
G	GAS LINE
OP	OVERHEAD POWER LINE
CT	OVERHEAD CABLE
PTC	OVERHEAD POWER, PHONE & CABLE
OT	OVERHEAD TELEPHONE
SS	SANITARY SEWER LINE
X	CHAIN LINK FENCE
□	WOOD FENCE
○	STORM SEWER PIPE
W	WATER LINE
■	GRASSED AREA



Scale 1" = 20'



VICINITY MAP NOT TO SCALE



MARTIN'S CONCEPT
JULY 22, 2016



**CHRISTOPHER
ARCHITECTURE
& INTERIORS**

3040 INDEPENDENCE DR
BIRMINGHAM, AL 35243
TEL (205)413-8531
CHRISTOPHERAL.COM

ARMSTRONG DEVELOPMENT

COPYRIGHT ©2016 CHRISTOPHER ARCHITECTS
ALL RIGHTS RESERVED

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

**CONCEPTUAL
LANDSCAPE**

PROJECT NUMBER

15060

ISSUE DATE

07/07/2016

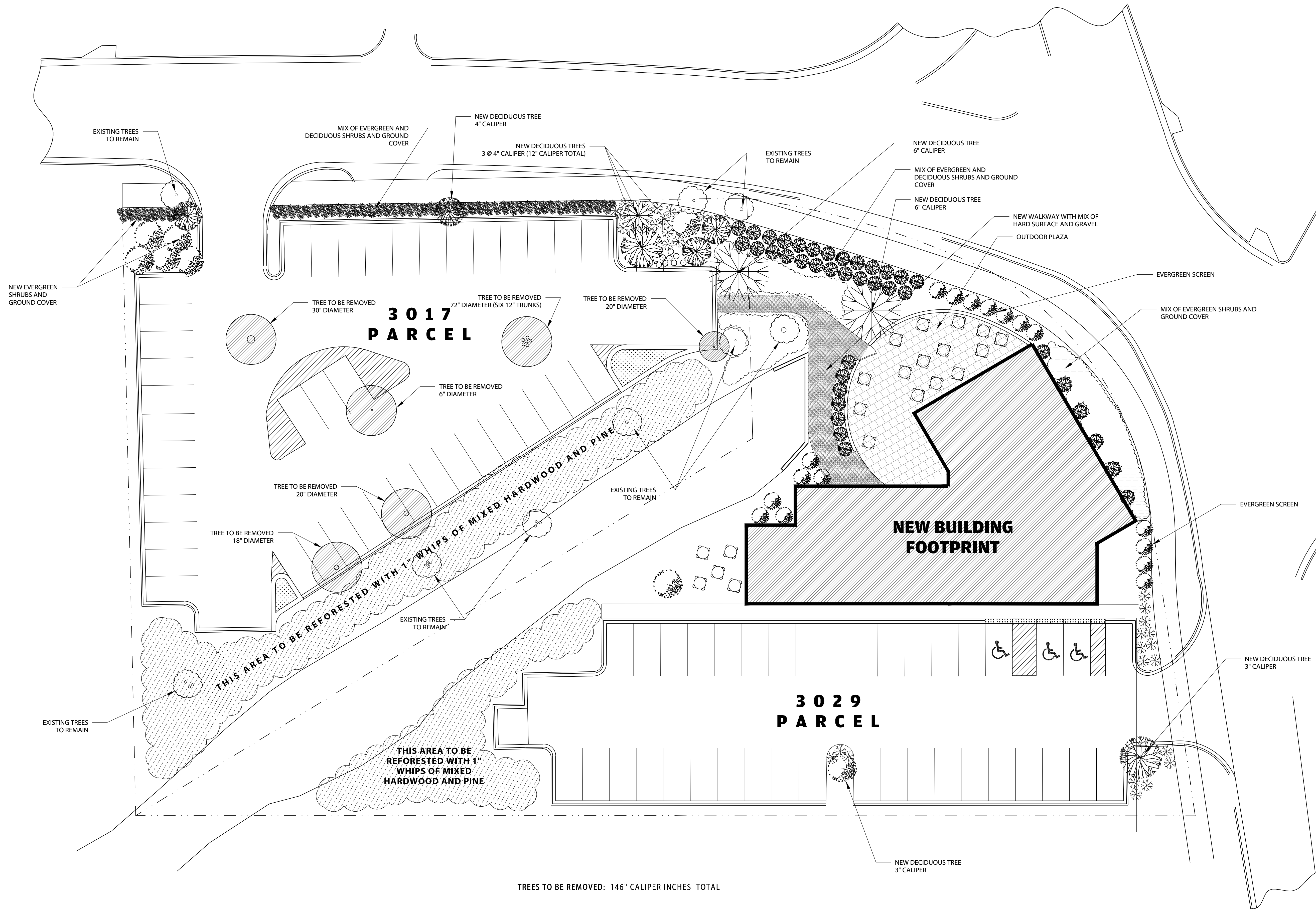
DRAWN BY

CHECKED BY

SHEET NUMBER

A0.1

NOT FOR CONSTRUCTION



TREES TO BE REMOVED: 146" CALIPER INCHES TOTAL

01 | CONCEPTUAL LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

PRINT DATE: 7/7/2016 2:49 PM

