

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
AGENDA
NOVEMBER 2, 2017
6:00 P.M.**

Roll Call.

Approval of minutes – October 5, 2017

- (1) D-1117-15** TDG Vestavia, LLC is requesting **Landscape Review & Final Review of Materials** for the property located at **1942 Merryvale Rd.** The purpose of this request is renovation of an exsisting buildin. The property is owned by TDG Vestavia, LLC and is zoned Vestavia Hills R-5.

Time of Adjournment.

CITY OF VESTAVIA HILLS

DESIGN REVIEW BOARD

MINUTES

OCTOBER 5, 2017

The Vestavia Hills Landscape and Architectural Control Board met in a regular session on this date at 6:00 PM. The roll was called with the following:

MEMBERS PRESENT: Robert Thompson, Chairman
Joe Ellis
Mae Coshatt
Jeff Slaton

MEMBERS ABSENT: David Giddens
Chris Pugh
Rip Weaver

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for September 7, 2017 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for September 7, 2017 was made by Mrs. Coshatt and 2nd was by Mr. Ellis. Motion as carried on a voice vote as follows:

Mrs. Coshatt – yes	Mr. Ellis – yes
Mr. Slaton – yes	Mr. Thompson – yes
Motion carries.	

Final Review of Materials

D-0417-05 HD Holdings is requesting **Final Review of Materials** for the property located at **3111 & 3115 Timberlake Rd.** The purpose of this request is approval for a new building. The property is owned by HD Holdings and is zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request and stated this was for a paint scheme.

MOTION Motion to approve Final Review of Materials for the property located at 3111 & 3115 Timberlake Rd. was made by Mrs. Coshatt. Second was made by Mr. Slaton. Voice vote as follows:

Mrs. Coshatt – yes

Mr. Ellis – yes

Mr. Slaton – yes

Mr. Thompson – yes

Motion carries.

Architectural Review and Final Review of Materials

D-0917-11 Traintos Properties, LLC is requesting **Architectural Review and Final Review of Materials** for the property located at **1481 Montgomery Hwy.** The purpose of this request is approval for a portable building. The property is owned by Traintos Properties, LLC and is zoned Vestavia Hills B-2.

Mr. Garrison described the background of the request and stated this was for a new commercial development.

Dean Traintos was present to explain the plan. The Board agreed but requested that the railings be finished.

MOTION Motion to approve Architectural Review and Final Review of Materials for the property located at 1481 Montgomery Hwy with the condition that the railings be finished was made by Mr. Ellis. Second was made by Mrs. Coshatt. Voice vote as follows:

Mrs. Coshatt – yes

Mr. Ellis – yes

Mr. Slaton – yes

Mr. Thompson – yes

Motion carries.

Landscape Review, Architectural Review, and Final Review of Materials

D-1017-13 Lee & Alberta Wooten is requesting **Landscape Review, Architectural Review, and Final Review of Materials** for the property located at **3405 Ridgedale Dr.** The purpose of this request is approval for a new building. The property is owned by Lee & Alberta Wooten and is zoned Vestavia Hills B-2.

Mr. Garrison described the background of the request and stated this was for a new commercial development.

Mario Moore and Keith Hager were present to explain the plan.

The Board agreed with the overall plan but asked the rear paneling be painted dark.

MOTION Motion to approve Architectural Review, Landscape Review, and Final Review of Materials with the rear painted dark for the property located at 3405 Ridgedale Dr. was made by Mr. Ellis. Second was made by Mrs. Coshatt. Voice vote as follows:

Mrs. Coshatt – yes

Mr. Ellis – yes

Mr. Slaton – yes

Mr. Thompson – yes

Motion carries.

Final Review of Materials

D-1017-14 Cahaba Cypress, LLC is requesting **Final Review of Materials** for the property located at **3949 Cypress Dr.** The purpose of this request is approval for a new roof. The property is owned by Cahaba Cypress, LLC and is zoned Vestavia Hills B-2.

Mr. Garrison described the background of the request and stated this was for a new commercial development.

Stuart and Cindy Wyatt were present to explain the plan.

The Board agreed with the roof but asked that the building painting be reconsidered.

MOTION Motion to approve Final Review of Materials for the roofinh only for the property located at 3949 Cypress Dr. was made by Mrs. Coshatt. Second was made by Mrs. Ellis. Voice vote as follows:

Mrs. Coshatt – yes

Mr. Ellis – yes

Mr. Slaton – yes

Mr. Thompson – yes

Motion carries.

Conrad Garrison
City Planner

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
APPLICATION**

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: TDG Vestavia, LLC DBA Dobbins Group

Address: 2914 Linden Ave
Homewood, AL 35209

Phone #: 205-503-4000 Other #: _____

E-Mail: thornton@dobbinsgroup.net

Representing Attorney/Other Agent

Name: David Blackmon

Address: PO Box 530031
Birmingham, AL 35253

Phone #: 205-447-1226 Other #: _____

E-Mail: david@blackmonrogers.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 1922 Tree Top LN, Vestavia Hills, AL 35216
Street Address

Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

1. () Preliminary Review
 2. (x) Landscape Review
 3. (x) Architectural Review
 5. () Final Review of Materials
 6. () Other - Explain _____
-

IV. PROCESS:


1. () New Building
 2. (X) Renovation of Existing Building
 3. () New Landscape Plan
 4. () Renovation to Existing Landscaping Plan
 7. () Other - Explain _____
-

V. ZONING


Vestavia Hills Zoning for the subject property is R5.

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

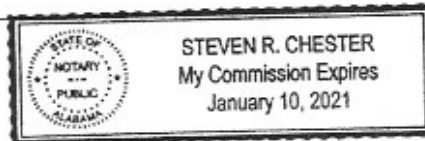


Representing Agent (if any)/date

Given under my hand and seal
this 18 day of October, 2017.



Notary Public



My commission expires 10th
day of January, 2021.

Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

- General: Provide fifteen copies plus one 8½" by 11" copy of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application.
1. Architectural Review
 - a. Site plan showing roadways, entrances, exits and parking.
 - b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
 - c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.
 2. Landscape Review
 - a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
 - b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. Shrubs will be identified by botanical name, quantity, and container size. Differentiate between existing and new landscaping.
 - c. Parking lots: Provide calculations of total square footage and square footage designated for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
 - d. Irrigation plan for all landscaped areas.
 - e. Statement of maintenance policy and provisions.



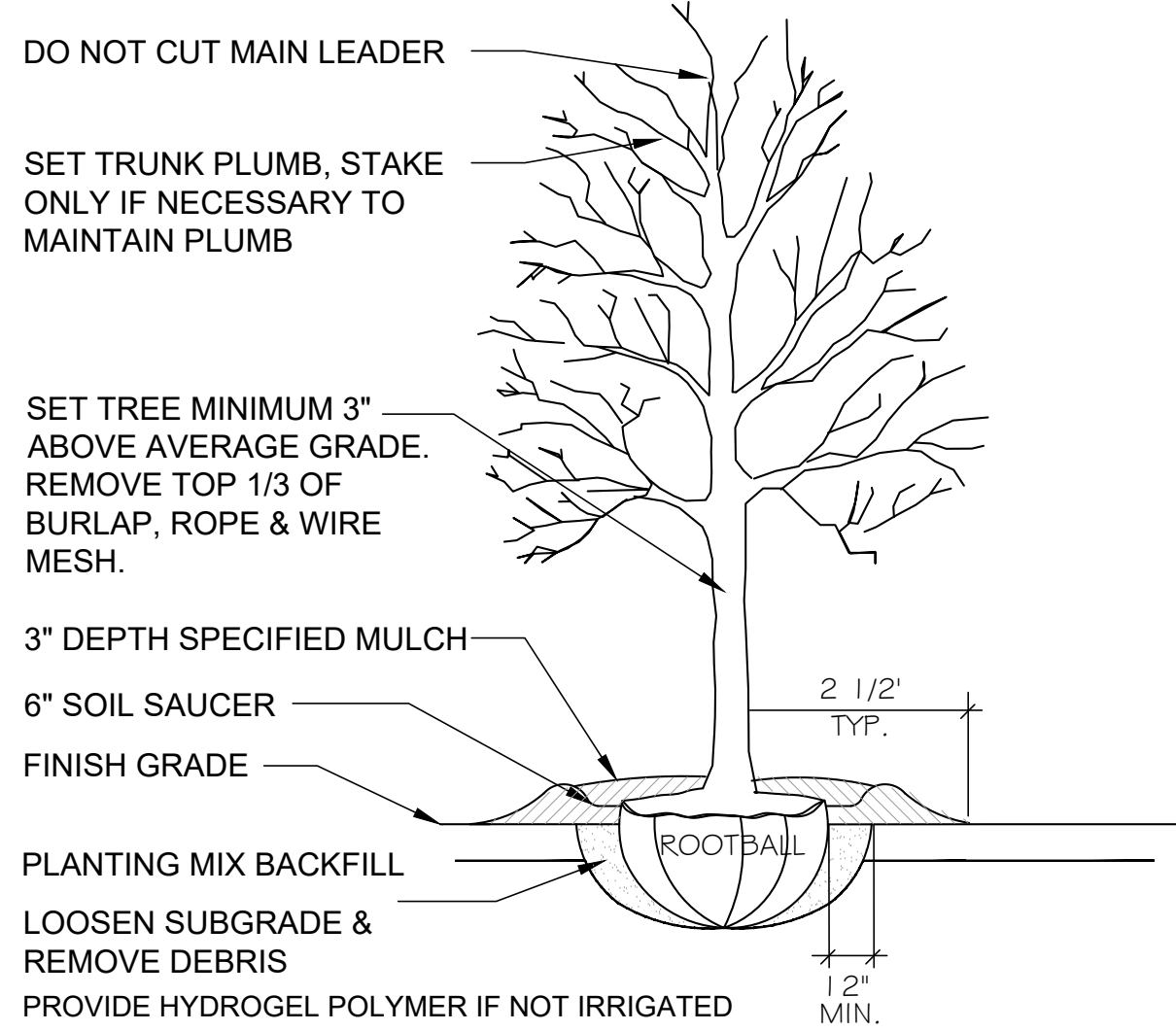
Treetop Proposed Color Scheme



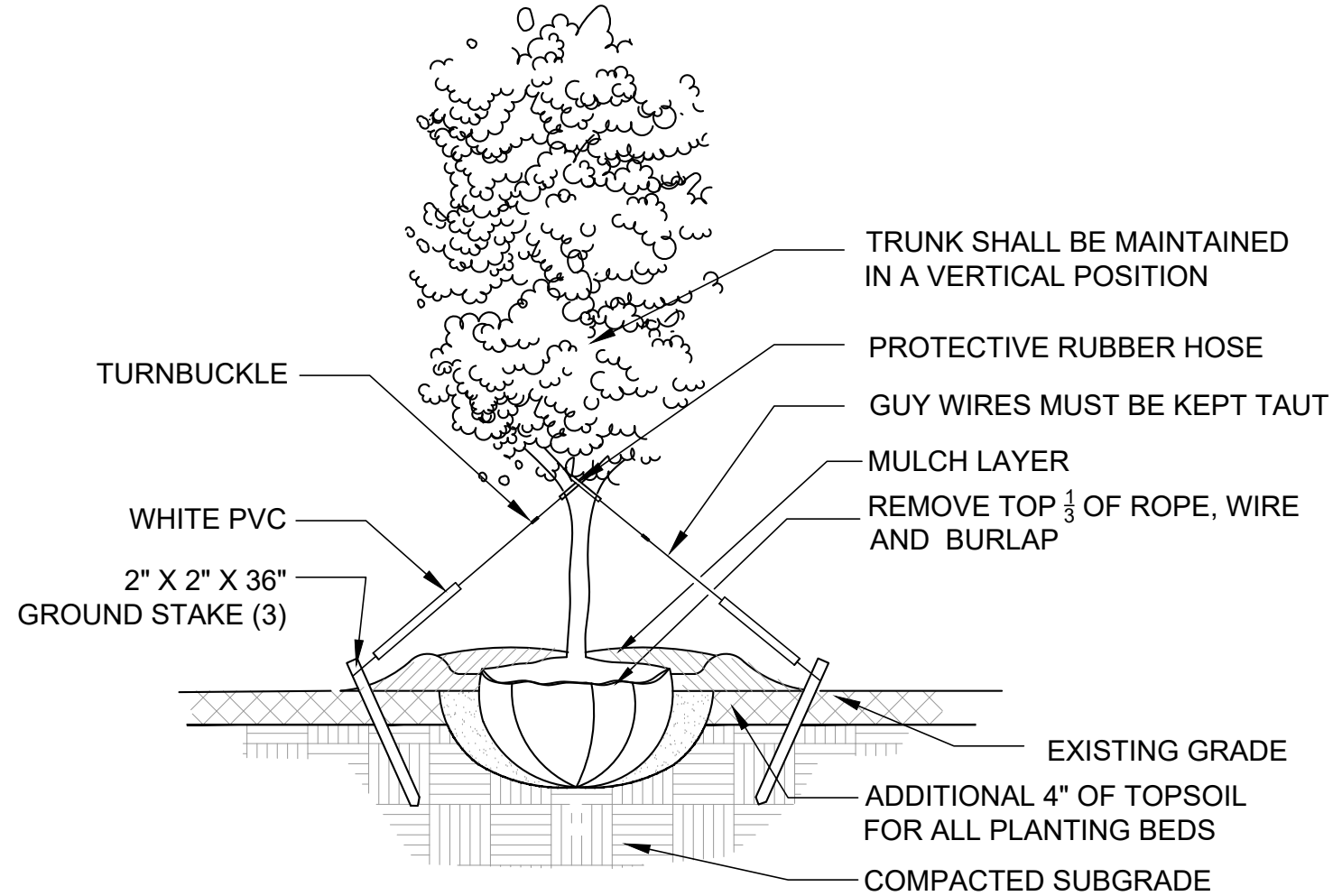
Proposed Clubhouse renovations
10/11/17

Tree Top Apartments
Vestavia Hills, Alabama

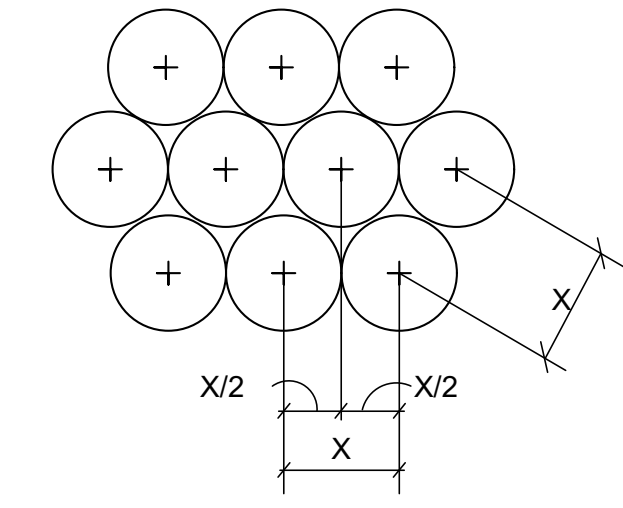
BLACKMON ROGERS
ARCHITECTS LLC



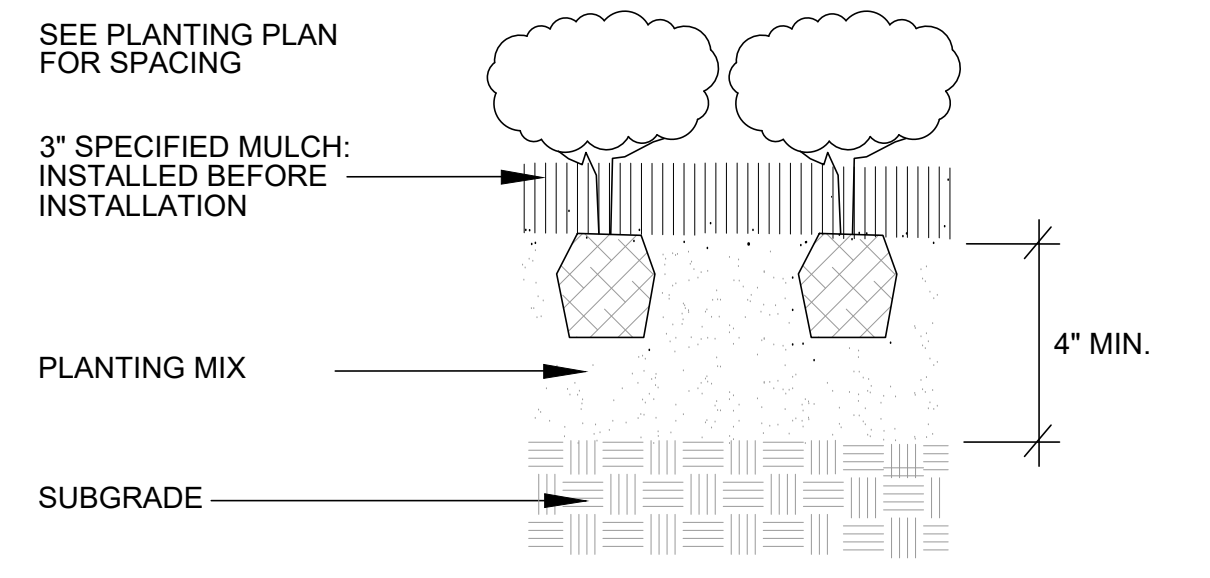
1 TYPICAL TREE PLANTING
NOT TO SCALE



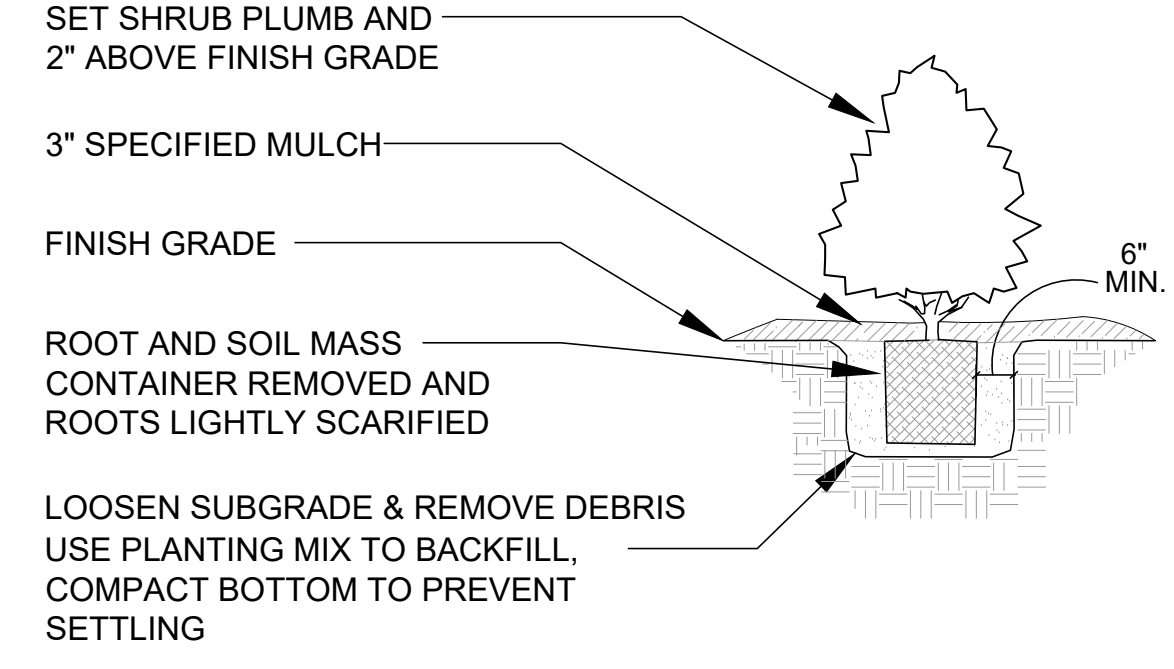
2 TREE STAKING DETAIL
NOT TO SCALE



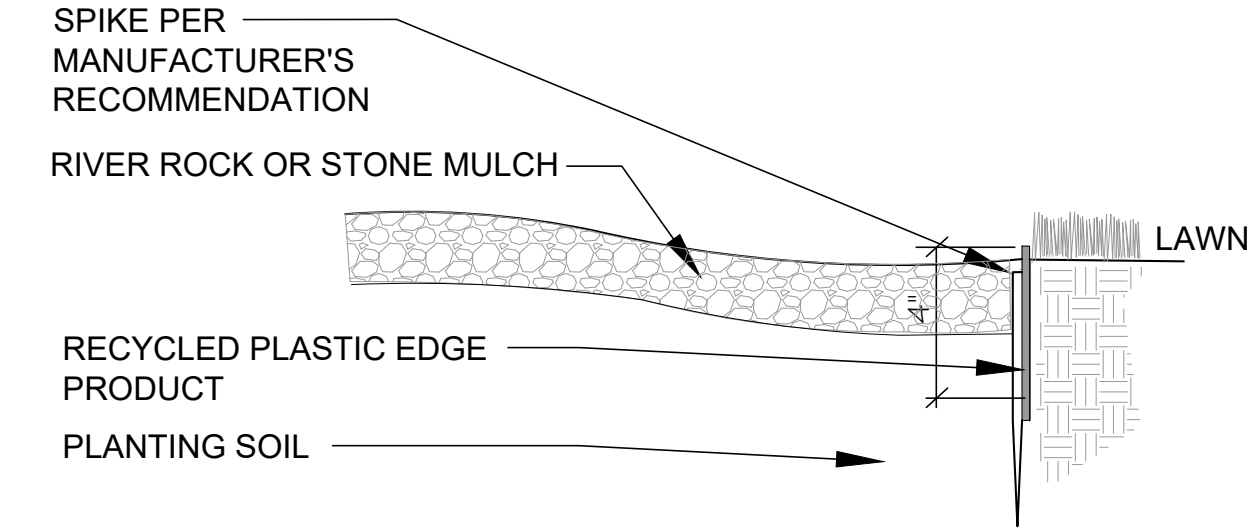
3 TYPICAL STAGGERED ROW SPACING
NOT TO SCALE



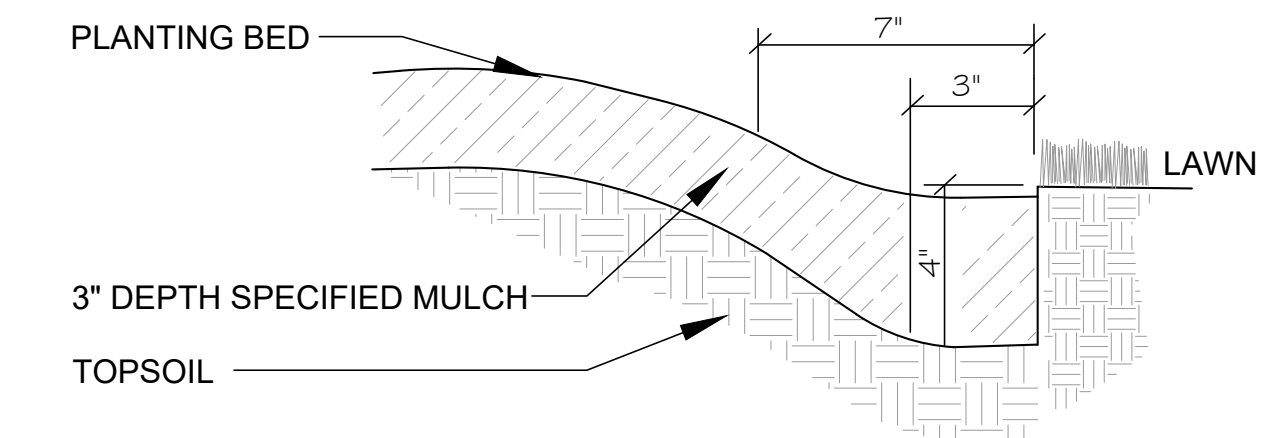
5 GROUND COVER DETAIL
NOT TO SCALE



6 TYPICAL SHRUB PLANTING
NOT TO SCALE



7 HARD EDGING AT STONE DETAIL
NOT TO SCALE



4 TRENCH EDGE DETAIL
NOT TO SCALE

- DURING PROJECT CONSTRUCTION, ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE MAINTAINED. IN THE EVENT THAT CONSTRUCTION OF THE PROJECT IS HALTED, PROVISIONS SHOULD BE MADE BY THE CONTRACTOR TO PROVIDE CONTINUED MAINTENANCE FOR THE PROJECT.
- 4" MINIMUM OF TOPSOIL WILL BE PLACED IN ALL PLANTING AREAS, 2" MINIMUM IN SOD AREAS WITH A MIN. OF 2% POSITIVE DRAINAGE
- SET PLANTS 2-4" HIGHER THAN SURROUNDING GRADE.
- ALL TREE TAGS SHALL BE REMOVED FOLLOWING FINAL PUNCH LIST.
- PROVIDE A WATER PERCOLATION TEST FOR ALL TREE PITS. FILL EACH TREE PIT WITH WATER; IF WATER DOES NOT PERCOLATE OUT WITHIN 12 HOURS, PROVIDE TREE PIT DRAINAGE. AUGER A 12" DIAMETER HOLE 4'-0" DOWN, AT THE BOTTOM OF TREE PIT AND FILL WITH CRUSHED STONE. TEST AGAIN FOR PROPER PERCOLATION.
- FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES. BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING.
- ALL AREAS SHALL HAVE SMOOTH CONTINUOUS GRADE BETWEEN FIXED CONTROLS SUCH AS WALKS AND CURBS. ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN AND FIRM SURFACES. ALL FINISHED GRADES SHALL MEET APPROVAL BEFORE SOD OR SEEDING OPERATIONS BEGIN.
- EXCAVATE TRENCH EDGE AT ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION. ANYWHERE STONE MULCH OR STONE FIELDS MEET SODDED AREAS, A HARD EDGING PRODUCT SHALL BE INSTALLED.

PLANT SCHEDULE

PLANT SPECIES, SIZE, SPACING, PLANT QUALITY, ETC. IS SAME FOR BASE BID AND ALL ALTERNATES

QTY	BOTANICAL NAME	COMMON NAME	CALIP/CONTAINER	MIN. SIZE	SPACE	COMMENTS	APPROVED SUBSTITUTION
TREES							
RB	Betula nigra 'Heritage'	River Birch	25 GAL	5' x 1 0'	vanes	full canopy	
HORN	Carpinus caroliniana	Fastigata Hornbeam	3" cal	4' x 1 4'	vanes	full canopy	Fastigata Sweet Gum
FFRB	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal	4' x 1 2'	vanes	full canopy	
EBH	Ilex cornuta 'Emily Brunner'	Emily Brunner Holly	7" ht	4x 1 4'	25'	straight trunk	Mary Nell Holly
NCM	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	1 0' ht	6'-8'	vanes	3 cane min. Full canopy	Muskogee cultivar
MAG	Magnolia virginiana 'Claudia Wannamaker'	Claudia Magnolia	8'-1 0'	5' x 1 4'	vanes	full canopy	
WILLO	Quercus phellos	Willow Oak	4" cal	3.5' x 1 4'	vanes	Full canopy, straight leader	Nuttall Oak
PIST	Pistacia chinensis	Chinese Pistache Tree	3" cal	4' x 1 4'	vanes	Full canopy, straight leader	
BCYP	Taxodium distylium	Bald Cypress	8'-1 0' ht	5' min.	vanes	full with straight leader	
DSA	Thuja occidentalis 'Degroots Spire'	Degroots Arborvitae	5'-6' ht	2 4"	6' oc	Do not cut leader	Emerald Arborvitae
SHRUBS							
CIRON	Aspidistra elatior	Cast Iron Plant	1 gal	1 6" ht	1 8" oc		
RCA	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	3 gal	1 8" ht	3' oc		
WGB	Buxus 'Wintergreen'	Wintergreen Boxwood	7 gal	20" ht	3' oc		Dwarf Yaupon Holly
BGBOX	Buxus 'Baby Gem'	Baby Gem Boxwood	3 gal	1 6" ht	3 0" oc		
SHIC	Camellia sasangua 'shi shi'	Shi Shi Camellia	7 gal	1 8" HT	3.5' oc		
PCOT	Cotoneaster pameyi	Pameyi Cotoneaster	7 gal	3' ht	4.5' oc		Lauren Camellia
NBH	Hydrangea arboresca 'Nikko Blue'	Nikko Blue Hydrangea	3 gal	1 5"	4' oc		
LQFH	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire	3 gal	1 5" ht	3' oc		Little Lime
SVHY	Hydrangea paniculata 'Strawberry Vanilla'	Strawberry Vanilla Hydrangea	3 gal	1 8" ht	4' oc		
OLH	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal	1 8" ht	4' oc		
NHOL	Ilex chinensis 'Needlepoint'	Needlepoint Holly	7 gal	42" ht	3' oc		
DYH	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal	20" ht	3' oc		
SCM	Mahonia 'Soft Caress'	Soft Caress Mahonia	3 gal	1 6" HT	3' oc		
NAN	Nandina domestica 'Gulf Stream'	Dwarf Nandina	3 gal	1 2" ht	3 0" oc		Obsession Nandina
TOLV	Osmanthus	Tea Olive	7 gal	4' ht	5' oc		
PITT	Pittosporum tobira 'Wheeler's dwarf'	Variegated Pittosporum	3 gal	1 8" ht	3.5' oc		
CFL	Loropetalum chinensis 'Crimson Fire'	Crimson Fire Loropetalum	3 gal	1 5" ht	3' oc		
GTA	Rhododendron 'George Tabor'	George Tabor Azalea	3 gal	1 5"	4' oc		
ROSE	Rosa	Carefree Rose	3 gal	1 5" ht	3' oc		
AWS	Spirea bumaldi 'Anthony Waterer'	Anthony Waterer Spirea	3 gal	1 5"	3' oc		Goldmound Spirea
GROUND COVER							
MONDO	Ophiopogon	Mondo Grass	4" pot	6" HT	1 0" oc		
BBL	Liriope muscan 'Big Blue'	Big Blue Liriope	1 gal	1 0" ht	1 5" oc		
MUHL	Muhlenbergia capalans	Pink Muhly Grass	1 gal	1 6" ht	3' oc		'Morning Light' Miscanthus
WJAS	Jasminum nudiflorum	Winter Jasmine	1 gal	1 2" ht	3 0" oc		Showy Jasmine
SOD							
VPY	Zoysia spp. 'Emerald'	Emerald Zoysia grass				Free of weeds, whole pieces	

PLANTING NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL LANDSCAPE WORK OUTLINED IN PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL FOR THE LANDSCAPE ARCHITECT APPROVAL. A MINIMUM OF 48 HOURS NOTICE SHOULD BE GIVEN FOR THIS REVIEW.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.

PLANTS SHALL BE WELL FORMED, VIGOROUS GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

TREE PROTECTION: ALL TREES NOTED ON PLANS TO REMAIN, THAT FALL WITHIN THE CONSTRUCTION LIMITS, SHALL BE PROTECTED FROM ALL CONSTRUCTION DAMAGE. INSTALL ORANGE TEMPORARY FENCING 10' IN ALL DIRECTIONS FROM TRUNK OF TREE.

PRODUCTS
TOPSOIL SHALL BE FREE OF SUBSOIL, BRUSH, ORGANIC LITTER, OR OBJECTIONABLE WEEDS, CLAY, CLOTS, STUMPS, STONES, ROOTS OR OTHER MATERIAL HARMFUL TO PLANT GROWTHS OR HINDRANCE TO PLANTING OR MAINTENANCE OPERATIONS. IF REGENERATIVE MATERIALS ARE PRESENT IN THE SOIL, CONTRACTOR SHALL ERADICATE AND REMOVE SUCH GROWTH, BOTH SURFACE AND ROOT, WHICH MAY APPEAR IN THE MATERIAL WITHIN ONE YEAR FOLLOWING ACCEPTANCE OF THE WORK. TOPSOIL SHALL NOT BE HANDLED IN A FROZEN MUDDY CONDITION. THE ACIDITY RANGE SHALL BE BETWEEN 5. AND 7. INCLUSIVE.

STOCKPILE MATERIAL THAT DOES NOT MEET THE REQUIREMENTS MAY, AT THE OPTION OF THE CONTRACTOR, BE IMPROVED BY SCREENING AND THE ADDITION OF ORGANIC MATTER AND CHEMICAL ADMIXTURES.

THE CONTRACTOR SHALL AMEND ALL PLANTING AREAS WITH 50% TOPSOIL, AS PREVIOUSLY STATED AND 50% PREPARED ADDITIVES BY VOLUME AS FOLLOWS: 3 PARTS HUMUS (FOREST PEAT) 1 PART STERILIZED MANURE, COMMERCIAL FERTILIZER, AND LIME. COMPONENTS SHALL BE THOROUGHLY MIXED TO UNIFORM CONSISTENCY. PROPER DRAINAGE SHALL BE OBTAINED IN ALL AREAS. DO NOT BACKFILL HOLES WITH EXISTING SUB-GRADE.

WATER CRYSTALS SHALL BE TERRA-SORB MEDIUM GRADE HYDROGEL, OR EQUIVALENT. HYDROGEL SHALL BE INCLUDED IN PLANTING HOLES OF TREES AND SHRUBS NOT COVERED BY IRRIGATION.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE. ONLY APPROVED SUBSTITUTIONS MADE.

SOD SHALL BE 100% SPECIFIED, FREE OF WEEDS, FRESHLY DUG.

NOT FOR CONSTRUCTION

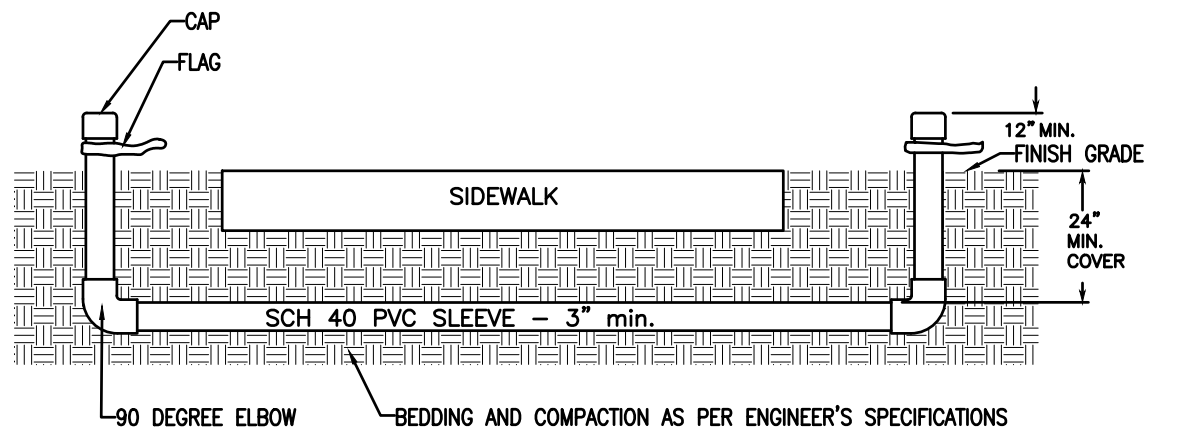
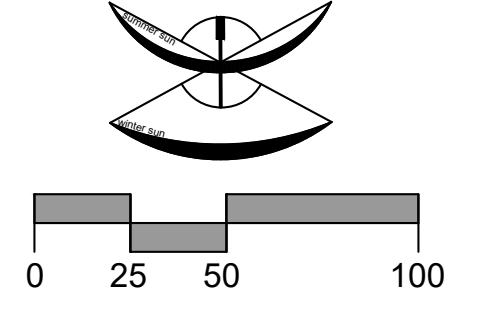
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Drawn By: J. Collins

Revisions:

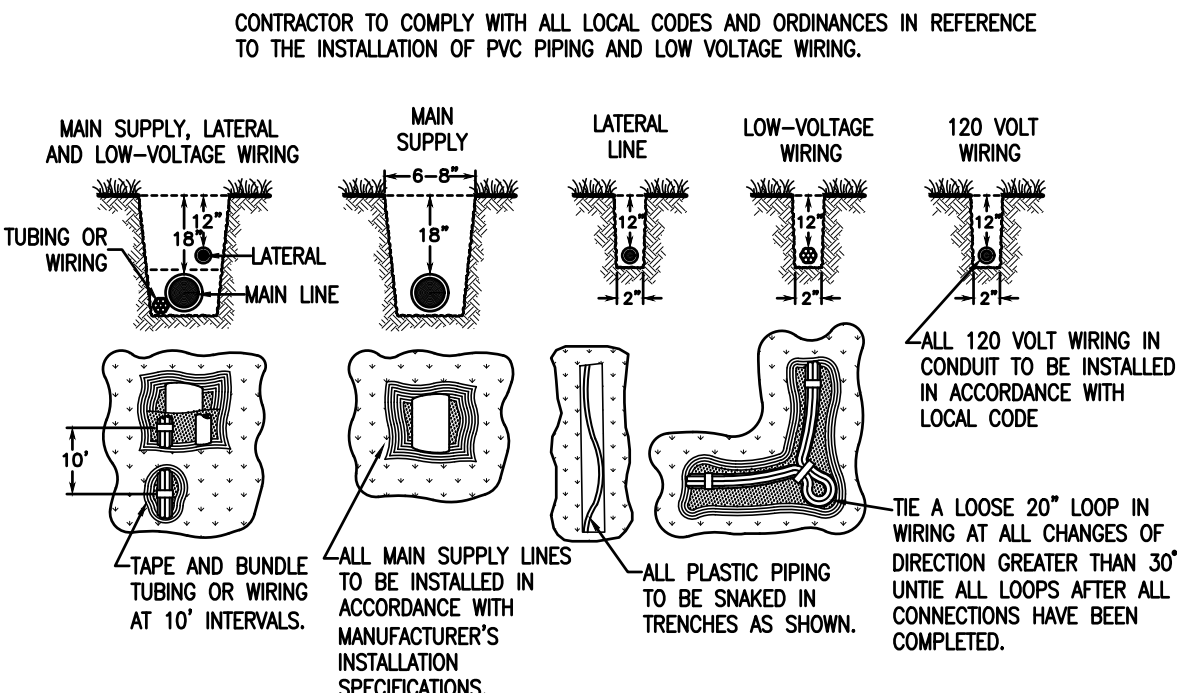
THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OR APPROPRIATENESS OF THE INSTALLATION PROCEDURES UNDERTAKEN BY ANY CONTRACTOR AND NOT RESPONSIBLE FOR JOB SAFETY.



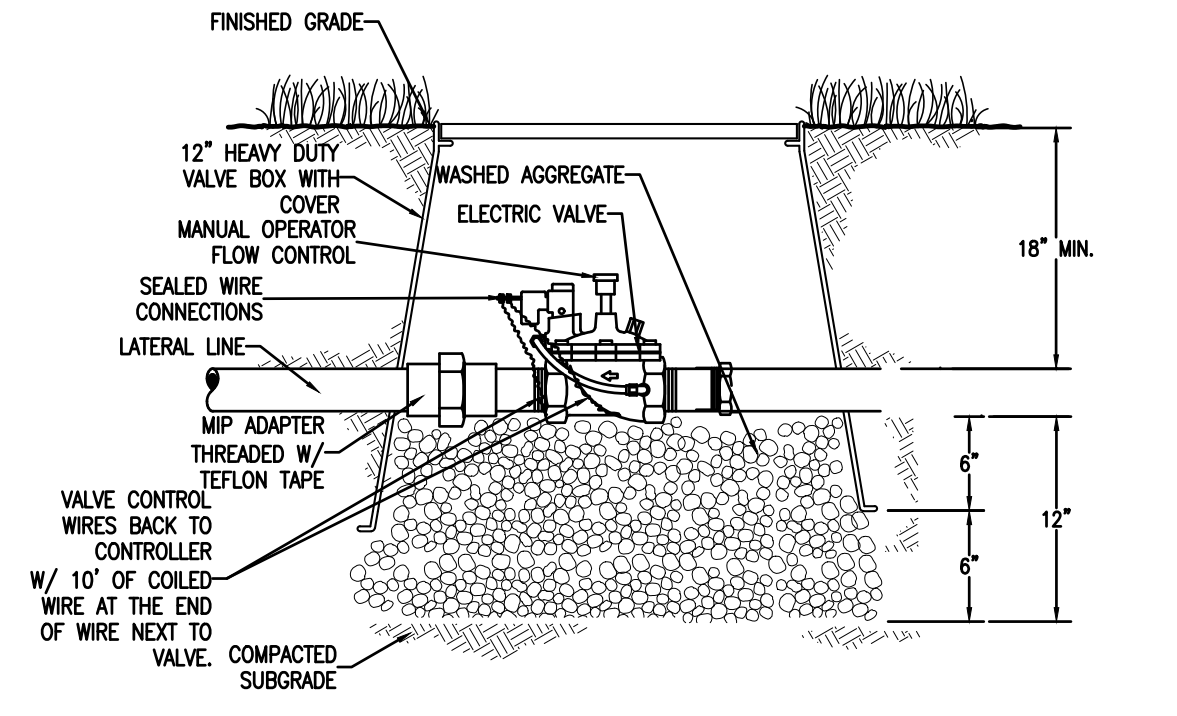
205-585-7918
jennafer@greenspace-llc.com



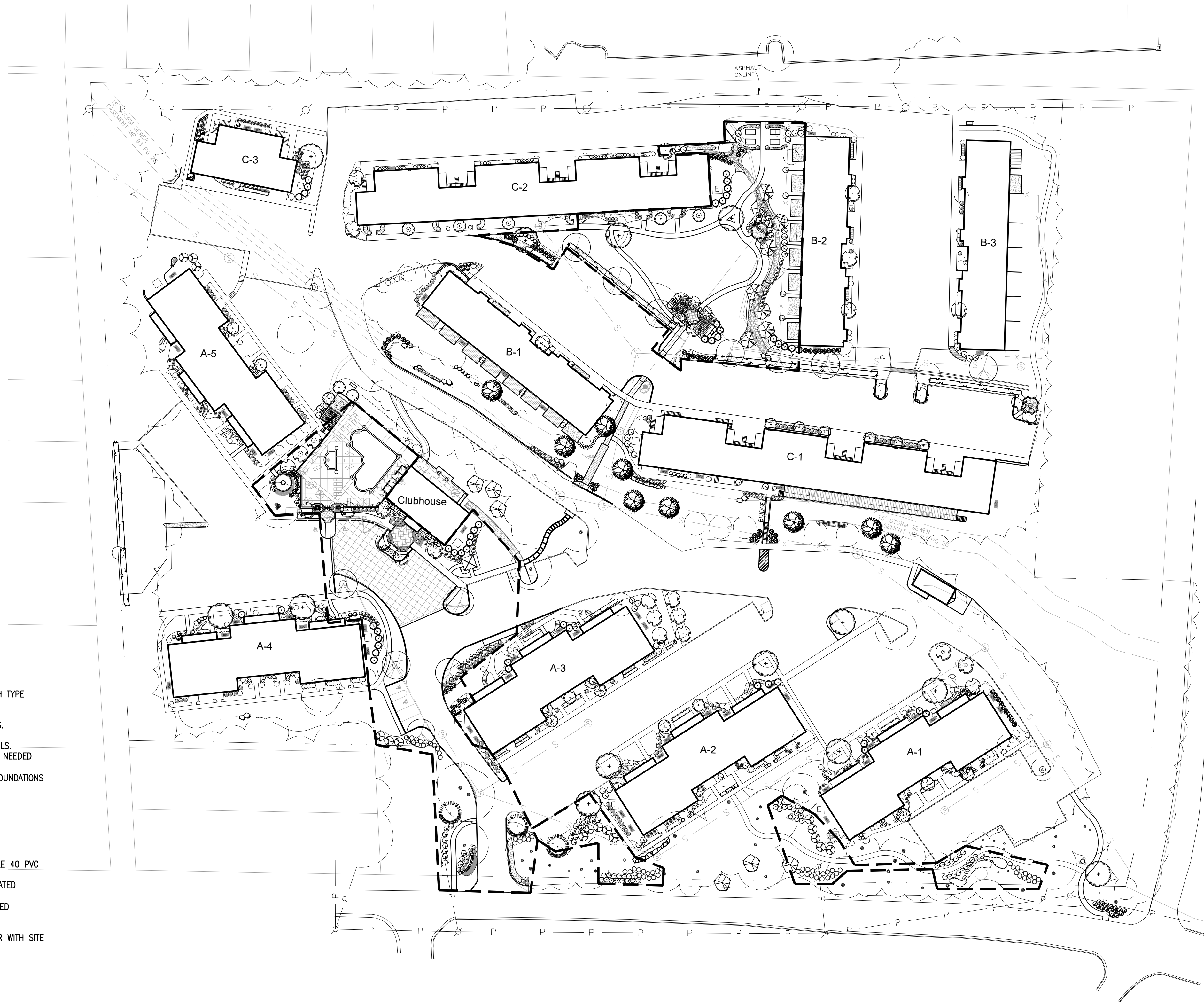
1 TYPICAL SLEEVING
SCALE: NTS



2 TYPICAL TRENCHING
SCALE: NTS



3 CIRCUIT CONTROL MOUNTING
SCALE: NTS



1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER.
2. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
3. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
4. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
5. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS.
6. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
7. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
8. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
9. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR AND WHERE LINES ARE BROUGHT ABOVE GRADE AND RISK OF FREEZING IS PRESENT.
10. ALL SPRINKLERS TO BE MOUNTED ON 12" FUNNY PIPE OR SWING JOINTS.
11. CONTRACTOR SHALL INSTALL A SEPARATE COMMON FOR EACH CONTROLLER.
12. 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
13. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
14. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
15. ADDITIONAL MATERIAL TO BE SUPPLIED BY CONTRACTOR:
 - A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
 - D. AS-BUILT PLANS.
16. ALL IRRIGATION EQUIPMENT TO BE INSTALLED ACCORDING TO DETAILS.
17. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
18. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
19. ALL MAIN AND LATERAL LINE PIPING TO BE SCHEDULE 40 PVC.
20. ADHERE TO LOCAL PLUMBING AND ELECTRICAL REQUIREMENTS.
21. SPRAY HEADS IN LAWN AREAS WILL BE 4" POP-UP HEIGHT, SPRAY HEADS IN SHRUB AREAS WILL BE 12" POP-UP HEIGHT.
22. ALL SOD SHALL BE ZONED SEPARATELY FROM SHRUB AND SEASONAL COLOR ZONES.
23. INSTALL ALL LINES UNDER ROADWAYS AND SIDEWALKS IN SCHEDULE 40 PVC SLEEVES WITH LOCATOR TAPE, PER SLEEVING DIAGRAM.
24. SYSTEM DESIGN SHALL ALLOW ENTIRE PLANTED AREA TO BE IRRIGATED WITH 3/4" OF WATER ONCE EVERY THREE DAYS.
25. CONTROLLER AND HEAD SHALL BE: RAINBIRD, HUNTER OR APPROVED EQUIVALENT MANUFACTURER.
26. ALL APPLICABLE CODES AND REGULATIONS SHALL BE MET.
27. COORDINATE LOCATION OF BACKFLOW PREVENTER AND CONTROLLER WITH SITE CONTRACTOR.

1 IRRIGATION NOTES

IRRIGATION LIMITS AND NOTES

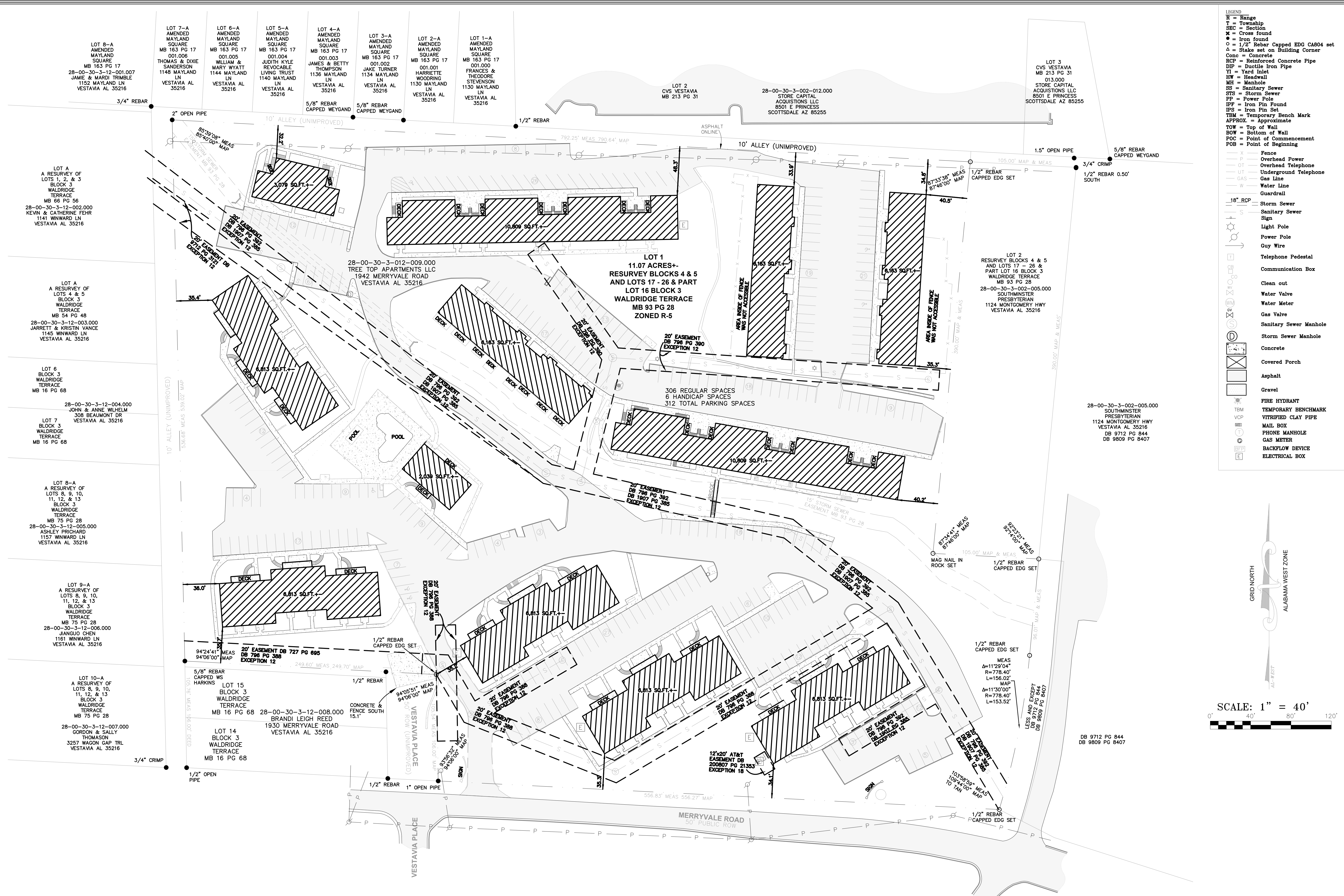
Tree Top Apartment Renovation
Merryvale Road Vestavia Hills, Alabama
for DobbinsGroup Inc.

NOT FOR CONSTRUCTION

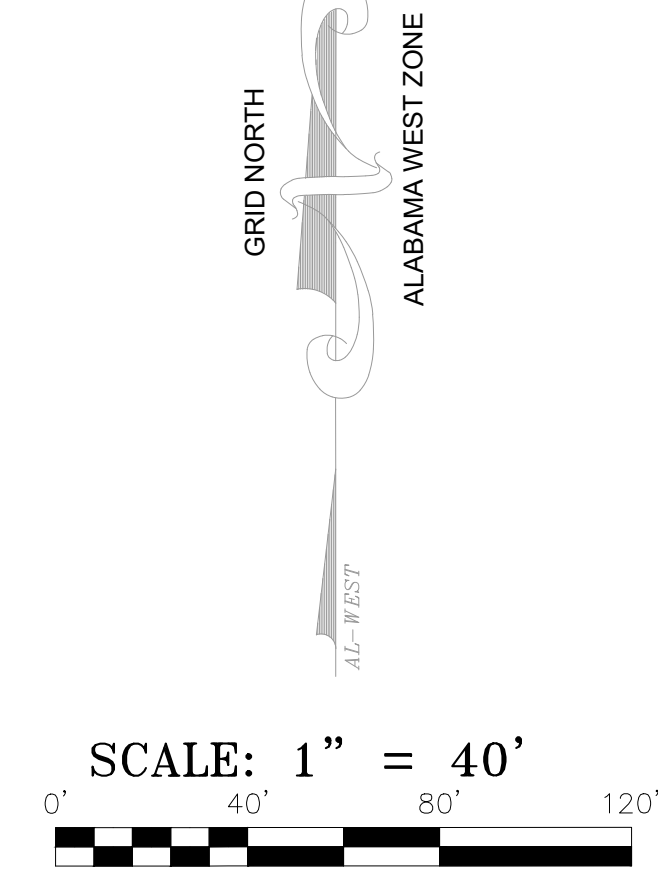
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Date: OCT 17, 2017
File Name: PLANT Plan
Drawn By: J. Collins

Revisions:

SHEET: L 1-2



- LEGEND**
- R = Range
 - T = Township
 - SEC = Section
 - X = Cross found
 - = Iron found
 - = 1/2" Rebar Capped EDG CA804 set
 - △ = Stake set on Building Corner
 - Conc = Concrete
 - RCF = Reinforced Concrete Pipe
 - DIP = Ductile Iron Pipe
 - YI = Yard Inlet
 - HW = Headwall
 - MH = Manhole
 - SS = Sanitary Sewer
 - STS = Storm Sewer
 - PP = Power Pole
 - IPP = Iron Pin Found
 - IPS = Iron Pin Set
 - TBM = Temporary Bench Mark
 - APPROX. = Approximate
 - TOW = Top of Wall
 - BOW = Bottom of Commencement
 - POB = Point of Beginning
 - POC = Point of Beginning
- - - Fence
 - - - Overhead Power
 - - - Overhead Telephone
 - - - Underground Telephone
 - - - Gas Line
 - - - Water Line
 - - - Guardrail
 - 18" RCP Storm Sewer
 - Sanitary Sewer
 - Sign
 - Light Pole
 - Power Pole
 - Guy Wire
 - Telephone Pedestal
 - Communication Box
 - Clean out
 - Water Valve
 - Water Meter
 - Gas Valve
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Concrete
 - Covered Porch
 - Asphalt
 - Gravel
 - FIRE HYDRANT
 - TEMPORARY BENCHMARK
 - VITRIFIED CLAY PIPE
 - MAIL BOX
 - PHONE MANHOLE
 - GAS METER
 - BACKFLOW DEVICE
 - ELECTRICAL BOX



PROJECT: LOT 1 RESURVEY OF BLOCKS 4 & 5 AND LOTS 17 THRU 28 & PART OF LOT 16, BLOCK 3 WALDRIDGE TERRACE MB 93 PG 28 JEFFERSON COUNTY ALABAMA

TITLE: ALTAINSPS LAND TITLE SURVEY FOR THE DOBBINS GROUP, LLC

120 BISHOP CIRCLE, SUITE 300
 PELHAM, AL 35124
 TEL - (205) 403-9158
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EDG
 ENGINEERING DESIGN GROUP, LLC
 CIVIL ENGINEERING & LAND SURVEYING
 (205) 403-9158

SHEET NO. 1 OF 2



18342

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WASTE MANAGEMENT

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