

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

MAY 10, 2018

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: April 12, 2018

Final Plats

- (1) **P-0518-17** Suzanne Pizzitola Is Requesting **Final Plat Approval For A Resurvey Of Lot 14 And The East ½ Of Lot 15, Block 12 Of Biltmore Estates.** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Suzanne Pizzitola and Is Zoned Vestavia Hills R-3.

- (2) **P-0518-19** Samuel C. Ferguson Is Requesting **Final Plat Approval For Ferguson's Resurvey.** The Purpose For This Request Is To Resurvey Two Lots Into One. The Property Is Owned By Samuel C. Ferguson and Is Zoned Vestavia Hills R-3.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

APRIL 12, 2018

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:

Blaine House, Acting Chairman
Cheryl Cobb
Erica Williamson Barnes
Jim Brooks

MEMBERS ABSENT:

Lyle Larson, Chairman
Fred Goodwin
Deloye Burrell
Greg Gilchrist
Rusty Weaver

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

The Chairman noted that due to a lack of a quorum, no business could be conducted so the meeting was recessed until April 18, 2018 at 6 PM.

Chairman Larson called the meeting from recess on April 18, 2018 with the following quorum present.

MEMBERS PRESENT: Lyle Larson, Chairman
Fred Goodwin
Cheryl Cobb
Jim Brooks
Greg Gilchrist
Rusty Weaver

MEMBERS ABSENT: Blaine House
Erica Williamson Barnes

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner
Christopher Brady, City Engineer

Chairman Larson remembered the community services of long-time Commission member Deloye Burrell. He indicated that Mr. Burrell will be missed and offered thoughts and prayers for his family.

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of March 8, 2018 are presented for approval.

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

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mrs. Cobb – yes
Mr. Gilchrist – yes	Mr. Larson – yes

Motion carried.

Final Plats

P-0418-13 Liberty Park, LLC Is Requesting **Final Plat Approval For Corporate Woods Addition To Liberty Park Resurvey No. 6.** The Purpose For This Request Is To Clarify Easements. The Property Is Owned By Liberty Park, LLC and Is Zoned Vestavia Hills PUD-PB.

Mr. Garrison explained the background and location of the request and stated the plat was needed to clarify already vacated easements.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to approve Final Plat Approval For Corporate Woods Addition To Liberty Park Resurvey No. 6. Second was by Mr. Goodwin. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mrs. Cobb – yes
Mr. Gilchrist – yes	Mr. Larson – yes
Motion carried.	

P-0418-16 Murphy Builders Is Requesting **Final Plat Approval** For **Thompson’s Addition To Dolly Ridge Resurvey No. 1**. The Purpose For This Request Is To Resurvey Lot. The Property Is Owned By Murphy Builders and Is Zoned Vestavia Hills R-1.

Mr. Garrison explained the background and location of the request and stated the plat was needed to separate the lot from its’ neighboring lots in the subdivision in order to gain septic approval from Jefferson County.

Mr. Larson opened the floor for a public hearing.

Mark David, 4500 Gayland Way asked if the resurveyed lot would exempt that lot from restrictive covenants. Mr. Larson stated he was unsure since the Commission did not have a copy of said covenants, but ultimately was immaterial to the request at hand.

Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to approve Final Plat Approval For Thompson’s Addition To Dolly Ridge Resurvey No. 1. Second was by Mrs. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mrs. Cobb – yes
Mr. Gilchrist – yes	Mr. Larson – yes
Motion carried.	

Rezoning/Conditional Use Recommendations:

P-0418-14 Benjamin L. & Susanne G. Webb Are Requesting **Rezoning** for **3293 Overton Trail** from **Vestavia Hills R-5 to Vestavia Hills R-2** For The Purpose Of Single Family Development.

Mr. Garrison explained the background and location of the request. The property was zoned multi-family in Jefferson County. Later the property was annexed into the City and it was compatibly

rezoned to R-5, multi-family despite the fact that a single-family home was constructed on the property. The owners wish to tear down the current structure and rebuild a new house and in order to do so, must rezone to a single-family zoning classification.

Benjamin Webb, owner, was present .

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to recommend rezoning approval for 3293 Overton Trail from Vestavia Hills R-5 to Vestavia Hills R-2. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mrs. Cobb – yes
Mr. Gilchrist – yes	Mr. Larson – yes
Motion carried.	

P-0418-15 Estate of Ivorene Norris Is Requesting **Rezoning** for **3107 Timberlake Rd.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

Mr. Garrison explained the background and location of the request. He stated that this rezoning would be part of the Harris Doyle office development already approved on Timberlake Rd. and Blue Lake Dr. The building design and architecture would be consistent with the other projects in the development, with parking shared throughout.

Mr. Larson opened the floor for a public hearing.

Julie-Ann Julian, 3131 Timberlake Rd., would like to see the road improvements to extend to the end of Timberlake Rd. Mr. Garrison and Mr. Brady explained how the roads are improved based on the development.

There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to recommend rezoning approval for 3107 Timberlake Rd. from Vestavia Hills R-1 Vestavia Hills O-1 with the following conditions:

1. Building be designed as presented;
2. Rezoning will be contingent on resurvey.

Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mrs. Cobb – yes
Mr. Gilchrist – yes	Mr. Larson – yes
Motion carried.	

Conrad Garrison, City Planner

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

Date: MAY 10, 2018

- **CASE:** P-0518-17
- **REQUESTED ACTION:** Final Plat Approval For A Resurvey Of Lot 14 And The East ½ Of Lot 15, Block 12 Of Biltmore Estates
- **ADDRESS/LOCATION:** 2118 Hickory Rd.
- **APPLICANT/OWNER:** Suzanne Pizzitola
- **REPRESENTING AGENT:** Andy Lange
- **GENERAL DISCUSSION:** Plat is to resurvey 1.5 lots into one lot so applicant may obtain a building permit. Applicant is also on the docket with the Board of Zoning Adjustment for a variance for lot size and lot width. Mylar cannot be signed without BZA approval.
- **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: 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

2018 APR 7 P 2:02

II. APPLICANT INFORMATION: (owner of property)

NAME: Suzanne Pizzitola

ADDRESS: 2118 Hickory Road
Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Andy Lange Drake Homes LLC

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Existing house is currently on
two lots. Resurveyed to one lot.

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

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

2118 Hickory Road Vestavia 35216

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0518-17//2800191012007000
2118 Hickory Rd.
Combine 2 Lots
Suzanne Pizzitola

P&Z Application
Page 4

VI. OWNER AFFIDAVIT:

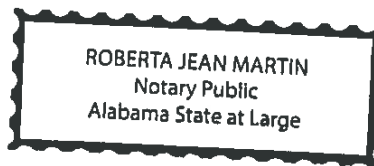
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Suzanne K. Pizzitola
Owner Signature Date

[Signature]
Representing Agent (if any) date

Given under my hand and seal
this 16 day of April, 20 18.

Roberta Jean Martin
Notary Public



My commission expires 31
day of July, 20 21.

A RESURVEY OF LOT 14 AND THE EAST 1/2 OF LOT 15, BLOCK 12 OF BILTMORE ESTATES

AS RECORDED IN MAP BOOK 17 PAGE 59

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN
THE SW 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH,
RANGE 2 WEST, CITY OF VESTAVIA HILLS, JEFFERSON
COUNTY, ALABAMA.

OWNER:
SUZANNE PIZZITOLA
2118 HICKORY ROAD
VESTAVIA HILLS, AL 35216

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
(205)-229-1993

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, and Suzanne Pizzitola, 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 was made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF LOT 14 AND THE EAST 1/2 OF LOT 15, BLOCK 12 OF BILTMORE ESTATES, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivision, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage. I further certify 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.

By William D. Callahan, Jr. Date 4/10/2018
William D. Callahan, Jr., P.L.S.
AL Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2018.

Notary Public _____
MY COMMISSION EXPIRES _____

By _____ DATE _____
Suzanne Pizzitola, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Suzanne Pizzitola, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2018.

Notary Public _____
MY COMMISSION EXPIRES _____

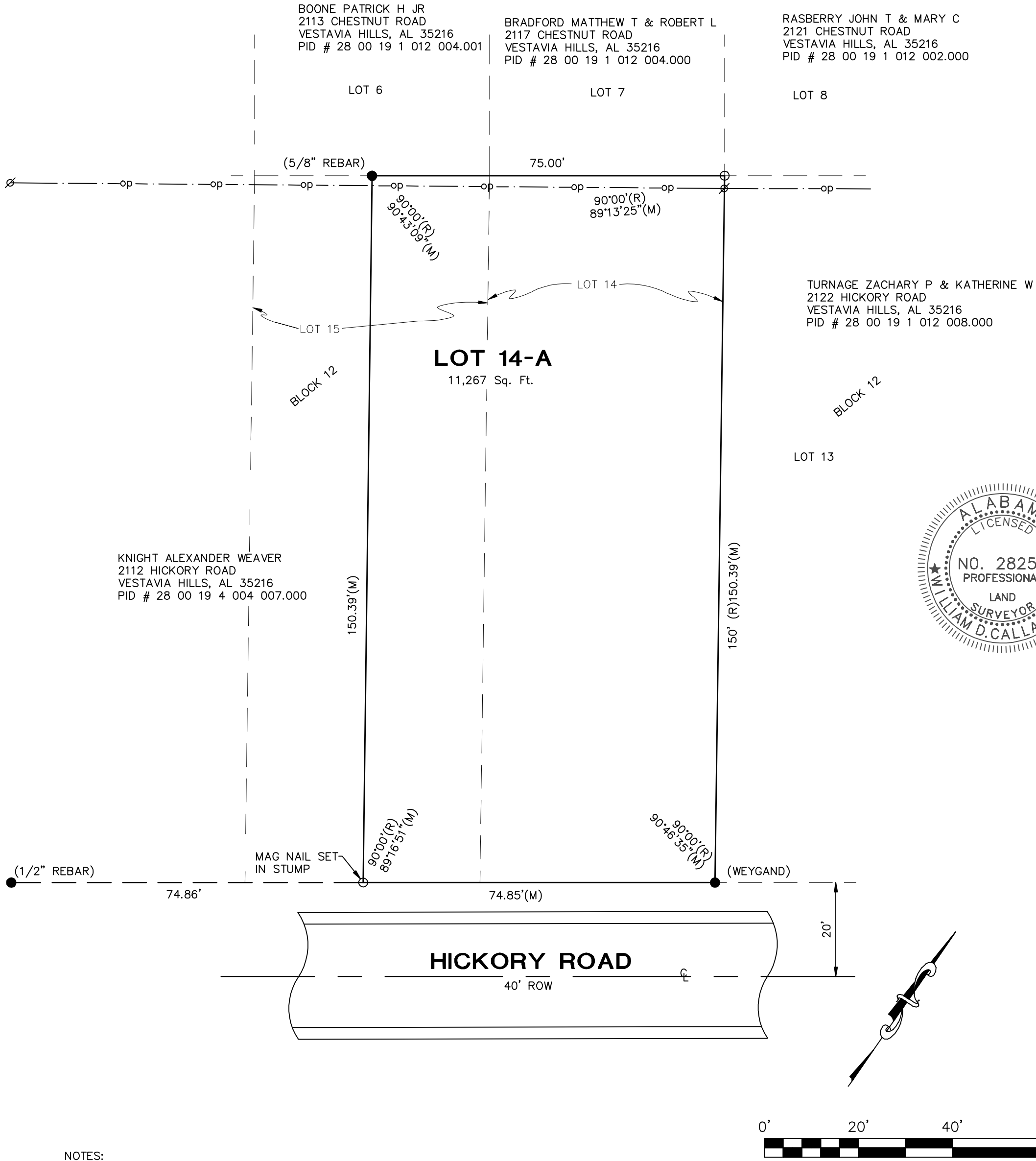
Vestavia Hills City Engineer _____ Date _____

Vestavia Hills Planning Commission _____ Date _____

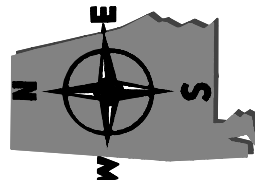
Vestavia Hills Manager _____ Date _____

Jefferson County Environmental Services Department hereby approves this record map for sanitary sewer purposes only. Such 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.

Director of Environmental Services _____ Date _____
Approved in Format Only



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993
EMAIL: buck@southcentralsurveying.com



PROJECT: RESURVEY
LOT 14 AND THE EAST 1/2 OF LOT 15, BLOCK 12 OF BILTMORE ESTATES
OWNER: SUZANNE PIZZITOLA
2118 HICKORY ROAD
VESTAVIA HILLS, AL 35216

NOTES:

1. Unless otherwise shown or stated, all easements shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
2. Basis of bearing is based on plat.
3. Surface drainage not within the accepted and maintained Right-Of-Way will not be maintained by City of Vestavia Hills.
4. Contractor and/or developer are responsible for providing building sites free of drainage problems.
5. No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC; therefore no reference whatsoever is made as to the suitability for residential construction.
6. Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073C0558H, dated September 3, 2010, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.

LEGEND

● - IRON PIN FOUND (DESCRIPTION)	▒ - CONCRETE.
○ - 1/2" CAPPED REBAR SET	D - DEED
∅ - UTILITY POLE.	⚡ - NOT TO SCALE.
ROW - RIGHT OF WAY.	AC. - ACRES.
—op— - OVERHEAD UTILITY LINE(S).	CL - CENTERLINE .
—*—*— = FENCE	D.B. - DEED BOOK.
⊕ = FIRE HYDRANT	M.B. - MAP BOOK
	P.B. - PLAT BOOK
	PG. - PAGE.



SHEET No.:
1 of 1

PROJECT NO:
18-03012

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

Date: MAY 10, 2018

- **CASE:** P-0518-19
- **REQUESTED ACTION:** Final Plat Approval For Ferguson's Resurvey
- **ADDRESS/LOCATION:** 401 Fernwood Dr.
- **APPLICANT/OWNER:** Samuel C. Ferguson
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Plat is to resurvey 2 lots into one lot so applicant may obtain a building permit. Lot meets in minimum requirement for an R-3 zoning.
- **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: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

P0518-19//2800194012004000
401 Fernwood Drive
Resurvey Lots
Amy & Chris Ferguson
R3

P&Z Application
Page 3

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Samuel C. Ferguson

ADDRESS: 401 Fernwood Drive
Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-823-8565 Office 205-876-3541

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: re-Survey Lots

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

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

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

VI. ZONING/REZONING:

The above described property is presently zoned: R-3

P0518-19//2800194012004000
401 Fernwood Drive
Resurvey Lots
Amy & Chris Ferguson
R3

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.

Amy P. Ferguson 4/26/18
Owner Signature/Date

Representing Agent (if any) date

Given under my hand and seal
this 26th day of April, 2018.

Kay Russon
Notary Public

**My Commission Expires
November 8, 2020**

My commission expires _____
day of _____, 20____.



FERGUSON'S RESURVEY

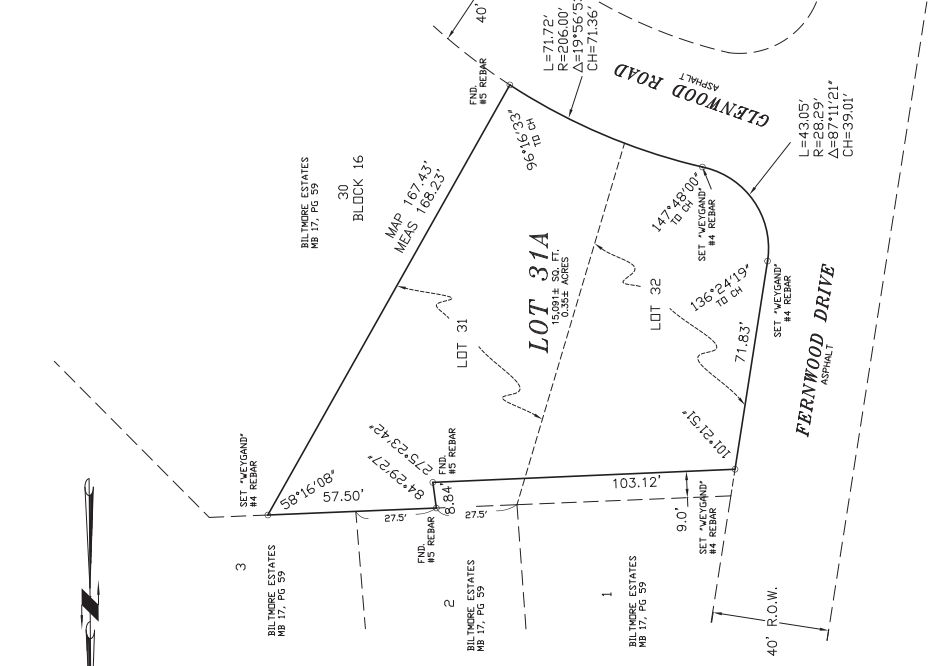
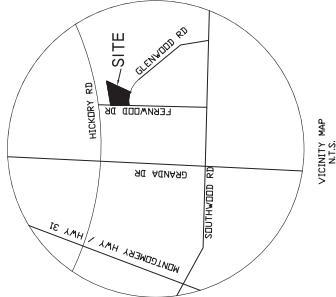
BEING A RESURVEY OF LOTS 31 AND 32 OF BILTMORE ESTATES AS RECORDED IN MAP BOOK 17, PAGE 59 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA EXCEPT THE NORTH 9 FEET TAKEN EVENLY OFF THE NORTH SIDE OF LOT 32 AND THE NORTH 9 FEET TAKEN EVENLY OFF THE NORTH SIDE OF THAT OF LOT 31. WINCH LIES WEST OF A LINE BEGINNING AT THE CENTER OF THE SOUTH LINE OF LOT 2 AND RUNNING SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 31

SITUATED IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087



- LEGEND**
- SO. FT. SQUARE FEET
 - AC. ACRES OR LESS
 - Δ DELTA ANGLE
 - D DEFLECTION ANGLE
 - R RADIUS
 - CH CHORD
 - L LENGTH
 - EX. EXISTING
 - M.B. MAP BOOK
 - FND. FOUND
 - ROW. RIGHT-OF-WAY
 - O. REBAR SET
 - G. CENTERLINE
 - D.B. DEED BOOK
 - NOT TO SCALE



State of Alabama) _____
Jefferson County) _____
We, the undersigned, Ray Weygand, Registered Engineer-Land Surveyor, State of Alabama, and Amy S. Ferguson, Owner, do hereby certify that the foregoing is a true and correct map or plat of FERGUSON'S RESURVEY, showing the number and dimensions of each lot and the angles with the north line, corners and other public ways of the same, and that all parts of this survey and map 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 _____ day of _____, 2018.

By: _____
Ray Weygand
Reg. P.L.S. #24973

By: _____
Amy S. Ferguson, Owner

Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate or map, is a duly qualified and licensed Land Surveyor in the State of Alabama, and who is known to me, and 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 _____ day of _____, 2018.

Notary Public - My Commission Expires: _____
State of Alabama) _____
Jefferson County) _____

I, _____ a Notary Public in and for said County and State, do hereby certify that Amy S. Ferguson, whose name is signed to the foregoing certificate or map, is a duly qualified and licensed Land Surveyor in the State of Alabama, and who is known to me, and that being informed of the contents of said certificate, she executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 2018.

APPROVED: _____ DATE: _____
City Engineer

APPROVED: _____ DATE: _____
Vista Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
Manager and City Clerk

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 changes in the Right-of-Way or Easement boundaries after this date may void this approval.

APPROVED: _____ DATE: _____
Jefferson County Environmental Services

APPROVED: _____ DATE: _____
Jefferson County Health Department

NOTES: COMMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, 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 SUPERVISOR IS NOT RESPONSIBLE FOR EITHER.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD RAIN GUTTERS.
BUILDER SHALL VERIFY ALL PROPOSED UTILITIES WHETHER OPEN, UNDEVELOPED, EXISTING OR OTHERWISE TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
THE LOT OWNER/BUILDER SHALL 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 SERVED.
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT SUBDIVISION WITHOUT ENGINEER'S APPROVAL.
NO FENCE SHALL IMPEDER 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. 0075C0688H, DATED SEPTEMBER 3, 2010.