

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**DECEMBER 8, 2016**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: November 10, 2016

**Final Plats**

(1) **Consent Agenda:**

- A. **P-1216-46** Mary Love Dearman Is Requesting **Final Plat Approval For Resurvey of Lots 12 and 13 of the Amended Map of Millbrook Estates** The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Mary Love Dearman, Kondal Kyanam, and Ahana Vedre And Is Zoned Vestavia Hills E-2.
- B. **P-1216-49** Pamela Drake Barefield & Larry D. Argo Are Requesting **Final Plat Approval For Resurvey of Barefield's Addition to Old Overton River Estates First Sector.** The Purpose For This Request Is To Resurvey Lots 405-B, 407, and 408. The Property Is Owned By Pamela Drake Barefield & Larry D. Argo And Is Zoned Vestavia Hills PR-1.
- B. **P-1216-50** April & Emmanuel Benetollo Are Requesting **Final Plat Approval For Resurvey of Lots 56 and 57, Amended Map of River Run, Sector 6.** The Purpose For This Request Is To Combine Lots. The Property Is Owned By April & Emmanuel Benetollo And Is Zoned Vestavia Hills R-2.

**Rezoning/Conditional Use Recommendations:**

- (2) **P-1216-47** Andree Joyce Stoves Is Requesting **Rezoning for 3104 Timberlake Rd. from Vestavia Hills R-1 and Vestavia Hills B-1.2** For The Purpose Of Restaurant Development.

Time of Adjournment.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**NOVEMBER 10, 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  
Cheryl Cobb  
Fred Goodwin  
Deloye Burrell  
Greg Gilchrist  
Brian Wolfe

**MEMBERS ABSENT:**

Blaine House  
Rusty Weaver  
Jim Brooks

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

**APPROVAL OF MINUTES**

Mr. Visintaner stated that the minutes of the meeting of October 13, 2016 are presented for approval.

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

Mr. Goodwin – yes  
Mr. Gilchrist – yes  
Mrs. Cobb – yes  
Motion carried

Mr. Burrell – yes  
Mr. Wolfe – yes  
Mr. Larson – yes

**Consent Agenda/Final Plats:**

- A.     **P-1116-44**     Liberty Park Joint Venture Is Requesting **Final Plat Approval For Old Overton River Estates First Sector Resurvey No. 1.** The Purpose For This Request Is To Combine Lot 413 & Acreage To Increase Lot Size. The Property Is Owned By Liberty Park Joint Venture And Is Zoned Vestavia Hills PR-1.
- B.     **P-1116-45**     Liberty Park Joint Venture Is Requesting **Final Plat Approval For Heritage Hills Phase III-Sector 3 Resurvey No. 1.** The Purpose For This Request Is To Resurvey Lots 159-161. The Property Is Owned By Liberty Park Joint Venture And Is Zoned Vestavia Hills PR-1.

**MOTION**     Mr. Gilchrist made a motion to recommend approval of items A&B. Second was by Mr. Goodwin. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Wolfe – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion carried	

**Rezoning/Conditional Use Recommendations:**

- (2)     **P-1011-22**     Alton B. Parker, Jr. & Spain And Gillion, LLC Is Requesting An 18 Month Extension On A **Conditional Use Approval For commercial automotive sales, automotive repair major and minor including mechanical and collision repair** Located At **1476 Montgomery Hwy.** The Property Is Owned Anthony Serra And Is Zoned Vestavia Hills B-3.

Mr. Garrison explained the background and location of the request.

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 motion.

**MOTION**     Mr. Gilchrist made a motion to recommend rezoning approval of An 18 Month Extension On A Conditional Use Approval For commercial automotive sales, automotive repair major and minor including mechanical and collision repair at 1476 Montgomery Hwy. Second was by Mr. Goodwin. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes  
Mr. Gilchrist – yes  
Mrs. Cobb – yes  
Motion carried

Mr. Burrell – yes  
Mr. Wolfe – yes  
Mr. Larson – yes

- (3) **P-0816-34** June Pryor Is Requesting **Rezoning** for **3111 Pine Tree Dr.** from **Vestavia Hills R-1 and Vestavia Hills O-1** For The Purpose Of Office Development.

Mr. Garrison explained the background and location of the request.

Alex Hager went over the changes to the architecture/

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 motion.

**MOTION** Mr. Gilchrist made a motion to recommend rezoning approval 3111 Pine Tree Dr. from Vestavia Hills R-1 Vestavia Hills O-1 based on the renderings presented. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes  
Mr. Gilchrist – yes  
Mrs. Cobb – yes  
Motion carried

Mr. Burrell – yes  
Mr. Wolfe – yes  
Mr. Larson – yes

- (4) **P-1016-43** Helen Crow & John C. Mills Are Requesting **Rezoning** for **3253 & 3257 Cahab Heights Rd. and 3240 Pipeline Rd.** from **Vestavia Hills B-3 and Vestavia Hills R-4 To Vestavia Hills B-2** For The Purpose Of A Wrestling Facility.

Mr. Garrison explained the background and location of the request.

Dave Johnston and Roman Gary went over the changes to the architecture/

Mr. Larson opened the floor for a public hearing.

Louis Callahan and Miles Gregory spoke in opposition due to traffic concerns.

Robert De Buys stated that he thought the development was over-parked and was concerned that hammerhead turn-arounds could eventually turn into new streets.



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

**MOTION** Mr. Burrell made a motion to recommend rezoning approval of 3253 & 3257 Cahab Heights Rd. and 3240 Pipeline Rd. from Vestavia Hills B-3 and Vestavia Hills R-4 To Vestavia Hills B-2 subject to engineering review. Second was by Mr. House. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes  
Mr. Gilchrist – yes  
Mrs. Cobb – yes  
Motion carried

Mr. Burrell – yes  
Mr. Wolfe – 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: **DECEMBER 8, 2016**

- **CASE:** P-1216-46
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of Lots 12 and 13 of the Amended Map of Millbrook Estates
- **ADDRESS/LOCATION:** Millbrook Ln.
- **APPLICANT/OWNER:** Mary Love Dearman
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Applicants are seeking to resurvey line between two lots. Lots and houses still meet the minimum requirements for E-2 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

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

2011 OCT 31 P 12:09

**II. APPLICANT INFORMATION: (owner of property)**

NAME: Mary Love Dearman

ADDRESS: 2615 Millbrook Lane  
Vestavia, Al 35243

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home 205-298-8569

Cell \_\_\_\_\_  
Office 205-288-6086

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

Bart Carr

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Rotation of property line allows  
Lot 12-A (neighbor) easier access to their backyard.

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

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

2615 Millbrook Lane

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: 1.691

**VI. ZONING/REZONING:**

The above described property is presently zoned: Vestavia-E-2

**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.

Mary Love Dearman  
Owner Signature/Date

[Signature]  
Representing Agent (if any)/date

Given under my hand and seal  
this 31<sup>st</sup> day of October, 2016.

Starr L. Burbic  
Notary Public

My commission expires 4<sup>th</sup>  
day of March, 2019.



# RESURVEY OF LOTS 12 AND 13 OF THE AMENDED MAP OF MILLBROOK ESTATES

AS PREVIOUSLY RECORDED IN MAP BOOK 54, PAGE 91  
IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA  
BEING SITUATED IN  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA

A RESIDENTIAL SUBDIVISION

Prepared by:

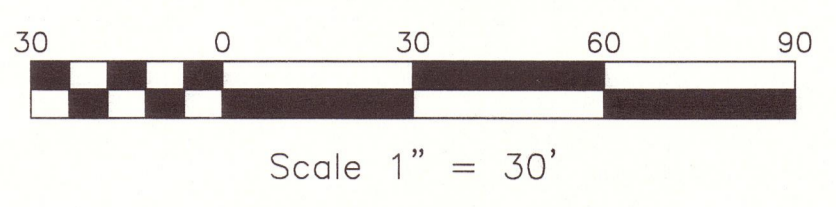
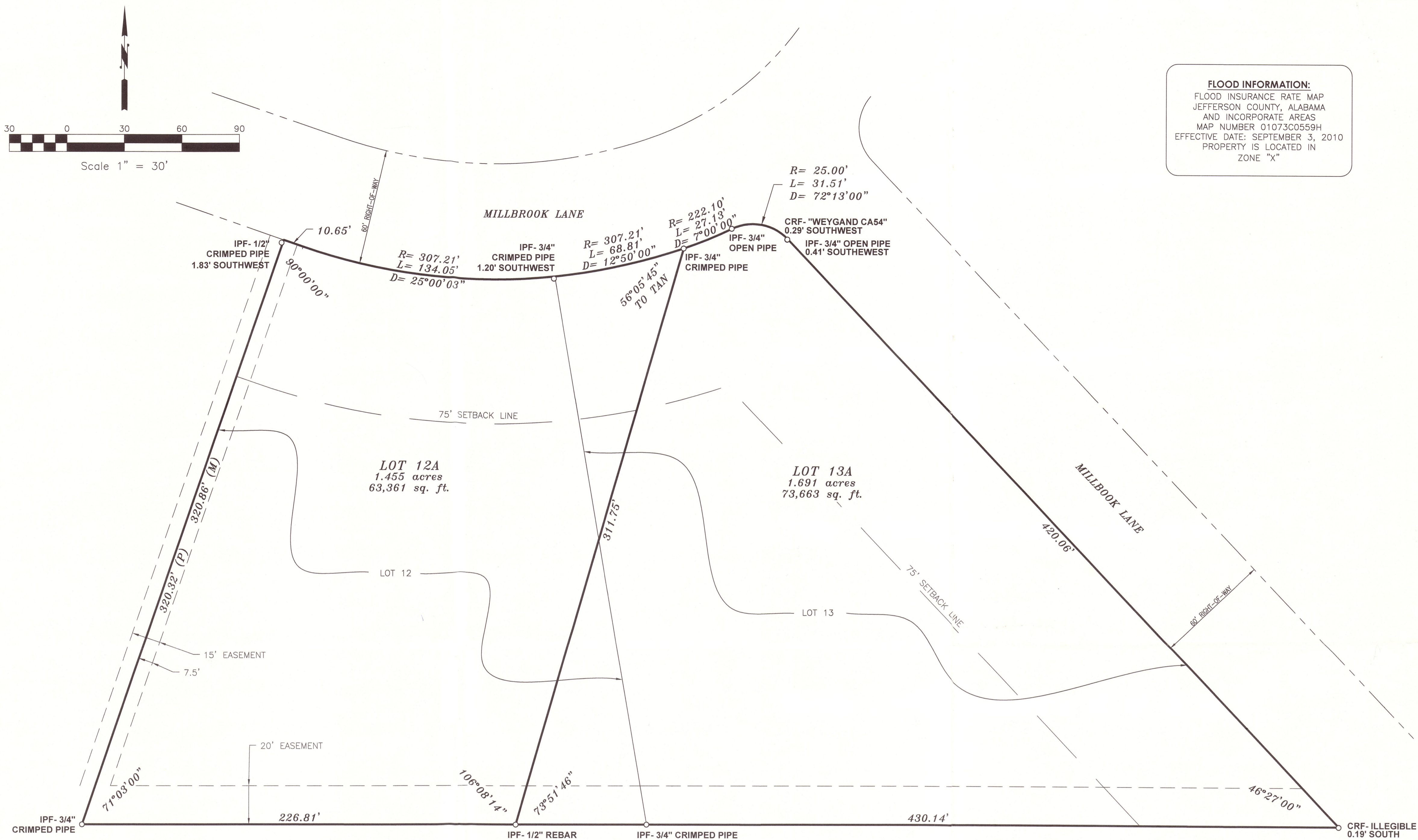


**CARR & ASSOCIATES ENGINEERS, INC.**

153 CAHABA VALLEY PARKWAY  
PELHAM, ALABAMA 35124

PHONE (205) 864-8488 FAX (205) 864-9885  
CAD FILE: 16-1003 Millbrook Estates Lots 12 & 13  
CADD OPERATOR: SAC  
October 2016

**FLOOD INFORMATION:**  
FLOOD INSURANCE RATE MAP  
JEFFERSON COUNTY, ALABAMA  
AND INCORPORATE AREAS  
MAP NUMBER 01073C0559H  
EFFECTIVE DATE: SEPTEMBER 3, 2010  
PROPERTY IS LOCATED IN  
ZONE "X"



THE STATE OF ALABAMA  
COUNTY OF JEFFERSON

The undersigned, Barton F. Carr, Registered Land Surveyor, State of Alabama, and The Undersigned Owners, 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(s); that this plat or map is a true and correct map of land shown therein and known as or to be known as "RESURVEY OF LOTS 12 AND 13 OF THE AMENDED MAP OF MILLBROOK ESTATES"; showing subdivision into which it is proposed to divide said lands; giving the length and the angles of the boundaries of each lot and its number; showing the streets, alleys and public grounds, giving the length, width, and name of each street, as well as the number of each lot and block; also showing the relations of the lands to the prior 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 further certify that they are the owners of said property and that the same is not subject to a mortgage.

I hereby 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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
Barton F. Carr, Surveyor  
PLS NO. 16685

OWNER:  
LOT 12  
By: \_\_\_\_\_  
Name: Kondal R. Kyanam  
By: \_\_\_\_\_  
Name: Ahana Vedre  
OWNER:  
LOT 13  
By: \_\_\_\_\_  
Name: Mary Love Dearman

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Gina P. Jones, as Notary Public in and for said County and State, do hereby certify that Barton F. Carr, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such Land Surveyor and with full authority thereof.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By: \_\_\_\_\_  
Notary Public (seal)  
My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Kondal R. Kyanam, whose name is signed as Lot 12, Owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily and with full authority thereof.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By: \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Ahana Vedre, whose name is signed as Lot 12, Owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily and with full authority thereof.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By: \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Mary Love Dearman, whose name is signed as Lot 13, Owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily and with full authority thereof.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By: \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

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 any Right-Of-Way or Easement boundaries after this date may VOID this approval.

\_\_\_\_\_  
Date: \_\_\_\_\_  
Director of Environmental Services  
Jefferson County, Alabama

**JEFFERSON COUNTY HEALTH DEPARTMENT:**

\_\_\_\_\_  
DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

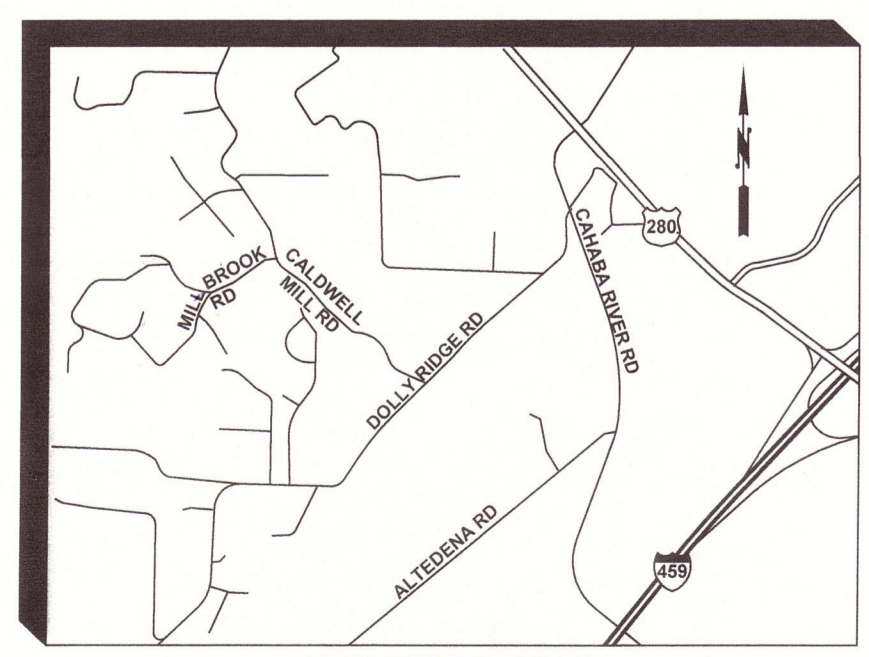
APPROVED BY: \_\_\_\_\_ VESTAVIA HILLS PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

- 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.
  - Builder is responsible for the drainage on each lot and in and around each building.
  - 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 foundation.
  - The prior subdivision plat did not close mathematically.

(P) PRIOR PLAT  
(M) MEASURED  
IPF IRON PIN FOUND  
CRF CAPPED REBAR FOUND



VICINITY MAP  
NOT TO SCALE



EXHIBIT ONLY  
RESURVEY OF LOTS 12 AND 13  
OF THE AMENDED MAP OF  
MILLBROOK ESTATES

AS PREVIOUSLY RECORDED IN MAP BOOK 54, PAGE 91  
IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA  
BEING SITUATED IN  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA

A RESIDENTIAL SUBDIVISION

Prepared by:

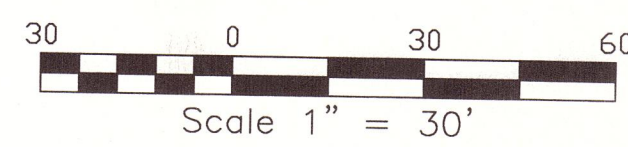


CARR & ASSOCIATES ENGINEERS, INC.

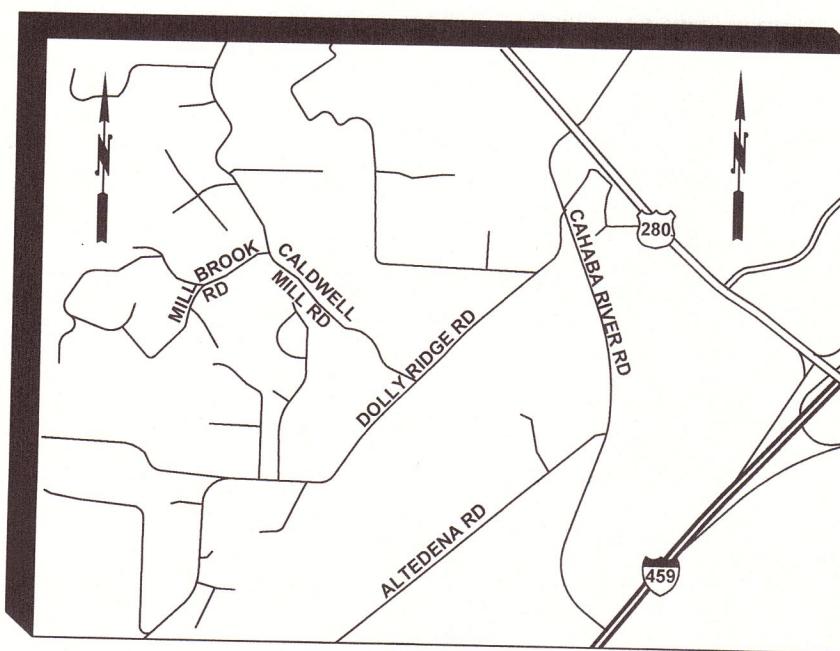
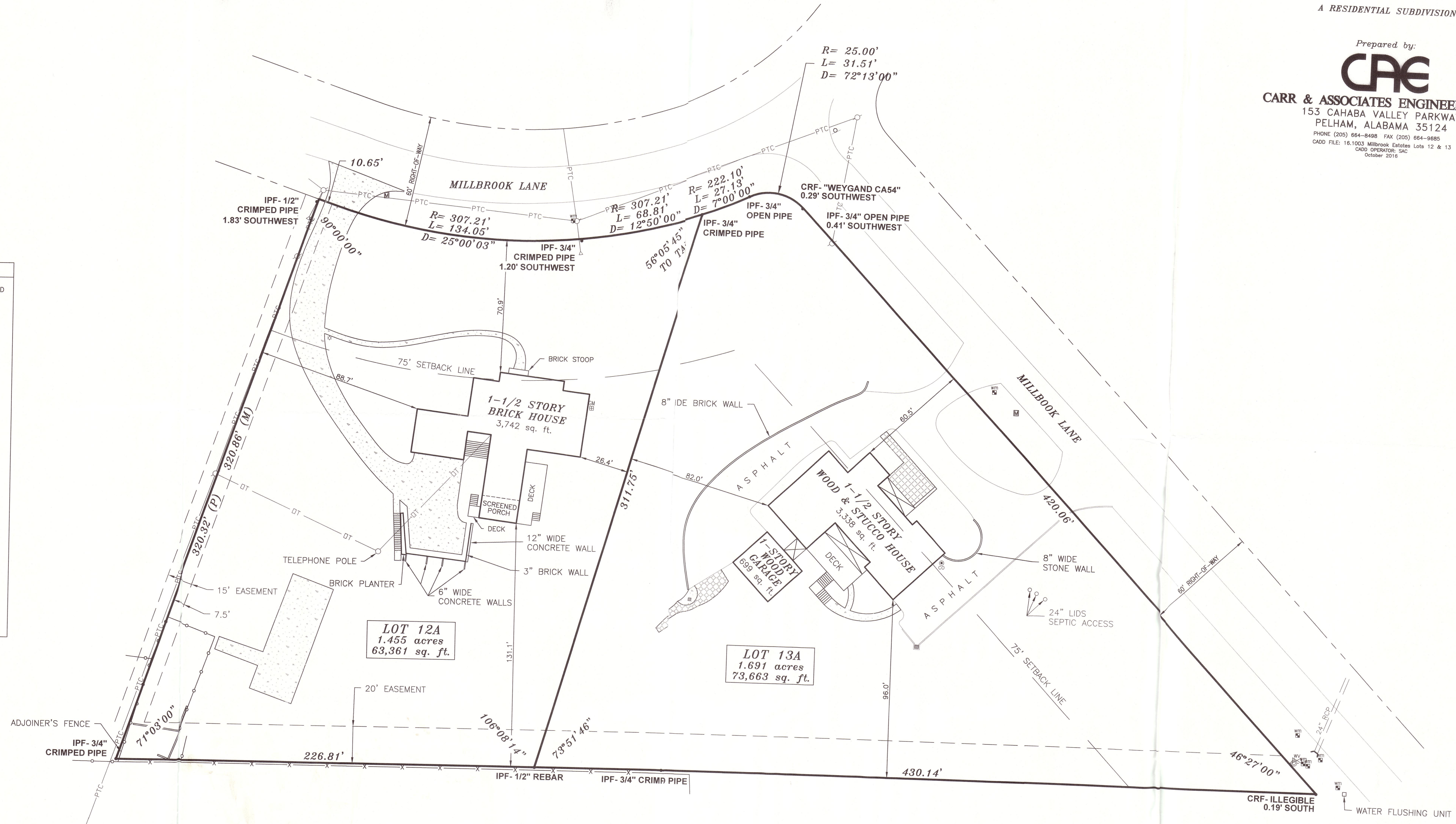
153 CAHABA VALLEY PARKWAY  
PELHAM, ALABAMA 35124

PHONE (205) 664-9498 FAX (205) 664-9685  
CADD FILE: 16.1003 Millbrook Estates Lots 12 & 13  
CADD OPERATOR: SAC  
October 2016

**FLOOD INFORMATION:**  
FLOOD INSURANCE RATE MAP  
JEFFERSON COUNTY, ALABAMA  
AND INCORPORATE AREAS  
MAP NUMBER 0107300559H  
EFFECTIVE DATE: SEPTEMBER 3, 2010  
PROPERTY IS LOCATED IN  
ZONE "X"



LEGEND	
●	CAPPED REBAR/IRON PIN FOUND
(P)	PLAT DISTANCE OR ANGLE
(M)	FIELD DISTANCE OR ANGLE
○	UTILITY POLE
☆	3" LIGHT ON POLE
⋈	GUY ANCHOR
⊕	GAS METER
⊙	FIRE HYDRANT
⊖	WATER METER
⊕	WATER VALVE
⊖	SANITARY SEWER CLEANOUT
⊖	GRATE INLET
⊖	CONCRETE HEADWALL
○	SINGLE POLED SIGN
M	MAILBOX
▨	SLATE WALK WAY
▩	COBBLE STONE WALK WAY
▩	CONCRETE WALK OR PAD
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	PTC
---	OVERHEAD POWER, PHONE & CABLE
---	OVERHEAD TELEPHONE
---	CHAIN LINK FENCE
---	HOG WIRE FENCE
---	STORM SEWER PIPE



VICINITY MAP  
NOT TO SCALE



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

Date: **DECEMBER 8, 2016**

- **CASE:** P-1216-49
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of Barefield's Addition to Old Overton River Estates First Sector
- **ADDRESS/LOCATION:** Ridgcrest Court Rd.
- **APPLICANT/OWNER:** Pamela Drake Barefield & Larry D. Argo
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Applicants are seeking to split and absorb Lot 407. A portion of Lot 408 resides in the city limits of Birmingham and will also require their 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

P1216-49//27-5-1-3-13  
7435, 7439 & 7443 Ridgecrest  
Court Rd.  
Combines Lots  
Barefield and Argo PR-1

P&Z Application  
Page 3

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

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**II. APPLICANT INFORMATION: (owner of property)**

NAME: Pamela Drake Barefield

ADDRESS: 7306 Wakefield Rd

Vestavia Hills, Alabama 35242

MAILING ADDRESS (if different from above)

PHONE NUMBER: Home 205-972-9174 Office 205-567-9102

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:

Husband - Frank Barefield - Cell 205-567-9101

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**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: To combine Lot 405-B with half of Lot 407

Old Overton River Estates First Sector

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

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

7435 Ridgecrest Court Rd

Vestavia, AL 35242

Property size: 1237 feet X 658' feet. Acres: 14.36

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**VI. ZONING/REZONING:**

The above described property is presently zoned:

2011 NOV 22 P 1:121



P1216-49//27-5-1-3-13  
7435, 7439 & 7443 Ridgecrest  
Court Rd.  
Combines Lots

P&Z Application  
Page 4

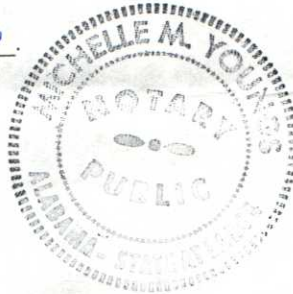
**VI. OWNER AFFIDAVIT:** Barefield and Argo PR-1

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.

Carina Drake Barefield 11/18/16  
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal  
this 18<sup>th</sup> day of November, 2016.

Michelle M. Young  
Notary Public



My commission expires 28<sup>th</sup>  
day of February, 2020.

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P1216-49//27-5-1-3-13  
7435, 7439 & 7443 Ridgecrest  
Court Rd.  
Combines Lots  
Barefield and Argo PR-1

P&Z Application  
Page 3

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

**II. APPLICANT INFORMATION: (owner of property)**

NAME: Larry D. Argo

ADDRESS: 7443 Ridgecrest Court Road

Vestavia Hills, Alabama 35242

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home \_\_\_\_\_ Office \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: To combine Lot 408 with half of Lot 407

Old Overton River Estates

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

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

7443 Ridgecrest Court Rd

Vestavia, AL 35242

Property size: 660' feet X 852' feet. Acres: 8.11

**VI. ZONING/REZONING:**

The above described property is presently zoned: \_\_\_\_\_

NOV 22 P 1:12

P1216-49//27-5-1-3-13  
7435, 7439 & 7443 Ridgecrest  
Court Rd.  
Combines Lots  
Barefield and Argo

P&Z Application  
Page 4

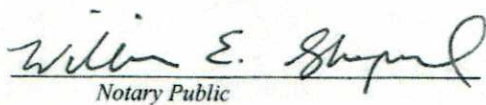
**VI. OWNER AFFIDAVIT:** PR-1

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 15th day of November, 2016.

  
\_\_\_\_\_  
Notary Public



My commission expires 09/09/2019 9TH  
day of SEPTEMBER, 2019.

\_\_\_\_\_





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

Date: **DECEMBER 8, 2016**

- **CASE:** P-1216-50
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of Lots 56 and 57, Amended Map of River Run, Sector 6
- **ADDRESS/LOCATION:** River Run Dr.
- **APPLICANT/OWNER:** April & Emmanuel Benetollo
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Applicants are seeking to combine lots 56 & 57. Floodplain and existing easements will remain.
- **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**

**II. APPLICANT INFORMATION: (owner of property)**

NAME: April and Emmanuel Benetollo

ADDRESS: 2432 Dolly Ridge Trail  
Vestavia, AL 35243

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: <sup>Cell</sup> April 205-821-8898 <sup>Home</sup> Office 205-978-8898

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_  
Joseph A. Miller III

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Resurvey 2 lots into 1 lot

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

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

Lots 56 + 57 of the Amended Map of River Run  
Sector 6 MB 121 PG 58 (4038 River View Dr.)

Property size: 266.1 feet X 425.9 feet. Acres: 4.0

**VI. ZONING/REZONING:**

The above described property is presently zoned: R1 R-2

2016 NOV 22 P 4: 55



P1216-50//28-14-1-32-1  
4038 River View Drive  
Final Map to combine lots  
Emmanuel & April Benetollo  
R-2

**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

11.22.16

Given under my hand and seal  
this 22<sup>nd</sup> day of Nov, 20 16.


Sandra H. Duggan  
Notary Public



My commission expires 11<sup>th</sup>  
day of March, 20 20.

**DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT**

The undersigned owner/owners of the property described in the application hereby designate Joseph A. Miller, III, as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for subdivision approval on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgements, attendance and presentations of evidence at all hearings and execution of agreements.

OWNER: Emmanuel BENETOLLO   
Owner's Signature

ADDRESS 2432 DOLLY RIDGE TRAIL  
VESTAVIA, AL 35243

TELEPHONE 205 601-4411

**AUTHORIZED AGENT / ATTORNEY-IN-FACT**

NAME: JOSEPH A. MILLER, III  
ADDRESS: 2217 10<sup>th</sup> COURT SOUTH  
BIRMINGHAM, AL. 35222  
TELEPHONE: 205-320-0114

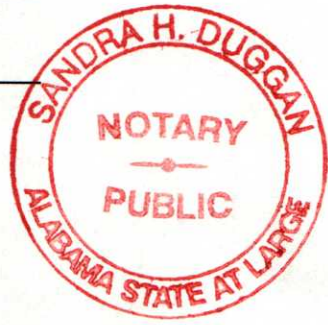
State of Alabama

I, the undersigned Notary Public, hereby certify that Emmanuel Benetollo whose name is signed to the foregoing DESIGNATION OF AUTHORIZED AGENT / ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 16<sup>th</sup> day of Nov, 2016

Sandra H. Duggan

3.11.2020  
Commission Expires



P1216-50//28-14-1-32-1  
4038 River View Drive  
Final Map to combine lots  
Emmanuel & April Benetollo  
R-2





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

Date: DECEMBER 8, 2016

- **CASE:** P-1216-47
- **REQUESTED ACTION:** Rezoning from Vestavia Hills R-1 To Vestavia Hills B-1.2
- **ADDRESS/LOCATION:** 3104 Timberlake Rd.
- **APPLICANT/OWNER:** Andree Joyce Stoves
- **REPRESENTING AGENT:** Todd Thompson
- **GENERAL DISCUSSION:** Property is on the corner of Timberlake Dr. and Cahaba River Rd. Applicant is seeking rezoning to build a Slice Pizza and Brewhouse (2,800 sq. ft. +/-). The proposed building meets all requirements of a B-1.2 zoning, including parking and buffering. The 8' sidewalk would run along both Timberlake Dr. and Cahaba River Rd. Developers will also be responsible for making improvements to Timberlake Rd. up to their entrance. A proposed site plan landscaping plan, and renderings are attached. A creek runs through the center portion of the property and is proposed to be untouched.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited 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:** Recommend approval based on plan and renderings.
  2. **City Engineer Review:** I have reviewed the application and have no issues with the 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.



P1216-47//28-27-3-17  
3104 Timberlake Rd.  
Rezoning from R-1 to B-1.2  
Andree Joyce Stoves

R-1

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 it 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: ANDREE JOYCE STOVES

ADDRESS: 3104 TIMBERLAKE RD

BIRMINGHAM, AL 35243

MAILING ADDRESS (if different from above) 1211 DUNHAM CIRCLE

HELENA, AL 35080

PHONE NUMBER: Home \_\_\_\_\_

Office 205-529-4729

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: JAY STOVES

2016 NOV 1

2016 NOV 1 P 2:10



R-1

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: ~~E-2~~ R-1

To: B-1.2

For the intended purpose of: 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.)**

3104 TIMBERLAKE RD

BIRMINGHAM, AL 35243

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: .76

**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.

Rebecca S. Thallinger

Andree Joyce Stoves

Oct 27, 2016

Owner Signature/Date

Chris

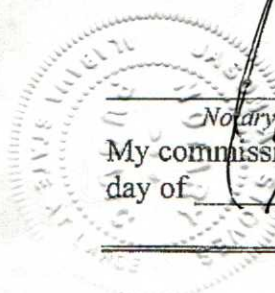
Representing Agent (if any)/date

Given under my hand and seal  
this 27<sup>th</sup> day of October, 2016.

[Signature]


Notary Public

My commission expires 12<sup>th</sup>  
day of May, 2020.





### Future Land Use

- |  |   |  |
|--|---|--|
|  Low-Density Residential    |  Retail/Mixed Use  |  Institutional        |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential   |  Planned Mixed Use |  |
|  Birmingham                 |  Jefferson County  |  Mountain Brook       |

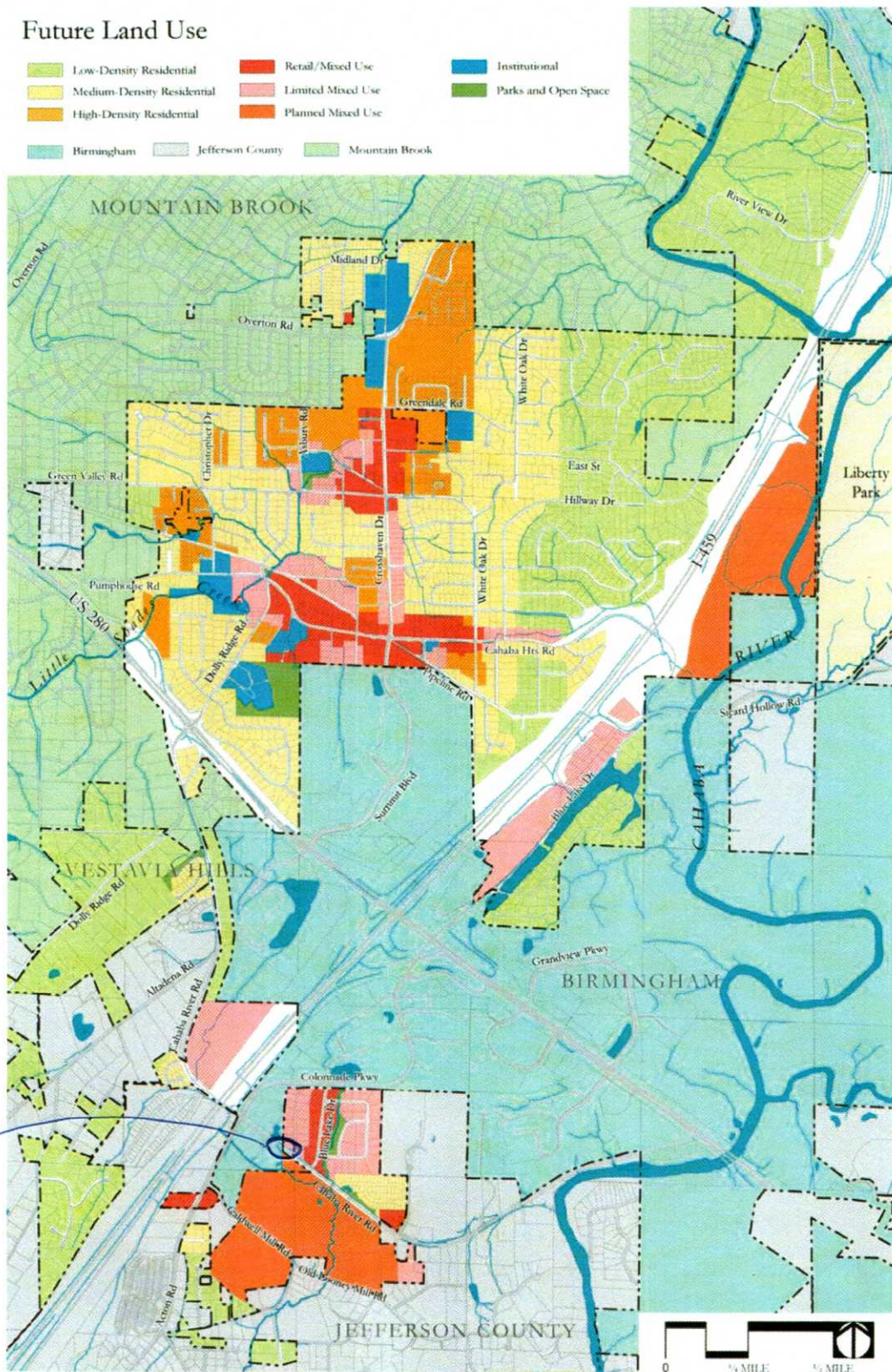


Figure 4: Future Land Use Map



## **Kay Russom**

---

**From:** Russ Doyle <russ@harrisdoyle.com>  
**Sent:** Tuesday, November 22, 2016 8:13 AM  
**To:** Conrad Garrison; Kay Russom  
**Cc:** Brooks Harris  
**Subject:** Rezoning Request for 3104 Timberlake Road

Conrad & Kay,

I am a managing member of, HD Holdings, LLC., which owns the office buildings located on 3108 & 3112 Blue Lake Drive.

We have received the letter for the rezoning request on 3104 Timberlake Road and are in favor of the rezoning request to B-1.2 for a restaurant. We have met with the future owners of the restaurant and think that their plans will coincide very well with the transitioning of this area.

Please pass this along to the Planning and Zoning Board if you see fit.

Thank you,

**Russ Doyle**

3112 Blue Lake Drive, Suite 100  
Birmingham, AL 35243  
[www.harrisdoyle.com](http://www.harrisdoyle.com)  
(P) 205.982.2896 ext. 103  
(F) 205.982.2720



**HARRIS DOYLE**  
MEMBER



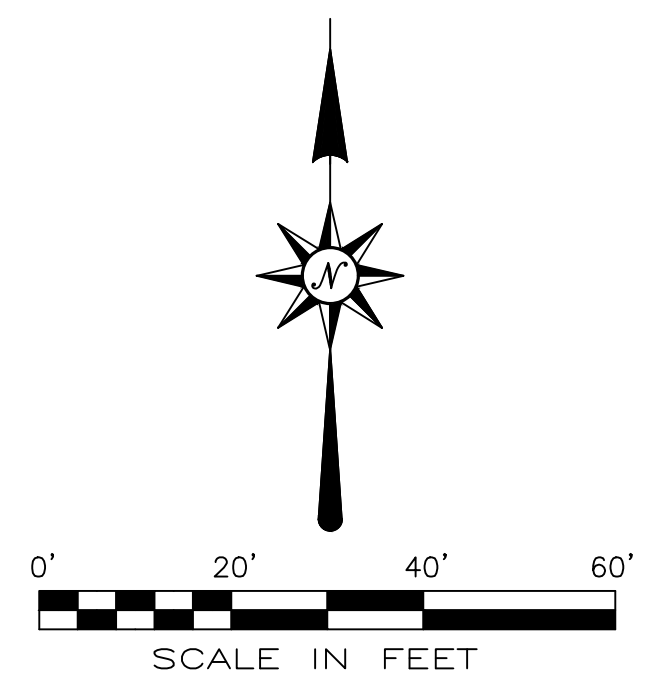
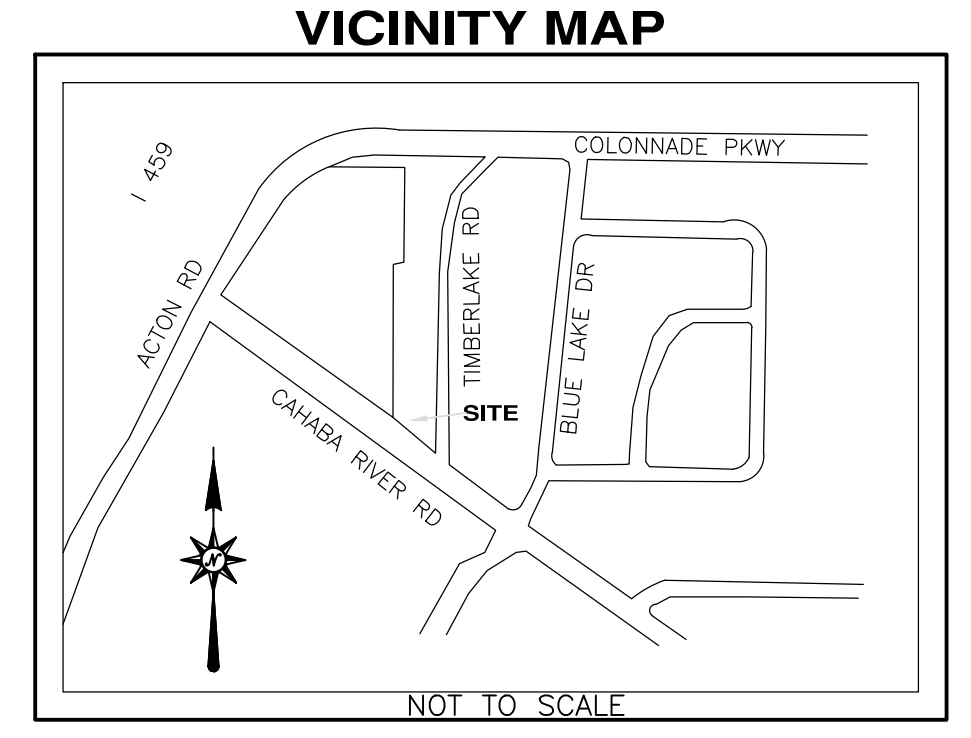


### LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR w/CAP)
- C.P. CALCULATED POINT
- U.P. UTILITY POLE w/GUY
- OHP OVERHEAD POWER LINE
- S.S. SPOT ELEVATION
- S.S. SANITARY SEWER LINE
- W.U. UNDERGROUND WATER LINE
- G.U. UNDERGROUND GAS LINE
- R.O.W. RIGHT OF WAY
- ▲ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS REGULATOR
- FENCE
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- SANITARY SEWER MANHOLE
- MONITORING WELL

### ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	T18S	TOWNSHIP 18 SOUTH
P.O.B.	POINT OF BEGINNING	R2W	RANGE 2 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(R)	MAP BOOK 243 PAGE 82	E.L.	ELEVATION
(D)	DEED BOOK 975 PAGE 31	BLDG.	BUILDING
(D1)	INST:2016070674		



### TITLE LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 18, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows: begin at the Southeast corner of the Southwest Quarter of Section 27, Township 18, Range 2 West, thence North 15 degrees 15 minutes 30 seconds East 150 feet to a point on the Northeast right of way of Florida Short Road, thence 55 degrees, 36 minutes left along Northeast right of way of said road for a distance of 205.5 feet to the point of beginning.

### SURVEYED LEGAL DESCRIPTION

Parcel 1:  
A parcel of land situated in the Southeast one-quarter of the Southwest one-quarter of Section 27, Township 18 South, Range 2 West in Jefferson County, Alabama, said parcel being more particularly described as follows:

Commence at a found 2 inch pipe marking the Southeast corner of said Southwest one-quarter of said Section 27; thence run North 00 degrees 08 minutes 07 seconds West along the East line thereof for a distance of 285.29 feet to point on the Northeast-most right of way of Cahaba River Road (Old Highway 280); thence leaving said East line run North 54 degrees 21 minutes 32 seconds West along said right of way for a distance of 18.49 feet to a set nail in Timberlake Drive marking the POINT OF BEGINNING of the parcel herein described; thence continue North 54 degrees 21 minutes 32 seconds West along said right of way for a distance of 203.09 feet to set 5/8 inch capped rebar stamped CA-560LS; thence leaving said right of way run North 02 degrees 07 minutes 40 seconds East for a distance of 185.34 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 76 degrees 45 minutes 07 seconds East for a distance of 160.08 feet to a set nail in Timberlake Road, thence run South 00 degrees 08 minutes 07 seconds East parallel to the East line of said quarter section for a distance of 266.80 feet to the point of beginning. Said parcel contains 36,562 square feet or 0.84 acres more or less.

Parcel 2, Deed Gap Parcel:  
A parcel of land situated in the Southeast one-quarter of the Southwest one-quarter of Section 27, Township 18 South, Range 2 West in Jefferson County, Alabama, said parcel being more particularly described as follows:

Commence at a found 2 inch pipe marking the Southeast corner of said Southwest one-quarter of said Section 27; thence run North 00 degrees 08 minutes 07 seconds West along the East line thereof for a distance of 285.29 feet to point on the Northeast-most right of way of Cahaba River Road (Old Highway 280); thence leaving said East line run North 54 degrees 21 minutes 32 seconds West along said right of way for a distance of 18.49 feet to a set nail in Timberlake Drive; thence continue North 54 degrees 21 minutes 32 seconds West along said right of way for a distance of 203.09 feet to set 5/8 inch capped rebar stamped CA-560LS, and the POINT OF BEGINNING of the parcel of land herein described; thence continue along the last described course for a distance of 13.30 feet to a found 5/8 inch capped rebar stamped WSE, said point marking the Southeast corner of the 4700 Colonnade Subdivision as recorded in Map Book 243, Page 82 in the office of the Judge of Probate, Jefferson County, Alabama; thence leaving said right of way run North 01 degrees 07 minutes 36 seconds East along the East line of said Lot 1 for a distance of 181.16 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said Lot line run South 76 degrees 45 minutes 07 seconds East for a distance of 16.28 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 00 degrees 08 minutes 07 seconds East for a distance of 185.34 feet to the point of beginning. Said parcel contains 2,476 square feet or 0.06 acres more or less.

Overall Parcel, Parcel 1 and 2:  
A parcel of land situated in the Southeast one-quarter of the Southwest one-quarter of Section 27, Township 18 South, Range 2 West in Jefferson County, Alabama, said parcel being more particularly described as follows:

Commence at a found 2 inch pipe marking the Southeast corner of said Southwest one-quarter of said Section 27; thence run North 00 degrees 08 minutes 07 seconds West along the East line thereof for a distance of 285.29 feet to point on the Northeast-most right of way of Cahaba River Road (Old Highway 280); thence leaving said East line run North 54 degrees 21 minutes 32 seconds West along said right of way for a distance of 18.49 feet to a set 5/8 inch capped rebar stamped CA-560LS marking the POINT OF BEGINNING of the parcel herein described; thence continue North 54 degrees 21 minutes 32 seconds West along said right of way for a distance of 203.09 feet to set 5/8 inch capped rebar stamped CA-560LS; thence continue along the last described course for a distance of 13.30 feet to a found 5/8 inch capped rebar stamped WSE, said point marking the Southeast corner of Lot 1 of the 4700 Colonnade Subdivision as recorded in Map Book 243, Page 82 in the Office of the Judge of Probate, Jefferson County, Alabama; thence leaving said right of way run North 01 degrees 07 minutes 36 seconds East along the East line of said Lot 1 for a distance of 181.16 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said Lot line run South 76 degrees 45 minutes 07 seconds East for a distance of 16.28 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence continue South 76 degrees 45 minutes 07 seconds East for a distance of 160.08 feet to a set nail in Timberlake Road; thence run South 00 degrees 08 minutes 07 seconds East parallel to the East line of said quarter section for a distance of 266.80 feet to the point of beginning. Said parcel contains 39,038 square feet or 0.90 acres more or less.

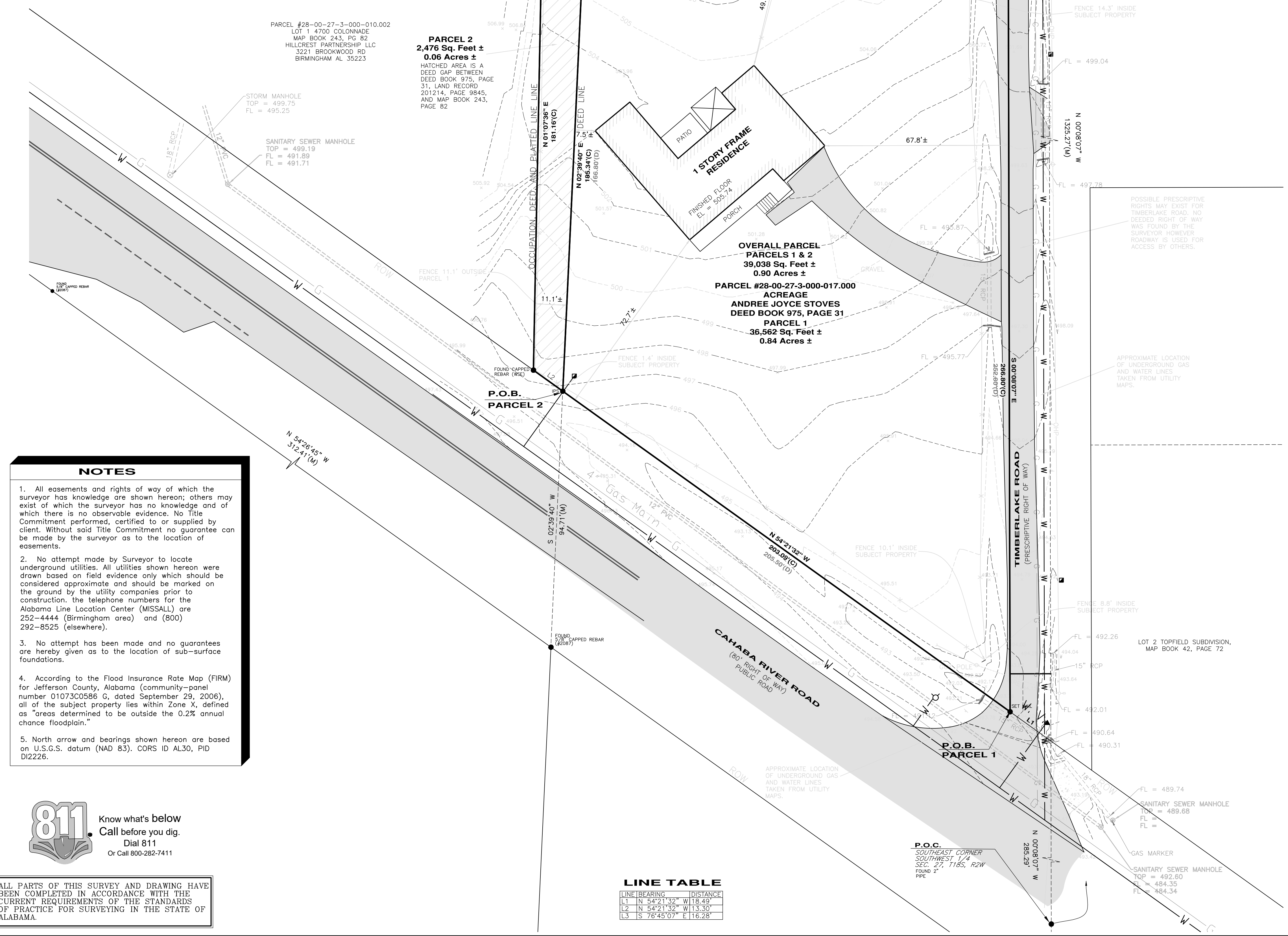
### TITLE COMMITMENT

- Surveyor's comments on exceptions listed in Schedule B, Section II for the commitment for Title Insurance (File No. T-98200 effective date August 12, 2016) The Title Guaranty, Inc., as agent for Fidelity National Title Insurance Company:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the estate or interest or mortgage thereon covered by this Commitment.
  - (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.
  - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
  - Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
  - Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - Taxes or assessments for 2016 and subsequent years and not yet due and payable.
  - Less and except any part of subject property lying within the right of way of a public road.
  - Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 46, Page 445. Instrument is not legible, may or may not affect the subject property.
  - Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 1945, Page 52; Volume 2588, Page 463 and Volume 4262, Page 32. Instrument 4262, page 32 is blanket in nature and includes the subject property. Instrument 1945, Page 52 is vague in nature and may or may not affect the subject property. Instrument 2588, Page 463 is vague in nature and not plottable, may or may not affect the subject property.
  - Right of Way to Jefferson County, Alabama, as recorded in Volume 2235, Page 71 and Volume 2456, Page 506. Instrument 2456, Page 506 does not affect the subject property. Instrument 2235, Page 71 reflects the current right of way of Cahaba River Road and is shown hereon.
  - Unpaid and unrecorded sewer liens filed after the date of the policy.

Certified to: Longleaf Realty Partners, LLC, a Group, Incorporated, and Fidelity National Title Insurance Company;

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Alabama Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly prepared by the Alabama Board of Land Surveyors and adopted by ALTA, and NSPS and includes items 1-4, 7(a), 7(b)(1), 8, 9, 10, 11, 12, 13, 14, 15, 16-18 of Table A thereof. The field work was completed on 10-7-16.

Date: \_\_\_\_\_  
Derek S. Meadows, Registration No. 29996  
dmeadows@gonzalez-strength.com



PARCEL #28-00-27-3-000-010.002  
LOT 1 4700 COLONNADE  
MAP BOOK 243, PG 82  
HILLCREST PARTNERSHIP LLC  
3221 BROOKWOOD RD  
BIRMINGHAM AL 35223

PARCEL 2  
2,476 Sq. Feet ±  
0.06 Acres ±  
HATCHED AREA IS A DEED GAP BETWEEN DEED BOOK 975, PAGE 31, LAND RECORD 201214, PAGE 9845, AND MAP BOOK 243, PAGE 82

1 STORY FRAME RESIDENCE  
FINISHED FLOOR EL = 505.74

OVERALL PARCEL  
PARCELS 1 & 2  
39,038 Sq. Feet ±  
0.90 Acres ±

PARCEL #28-00-27-3-000-017.000  
ACREAGE  
ANDREE JOYCE STOVES  
DEED BOOK 975, PAGE 31  
PARCEL 1  
36,562 Sq. Feet ±  
0.84 Acres ±

- ### NOTES
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
  - No attempt made by Surveyor to locate underground utilities. All utilities shown hereon were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALI) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).
  - No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
  - According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C0586 G, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
  - North arrow and bearings shown hereon are based on U.S.G.S. datum (NAD 83). CORS ID AL30, PID D12226.

Know what's below  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

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.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°21'32" W	18.49
L2	N 54°21'32" W	13.30
L3	S 76°45'07" E	16.28

NO.	REVISIONS	DESCRIPTION	DATE

QUARTER - SECTION  
SOUTHWEST QUARTER  
TOWNSHIP 18 SOUTH  
RANGE 2 WEST  
SECTION 27

ALTA/NSPS LAND TITLE SURVEY

3104 TIMBERLAKE ROAD  
VESTAVIA, ALABAMA

FOR  
LONGLEAF REALTY PARTNERS, LLC

CD. BY D.S.M.  
DWN. BY M.W.K.  
FIELD BOOK/PAGE  
CREW CHIEF

SCALE  
1" = 20'

LAST FIELD SURVEY DATE  
10/7/16

COORDINATE FILE  
10/7/16

GONZALEZ - STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

2176 PARKWAY LAKE DRIVE  
HOOPER, ALABAMA 35244  
PHONE: (205) 942-3036  
FAX: (205) 942-3033  
www.Gonzalez-Strength.com

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ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR

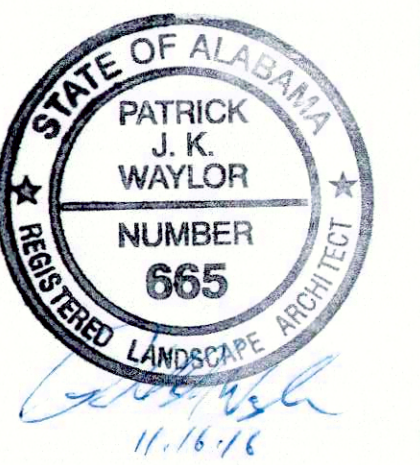
DEREK S. MEADOWS

NOT VALID UNLESS SIGNATURE IS SHOWN

DWG. NO.  
S1 - R0

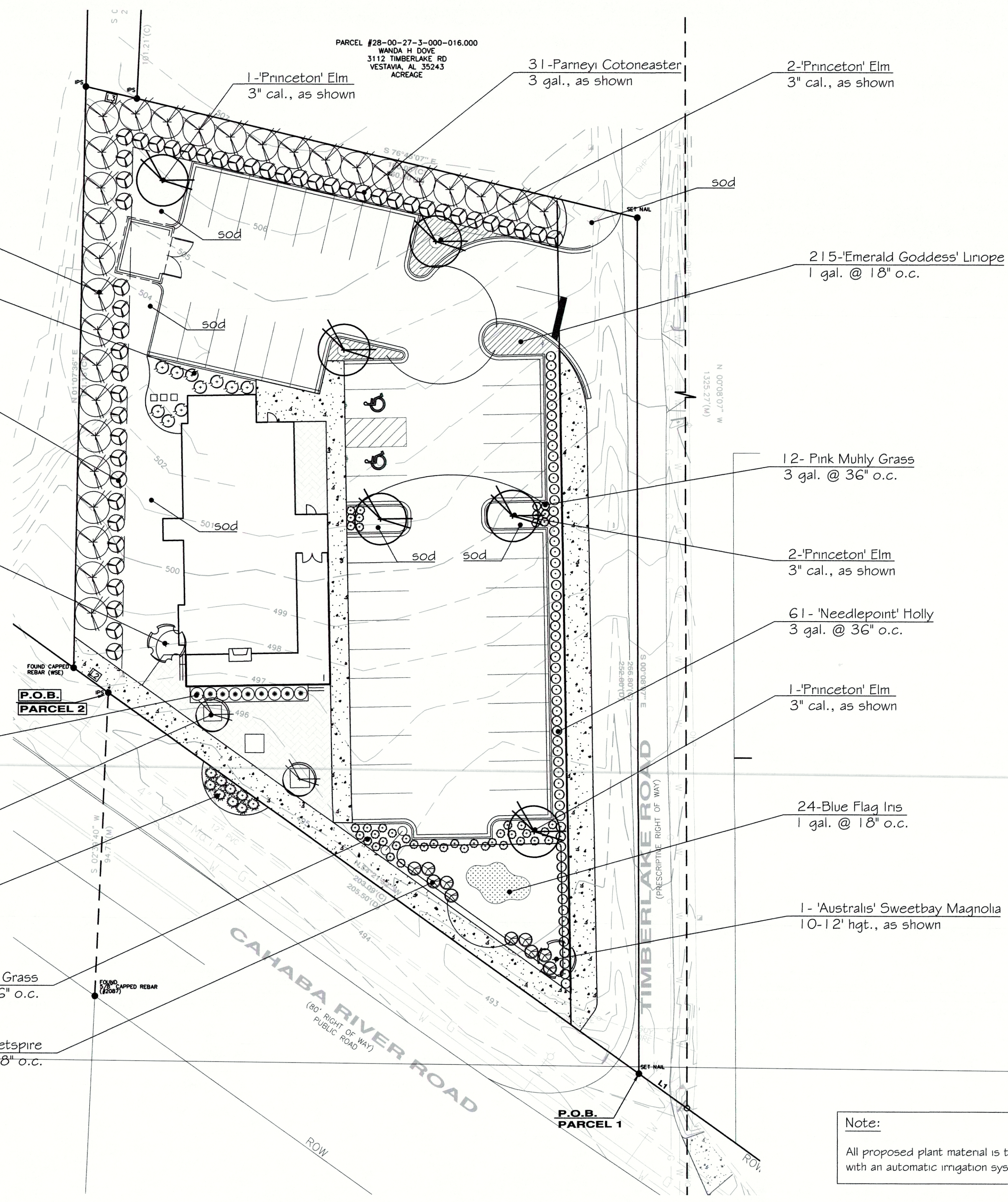
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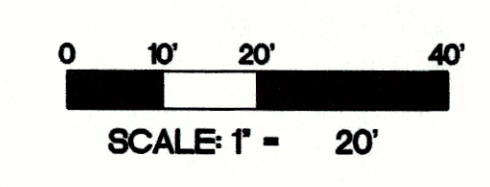


PLANT SCHEDULE					
Qty.	Scientific Name	Common Name	Size	Spacing	Remarks
2	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8-10' hgt.	as shown	multi-trunk
29	Ilex x 'Conty'	Liberty Holly	5-6' hgt.	as shown	full form
2	Magnolia virginiana 'Australis'	Australis Sweetbay Magnolia	7-8' hgt.	as shown	multi-stem, 4' clear
6	Ulmus Amencan 'Princeton'	Princeton Elm	3" cal.	as shown	full form
9	Distylum 'PIDDIST-III'	Coppertone Distylum	3 gal.	48" o.c.	full form
61	Ilex comuta 'Needlepoint'	Needlepoint Holly	3 gal.	36" o.c.	full form
10	Itea virginica	Virginia Sweetspire	3 gal.	48" o.c.	full form
	Leucothoe fontanesia 'Nana'	Dwarf Leucothoe	3 gal.	42" o.c.	full form
10	Lonicera fragrantissima	Winter Honeysuckle	3 gal.	48" o.c.	full form
9	Mynca cenera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	48" o.c.	full form
45	Muhlenbergia capilans	Pink Muhly Grass	3 gal.	36" o.s.	full form
50	Cotoneaster lacteus	Parney Cotoneaster	3 gal.	as shown	30" min height
24	Ins versicolor	Blue Flag Ins	1 gal.	18" o.c.	full tufts
215	Linope muscan 'Emerald Goddess'	Emerald Goddess Linope	1 gal.	18" o.c.	full tufts
sod	Zoysia matrella 'Emerald'	Emerald Zoysia	Sq. Yd.		thick whole pieces

- 29- 'Liberty' Holly  
5-6' hgt., as shown
- 10- Winter Honeysuckle  
3 gal. @ 48" o.c.
- 19-Parney Cotoneaster  
3 gal., as shown
- 1- 'Australis' Sweetbay Magnolia  
10-12' hgt., as shown
- 9-'Coppertone' Distylum  
3 gal. @ 48" o.c.
- 2- 'Autumn Brilliance' Serviceberry  
10-12' hgt., as shown
- 9- 'Don's Dwarf' Wax Myrtle  
5 gal. @ 48" o.c.
- 33- Pink Muhly Grass  
3 gal. @ 36" o.c.
- 10-Virginia Sweetspire  
3 gal. @ 48" o.c.



Note:  
All proposed plant material is to be watered with an automatic irrigation system.



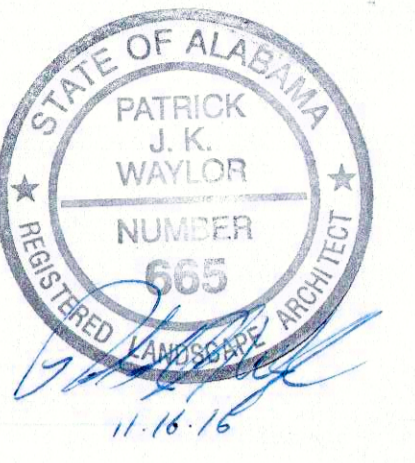
Revisions		
No.	Date	Revision

11/16/16

PLANTING PLAN  
**3014 TIMBERLAKE RD.**  
 VESTAVIA HILLS, ALABAMA

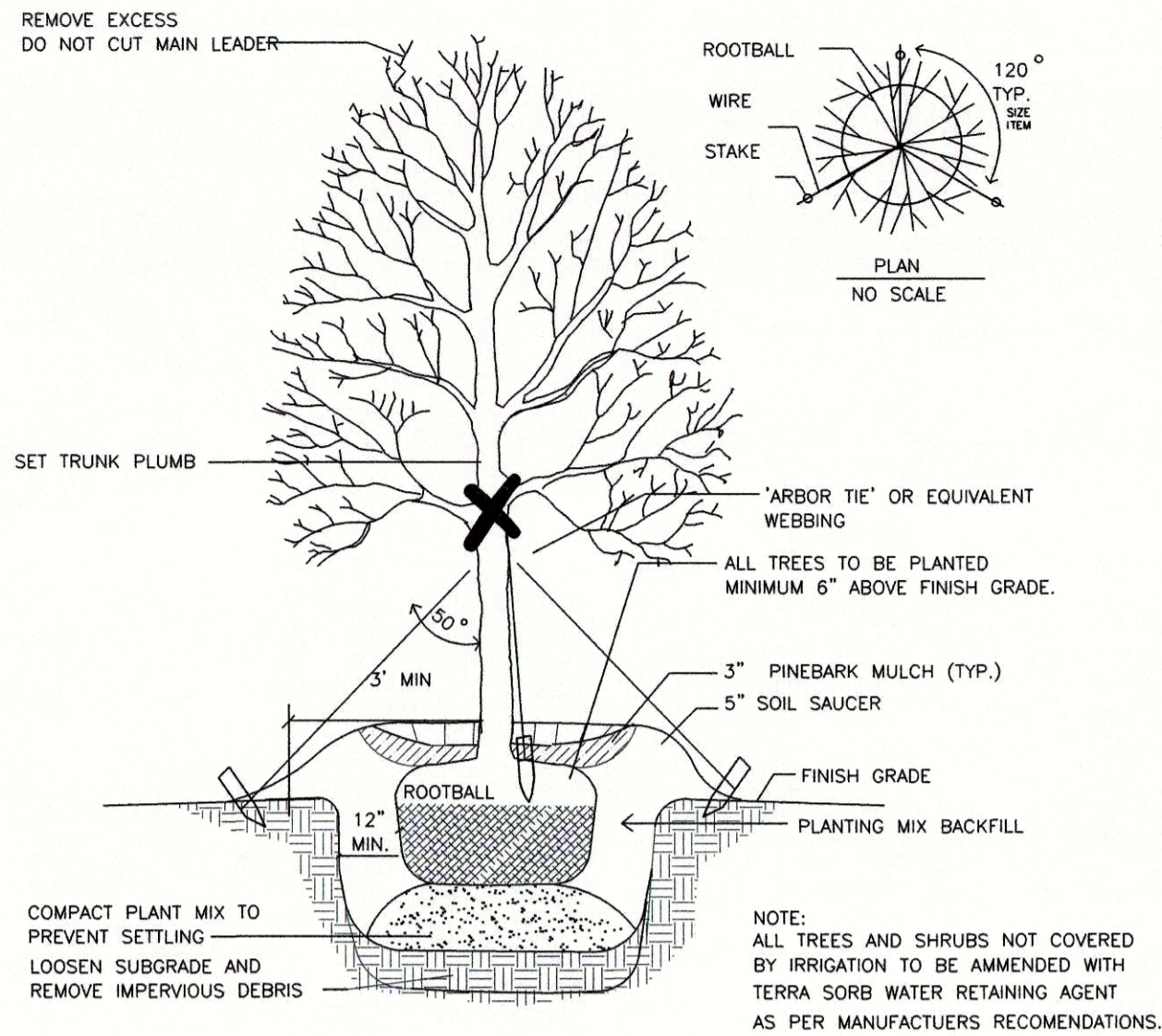
SHEET  
1 OF 2



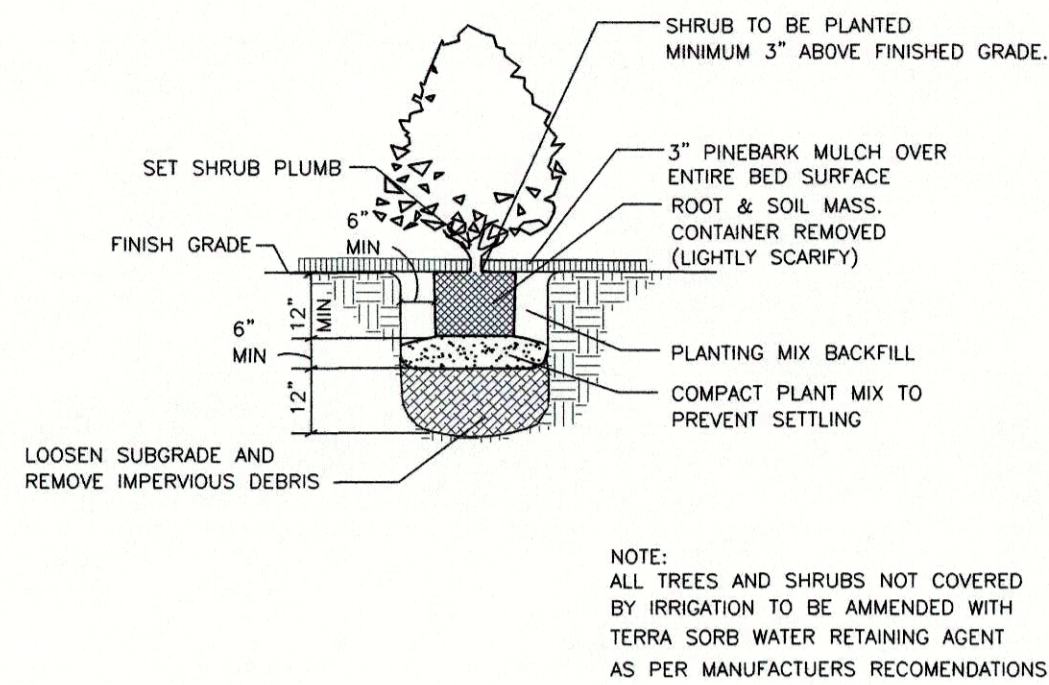


GENERAL PLANTING NOTES:

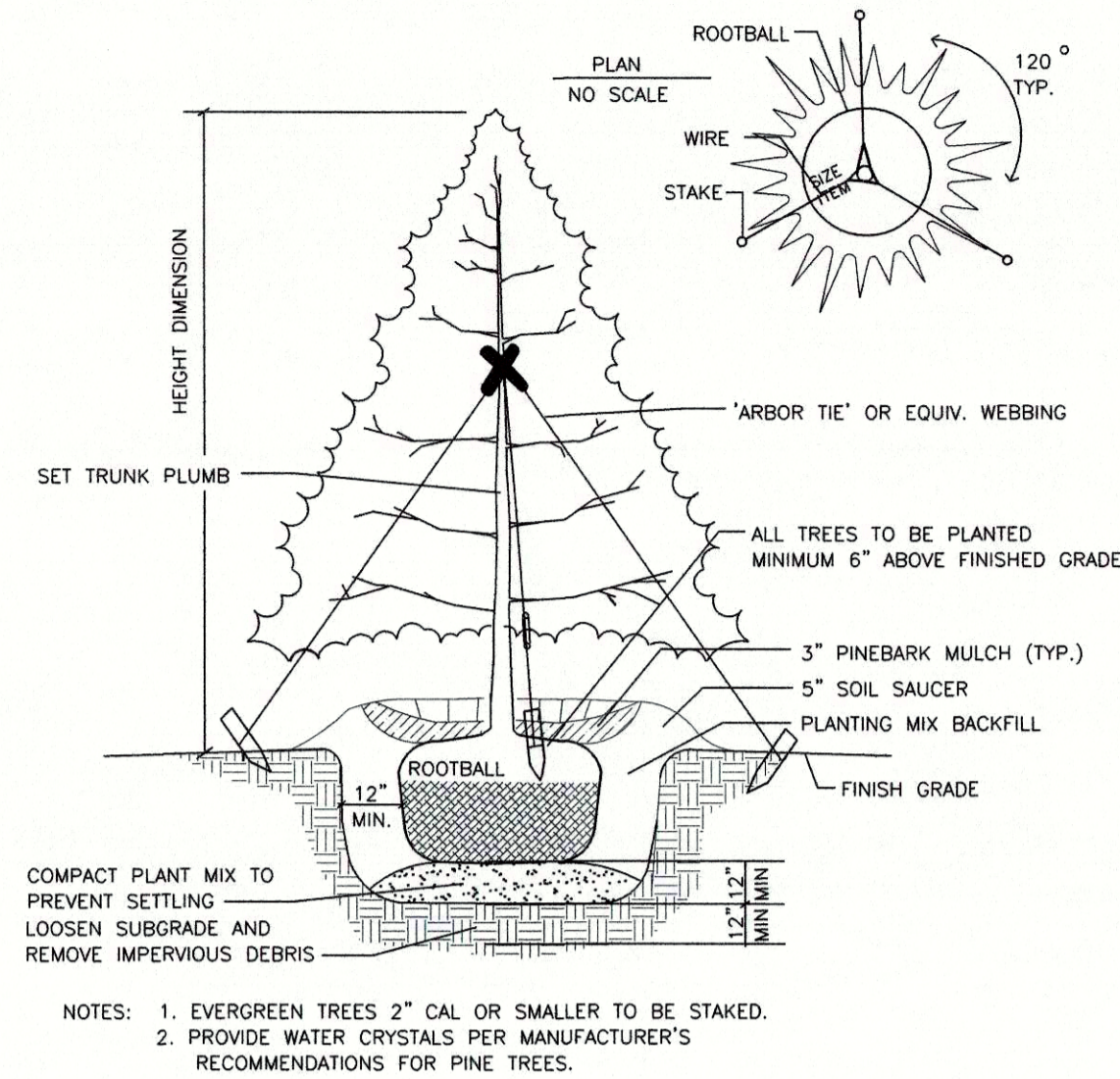
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT THEMSELVES WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT OF MATERIAL TO BE USED FOR PLANTING BACKFILL INCLUDING TOPSOIL.
3. CONTRACTOR SHALL VERIFY PLANT SCHEDULE COUNT FROM PLAN TOTALS AND REPORT DIFFERENCES PRIOR TO BEGINNING.
4. ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT NURSERIES.
5. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.
6. CONTRACTOR SHALL LAYOUT TREES AND SHRUBS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
7. GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.
9. 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 "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 CURRENT EDITION.
10. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALED & BURLAPPED, NO BARE ROOT.
11. ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% ORGANIC MATERIAL.
12. AMEND ALL PLANTING HOLES/PITS WITH SOIL MIX.
13. FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND BED LINE AT LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB AT PARKING SPACES.
14. BACK ROW OF SHRUB PLANTING SHALL BE PLANTED AT 36" OFF FACE OF BUILDING WALL. GROUNDCOVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.
15. ALL PLANTING BEDS ON SLOPES STEEPER THAN 4:1 SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINE STRAW MULCH, EXCEPT FOR GROUNDCOVERS WHICH SHALL RECEIVE 3" OF SHREDDED PINE BARK. ALL OTHER PLANTING BEDS AND TREE BALLS ON SLOPES LESS THAN 4:1 SHALL RECEIVE A DEPTH OF PINE BARK AS SPECIFIED ABOVE.
16. GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. ADD TURF GREEN OR EQUAL (12-5-8 SLOWRATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT.. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.
17. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION. (SEE SPECS.)
18. ALL NEWLY PLANTED PLANT MATERIAL SHALL BE FERTILIZED, AT TIME OF PLANTING, BY MEANS OF SLOW-RELEASE, HIGH-NITROGEN FORM FERTILIZER TABLETS. SUBMIT TECHNICAL INFORMATION FOR LANDSCAPE ARCHITECTS REVIEW.
19. ALL NEWLY PLANTED TREES SHALL BE DEEPLY WATERED UPON INSTALLATION.
20. ALL TREES SHALL BE STAKED/GUYED DURING FIRST YEAR AFTER INSTALLATION.
21. ALL YARD INLETS INSIDE PLANT BEDS SHALL HAVE A PINESTRAW EDGE SURROUNDING EACH INLET IN ORDER TO PREVENT BARK MULCH AND OTHER DEBRIS WASHING INTO STORM DRAIN SYSTEM.
22. PRIOR TO INSTALLATION OF PLANT MATERIAL, A PRE-EMERGENT SOLUTION SHALL BE APPLIED TO ALL AREAS TO RECEIVE SOD, GROUNDCOVER, TREES, AND SHRUBS. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURERS SPECIFICATION.
23. REMOVE ALL GUY WIRES AND STAKES AT END OF ONE YEAR GUARANTEE PERIOD.
24. SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.



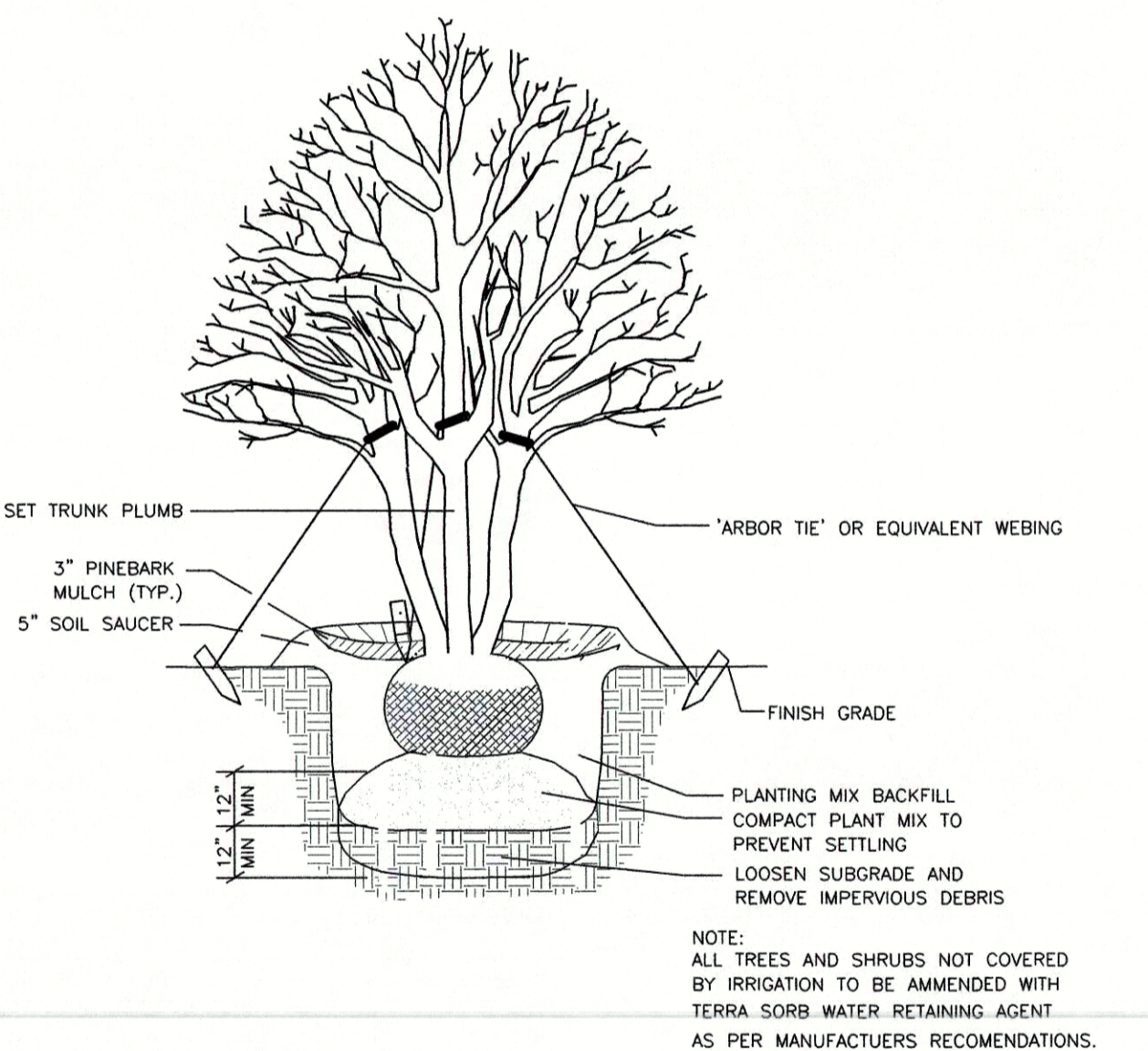
1 DETAIL TYPICAL TREE PLANTING AND GUYING  
NOT TO SCALE



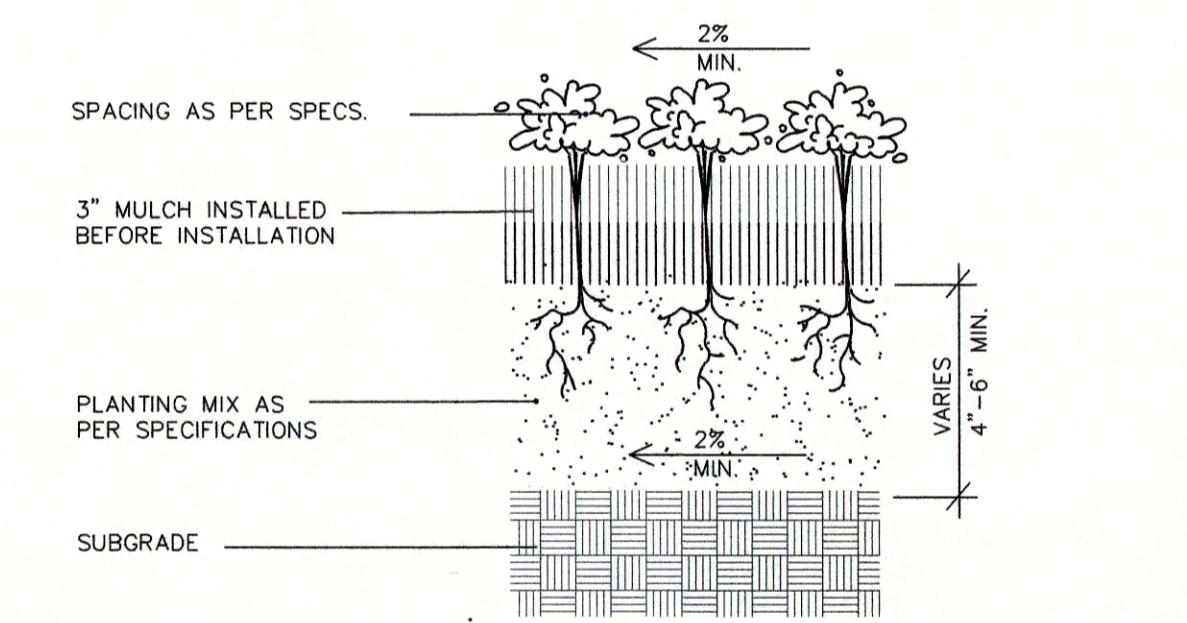
2 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING  
NOT TO SCALE



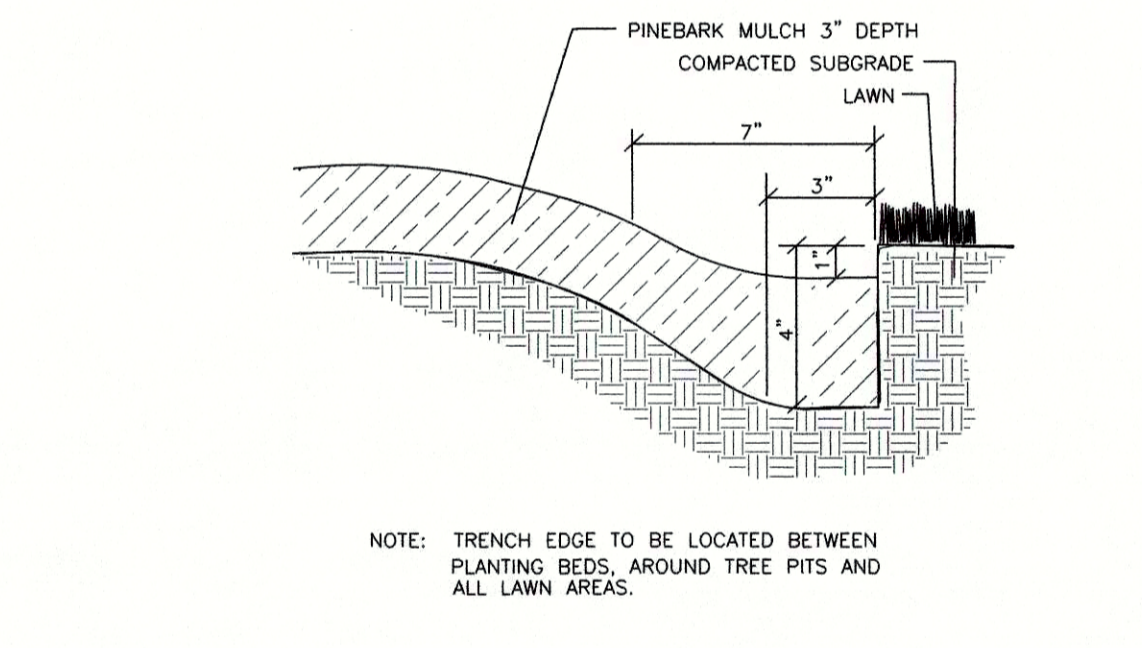
3 DETAIL EVERGREEN TREE PLANTING  
NOT TO SCALE



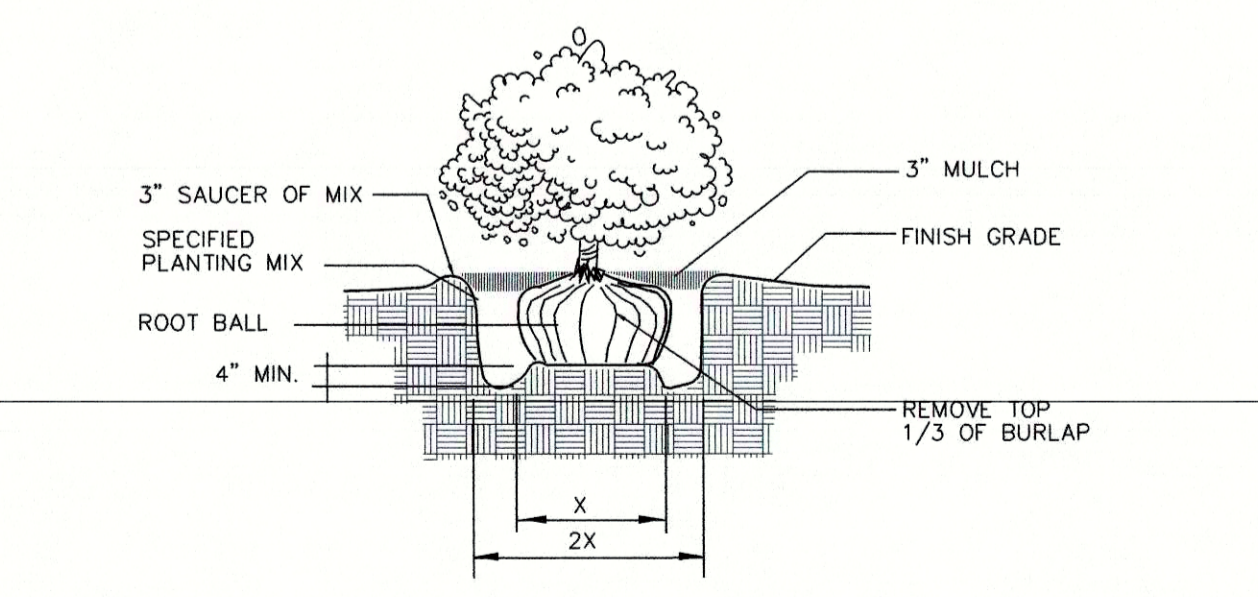
4 DETAIL MULTI-TRUNKED TREE PLANTING  
NOT TO SCALE



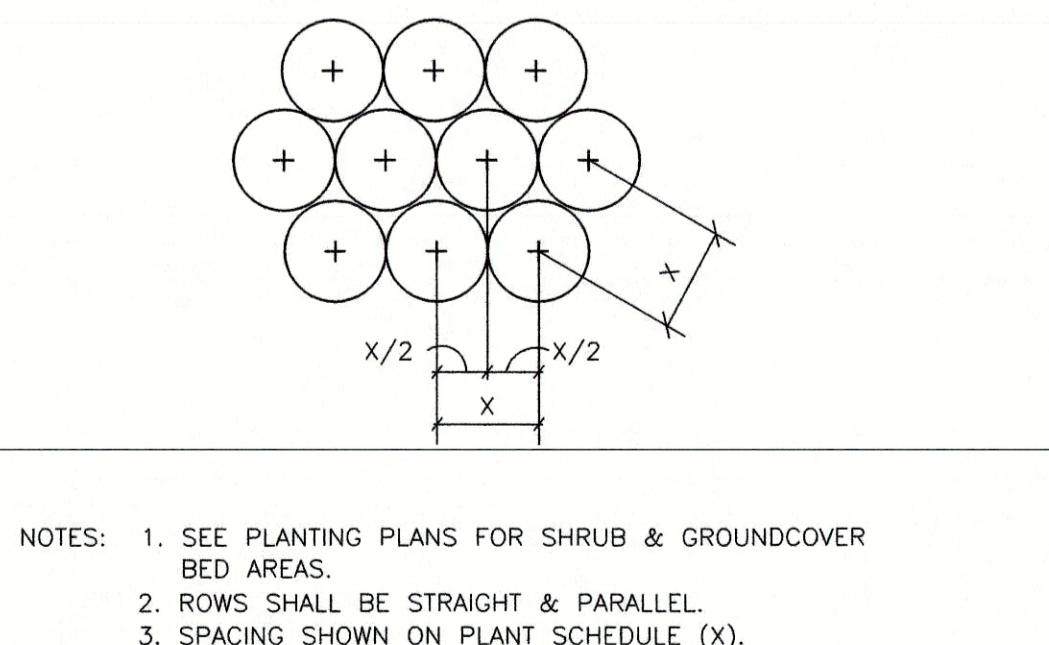
5 GROUND COVER DETAIL  
NOT TO SCALE



6 TRENCH EDGER DETAIL FOR ALL BEDS  
NOT TO SCALE



7 B&B SHRUB DETAIL  
NOT TO SCALE



8 DETAIL TYPICAL STAGGERED ROW SPACING  
NOT TO SCALE

PLANTING DETAILS  
**3014 TIMBERLAKE RD.**  
 VESTAVIA HILLS, ALABAMA

Revisions		
No.	Date	Revision
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11/16/16





Slice  
Pizzeria & Grill



