

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

DECEMBER 12, 2019

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October 10, 2019, November 14, 2019

Final Plats

Consent Agenda

- (1) **P-1219-67** Overton Investments, LLC Is Requesting **Final Plat Approval For Overton Investments Resurvey No 2 Of Mission Rd.** The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By Overton Investments, LLC and Is Zoned Vestavia Hills R-9.

Rezoning/Conditional Use Recommendations

- (2) **P-1219-65** Adam Hudson Is Requesting **Rezoning For 3122, 3128, 3134, 3136 Sunview Dr.** from **Vestavia Hills Inst-1, Vestavia Hills A, Vestavia Hills B-2 to Vestavia Hills B-1.2** For The Purpose Of Retail Development.
- (3) **P-1219-66** Harold & Lillian Pennington Are Requesting **Rezoning For 3216 Green Valley Rd.** from **Vestavia Hills R-4 to Vestavia Hills B-2** For The Purpose Of Retail Development.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

OCTOBER 2, 2019

6:00 P.M.

The Planning and Zoning Commission of the City of Vestavia Hills met in regular work session on this date at 5:30 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

MEMBERS PRESENT:

Erica Barnes, Chair
Cheryl Cobb
Mike Vercher
Lyle Larson
Jonathan Romeo
Fred Goodwin

MEMBERS ABSENT:

Rusty Weaver
Hasting Sykes
Greg Gilchrist

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

The Commission reviewed the upcoming cases for October with no action taken at the meeting.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

OCTOBER 10, 2019

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, Acting Chairman
Cheryl Cobb
Mike Vercher
Fred Goodwin
Jonathan Romeo

MEMBERS ABSENT: Erica Barnes, Chair
Hasting Sykes
Greg Gilchrist
Rusty Weaver

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

Due to a lack of a quorum, Ms. Cobb made a motion to recess the meeting to October 16th at 6:00 PM. Second was made by Mr. Goodwin. All voted in favor.

Meeting recessed.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
OCTOBER 16, 2019
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: Erica Barnes, Chair
Lyle Larson
Jonathan Romeo
Cheryl Cobb
Fred Goodwin
Greg Gilchrist
Hasting Sykes

MEMBERS ABSENT: Rusty Weaver
Mike Vercher

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

APPROVAL OF MINUTES

Mrs. Barnes stated that the minutes of the meeting September 12, 2019 are presented for approval.

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

Mr. Goodwin – yes	Mr. Romeo – yes
Mr. Gilchrist – yes	Mr. Sykes – yes
Ms. Cobb – yes	Mr. Larson – yes
Mrs. Barnes – yes	
Motion carried.	

Final Plats

Consent Agenda

- (1) **P-1019-48** Vines Construction, Inc Is Requesting **Final Plat Approval For Lilly’s Subdivision**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By Vines Construction, Inc and Is Zoned Vestavia Hills R-4.
- (2) **P-1019-53** Paul E. Russell Is Requesting **Final Plat Approval For Alta Glen Highlands**. The Purpose for This Request Is to Subdivide Annexed Property Into Three Lots. The Property Is Owned By Paul E. Russell and Is Zoned Vestavia Hills E-2.
- (3) **P-1019-56** Overton Investments, LLC Is Requesting **Final Plat Approval For Overton Investments Resurvey No. 1 Of New Merkle**. The Purpose for This Request Is To Resurvey Lot Lines. The Property Is Owned By Overton Investments, LLC and Is Zoned Vestavia Hills R-9.
- (4) **P-1019-57** Bruno Family, LLC Is Requesting **Final Plat Approval For Resurvey No. 1 J.S. Jones Addition To New Merkle**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Bruno Family, LLC and Is Zoned Vestavia Hills O-1.
- (5) **P-1019-58** Clayton Properties Group, Inc. Is Requesting **Final Plat Approval For Helen Ridge**. The Purpose for This Request Is to Create 52 Lots. The Property Is Owned By Clayton Properties Group, Inc. and Is Zoned Vestavia Hills R-9.

(6) **P-1019-59** Overton Village Condos, LLC. Is Requesting **Final Plat Approval** For **Overton Village Resurvey No. 2**. The Purpose for This Request Is to Create 6 Lots. The Property Is Owned Overton Village Condos, LLC. and Is Zoned Vestavia Hills R-9.

Mr. Garrison stated that item #5 needed to be removed for further conversation.

MOTION Mr. Gilchrist made a motion to approve items 1-4, 6. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Romeo – yes
Mr. Gilchrist – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Larson – yes
Mrs. Barnes – yes	
Motion carried.	

(5) **P-1019-58** Clayton Properties Group, Inc. Is Requesting **Final Plat Approval** For **Helen Ridge**. The Purpose for This Request Is to Create 52 Lots. The Property Is Owned By Clayton Properties Group, Inc. and Is Zoned Vestavia Hills R-9.

Mrs. Barnes opened the floor for a public hearing for item #5.

Tripp Galloway, attorney for an adjacent property owner, asked if an easement will be added to the to the plat.

Mr. Harris, developer of Helen Ridge, stated that it is not part of the plat but he is not opposed to adding it later.

Ms. Barnes stated that since this was not part of the preliminary plat it cannot be added to the final plat. However, the Commission encourages all parties to find a workable solution.

Mr. Galloway and Mr. Harris indicated they would.

MOTION Mr. Gilchrist made a motion to approve item 5. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Romeo – yes
Mr. Gilchrist – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Larson – yes
Mrs. Barnes – yes	
Motion carried.	

Rezoning/Conditional Use Recommendations:

- (7) **P-1019-46** Paul E. Russell Is Requesting **Rezoning** For **2645 Alta Glen Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
- (8) **P-1019-47** Hugh R. Humphrey Is Requesting **Rezoning** For **2790 Acton Pl.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.
- (9) **P-1019-49** Jennifer S. Weldon Is Requesting **Rezoning** For **2606 Acton Rd.** from **Jefferson County A-1 to Vestavia Hills Agriculture** For The Purpose Of Annexation.
- (10) **P-1019-50** Honeycutt Real Estate Holdings, LLC Is Requesting **Rezoning** For **929 Mountain Branch Cir.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.
- (11) **P-1019-51** William Ennis Is Requesting **Rezoning** For **2429 Kenvil Cir.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.
- (12) **P-1019-52** Brook Russell Is Requesting **Rezoning** For **3516 Squire Ln.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

Mrs. Barnes opened the floor for a public hearing on annexation items #7-12.

Mr. Goodwin asked Mr. Garrison if City Council knew that #9 would be zoned agriculture. Mr. Garrison stated that he assumed so and since the property was annexed overnight the Zoning Ordinance mandated the compatible rezoning.

Mrs. Barnes closed the public hearing and opened the floor for a motion.

MOTION Mr. Larson made a motion to recommend Rezoning from JC E-1 to Vestavia Hills E-2 for the property located At 2645 Alta Glen Dr. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Romeo – yes
Mr. Gilchrist – yes	Mr. Sykes – yes
Ms. Cobb – yes	Mr. Larson – yes
Mrs. Barnes – yes	
Motion carried.	

MOTION Ms. Cobb made a motion to recommend Rezoning from JC R-1 to Vestavia Hills R-2 for the property located At 2790 Acton Pl. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Romeo – yes
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Mr. Gilchrist – yes
Ms. Cobb – yes
Mrs. Barnes – yes
Motion carried.

Mr. Sykes– yes
Mr. Larson – yes

MOTION Mr. Sykes made a motion to recommend Rezoning from JC A-1 to Vestavia Hills Agriculture for the property located At 2606 Acton Rd. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

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

Mr. Romeo – yes
Mr. Sykes– yes
Mr. Larson – yes

MOTION Mr. Gilchrist made a motion to recommend Rezoning from JC R-1 to Vestavia Hills R-2 for the property located At 929 Mountain Branch Cir. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

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

Mr. Romeo – yes
Mr. Sykes– yes
Mr. Larson – yes

MOTION Mr. Gilchrist made a motion to recommend Rezoning from JC E-2 to Vestavia Hills R-1 for the property located At 2429 Kenvil Cir. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

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

Mr. Romeo – yes
Mr. Sykes– yes
Mr. Larson – yes

MOTION Ms. Cobb made a motion to recommend Rezoning from JC E-2 to Vestavia Hills R-1 for the property located At 3516 Squire Ln. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

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

Mr. Romeo – yes
Mr. Sykes– yes
Mr. Larson – yes

(13) **P-1019-55** Timothy B. Higgins Is Requesting **Rezoning** For **4222 Dolly Ridge Rd.** from **Vestavia Hills B-3 to Vestavia Hills B-1.2** For The Purpose Of Mixed Use Development.

Mr. Garrison explained the background of the request. He stated the project always envisioned two separate buildings. The first floor would be small retail and the second floor would consist of a residential condo. CCR's are attached to the application requiring that condo to be owner occupied.

Tim Higgins showed the Commission a 3-D model of the building and is available to answer any questions they have.

Mrs. Barnes opened the floor for a public hearing.

Tanya Duke spoke and stated she was concerned about traffic speeds along Dolly Ridge Rd.

Mr. Brady stated that development close to road as presented will help slow speeds down.

Mrs. Barnes closed the public hearing and opened the floor for a motion.

MOTION Mr. Gilchrist made a motion to recommend Rezoning from Vestavia Hills B-3 to Vestavia Hills B-1.2 with the condition that covenants attached be recorded before zoning is official for the property located At 4222 Dolly Ridge Rd. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

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

Mr. Romeo – yes
Mr. Sykes – yes
Mr. Larson – yes

Conrad Garrison, City Planner

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 14, 2019

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:

Erica Barnes, Chair
Lyle Larson
Cheryl Cobb
Fred Goodwin
Greg Gilchrist
Hasting Sykes
Rusty Weaver
Mike Vercher

MEMBERS ABSENT:

Jonathan Romeo

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

Preliminary Plats

- (1) **P-1119-62** Liberty park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For The Enclave**. The Purpose for This Request Is to Subdivide Acreage Into Three Lots. The Property Is Owned By Liberty park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Mr. Garrison stated that the preliminary plat to add three lots and to extend at street.

John Harrison, from Schoel Engineering, was present to answer any questions.

MOTION Mr. Larson made a motion to approve Preliminary Plat Approval For The Enclave. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes

Mr. Vercher – yes

Mr. Farrell – yes
Ms. Cobb – yes
Mr. Weaver – yes
Motion carried.

Mr. Sykes– yes
Mr. Larson – yes
Mrs. Barnes – yes

Final Plats

Consent Agenda

- (2) **P-1119-63** Maddox Enterprises, LP Is Requesting **Final Plat Approval For Resurvey Of Lot 1 Motel Investors, Inc.** The Purpose for This Request Is to Subdivide One Lot Into 2. The Property Is Owned By Maddox Enterprises, LP and Is Zoned Vestavia Hills B-3.
- (3) **P-1119-64** LP Development, LLC Is Requesting **Final Plat Approval For The Bray At Liberty Park Resurvey No. 1.** The Purpose for This Request Is to Subdivide One Lot Into Three Lots And Record A Private Street. The Property Is Owned By LP Development, LLC and Is Zoned Vestavia Hills PB.

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

MOTION Mr. Weaver made a motion to approve items 2-3. Second was by Mr. Larson. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Farrell – yes
Ms. Cobb – yes
Mr. Weaver – yes
Motion carried.

Mr. Vercher – yes
Mr. Sykes– yes
Mr. Larson – yes
Mrs. Barnes – yes

Rezoning/Conditional Use Recommendations:

- (4) **P-1119-60** ECG Vestavia, LLC; Et Al. Is Requesting **Rezoning For 2926 Columbiana Rd. from Jefferson County R-4 to Vestavia Hills R-5** For The Purpose Of Annexation.

Mr. Garrison stated that when this property was annexed and was never properly compatibly rezoned.

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

MOTION Mr. Weaver made a motion to recommend Rezoning from JC R-4 to Vestavia Hills R-5 for the property located At 2926 Columbiana Rd.. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Vercher – yes
Mr. Farrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Larson – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

(5) **P-1119-61** SWBP Investments, LLC Is Requesting A **Site Plan Amendment And Conditional Use Approval 2,500 Square Feet Of Gross Floor Area** For The Property At **3127 Blue Lake Dr.** The Property Is Zoned B-1.2.

Mr. Garrison explained the background of the request. He stated that since the property was zoned B-1.2 any change to the site plan will require Council approval.

Todd Thompson, engineer for the project, explained the history of the project. He stated that the new plan will allow for an outpatient plastic surgery center for one physician. Additionally, the applicants are requesting an additional 2,500 sq. ft. as allowed by code.

Mr. Larson asked Mr. Brady about ingress/egress for the project. Mr. Brady stated that the project conforms with the requirements of the Blue Lake Area Study.

Mrs. Barnes opened the floor for a public hearing.

Jeff Poe, 4516 Pine Tree Cir., spoke on behalf of his parents and stated he wanted to ensure that the integrity of their residential lot will not be compromised.

Mr. Larson stated that development is less intensive than what was previously approved.

Mrs. Barnes went through the conditional use checklist with the Commission and all agreed the request met all requirements.

Mrs. Barnes closed the public hearing and opened the floor for a motion.

MOTION Mr. Weaver made a motion to recommend the Site Plan Amendment and Conditional Use for an Additional 2,500 square feet for the property located At 3127 Blue Lake Dr. Second was by Ms. Cobb. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Vercher – yes
Mr. Farrell – yes	Mr. Sykes– yes
Ms. Cobb – yes	Mr. Larson – yes
Mr. Weaver – yes	Mrs. Barnes – yes

Motion carried.

Conrad Garrison, City Planner

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

Date: DECEMBER 12, 2019

- **CASE:** P-1219-67
- **REQUESTED ACTION:** Final Plat Approval For Overton Investments Resurvey No. 2 Of Mission Rd
- **ADDRESS/LOCATION:** 1109 Winward Lane
- **APPLICANT/OWNER:** Overton Investments, LLC
- **REPRESENTING AGENT:** Jason Kessler
- **GENERAL DISCUSSION:** Plat is to resurvey lot lines in accordance with previously approved rezoning. Both lots would have a 35' front setback, 20' rear setback, and 5' side setback. Originally, the lots were to have rear access but that has since changed and a 20' storm easement will take its place. The lots are currently zoned R-9.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for low density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Overton Investments

ADDRESS: 3505 Bent River Rd
Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-985-7171

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
[Signature]

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Changing the 20 foot rear easement
from access to drainage

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

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

1105, 1109 Winward Lane

Vestavia Hills, AL 35216

Property size: 93.80 feet X 209.03 feet. Acres: .45

VI. ZONING/REZONING:

The above described property is presently zoned: R-9

2019 NOV 26 P 12:06

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.



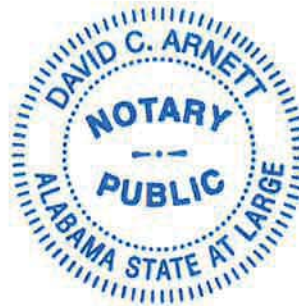
Owner Signature/Date

Representing Agent (if any)/date

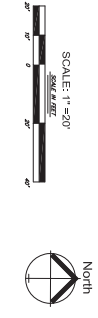
Given under my hand and seal
this 26 day of NOV, 2019.



Notary Public



My commission expires AUG
day of 19, 2023.



FINAL PLAN
FOR
OVERTON INVESTMENTS RESURVEY NO. 2 OF MISSION ROAD

Being a Resurvey of Lot 29 & Lot 8, BLOCK 3, NEW MERKLE, as recorded in Map Book 29, Page 35; in the Probate Office of Jefferson County, Alabama and Amended Final Plat for Lot 9-A and Lot 9-B, Map Book 29-1, Page 30

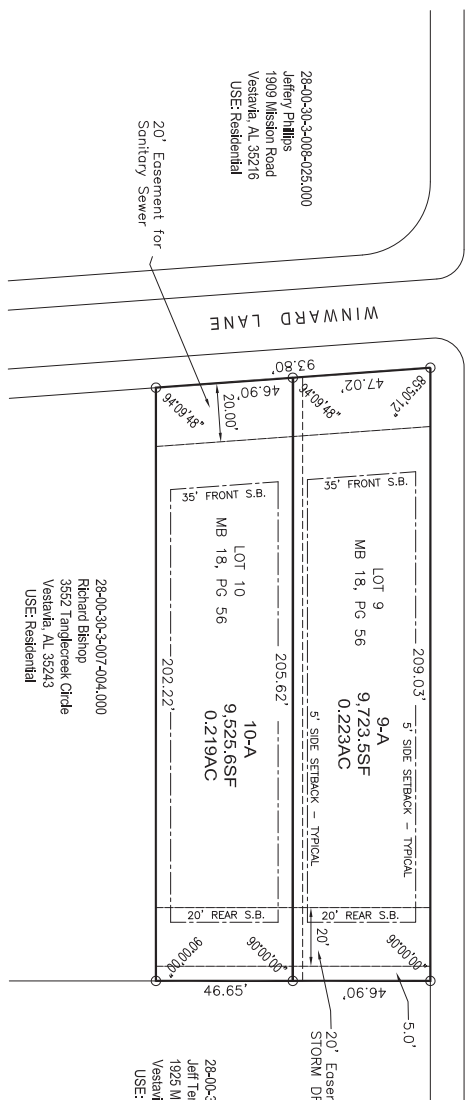
PURPOSE: AMEND THE LOTS TO CHANGE THE REAR ACCESS EASEMENT TO STORM DRAINAGE EASEMENT

28-00-30-3-006-014.001
ALAN RODGES
1912 Mission Road
Vestavia, AL 35216
USE: Residential

28-00-30-3-006-013.000
Ildefonso Ramirez
1920 Mission Road
Vestavia, AL 35216
USE: Residential

STATE OF ALABAMA
CITY OF VESTAVIA

MISSION ROAD
50' - R/W



28-00-30-3-008-025.000
Jeffery Phillips
1909 Mission Road
Vestavia, AL 35216
USE: Residential

20' Easement for
Sanitary Sewer

28-00-30-3-007-004.000
Richard Bishop
3552 Tanglecrack Circle
Vestavia, AL 35243
USE: Residential

28-00-30-3-007-002.001
Jeff Tanner
1925 Mission Road
Vestavia, AL 35216
USE: Residential

We, the undersigned, Karl L. Heger as surveyor, AND OVERTON INVESTMENTS, LLC as Owners, do hereby certify that the foregoing plat or map is an accurate survey of the subdivision to be shown on this plat or map. No fraud or mistake has been committed in the making of the same and said plat or map of the property shown above the street, avenues, and other public roads, and the same is a true and correct representation of the actual location of the boundaries of the Government survey of Jefferson County, Alabama.

In witness whereof, we have hereunto set our hands this 26th day of NOV, 2019.

Karl L. Heger
Karl L. Heger, AS
Alabama Reg. No. 11848
SURVEYOR

STATE OF ALABAMA
CITY OF VESTAVIA

NOTARY PUBLIC
AT COMMISSION

CHARLES KESSLER JR., MEMBER
OVERTON INVESTMENTS, LLC

STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES FUTURE DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND USE AND ZONING ORDINANCES. THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

APPROVED:
CITY CLERK, VESTAVIA HILLS ALABAMA

APPROVED:
CITY ENGINEER

DATE: _____
DIRECTOR
JEFFERSON COUNTY ENVIRONMENTAL SERVICES

PREPARED BY:
HAGER COMPANY, INC.
1000 W. WOODS BLVD.
VESTAVIA, AL 35216
Phone (205) 228-1788 - kehlhager@ccwd.com

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DATE: NOV. 25, 2019

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

Date: DECEMBER 12, 2019

- **CASE: P-1219-65**
- **REQUESTED ACTION:** Rezoning Vestavia Hills Inst-1, Vestavia Hills A, Vestavia Hills B-2 to Vestavia Hills B-1.2
- **ADDRESS/LOCATION:** 3122, 3128, 3134, 3136 Sunview Dr.
- **APPLICANT/OWNER:** Adam Hudson
- **GENERAL DISCUSSION:** Applicant is seeking to rezone 3122, 3128, 3134, 3136 Sunview Dr. from Inst-1, Vestavia Hills A, Vestavia Hills B-2 to Vestavia Hills B-1.2 for a salon. The applicant would build a 3,000 sq. ft. building and a 13 lot parking lot. The building would have a front setback of 13'. Additionally, the applicant will construct intersection improvements and build 14 angled on-street parking spaces in accordance with the regulations for B-1.2 zoning. The proposed site plan, landscaping plan, and rendering and covenants are attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the 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: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which 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: Adam Hudson

ADDRESS: 2129 1st Ave. North

Birmingham, AL 35203

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205/977-8081

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Parrish Holley - Holley Development 205/249-6917
email@parrishholley.com

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Varies - Institutional, agricultural + B2

To: B1.2

For the intended purpose of: Hair salon

(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.) - see attached

4 parcels 28-15-4-009-017.001

28-15-4-009-018.000 + 019.000 + 020.000

Property size: _____ feet X _____ feet. Acres: 1.18 acres

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

Application fees submitted.

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

Adam Hudson 11/4/19
Owner Signature/Date

Carrie Holley 11/4/19
Representing Agent (if any)/date

Given under my hand and seal
this 4th day of November, 2019.

[Signature]
Notary Public
My commission expires ~~April~~ 16th
day of April, 2020.

Land Available For Development Cahaba Heights, AL

For Sale




Area Map



Property Details

- ▶ Location: 3112 Sunview Drive
Cahaba Heights, AL 35243
- ▶ Zoning: C-1
- ▶ Acres: ±1.18 Acres (51,225 SF)
- ▶ Utilities: All Available
- ▶ Listing Price: \$350,000
- ▶ Description: Vacant land ideal for retail, or office
- ▶ Location: Conveniently located in Cahaba Heights with excellent access to Highway 280, I-459 and The Summit

Contact Information :

Wes Cline, CCIM 
Wes@hsccommercial.com
Phone : (205) 515-7610

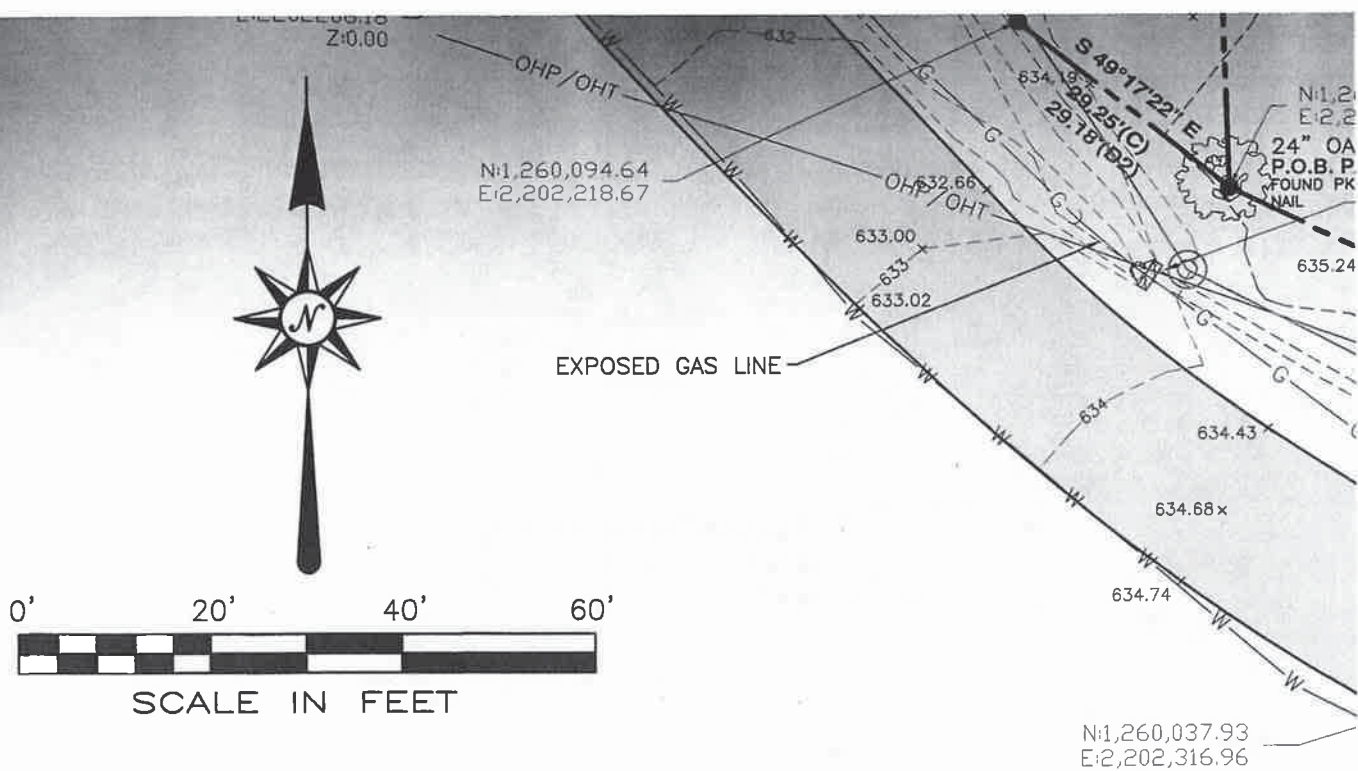
P1219-65//2800154009017.001
3122,3128,3134,3136 Sunview Dr.
Rezone to B-1.2
Adam Hudson Inst.,A &
B2

www.hsccommercial.com

2801 Hwy 280 S
Bldg 3 Suite 500
Birmingham, AL 35223
(205) 380-3334



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC



TITLE LEGAL DESCRIPTION

15" RCP II
15" RCP INV

Parcel I:

Commence at the Southwest corner of the NE 1/4 of the SW 1/4 of the SE 1/4 of Section 15, Township 18 South Range 2 West, Jefferson County, Alabama and run Southerly a distance of 62.40 feet, thence $117^{\circ}07'32''$ to the right and run Northwesterly a distance of 35.25 feet to the point of beginning, thence $62^{\circ}28'34''$ to the right and run Northerly a distance of 45.56 feet, thence $88^{\circ}30'$ to the left and run Westerly a distance of 92.84 feet, thence $42^{\circ}29'$ to the left and run Southwesterly a distance of 32.36 feet, thence $27^{\circ}46'$ to the left and run Southwesterly distance of 32.00 feet, thence $22^{\circ}24'$ to the right and run Southwesterly a distance of 4.53 feet to the Northeastery right of way of Sunview Drive, thence $75^{\circ}32'15''$ to the left and run Southeasterly along the Northeastery right of way of Sunview Drive a distance of 71.55 feet; thence $4^{\circ}16'57.5''$ to the left and run Southeasterly along chord of a curve to the left, having a chord distance of 49.46 feet, a delta angle of $8^{\circ}33'55''$, an arc distance 49.50 feet and a radius of 331.15 feet: thence $12^{\circ}01'22.5''$ to the left and run Southeasterly along the Northeastery right of way of Sunview Drive a distance of 29.18 feet; thence $132^{\circ}09'53''$ to the left and run Northerly a distance of 149.48 feet; thence $117^{\circ}52'54''$ to the right and run Southeasterly a distance of 49.79 feet to the point of beginning.

Parcel II:

A part of land in the SW 1/4 of the SW 1/4 of SE 1/4, Section 15, Township 18 South, Range 2 West being more particularly described as follows: Commence at the NE corner of SW 1/4 of SW 1/4 of SE 1/4, Section 15, Township 18 South, Range 2 West, thence South 62.4 feet for a point beginning thence $117^{\circ}07'$ right 85 feet; thence $117^{\circ}0'$ left 150 feet to the right of public road; thence $117^{\circ}07'$ left 85 feet along the said right of way; thence $117^{\circ}07'$ 150 feet point of beginning.

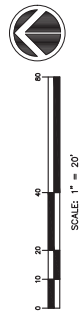
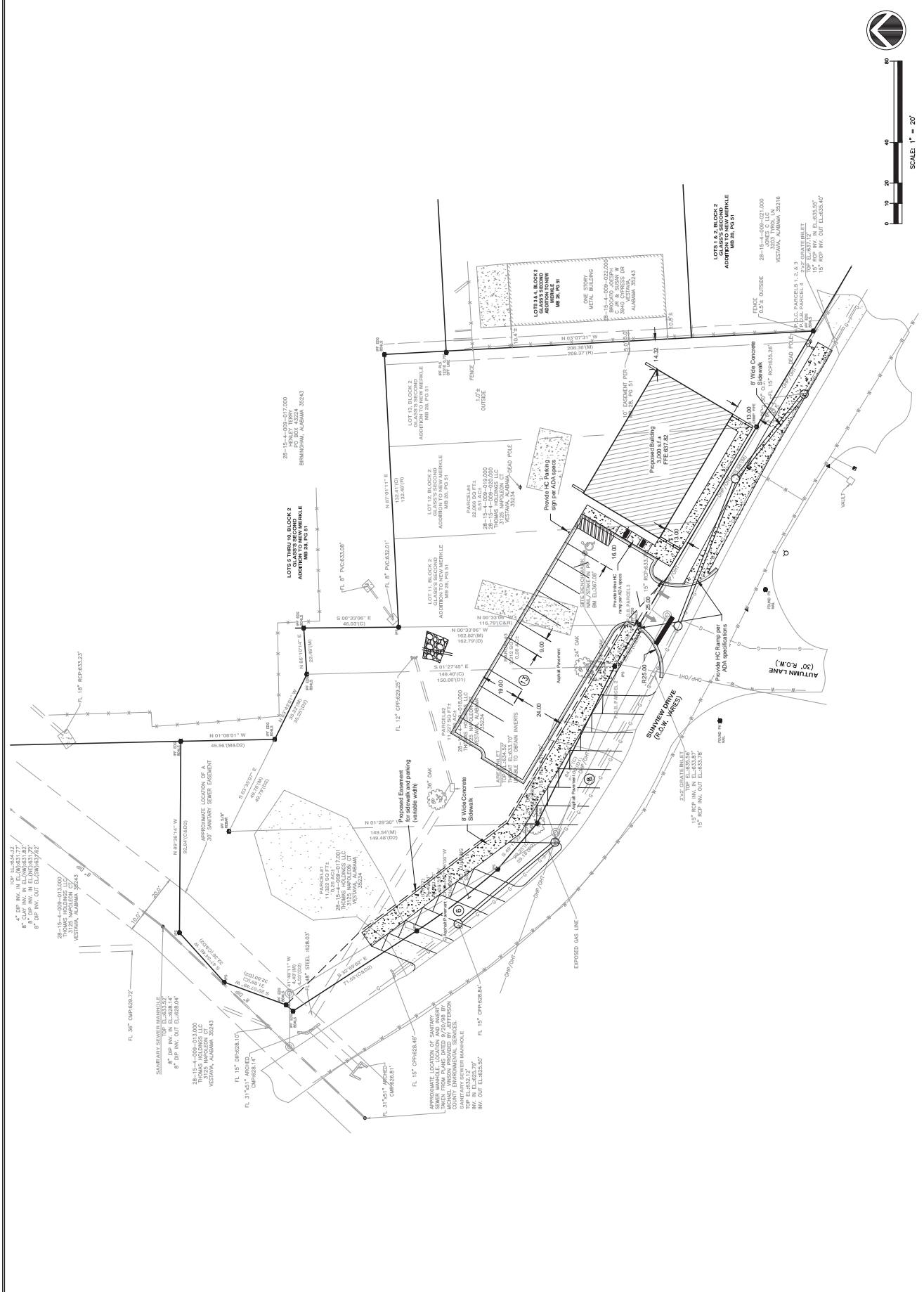
Parcel III:

The South portion of a 20 foot right-of-way of 2nd Avenue located in Block 2 of the map according to Glass's Second Addition to New Merkle, as recorded in Map Book 28, Page 51, in the office of the Judge of Probate, Jefferson County, Alabama, extending from the right-of-way of Sunview Drive (Sunset Drive as per map) for a distance of 150 feet along the west side of 2nd Avenue and extending from the right-of-way of Sunview Drive (Sunset Drive as per map, for a distance of 162.79 feet along the east side of 2nd Avenue.)

All of said property being situated in the SW 1/4 of the SE 1/4 of Section 15, Township 18 South, Range 2 West, Jefferson County, Alabama.

Parcel IV:

Lots 11, 12 & 13, Block 2, according to the Survey of Glass's Addition to New Merkle, as recorded in Map Book 28, page 51, in the Probate Office of Jefferson County, Alabama, Birmingham Division.





Pressnell
Engineering
1703 McConnell Lane
M.P. 255.876-4335
P. 255.417-2557
F. 255.417-2557
Engineer

Review
Only

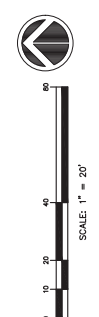
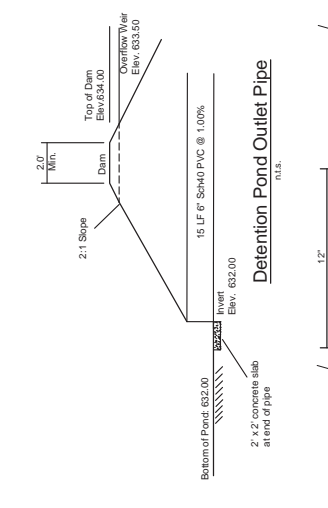
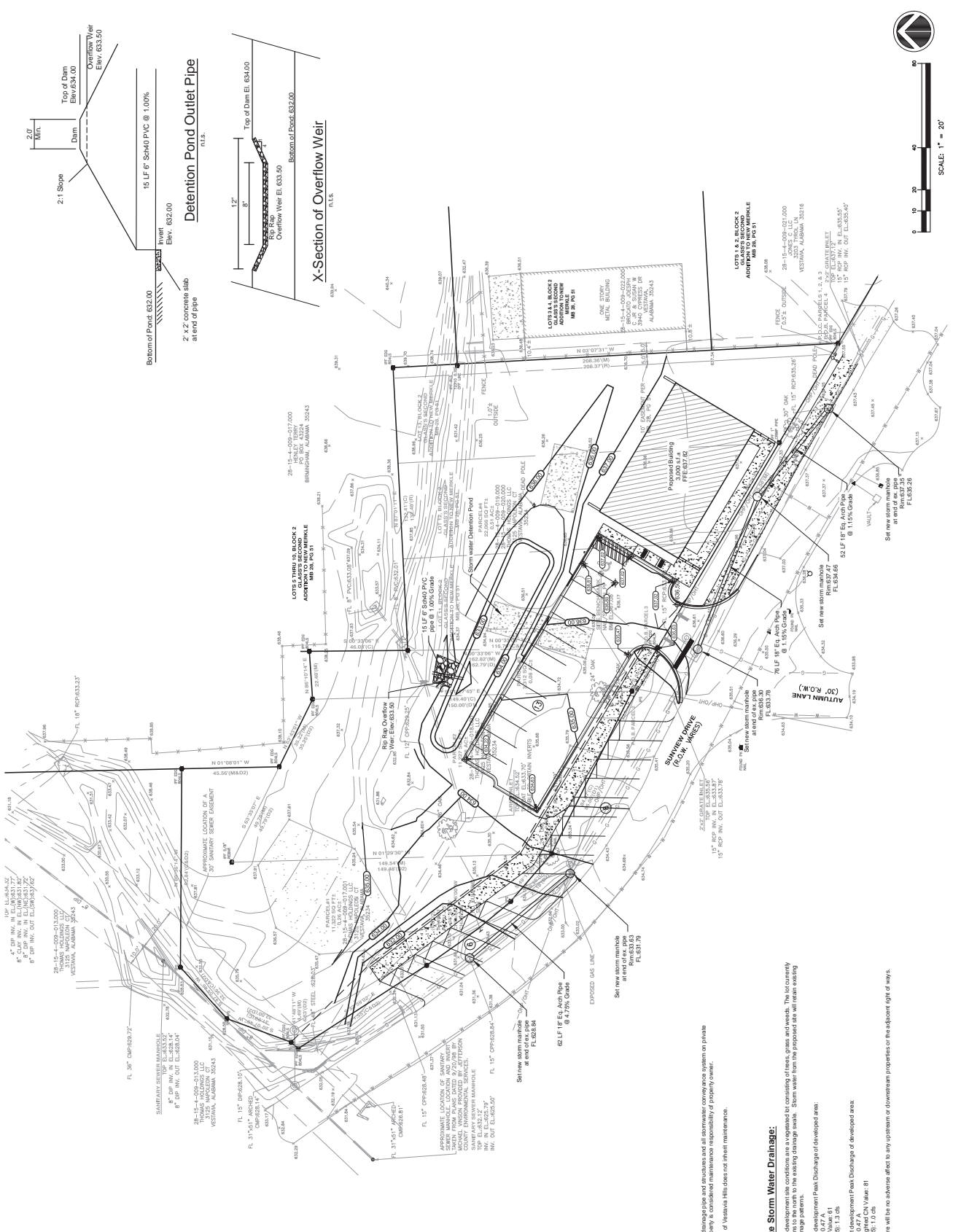
Sunview Drive Salon
Vestavia Hills, Alabama

Sheet Title:
Grading & Drainage Plan

Drawn:

File No: 18-106-01
Date: December 5, 2018
Scale: 1"=20'
Drawing:

C-2.0



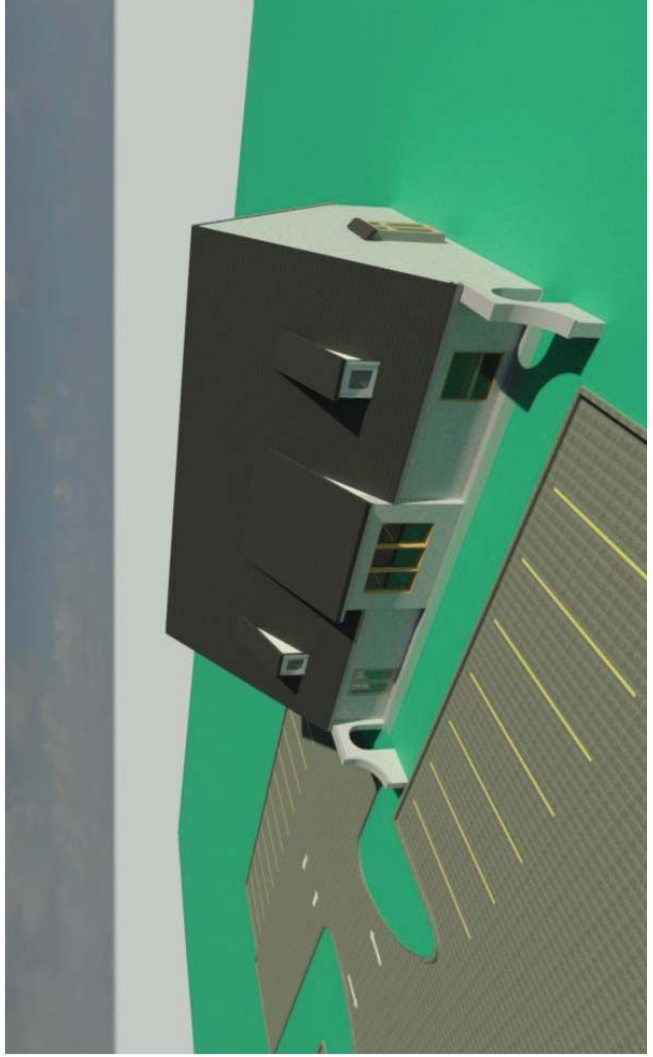
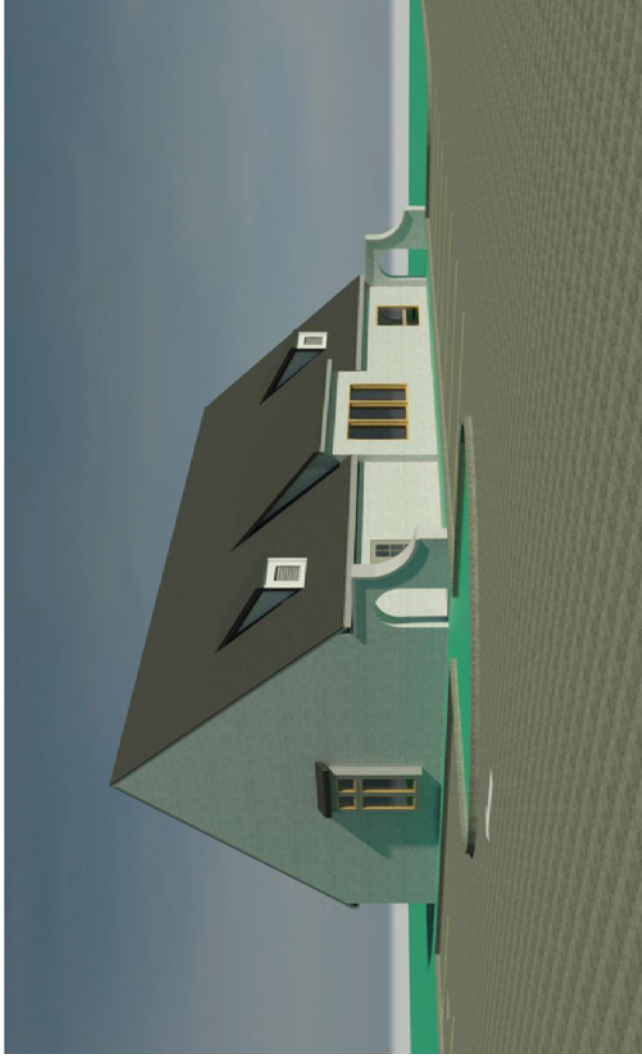
All drainage pipe and structures and all stormwater conveyance system on private property is considered maintenance responsibility of property owner. City of Vestavia Hills does not inherit maintenance.

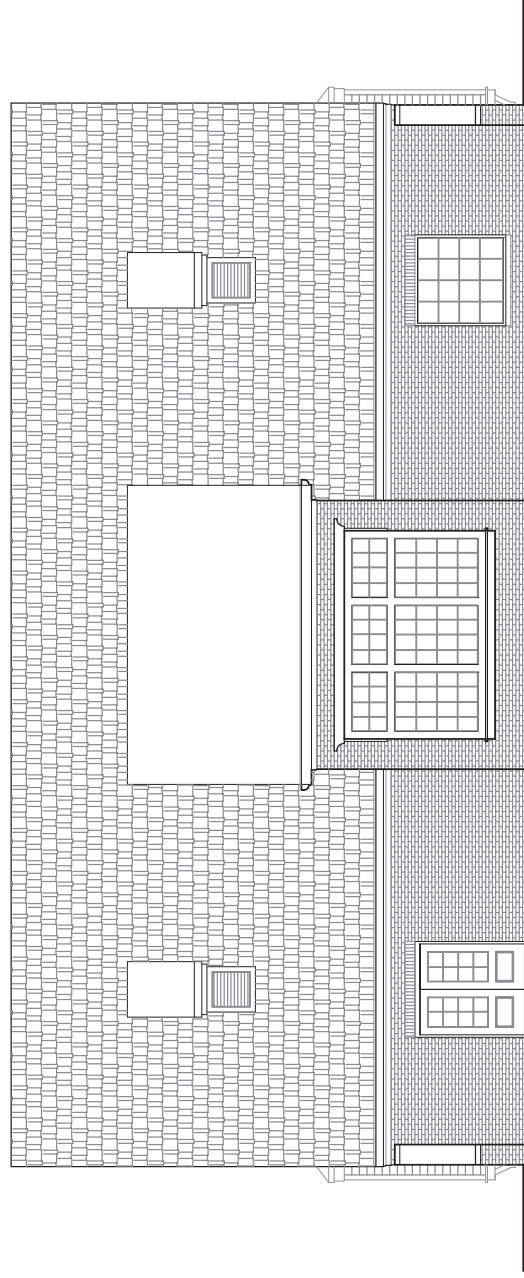
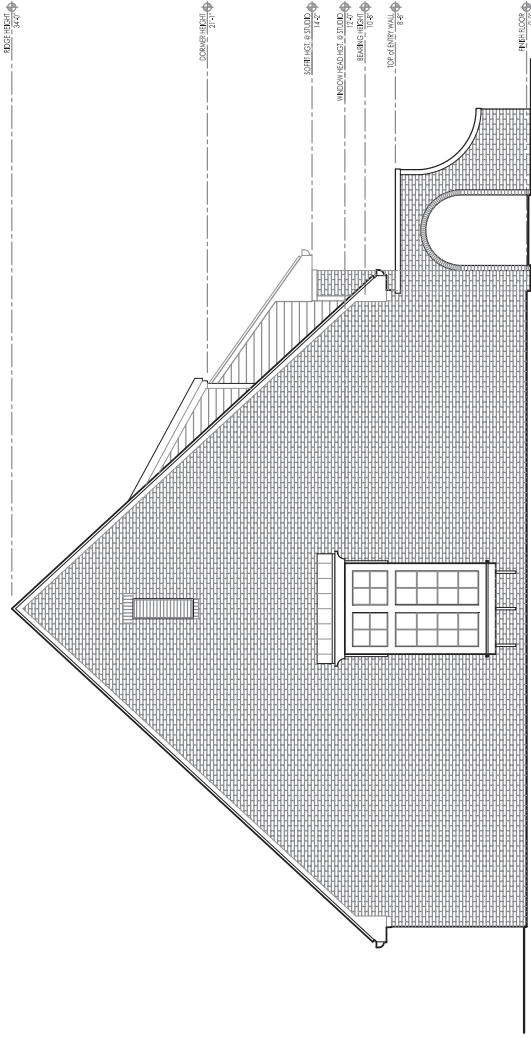
Site Storm Water Drainage:
Pre-development site conditions are a vegetated lot consisting of trees, grass and weeds. The lot currently drains to the curb to the existing drainage swale. Storm water from the proposed site will remain existing drainage swale.

Pre-development Peak Discharge of developed area:
DA 0.47 A
CA 0.47 A
QA 0.47 A
DA 0.47 A
CA 0.47 A
QA 0.47 A

Development Peak Discharge of developed area:
DA 0.47 A
CA 0.47 A
QA 0.47 A

There will be no adverse affect to any upstream or downstream properties or the adjacent right of ways.





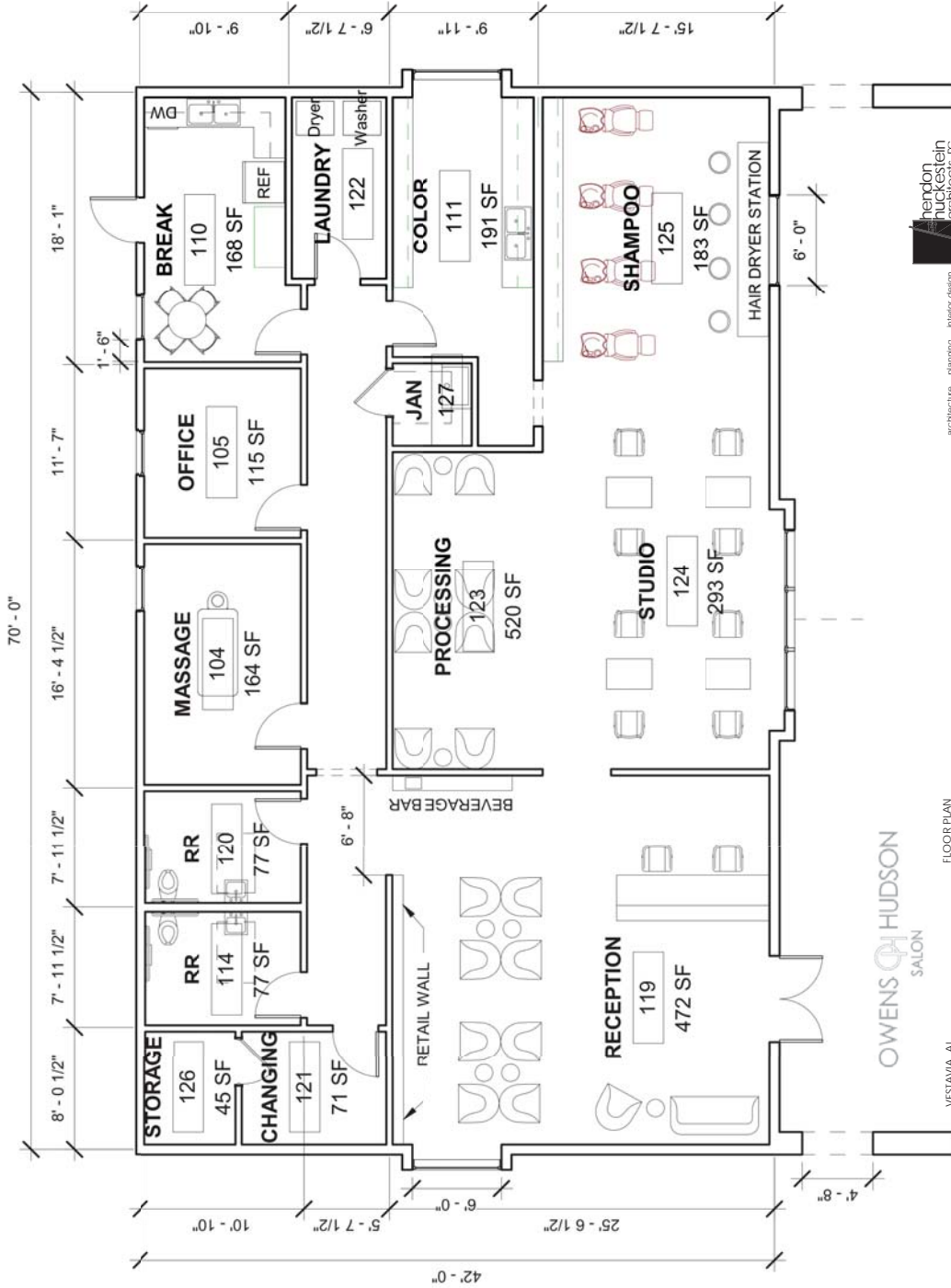
OWENS HUDSON
SALON

VESTAVIA, AL
scale: 1/8" = 1'-0"

EXTERIOR ELEVATIONS
December 2, 2019



Hendon
Buckstein
Architects, PC
architecture • planning • interior design



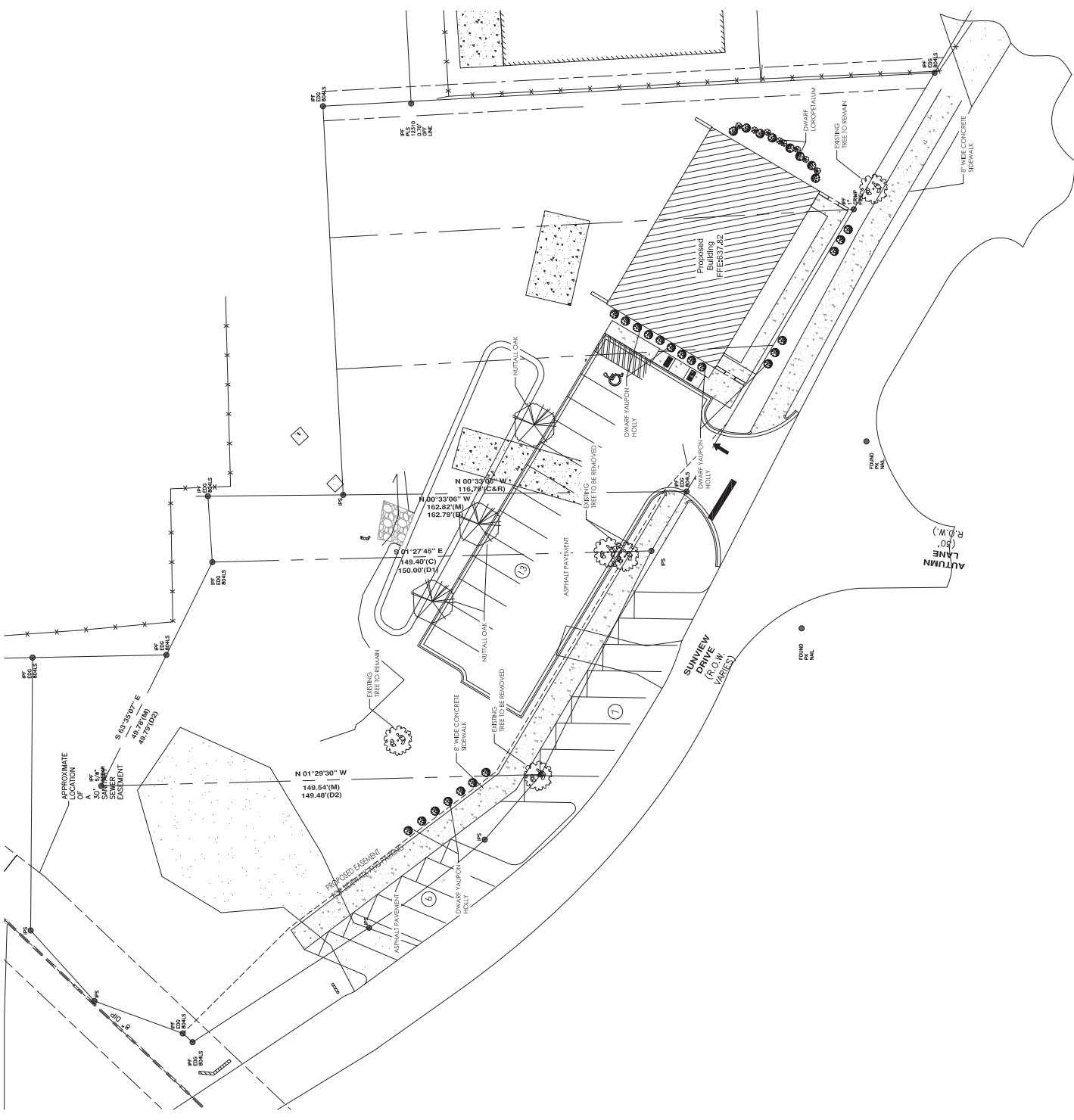
OWENS HUDSON SALON

FLOOR PLAN
December 2, 2019

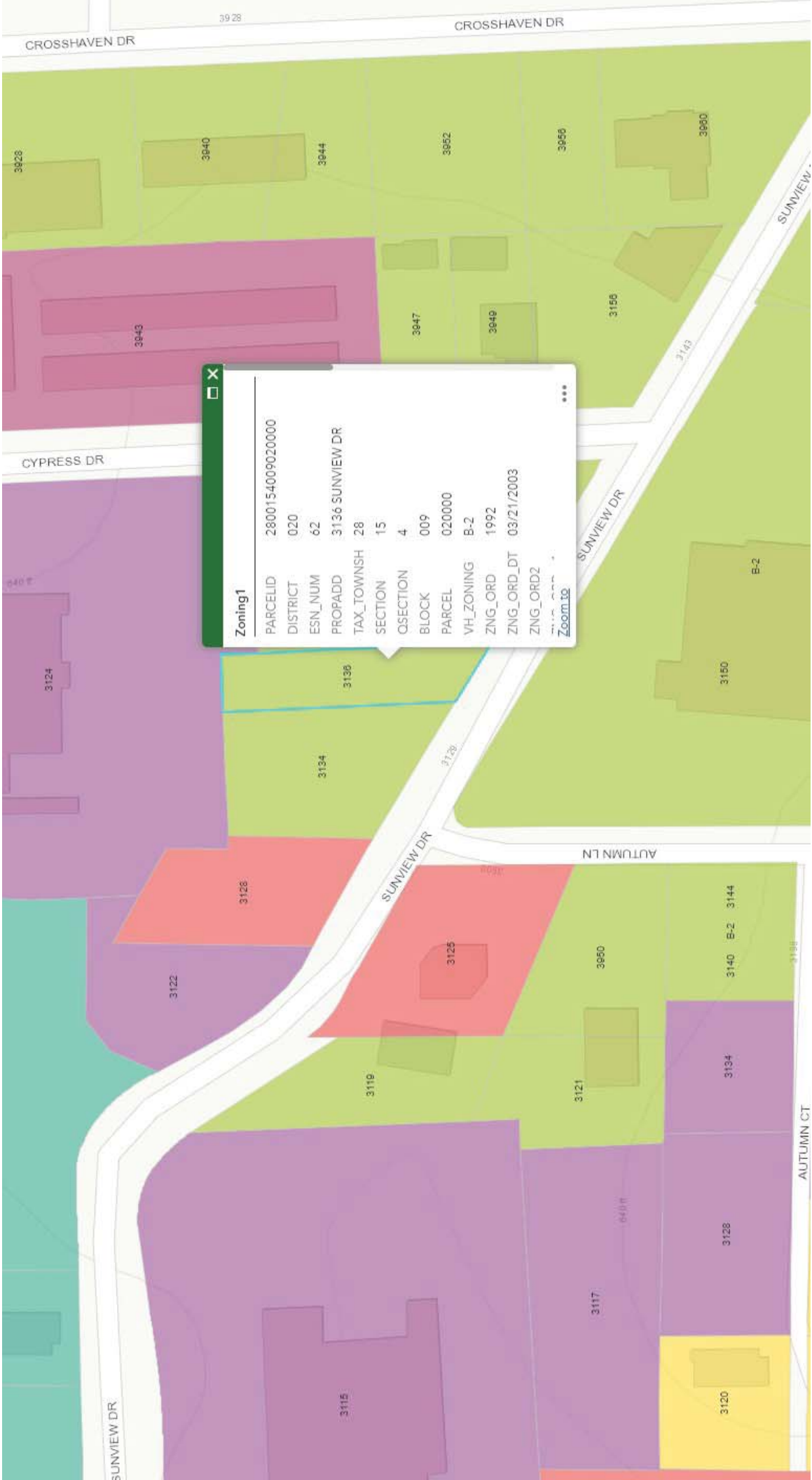
VESTAVIA, AL
Scale: 1/8" = 1'-0"



architecture • planning • interior design



CAHABA HEIGHT SALON -
LANDSCAPING
BIRMINGHAM, AL
 12.06.19



Zoning1

PARCELID	2800154009020000
DISTRICT	020
ESN_NUM	62
PROPADD	3136 SUNVIEW DR
TAX_TOWNSH	28
SECTION	15
OSECTION	4
BLOCK	009
PARCEL	020000
VH_ZONING	B-2
ZNG_ORD	1992
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

Zoom to

39 28

CROSSHAVEN DR

CROSSHAVEN DR

3928

3840

3844

3852

3856

3860

3843

3847

3849

3156

3103

SUNVIEW

CYPRESS DR

640 F

3124

3136

3134

3126

SUNVIEW DR

B-2

3150

3124

3122

3128

3119

3125

3950

3140

B-2

3144

3138

3115

3117

3128

3120

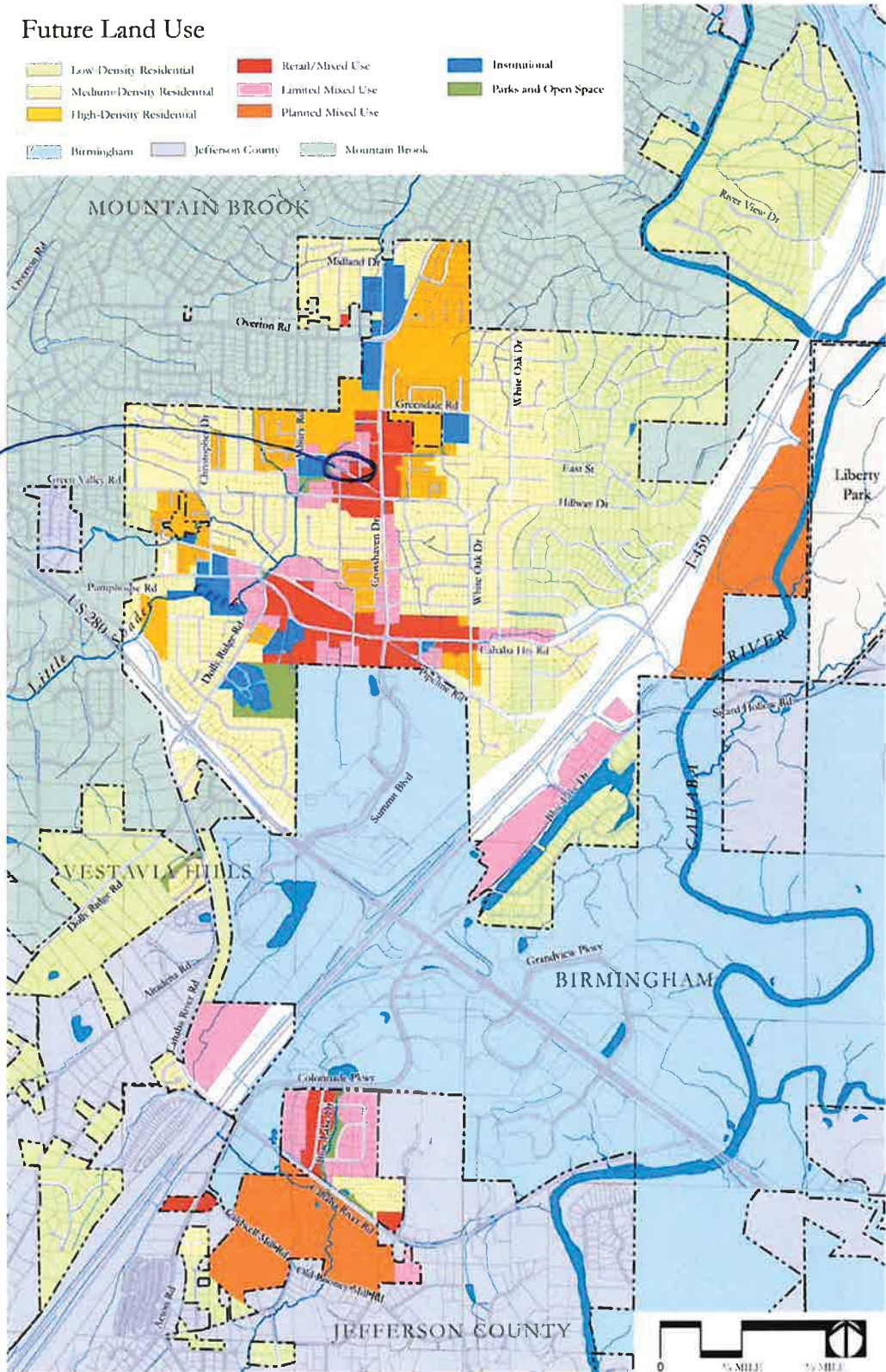
AUTUMN CT

SUNVIEW DR

AUTUMN LN

Future Land Use

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



Subject Parcel

Figure 4: Future Land Use Map

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

Date: DECEMBER 12, 2019

- **CASE: P-1219-66**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-4, to Vestavia Hills B-2
- **ADDRESS/LOCATION:** 3216 Green Valley Rd.
- **APPLICANT/OWNER:** Harold & Lillian Pennington
- **GENERAL DISCUSSION:** Applicant is seeking to rezone property on the corner of Green Valley Rd. and Wall St. for additional parking to assist with the redevelopment of the old Rite-Aid. The lot would add 22 additional spaces. The lot can only be entered through the Rite-Aid lot and the curb cut to Wall St. will be eliminated. The applicant is proposing to provide increased landscaping on the north side of the lot, as well as fencing along Wall Street. Additional information, supplied by the applicant, is attached. The proposed site and landscaping plan is also attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The plan calls for high density residential development.
- **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:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Harold and Lillian Pennington

ADDRESS: 3216 Green Valley Road, Vestavia Hills, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-531-0661 Office 205-515-4739

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Cahaba Heights Corner CGP I, LLC and Cahaba Heights Corner CGP II, LLC or its assigns (Will Akin)

Bill to → : P.O. Box 430113

Birmingham, AL
35243

2019 NOV - 5
A 11: 29

P1219-66//2800154013012.001
3216 Green Valley Rd.
Rezone to B2
Harold & Lillian Pennington
VH R4

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R-4

To: B-2

For the intended purpose of: additional parking lot for the redevelopment of the former Rite Aid, located at 3965 Crosshaven Drive.

(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.)

BEG AT NW INTER OF WALL ST & GREEN VALLEY RD DTH N 130 FT TH W 120 FT TH S 130 FT

TH E 120 FT TO POB SECT 15 TWSP 18S RANGE 2W ; Parcel ID: 28-00-15-4-013-012.001

Property size: 119.86 feet X 130 feet. Acres: +/-0.36 AC

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.

Hand Pennington
Lillian Pennington

Owner Signature/Date

W. B. ...

Representing Agent (if any)/date

Given under my hand and seal
this 18th day of NOVEMBER, 2019.

Rebecca DiChiara
Notary Public

My commission expires 20th
day of June, 2021.



Rezoning Summary
3216 Green Valley Road, Vestavia Hills, AL 35243

Cahaba Heights Corner CGP I, LLC and Cahaba Heights Corner CGP II, LLC (former Rite Aid Owner) are purchasing the house at 3216 Green Valley Road. This parcel will be utilized for approximately 20 additional parking spaces for the overall development. The property is currently zoned R-4 and we are seeking to re-zone to B-2 to conform to the former Rite Aid zoning. We have included a landscaping plan which meets or exceeds required buffers. We've also added a 6-foot double sided wooden privacy fence along Wall Street and the side of the property contiguous to the townhomes. We will work to install parking lot lights at a minimal height. Furthermore, we have agreed to contribute to the City of Vestavia's sidewalk plan for this parcel pursuant to emails with Lori Beth Kearley. As you can see from our plan, we are closing the current access point onto Wall Street. The only access point will be from the Rite Aid parcel. We will attempt to replat all three tax parcels following the rezoning.

Sincerely,



Will Akin

P1219-66//2800154013012.001
3216 Green Valley Rd.
Rezoned to B2
Harold & Lillian Pennington
VH R4



2890 Rich Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

3965 CROSSHAVEN DRIVE
WELLSPRING HOLDINGS, LLC
BIRMINGHAM, ALABAMA

SITE LAYOUT

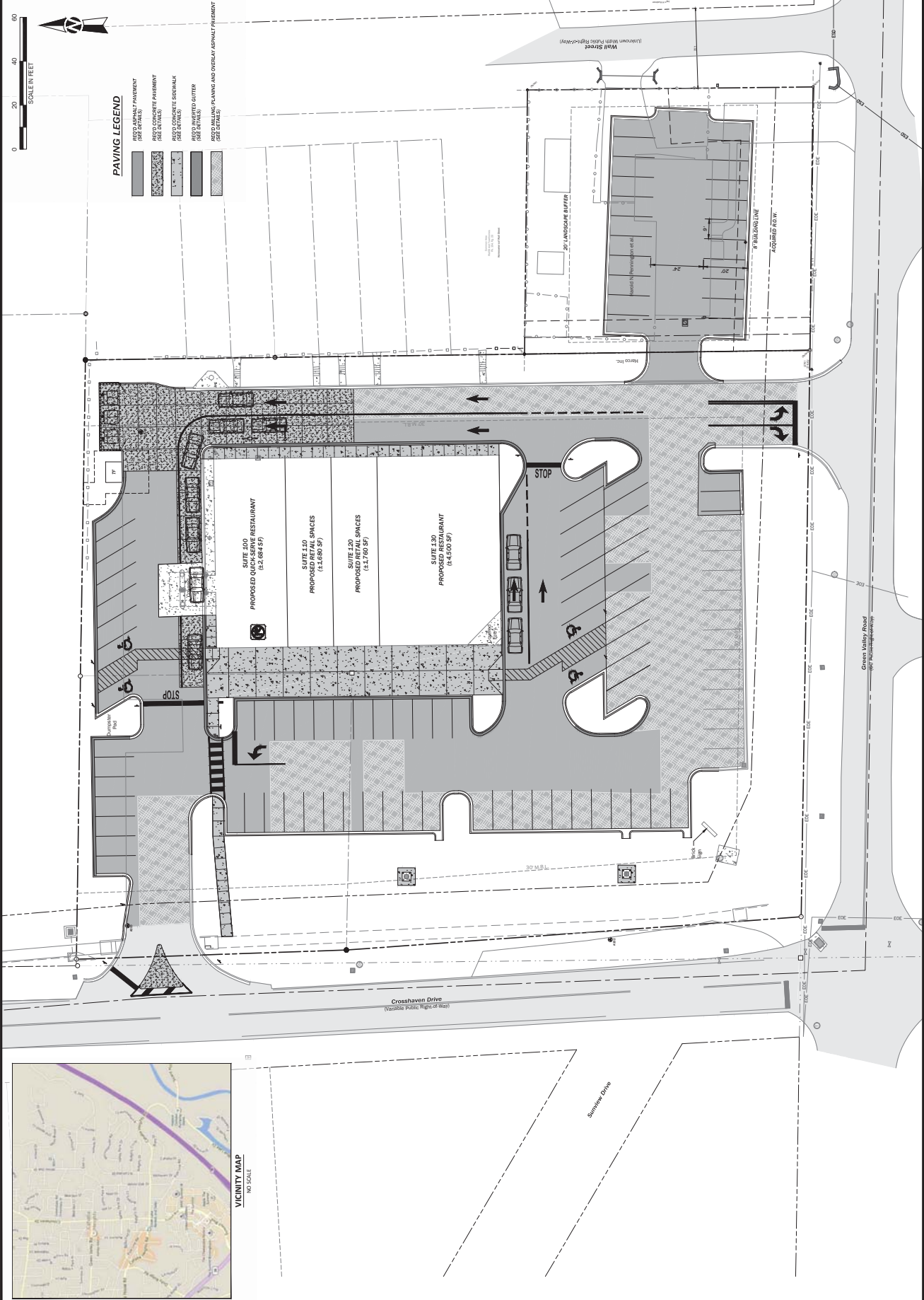
Revision Description

No. Date

Checked By: J.A.M.
Date: 09/20/19
Proj. No.: 00018102561.00

File Name: 182561_Sheet_C2.0_Rezoning_Bldg.dwg

Sheet No. C2.0



PAVING LEGEND

- REDO ASPHALT PAVEMENT (SEE DETAILS)
- REDO CONCRETE PAVEMENT (SEE DETAILS)
- REDO CONCRETE SIDEWALK (SEE DETAILS)
- REDO ASPHALT DRIVEWAY (SEE DETAILS)
- REDO WALKING PLANKING AND OVERLAY EXISTING PAVEMENT (SEE DETAILS)



VICINITY MAP
NO SCALE

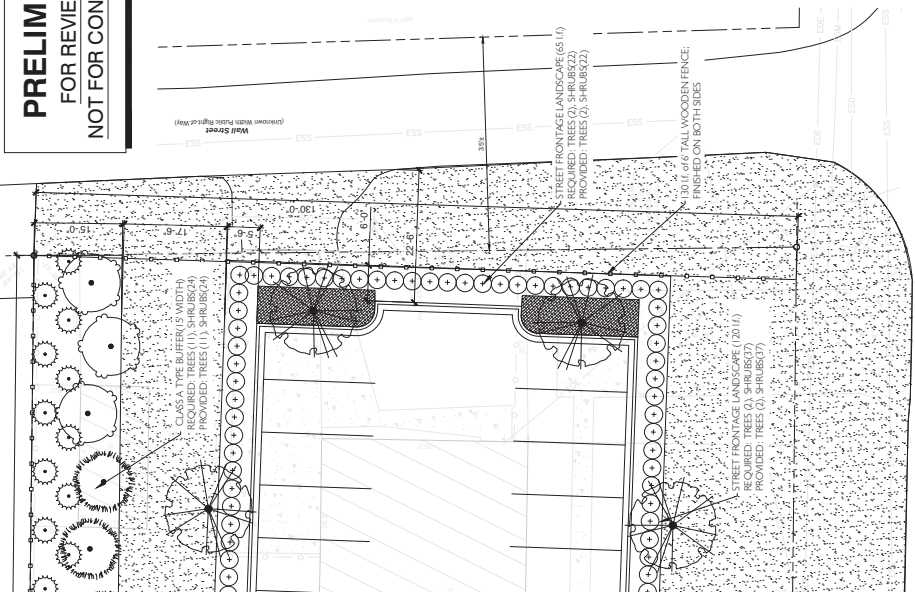


www.mquinnsoil.com

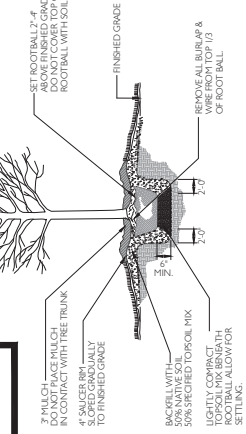
PROJECT CODE	REVISED	DESCRIPTION

REVISIONS	
NO.	DESCRIPTION

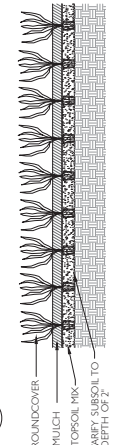
PLANT SCHEDULE	QTY	SIZE
TREES	6	6-8" TL
	5	8-10" TL
	8	2-3" CAL
	24	3 GAL
	113	3 GAL
	290	4" POT
	10,449 SF	50" FT.



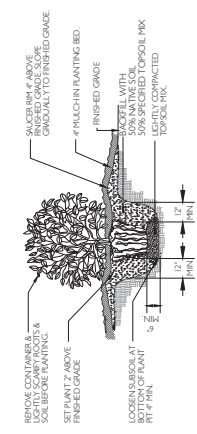
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION



1 TYPICAL BALL & BURLAP TREE DETAIL



2 TYPICAL GROUND COVER DETAIL



3 TYPICAL CONTAINER SHRUB DETAIL

SITE LANDSCAPE PLAN AND DETAILS



COPYRIGHT NAME / BOTANICAL NAME	QTY	SIZE
EASTERN REDBUD / CERCIS CANADENSIS	6	6-8" TL
AUSTRIAN BAY WINKER / STY. MAGNOLIA WIRGIANA AUSTRALIS STD	5	8-10" TL
SHALLOW OAK / QUERCUS SHALLOOII	8	2-3" CAL
COPYRIGHT NAME / BOTANICAL NAME	24	3 GAL
SOUTHERN WINKER / PYRROZA CERIFERA	113	3 GAL
NEELED HONEY / FLEX CORNUTA NEELEDPONTI	290	4" POT
COPYRIGHT NAME / BOTANICAL NAME	10,449 SF	50" FT.
ASIANIC JASMINE / FRACHISOPHYLLUM ANATICUM 'ASIANIC'		
TERRY 419 BERRUDA		

1. VERIFY ALL UTILITY LOCATIONS IN THE FIELD BEFORE BEGINNING WORK. REPAIR DAMAGED UTILITIES TO OWNERS SATISFACTION AT NO ADDITIONAL COST.
2. VERIFY QUANTITIES ON PLAN BEFORE PRICING WORK. NOTIFY OWNER OF DISCREPANCIES IN QUANTITIES PRIOR TO SUBMITTING PRICING.
3. ALL MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER AT ANY TIME.
4. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS, FREE FROM DISEASE AND PESTS, AND MEET OR EXCEED THE STANDARDS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. NO GRAPED PIPES WILL BE ACCEPTED.
5. MULCH ALL PLANTING BEDS WITH MULCH SPECIFIED ON PLAN TO A MINIMUM DEPTH OF 4". PROVIDE A 4" DIA. MULCH RING, 4" DEEP, AROUND ALL TREES LOCATED IN LAWN AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
6. PREPARE ALL SOIL USED IN TREE AND PLANT BEDS IN THE FOLLOWING MANNER: A. REMOVE TOP SOIL TO A MINIMUM DEPTH OF 4" AND INCORPORATE ORGANIC MATTER. ADD SLOW-RELEASE BALANCED FERTILIZER PER MANUFACTURER'S INSTRUCTIONS. PRE-MIX ALL SOIL BEFORE PAVING IN BED.
7. MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED. MAINTENANCE INCLUDES WATERING, SPRAYING, WEEDING, MULCHING, STRAIGHTENING, PRUNING, MOWING, BLOWING, FERTILIZING, CLEAN-UP.
8. REPLACE ANY PLANT MATERIAL WHICH TURNS BROWN OR DEFOOLIATES WITHIN FIVE (5) DAYS AFTER PLANTING. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER.
9. IF AN AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED, CONTRACTOR SHALL PROVIDE OWNER WITH IRRIGATION PLAN AND SHOP DRAWINGS OF HEADS, VALVES, PIPE, WIRE & CLOCKS PROPOSED FOR INSTALLATION. IRRIGATION PLAN SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
11. LANDSCAPE CONTRACTOR TO PROVIDE OWNER WITH AS-BUILT DRAWINGS FOR ALL SLEEVE LOCATIONS, IRRIGATION MAINLINE, VALVE AND CLOCK LOCATIONS, AND ALL LOW VOLTAGE LIGHTING CIRCUITS (IF PROVIDED) PRIOR TO FINAL ACCEPTANCE.

GENERAL PLANTING NOTES

1. VERIFY ALL UTILITY LOCATIONS IN THE FIELD BEFORE BEGINNING WORK. REPAIR DAMAGED UTILITIES TO OWNERS SATISFACTION AT NO ADDITIONAL COST.
2. VERIFY QUANTITIES ON PLAN BEFORE PRICING WORK. NOTIFY OWNER OF DISCREPANCIES IN QUANTITIES PRIOR TO SUBMITTING PRICING.
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THE DRAWING IS THE PROPERTY OF GREEN VALLEY ROAD & ASSOCIATES, LLC AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART WITHOUT THE APPROVAL OF GREEN VALLEY ROAD & ASSOCIATES, LLC.



www.lhconstruction.com

A LANDSCAPE DEVELOPMENT PLAN FOR
 Wellsprings Holdings, LLC
 3216 Green Valley Road
 Birmingham, AL

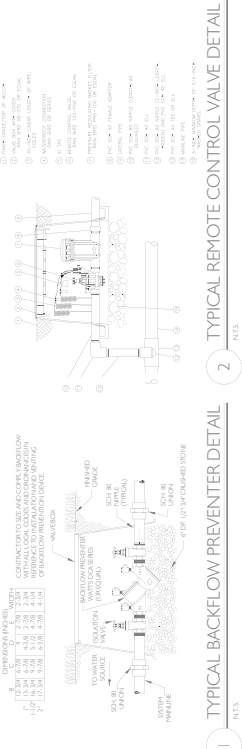
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DRAWN BY	DEM
REVIEWED BY	DEM
ISSUED	
DATE	DESCRIPTION

REVISIONS

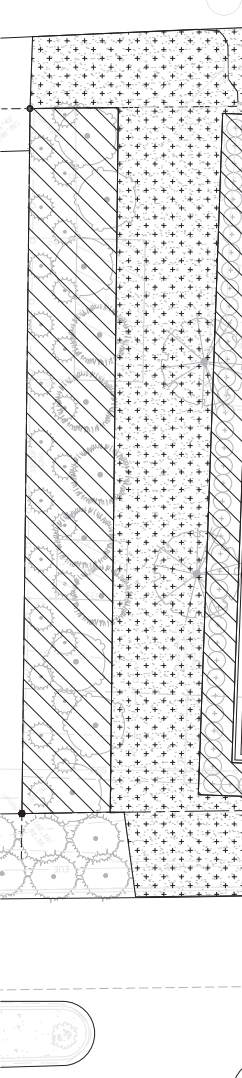
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SHEET

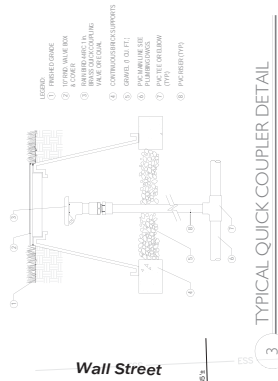
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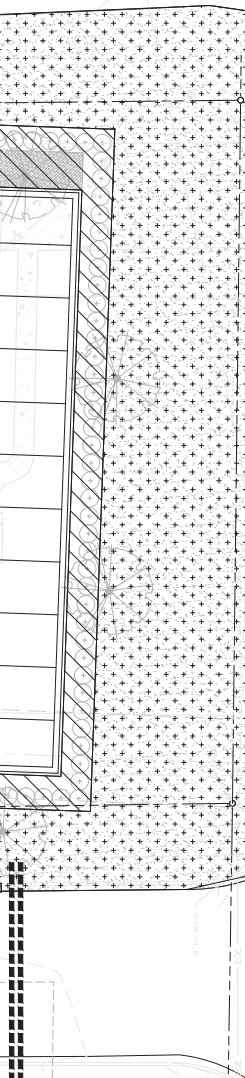
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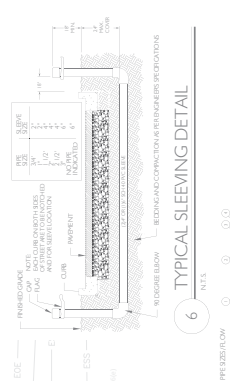
2 TYPICAL REMOTE CONTROL VALVE DETAIL



3 TYPICAL QUICK COUPLER DETAIL



4 TYPICAL 1804 SPRAY HEAD DETAIL



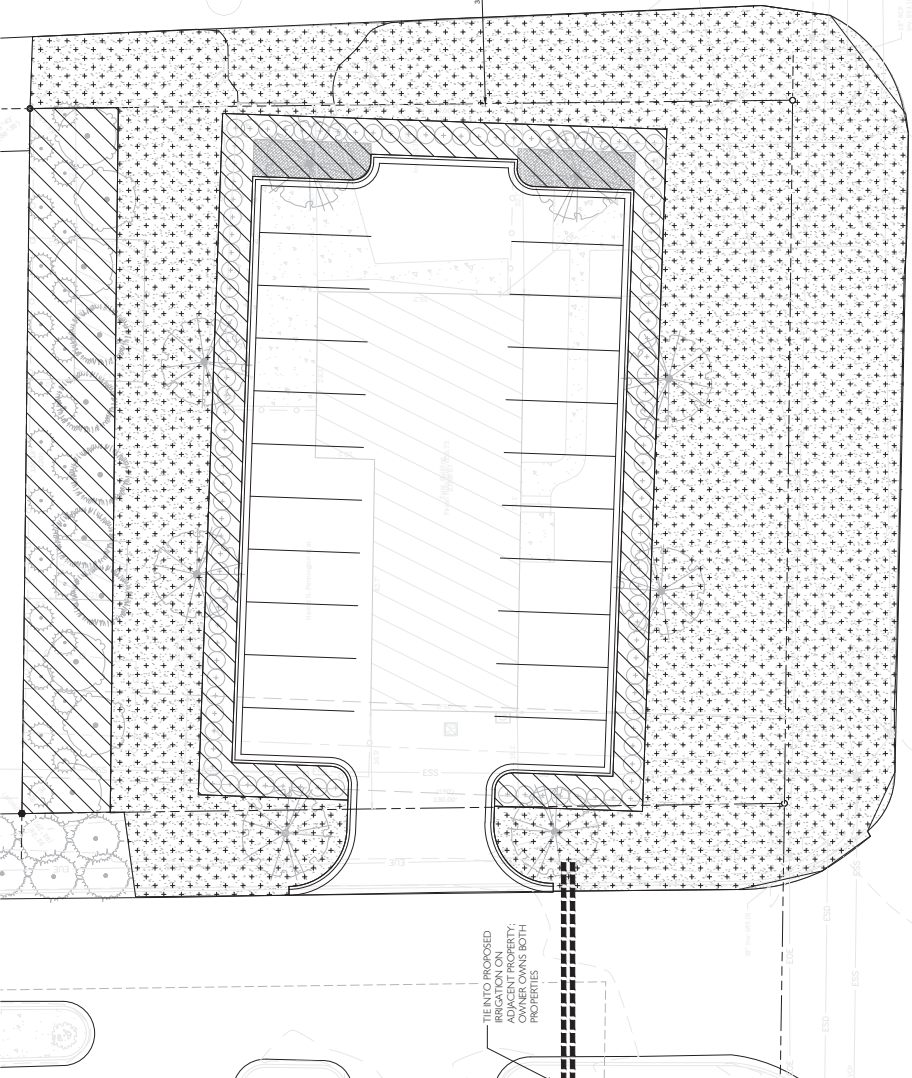
5 TYPICAL DIRECT BURY WIRE DETAIL



6 TYPICAL SLEEVING DETAIL



7 TYPICAL DRIP TUBE AT TREE DETAIL



SITE IRRIGATION PLAN AND DETAILS

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GENERAL IRRIGATION NOTES

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
 - A. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - B. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
 - A. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - B. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
3. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
 - A. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - B. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
4. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
6. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
12. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
13. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
14. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
15. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - B. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
16. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING FEDERAL AND STATE CODES:
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 - B. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.
 - C. AS PER THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS.

8 TYPICAL DRIPLINE LAYOUT DETAIL

NOTES

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 |

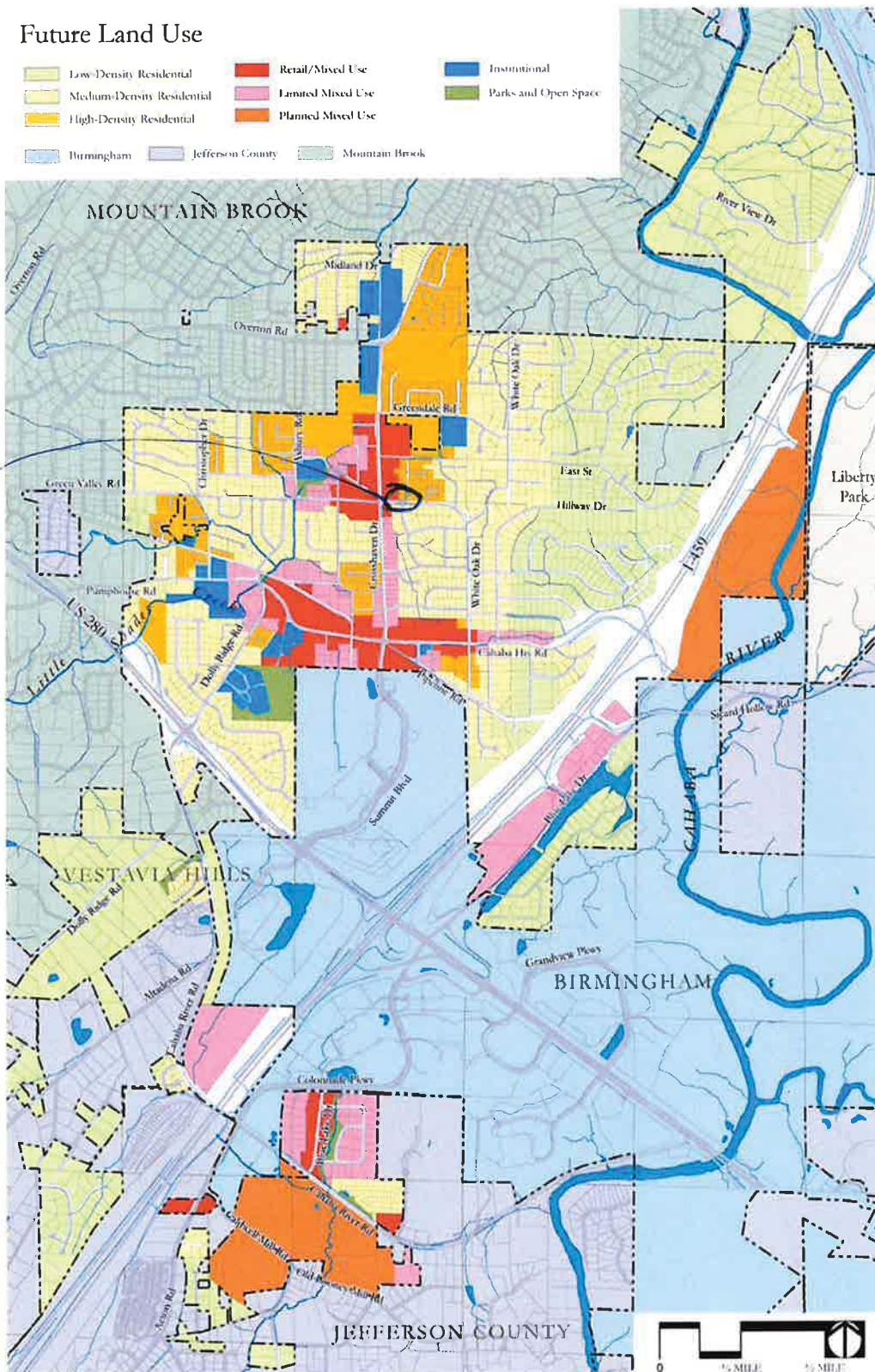


Figure 4: Future Land Use Map

