

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

FEBRUARY 11, 2021

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: January 11, 2021

Final Plats

Consent Agenda

- (1) **P-0121-05** AVCC, LLC; Angela Hon & Kevin Hon Are Requesting **Final Plat Approval** For **Resurvey Lot 1 Altadena Ridge**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By CRB Construction and Is Zoned Vestavia Hills R-9.

- (2) **P-0121-06** AVCC, LLC; Jason & Ashley Murray; and Natalie Rudyshyn & Oleksandr Rudyshyn Are Requesting **Final Plat Approval** For **Resurvey Lots 13 And 14 Altadena Ridge**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By The AVCC, LLC; Jason & Ashley Murray; and Natalie Rudyshyn & Oleksandr Rudyshyn and Is Zoned Vestavia Hills R-9.

- (3) **P-0221-07** Tyler & Will Watson Are Requesting **Final Plat Approval** For **Watson's Resurvey Of Biltmore Estates**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Tyler & Will Watson and Is Zoned Vestavia Hills R-2.

- (4) **P-0221-08** Ross Neely & Kelly Petro Are Requesting **Final Plat Approval** For **Neely's Resurvey Of Southwood Rd**. The Purpose for This Request Is to resurvey lot lines. The Property Is Owned By Ross Neely & Kelly Petro and Is Zoned Vestavia Hills R-2.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
JANUARY 14, 2021

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Barnes called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT:

Erica Barnes, Chair
Lyle Larson*
Jonathan Romeo*
Ryan Ferrell*
Mike Vercher*
David Maluff*
Rusty Weaver*
Rick Honeycutt

MEMBERS ABSENT:

Hasting Sykes

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer
Rebecca Leavings, City Clerk

**Member present via Zoom*

APPROVAL OF MINUTES

Ms. Barnes stated that the minutes of the meeting December 10, 2020 are presented for approval.

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

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Honeycutt– yes
Ms. Vercher – yes	Mr. Weaver – yes
Mr. Larson – yes	Mr. Barnes – yes
Motion carried.	

Rezoning/Conditional Use Recommendations

(1) **P-0121-03** Round Tree Investments, LLC Is Requesting **Rezoning** For **2810 Five Oaks Ln.** from **Jefferson County E-2 to Vestavia Hills R-2** For The Purpose Of Annexation.

Mr. Garrison explained the background of the request. He stated that the request is for the annexation of a subdivision for 17 new lots. An additional 18th lot would be part of the subdivision but not park of the annexation.

Connor Farmer was present to explain the request and answer any questions. He stated that he has reached an agreement with the neighborhood association. That agreement would be made in the form of covenants that dealt with neighborhood improvements, drainage, and development standards.

Mr. Larson asked if the City would be a party to the covenants. Mr. Garrison answered in the negative.

Ms. Barnes opened the floor for a public hearing.

DJ Petry spoke as a representative for the neighborhood association. He appreciated working with Mr. Farmer and that if the City also agreed to the conditions they had made they supported the request.

Lane and Annie Savoy were concerned about traffic and drainage.

Brandon Falls, 3604 Old Looney Mill Rd., wanted additional traffic calming measures and thought the rezoning should be for R-1.

Robert Boles, 3817 Old Looney Mill Rd. spoke in opposition.

Gary Scott, 3721 Old Looney Mill Rd. spoke in opposition due to drainage and road width.

Rene Caldwell spoke in opposition.

David Butler spoke and was concerned about drainage.

Ms. Barnes closed the public hearing.

Mr. Brady stated a drainage plan was not required at this stage but would be required before permitting.

The Commission thanked Mr. Farmer for working with the neighbors.

MOTION Mr. Weaver made a motion to recommend Rezoning from JC E-2 to Vestavia Hills R-2 for the property located at 2810 Five Oaks Ln. with the following conditions:

1. That the subdivision be built substantially as shown in the exhibit with 18 lots; lot 18 remaining in the County;
2. That lot 18 be subject to the covenants and conditions of the entire subdivision and, if subdivided cannot exceed a maximum of 2 lots compliant with the zoning classification;
3. That the development covenants and conditions include the following to require the use of EPA advised Lot Impact Development (LID) and Green Infrastructure (GI) guidance in the SWPPP and landscape plans including:
 - a. Use of infiltration swales in greenspace and all drainage areas.
 - b. Require the planting of water-loving native trees in all infiltration swales.
 - c. Require dredging of silt and sediments from water retention ponds anytime it reaches 6”.
 - d. Require that downspouts dump onto pervious surfaces.
 - e. Apply EPA LID/GI guidelines whenever reasonable to reduce the volume of water exiting the property.
4. That all of these conditions be included into the private restrictive covenants for the subdivision, recorded in the Office of the Probate Judge and a copy be filed with the City Clerk prior to effective date of rezoning.

Second was by Mr. Larson. Motion was carried on a roll call; vote:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Honeycutt– yes
Ms. Vercher – yes	Mr. Weaver – yes
Mr. Larson – yes	Mr. Barnes – yes

Motion carried.

(2) **P-0121-01** Earl & Juanita Tew Are Requesting **Rezoning** For **2519 Dolly Ridge Rd.** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

(3) **P-0121-02** Glenda Mortenson Is Requesting **Rezoning** For **2537 Tyler Rd.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

(4) **P-0121-04** Mitchell & Amanda Marcum Is Requesting **Rezoning** For **3643 Altadena Dr.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

Mr. Garrison explained the background of the request. He stated that all three properties were annexed overnight and these are all compatible rezoning.

Mrs. Barnes opened the floor for a public hearing. There being no one to address the Commission concerning these 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 E-2 to Vestavia Hills R-1 for the property located at 2519 Dolly Ridge Rd. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Honeycutt– yes
Ms. Vercher – yes	Mr. Weaver – yes
Mr. Larson – yes	Mr. Barnes – yes

Motion carried.

MOTION Mr. Weaver made a motion to recommend Rezoning from JC R-1 to Vestavia Hills R-2 for the property located at 2519 Dolly Ridge Rd. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Honeycutt– yes
Ms. Vercher – yes	Mr. Weaver – yes
Mr. Larson – yes	Mr. Barnes – yes

Motion carried.

MOTION Mr. Weaver made a motion to recommend Rezoning from JC E-1 to Vestavia Hills E-2 for the property located at 3643 Altadena Dr.. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Maloof– yes	Mr. Romeo – yes
Mr. Ferrell – yes	Mr. Honeycutt– yes
Ms. Vercher – yes	Mr. Weaver – yes
Mr. Larson – yes	Mr. 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: **FEBRUARY 11, 2021**

- **CASE:** P-0121-05
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Lot 1 Altadena Ridge
- **ADDRESS/LOCATION:** 2928 Altadena Ridge Dr.
- **APPLICANT/OWNER:** AVCC, LLC; Angela Hon & Kevin Hon
- **GENERAL DISCUSSION:** Plat will amend the shared property line between lot 1(A) and common area. The lots are currently zoned R-9.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium residential district.
- **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: Angela K. Hon and Kevin D. Hon

ADDRESS: 2928 Altadena Ridge Drive

Vestavia, Al. 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Rodney Cunningham - Engineering Design Group

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Lot 1 Altadena Ridge

Add property to east of lot 1 and create common area A

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

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

Situated in Sec. 33, Township 18 South, Range 2 West

28-00-33-4-002-012.000

Property size: _____ feet X _____ feet. Acres: 3.44

VI. ZONING/REZONING:

The above described property is presently zoned: R-9

P0121-05//2800334002012.000
2928 Altadena Ridge Dr.
Final Map to Resurvey Lot
Kevin Hon & AVCC, LLC
R9

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.

Angela K Hon / Kevin Hon
Owner Signature / Date 12/15/2020

Representing Agent (if any)/date

Given under my hand and seal
this 15th day of December, 2020.

Tomonda McCannon
Notary Public



My commission expires 1/1/21
day of August, 2024.

P0121-05//2800334002012.000
2928 Altadena Ridge Dr.
Final Map to Resurvey Lot `
Kevin Hon & AVCC, LLC
R9

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

II. APPLICANT INFORMATION: (owner of property)

NAME: AVCC LLC

ADDRESS: 2695 Acton Road

Vestavia, Al. 35243

3111 TEMPERLAKE DR #100

MAILING ADDRESS (if different from above) 3112 Bluelake Drive #100

Birmingham, Al 35243

PHONE NUMBER: Home _____ Office 205-982-2896

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Rodney Cunningham - Engineering Design Group

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Lot 1 Altadena Ridge

Add property to east of lot 1 and create common area A

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

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

Situated in Sec. 33, Township 18 South, Range 2 West

28-00-33-4-002-001.004

Property size: _____ feet X _____ feet. Acres: 3.44

VI. ZONING/REZONING:

R-9

The above described property is presently zoned: _____

P0121-05//2800334002012.000
2928 Altadena Ridge Dr.
Final Map to Resurvey Lot
Kevin Hon & AVCC, LLC
R9

2020 DEC 22 A 6:40

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.

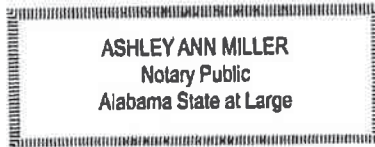
 12-10-2020
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 10 day of December, 2020.


Notary Public

My commission expires 26
day of January, 2022.



P0121-05//2800334002012.000
2928 Altadena Ridge Dr.
Final Map to Resurvey Lot
Kevin Hon & AVCC, LLC
R9

RESURVEY LOT 1 ALTADENA RIDGE PROBATE IN JEFFERSON COUNTY, ALABAMA

AS RECORDED IN MAP BOOK 244 PAGE 268 IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA

A SINGLE RESIDENTIAL SUBDIVISION
SITUATED IN THE SOUTH-EAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

OWNER LOT 1: KEVIN D. HON
282 ALTADENA RIDGE DR.
JEFFERSON, AL 35245
OWNER LOT 2: ANGELO K. HON
11218 LAKELAND DRIVE #100
JEFFERSON, AL 35245
CONTACT: TERRY W. HARRIS
CONTACT: WAD LONKRY, P.E.
ENGINEER: ROONEY K. CUNNINGHAM
282 ALTADENA RIDGE DR.
JEFFERSON, AL 35245
CONTACT: WAD LONKRY, P.E.

STATE OF ALABAMA
COUNTY OF JEFFERSON
THE UNDERSIGNED, ROONEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, ANGELO K. HON, AND KEVIN D. HON, AND AVCC, LLC, OWNER, SURVEYOR, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE AND DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS RESURVEY LOT 1, ALTADENA RIDGE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH AND THAT IRON PINS HAVE BEEN FOUND OR SET AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN ON SAID MAP BOOK 244, PAGE 268, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN FOUND OR SET AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN ON SAID MAP BOOK 244, PAGE 268, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE EXCEPT HELD BY _____ ON LOT 1.

HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:
ROONEY K. CUNNINGHAM
ALABAMA LIC. NO. 26913

STATE OF ALABAMA
COUNTY OF SHELBY
I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ROONEY K. CUNNINGHAM, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS THE OWNER OF SAID LOT 1, AND ANGELO K. HON AND KEVIN D. HON, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE, HAVE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
OWNER LOT 1:
BY: ANGELO K. HON BY: KEVIN D. HON
STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____

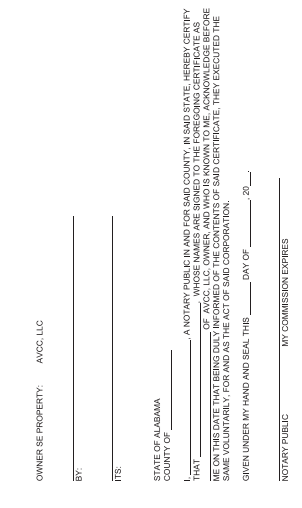
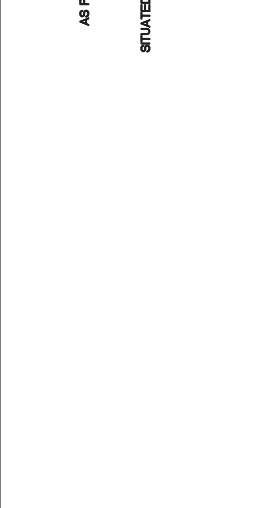
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MORTGAGEE LOT 1:
BY: _____
STATE OF ALABAMA
COUNTY OF _____



NOTES
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR THE PURPOSES OF THIS SURVEY. THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF SAID COUNTY, ALABAMA, MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF HAVE BEEN SHOWN HEREON.
3. ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVED.
4. CONTRACTOR* AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM.
5. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF RESTAVA PLANNING COMMISSION.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01073003866, EFFECTIVE DATE 09/29/2006), THIS SITE LIES WITHIN ZONE X, AND ZONE AE FLOODPLAIN.
7. ZONING: R-9 SETBACKS: FRONT 10', SIDE MINIMUM OF 10' BETWEEN BUILDINGS, REAR 20'

APPROVED IN FORMAT ONLY:
DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES APPROVAL OF THIS PROJECT FOR CONSTRUCTION OF A FUTURE OR EXISTING SANITARY SEWERS; HOWEVER THIS DOES NOT GUARANTEE THAT THE SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE. THIS APPROVAL IS VALID FOR 90 DAYS.
APPROVED BY: _____ DATE: _____
CITY ENGINEER
APPROVED BY: _____ DATE: _____
RESTAVA HILLS PLANNING & ZONING COMMISSION
APPROVED BY: _____ DATE: _____
MANAGER AND CITY CLERK

APPROVED BY: _____ DATE: _____
CITY ENGINEER
APPROVED BY: _____ DATE: _____
RESTAVA HILLS PLANNING & ZONING COMMISSION
APPROVED BY: _____ DATE: _____
MANAGER AND CITY CLERK

APPROVED BY: _____ DATE: _____
CITY ENGINEER
APPROVED BY: _____ DATE: _____
RESTAVA HILLS PLANNING & ZONING COMMISSION
APPROVED BY: _____ DATE: _____
MANAGER AND CITY CLERK

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

Date: **FEBRUARY 11, 2021**

- **CASE:** P-0121-06
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Lots 13 And 14 Altadena Ridge
- **ADDRESS/LOCATION:** 2978 & 2982 Altadena Ridge Dr.
- **APPLICANT/OWNER:** AVCC, LLC; Jason & Ashley Murray; and Natalie Rudyshyn & Oleksandr Rudyshyn
- **GENERAL DISCUSSION:** Plat will amend the shared rear property line between lots 13(A), 14(A) and common area making the lots larger. The lots are currently zoned R-9.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium residential district.
- **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: AVCC LLC

ADDRESS: 2695 Acton Road

Vestavia, Al. 35243

MAILING ADDRESS (if different from above) 3111 Temberlake Dr #100

Birmingham, Al 35243

PHONE NUMBER: Home _____ Office 205-982-2896

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Rodney Cunningham - Engineering Design Group

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Lots 13 and 14 Altadena Ridge

Add property to rear of lots

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

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

Situated in Sec. 33, Township 18 South, Range 2 West

28-00-33-4-002-001.004

Property size: _____ feet X _____ feet. Acres: 3.44

VI. ZONING/REZONING:

The above described property is presently zoned: R-9

**P0121-06//2800334002024&025
2978 & 2982 Altadena Ridge Dr.
Final Map to Resurvey Lots 13 & 14
AVCC, Rudyshyn & Murray
R9**

2020 DEC 22 A 6:41

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.

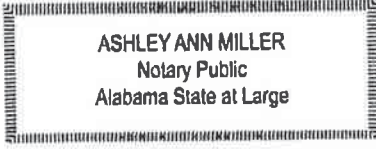

12-10-2020
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 10 day of December, 2020.


Notary Public

My commission expires 26
day of January, 2022.



P0121-05//2800334002012.000
2928 Altadena Ridge Dr.
Final Map to Resurvey Lot
Kevin Hon & AVCC, LLC
R9

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Jason Murray and Ashley Murray _____

ADDRESS: 2982 Altadena Ridge Dr _____

Vestavia, Al. 35243 _____

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Rodney Cunningham - Engineering Design Group _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Lots 13 and 14 Altadena Ridge _____

Add property to rear of lots _____

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

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

Situated in Sec. 33, Township 18 South, Range 2 West _____

28-00-33-4-002-024.000 _____

Property size: _____ feet X _____ feet. Acres: 0.21 _____

VI. ZONING/REZONING:

The above described property is presently zoned: **R-9** _____

VI. OWNER AFFIDAVIT:

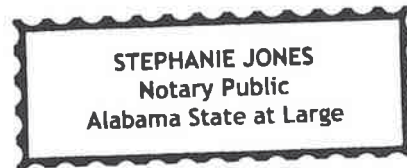
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

[Signature] 12/13/20 Adley Murray 12/13/20
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 13 day of December, 20 20

Stephanie Jones
Notary Public



My commission expires 22
day of July, 20 22.

**My Commission Expires
July 22, 2022**

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Natalie M. Rudyshyn and Oleksandr B. Rudyshyn

ADDRESS: 2978 Altadena Ridge Dr

Vestavia, Al. 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Rodney Cunningham - Engineering Design Group

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Resurvey Lots 13 and 14 Altadena Ridge

Add property to rear of lots

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

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

Situated in Sec. 33, Township 18 South, Range 2 West

28-00-33-4-002-025.000

Property size: _____ feet X _____ feet. Acres: 0.20

VI. ZONING/REZONING:

The above described property is presently zoned: R-9


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.

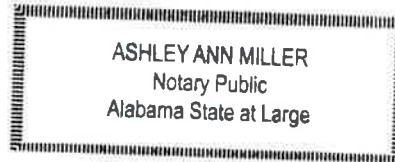

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 14 day of December, 2020.


Notary Public

My commission expires 26
day of January, 2020.



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

Date: **FEBRUARY 11, 2021**

- **CASE:** P-0121-07
- **REQUESTED ACTION:** Final Plat Approval For Watson’s Resurvey Of Biltmore Estates
- **ADDRESS/LOCATION:** 2117 Shades Ave.
- **APPLICANT/OWNER:** Tyler & Will Watson
- **GENERAL DISCUSSION:** Plat will combine Lots 4 & 5 to clean up deeded property. Lot is zoned R-2.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium residential district.
- **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: Tyler & Will Watson

ADDRESS: 2117 Shades Ave

BILLING ADDRESS (if different from above) _____

PHONE : 205-218-2394 Email tytywatson@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)

NAME: Ray Weygand

ADDRESS: 1169 Oxmoor Rd.
Homewood, AL 35209

MAILING ADDRESS (if different from above) _____

PHONE: (205) 942-0086 Email Ray@WeygandSurveyor.com

P-0221-07//2800194009002.001
2117 Shades Ave.
Final Map to Resurvey Lots
Tyler & Will Watson

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: combine lots 4 and 5

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

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

2117 Shades Avenue Vestavia, AL 35216

Lots 4 & 5 BIK 15 Biltmore Ests PB 17 Pg. 59

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

VII. 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. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**

[Signature] 1-15-21
Owner Signature/Date

[Signature] 1-20-21
Representing Agent (if any)/date

Given under my hand and seal
this 15 day of Jan, 2021.

[Signature]
Notary Public

My commission expires 20
day of February, 2022.



P-0221-07//2800194009002.001

**2117 Shades Ave.
Final Map to Resurvey Lots
Tyler & Will Watson**

WATSON'S RESURVEY OF BILTMORE ESTATES

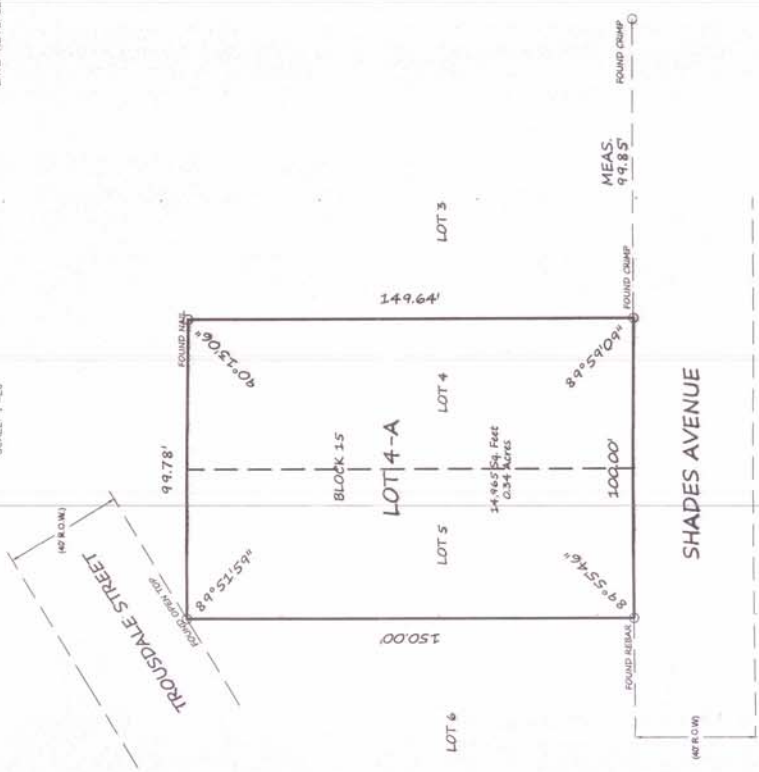
BEING RESURVEY OF LOT 4 AND LOT 5, SE 1/4 OF SECTION 15, TOWNSHIP 12S, RANGE 10E, AS RECORDED IN MAP VOLUME 17, PAGES 39 & 40 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

SECTION BEING SITUATED IN THE SE 1/4 OF SECTION 15, TOWNSHIP 12S, RANGE 10E, JEFFERSON COUNTY, ALABAMA

WETLAND SURVEYORS, INC.
1025 N. W. Highway, P.O. Box 12473
Mobile, Alabama 36612
Phone (205) 642-0088 FAX (205) 642-0087



DATE: NOVEMBER 2020



MEAS. 99.85'

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weigand, Registered Land Surveyor, State of Alabama, and Kathryn Watson and William Watson, the Owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, but this plot or map is a true and correct survey of the property described hereon, and that the boundaries, areas and public grounds, giving the angles, length, bearings and course of each lot and its number, showing the streets, alleys and public grounds, giving the angles, length, width and name of each street, as well as the location of the corners and curve points as shown and designated by small open circles on this plot or map, and that the boundaries and area of each lot and the location of the corners and curve points as shown and designated by small open circles on this plot or map, is by Weigand, hereby state that all parts of this survey and drawing have been completed to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this 13 day of November, 2020.

By: *[Signature]*
Roy Weigand
Reg. L.S. #64973

By: *[Signature]*
Kathryn Watson - Owner
By: *[Signature]*
William Watson - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHY WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHRYN WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM WATSON, a Notary Public in and for said County and State hereby certify that WILLIAM WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHRYN WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM WATSON, a Notary Public in and for said County and State hereby certify that WILLIAM WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHRYN WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM WATSON, a Notary Public in and for said County and State hereby certify that WILLIAM WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHRYN WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM WATSON, a Notary Public in and for said County and State hereby certify that WILLIAM WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHRYN WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM WATSON, a Notary Public in and for said County and State hereby certify that WILLIAM WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, KATHRYN WATSON, a Notary Public in and for said County and State hereby certify that KATHRYN WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM WATSON, a Notary Public in and for said County and State hereby certify that WILLIAM WATSON, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of November, 2020.

By: *[Signature]*
Notary Public - My commission expires: APR - 9 2023

APPROVED: CITY ENGINEER
DATE: _____

APPROVED: VESTAVIA HILLS PLANNING & ZONING COMMISSION
DATE: _____

APPROVED: MANAGER & CITY CLERK
DATE: _____

APPROVED: JEFFERSON COUNTY HEALTH DEPARTMENT
DATE: 12-8-2020

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 ADJACENT TO THE MAP. EXISTING UTILITY RIGHTS AND EASEMENTS ARE SHOWN FOR INFORMATION. NO OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, 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 VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

WETLAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE 'S'), AS PER MAP NO. 16503-B-0001, DATED SEPTEMBER 16, 2010.



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

Date: **FEBRUARY 11, 2021**

- **CASE:** P-0121-08
- **REQUESTED ACTION:** Final Plat Approval For Neely's Resurvey Of Southwood Rd
- **ADDRESS/LOCATION:** 2016 Southwood Rd.
- **APPLICANT/OWNER:** Ross Neely & Kelly Petro
- **GENERAL DISCUSSION:** Plat will resurvey deeded property into one lot. Lot is zoned R-2.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium residential district.
- **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: ROSS NEELY & KELLY PETRO

ADDRESS: 2016 SOUTHWOOD ROAD VESTAVIA, AL 35216

BILLING ADDRESS (if different from above) _____

PHONE: 205-807-4769 Email rossvneely@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Weygand Surveyors

PHONE: _____ Email _____

III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)

NAME: WEYGAND SURVEYORS

ADDRESS: 169 OXMOOR ROAD HOMEWOOD, AL 35209

MAILING ADDRESS (if different from above) _____

PHONE: 205-942-0086 Email ray@weygandsurveyor.com

P-0221-08//2800194015012.000
2016 Southwood Rd.
Final Map to Resurvey the Lots
Ross & Kelly Neely

2021 JAN 27 A 4:15 J

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: RESURVEY 4 LOTS into 1 Lot.

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

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

LOT 6, BLOCK 2 EXCEPT THE WEST 30 FEET, FIRST ADDITION TO BEACON HILLS MB: 31 Pg: 61

± PART OF LOTS 6, 7, & 8, BLOCK 19 BILTMORE ESTATES MB: 17 Pg: 59 & 60

Property size: 201 feet X 156 feet. Acres: ± 0.45

VI. ZONING/REZONING:

The above described property is presently zoned: _____

VII. 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. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**

[Signature] 1/27/21 [Signature]
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal
this _____ day of _____, 20____.

[Signature]
Notary Public

My commission expires February
day of 20, 2022.



NEELY'S RESURVEY OF SOUTHWOOD ROAD

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Ross Neely and Kelly Petro, the Owner, hereby certify that the plat or map is a true and correct plat or map of land shown, therein and known or to be known as NEELY'S RESURVEY OF SOUTHWOOD ROAD, showing the acreage into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot, and the location of each lot, and showing the location of the roads in the government survey of the SE 1/4 of Section 18, Township 18 South, Range 2 West, 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. I, Roy Weygand, hereby state that all parts of this survey and drawing have been prepared by me, or under my direct supervision, in accordance with the laws of the State of Alabama to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this the 22 day of January, 2021.

By: 
Roy Weygand
Reg. L.S. #24973

By: 
Ross Neely
Owner

By: 
Kelly Petro
Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, JEFFERSON COUNTY, a Notary Public in and for said County and State hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of January, 2021.

By: 
Notary Public - My commission expires 3/30/22

STATE OF ALABAMA
JEFFERSON COUNTY

I, JEFFERSON COUNTY, a Notary Public in and for said County and State hereby certify that Ross Neely, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of January, 2021.

By: 
Notary Public - My commission expires 3/30/22

STATE OF ALABAMA
JEFFERSON COUNTY

I, JEFFERSON COUNTY, a Notary Public in and for said County and State hereby certify that Kelly Petro, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of January, 2021.

By: 
Notary Public - My commission expires 3/30/22

APPROVED: _____ DATE: _____
CITY ENGINEER

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

APPROVED: _____ DATE: _____
MANAGER & CITY CLERK

APPROVED:  DATE: 1/22/21
DIRECTOR OF ENVIRONMENTAL SERVICE

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewer lines that have been built or will be built in the future. Any change in right of way or easement boundaries after this date may void this approval.

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.
BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
WEYLAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTATIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

WEYLAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTATIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

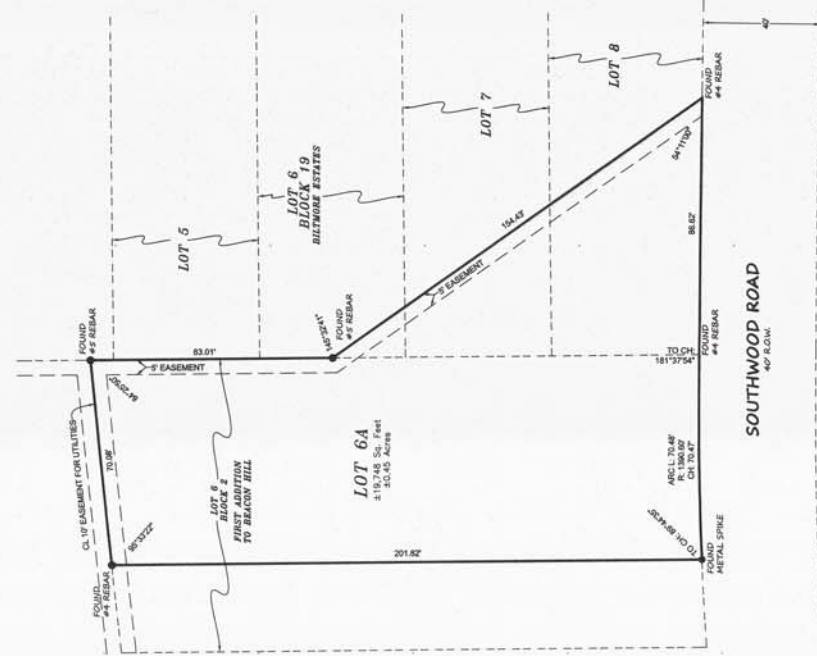
- LEGEND**
- SQ. FT. SQUARE FEET
 - AC. ACRES OR LESS
 - 4"..... MORE OR LESS
 - △..... DEFLECTION ANGLE
 - T..... TANGENT
 - R..... RADIUS
 - CH..... CHORD
 - L..... LENGTH
 - ESMT..... EASEMENT
 - EX..... EXISTING
 - M.B..... MAP BOOK
 - P.G..... PAGE
 - FND..... FOUND
 - ROW..... RIGHT-OF-WAY
 - REBAR SET
 - MIN..... MINIMUM
 - C..... CENTERLINE
 - D.B..... DEED BOOK
 - NOT TO SCALE

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

WEYLAND SURVEYORS, INC.
119 Governor Ross Road, Birmingham, AL 35208
Phone: (205) 942-0088 Fax: (205) 942-0089

SCALE: 1"=20'

DATE: JANUARY 2021



VICINITY MAP
NOT TO SCALE



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA GOVERNED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WEYLAND
SURVEYORS