

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

DECEMBER 9, 2021

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: November 9, 2021

Final Plats

Consent Agenda

- (1) **P-1221-47** Elise A. Carr Is Requesting **Final Plat Approval For Resurvey Of Lots 1 & 2, Block 10 Of The Survey Of Biltmore Estates.** The Purpose for This Request Is To Combine Lots. The Property Is Owned By Elise A. Carr and Is Zoned Vestavia Hills R-3.

Rezoning

- (2) **P-1221-46** Seed Corn, LLC & Pine Tree Partners, LLC Are Requesting **Rezoning For 4565 Pine Tree Circle** from **B-1.2 to Vestavia Hills B-1** For The Purpose Of Commercial Development.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 9, 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:

Rick Honeycutt, Acting Chairman
Erica Barnes*
Ryan Farrell*
Hasting Sykes*
Jonathan Romeo
David Maluff
Rusty Weaver*

MEMBERS ABSENT:

Mike Vercher
Lyle Larson

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

**Member present via Zoom*

APPROVAL OF MINUTES

Mr. Honeycutt stated that the minutes of the meeting October 14, 2021 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. Farrell – yes
Mr. Romeo – yes	Mr. Larson – yes
Mr. Sykes – yes	Mr. Weaver– yes
Mrs. Barnes – yes	Mr. Honeycutt – yes

Motion carried.

Final Plats

(1) **P-1121-45** KADCO Homes, LLC Is Requesting **Final Plat Approval** For **Oakview Lane Townhomes**. The Purpose for This Request Is to Create Seven Townhome Lots. The Property Is Owned By KADCO Homes, LLC and Is Zoned Vestavia Hills R-9.

Mr. Garrison explained the request and stated the item is ministerial.

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

MOTION Motion to approve item 1 was made by Mr. Romeo and second was by Mr. Weaver. Voice vote as follows:

Mr. Maloof – yes	Mr. Farrell – yes
Mr. Romeo – yes	Mr. Larson – yes
Mr. Sykes – yes	Mr. Weaver– yes
Mrs. Barnes – yes	Mr. Honeycutt – yes

Motion carried.

Conditional Use

(2) **P-1121-46** Shades Mountain Baptist Church Is Requesting **Conditional Use Approval** for Two Duplex Buildings Located At **2017 Columbiana Rd**. The Property Is Owned By Vestavia MZL, LLC and Is Zoned Vestavia Hills B-1.

Mr. Garrison explained the background of the request. He stated the request would the church to build two duplex buildings for missionaries. The buildings would be

constructed where a dilapidated house currently stands. Additional improvements would be made to the drive and bridge.

Tom Boston was present to answer any questions the Commission had.

Mr. Honeycutt opened the floor for a public hearing.

Brian Allison, Carol Dawson, Nathan Johnson, and Janet Hardin all spoke and were concerned that trees would be removed.

Mr. Boston stated the church intends to leave as many trees up as possible.

John Parrish spoke in support of the application.

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

With the Commission finding that the application met all nine criteria as defined in Section 13.3.4 of the Vestavia Hills Zoning Ordinance

MOTION Mr. Weaver made a motion to recommend Conditional Use Approval for two duplex buildings at 2017 Columbiana Rd. with the following conditions:

1. Approval based on the site plan presented;
2. Tenants of the duplexes may not stay for longer than 1 year.

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

Mr. Maloof – yes

Mr. Farrell – yes

Mr. Romeo – yes

Mr. Larson – yes

Mr. Sykes – yes

Mr. Weaver – yes

Mrs. Barnes – yes

Mr. Honeycutt – 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 9, 2021**

- **CASE:** P-1221-47
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lots 1 & 2, Block 10 Of The Survey Of Biltmore Estates
- **ADDRESS/LOCATION:** 300 Granada Dr.
- **APPLICANT/OWNER:** Elise A. Carr
- **GENERAL DISCUSSION:** Plat will combine Lot 1 with Lot 2 to create Lot 1A and allows applicant to apply for building permits. The new lot will not meet the minimum lot size/width and will receive variances in December.
- **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: ELISE A. CARR

ADDRESS: 300 GRANADA DR

VESTAVIA HILLS, AL

BILLING ADDRESS (if different from above) _____

PHONE : 251-604-4786 Email eliscarr8@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

PHONE : _____ Email _____

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

NAME: _____

ADDRESS: _____

MAILING ADDRESS (if different from above) _____

PHONE: _____ Email _____

P1221-47//28-00-19-4-007-014.000
300 Granada Drive
Final Map to combine lots
Elise Carr R3

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Combine LOTS

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

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

300 GRANADA DR. Vestavia Hills, AL
BILTMORE ESTATES, LOTS 1+2, Block 10

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

VI. ZONING/REZONING:

The above described property is presently zoned: R-3

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.**

Elise Carr 11/23/21

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 23 day of Nov, 2021.

[Signature]
Notary Public

My commission expires 30th
day of Oct, 2023.

My Commission Expires
October 30, 2023

RESURVEY OF LOTS 1 & 2, BLOCK 10 OF THE SURVEY OF BILTMORE ESTATES

BEING A RESURVEY OF LOT 1 AND LOT 2, BLOCK 10, OF BILTMORE ESTATES AS RECORDED IN MAP VOLUME 17, PAGE 59 B. 60, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

BEING SITUATED IN THE SE 1/4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA

The undersigned, Steven J. Clinchdale, Registered Land Surveyor for the State of Alabama, and Joseph B. Carr, Jr. and Eliza A. Carr, the Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of the land shown therein and known to be known as RESURVEY OF LOTS 1 & 2, BILTMORE ESTATES, and that said plat or map is a true and correct plat or map of the land shown therein and known to be known as RESURVEY OF LOTS 1 & 2, BILTMORE ESTATES, showing the boundaries of each lot and its number, showing the streets, ways and public grounds, giving the bearings, length, width and area of the same, and that the same have been established at all lot corners and corner points as shown and described by said plat or map, Townships 18 South, Range 2 West, and that the corners and corner points as shown and described by said plat or map have been located and are as shown and described by said plat or map. I, Steven J. Clinchdale, hereby state that all parts of this survey and drawings have been completed in open view and in the presence of the parties to the same, and that the parties to the same have acknowledged before me, on this day, that being informed of the contents of the certificate, I executed the same voluntarily on the day the same bears date.

In Witness Whereof, we have hereunto set our hands this ____ day of _____, 2021.

By: Steven J. Clinchdale, Registered Land Surveyor, Alabama, A.L. Reg. L.S. #37248. By: Joseph B. Carr, Jr., Owner. By: Eliza A. Carr, Owner.



STATE OF ALABAMA

I, _____ a Notary Public in and for said County and State hereby certify that Steven J. Clinchdale, 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, I executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2021.

By: _____ Notary Public - My commission expires: _____

STATE OF ALABAMA

I, _____ a Notary Public in and for said County and State hereby certify that Joseph B. Carr, Jr., 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, I executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2021.

By: _____ Notary Public - My commission expires: _____

STATE OF ALABAMA

I, _____ a Notary Public in and for said County and State hereby certify that Eliza A. Carr, 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, I executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2021.

By: _____ Notary Public - My commission expires: _____

APPROVED: CITY ENGINEER DATE: _____

APPROVED: WESTVIA HILLS PLANNING & ZONING COMMISSION DATE: _____

APPROVED: MANAGER & CITY CLERK DATE: _____

NOTE: The undersigned, Surveyor, does not warrant that the boundaries, lines, monuments, have been checked for. However, if any boundary monuments are discovered, this does not mean similar surveys have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void the approval.

APPROVED: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: _____

NOTES:
 1. THE PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF WESTVIA HILLS, ALABAMA, AND TO ALL ORDINANCES OF THE CITY OF WESTVIA HILLS, ALABAMA, AND TO ALL ORDINANCES OF THE COUNTY OF JEFFERSON COUNTY, ALABAMA, INCLUDING BUT NOT LIMITED TO THE ZONING ORDINANCES OF THE CITY OF WESTVIA HILLS, ALABAMA, AND TO ALL ORDINANCES OF THE COUNTY OF JEFFERSON COUNTY, ALABAMA. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT OR RIGHT-OF-WAY.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
 BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LOTS OR TOP ELEVATION FOR ALL MANHOLES AND MAN INLETS ON EACH LOT.

THE LOT OWNERS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF SANITARY SERVICE LINES OR SEPTIC TANK LOCATIONS PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
 ELEVATION OF ALL SANITARY SERVICE LINES OR SEPTIC TANK LOCATIONS SHALL BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
 NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.
 NORTH ARROWS SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

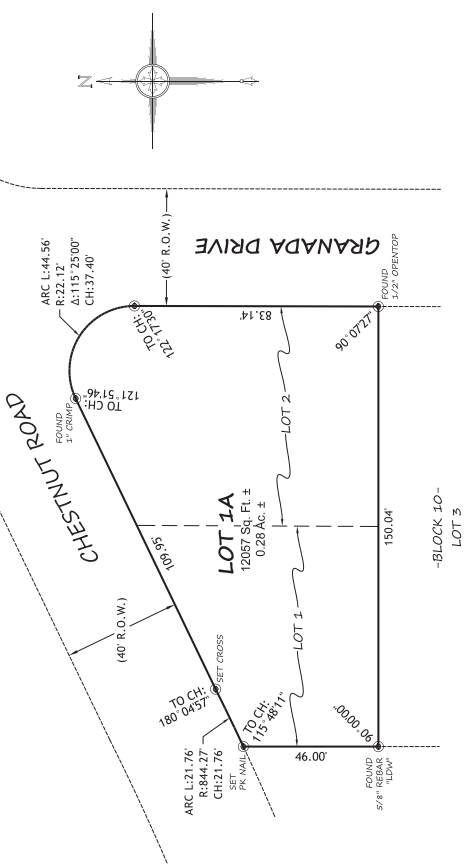
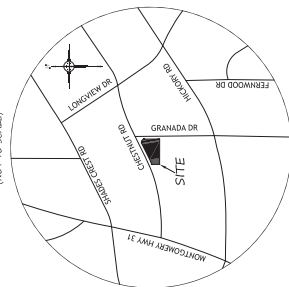
- LEGEND
- 80 FT. SQUARE FEET
- AC. ACRES
- 4" MORE OR LESS
- 1" DEFLECTION ANGLE
- R. RADIAL
- CH. CHORD
- ESMT. EASEMENT
- EX. EXISTING
- FG. FENCE
- FOUND. FOUNDATION
- REBAR. REBAR SET
- MIN. MINIMUM CENTERLINE
- D.B. DEED BOOK
- NOT TO SCALE



SCALE: 1"=20'

DATE: DECEMBER 2021

VICINITY MAP (NOT TO SCALE)



NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0558J, DATED SEPTEMBER 24, 2021.

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

Date: DECEMBER 9, 2021

- **CASE:** P-1221-46
- **REQUESTED ACTION:** Rezoning Vestavia Hills B-1.2 to Vestavia Hills B-1
- **ADDRESS/LOCATION:** 4565 Pine Tree Circle
- **APPLICANT/OWNER:** Seed Corn, LLC & Pine Tree Partners, LLC
- **GENERAL DISCUSSION:** The request rezone property on Pine Tree Cir. for an off-site parking lot for Studio 21. The lot would consist of 32 spots. Attached is the proposed site plan and restricted B-1 uses.
- **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.
 2. **City Planner Recommendation:** Staff recommends the following conditions:
 - A. Approval based on site plan;
 - B. The following B-1 uses will be prohibited: Private Clubs, Day Care Centers, Place of Assembly, Public Facility, Public Utility Facility, School (Commercial), School (Non-Profit), School (Public), Convenience Store, Garden Center/Nursery, Restaurant (Fast Food);
 - C. Parking Lot Light Poles may not extend greater than 12’.
 3. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 4. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 5. **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: Seed Corn, LLC / Pine Tree Partners, LLC

ADDRESS: 4565 Pine Tree Circle
Birmingham AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-222-1664

EMAIL ADDRESS: IS@shanwalt.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

Scott Deason

P1221-46//28-00-27-4-001-019.000
4565 Pine Tree Circle
Rezoned to B-1
Pine Tree Partners B-1.2

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: B1.2

To: B.1

For the intended purpose of: Parking

(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.)

Property size: _____ feet X _____ feet. 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 am the owner and myself or my duly appointed representative will be at the scheduled hearing.

Leo / 11.2.21

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 12 day of November, 2021.



Notary Public
My commission expires 26th
day of September, 2023.

P1221-46//28-00-27-4-001-019.000
4565 Pine Tree Circle
Rezoned to B-1
Pine Tree Partners

B-1.2



Studio 21 - Remote Parking

Sheet Title:
Title Sheet

Revisions:

FILE: Studio 21 Remote Parking
DATE: November 3, 2021
SCALE: NONE
DRAWING:

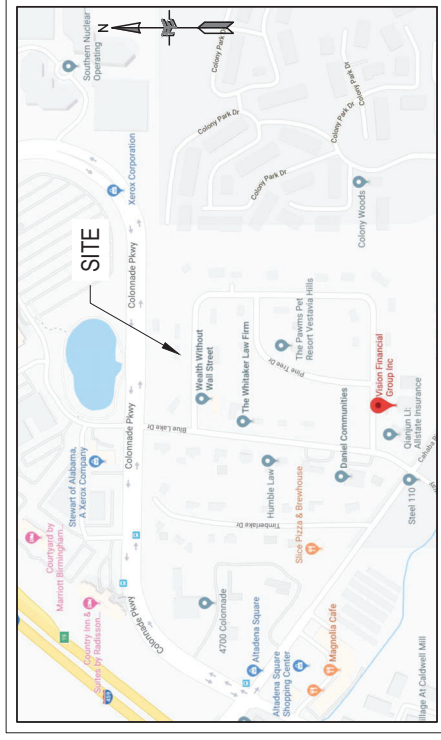
C0.0

Studio 21 - Remote Parking

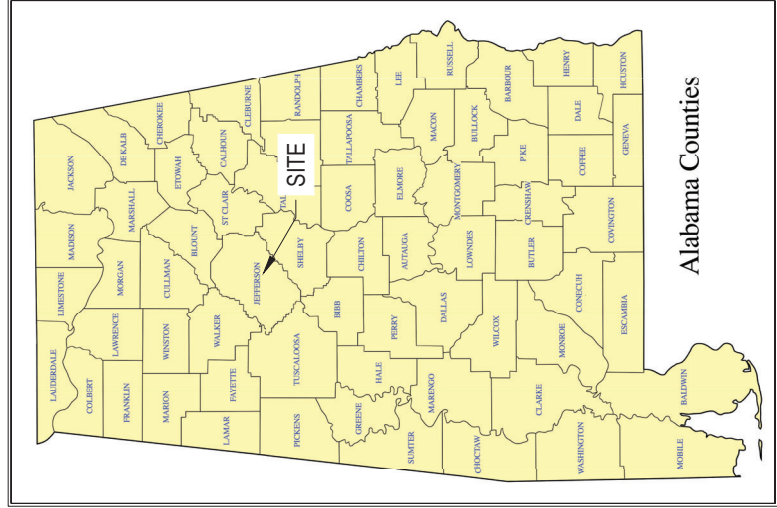
4565 Pine Tree Circle, Vestavia Hills, Alabama 35243

Sited in Section 27, Township 18 South, Range 2 West,
Jefferson County, AL

Sheet #	Description
C-0.0	Title Sheet
C-0.1	Civil Notes
C-1.0	Site Plan
C-2.0	Grading & Drainage Plan
C-3.0	Initial Erosion Control Plan
C-3.1	Intermediate Erosion Control Plan
C-3.2	Final Erosion Control Plan
C-4.0	Construction Details
C-5.0	Landscape Plan



Vicinity Map
n.t.s.



Alabama Counties



Studio 21 - Remote Parking

4565 Pine Tree Circle
Veal Hills, Alabama

Sheet Title:

Civil
Notes

Revisions:

FILED

Studio 21 Remote Parking

DATE: November 3, 2021

Scale: NONE

Drawing:

C0.1

Erosion & Sedimentation Notes:

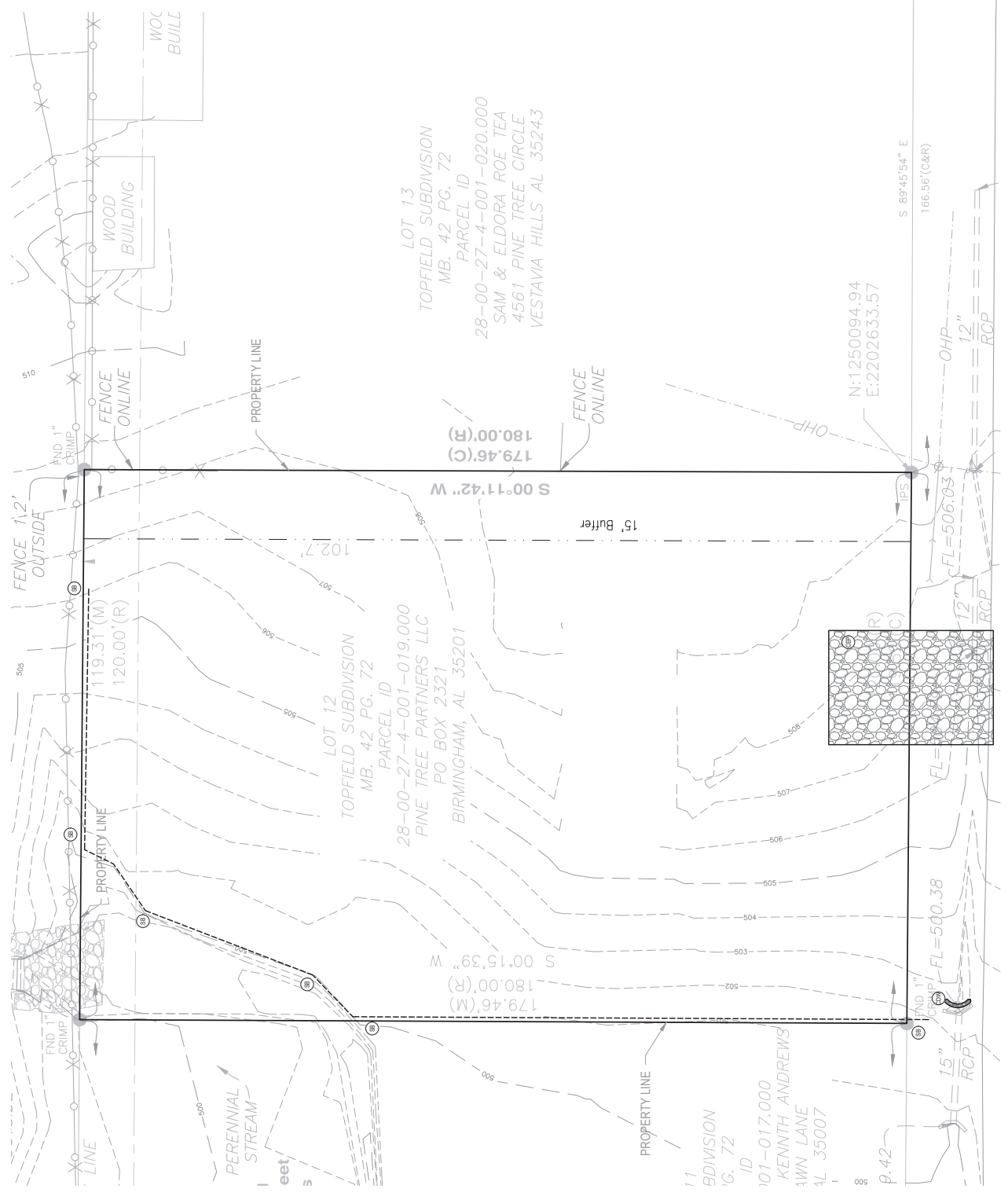
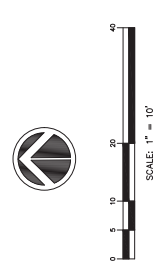
1. A copy of the approved erosion and sedimentation control plan shall be on site at all times. Copies of all monthly reports and all accident discharge reports, must also be kept on site and must be available for inspection by the city or ADEM official at any time.
2. The person(s) proposing to conduct any land disturbing activity, an agent, contractor, or other representative of such person, must contact the local jurisdiction at least five (5) business days before the commencement of such land disturbing activity, to advise the jurisdiction of the commencement of the project and to request a permit.
3. The agent, contractor, or other representative shall be responsible for the implementation, maintenance, and enforcement of the approved erosion and sedimentation control plan. The plan shall include, but not be limited to: a. The plan shall include a schedule for the implementation, maintenance, and enforcement of the approved erosion and sedimentation control plan. b. The plan shall include a schedule for the implementation, maintenance, and enforcement of the approved erosion and sedimentation control plan. c. The plan shall include a schedule for the implementation, maintenance, and enforcement of the approved erosion and sedimentation control plan.
4. Adequate erosion control measures shall be provided for the containment of materials and equipment on the site and on other materials, when they are on the site. Erosion control measures shall be provided for the containment of materials and equipment on the site and on other materials, when they are on the site. Erosion control measures shall be provided for the containment of materials and equipment on the site and on other materials, when they are on the site.
5. All control measures shall be checked, and when necessary, modified or replaced, weekly in the periods set forth in the approved erosion and sedimentation control plan. Erosion control measures shall be checked, and when necessary, modified or replaced, weekly in the periods set forth in the approved erosion and sedimentation control plan.
6. All potentially hazardous materials shall be properly stored and may not be exposed to air or water. All containers on site shall be covered and stored in a secure location. All potentially hazardous materials shall be properly stored and may not be exposed to air or water. All containers on site shall be covered and stored in a secure location.
7. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code.
8. All erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code.
9. All erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code.
10. These shall be no erosion control measures, such as, but not limited to, mulch, silt fences, silt socks, straw wattles, etc., that are installed on the site. Erosion control measures shall be no erosion control measures, such as, but not limited to, mulch, silt fences, silt socks, straw wattles, etc., that are installed on the site.
11. When the land disturbing activity is finished and stable vegetation or other permanent controls have been established on all remaining exposed soil, the owner of the land where the land disturbing activity was conducted, or his/her authorized agent, shall notify the Engineer / OCP of these facts and request a final inspection.
12. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code.
13. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code.
14. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of the Code.

Phase BMP Notes:

- PHASE 1 - PRE-CONSTRUCTION**
1. INSTALL SILT FENCE AS SHOWN AND OTHER AREAS TO PREVENT SEDIMENT FROM BEING WASHED ONTO ADJACENT PROPERTY.
 2. PROTECT EXISTING VEGETATION BUFFER ADJACENT TO PROPERTY BOUNDARY.
 3. INSTALL SILT FENCE AS SHOWN AND OTHER AREAS TO PREVENT SEDIMENT FROM BEING WASHED ONTO ADJACENT PROPERTY.
 4. INSTALL SILT FENCE AS SHOWN AND OTHER AREAS TO PREVENT SEDIMENT FROM BEING WASHED ONTO ADJACENT PROPERTY.
 5. PERFORM SITE PREPARATION, DEMOLITION, AND CLEAR AND GRUB THE SITE.
 6. CONDUCT EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION.
 7. CONDUCT EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION.
 8. CONDUCT EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION.
 9. FINISH GRADING THE SURFACE. KEEP WATTE FILTER AT DRAINAGE WAYS TO REDUCE SEDIMENT FROM BEING TRANSPORTED OFFSITE.
 10. CALL FOR "PROOF ROLL" INSPECTION WITH PROJECT ENGINEER & COMPACTION TESTS. AFTER PASSING INSPECTION, THEN PLACE ASPHALT DRIVE.
- PHASE 2 - BUILDING FOUNDATION, BUILDING CONSTRUCTION AND SITE IMPROVEMENTS**
1. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES SUCH THAT THEY ARE PERFORMING THEIR FUNCTION PROPERLY. CLEAN OUT SEDIMENT BUILT-UP WHEN FACILITIES REACH 50% CAPACITY. MAKE SURE THAT FLOWLINE DRAINAGE IS PROVIDED TO REDUCE RUNOFF ONTO ADJACENT AREAS.
 2. COMPLETE THE PAVEMENT OF AGGREGATE BASE TO MEET GRADE AND COMPACTION REQUIREMENTS, & COMPACTION TEST AFTER PASSING INSPECTION.
 3. INSTALL DOWNSPILLS AND RELATED STEEL IMPROVEMENTS.
 4. CONTRACTOR SHALL BURN SEDIMENT AND TRASH ON ALL DISTURBED AREAS IN ORDER TO REDUCE EROSION. BARE GROUND AREAS SHOULD BE COVERED WITH MULCH OR OTHER EROSION CONTROL MEASURES. CONTRACTOR SHALL BURN SEDIMENT AND TRASH ON ALL DISTURBED AREAS IN ORDER TO REDUCE EROSION. BARE GROUND AREAS SHOULD BE COVERED WITH MULCH OR OTHER EROSION CONTROL MEASURES.
 5. CONTRACTOR SHALL BURN SEDIMENT AND TRASH ON ALL DISTURBED AREAS IN ORDER TO REDUCE EROSION. BARE GROUND AREAS SHOULD BE COVERED WITH MULCH OR OTHER EROSION CONTROL MEASURES.
 6. CONTRACTOR SHALL BURN SEDIMENT AND TRASH ON ALL DISTURBED AREAS IN ORDER TO REDUCE EROSION. BARE GROUND AREAS SHOULD BE COVERED WITH MULCH OR OTHER EROSION CONTROL MEASURES.
- PHASE 3 - POST CONSTRUCTION**
1. SOLO SOIL WILL BE UTILIZED IN ALL DISTURBED AREAS TO EXPEDITE VEGETATION COVER ON THE AREAS DISTURBED BY CONSTRUCTION. THE VEGETATIVE COVER WILL PREVENT LONG TERM EROSION OF THE SITE THAT DO NOT RECEIVE SOLO SOIL. THE PERMANENT SEEDING WILL BE MAINTAINED AND WILL PREVENT SOIL EROSION.
 2. MAINTAINED AND WILL PREVENT SOIL EROSION.
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 32. MAINTAINED AND WILL PREVENT SOIL EROSION.

General Notes:

1. All traffic control devices shall be erected and maintained in conformance with the Manual on Uniform Traffic-Control Devices and any revisions thereto.
2. All construction shall be in accordance with the City of Veal Hills, Alabama, Standards and Specifications, latest edition.
3. All construction shall be in accordance with the City of Veal Hills, Alabama, Standards and Specifications, latest edition.
4. All construction shall be in accordance with the City of Veal Hills, Alabama, Standards and Specifications, latest edition.
5. All activities shall be conducted in a logical sequence so as to minimize the area of exposed soil at any time.
6. All construction shall be in accordance with the City of Veal Hills, Alabama, Standards and Specifications, latest edition.
7. Contractor shall be responsible for obtaining all required permits.
8. Job safety is the sole responsibility of the contractor.
9. Storm pipe shall be Reinforced Concrete Pipe Class III, unless otherwise indicated on plans. All ACP's shall be cast wall construction pipe with 100% joint bedding.
10. Storm pipe shall be Reinforced Concrete Pipe Class III, unless otherwise indicated on plans. All ACP's shall be cast wall construction pipe with 100% joint bedding.
11. All construction shall be in accordance with the City of Veal Hills, Alabama, Standards and Specifications, latest edition.
12. Contractor and developer responsible for providing a building site free of drainage problems.
13. Contractor and developer responsible for providing a building site free of drainage problems.
14. Contractor and developer responsible for providing a building site free of drainage problems.
15. Contractor and developer responsible for providing a building site free of drainage problems.
16. Contractor shall be responsible for coordination and cost of the relocation of all utilities along the right of way and on the site associated with the proposed construction.
17. Contractor shall be responsible for coordination and cost of the relocation of all utilities along the right of way and on the site associated with the proposed construction.
18. Contractor shall be responsible for coordination and cost of the relocation of all utilities along the right of way and on the site associated with the proposed construction.
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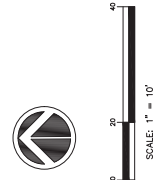
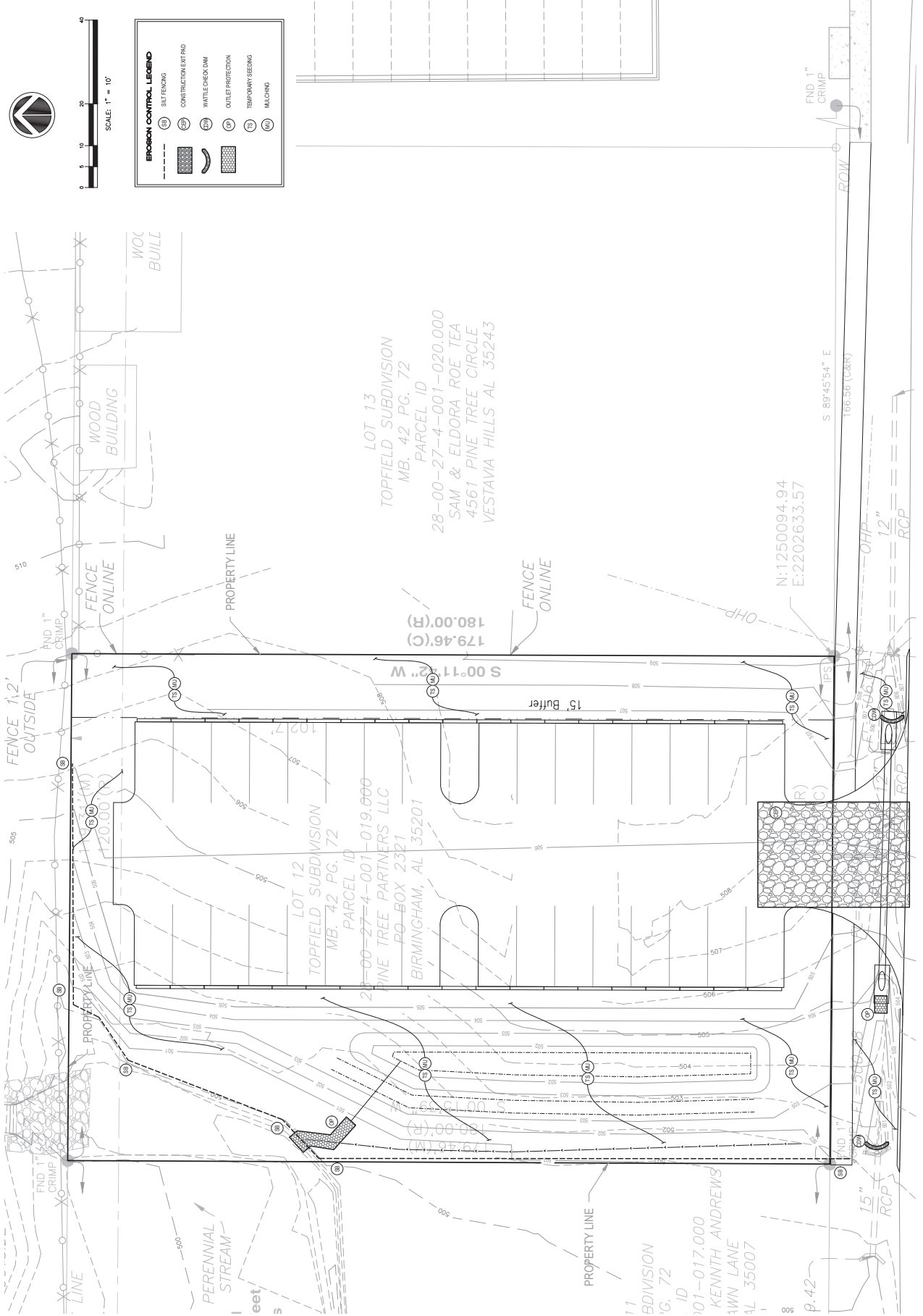


Studio 21 - Remote Parking
4565 Pine Tree Circle
Vestavia Hills, Alabama

Sheet Title:
**Intermediate
Erosion
Control
Plan**

Revisions:
FRG: Studio 21 Remote Parking
DHR: November 3, 2021
Scale: 1"=10'
Drawing:

C3.1



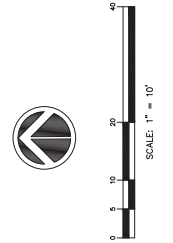
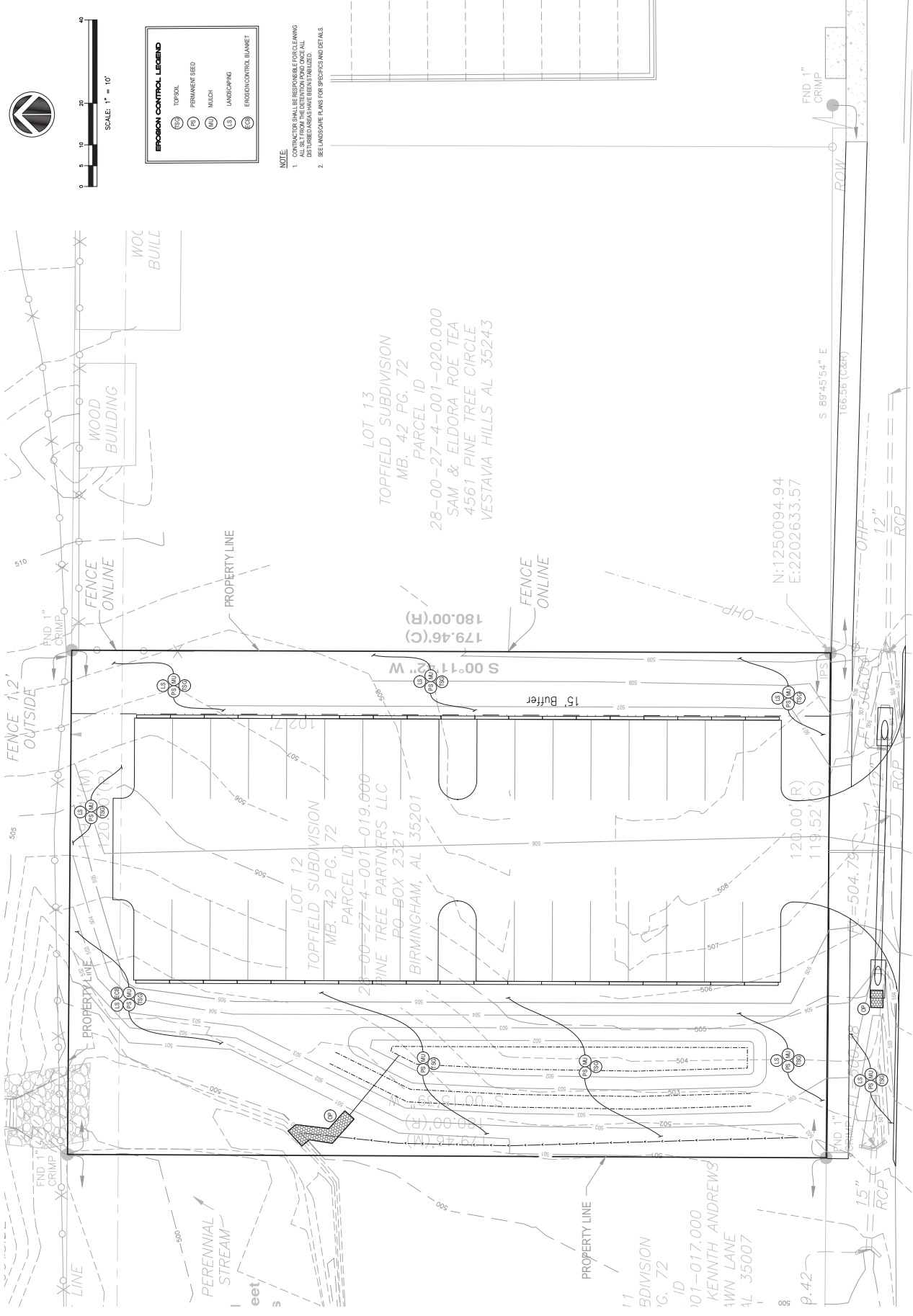
EROSION CONTROL LEGEND	
(S)	SILT FENCING
(C)	CONSTRUCTION ENTRAP
(W)	WATER CHECK DAM
(O)	OUTLET PROTECTION
(T)	TEMPORARY SEEDING
(M)	MULCHING

Studio 21 - Remote Parking
 4565 Pine Tree Circle
 Vestavia Hills, Alabama

Sheet Title:
**Final
 Erosion
 Control
 Plan**

Revisions:
 Date: Studio 21 Remote Parking
 Date: November 3, 2021
 Scale: 1"=10'
 Drawing:

C3.2



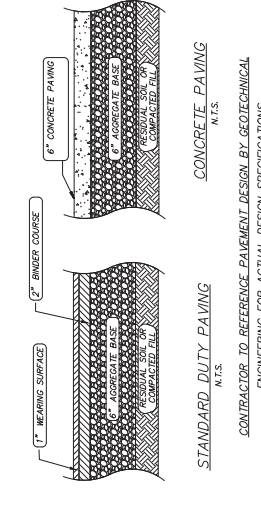
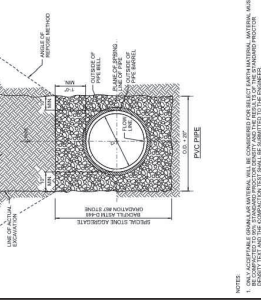
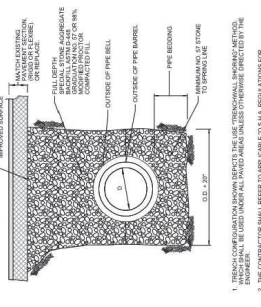
EROSION CONTROL LEGEND

(Symbol)	TOPSOIL
(Symbol)	PERMANENT SEED
(Symbol)	MULCH
(Symbol)	LANDSCAPING
(Symbol)	EROSION CONTROL BLANKET

NOTE:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL SILT FROM THE EROSION CONTROL ONCE FULL VEGETATION IS ESTABLISHED.
 2. SEE LANDSCAPE PLANS FOR SPECIES AND DETAILS.

Revision:

FILE:	Studio 21 Remote Parking
DATE:	November 3, 2021
SCALE:	NONE
DRAWING:	



**TABLE 21-1-1
MULCHING MATERIALS AND APPLICATION RATES**

MATERIAL	TYPE	APPLICATION RATE (INCHES)	CONVERSION TO POUNDS PER SQUARE YARD
WOOD SHAVINGS	1/2" - 1"	2"	12,000
WOOD CHIPS	1/2" - 1"	2"	12,000
COARSE SAWDUST	1/2" - 1"	2"	12,000
FINE SAWDUST	1/2" - 1"	2"	12,000
COMPOST	1/2" - 1"	2"	12,000
PERMANENT MULCH	1/2" - 1"	2"	12,000

**TABLE 21-1-2
COMMONLY USED COVER**

COVER TYPE	WEIGHT (LB/CSQ YD)	HEIGHT (IN)	THICKNESS (IN)
ROCK	100-150	12	1.5
STEEL	150-200	12	1.5
CONCRETE	200-300	12	1.5
ASPHALT	200-300	12	1.5
WOOD	200-300	12	1.5
PLASTIC	200-300	12	1.5
GEOTEXTILE	200-300	12	1.5

**TABLE 21-1-3
COMMONLY USED PERMANENT COVER WITH REINFORCING AND DRAINAGE**

COVER TYPE	WEIGHT (LB/CSQ YD)	HEIGHT (IN)	THICKNESS (IN)
CONCRETE	150-200	12	1.5
ASPHALT	150-200	12	1.5
WOOD	150-200	12	1.5
PLASTIC	150-200	12	1.5
GEOTEXTILE	150-200	12	1.5

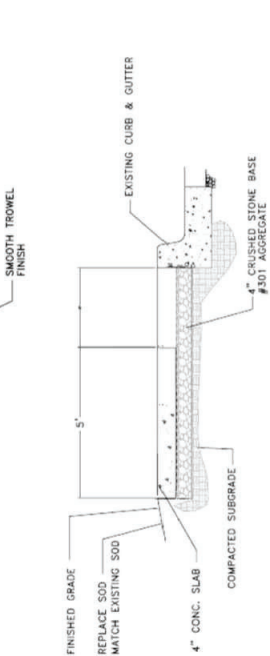
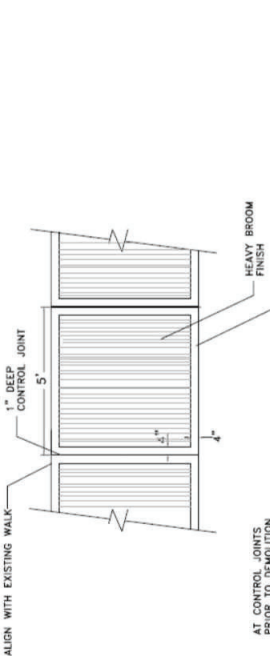
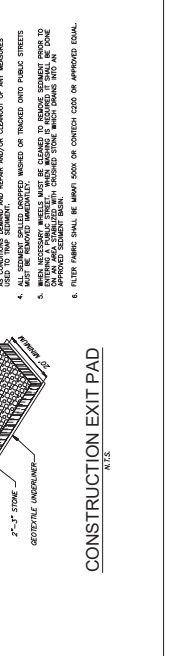
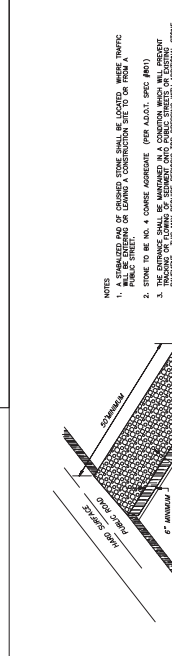
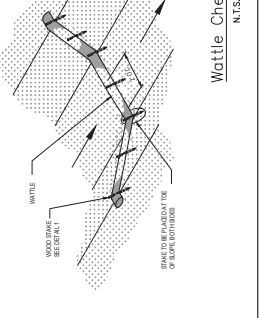
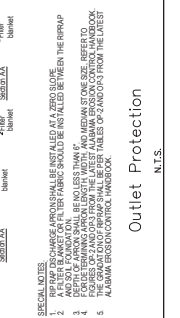
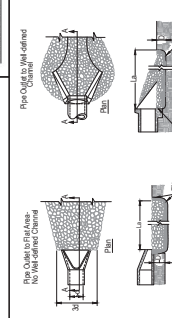
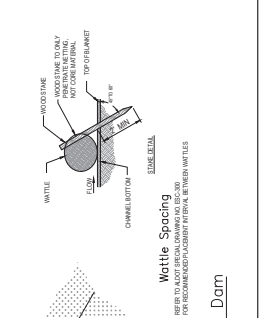
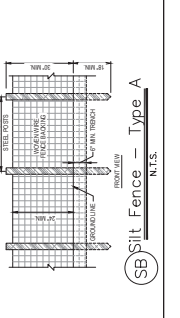
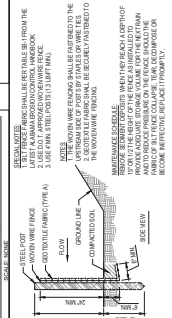
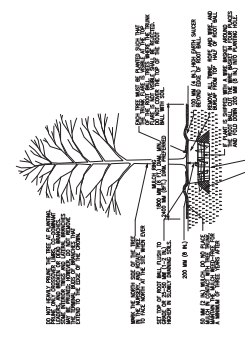
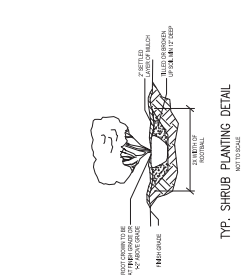
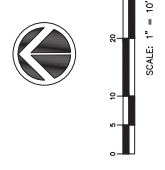
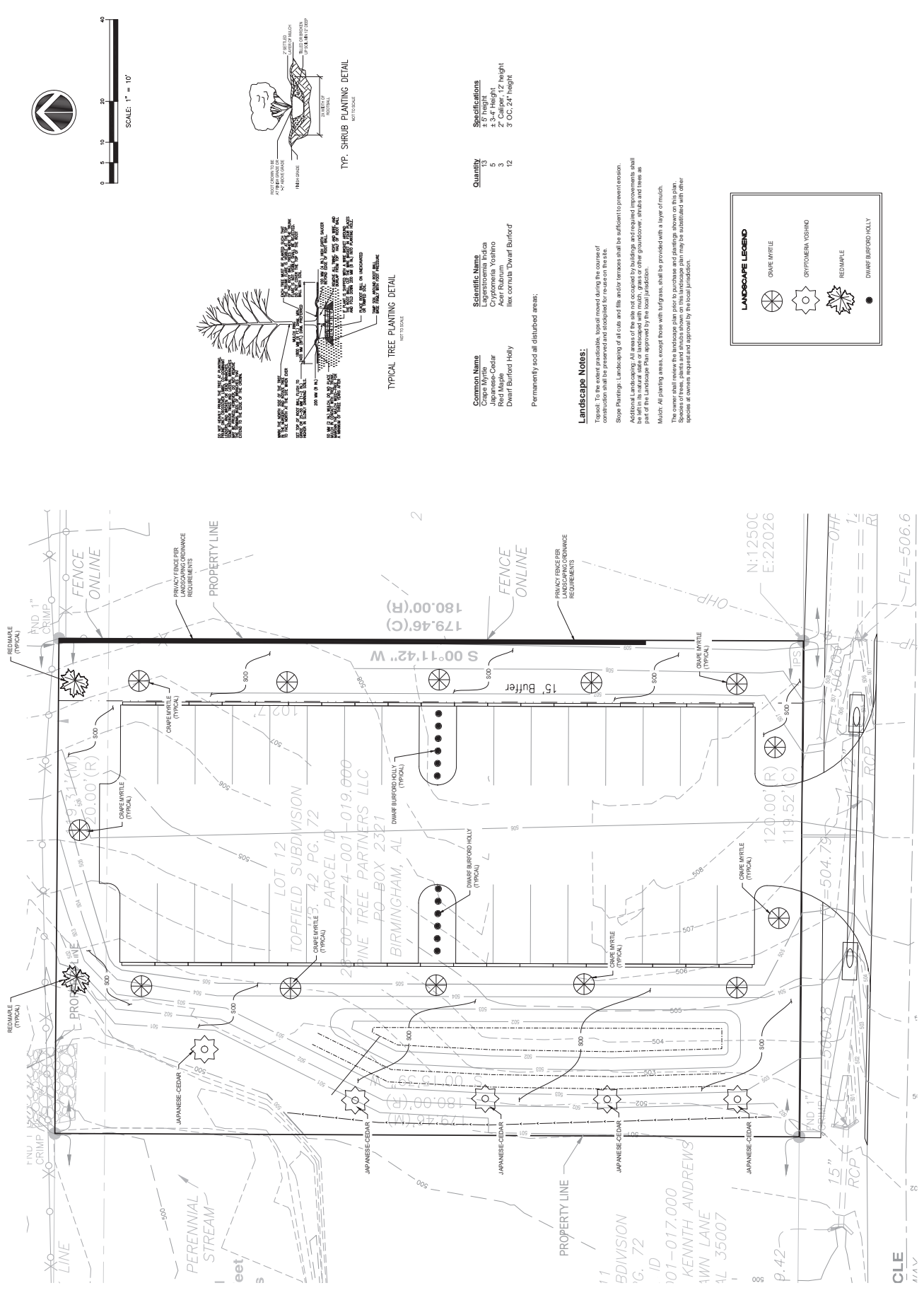


Figure 2.1.1 Sidewalk Specifications

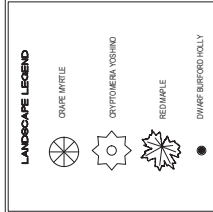
NOTE: ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

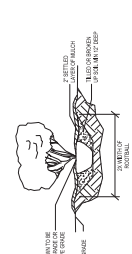
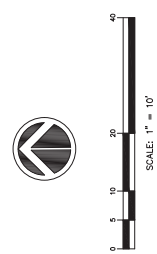


Common Name	Scientific Name	Quantity	Specifications
Japanese Cedar	Chamaecyparis Yoshino	5	± 3-4' Height
Red Maple	Acer Rubrum	3	2' Caliper, 12' Height
Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	12	3' OC, 24" height

Permanently seed all disturbed areas.

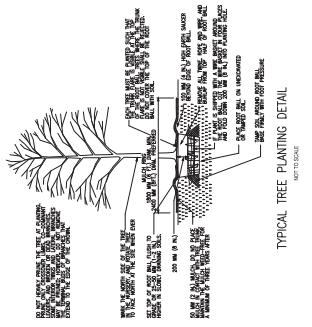
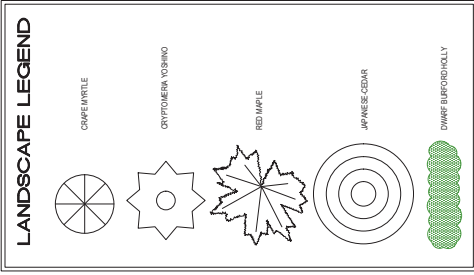
Landscape Notes:
Topsoil: To the extent practicable, topsoil removed during the course of construction shall be preserved and stockpiled for re-use on the site.
Slope Plantings: Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion.
Additional Landscaping: All areas of the site not occupied by buildings or installed infrastructure shall be left in its natural state or landscaped with mums, grass or other groundcover, shrubs and trees as part of the Landscape Plan approved by the local jurisdiction.
Mudout: All planting areas, except those with turfgrass, shall be provided with a layer of mulch.
The owner shall receive the landscape plan prior to purchase and planting shown on this plan. Species of trees, plants and shrubs shown on this landscape plan may be substituted with other species at owners' expense and approval by the local jurisdiction.





TYP. SHRUB PLANTING DETAIL
NOT TO SCALE

Quantity	Specifications
11	± 5' height
5	± 6' height
60	2' Caliper, 12" height
18	3" OC, 18"-24" height
	12" OC, 4'-5' height

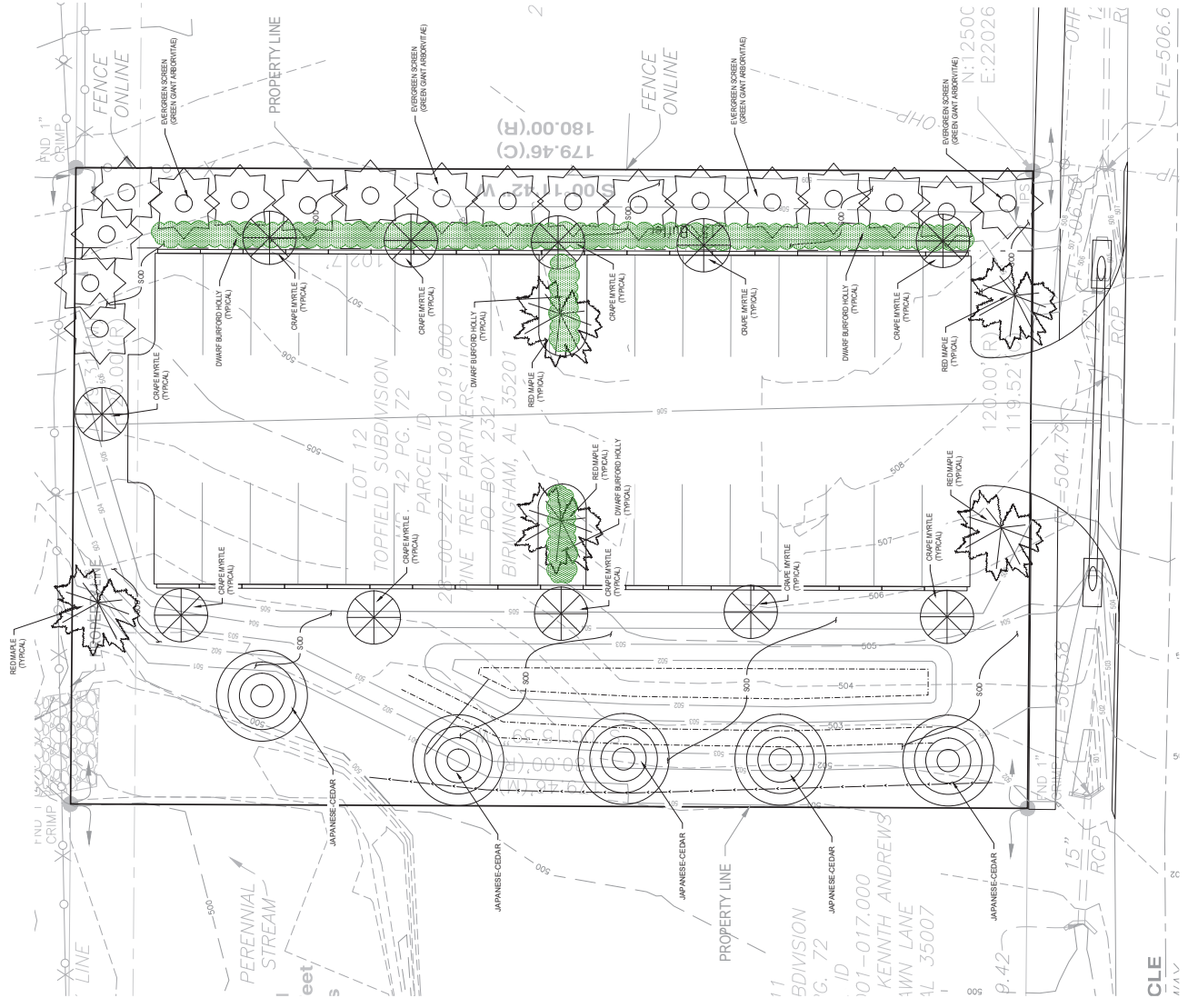


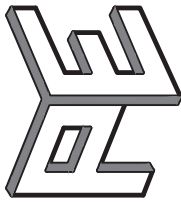
TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

Common Name	Scientific Name
Grape Wattle	Lagerstroemia Indica
Red Maple	Acer Rubrum
Dwarf Burford Holly	Ilex cornuta Dwarf Burford
Green Garter Arborvitae	Thuja Green Garter

Permanently sod all disturbed areas.

Landscape Notes:
Topsoil: To the extent practicable, topsoil moved during the course of construction shall be preserved and stockpiled for re-use on the site.
Slope Plantings: Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion.
Additional Landscaping: All areas of the site not occupied by buildings and required improvements shall be landscaped with trees and shrubs and other plantings as shown on this plan and other items as part of the Landscape Plan approved by the local jurisdiction.
Mature: All planting areas, except those with turfs, shall be provided with a layer of mulch.
This plan shall show the landscape plan for the site and shall be subject to the local jurisdiction. Species of trees, plants and shrubs shown on this landscape plan may be substituted with other species at owners request and approval by the local jurisdiction.





Pressnell
E n g i n e e r i n g
 1703 McConnell Lane
 Mount Olive, AL 35117
 P : 205.876.4335
 F : 205.417.2507

Project

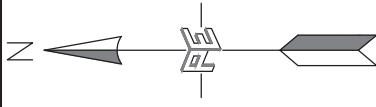
Studio 21 Remote Parking

Drawing Title

Vicinity Map (n.t.s.)

Date

11/4/2021



Zoning1

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ESN_NUM	62
PROPADD	4565 PINE TREE CIR
TAX_TOWNSH	28
SECTION	27
OSECTION	4
BLOCK	001
PARCEL	019000
VH_ZONING	B-1.2
ZNG_ORD	2605
ZNG_ORD_DT	10/12/2015
ZNG_ORD2	1981

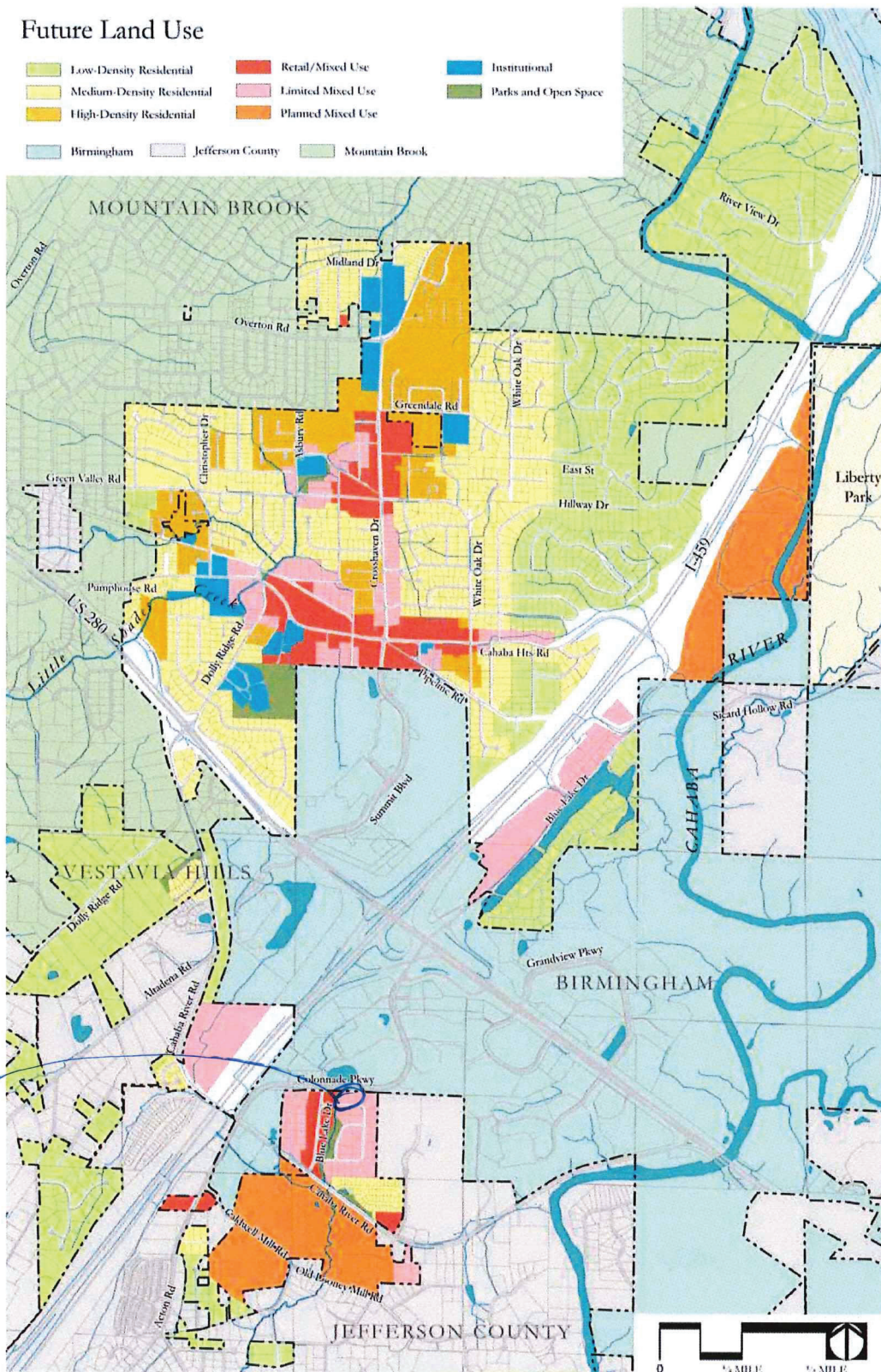
[Zoom to](#)



200ft

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 |



Subject Parcel

Figure 4: Future Land Use Map