CITY OF VESTAVIA HILLS

PLANNING AND ZONING COMMISSION

AGENDA

MAY 12, 2022

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: April 14, 2022

Rezoning

(1) P-0522-11 Braxton Cove Properties, LLC Is Requesting Rezoning For 3276

Greendale Rd. from Vestavia Hills R-2 to Vestavia Hills R-9 For An 11

Lot Subdivision.

CITY OF VESTAVIA HILLS

PLANNING AND ZONING COMMISSION

MINUTES

APRIL 14, 2022

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: Mike Vercher, Chairman

Lyle Larson
Rick Honeycutt
Ryan Farrell
David Maluff
Erica Barnes
Jonathan Romeo

MEMBERS ABSENT: Hasting Sykes

Rusty Weaver

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting March 10, 2022 are presented for approval.

MOTION Motion to approve minutes was made by Mr. Larson and second was by

Mr. Honeycutt. Voice vote as follows:

Mr. Honeycutt – yes
Ms. Barnes – abstained
Mr. Larson – yes
Mr. Romeo – yes
Mr. Maloof– yes

Mr. Vercher– yes Motion carried.

Consent Agenda

(1) P-0422-10 Ashley Clarke Is Requesting Final Plat Approval For Resurvey

Of Lot 5, Block 3 Blue Lake Estates, First Sector. The Purpose for This Request Is To Resurvey Lot Lines. The Property Is Owned

By Ashley Clarke and Is Zoned Vestavia Hills A.

Mr. Garrison explained the request will resurvey partial lots into one lot, allowing a building permit.

Mr. Vercher opened the floor for a public hearing.

Multiple neighbors spoke, seeking clarity for the request.

Mr. Garrison stated this was a ministerial action.

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

MOTION Motion to approve final plat approval for Resurvey Of Lot 5, Block 3 Blue

Lake Estates, First Sector was made by Ms. Barnes and second was by Mr.

Romeo. Voice vote as follows:

Mr. Honeycutt – yes
Ms. Barnes – yes
Mr. Romeo – yes
Mr. Maloof – yes

Mr. Vercher– yes Motion carried.

Rezoning/Conditional Use

(2) P-0422-09 Adam J. & Katherine A. McLaurin Are Requesting Rezoning For 4538 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills B-

3 With **Conditional Use Approval** For Animal Boarding.

Mr. Garrison explained the request will allow for the Pawms Pet Resort to expand with a new building on the neighboring lot. He also stated the staff recommendations.

Jeff Hardwick and Wade Lowery were present to answer any questions the Commission had.

Mr. Vercher opened the floor for a public hearing.

John Boone spoke and stated he was concerned about the marketability for neighboring lots if this is approved.

Brandon Middleton spoke and stated we was concerned about run-off.

Mr. Lowery explained the engineering of the site and stated the project would further extend the sewer line.

Mr. Vercher 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 Ms. Barnes made a motion to recommend Rezoning for 4538 Pine Tree Dr. from R-1 to B-3 with a Conditional Use Approval for a animal boarding with the following conditions:

- 1. Zoning contingent on lots being resurveyed.
- 2. Building to be constructed with STC sound rating for exterior walls

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

Mr. Honeycutt – yes	Mr. Farrell – yes
Ms. Barnes – yes	Mr. Larson – yes
Mr. Romeo – yes	Mr. Maloof- yes
Mr. Vercher– yes	

New Business

Motion carried.

(3) Amendments To The Vestavia Hills Zoning Code

Mr. Garrison explained staff has been working on the changes for the past twelve months and the new Ordinance is ready for Commission and Council action.

A discussion was had on Daycares being a permitted use in PR-1. Ultimately, the Commission decided to keep it under Conditional Uses.

Mr. Vercher opened the floor for a public hearing.

Mr. Farrell recommended raising the maximum building height in B-3 zoning to five stories and allowing outdoor entertainment as a Conditional Use in a B-1.2 zoning. The Commission agreed.

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

MOTION Ms. Barnes made a motion to recommend the amendments to the Zoning Code. Second was by Mr. Larson. Motion was carried on a roll call; vote as follows:

Mr. Honeycutt – yes
Ms. Barnes – yes
Mr. Larson – yes
Mr. Romeo – yes
Mr. Maloof– yes

Mr. Vercher– yes Motion carried.

Conrad Garrison, City Planner

CITY OF VESTAVIA HILLS

SYNOPSIS AND STAFF RECOMMENDATION CONCERNING APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: MAY 12, 2022

- <u>CASE</u>: P-0522-11
- **REQUESTED ACTION:** Rezoning From Vestavia Hills R-2 to Vestavia Hills R-9
- <u>ADDRESS/LOCATION</u>: 3276 Greendale Rd.
- <u>APPLICANT/OWNER</u>: Braxton Cove Properties, LLC
- **GENERAL DISCUSSION:** The request is for rezoning for property on Greendale Rd., adjacent to the Overton Manor townhomes and Trinity Presbyterian Church. The request is for an 11 lot subdivision. The lots will be accessed off a new private street with a sidewalk and a hammerhead terminus. Applicants are proposing to extend the sewer line from Overton Manor to serve the development.

Proposed setbacks include 7' in the front, 5' on the sides, and 20' for the rear. Site plan and proposed landscaping are attached.

• <u>CAHABA HEIGHTS COMMUNITY PLAN:</u> The proposal is consistent with the plan for medium density residential. Additionally, the project could be considered transitional due to the large townhome development adjacent to the site.

• 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: Staff recommends the following conditions: A. Approval based on site plan presented. B. Rezoning not completed until the final map has been recorded CC&R's for the subdivision are recorded,
- 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.
- 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.

	APPLICANT	INFORMATION: (owner of proper	ty)
	NAME:	Braxton Cove Properties, LLC	
	ADDRESS:	2800 Riverview Road, Suite 1136	
59	Birmingham,	Alabama 35242	
	MAILING AD	DRESS (if different from above)	
	DUONENHA	(205) 200 5545	(205) 200
-	PHONE NUM	BER: Home (205) 296-5545	Office (205) 296-5545
]	EMAIL ADDR	ESS:	
]	NAME OF RE	EPRESENTING ATTORNEY/AGENT	& CONTACT INFORMATION:

III.	ACTI	ON REQUESTE	<u>D</u>				
	Reque	st that the above d	escribed propert	y be zone	d/rezoned		
	From:	VH R-2					
	To:	VH R-9					
	For the	e intended purpose	of: Single-Far	mily Res	idential Sι	ubdivision	
	(Examp	ple: From "VH R Iditional information	-1" to "VH O-1" on is needed, ple	" for offic ease attac	e building) hed full des	scription of	request**
IV.		ERTY DESCRIP Greendale Road,		dress, leg			
	South	west 1/4 of Section	on 14, Townsh	ip 18S, F	Range 2W		
	Propert	y size:	feet X	fe	et. Acres:	2.37	
<u>V.</u>	INFOR	RMATION ATTA	CHED:				
V	7	Attached Checklis	t complete with	all requir	ed informat	tion.	
	·]	Application fees so	ubmitted.				
VI.	I do her my duly	eby declare the all appointed representations.	pove statements entative will be a	are true a	and that <u>I a</u> eduled hear	m the owne	r and myself or
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SITE PLANS

BRAXTON SUBDIVISION

A RESIDENTIAL SUBDIVISION

SITUATED IN THE SOUTHWEST ½ OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 2 WEST THE CITY OF VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA

PROPOSED ZONING: R-9 CURRENT ZONING: R-2 11 LOTS

BOUNDARY AND TOPOGRAPHIC SURVEY

C-02

SHEET TITLE

SHEET NUMBER C-01

SHEET INDEX

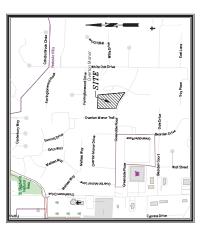
TITLE SHEET

PRELIMINARY PLAT

PARCEL No: 28 00 14 3 002 002.000 LOT AREA: 237 ACRES

2800 RNERVIEW ROAD
2800 RNERVIEW ROAD
80 RUITE #136
81/mingham, Alabama 35242
PHONE; (209) 2986–5545
CONTACT: SAM DARAMI
TAX ID NO. 88–3444285
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BRAXTON COVE PROPERTIES, LLC



BRAXTON COVE and ROAD #2 PLAN / PROFILE

CBMPP - PHASE III CBMPP - PHASE II

CBMPP - PHASE I

DRAINAGE PLAN

C-05 C-06 C-04 C-08 60-0

UTILITY PLAN

GRADING PLAN

CBMPP - DETAILS

RETAINING WALL PLAN / PROFILE

DETAILS (SHEET 1)

STORM SEWER PROFILES

C-12 C-13

C-11

VICINITY MAP NOT TO SCALE

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C-18 C-19 C-20 C-21

C-17

TRAFFIC CONTROL PLAN

DETAILS (SHEET 3) DETAILS (SHEET 2)

C-15 C-16

C-14



291A Cahaba Valiey Parkway North Perlham, A3 5512 205-564-896 (AL) 9475 Lakemont Blod. Fort Mill, SC 22708 (SC-986-9 (NC) 805-902-2440 (SC) ESP Associates AL, Inc.

DATE OF PREPARATION 07 APRIL 2022

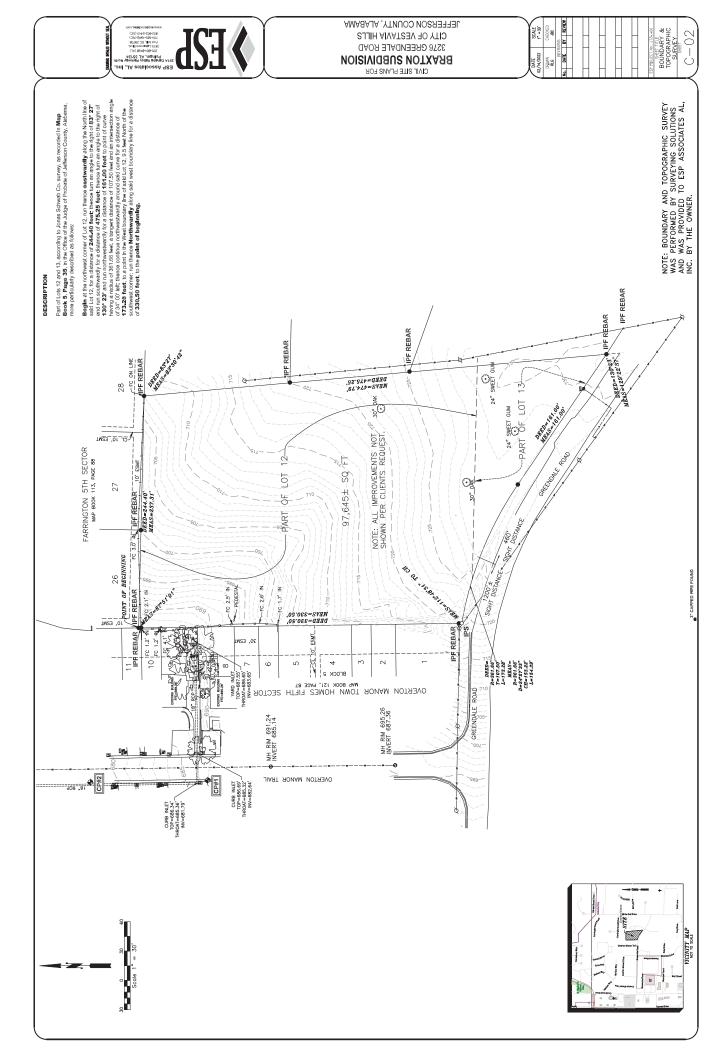
working days before
It's the Law!



PROFESSIONAL CIVIL ENGINEER: JOEL

MOS DATE: 4/7/22.

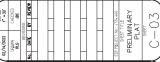


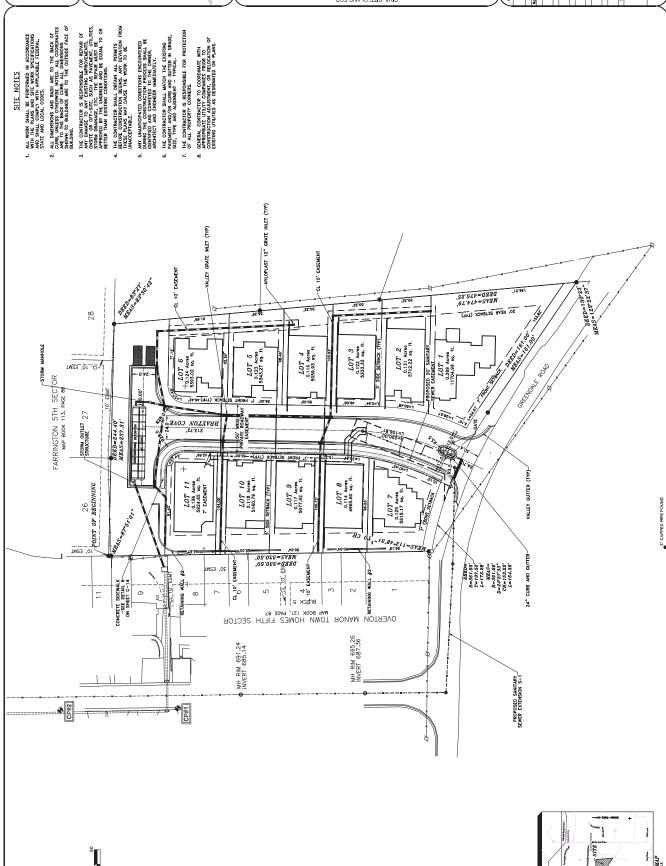




JEFFERSON COUNTY, ALABAMA CITY OF VESTAVIA HILLS

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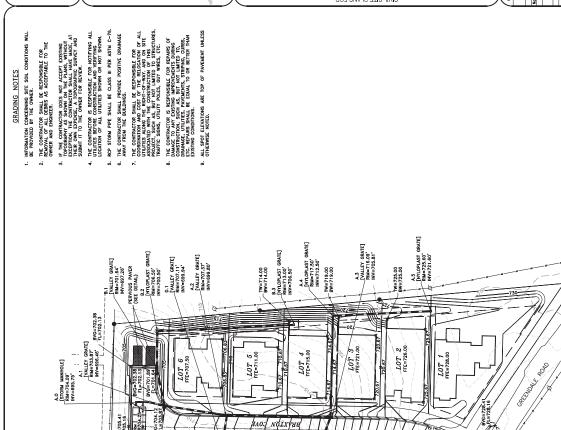


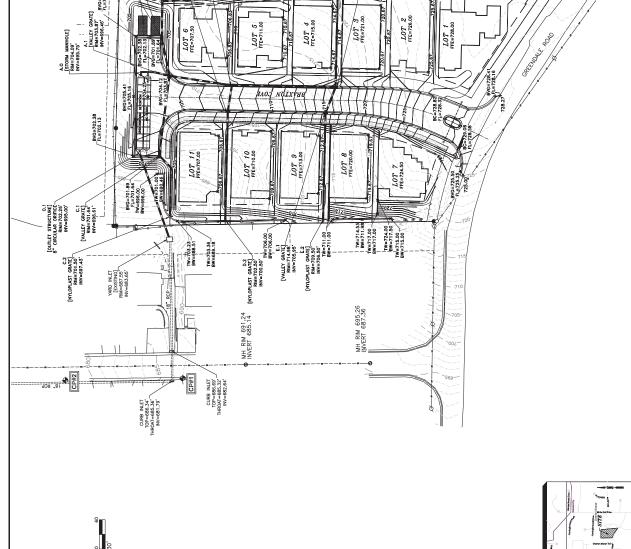




CIVIL SITE PLANS FOR BRAXTON SUBDIVISION 3276 GREENDALE ROAD CITY OF VESTAVIA HILLS CITY OF VESTAVIA HILLS ALS PARAMANA CITY OF VESTAVIA SUBDIVISION COUNTY, ALABAMA

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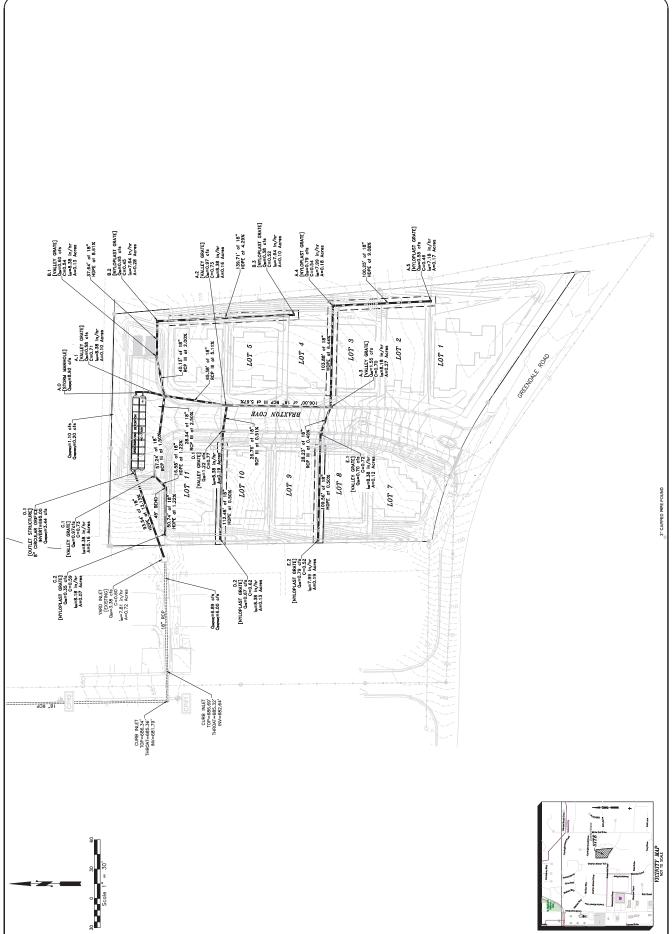






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CBMPP -PHASE I C - 07

PLACE CONCRETE WASHOUT, PORTABLE TOLLET AND TRASH
RECEPTACLE TO REMAIN UNTIL STREETS ARE PAVED.
 BEGIN CLEARING SITE.

() INSTALL THE "A" SEDIMENT CONTROL FENCE AS SHOWN.

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Contractor Shall Mantain all Erosion Control Measures until Out all Sedment Ponds when Required by Engineer or Owner's Representative.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WALL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

13. ₹ 5.

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17.

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OWNER AGREES TO PROVIDE AND MAINTAIN OFF—STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

SEDIMENT CONTROL FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTITUTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE COLNTST, RESOLVEND SEDIMENT CONTROL REGULATIONS FOR THE STATE,

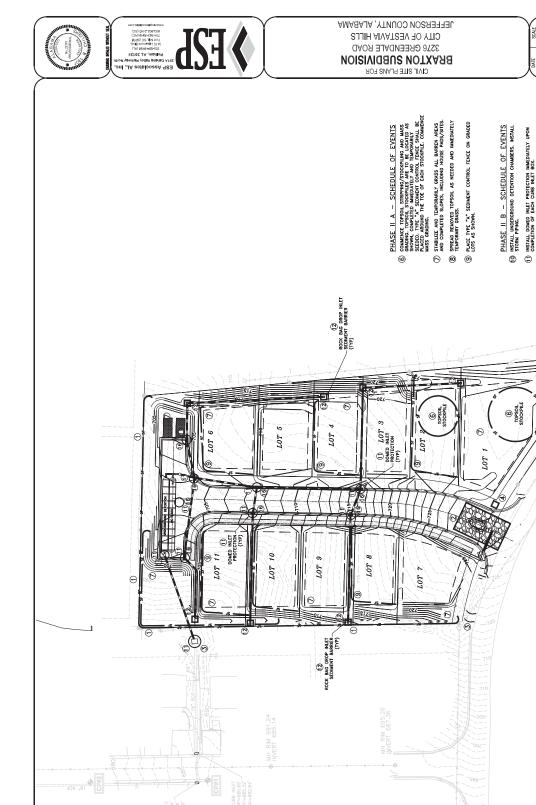
SEDIMENT AND EROSION CONTROL NOTES

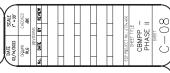
WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVEMENT ANY BULDING OF OTHER EXCLANDING SPOLLED DRIT, CONSTRUCTION TRASH OF REPRISE, ETC., FROM THE DOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL COLA AND FILL SLOPES. TYPE C SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.



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VICINITY MAP





PHASE II C - SCHEDULE OF EVENTS (§) INSTALL WATER/SEWER UTILITIES AND IMMEDIATELY INSTALL DENSE GRADE BASE. (A) FINAL GRADE SLOPES AND INSTALL EROSION CONTROL BLANKETS WITH SEED ON SLOPES SHOWN AS GRATER THAN OR EQUAL TO 3:1.

(3) INSTALL ROCK BAG DROP INLET SEDIMENT BARRIER AROUND ALL COMPLETED AND TOPPED YARD INLETS.

(S) REMOVE DONED INLET PROTECTION ALONG ROAD ONLY. CONSTRUCT CURB AND GUTTER. (B) IMMEDIATELY INSTALL 9" "FILTERSOXX" OR SIMILAR PRODUCT AT CURB INLETS UPON COMPLETION OF THE CURB, PAVE THE ROAD.

(7) UPON INSPECTION OF THE TEMPORARY SEEDING BY THE COPT O COUNTEN THE SLOPES AND OTHER BARREN AREAS ARE STABLIZED, REMOVE ALL PERIMETER SEDIMENT CONTROL, FENCING.

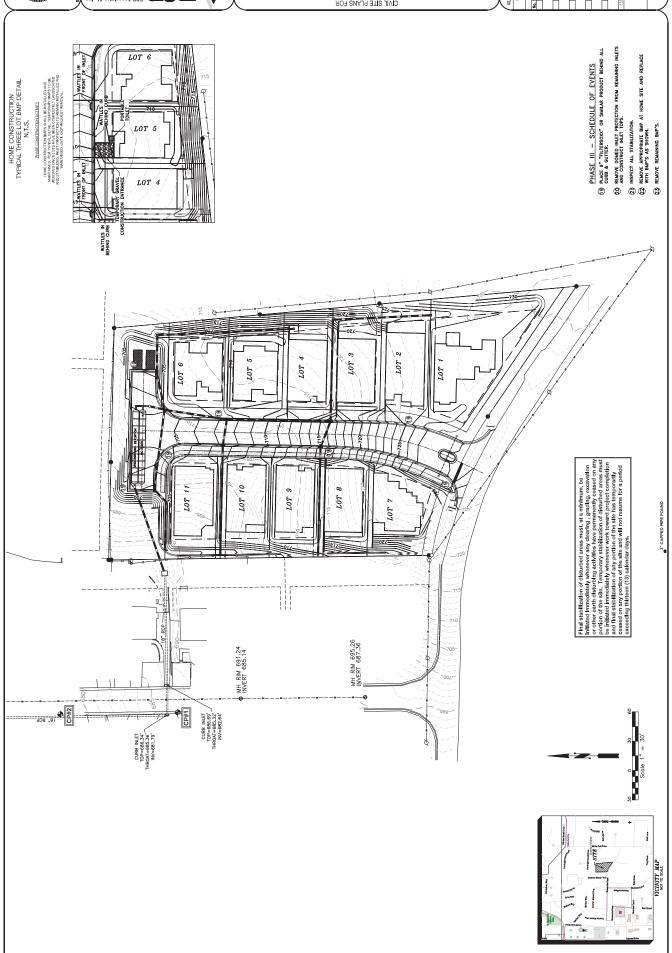
(B) PERMANENTLY GRASS ALL TEMPORARILY GRASSED AND ALL BARREN AREAS.

Final stabilization of disturbed areas must, at a minimum, be inflated immediately wherever any dealing, gardle, accavation or other earth disturbing activities than seve permanently ceased on any portion of the sit. Temporary stabilization of disturbed areas must be inflated immediately whenever work toward project completion and final stelluration of any portion of the site has temporarily ceased on any portion of the site has temporarily easeed on any portion of the site and the order of proportion of the site has ten order or a period accesseding thirteen (13) calendar days.



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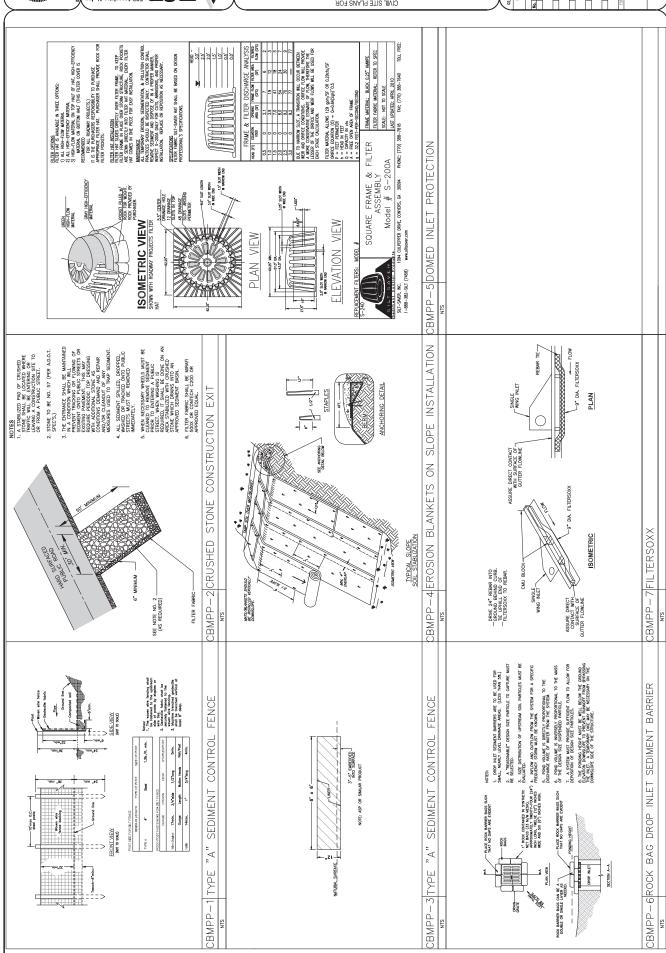






JEFFERSON COUNTY, ALABAMA CITY OF VESTAVIA HILLS BRAXTON SUEENDALE ROAD
3276 GREENDALE ROAD
3177 GALE PLANS FOR

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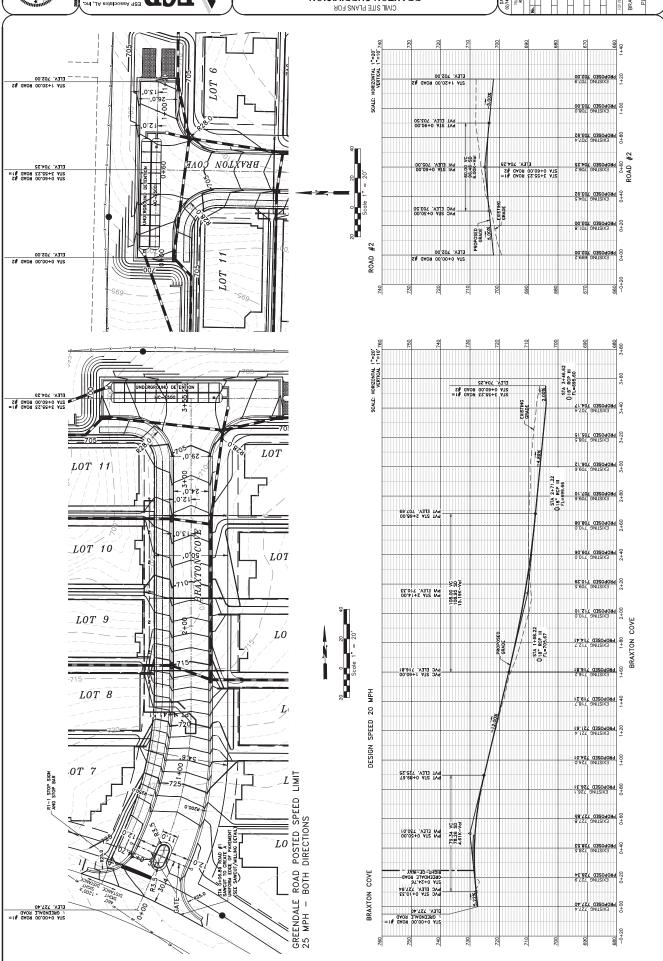




3276 GREENDALE ROAD CITY OF VESTAVIA HILLS JEFFERSON COUNTY, ALABAMA

BRAXTON SUBDIVISION



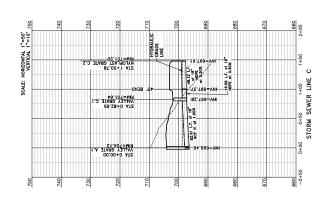


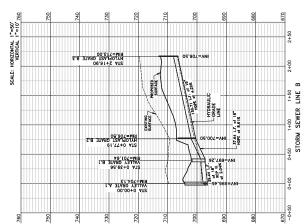


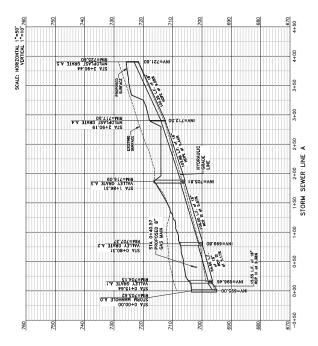
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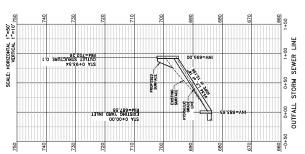
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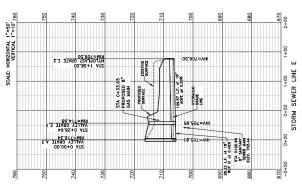
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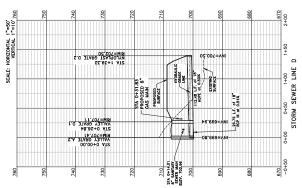










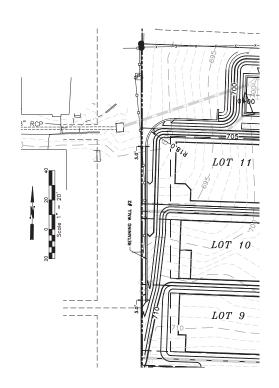


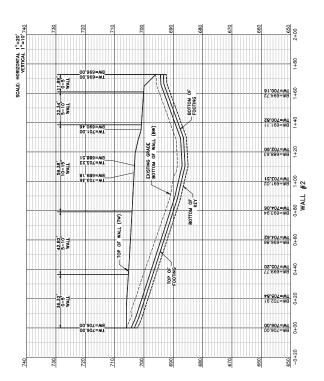


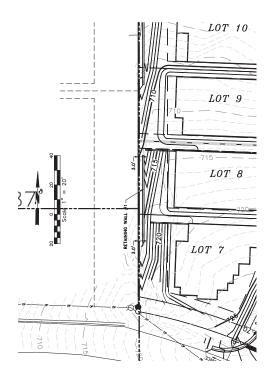
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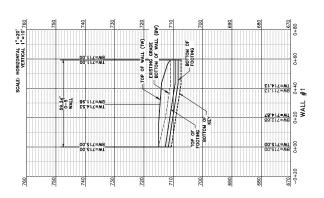
CIVIL SITE PLANS FOR BRAXTON SUBDIVISION







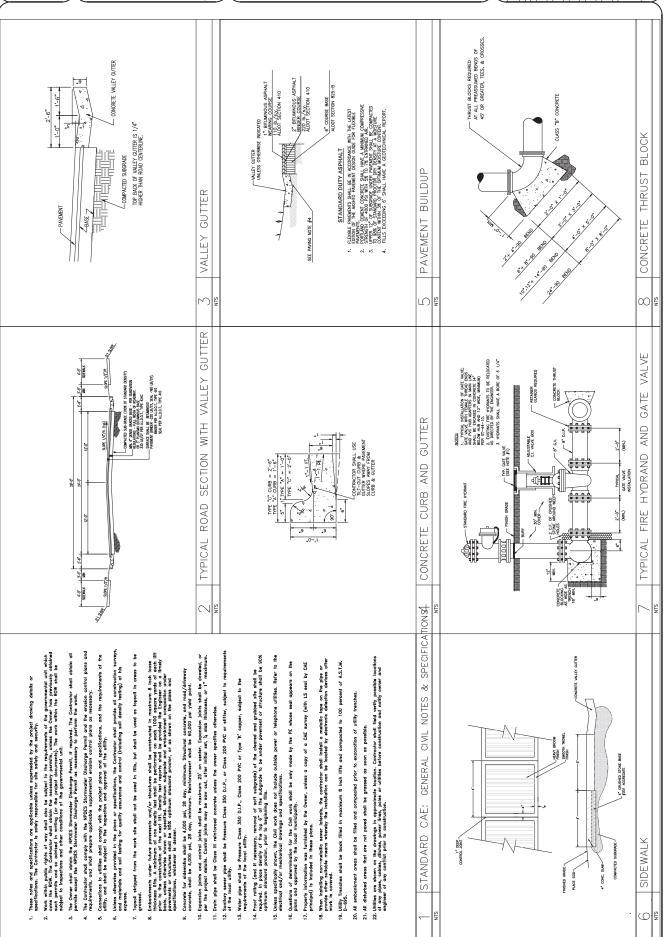






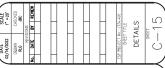
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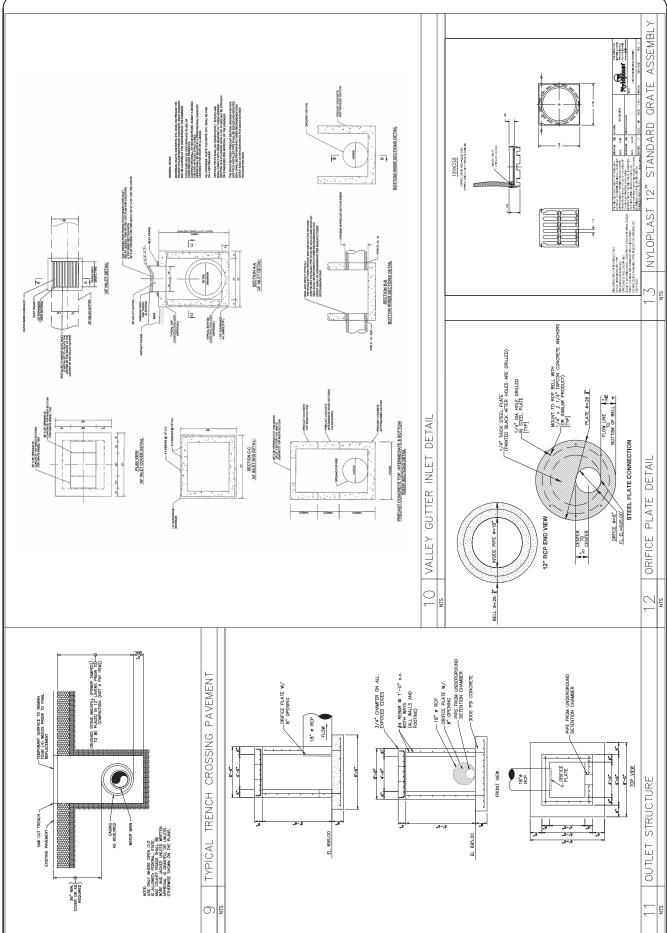
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JEFFERSON COUNTY, ALABAMA CIVIL SITE PLANS FOR 3276 GREENDRLE ROAD CITY OF VESTAVIA HILLS

48GEST PIPE O.C "12" PLUS 12" (3"-0" MIN.)

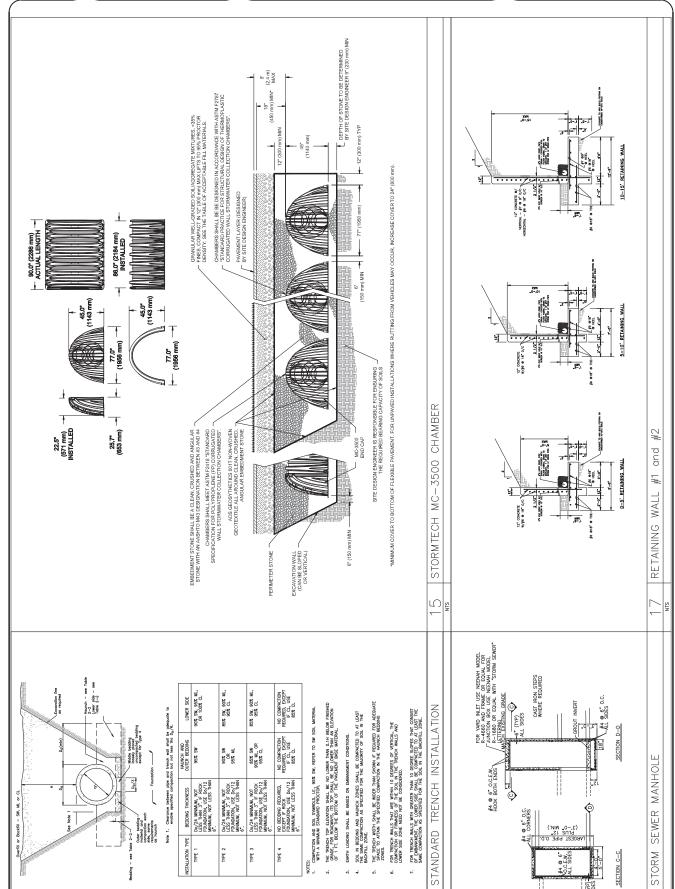
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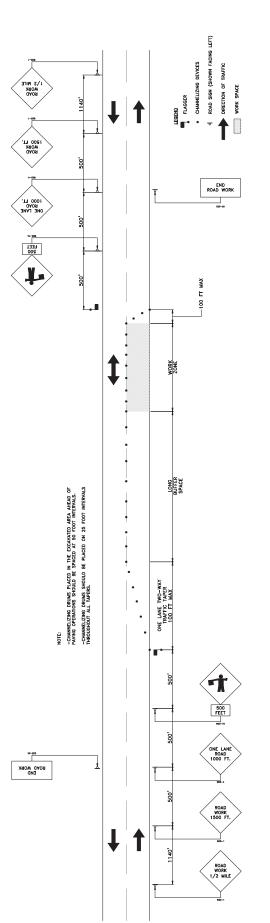
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JEFFERSON COUNTY, ALABAMA CITY OF VESTAVIA HILLS 3516 GREENDALE ROAD CIVIL SITE PLANS FOR

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1. TOR LOW-VOLUME STILLATIONS WITH SHORT WORK ZONES ON USERS STRANGET ROLLANDY WHERE THE LOGGER IS VISIBLE TO ROLD USERS APPROACHING FROM SOTH DIRECTIONS, A SHOULT TAKER, DOTHOUSE, A SHOULT TAKER, DOTHOUSE, A SHOULT TO REAL STATE OF PROPAGAMENT SOME SHOW MAY BE THE ROLD WOWN SHORE MAY BE CHIEF TO RECEIVE THE STATE OF THE TOWN WHEN SHOW ANY BE THE TOWN THE WORK SHOULT SHOW THE TOWN THE WORK SHOULT SHOW THE TOWN THE WORK SHOULT SHOW THE TOWN THE WORK SHOULD SHOW THE TOWN THE WORK SHOULD SHOW THE SHOW SHOWS THE SHOW THE SHOW SHOWS THE SHOW SHOWS THE WORK SHOWS THE SHOW SHOWS THE WORK SHOWS THE SHOW SHOWS.

AUDANCE SHOULD BE EXTENDED SO THAT THE TWO-WAY A THE BUFFER SPACE SHOULD BE EXTENDED SO THAT THE TWO-WAY TRAFFIC TARER IS PALCED BEFORE A HORIZOHTAL CIRC FOR EXTENDED TO PROVIDE MISCOLIFE SIGHT DISTANCE FOR THE FLAGER AND A QUEIC OF STOPPED VEHICLES. STANDARD: 5. AT NIGHT, FLAGGER STATIONS SHALL BE ILLUMINATED, EXCEPT IN EMERGENCIES.

	TAPER RATES 4			27:1	45:1	50:1	55:1	60:1	65:1	70:1	
MINIMUM	LONGITUDINAL BUFFER SPACE (FT)			170	220	280	335	415	485	575	
MAXIMUM	CHANNELIZING DEVICE SPACING	ALONG LANE LINE & WORK	ZONE	80	06	100	110	120	130	140	
MA	CHAN		TAPER	40	45	20	55	9	65	70	
POSTED SPEED	AND/OR DESIGN SPEED		MPH	40	45	20	55	09	99	70	

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^{11.} A FLAGER OR A UNITORNED LAW ENCORCEMENT OFFICER MAY BE 1220 AT THE HURANY-ARAL GENESSING TO MINIMIZE THE PROBABILITY THAT VEHICLES, RES STOPPED WITH 15 FT OF THE OUTSIDE PAILS.

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CIVIL SITE PLANS FOR

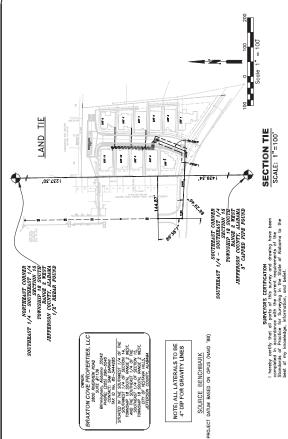
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o. DATE BY REVIEW DATE 02/14/2022

SANITARY SEWER PLAN/PROFILE C - 18

of 6

SHEET 1



TYPICAL 2" SERVICE LINES CROSSING THE ROAD WILL HAVE 41' OF 4" CASING PIPE

107 6

01 107

691.24 MH RIM INVERT

PROPOSED DOMESTIC WATER SERVICE (TYP)

PROPOSED FIRE HYDRANT

LOT 3

90.0.0"R-107 7

7' EASEN

LOT 2

2+00

1+00 - 7 55 - - -

PROPOSED -18" STORM PIPING (TYP)

LOT 4

PROPOSED GAS MAIN
PROPOSED 6" WATER MAIN
SC

STA 4+14.22 MH -4 MV OUT = TUD = SE.057=901

00.21+2 A12 2-HM 2-HM 52.807=IV VNI 20.807=IVO VNI 21.827=901 "21'25*e8=11A

82.41+5 ATZ 2-HM 2-HM 80.41\(7=\text{NI}\) VVI 80.41\(7=\text{VI}\) VVI \$2.81\(7=\text{VI}\) S2.81\(7=\text{VI}\)

08.28+0 ATZ 1-HM 82.268=NI VNI 80.268=TUO VNI 80.768=TAT 84.62.88=TAT

ATE A 0+00.00=

LINE NO.

EXISTING MH #

INV OUT=687.36

INV OUT=687.36

PROPOSED 3" HDPE FORCE MAIN PROPOSED 7' WIDE FORCE MAIN EASEMENT

LOT 6

CONNECTION OF L

A cause of the company severy service lines of the company of the

10. All service line stubouts installed in Road ROW or under asphalt shall be per Standard Specifications for Sanitary Sewer Service Lines and Comections Section 4. Construction signs for work within and adjacent to public roads, highways, and alleys shall be in accordance with ALDOT Standards. Contractor will be responsible for the continuous and proper operation of all existing utilities located on or adjacent to the project sistle and within the construction limits of this project.

STA 5+48.50 18" RCP III-FL=700.02

2 % 28 PVC C-900 8;

690

#+45.57 RCP III =705.71

enterners.

14. Contractor will be responsible for the definement of the definement of the definement of the definement or controlled and the consultation of all permits during construction to insure that dumps does not scent to oldonest properties, taking construction to insure that dumps does not scent to oldonest properties, taking cours and/or father (create, stream). It all consultation to that add sever for complaintly, the course of the Control of the severe will be presented in the Courty severe. Unmober will be producted in the presence of the Courty severe. Controlled in the presence of the Courty severe. Controlled in the presence of the Courty severe. Controlled in the present of the Courty Severe will be controlled in the present will be controlled for the present will be country Severe Systems. Oranly, Sorielled Severe will be the controlled for the present will be the country of the country for record information. Virtualed to the Country for record information. Virtualed to the Country All embankment fill areas shall be filled apacted prior to excavation of sewer line iches. The controller and part of the control of the contr

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2+50 3+00 3+50 SANITARY SEWER LINE S-1

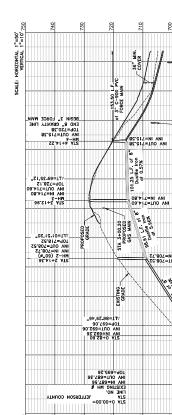
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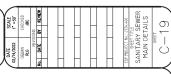
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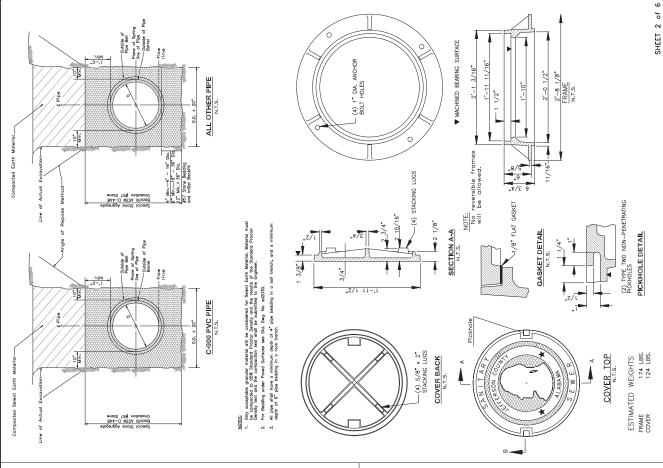
SCALE: HORIZONTAL 1"=50" VERTICAL 1"=10"

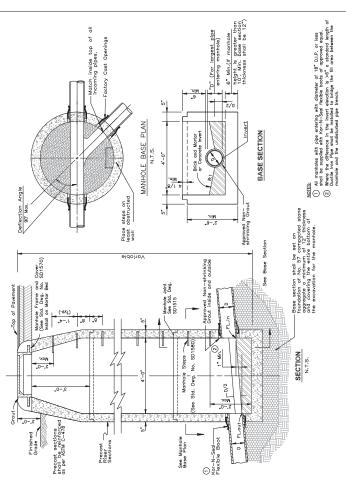




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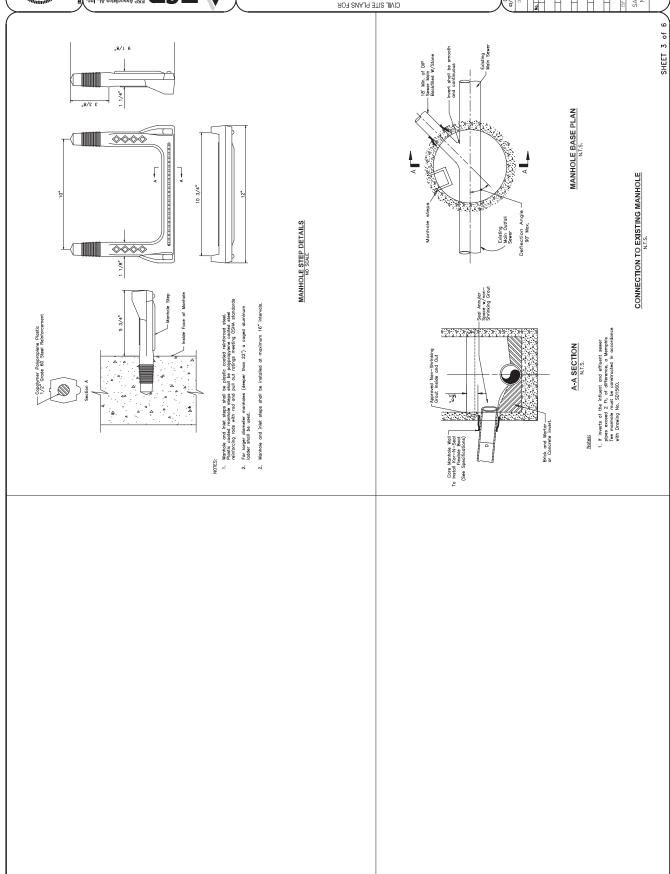






CIVIL SITE PLANS FOR 3276 GREENDALE ROAD CITY OF VESTAVIA HILLS CITY OF VESTAVIA HILLS

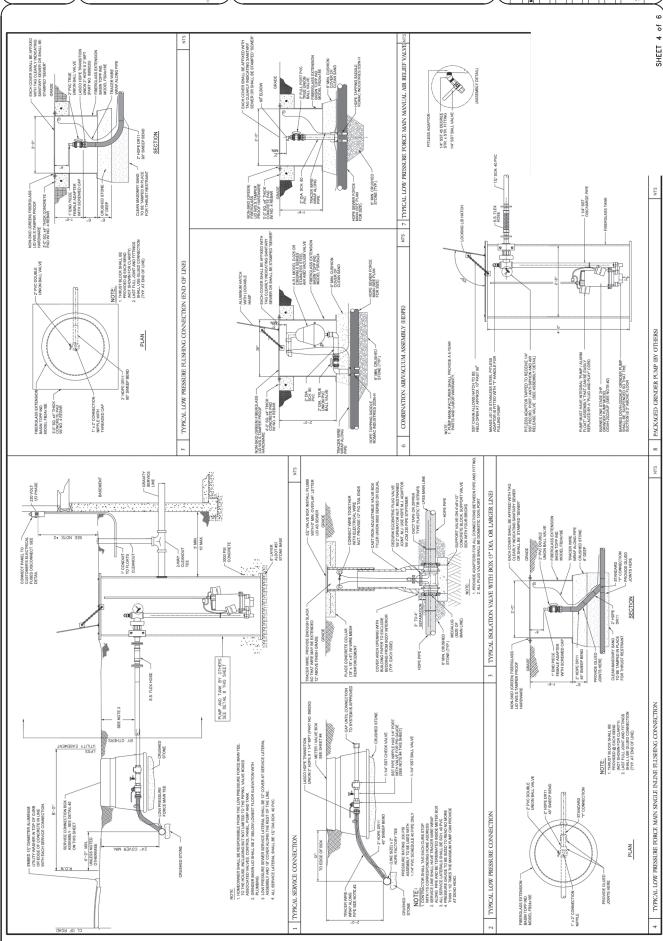
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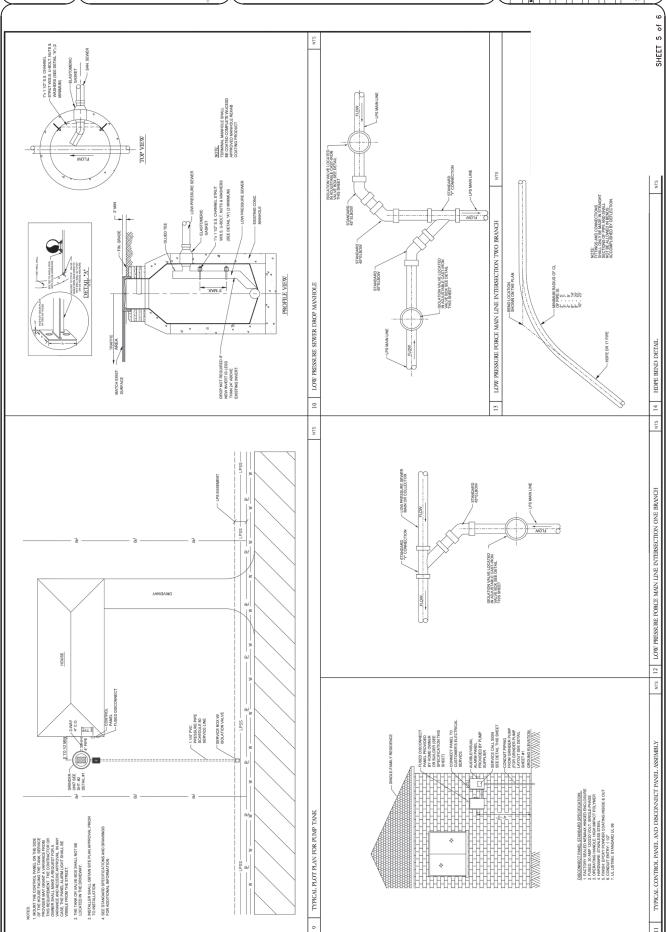






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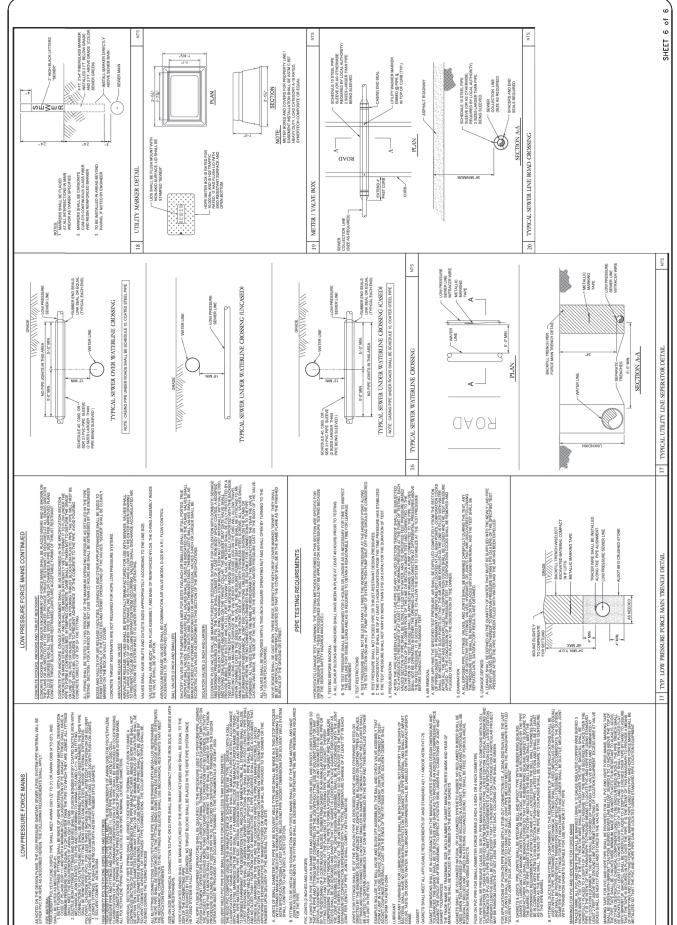


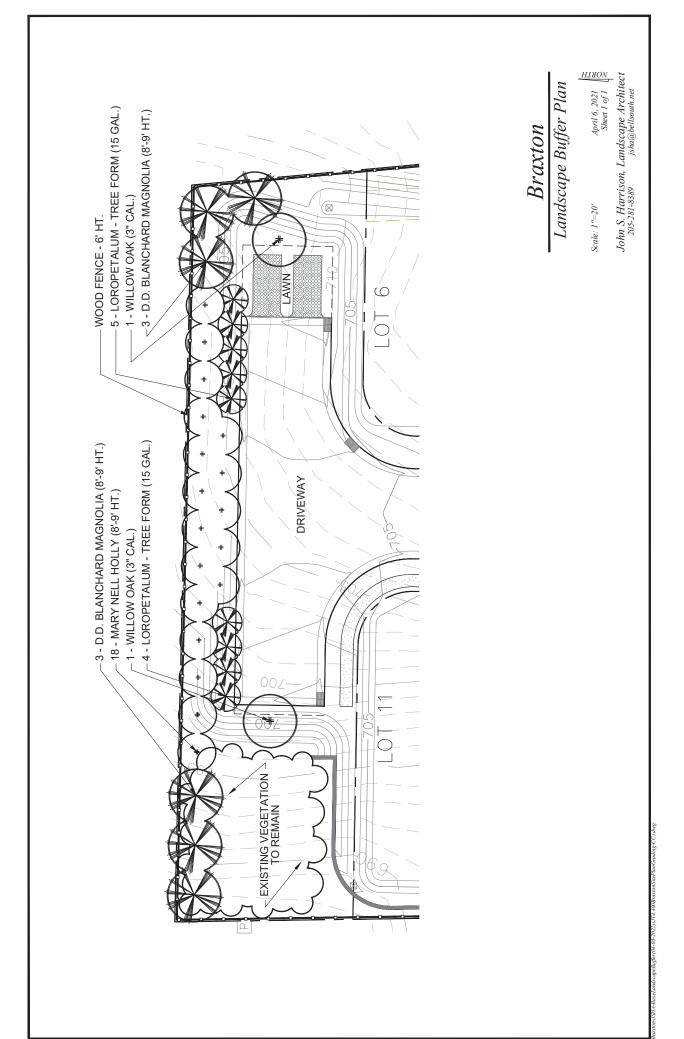


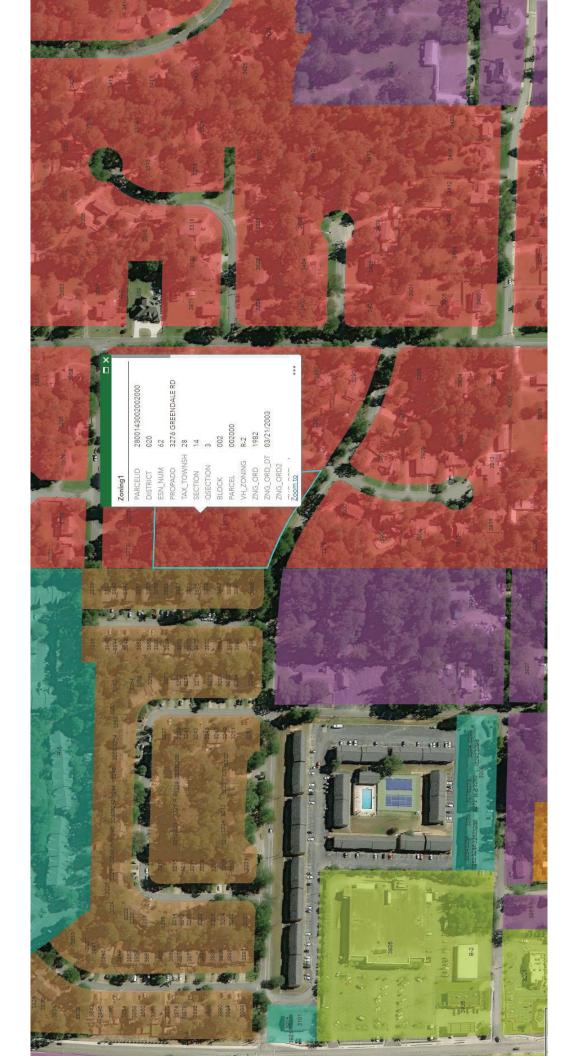
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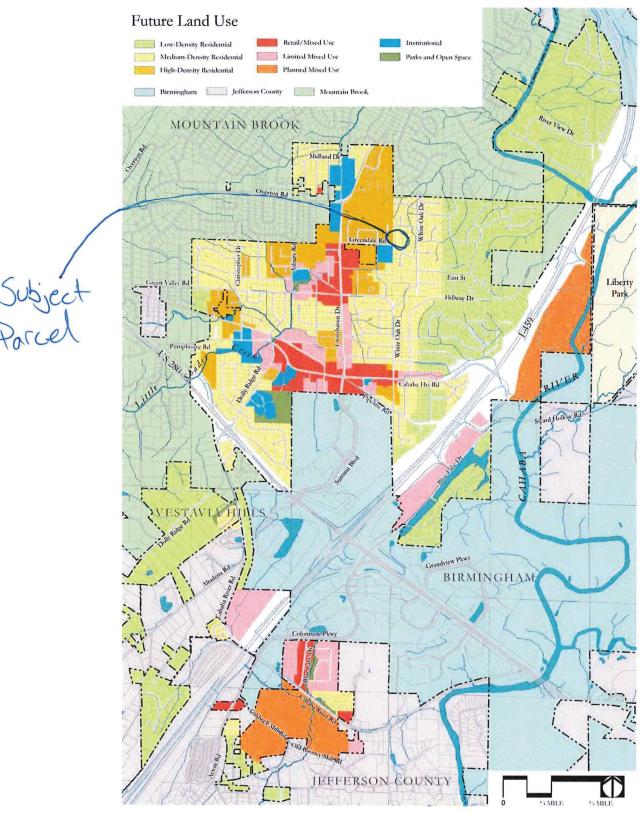


Figure 4: Future Land Use Map