

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

AUGUST 11, 2022

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: July 14, 2022

Final Plats

Consent Agenda

- (1) **P-1120-37** Shannan Easter Is Requesting **Final Plat Approval Extension For Easter Resurvey of Erwin Circle**. The Purpose for This Request Is to Combine Acreage With Platted Lot. The Property Is Owned By Shannan Easter and Is Zoned Vestavia Hills R-2.
- (2) **FP-22-2** John Robert Adams III Is Requesting **Final Plat Approval For Adam's Resurvey Of Lots 15 And NW ½ Of Lot 14, Block 2 Of Third Addition To Shades Cahaba Estates**. The Purpose for This Request Is To Subdivide One Lot Into Forty Six Lots, Common Areas, Streets, and Alleys. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Rezoning, Annexation Non-Compatible

- (3) **P-0622-12** Townes Development Group, LLC Is Requesting **Rezoning (Annexation) For 2245 & 2249 Blue Ridge Blvd. from JC R-T, JC R-2, & JC R-4 to Vestavia Hills R-9** For Townhome Development And Annexation.
REHEARING

Rezoning, Annexations Compatible

- (4) **RZ-22-3** John White & Patricia Lucas Are Requesting **Compatible Rezoning For 3516 & 2534 Ridgedale Dr. from Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

(5) **RZ-22-4** Jason Womack Is Requesting **Compatible Rezoning** For **2632 Rillwood Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

(6) **RZ-22-5** Daniel & Faye Cambron Are Requesting **Compatible Rezoning** For **2644 Yorkmont Dr.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

Amendment To Planned Unit Development

(7) **P-0822-19** Christopher, LLC Et Al Are Requesting A **Planned Unit Development Amendment** For **Patchwork Farms** To **Increase The Number Of Approved Condo Units From 30 To 37.**

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

JULY 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:

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

MEMBERS ABSENT:

Lyle Larson
Hasting Sykes
**Appeared via Zoom*

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Ms. Barnes stated that the minutes of the meeting June 9, 2022 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. Honeycutt – yes
Mr. Romeo – yes
Mr. Vercher– yes
Ms. Barnes– yes
Motion carried.

Mr. Farrell – yes
Mr. Maloof– yes
Mr. Weaver– yes

Consent Agenda

- (1) **P-0622-16** Overton Investments, LLC Is Requesting **Final Plat Approval For Resurvey Of Part Of Vestavia Terrace, A Condominium.** The Purpose for This Request Is To Finalize A Townhome Development. The Property Is Owned By Overton Investments, LLC and Is Zoned Vestavia Hills R-9.

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

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

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

Mr. Honeycutt – yes
Mr. Romeo – yes
Mr. Vercher– yes
Ms. Barnes– yes
Motion carried.

Mr. Farrell – yes
Mr. Maloof– yes
Mr. Weaver– yes

Rezoning

- (2) **P-0722-18** Mountain Heights Lawn Care LLC Is Requesting **Rezoning For 3912 Wooten Dr. from Vestavia Hills R-4 To Vestavia Hills B-2** For A Lawn Care Business .

Mr. Garrison explained the request. The business has been operating there for 20 years before it came to the City's attention. The City has received no complaints about the business. He also listed a set of staff recommended conditions.

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

MOTION Mr. Weaver made a motion to recommend Rezoning for 3912 Wooten Dr. from Vestavia Hills R-4 to Vestavia Hills B-2 with the following conditions:

- (1) That buffering be installed on either side of the property pursuant to the zoning code;
- (2) that gravel be removed from the front of the property and a minimum of 10' of grassy area be installed followed by tree installation along the edge of the front of the property to mitigate any visual view of buildings, equipment, vehicles on the property;
- (3) that the existing buildings be relocated further back on the property behind the visual screening of the newly installed trees;
- (4) that said buffering and landscaping be approved by the Design Review Board;
- (5) that this zoning shall revert back to the R-4 residential zoning should the Mountain Heights Landscaping business cease to exist or is sold to another owner;
- (6) that covenants be recorded in the Office of the Judge of Probate reflecting said conditions and;
- (7) that the City Planner inspect and approve the property improvements as recommended herein and that a copy of said recorded covenants be submitted to the Office of the City Clerk and filed with the ordinance of rezoning prior to effective date of rezoning.

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

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

Mr. Farrell – 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: NOVEMBER 12, 2020

- **CASE:** P-1120-37
- **REQUESTED ACTION:** Final Plat Approval For Easter Resurvey of Erwin Circle
- **ADDRESS/LOCATION:** 205 Erwin Cir.
- **APPLICANT/OWNER:** Shannan Easter
- **GENERAL DISCUSSION:** Plat will combine Lot 13 with adjacent acreage to create Lot 13A. Both the acreage and lot are under same ownership. New lot will meet the minimum requirements for R-2 zoning.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for low density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.




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

Final Plat Application

Applicant

Primary Location

FP-22-2

 Bobby Adams
 2053651197
 bobbyadams03@gmail.com

3417 MOUNTAINSIDE RD
VESTAVIA HILLS, AL 35243

Submitted On: Jul 20, 2022

Project Information

Property Address

3417 Mountainside Rd

Parcel ID Number

--

Legal Description

Lots 14 & 15

Current Zoning Classification

R-4

Acreage

0

Application Submission Date

7/18/22

Reason for Request

Combine Lots

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

true

Owner Name

Bobby Adams

Company Name

--

Mailing Address

3417 Morningside Rd

Owner Email

--

Phone Number

2053651197

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case.

false

Representative for Owner

--

Company Name

--

Email

NA

Mailing Address of Representative

--

Phone No. of Representative

--

Surveyor Information

Name

Company

8/5/22, 9:03 AM

Robert Reynolds

Mailing Address

1572 Montgomery Hwy. Ste 108

Registration Number

--

about:blank

Reynolds Surveying

Phone Number

2058237900

Email

na



City of Vestavia Hills, AL

08/05/2022

FP-22-2

Planning Review

Final Plat Application

Status: Complete**Became Active:** 07/20/2022**Assignee:****Completed:** 07/20/2022

Applicant

Bobby Adams
bobbyadams03@gmail.com
3417 Mountainside Rd
Vestavia, AL 35243
2053651197

Primary Location

3417 MOUNTAIN SIDE RD
VESTAVIA HILLS, AL 35243

Comments

Conrad Garrison, Jul 28, 2022 at 10:18am

Plat will combine half of Lot 14 and Lot 15. Morningside Dr. runs through the property and will be listed as "Prescriptive ROW" to avoid future subdivision. Property meets all requirements of R-4 zoning.



City of Vestavia Hills, AL

08/05/2022

FP-22-2

Zoning Review

Final Plat Application

Status: Complete

Became Active: 07/20/2022

Assignee: Rebecca Leavings

Completed: 07/26/2022

Applicant

Bobby Adams
bobbyadams03@gmail.com
3417 Mountainside Rd
Vestavia, AL 35243
2053651197

Primary Location

3417 MOUNTAINSIDE RD
VESTAVIA HILLS, AL 35243

Comments

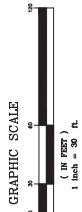
Rebecca Leavings, Jul 21, 2022 at 3:04pm

Need square footage of the new lot added to mylar prior to recordation.

ADAM'S RESURVEY OF LOTS 15 AND NW 1/2 OF LOT 14, BLOCK 2 OF THIRD ADDITION TO SHADES CAHABA ESTATES

As Recorded in Map Book 41, Page 12 Jefferson County, Al.

LOCATED IN NW 1/4 SECTION 23, TOWNSHIP 18 SOUTH,
RANGE 2 WEST, VESTAVIA HILLS, JEFFERSON COUNTY,
ALABAMA



OWNER: JOHN ROBERT ADAMS, III
1572 MOUNTAINVIEW HIGHWAY
VESTAVIA HILLS, ALABAMA 35243
205-365-1197

REYNOLDS SURVEYING CO., INC.
1572 MOUNTAINVIEW HIGHWAY
SUITE 108 BIRMINGHAM, ALABAMA 35216
205-623-7900

STATE OF ALABAMA

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND JOHN ROBERT ADAMS, III, AS OWNER, HEREBY CERTIFY THAT THE MAP AND METERS AND DATA THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT AND THAT THE SAME HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALABAMA AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY GENLAR.

IN WITNESS WHEREOF, I, THE SAID SURVEYOR, HAVE SET MY HAND AND SEAL AT THE CITY OF BIRMINGHAM, ALABAMA, ON THIS _____ DAY OF _____, 2022.

ROBERT REYNOLDS
AL REG. NO. 25087
(OWNER)

STATE OF ALABAMA
JEFFERSON COUNTY

AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT REYNOLDS WHOSE NAME IS SET FORTH IN THE FOREGOING HAS BEEN DULY QUALIFIED AND HAS BEEN DULY SWORN AND IS A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

DOEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2022

BY: _____
NOTARY PUBLIC
BY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOHN ROBERT ADAMS, III WHOSE NAME IS SET FORTH IN THE FOREGOING HAS BEEN DULY QUALIFIED AND HAS BEEN DULY SWORN AND IS A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

DOEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2022

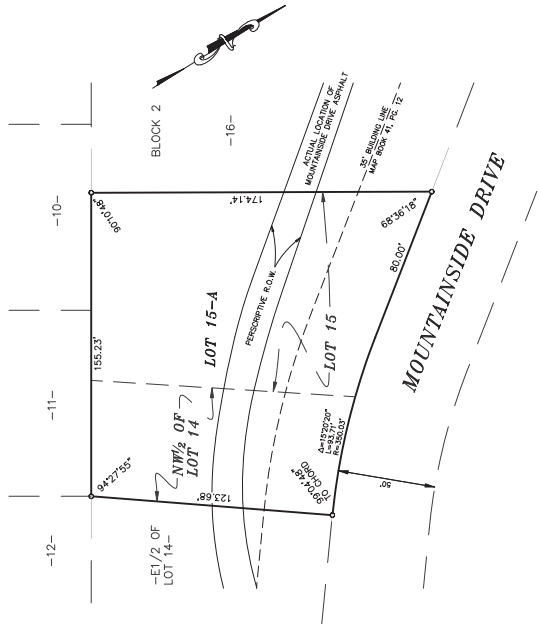
BY: _____
NOTARY PUBLIC
BY COMMISSION EXPIRES: _____

STATE OF _____ COUNTY

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, DOES EXECUTE SAID INSTRUMENT AS A VOLUNTARY ACT AND NOT UNDER ANY DURESS, FRAUD, OR UNLAWFUL INFLUENCE.

DOEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2022

BY: _____
NOTARY PUBLIC
BY COMMISSION EXPIRES: _____



FLOOD NOTE: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) IS LOCATED IN ZONE "X" AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

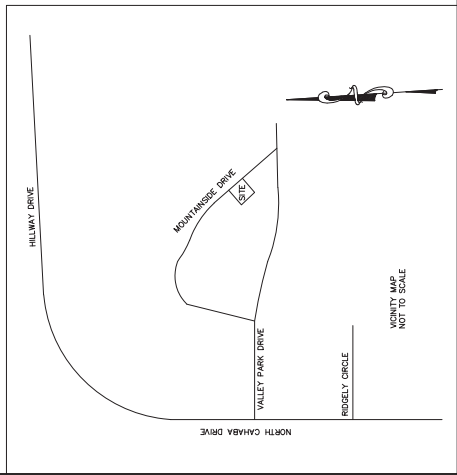
APPROVED: _____ DATE: _____
KESTAVA HILL PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
KESTAVA HILLS CITY ENGINEER

APPROVED: _____ DATE: _____
KESTAVA HILLS CITY CLERK

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE ALABAMA ENVIRONMENTAL QUALITY ACT (AEQA). THE DOES NOT MEAN SANITARY SERVICES HAVE BEEN BUILT OR WILL BE BUILT, IN THE AREA OF THE PROJECT. THE DATE OF THIS APPROVAL IS THE DATE OF THE APPROVAL.





RZ-22-1

Rezoning Application

Status: Active

Date Created: May 31, 2022

Applicant

Blake Pittman
blake@taylorburton.com
3239 Lorna Rd
Ste.
Birmingham, AL 35216
2058227936

Property Information

Subject Property Address

2245 & 2249 Blue Ridge Blvd

Tax Parcel ID Number

--

Legal Description

--

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

05/03/2022

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

JC R-T (Townhomes), JC R-4 (Multi-Family)

To Requested Zoning Classification

VH R-9

For the Intended Purpose of:

25 unit townhome development

Acreage of Subject Property

5.50

Acreage of Property to be Disturbed

2.5

Setbacks

Front

15

Back

15

Side

0

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).



Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

Townes Development Group LLC

Company Name

--

Owner Address City State Zip

2245 & 2249 Blue Ridge Blvd

Owner's Phone Number

2053683007

Email Address of Owner

alciahuey@gmail.com

By checking this box, I hereby affirm that I am the owner or the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case.



Owner Representative/Responsible Party

Blake Pittman

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

Bob Easley

Company

Alabama Engineering Company

Mailing Address

--

Phone Number

--

Email

--

Attachments

 app.pdf

Uploaded by Conrad Garrison on May 31, 2022 at 10:27 am

 Blue Ridge Townhomes Annexation and Rezoning Submittal 03102022 (002).pdf

Uploaded by Conrad Garrison on May 31, 2022 at 10:27 am

 Tree Save- Landscaping Plan.pdf

Uploaded by Conrad Garrison on May 31, 2022 at 10:53 am



zoning.jpg

Uploaded by Conrad Garrison on May 31, 2022 at 2:54 pm

History

Date

Activity

May 31, 2022 at 9:57 am

Conrad Garrison started a draft of Record RZ-22-1



City of Vestavia Hills, AL

06/03/2022

RZ-22-1

Planning Review

Rezoning Application

Status: Complete**Became Active:****Assignee:** Conrad Garrison**Completed:** 05/31/2022

Applicant

Blake Pittman
blake@taylorburton.com
3239 Lorna Rd
Ste.
Birmingham, AL 35216
2058227936

Comments

Conrad Garrison, May 31, 2022 at 10:29am

Rezoning not final until final plat CC&R's recorded

Conrad Garrison, Jun 3, 2022 at 9:11am

Applicant is current in the 90 day annexation process for a 25 unit townhome development. The development would be accessed by a center drive with garage and driveway parking in the rear of the units. The undisturbed area will remain so in accordance with the development plans. Applicant will do some minor improvements to Blue Ridge Blvd. to improve curb and gutter and guardrails.

Site plans, renderings, and tree save plans are attached.

Property is zoned for townhomes and multi-family in the county and project could be considered down-zoning in the City. The property is not contemplated on any land use plan. The property is directly across from Hoover city limits and I-65 ROW.

-



City of Vestavia Hills, AL

06/03/2022

RZ-22-1

Fire Marshal Review

Rezoning Application

Status: Complete

Became Active: 05/31/2022

Assignee: Christopher Vines

Completed: 05/31/2022

Applicant

Blake Pittman
blake@taylorburton.com
3239 Lorna Rd
Ste.
Birmingham, AL 35216
2058227936

Comments

Christopher Vines, May 31, 2022 at 11:27am

No issues



City of Vestavia Hills, AL

06/03/2022

RZ-22-1

Engineering Review

Rezoning Application

Status: Complete**Became Active:** 05/31/2022**Assignee:** Christopher Brady**Completed:** 06/02/2022

Applicant

Blake Pittman
blake@taylorburton.com
3239 Lorna Rd
Ste.
Birmingham, AL 35216
2058227936

Comments

Christopher Brady, Jun 2, 2022 at 3:05pm

Engineering has initiated preliminary review of submitted plans and discussed comments with developer and design engineer, including on site visits to review grading and drainage.



City of Vestavia Hills, AL

06/02/2022

RZ-22-1

Fire Marshal Review

Rezoning Application

Status: Complete

Became Active: 05/31/2022

Assignee: Christopher Vines

Completed: 05/31/2022

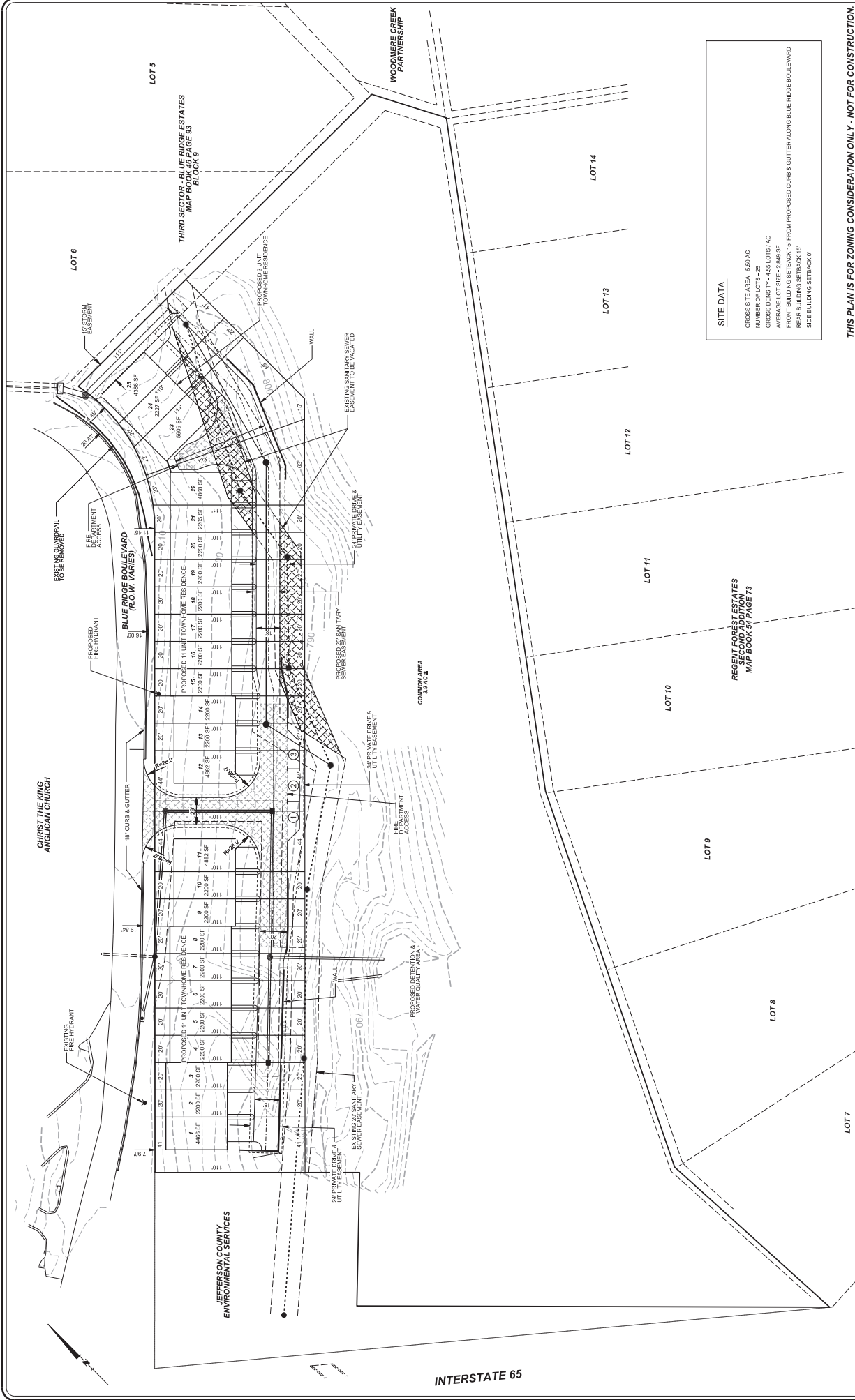
Applicant

Blake Pittman
blake@taylorburton.com
3239 Lorna Rd
Ste.
Birmingham, AL 35216
2058227936

Comments

Christopher Vines, May 31, 2022 at 11:27am

No issues



SITE DATA

GROSS SITE AREA - 5.59 AC
 NUMBER OF LOTS - 25
 GROSS DENSITY - 4.58 LOTS / AC
 AVERAGE LOT SIZE - 2,246 SF
 FRONT BUILDING SETBACK 15' FROM PROPOSED CURB & GUTTER ALONG BLUE RIDGE BOULEVARD
 REAR BUILDING SETBACK 15'
 SIDE BUILDING SETBACK 0'

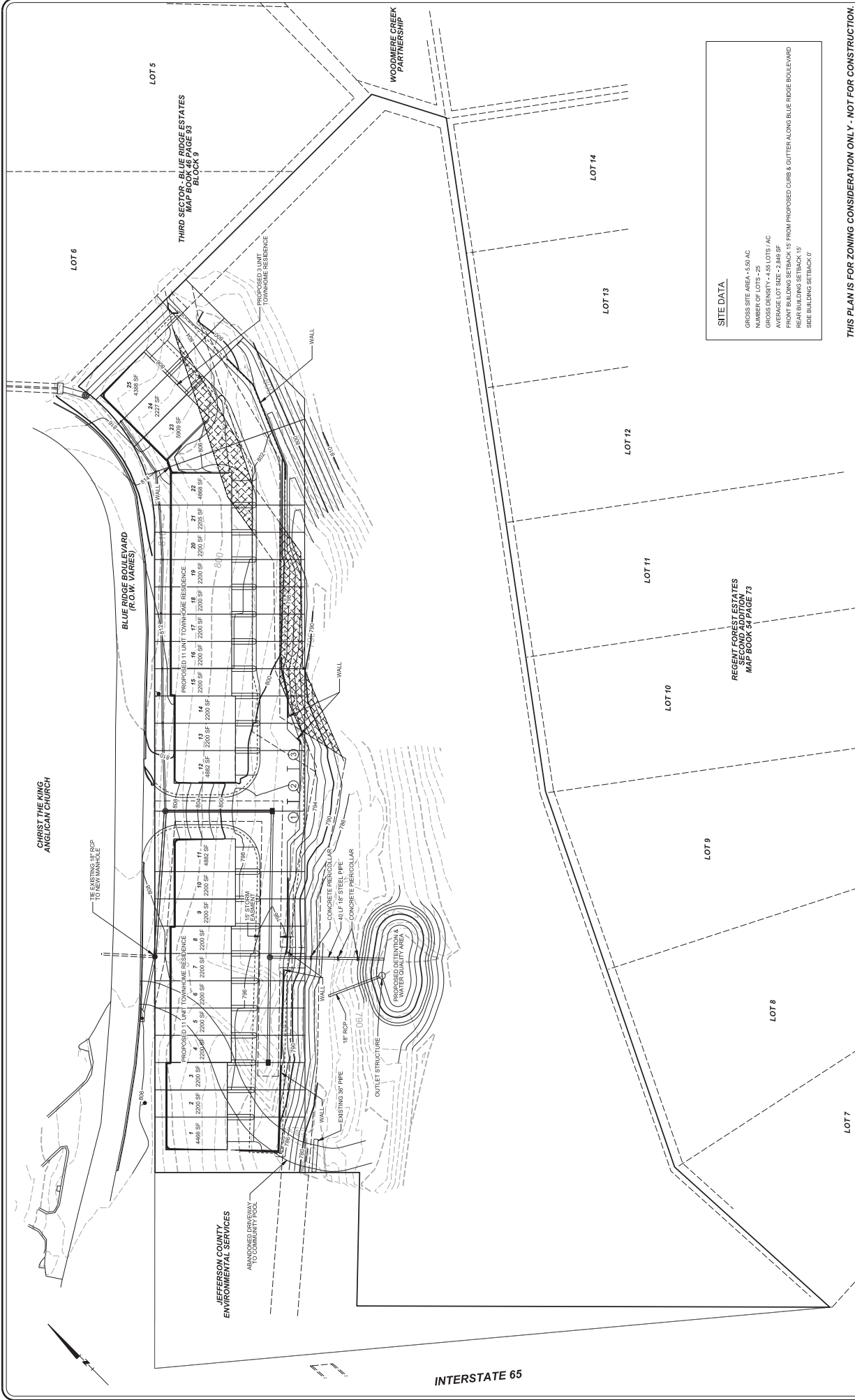
THIS PLAN IS FOR ZONING CONSIDERATION ONLY - NOT FOR CONSTRUCTION.

No.	Date	By	Checked	Revision Description

Not valid for construction unless signed in the block		
Robert W. Emley, IV, PE		
Date		

Alabama Engineering Company, Inc. 1214 Alford Avenue, Suite 200 Hoover, Alabama 35226 Phone (205) 803-2161 Fax (205) 803-2162	Rezoning Site Plan Blue Ridge Boulevard Taylor Burton Company Jefferson County, Alabama
--	---

Scale: 1" = 40'	Date: 3/1/2022
Drawn by: [Name]	Sheet No.: C10
Checked: [Name]	Sequence No.: 1 of 2



SITE DATA

GROSS SITE AREA - 5.59 AC
 NUMBER OF LOTS - 25
 GROSS DENSITY - 4.58 LOTS / AC
 AVERAGE LOT SIZE - 2,848 SF
 FRONT BUILDING SETBACK 15' FROM PROPOSED CURB & GUTTER ALONG BLUE RIDGE BOULEVARD
 REAR BUILDING SETBACK 15'
 SIDE BUILDING SETBACK 0'

THIS PLAN IS FOR ZONING CONSIDERATION ONLY - NOT FOR CONSTRUCTION.

No.	Date	By	Checked	Revision Description

Not valid for construction unless signed in the block

Robert W. Emley, IV, PE
 Date



Alabama Engineering Company, Inc.
 1214 Alford Avenue, Suite 200
 Hoover, Alabama 35226
 Phone (205) 803-2161
 Fax (205) 803-2162

Regent Forest Estates
 MAP BOOK 50 PAGE 73

Blue Ridge Estates
 MAP BOOK 46 PAGE 33
 BLOCK 9

Woodmere Creek Partnership

Christ the King Anglican Church

Jefferson County Environmental Services
 ABANDONED DRIVEWAY TO COMMUNITY POOL

Interstate 65

REZONING GRADING & DRAINAGE PLAN
 Blue Ridge Boulevard
 Taylor Burton Company
 Jefferson County, Alabama

Scale: 1" = 40'
 Drawn by: [Name]
 Checked: [Name]
 P.E. No. [Number]
 Sequence No. 2 of 2

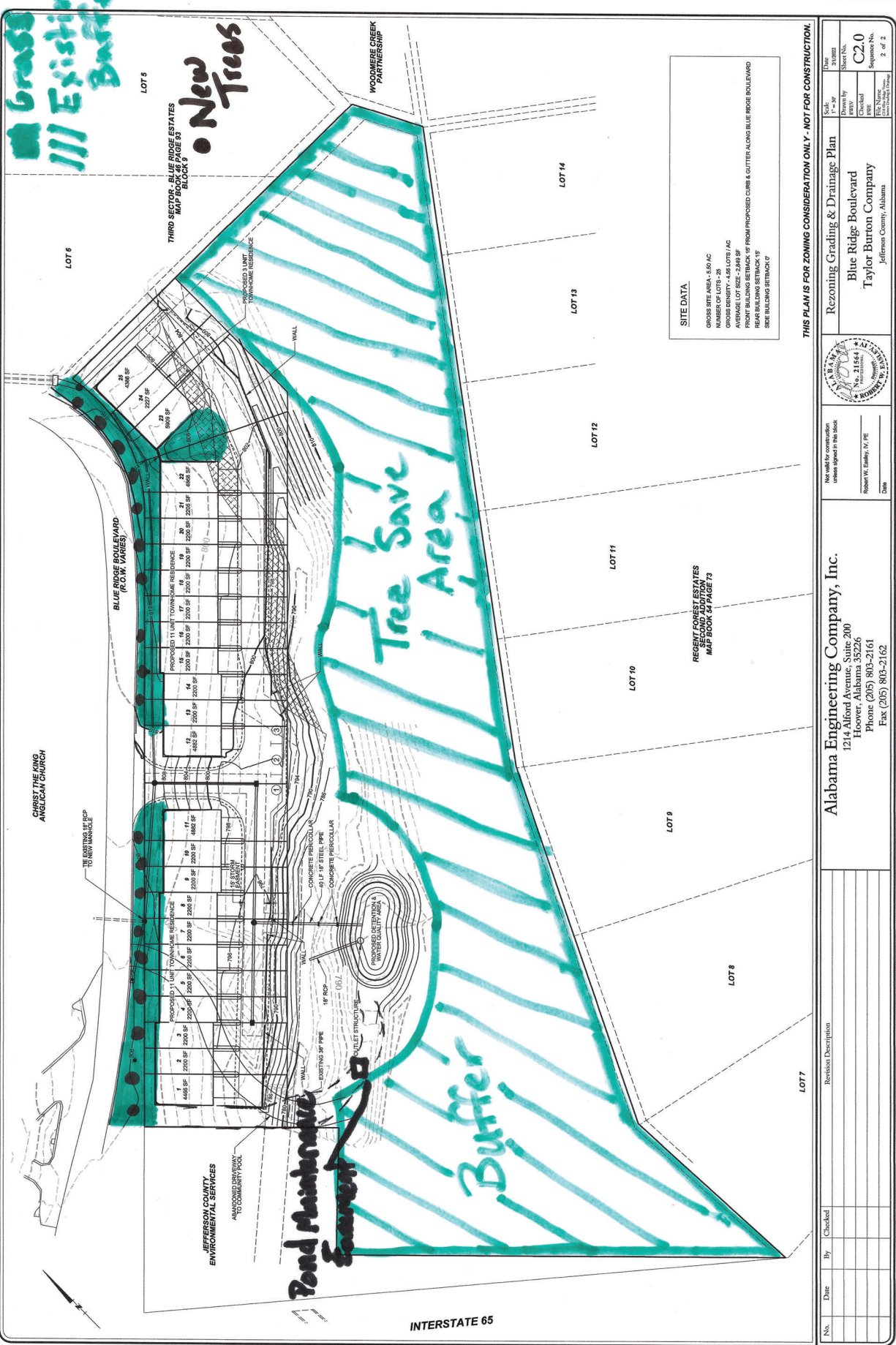
Grass Existing Buffer

New Trees

Pond Maintenance

Tree Save Area

Buffer



SITE DATA
 GROSS SITE AREA - 4.60 AC
 NUMBER OF LOTS - 25
 GROSS DENSITY - 4.85 LOTS / AC
 AVERAGE LOT SIZE - 2,080 SF
 DISTANCE FROM PROPOSED CURB & GUTTER ALONG BLUE RIDGE BOULEVARD
 REAR BUILDING SETBACK 15'
 SIDE BUILDING SETBACK 0'

THIS PLAN IS FOR ZONING CONSIDERATION ONLY - NOT FOR CONSTRUCTION.



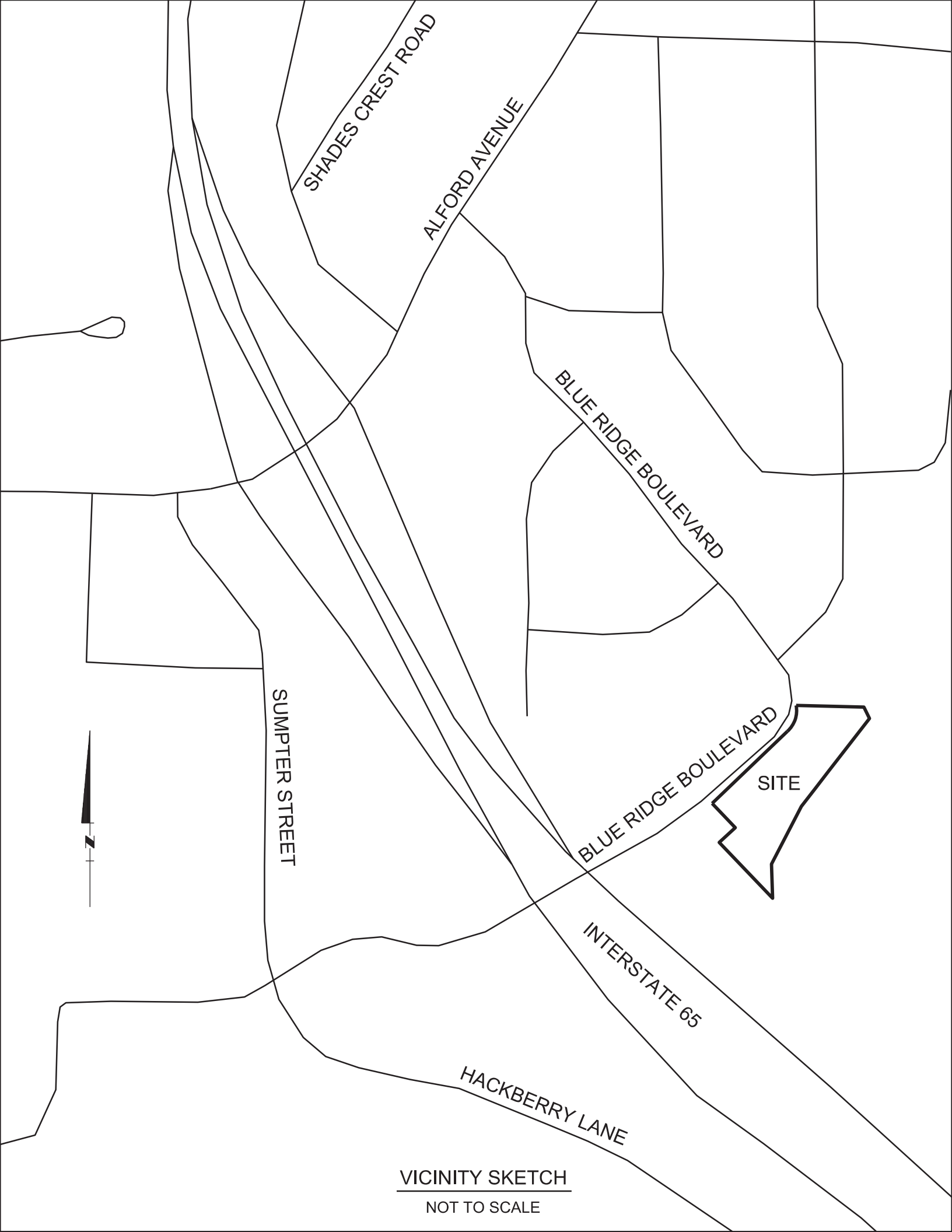
Not valid for construction unless signed in the block
 Robert W. Eubank, IV, PE
 Date

Alabama Engineering Company, Inc.
 1214 Alford Avenue, Suite 200
 Hoover, Alabama 35226
 Phone (205) 803-2161
 Fax (205) 803-2162

No.	Date	By	Checked	Revision Description

Retaining Grading & Drainage Plan
 Blue Ridge Boulevard
 Taylor Burton Company
 Jefferson County, Alabama

Scale: 1" = 30'
 Drawn by: [Name]
 Checked by: [Name]
 Sheet No.: C2.0
 Sequence No.: 2 of 2



SHADES CREST ROAD

ALFORD AVENUE

BLUE RIDGE BOULEVARD

SUMPTER STREET

BLUE RIDGE BOULEVARD

SITE

INTERSTATE 65

HACKBERRY LANE

VICINITY SKETCH

NOT TO SCALE






Zoning1	
PARCELID	2900351001001004
DISTRICT	001
ESN_NUM	68
PROPADD	2245 BLUE RIDGE BLVD
TAX_TOWNSH	29
SECTION	35
GSECTION	1
BLOCK	001
PARCEL	001004
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
Zoom to	

Rezoning Application

Applicant

Primary Location

RZ-22-3

 John White
 205-240-0420
 john.parker.white@gmail.com

3524 RIDGEDALE DR
VESTAVIA HILLS, AL 35243

Submitted On: Jul 6, 2022

Property Information

Subject Property Address
3524 & 3516 Ridgedale Dr

Tax Parcel ID Number
--

Legal Description
Lots 27 and 33 Rocky Ridge Estates

Existing Parking Spaces
--

Proposed Parking Spaces
--

Submission Date
07/06/2022

Type of Project
New Residential Subdivision

Action Requested:

From Existing Zoning Classification
JC E-2

To Requested Zoning Classification
VH R-1

For the Intended Purpose of:
annexation

Acreage of Subject Property
N/A

Acreage of Property to be Disturbed
N/A

Setbacks

Front
--

Back
--

Side
--

Open Space
--

Lot Coverage Percentage
--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).
true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name
John White & Patty Lucas

Company Name

--

Owner Address City State Zip

3524 & 3516 Ridgedale Dr, Vestavia Hills, AL 35243

Owner's Phone Number

205-240-0420

By checking this box, I hereby affirm that I am the owner or the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case.

true

Email Address of Owner

john.parker.white@gmail.com

Owner Representative/Responsible Party

John White

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--



City of Vestavia Hills, AL

08/05/2022

RZ-22-3

Planning Review

Rezoning Application

Status: Complete**Became Active:** 07/06/2022**Assignee:** Conrad Garrison**Completed:** 07/06/2022

Applicant

John White
john.parker.white@gmail.com
3524 Ridgedale Dr
Vestavia Hills, AL 35243
205-240-0420

Primary Location

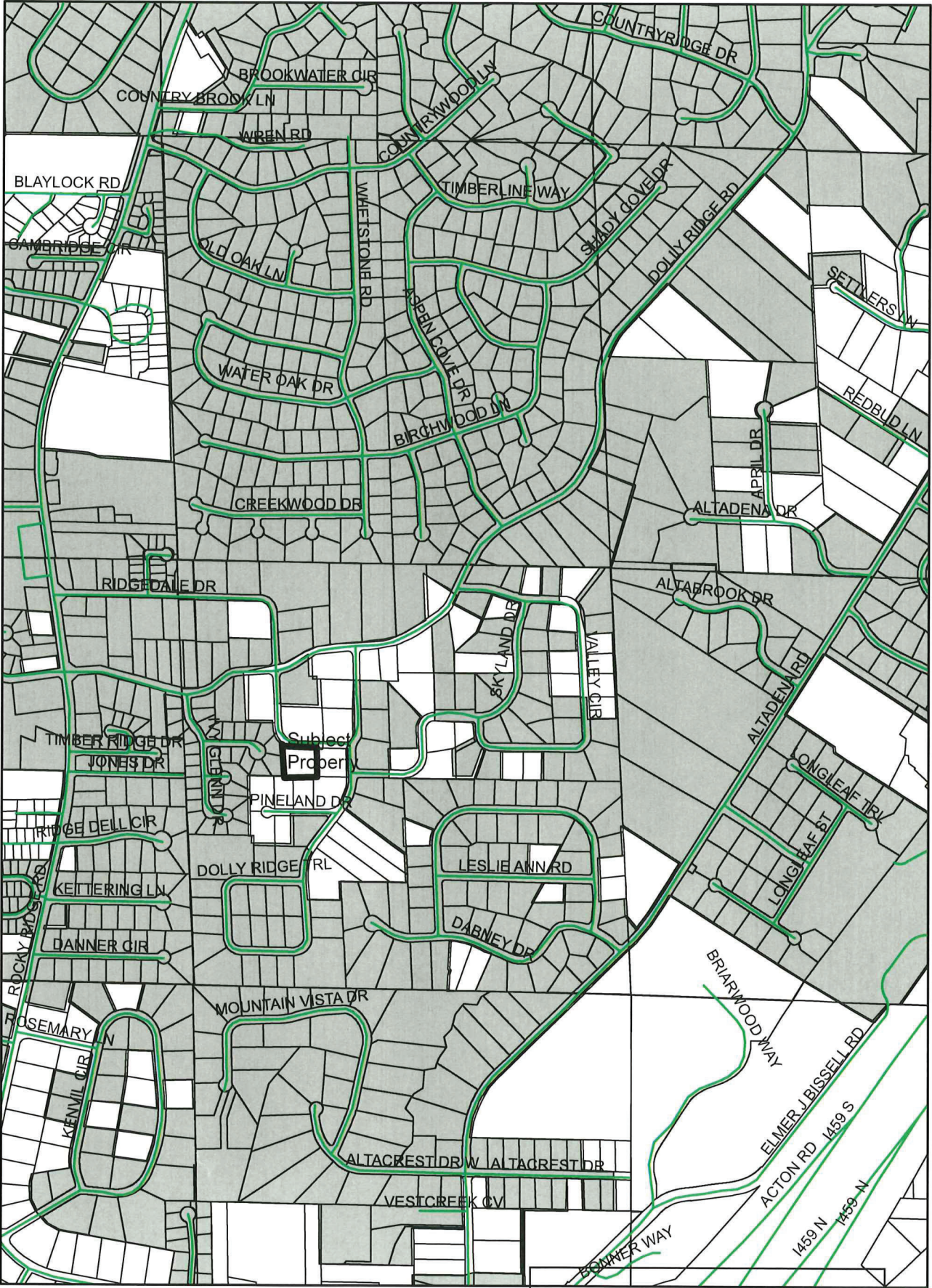
3524 RIDGEDALE DR
VESTAVIA HILLS, AL 35243

Comments

Conrad Garrison, Aug 1, 2022 at 11:10am

This is a compatible rezoning of annexed property on Ridgedale Dr. from JC E-2 to VH R-1. Property was annexed overnight by Ordinance 3102 & 3103 on 6/27/22.

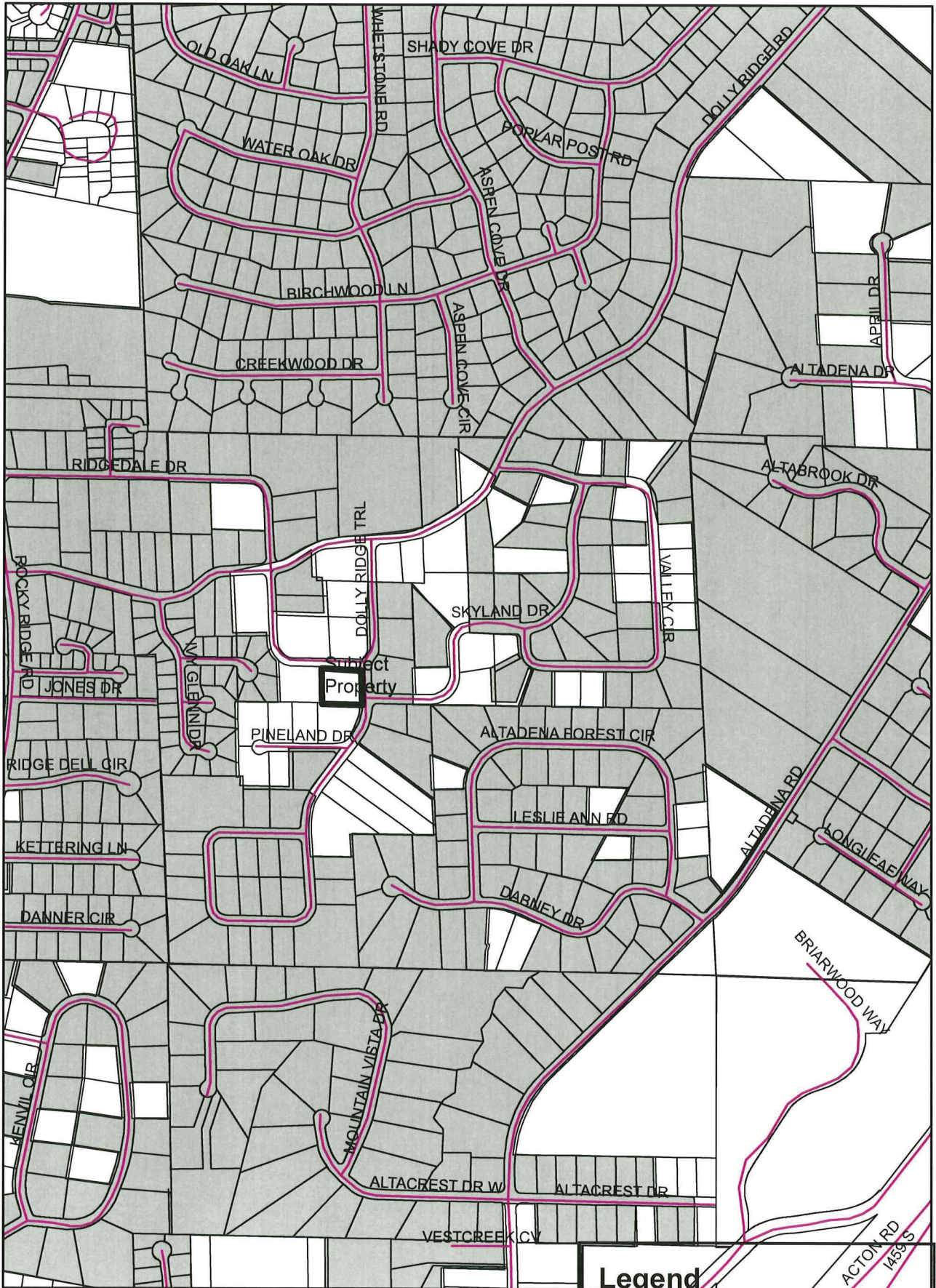
3516 Ridgedale Drive



Legend

-  Vestavia_Hills_City_Limits

3524 Ridgedale Drive



Subject Property

Legend

-  Vestavia_Hills_City_Limits

ACTON RD
143915



Zoning1

PARCELID	2800324001049000
DISTRICT	002
ESN_NUM	504
PROPADD	3524 RIDGEDALE DR
TAX_TOWNSH	28
SECTION	32
OSECTION	4
BLOCK	001
PARCEL	049000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	

Zoom In

Rezoning Application

Applicant

Primary Location

RZ-22-4

 Jason Womack

2632 RILLWOOD RD

 2565049373

VESTAVIA HILLS, AL 35243

Submitted On: Jul 6, 2022

@ jason@coosaconsulting.com

Property Information

Subject Property Address

2632 rillwood rd

Tax Parcel ID Number

28-00-28-4-001-019.000

Legal Description

Lot 15 Altadena Park 2nd Sector

Existing Parking Spaces

3

Proposed Parking Spaces

--

Submission Date

07/06/2022

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

Jefferson County E-1

To Requested Zoning Classification

Vestavia Hills E-2

For the Intended Purpose of:

Annexation

Acreage of Subject Property

1acre

Acreage of Property to be Disturbed

1acre

Setbacks

Front

--

Back

--

Side

--

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

Jason Womack

Company Name

--

Owner Address City State Zip

2632 Rillwood rd, Vestavia Hills 35243

Owner's Phone Number

2565049373

Email Address of Owner

Jason@coosaconsulting.com

By checking this box, I hereby affirm that I am the owner or the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case.

true

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--



City of Vestavia Hills, AL

08/05/2022

RZ-22-4

Planning Review

Rezoning Application

Status: Complete**Became Active:** 07/06/2022**Assignee:** Rebecca Leavings**Completed:** 07/07/2022

Applicant

Jason Womack
jason@coosaconsulting.com
2632 Rillwood Rd
Vestavia Hills, Alabama 35243
2565049373

Primary Location

2632 RILLWOOD RD
VESTAVIA HILLS, AL 35243

Owner:

Jason Womack
2632 Rillwood rd Vestavia Hills, Alabama 35243

Comments

Conrad Garrison, Aug 1, 2022 at 11:19am

This is a compatible rezoning of annexed property on Rillwood Rd. from JC E-1 to VH R-1. Property was annexed overnight by Ordinance 3101 on 6/27/22.

2632 Rillwood Road



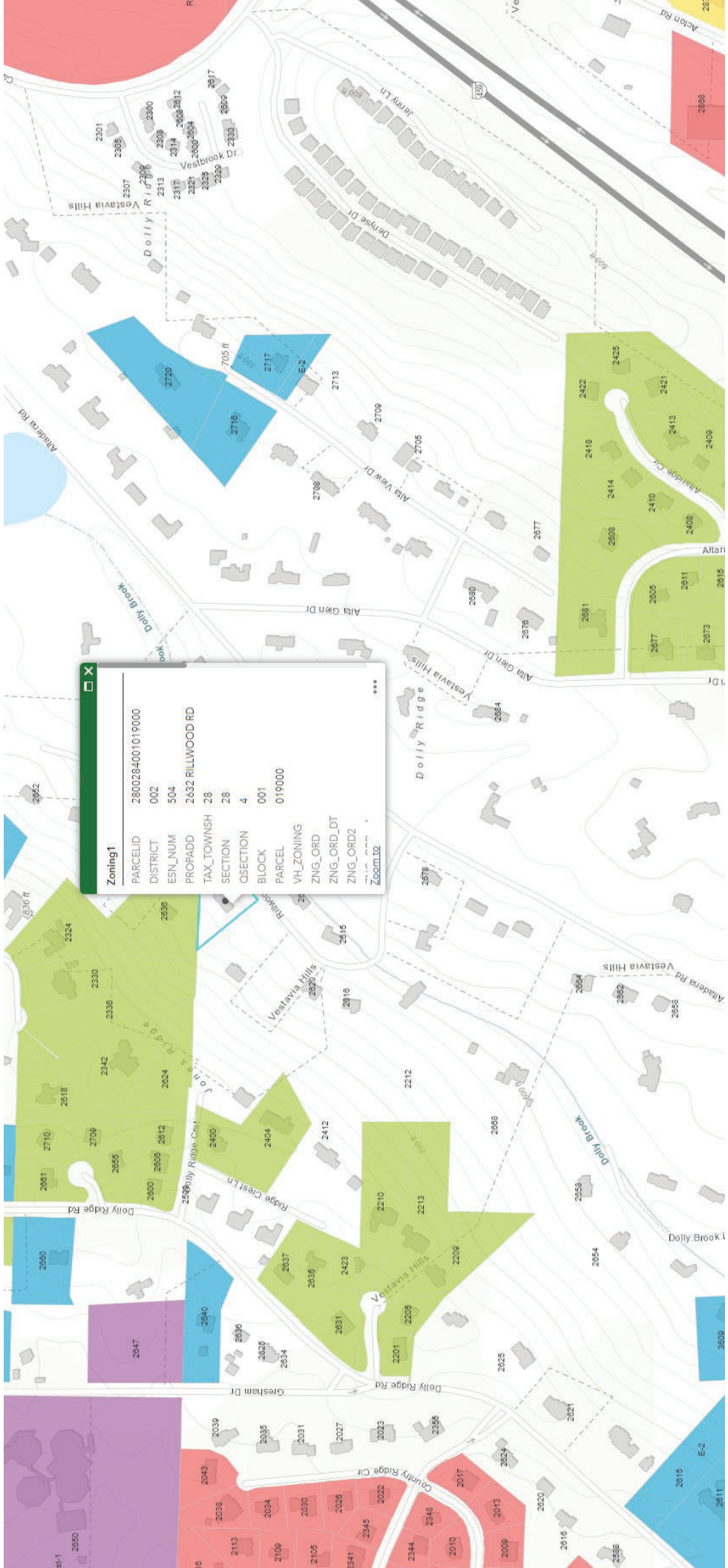
Legend

 Vestavia_Hills_City_Limits

Zoning1

PARCELID	2800264001019000
DISTRICT	002
ESL_NUM	504
PROPADD	2632 RILLWOOD RD
TAX_TOWNSH	28
SECTION	28
OSECTION	4
BLOCK	001
PARCEL	019000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	

Zoom In




Rezoning Application

Applicant

Primary Location

RZ-22-5

 Daniel Cambron
 205-542-7674
 daniel.cambron@gmail.com

2644 YORKMONT DR
VESTAVIA HILLS, AL 35226

Submitted On: Jul 13, 2022

Property Information

Subject Property Address

2644 Yorkmont Drive

Tax Parcel ID Number

29-35-4-001-17.000

Legal Description

Lot 16, Chimney Hills

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

07/07/2022

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County R-1

To Requested Zoning Classification

Vestavia Hills R-2

For the Intended Purpose of:

Annexation

Acreage of Subject Property

0.5

Acreage of Property to be Disturbed

na

Setbacks

Front

--

Back

--

Side

--

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

Daniel Cambron

Company Name

na

Owner Address City State Zip

2644 Yorkmont Drive, Vestavia Hills AL 35226

Owner's Phone Number

205-542-7674

By checking this box, I hereby affirm that I am the owner or the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case.

true

Email Address of Owner

daniel.cambron@gmail.com

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--



City of Vestavia Hills, AL

08/05/2022

RZ-22-5

Planning Review

Rezoning Application

Status: Complete**Became Active:** 07/13/2022**Assignee:** Conrad Garrison**Completed:** 07/13/2022

Applicant

Daniel Cambron
daniel.cambron@gmail.com
2644 Yorkmont Drive
Vestavia Hills, AL 35226
205-542-7674

Primary Location

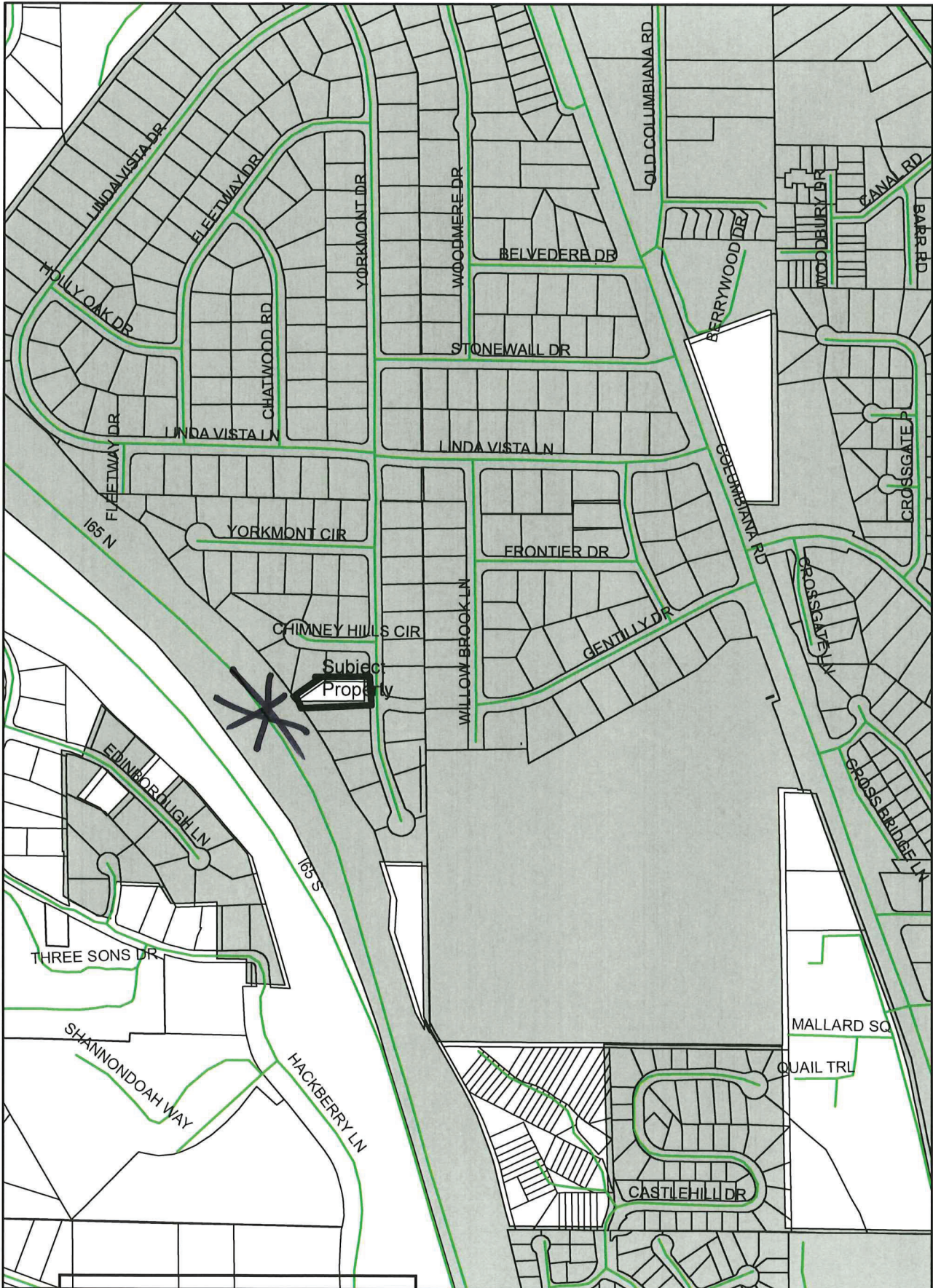
2644 YORKMONT DR
VESTAVIA HILLS, AL 35226

Comments


Conrad Garrison, Aug 1, 2022 at 11:54am

This is a compatible rezoning of annexed property on Yorkmont Dr. from JC R-1 to VH R-2. Property was annexed overnight by Ordinance 3100 on 6/27/22.

2644 Yorkmont Drive



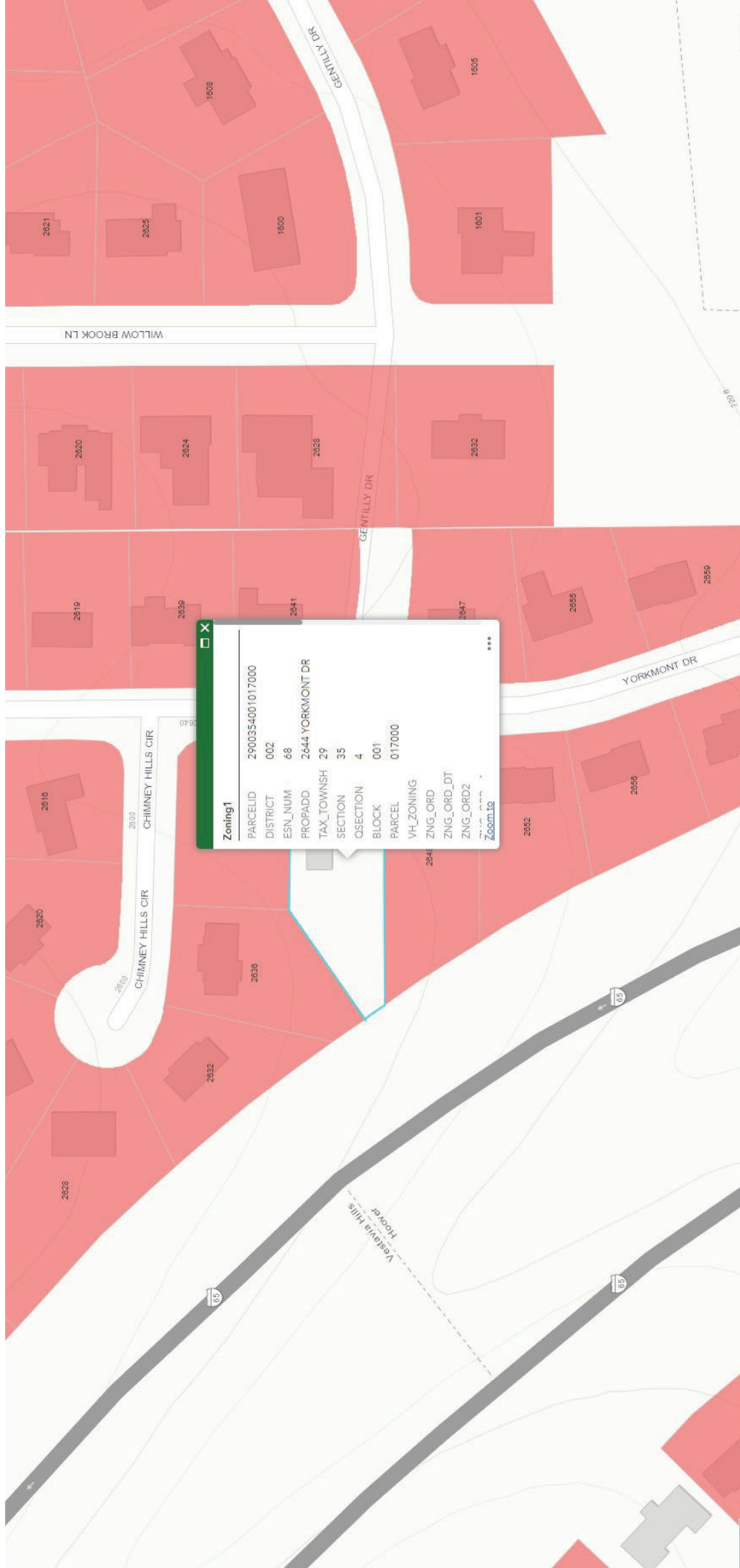
Legend

 Vestavia_Hills_City_Limits

Zoning1

PARCELID	2900354001017000
DISTRICT	002
ESL_NUM	48
PROPADD	26444 YORKMONT DR
TAX_TOWNSH	29
SECTION	35
QSECTION	4
BLOCK	001
PARCEL	017000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	

Zoom to



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

Date: **AUGUST 11, 2022**

- **CASE:** P-0822-19
- **REQUESTED ACTION:** Increasing Patchwork Farms PUD Condo Limit From 30 to 37
- **ADDRESS/LOCATION:** Patchwork Farms
- **APPLICANT/OWNER:** Christopher, LLC Et Al
- **GENERAL DISCUSSION:** The request is to amend the Patchwork Farms PUD regulations, lifting the cap on condo units from 30 to 37. The condo units would be part of a development that includes a hotel, retail, and parking garage.

The proposed site plan and rationale are included. The proposed site plan does change traffic patterns in and around the PUD. Ingress/egress easements between lots in the PUD will be required. The rise in the condo unit cap is the only thing considered and requiring approval with this request. All other requirements of the Patchwork Farms PUD will be followed.

- **PATCHWORK FARMS PUD:** The request is consistent with the PUD for planned mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**

1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: Staff recommends the following conditions: A. Amendment not final until all ingress/egress easements are recorded and submitted to the City.

2. **City Engineer Review:** Traffic study will be required before permitting.
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.

3.c. Plan. A Master Development Plan of the PUD and any maps necessary to show the following information: (applicable to this property only)

(1) The direction of north, appropriate scale and topography (in no greater than ten (10) feet contour intervals), waterways, flood plains, wetlands, forest cover and known areas of subsurface mining or environmental hazards;

We have provided a full site survey as prepared by Southern Point Surveying in July 2021.

(2) The location of the various land uses by PUD land use districts as listed in §6.9.5 hereof;

Lot 5C: Mixed Use

- Planned Business (Retail)
- Planned Single-Family Residential (Condos)

(3) The location of any existing and proposed public or private streets and streets, greenbelts, buffers, natural or man-made open spaces, schools, parks and community service areas within and adjacent to the project area; and

The project is located at the intersection of two public streets, Caldwell Mill Road and Healthy Way. We have provided a site survey for the Boundary and Topographic features performed by Southern Point Surveying in July 2021. The requested information is indicated in that survey.

(4) The location of any proposed gates for control of access on public and private streets.

There are no proposed gates for control of access to any public or private streets.

4. Planning Criteria.

4.a. A legal description of the total site proposed for the PUD;

Lots 5A and 5C, according to the Survey of the Patchwork Farms Resurvey of Lot 5 Final Plat, as recorded in Map Book 241, Page 37 in the Office of the Judge of Probate of Jefferson County, Alabama.

4.b. A general description of the surrounding area, including current zoning and/or land uses;

Patchwork Farms provides a unique destination serving to attract a mixture of retail, dining, residential, and commercial uses that will increase the available revenue base the City utilizes to support community services and schools. The 82+/- acre property is ideally suited to accommodate this diversity of uses when comprehensively planned in accordance with the Planned Unit Development Zoning Classification established pursuant to the City Code.

The base zoning districts for Patchwork Farms Parcels are reflected in the attached Exhibits and provide as follows:

<u>Land Use District</u>	<u>Gross Acreage (approximate)</u>
Planned Single Family (PR-1)	3.09 Acres
<u>Planned Business (PB)*</u>	<u>78.79 Acres</u>
Total	82.46 Acres

The buildings and uses within Patchwork Farms shall generally comply with the Zoning Code of the City of Vestavia Hills, Alabama, the Patchwork Farms Planned Unit Development Zoning Application and

Development Plan and the First Amendment thereto, the Patchwork Farms Commercial Declaration of Covenants, Conditions and Restrictions and any amendments thereto, as applicable, except as specifically set forth herein.

4.c. A statement of planning objectives to be achieved by the PUD through the particular approach proposed by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and projections made by the applicant in relation to the over-all community growth;

The Patchwork Farms Plan has been conceived in accordance with the following planning objectives:

- To advance the vision for Patchwork Farms as contemplated by the Patchwork Farms Charrette by (i) creating a mixture of retail, commercial, institutional, residential, and recreational uses that will contribute to the vitality of the City of Vestavia Hills as a whole, (ii) providing opportunities for recreation and community activity, (iii) providing infrastructure to support contemplated development, and (iv) enhancing the shopping, dining, and entertainment choices in the City.
- To reinforce the character and vision for Patchwork Farms as a pedestrian friendly, community-oriented destination, while incorporating flexibility in design and operation that is critical to attract and maintain a strong core of retail, restaurant, and commercial tenants.
- To cultivate a family-friendly environment through amenities such as green spaces, walking trails, sidewalks, and plazas that will encourage and invite leisurely strolls, dining, shopping, and community activities.
- To design, construct, and operate Patchwork Farms in a manner that is appropriate for its surroundings and that attempts to minimize the impacts on adjacent neighborhoods by focusing on transitions between uses, setbacks, topography, vegetation, screening, and green space.
- To reinforce the positive image that is enjoyed by City of Vestavia Hills, by emphasizing architectural quality, providing attractive and pedestrian oriented streetscapes, and by maintaining rich landscaping and green space.
- To provide for efficient traffic circulation within Patchwork Farms by introducing street, infrastructure, and parking improvements focused on convenience, accessibility, and ease of movement.
- To minimize disruptions to the community through the efficient sequencing and scheduling of construction activity intended to minimize the time necessary for project delivery.
- To employ the efficient and economical arrangement of buildings, lots, uses, circulation, and supporting infrastructure than would otherwise be feasible under the traditional zoning classifications.

4.d. Of the development is to be in phases or stages, a general discussion of how the phases or staging is to proceed and an estimated date when the PUD will begin;

Depending on a variety of factors, construction would begin in December 2022/January 2023 with an 18-22 month construction window. Condos and retail spaces will be pre-sold and pre-leased. Construction will begin with the residences and parking deck, followed by the Hotel. The development should be completed by summer of 2024.

4.e. General delineation of the various land use districts within the PUD, indicating for each such district its general size in terms of estimated total number of acres, with the exact boundaries of each such area to be determined by plat approved by the Commission;

<u>Land Use District</u>	<u>Gross Acreage (approximate)</u>
Planned Single Family (PR-1)	3.09 Acres

<u>Planned Business (PB)*</u>	<u>78.79 Acres</u>
Total	82.46 Acres

4.f. A calculation of the residential density in dwelling units per gross acre including interior roadways, and including maximum density in units per acre, and densities for all other land use districts within the PUD;

Residences at Alta 37 units on 2 acres – ~18.5 units per acre.

4.g. Development criteria which shall include:

(1) setbacks or other location methods, minimum finished floor areas, sign criteria, building heights, off-street parking requirements for each proposed land use district, and/or any other development criteria which the applicant may propose,

Lot frontage along Healthy Way has a 5'-0" utility easement that will be maintained. 20'-0" Sanitary Sewer Easement straddling lots 5A and 5C shall be maintained. Building Heights may not exceed ten (10) stories as following regulations for Planned Office (PO) – per email exchange with Rebecca Leavings and Jack Wakefield in January of 2020. Off-street parking demands to follow typical demands for each use (within the mixed-use facilities) to be accommodated by new Parking Deck structure and new on-street parking between lots. No minimum finished floor areas. Signage to be integrated with landscape design or building design.

(2) a general discussion of loading areas, greenbelts and buffers;

Loading areas to be minimal – only to service the Hotel back of house and a possible adaptation to a pair of parking spaces along Healthy Way for future commercial tenancy. 5'-0" landscape buffers along property lines to be maintained on either side and in the front of each lot. Medjet parking that extends into either lot's rear will be maintained and utilized for the new development.

4.h. Proposed plans for open space;

No significant open space is proposed.

4.i. Availability and accessibility of transportation, water supply and sewage disposal to the property;

Existing roadways, water, and sewage from Healthy Way to be maintained and utilized by new development.

4.j. General statement regarding the ownership and maintenance of common areas and/or common open space;

There are two common areas related to the development of the hotel and condominiums: (1) the common areas within that property (shared by the hotel, retail, and condominiums), and (2) the common areas of the Patchworks PUD. For (1), the owners of the hotel, condominiums, and retail space will contribute to the common area maintenance ("CAM") on a prorata basis as part of the Master Declaration Agreement establishing the ownership entities. For (2), these same owners will be assessed their proportion of CAM by the Patchworks association according to the relative size of the new development and the existence of a structure, relative to the other entities within the Patchworks PUD.

4.k. Documentation of any protective and/or restrictive covenants, homeowner or business associations and architectural review committees, if any, and a discussion of their functions.

In connection with the preparation of schematic design documents for any building(s) or structure(s), the project owner shall, in accordance with the Patchwork Farms Conditions, Covenants, and Restrictions and City Code, submit preliminary plans (site plan, floor plans, elevations, lighting & landscaping, et. al) for review and approval by the Architectural Review Committee and Design Review Board (“Design Committee”). The respective entities shall review for compliance with the Design Standards and City Code, provide guidance as to required changes or modifications, if necessary for compliance, and ultimately provide notice of approval or rejection. Prior to commencing construction on any building, the project owner shall apply for a building permit in accordance with City Code. The zoning officer shall have the right to consult with the Design Committee to determine if the final plans comply with the Design Standards and approvals from the respective entities.

4.l. A general statement concerning any planned street/subdivision sign designs, including street, traffic and informational signs or other standards;

Street and traffic signage to follow typical design for Vestavia Hills. Informational signage to be integrated into landscape design. A Master Signage Plan, created for the Patchwork Farms development, provides standards for street, way-finding, building, and monument signage. Project owners shall be required to submit proposed signage for review and approval by the Design Committee. Prior to erecting any sign or awning, each business within Patchwork Farms shall submit an application for a sign permit in accordance with City Code.

4.m. Any planned interim uses of any portion of the property;

A sales center installed on site to promote the condominiums and upcoming development.

4.n. A traffic study, if required by the City Engineer;

We have a civil engineer, Mark Gonzalez with Gonzalez Strength & Associates, to coordinate all roadway improvements and modifications. We have already presented a Site Plan to Christopher Brady and Lori Beth Kearley in May of 2021 outlining the scope of work.

4.o. Landscaping criteria;

Exterior areas to be developed complimentary to building design. Use of landscape walls, pedestrian courts, and multiple-use areas are encouraged.

4.p. Any proposed modification of existing subdivision regulations as applicable to the PUD.

Developer seeks an additional two (2) condominium units approved to achieve feasibility for the project.



- BOUNDARY LINE
- - - RIGHT OF WAY / LOT LINE
- UTILITY EASEMENT

TOTAL NEW PARKING PROVIDED IN DEVELOPMENT: 233 SPACES

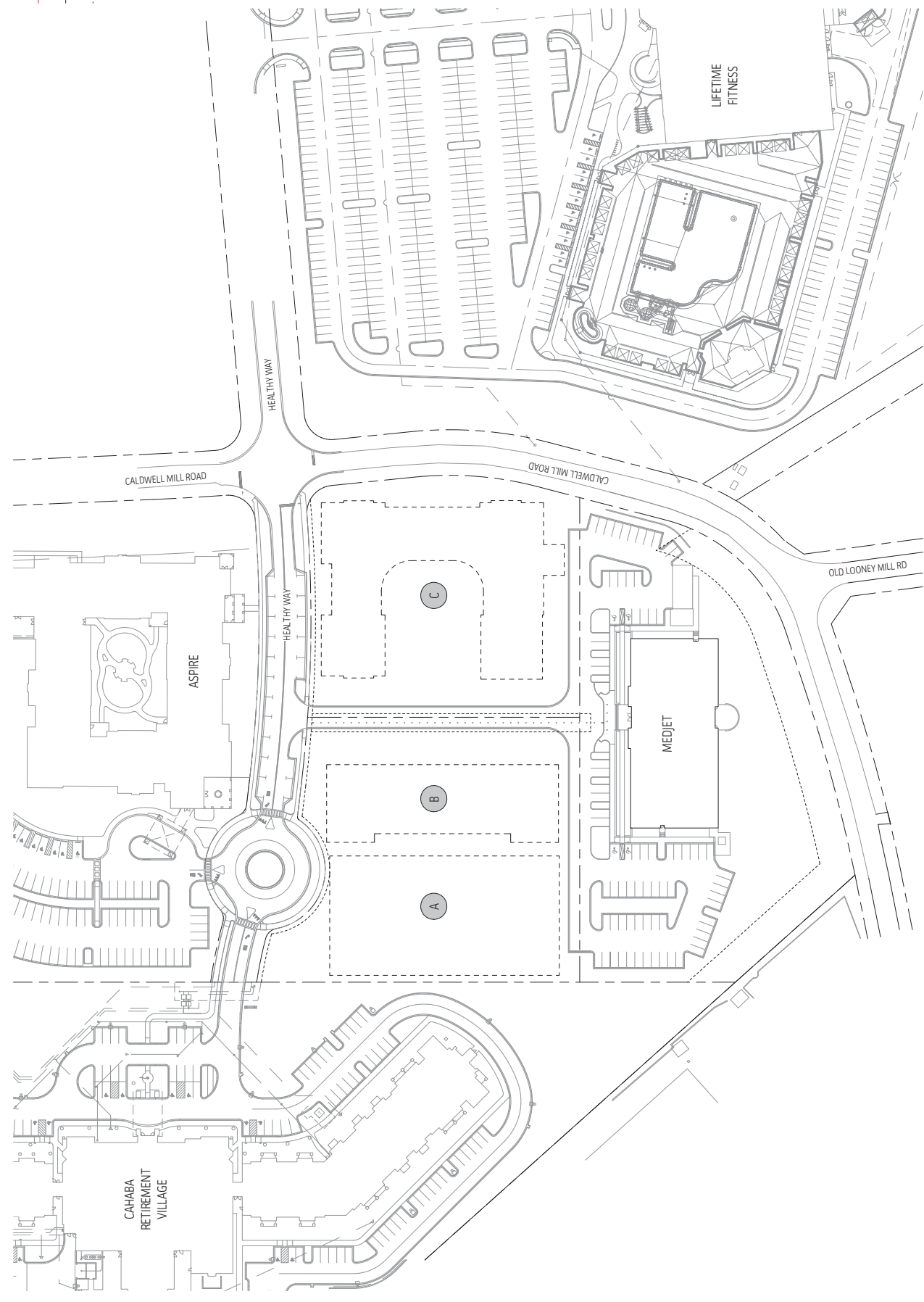
SITE SURVEY TO BE PROVIDED TO THE PLANNING OFFICE FOR APPROVAL OF ARCHITECTURAL DRAWINGS.

PLD ZONING DISTRICT OFFICE (PO) REQUIREMENTS

NOT FOR CONSTRUCTION
DATE: 05/13/2022

ALTA
KYLE R. POY FLEURY, P.E.
PROJECT NO. 21028
DATE: 05/13/2022
PROJECT: NB, MC
DRAWN BY: MSL/CP
CHECKED BY: MSL/CP
STEP PLAN - EXISTING

N M-A00.001



Existing Site Plan
1 of 10



- BOUNDARY LINE
- - - RIGHT OF WAY / LOT LINE
- UTILITY EASEMENT

TOTAL NEW PARKING PROVIDED IN DEVELOPMENT: 233 SPACES

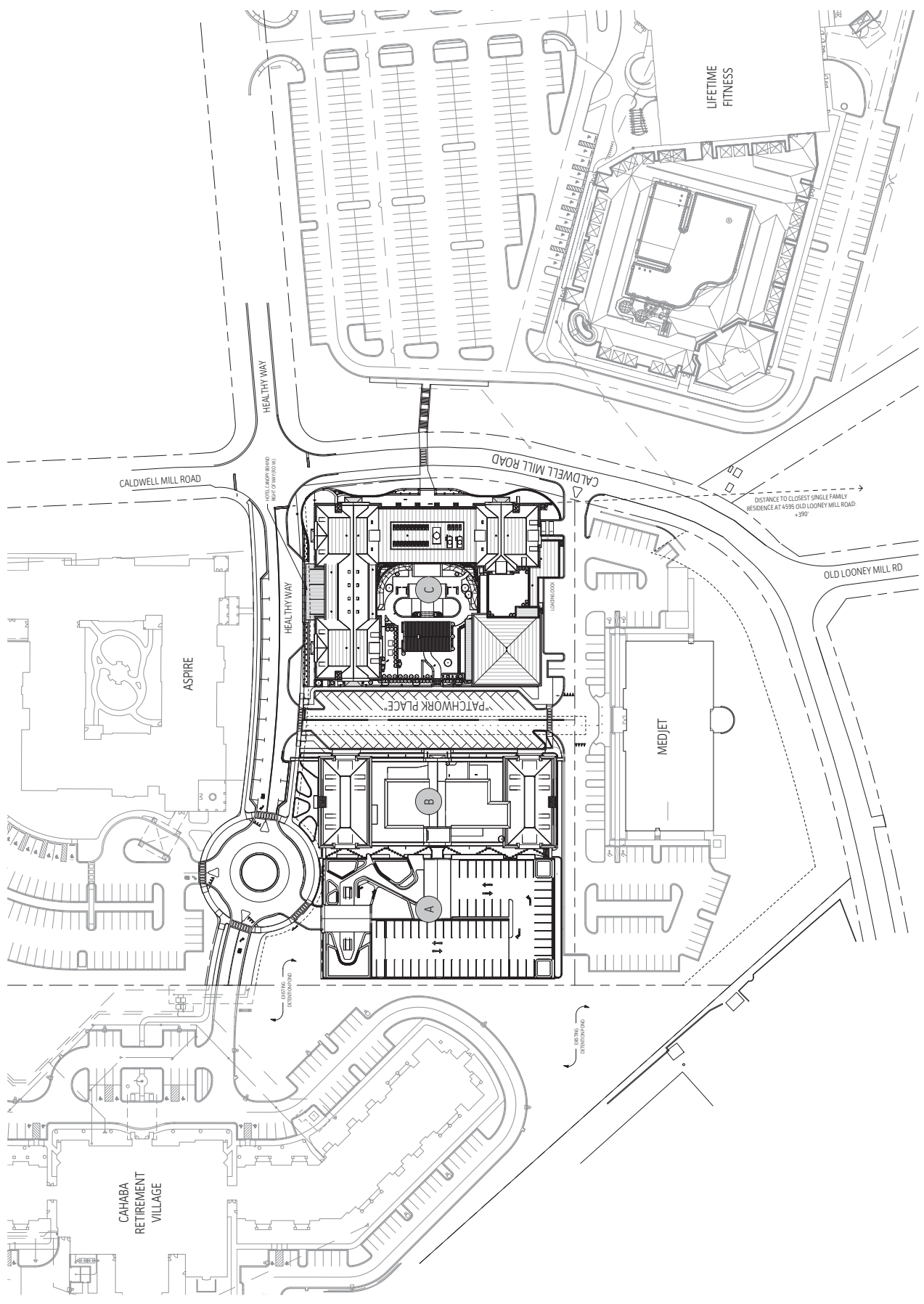
SITE SURVEY TO BE PROVIDED TO THE OFFICE OF ARCHITECTURAL DRAWINGS.

PLD ZONING DISTRICT OFFICE FOR REQUIREMENTS

NOT FOR CONSTRUCTION
DATE: 05/13/2022
BY: [Signature]

ALTA
KYLE R. POY (PA) No. 18-00000001
DATE: 05/13/2022
PROJECT: 21028
SHEET: 1 OF 1
STEP PLAN - PROPOSED

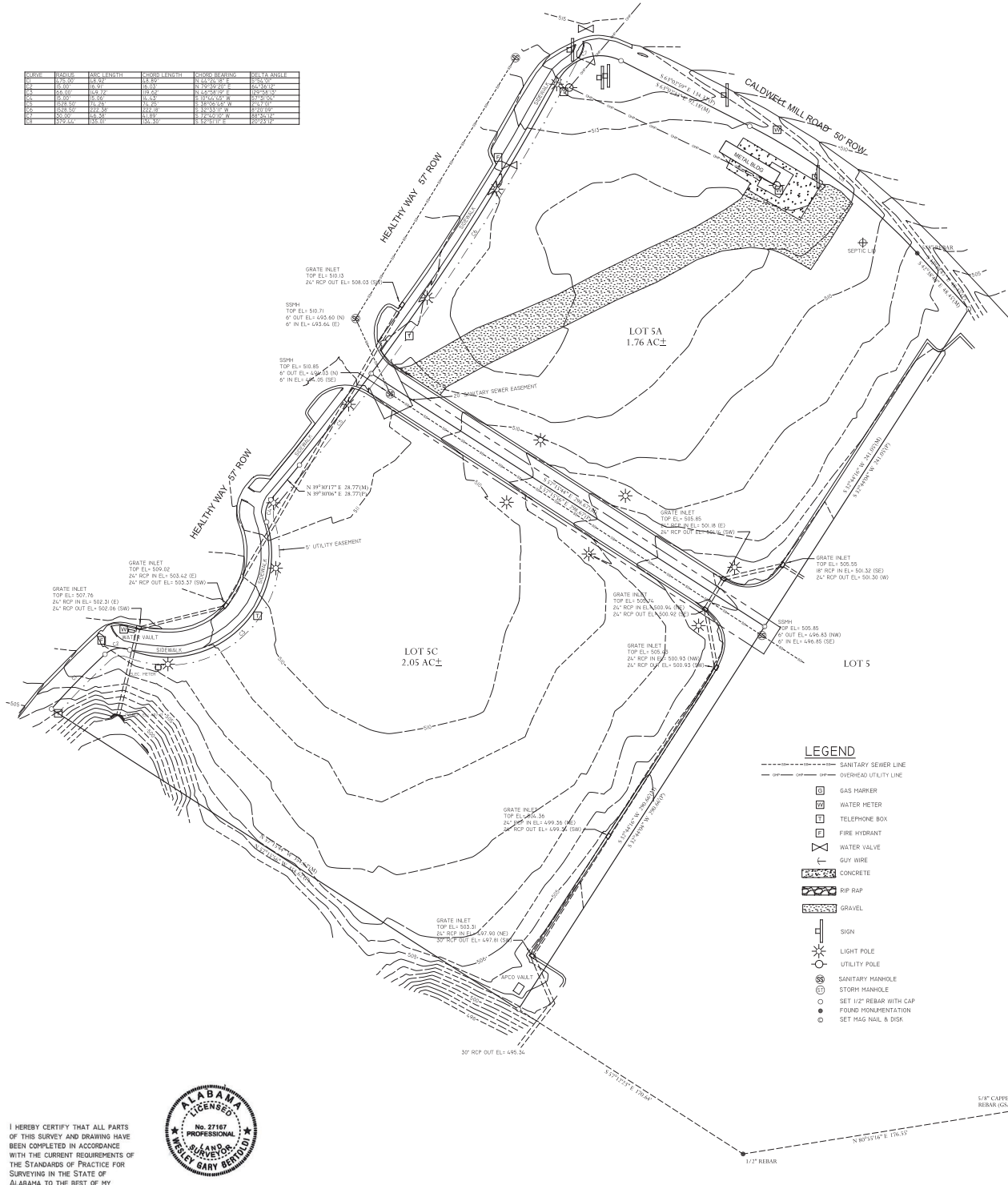
N M-A00.002



Site
1" = 40'-0"



STATION	BEARING	ANGLE	CHORD	CHORD BEARING	SIDE SLOPE
1+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
1+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
1+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
1+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
2+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
2+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
2+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
2+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
3+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
3+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
3+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
3+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
4+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
4+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
4+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
4+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
5+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
5+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
5+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
5+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
6+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
6+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
6+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
6+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
7+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
7+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
7+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
7+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
8+00	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
8+30	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
8+60	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1
8+90	S 81° 12' 00" W	118.30'	118.30'	S 81° 12' 00" W	1:1



- LEGEND**
- SANITARY SEWER LINE
 - OVERHEAD UTILITY LINE
 - GAS MARKER
 - WATER METER
 - TELEPHONE BOX
 - FIRE HYDRANT
 - WATER VALVE
 - GUY WIRE
 - CONCRETE
 - RIP RAP
 - GRAVEL
 - SIGN
 - LIGHT POLE
 - UTILITY POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - SET 1/2" REBAR WITH CAP
 - FOUND MONUMENTATION
 - SET MAG NAIL & DISK

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



SURVEYOR'S SIGNATURE: *Wesley Gary Beryoldi*
 WESLEY GARY BERYOLDI, P.L.S.
 ALABAMA LICENSE NO: 27167 DATE: 7-14-2021

- NOTES**
1. COORDINATES ARE BASED ON ALABAMA STATE PLANE (NAD83 WEST). VERTICAL DATUM IS BASED ON NAVD83 (GEOID IBS). COORDINATES AND ELEVATIONS WERE OBTAINED FROM GPS RTK OBSERVATIONS USING THE ALDOT CORS NETWORK.
 2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 0107305846 EFFECTIVE 09/29/2006.
 3. ALL EASEMENTS KNOWN TO THE SURVEYOR ARE SHOWN HEREON.
 4. NO EFFORT WAS MADE TO ACCURATELY DEPICT SUBSURFACE UTILITIES.

CONTROL POINTS

Point	Northing	Easting	Elevation	Description
1	124732.588	2201285.414	510.77	NAIL
2	124753.767	2201159.416	506.17	NAIL

BOUNDARY & TOPOGRAPHIC SURVEY
 LOTS 5A & 5C OF PATCHWORK FARMS LOT 6 RESURVEY FINAL PLAT
 MAP BOOK 241 PAGE 37
 CITY OF VESTAVIA HILLS
 JEFFERSON COUNTY, ALABAMA

330 GREGORY ROAD
 JASPER, AL 35503
 (205) 522-6805
 WES@SPOGSURV.COM



SCALE: 1" = 40'

PROJECT NUMBER: 2020-001

DATE: 7-14-2021

PROJECT TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

CLIENT: PATCHWORK FARMS

PROJECT LOCATION: LOT 6, VESTAVIA HILLS, ALABAMA

PROJECT NUMBER: 2020-001

DATE: 7-14-2021