

GENERAL NOTES:

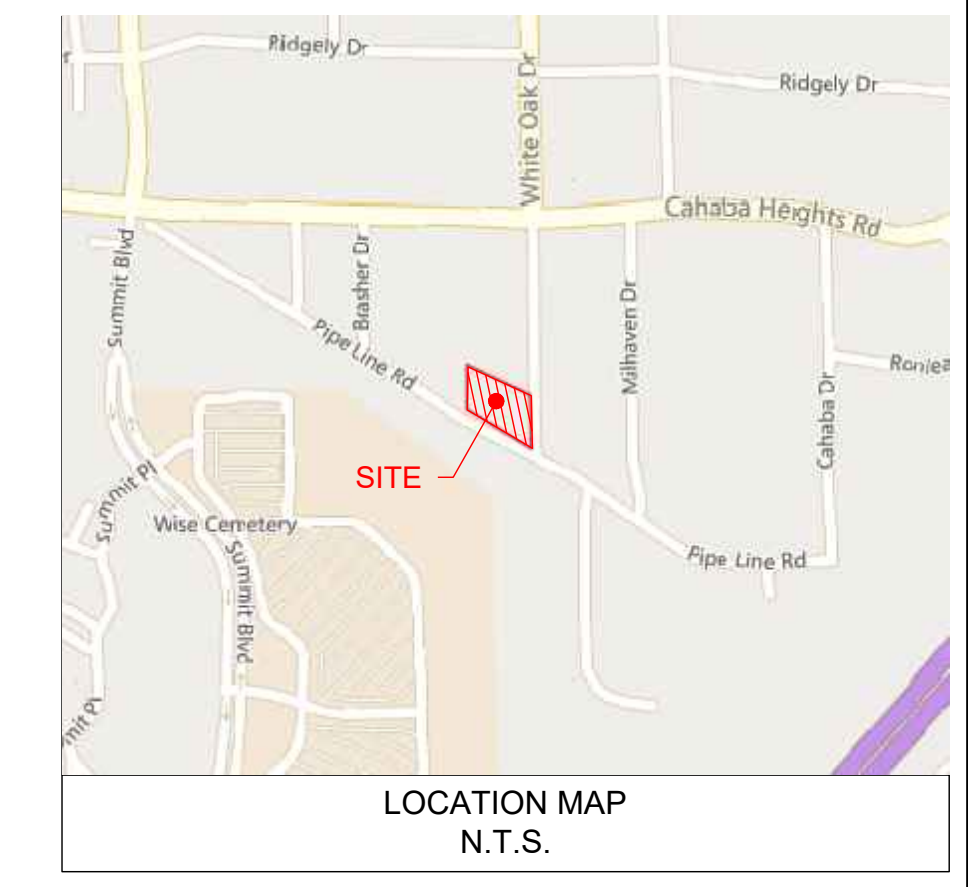
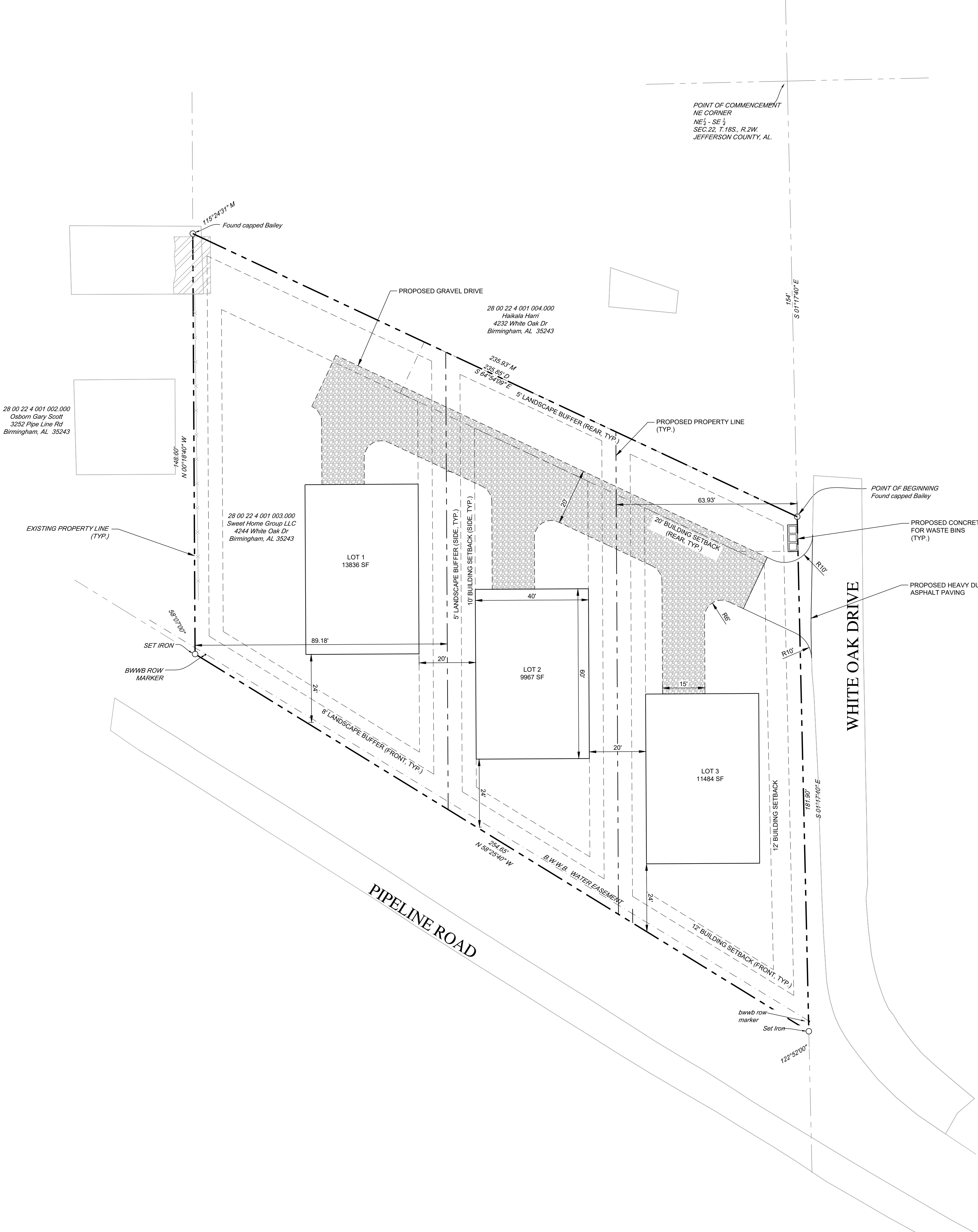
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SITE NOTES:**
- 1) TRACT IS ZONED: A (AGRICULTURAL), PROPOSED ZONING: R-9 (PLANNED RESIDENTIAL DISTRICT)
 - 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
 - 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
 - 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
 - 9) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.
 - 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 11) ALL PAVEMENT MARKING WITHIN CITY OF VESTAVIA HILLS RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO CITY OF VESTAVIA HILLS SPECIFICATIONS.
 - 12) MAXIMUM CUT OR FILL SLOPE=2H:1V
 - 13) 24 HOUR CONTACT: NATHAN SPENCE, P.E., (205) 397-0370
 - 14) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE. ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
 - 15) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER. PHASE 1 REPORT DATED NOT YET COMPLETED. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
 - 16) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.

LEGEND

	STANDARD DUTY ASPHALT PAVING
	STANDARD DUTY CONCRETE PAVING
	PROPERTY LINE
	TRAFFIC SIGN

SITE DATA

PROJECT:	THREE SINGLE FAMILY RESIDENCES WITH ASSOCIATED INFRASTRUCTURE
ZONING:	A (AGRICULTURAL)
ADJACENT ZONING:	A (AGRICULTURAL)
RE-ZONING:	R-9 (PLANNED RESIDENTIAL DISTRICT)
PARCEL IDENTIFICATION NUMBER:	28 00 22 4 001 003.000
LOCATION:	4244 WHITE OAK DRIVE, VESTAVIA HILLS, AL 35243
TOTAL SITE AREA:	0.81 AC.
PROJECT SITE AREA:	0.81 AC.
DISTURBED AREA:	0.81 AC.
PERVIOUS SURFACE AREA:	0.64 AC.
IMPERVIOUS SURFACE AREA:	0.17 AC.
IMPERVIOUS SURFACE RATIO:	0.17 AC. = 21.6%
LANDSCAPE BUFFER - FRONT:	8 FT
LANDSCAPE BUFFER - SIDE:	5 FT
LANDSCAPE BUFFER - REAR:	5 FT
BUILDING SETBACK - FRONT:	12 FT
BUILDING SETBACK - SIDE (WHITE OAK DRIVE):	12 FT
BUILDING SETBACK - REAR:	20 FT
TOTAL GROUND FLOOR AREA:	7,200 S.F.
FLOOR AREA RATIO PROPOSED:	20.4 %
MAX. ALLOWED BUILDING HEIGHT:	35 FT - 0 IN
NUMBER OF FLOORS:	1



ENGINEER:
FORESITE
 group
 Foresite Group, LLC
 2101 Magnolia Ave. South
 Suite 100
 Birmingham, AL 35205
 P | 205.397.0370
 F | 844.272.0997
 W | www.foresitegroup.net

DEVELOPER:
 WALKER BUILDING COMPANY
 (205) 862-3123
 CONTACT: GRIFFIN WALKER

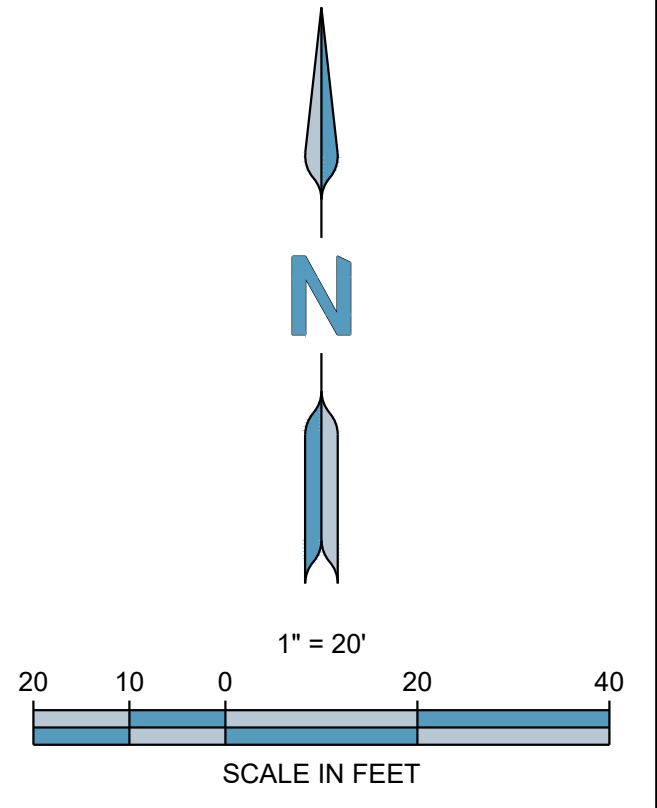
PROJECT:
CAHABA HEIGHTS RESIDENTIAL
 4244 WHITE OAK DRIVE
 VESTAVIA HILLS, AL 35243
 PARCEL #28 00 22 4 001 003.000

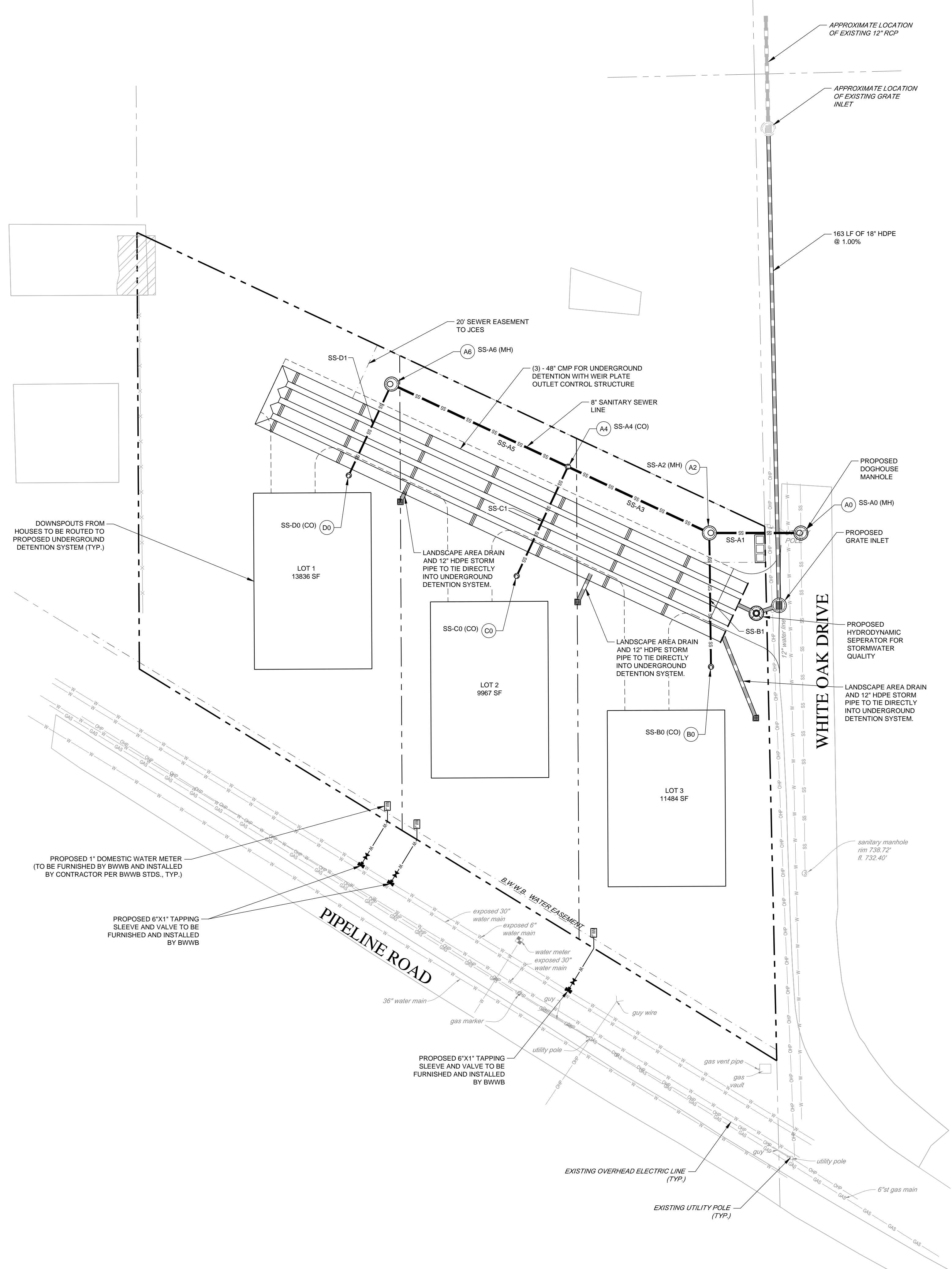
SEAL:

REVISIONS	DATE

PROJECT MANAGER: NRS
 DRAWING BY: CAH
 JURISDICTION: VESTAVIA HILLS, AL
 DATE: 2024-04-22
 SCALE: 1" = 20'
 TITLE:

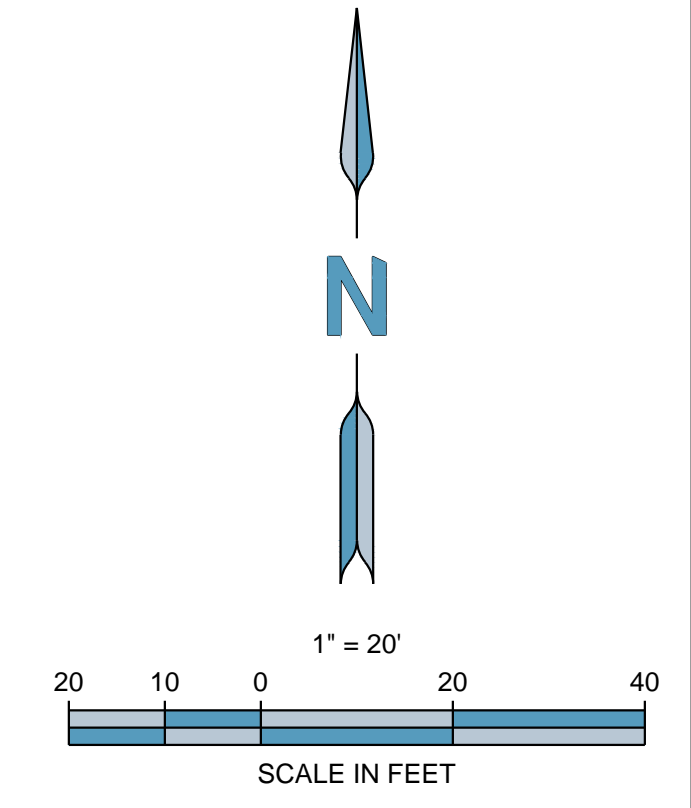
SITE & PAVING PLAN
 SHEET NUMBER:
C-1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB FILE NUMBER: 2242.001





LEGEND	
---	EXISTING FENCE LINE
---	PROPERTY LINE
---OHP---	EXISTING OVERHEAD POWER LINE
---GAS---	EXISTING GAS LINE
---SS---	EXISTING SANITARY SEWER LINE
---W---	EXISTING WATER LINE
---	EXISTING STORM LINE
---GAS---	PROPOSED GAS LINE
---SS---	PROPOSED SANITARY SEWER LINE
---W---	PROPOSED WATER LINE
---	PROPOSED STORM LINE

CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION



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DEVELOPER:
 WALKER BUILDING COMPANY
 (205) 862-3123
 CONTACT: GRIFFIN WALKER

PROJECT:
CAHABA HEIGHTS RESIDENTIAL
 4244 WHITE OAK DRIVE
 VESTAVIA HILLS, AL 35243
 PARCEL #: 28 00 22 4 001 003.000

SEAL:

REVISIONS	DATE

PROJECT MANAGER: NRS
 DRAWING BY: CAH
 JURISDICTION: VESTAVIA HILLS, AL
 DATE: 2024-04-22
 SCALE: 1" = 20'
 TITLE:

UTILITY AND STORM PLAN
 SHEET NUMBER:
C-3
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 2242.001