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Rezoning Application

RZ-25-1

Submitted On: Jan 9, 2025

Applicant

⚠ Alex Pattillo♣ 205-313-1138

@ apattillo@schoel.com

Primary Location

4751 CAHABA RIVER RD VESTAVIA HILLS, AL 35243

Property Information

Subject Property AddressTax Parcel ID Number4751 Cahaba River Road28 00 34 1 001 008.000

Legal Description

Part of Lot "A" Common Area, River Grand, Map Book 214, Page 46, also being part of that land conveyed to Macon Land Company, LLC in LR 200620, Page 27406 as recorded in the Office of the Judge of Probate, Jefferson County, Alabama being more particularly described as follows:

Beginning at the most Westerly corner of said Lot "A", River Grand, said point also being on the Northeast right-of-way line of the Cahaba River Road, run in a Southeasterly direction along the Southwest line of said Lot "A" and along the Northeast right-of-way line of Cahaba River Road for a distance of 156.40 feet to a point; thence left 133°06'55" in a Northwesterly direction for a distance of 91.16 feet to a point on the North line of said Lot "A", said point also being the Southeast corner of Lot 25, Topfield Subdivision, Map Book 42, Page 72 as recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence left 82°09'07" in a Westerly direction along the North line of said Lot "A" and along the South line of said Topfield Subdivision for a distance of 115.25 feet to the Point of Beginning.

Containing 5204 square feet or 0.119 acres, more or less.

Existing Parking Spaces Proposed Parking Spaces

0 5

Submission Date Type of Project

01/09/2025 New Commercial Development

Action Requested:

From Existing Zoning Classification To Requested Zoning Classification

R-6 B-2

For the Intended Purpose of:

Parking Lot

Acreage of Subject Property Acreage of Property to be Disturbed

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Setbacks

Front Back
30 30

Side Open Space

10 --

Lot Coverage Percentage

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Tree Save Plan - I acknowledge that a if this is a new nonresidential 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

Beau Bevis

Company Name

Arc Realty

Owner Address City State Zip

205-966-8652

4274 Cahaba Heights Court Suite 200, Birmingham, AL 35243

Owner's Phone Number Email Address of Owner

bbevis@arcrealtyco.com

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. If no authorization is

Company Name

provided, this application cannot be processed.

Contact Email of Responsible Party

Owner Representative/Responsible Party

Mailing Address of Responsible Party

true

Phone No. of Responsible Party **Email Address of Responsible Party**

Project Engineer Information (if applicable)

Name Company

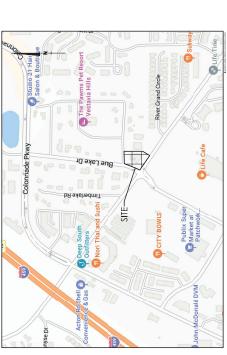
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DRAWING INDEX

- **EXISTING CONDITIONS MAP**
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- LAYOUT PLAN
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- EROSION & SEDIMENT CONTROL PLAN
- DETAILS



VICINITY MAP

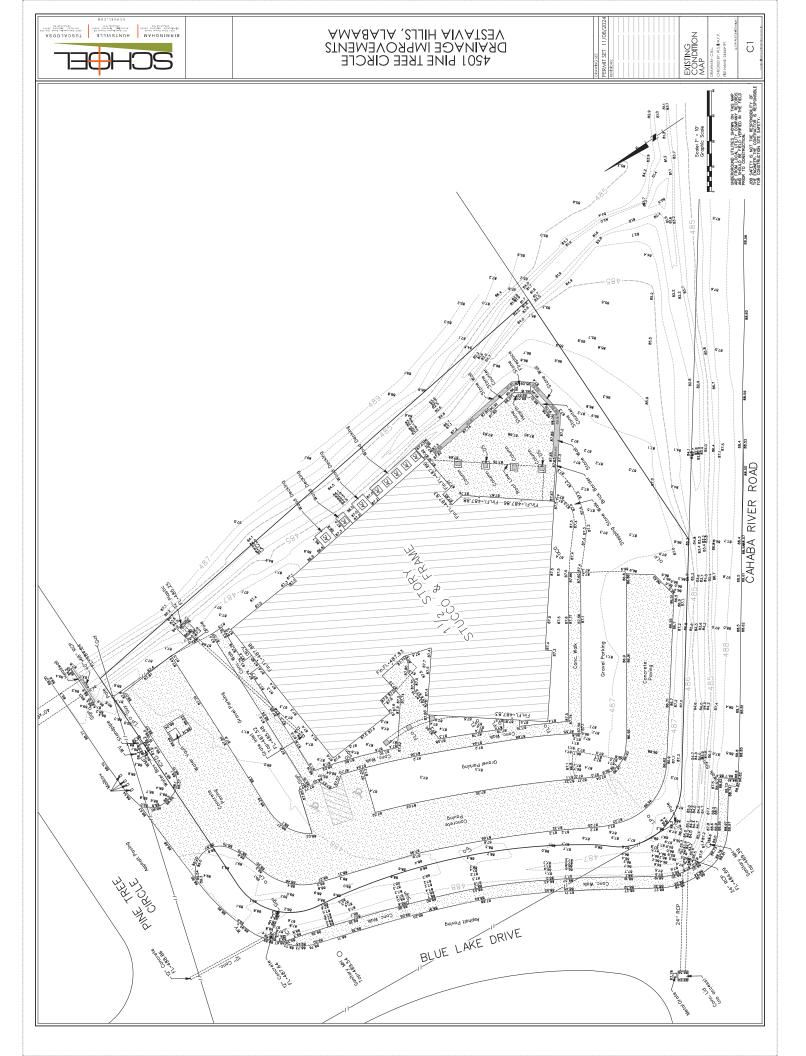
OWNER

ARC REAL

CIVIL ENGINEER

SCHOEL ENGINEERING COMPANY, INC. 1001 22ND STREET SOUTH





GENERAL NOTES

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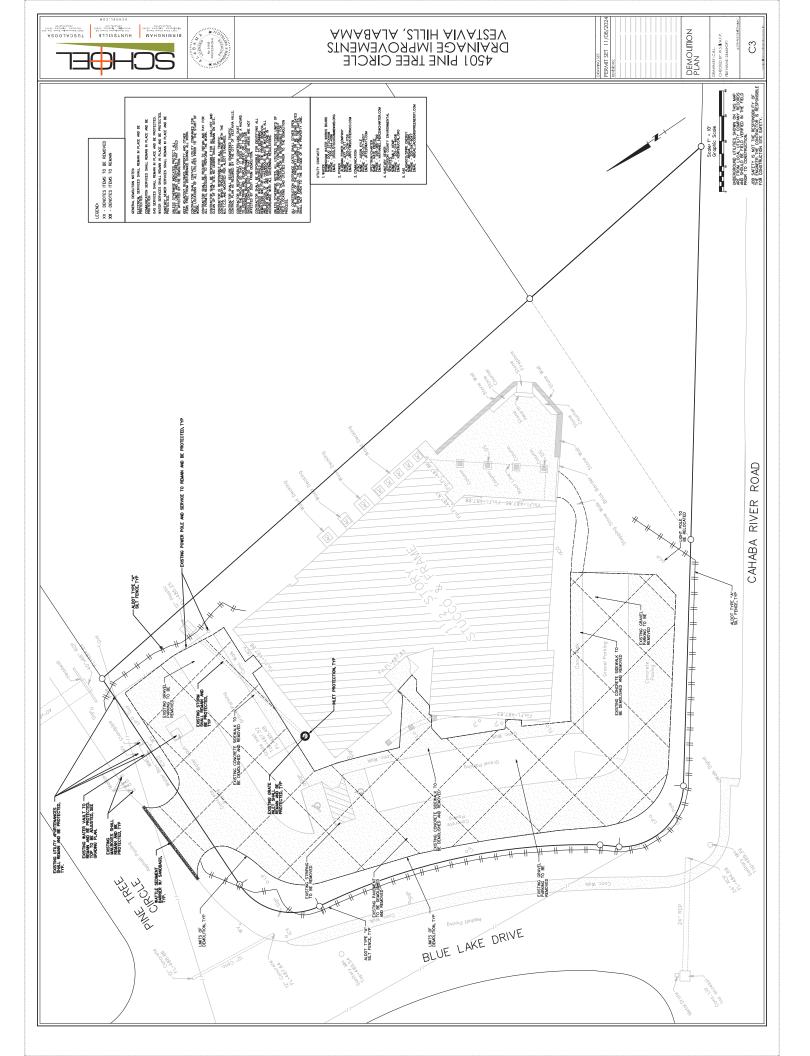
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	MONUMENT	MAJOR CONTOURS	MINOR CONTOURS	SPOT ELEVATIONS	DEMOLITION	RIGID CONCRETE PAVING	CONCRETE SIDEWALK	HEAVY DUTY ASPHALT	LIGHT DUTY ASPHALT	PROPERTY LINE	FENCE	COMMUNICATION BOX	ELECTRIC BOX	SANITARY SEWER MANHOLE	POWER POLE	LIGHT POLE	WATER VALVE	FIRE HYDRANT	WATER METER	GAS VALVE	SIGN	GUY WRE	GRATE INLET	STORM MANHOLE	SINGLE WING INLET	DOUBLE WING INLET	HEADWALL	STORM SEWER LINE	RAN LEADER	DOMESTIC WATER LINE	UNDERGROUND TELEPHONE LINE	FIBER OPTIC LINE	OVERHEAD UTILITY LINE	UNDERGROUND ELECTRIC LINE	SANITARY SEWER LINE	WATER LINE	NATURAL GAS LINE	TREES	TEMPORARY SILT FENCE	TEMPORARY STONE CHECK DAM	TEMPORARY STRAW WATTLE	PUMP STATION	FORCE MAIN	FIRE WATER LINE	FIRE DEPARTMENT CONNECTION	TRANSFORMER PAD	TRAFFIC SIGNAL POLE	FORCE MAIN WITH ARROW	CHILLED WATER	CHILLED WATER RETURN	STEAM LINE	CABLE LINE	UNKNOWN UTILITIES	TRAFFIC CONTROL	STREET LIGHT
HASELF ADDITIONAL INVESTIGATIONS AS RECORDED TO ACCOUNT	CONDITIONS, FOR PREPARATION OF HIS BID, AND FOR THE SUCCESSFUL EXECUTION OF THE WORK.	2. UNLESS INDICATED OTHERWISE ON THE PLANS, ALL PROPOSED CONTRIBS AND ALL PROPOSED SPOT ELEVATIONS SHOWN APP TO	FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADMISTMENTS FOR TOPSON, PAVING, RIII DING PAD, ETC.	3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY	RESPONSIBLE FOR THE PROTECTION OF HIS WORK, SUCH GRADING AS IS REQUIRED FOR THIS PURPOSE SHALL BE THE CONTRACTOR'S	RESPONSIBILITY AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER, THE OWNER MAY DIRECT THE CONTRACTOR TO	PERFORM SUCH GRADING AND DRAINAGE AS IS NECESSARY TO PREVENT SURFACE RUNGEF FROM DAMAGING THE WORK	4. ALL EARTH FILL SHALL BE COMPACTED IN ACCORDANCE WITH	PROJECT SPECIFICATIONS, GEOTECHNICAL RECOMMENDATIONS, OR GOVERNING MUNICIPALITY STANDARDS, WHICHEVER IS GREATER.	5. ALL EARTH FILL SHALL BE PLACED IN UNFORM LAYERS OR LIFTS	NOT EXCEEDING 6" IN COMPACTED THICKNESS, UNLESS INDICATED OTHERWISE ON THE PLANS.	6. ALL EARTH FILL SHALL BE PLACED IN ACCORDANCE WITH SECTION	210, ALDOT, LATEST EDITION, ALL EARTH FILL UNDER BUILDINGS SHALL ALSO MEET REQUIREMENTS OF THE ARCHITECT'S PLANS AND	SPECIFICATIONS.	7. IF A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE SITE	PREPARATION RECOMMENDATIONS SPECIFIED WITHIN THIS DOCUMENT, UNLESS MORE STRINGENT REQUIREMENTS ARE GIVEN ON THE PLANS.	8. ANY EXCESS EXCAVATION CREATED BY GRADING OPERATIONS	SHALL BE CONSIDERED WASTE AND SHALL BE HAULED OFF AND DISPOSED OF LEGALLY AT THE CONTRACTOR'S EXPENSE OR	NEGOTIATED WITH OWNER TO DISPOSE OF ON SITE.	FROM THE EXISTING AND PROPOSED BUILDINGS, CONCRETE PAVING.	AND SUBMALKS, IHERE SHALL BE NO PONDING OF WATER ON THE SITE.	10. THE CONTRACTOR SHALL VERFY THE LOCATIONS AND CONDITIONS	UPS, STORM SEWERS, AND SANTARY SEWERS PRIOR TO PROCEEDING	WITH THE LAYING OF PIPE, THE CONTRACTOR SHALL NOTIFY THE PROJECT CONSULTANT IMMEDIATELY OF ANY CONFLICTS OR	DISCREPANCES, ALL SERVICE CONNECTIONS TO UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY AND SHALL CONFORM TO	THE LATEST SPECIFICATIONS.	11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY LOCATIONS WITH THE LOCAL UTILITIES, CONTACT WITH EACH	UTILITY SHOULD BE MADE BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS ON THIS PROJECT.	12. CONTRACTOR TO COORDINATE ANY UTILITY SHUTOFFS WITH	OWNER 7 DAYS PRIOR TO WORK, ALL EFFORTS SHOULD BE MADE TO MINIMIZE SHUTOFF TO UTILITIES SERVING OTHER FACILITIES.	13. UNSTABLE AND PUMPING SUBGRADE CONDITIONS MAY OCCUR	DURING SITE PREPARATION AND UNDERCUTTING OPERATIONS, PROPER PROTECTION OF SUBGRADE, DRAINAGE, AND DEWATERING WILL BE	CRITICAL TO SITE CONSTRUCTION EFFORTS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE EQUIPMENT	TRAFFIC ACROSS THE SITE, EVERY EFFORT SHALL BE MADE TO LOCALIZE EQUIPMENT TAGGING AND TRAFFIC TO SPECIFIC AREAS AND	LIMIT THE AMOUNT OF UNDERCUTTING AND SOIL STABILIZATION THAT MAY BE NEEDED.	14 THE CONTRACTOR IS TO COORDINATE ALL EARTHWORK WITH THE	GEOTECHNICAL EVALUATION, IF NO GEOTECHNICAL REPORT HAS BEEN PERFORMED. THE CONSULTANT ASSUMES NO LIABILITY IN SITE	FEATURES THAT RELY ON GEOTECHNICAL EVALUATIONS SUCH AS PAVEMENT BUILD-UP (DESIGN), WALLS, ETC. SPECIFIC CONSTRUCTION	CONCERNS AND ACTUAL CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL	BE RESPONSIBLE FOR OBTAINING AND FAMILIARIZING HIMSELF WITH THE SITE AND WITH THE GEOTECHNICAL REPORT IF ONE IS	PERFORMED AT A LATER DATE.														

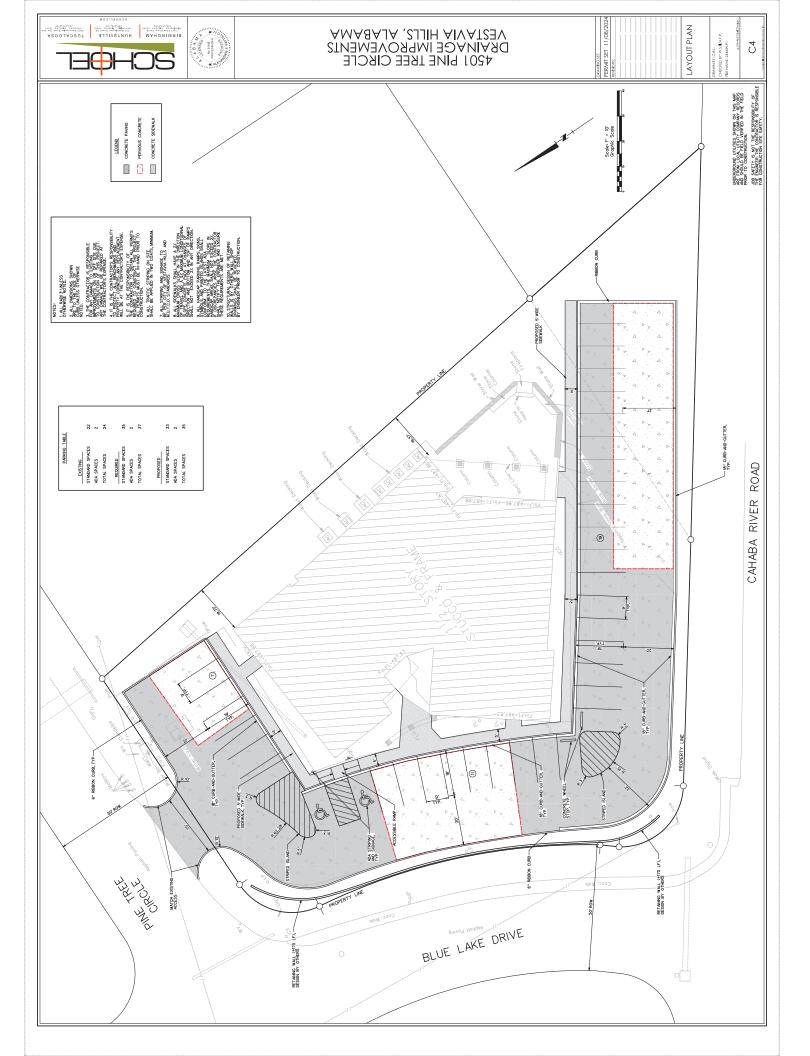
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	10		PRIOR TO CONSTR. SCOPE OF WORK
UNKNOWN UTILITIES	TRAFFIC CONTROL	STREET LIGHT	*EXISTING: PRESENT CONDITIONS PRIOR TO CONSTRUCTION **PROPOSED! PROPOSED BY THE SCOPE OF WORK

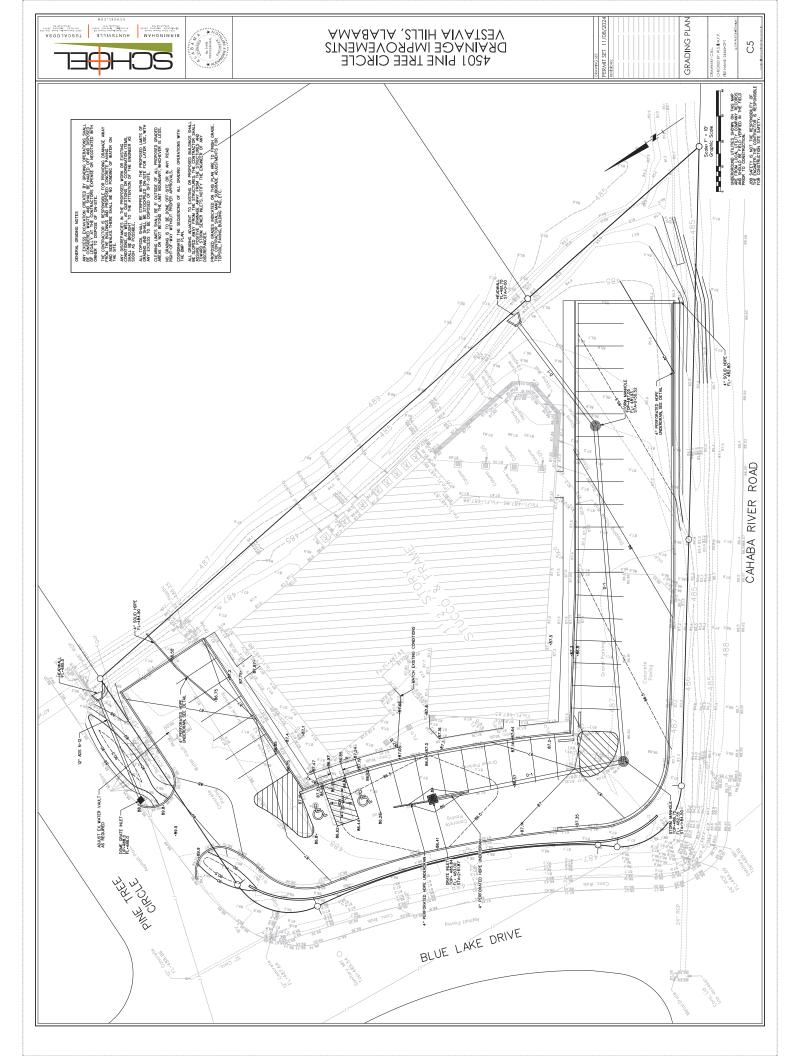
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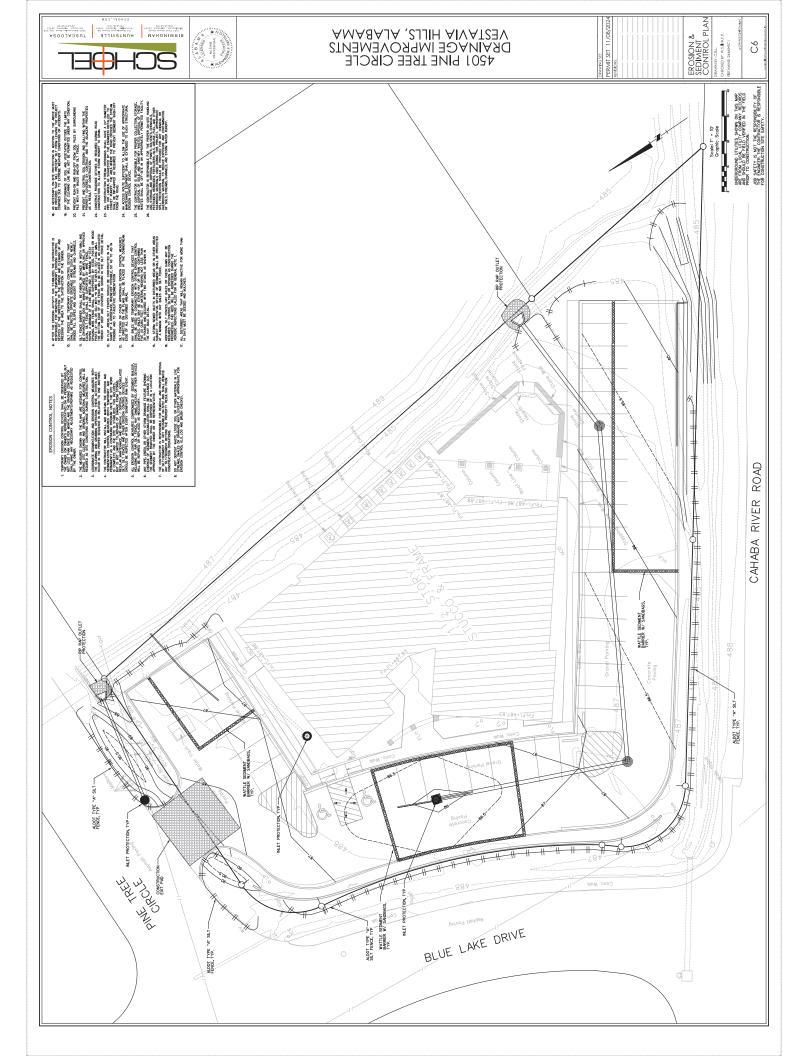
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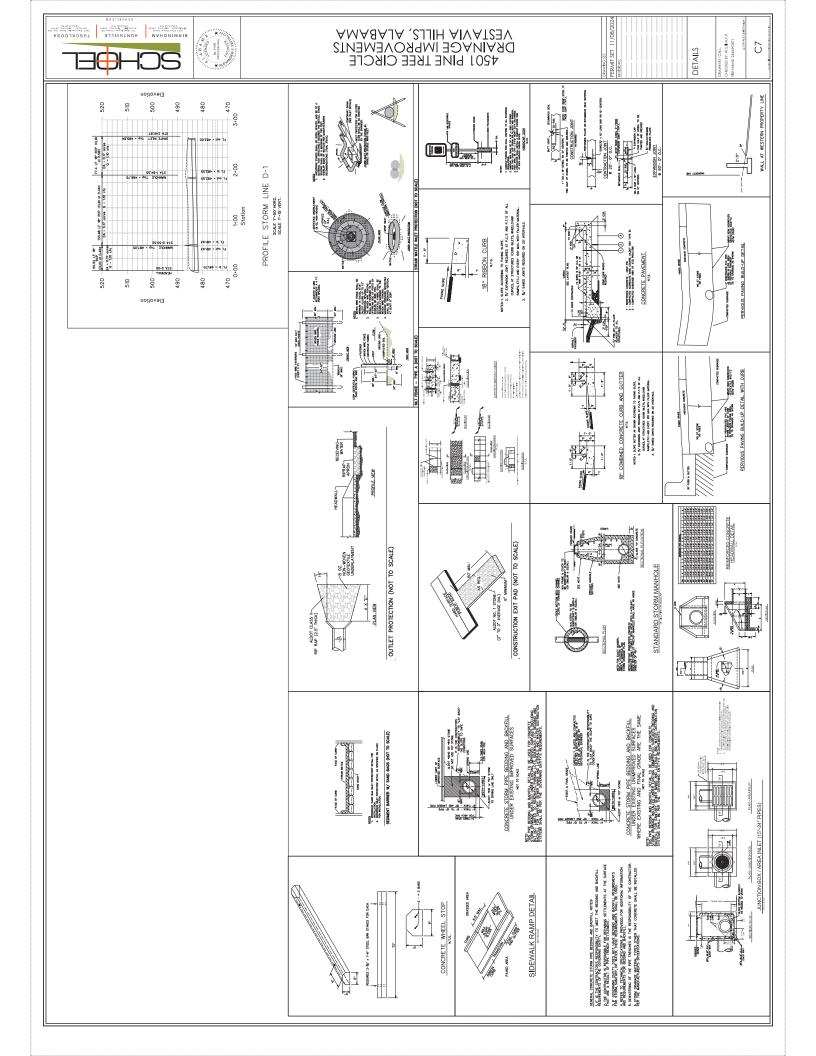
ARE FR AND SP PRIOR	RROUND UTILITES SHOWN ON THIS MAP OWN LOCAL UTILITY COMPANY RECORDS GOLLD BE FELLD VERFIED IN THE FIELD TO CONSTRUCTION.
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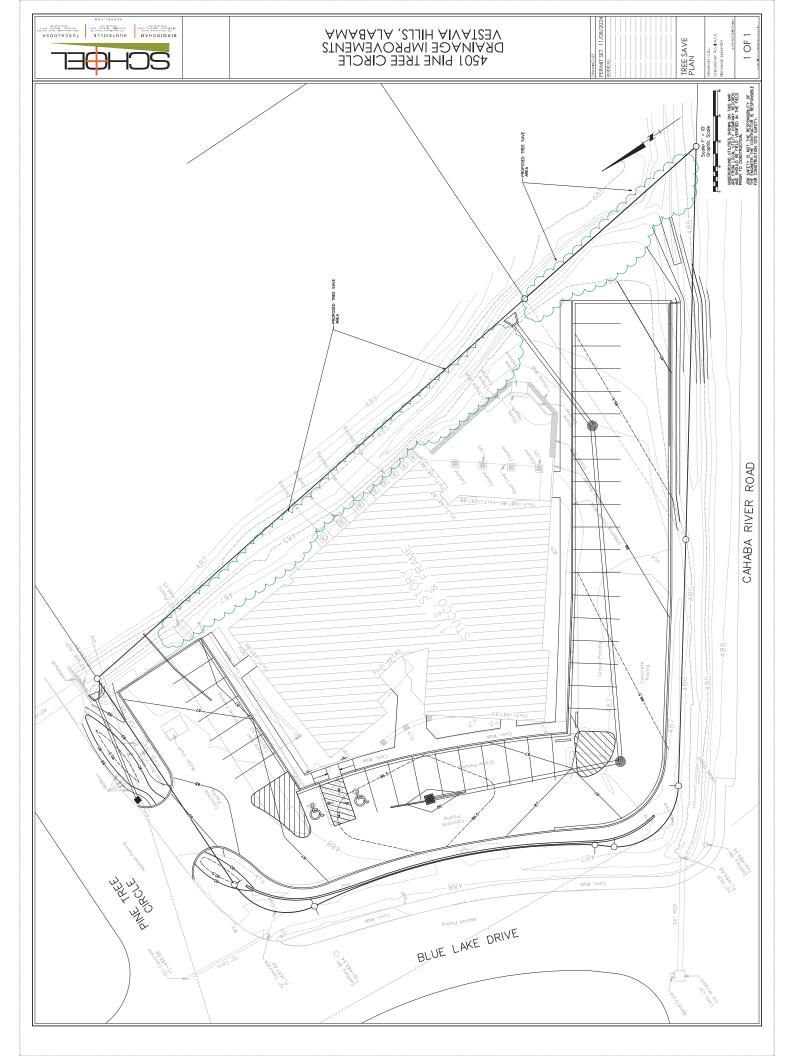












This instrument was prepared by: Birminghem, Ala. 35209 Robert H. Sprain, Jr. Sprain & Shires, P.C. 1707 29th Court South

SEND TAX NOTICE TO: Macen Land Company, LLC ofo Len B, Shannon, III P, O, Box 59158 Homewood, Ala, 15259

Jefferson County, Alabama 19729, 2006, 10, 005 54, pmpt 1, 1sed on Judge of Probate- Park Saines 20061229801813108 BK: LR288628 Pg: 27486

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED

That in consideration of TEN DOLLARS AND No.100 (\$10.00), and other good and vollable consideration, to the undersigned Greener, in land paid by the Grante herein, the receipt and sufficiency of virite is reducewheated, Advington Properties, Inc.—Thornton, Inc., an Alabama joint venture (herein referred to as GRANTOR), dues hereby gant, bargain, sell and canve unto Macore Land Company, L.C., an Alabama liability company, furt, an Alabama liability company, furt, an Alabama liability company, and thereby the Collawing described real estate (the "Property"), situated in Jelieson County, Alabama, mater pertrainty described in Exhibit A statisted hereto and incorporated by reference herein. KNOW ALL MEN BY THESE PRESENTS:

The Property is conveyed subject to restrictions, easements, rights-of-way, building set back, thus of record; ad whoren taxes for 2007 not yet due and payable; and mining and mineral rigixa,

Serivenes only; no title search was performed.

TO HAVE AND TO MOLD the Property to and Grante, its successors and assigns, forever, subject to the matter described above, together with all rights, easuments, appartamences, privileges, reservations, tensements one hereofferables thereoff to the same being, belonging, or in anywave appertaining, to the only property are and benefit of Grantes.

IN WITNESS WHEREOF, Grantor, by and through the undersigned who are authorized to execute this conveyunte, has executed this Deed on this 2 1 that of 0 to 2006.

GRANTOR: ARLINGTON PROPERTIES, INC. THORNTON, INC., Name William Police far joint venture By: Artington Property. an Alalia

By: Themlon, Inc., its joint venturer

Since of Alahama) County of Jefferson)

RISSIAME

I, the undersigned placenty bubble in and for said County fir said State, Interby carrify that If the Maries name of Architectures, free, an Alabama contention, as don't venues of Arthrapa Properties, fire, an Alabama contention, as don't venues of Arthrapa brocknessing the Arthrapa of Arthrapa and who is known to me, authority before one of this sky that, being informed of the contention of the conveyance, is, as such offices and with the analyse of the conveyance, is, as such offices and with the analyse of the conveyance, is, as such offices and with the same volumerable for and as the stat of said companying a plan venue.

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I, the understigned, a Nguary Public is and for said County, is said State, breeky cardity that IV II in Court I They probe 1 the interest states a Advantage of Tomerston, the said that Venture of Administrative properties, for a Advantage of the safety of the said to the said that Venture of Administrative properties, before one on this day that, being sidement of the contents o

Given under my hand and ortheral wase, this cae X any of Dre-

NOTALL PARLIC STATE OF ALABAMA AT LABGE IN ... UMMISSION EXPIRES. Oct 21, 2008 BUILDED TERE NOTARY PUBLIC UNMERWITTEDS. Market Charles And Charles

EXHIBIT A

Legal Description for Property conveyed to Macon Land Company, LLC

Part of Lot "A" Common Area, River Grand, a map of which is recorded in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 214, Page 46, being more particularly described as follows:

right-of-way, run in a Southeasterly direction along the Southwest line of said Lot "A" feet to an existing iron rebar set by Weygand; thence turn an angle to the left of of Lot 24, Topfield Subdivision, a map of which is recorded in the Office of the Judge of River Grand, and also being on the Northeast right-of-way line of the Cahaba River Road 125°16'42" and run in a Northerly direction for a distance of 165.57 feet to an existing Beginning at an existing crimp iron pin being the most Westerly comer of said Lot "A" and along the Northeast right-of-way line of Cahaba River Road for a distance of 287.37 1/2" crimp iron pin being on the North line of said Lot "A" and being the Southeast comer Probate, Jefferson County, Alabama, in Map Book 42, Page 72; thence turn an angle to the left of 89°54'05" and run in a Westerly direction along the North line of said Lot "A" and along the South line of the Topfield Subdivision for a distance of 234,59 feet, more or less, to the point of beginning

Jefferson County, Alabama 12/29/2006 10:05:54 AM D Fee - \$7.00 Deed Tax -\$.50 20051223001813100 2/2 BK: LR200620 Pg:27406

Total of Fees and Taxes-\$7.50 CRONANL