



**Vestavia Hills  
Planning and Zoning Commission Agenda  
December 14, 2023  
5:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes

**Final Plats**

4. FP-23-13 Billy & Faith Evans Are Requesting **Final Plat Approval** For Evans Resurvey On Winward Ln. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Billy & Faith Evans and Is Zoned Vestavia Hills R-2.
5. FP-23-14 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Resurvey Of Lots 1 And 2 Of The Bray Town Center Phase II**. The Purpose For This Request Is To Plat Private Streets. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

**Rezoning**

6. RZ-23-11 Delaine Crimm Is Requesting **Rezoning** For **4525 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Short Term Rentals.
7. RZ-23-12 Greater Alabama Area Friends Chapter Is Requesting **Rezoning** For **1929 Canyon Rd.** from **Vestavia Hills Inst to Vestavia Hills O-1** For Office Use.

## **SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS**

**Due to the COVID-19 safety advice given by the ADPH, the P&Z Commission's meetings are available via video-conference and teleconference. If you choose not to attend in person, you may still participate. Following are instructions for options to participate remotely.**

### **COMPUTER PARTICIPATION (view/participate in real time)**

To participate in by videoconference, click <https://us02web.zoom.us/j/7970217974>. When the Zoom.us window opens in your browser, click "Allow" so that the page may open to a waiting room. The host will open the meeting and bring all into the meeting room at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "Raise Hand" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission.

Using the icons on the Zoom screen, you can:

- Mute/unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand
- Change your screen name displayed in the participant list and video window
- Toggle between "speaker" and "gallery" views – "Speaker view" shows the active speaker; "Gallery view" tiles all of the meeting participants

### **TELEPHONE PARTICIPATION (view/participate in real time)**

To participate by telephone, dial 312.626.6799 and enter the meeting ID: 7970217974. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, press \*6 on your phone keypad to unmute yourself. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Zoom meetings may be recorded. By participating in the meeting, you are consenting to be recorded. Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be ended immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**

**NOVEMBER 9, 2023**

**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 Vercher called the meeting to order and the City Planner called the roll with the following:

**MEMBERS PRESENT:**

Mike Vercher, Chairman  
Lyle Larson  
Rusty Weaver\*  
Hasting Sykes  
Jonathan Romeo  
Rick Honeycutt  
David Maluff

**MEMBERS ABSENT:**

Erica Barnes  
Ryan Farrell

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner

*\*Appeared via Zoom*

**APPROVAL OF MINUTES**

Mr. Vercher stated that the minutes of the meeting October 12, 2023 are presented for approval.

**MOTION** Motion to approve minutes was made by Mr. Sykes and second was by Mr. Romeo. Voice vote as follows:

|                   |                    |
|-------------------|--------------------|
| Mr. Maloof – yes  | Mr. Larson – yes   |
| Mr. Weaver – yes  | Mr. Romeo– yes     |
| Mr. Sykes – yes   | Mr. Honeycutt– yes |
| Mr. Vercher – yes | Motion carried.    |

### **Final Plats**

1. FP-23-11 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Old Overton-First Sector Resurvey No.1**. The Purpose For This Request Is To Add Easements. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
2. FP-23-12 Blue Lake Commercial Investments, LLC Is Requesting **Final Plat Approval** For **Blue Lake MRI**. The Purpose For This Request Is To Remove Setback Lines. The Property Is Owned By Blue Lake Commercial Investments, LLC and Is Zoned Vestavia Hills O-1.

Mr. Garrison explained the requests were ministerial.

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** Mr. Honeycutt made a motion to approve items 1-2. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

|                   |                    |
|-------------------|--------------------|
| Mr. Maloof – yes  | Mr. Larson – yes   |
| Mr. Weaver – yes  | Mr. Romeo– yes     |
| Mr. Sykes – yes   | Mr. Honeycutt– yes |
| Mr. Vercher – yes | Motion carried.    |

Conrad Garrison, City Planner



VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

December 14, 2023

### **AGENDA ITEM**

FP-23-13 Billy & Faith Evans Are Requesting **Final Plat Approval** For Evans Resurvey On Winward Ln. The Purpose For This Request Is To Resurvey Lot Lines. The Property Is Owned By Billy & Faith Evans and Is Zoned Vestavia Hills R-2.

### **BACKGROUND**

### **PLANNER'S REVIEW/RECOMMENDATION**

Plat will resurvey lot lines to obtain building permit. Applicants will need variance for lot size/width before signatures.

### **ATTACHMENTS**

1. final

Conrad Garrison  
City Planner

Final Plat Application

FP-23-13

Submitted On: Nov 8, 2023

Applicant

 Ray Weygand  
 2059420086  
 office@weygandsurveyor.com

Primary Location

1156 WINWARD LN  
VESTAVIA HILLS, AL 35216

Project Information

Property Address

1156 WINWARD LANE

Parcel ID Number

28 00 30 3 008 014.001

Legal Description

LOT 17-A RESUR LOTS 17 & 18 BLK 2 WALDRIDGE  
TERRACE 11/87 LESS & EXC N 25 FT

Current Zoning Classification

R2

Acreage

0.34

Application Submission Date

11/07/2023

Reason for Request

THIS LOT HAD 25 FT SOLD OFF IN PAST. THIS IS TO CLEAN UP LOT LINES.

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

BILLY & FAITH EVANS

Company Name

--

Mailing Address

1156 WINWARD LANE

Owner Email

--

Phone Number

205-601-8301

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 provided, this application cannot be processed.

--

Representative for Owner

RAY WEYGAND

Company Name

WEYGAND SURVEYORS

Email

OFFICE@WEYGANDSURVEYOR.COM

Mailing Address of Representative

173 OXMOOR ROAD HOMEWOOD, AL 35209

Phone No. of Representative

2059420086

**Surveyor Information**

**Name**

RAY WEYGAND

**Mailing Address**

173 OXMOOR ROAD HOMEWOOD, AL 35209

**Registration Number**

--

**Company**

WEYGAND SURVEYORS

**Phone Number**

2059420086

**Email**

OFFICE@WEYGANDSURVEYOR.COM





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

December 14, 2023

### **AGENDA ITEM**

FP-23-14 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Resurvey Of Lots 1 And 2 Of The Bray Town Center Phase II**. The Purpose For This Request Is To Plat Private Streets. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

### **BACKGROUND**

### **PLANNER'S REVIEW/RECOMMENDATION**

Plat is adding private streets to already platted Lots 1 & 2.

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Final Plat Application

Applicant

Primary Location

FP-23-14

Submitted On: Nov 29, 2023

 Shelia Stephenson  
 205-313-1152  
 sstephenson@schoel.com

1030 SOUTH LIBERTY RD  
VESTAVIA HILLS, AL 35242

Project Information

Property Address

3345 & 3389 Endeavor Ln

Parcel ID Number

28-00-13-1-000-001.002

Legal Description

Lots 1 & 2 Bray Town Center Phase II MB261 Pg 60

Current Zoning Classification

X

Acreage

17.244

Application Submission Date

11/29/23

Reason for Request

Establish private roads on Lot 1 & Lot 2. No changes to the property lines are being made

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.

--

Owner Name

Liberty Park Joint Venture

Company Name

--

Mailing Address

1000 Urban Center Drive, STE 235

Owner Email

--

Phone Number

205-945-6458

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 provided, this application cannot be processed.

true

Representative for Owner

--

Company Name

Schoel Engineering Company

Email

sstephenson@schoel.com

Mailing Address of Representative

1001 22nd St S Birmingham, AL 35205

Phone No. of Representative

205-313-1152

Surveyor Information

**Name**

Mark Clark

**Company**

Schoel Engineering Company

**Mailing Address**

1001 22nd St S Birmingham, AL 35205

**Phone Number**

205-313-1140

**Registration Number**

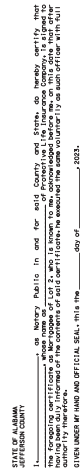
19251

**Email**

mclark@schoel.com

**UTILITY SERVICE PROVIDERS:**

1. Water - Public Maine System provided by Birmingham Water Works.
2. Sanitary - Provided by Enviro Services, LLC, a private utility.
3. Gas - Spine Energy.
4. Power - Alabama Power Company.
5. Telephone - AT&T.



STATE OF ALABAMA

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that the foregoing certificate as above signed by \_\_\_\_\_, whose name is \_\_\_\_\_, is a true and correct copy of the original as the same appears in the records of said County and State. The foregoing certificate of Lot 2, who is known to me, is signed before me, on this date and after the reading of the contents of said certificate, we mutually executed the same in duplicate with full authority therefore.

\_\_\_\_\_ day of \_\_\_\_\_, 2023.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this is the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

JEFFERSON COUNTY

**Notary Public**  
**My Commission Expires:** \_\_\_\_\_

OWNER OF LOT 1:  
LIBERTY PARK AL RESIDENCES, LLC  
1121 SOUTH LIBERTY ROAD  
VESTAVIA, ALABAMA 35242

OWNER OF LOT 2:  
FILMONT RESIDENCES, LLC  
1121 SOUTH LIBERTY ROAD  
VESTAVIA, ALABAMA 35242  
(205) XXX-XXXX

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, and is known to me personally before me on this date that other than the foregoing duly informed of the contents of said certificate he executed the same voluntarily as such Surveyor with full knowledge of the facts herein stated.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Notary Public  
for the Commonwealth of Massachusetts

Study Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_  
forgoing certificate of

informed of the contents  
thereof.

Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA

I, \_\_\_\_\_  
JEFFERSON COUNTY

certificates as Owner of  
of the contents of said  
GIVEN UNDER MY HAND AND

Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA

1. \_\_\_\_\_  
JEFFERSON COUNTY

banking association, is on this date that after such officer with full

GIVEN UNDER MY HAND AND

Notary Public  
My Commission Expires \_\_\_\_\_

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the 1970s, a highly effective and very low cost method of controlling the spread of *Salmonella* (Liberi) has not been devised. The use of antibiotics to control the disease is not recommended because of the high incidence of resistance to the drugs. The use of vaccines is also not recommended because of the high incidence of resistance to the drugs. The use of vaccines is also not recommended because of the high incidence of resistance to the drugs.

SCHÖDEL ENGINEERING COMPANY, INC.

Fifth Third Bank, National Association.

3 yr: \_\_\_\_\_

Protective Life Insurance Company, Mortgagee of Lot 2

3 yr \_\_\_\_\_  
 4 yr \_\_\_\_\_

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VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

December 14, 2023

### **AGENDA ITEM**

RZ-23-11 Delaine Crimm Is Requesting **Rezoning** For **4525 Pine Tree Cir.** from **Vestavia Hills R-1 to Vestavia Hills B-2** For The Purpose Of Short Term Rentals.

### **BACKGROUND**

Applicant is seeking rezoning to convert the current house on the lot into a short-term rental (Airbnb, VRBO). Interior improvements would be required to meet fire code.

### **PLANNER'S REVIEW/RECOMMENDATION**

Rezoning to B-2 should be for short-term rentals only. Rentals will be for house only. Short term rentals for RV, buses, trailers, primitive camping in the driveway/yard is prohibited.

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Rezoning Application

Applicant

Primary Location

RZ-23-11

Submitted On: Oct 6, 2023

 Delaine Crim  
 323.352.6808  
 delainecrim@yahoo.com

4525 PINE TREE CIR  
VESTAVIA HILLS, AL 35243

Property Information

Subject Property Address

4525 Pinetree Circle

Tax Parcel ID Number

Lot 22 Topfield Subdivision, MB 42, PG 72

Legal Description

--

Existing Parking Spaces

4

Proposed Parking Spaces

4

Submission Date

10/05/2023

Type of Project

New Commercial Development

Action Requested:

From Existing Zoning Classification

Currently zoned residential

To Requested Zoning Classification

commercial

For the Intended Purpose of:

Short term rental

Acreage of Subject Property

approximately 3 acres

Acreage of Property to be Disturbed

none

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

Charlotte Dyer (previously Trumbly)

Company Name

--

**Owner Address City State Zip**

210 Baron Dr, Chelsea, AL 35043

**Owner's Phone Number**

205-365-0573

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 provided, this application cannot be processed.

true

**Email Address of Owner**

quiltingdyer@bellsouth.net

**Owner Representative/Responsible Party**

Delaine Crim

**Company Name**

Concentric Management

**Contact Email of Responsible Party**

delainecrim@yahoo.com

**Mailing Address of Responsible Party**

605 Reynolds Way, Vestavia Hills, AL 35242

**Phone No. of Responsible Party**

323-352-6808

**Email Address of Responsible Party**

delainecrim@yahoo.com

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**Project Engineer Information (if applicable)**

**Name**

--

**Company**

--

**Mailing Address**

--

**Phone Number**

--

**Email**

--

October 4, 2023

Re: 4525 Pine Tree Circle

To Whom It May Concern:

I am requesting to use the home located at 4525 Pine Tree Circle as a short term rental. This property is located in a very unique area of Vestavia, as it has almost all primarily been converted to commercial use. There are several residents that remain in the area, many of which have their homes for sale and are advertising that they can be used for commercial use. This is the ideal situation for a short term rental, because the neighbors are not only aware of the changing use in the area, but are also encouraging it.

Having short term rental properties available for families visiting the city is a valuable asset, as it allows people to gather far more easily than if they are divided amongst multiple hotel rooms. It also provides a place for businesses to house visiting clients that are coming for several days or weeks at a time and do not wish to stay in a hotel.

I have several short term rentals located in downtown Birmingham and are very careful with who I allow to stay at our properties. On the Airbnb platform, I am a Superhost and take great pride in not only how my properties look, but also how they are operated. My homes are usually the most nicely kept in the neighborhood and because we are cleaning and maintaining them more often than normal, we are able to head off issues that many homeowners miss.

As for security, I have cameras on the outside of the homes and also use a noise monitoring device that alerts us if anyone is not adhering to our quiet hours or are being a problem at other times of the day. To be completely honest, I have never really had an issue of this kind with guests because I am very proactive to weed out problems ahead of time. I also have it set up that my guests have to agree to my "no parties" and "quiet hours" policies before they are able to book. I have gone above and beyond to put measures in place to lower the chance of having problem guests.

I am attaching photos of this home below. Please let me know if there is any additional information that I can provide or can answer any questions.

Thanks so much for your consideration,

Delaine Crim

















## Future Land Use

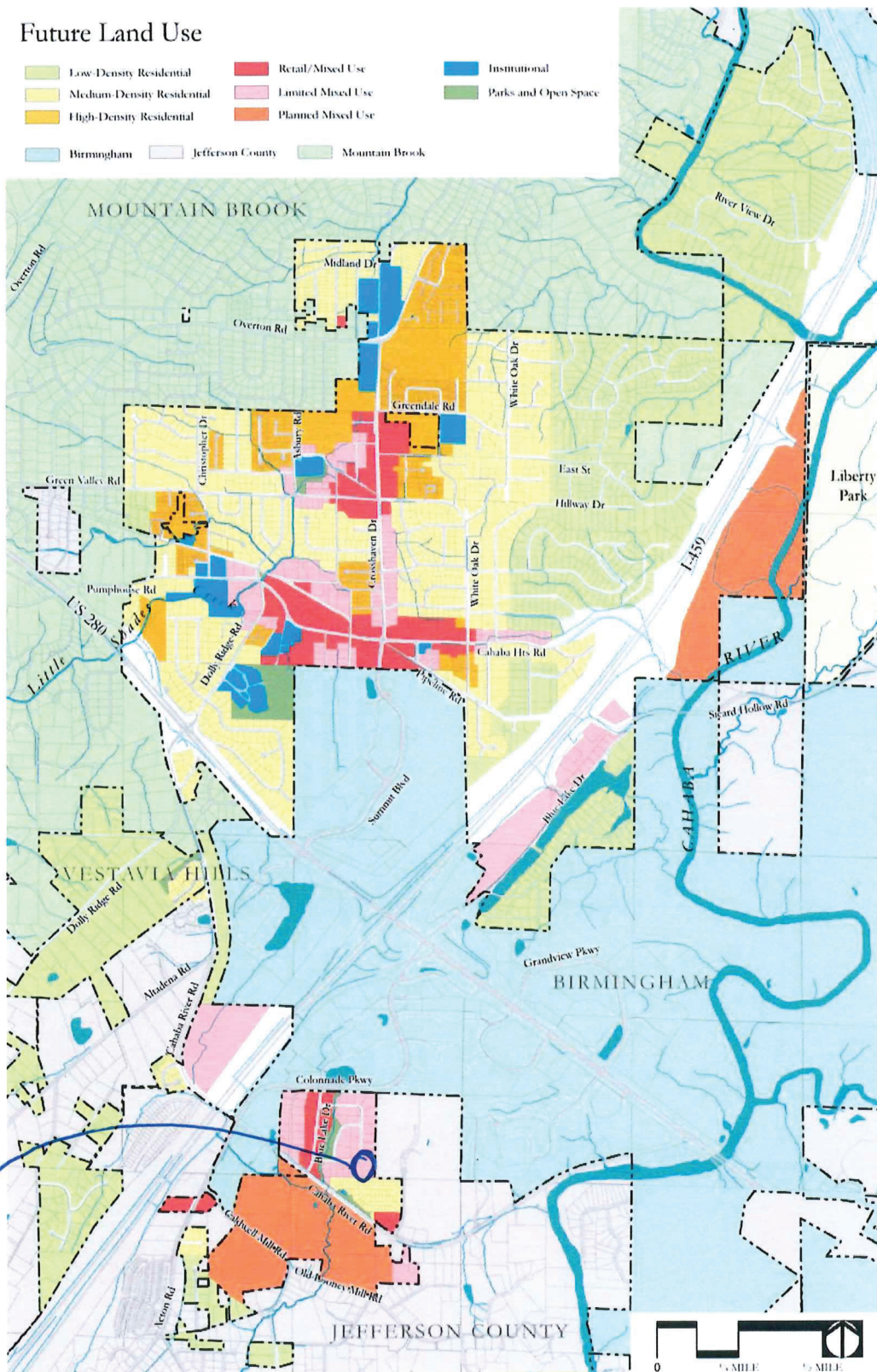


Figure 4: Future Land Use Map



VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

December 14, 2023

### **AGENDA ITEM**

RZ-23-12 Greater Alabama Area Friends Chapter Is Requesting **Rezoning** For **1929 Canyon Rd.** from **Vestavia Hills Inst to Vestavia Hills O-1** For Office Use.

### **BACKGROUND**

Applicant is requesting rezoning from Institutional to Office. The new owners and tenants of the building would be a landscape architecture firm. The new owners propose improving landscaping and parking, with some cosmetic improvements to the building. Office would run on normal business hours. Some non-profits would stay on the first floor. A proposed improvement plan is attached.

### **PLANNER'S REVIEW/RECOMMENDATION**

Rezoning limited to professional office use only. No drive-thru's. Any new building limited to 2 stories in a "residential style"

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

Rezoning Application

RZ-23-12

Applicant

 Sean Hufnagel  
 9014823720  
 sean.hufnagel@gmail.com

Primary Location

1929 CANYON RD  
VESTAVIA HILLS, AL 35216

Property Information

Subject Property Address

1929 Canyon Road

Tax Parcel ID Number

2800302007001000

Legal Description

LOT 12, BLOCK 3, SOUTHRIDGE 2ND ADDITION TO VESTAVIA HILLS, MAP BOOK: 43 PAGE: 69

Existing Parking Spaces

13

Proposed Parking Spaces

18

Submission Date

11/09/2023

Type of Project

New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification

Inst-1

To Requested Zoning Classification

O-1

For the Intended Purpose of:

Landscape Architecture Firm and current non-profit leasees

Acreage of Subject Property

.66

Acreage of Property to be Disturbed

.5

Setbacks

Front

30

Back

30

Side

20

Open Space

--

Lot Coverage Percentage

8

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

Property Owner Name

GREATER BIRMINGHAM AREA FRIENDS CHAPTER

way of a notarized letter and/or power of attorney.

**Company Name**

--

**Owner Address City State Zip**

1929 Canyon Road

**Owner's Phone Number**

205-823-7800

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 provided, this application cannot be processed.

true

**Email Address of Owner**

birminghamambucs1@gmail.com

**Owner Representative/Responsible Party**

Sean Hufnagel

**Company Name**

SH Squared LLC

**Contact Email of Responsible Party**

Sean.hufnagel@gmail.com

**Mailing Address of Responsible Party**

2253 Pine Crest Drive, Vestavia AL 35216

**Phone No. of Responsible Party**

9014823720

**Email Address of Responsible Party**

Sean.hufnagel@gmail.com

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**Project Engineer Information (if applicable)**

**Name**

Sean Hufnagel

**Company**

HNP Landscape Architecture

**Mailing Address**

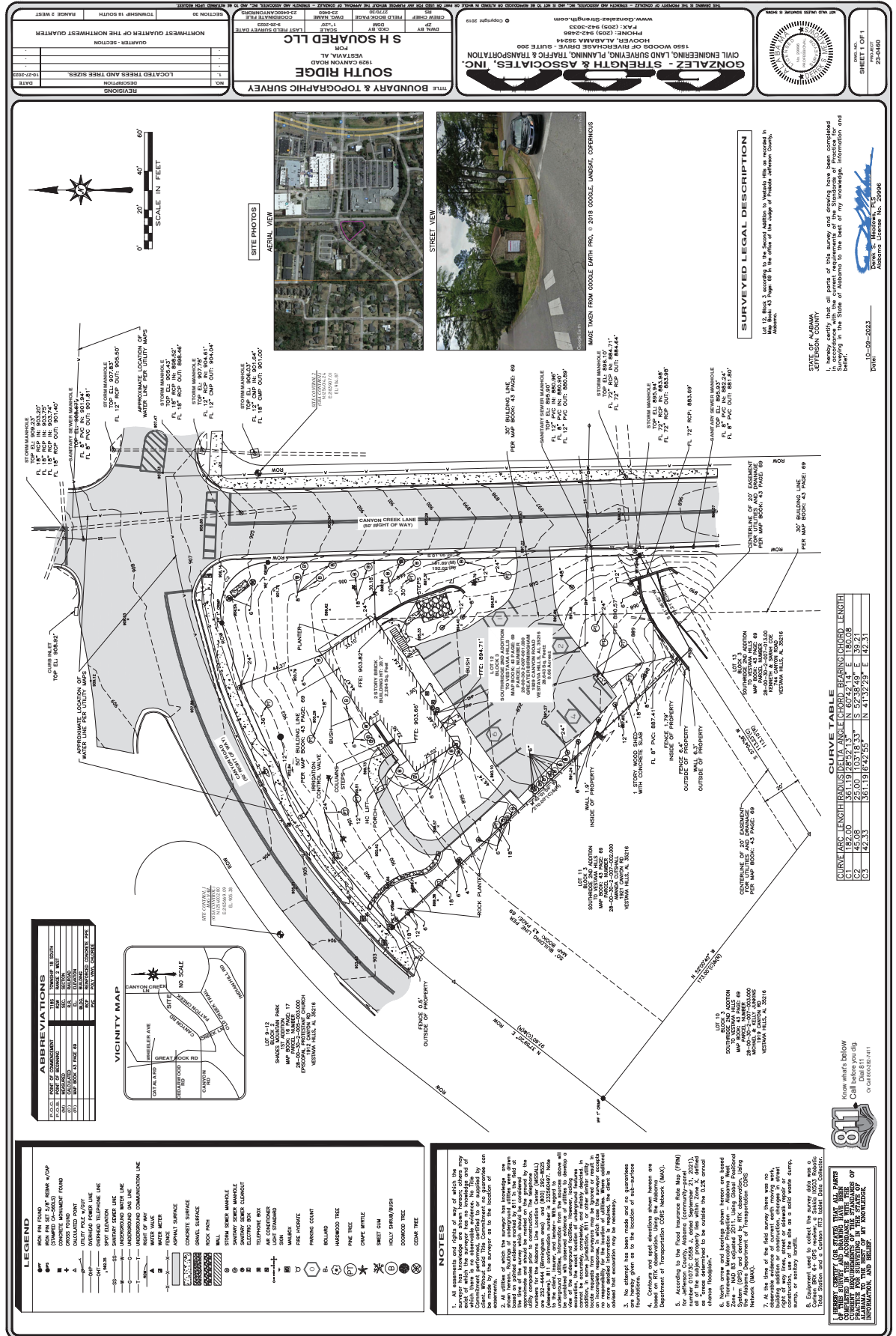
1914 28th Avenue South, Birmingham AL 35209

**Phone Number**

2058709936

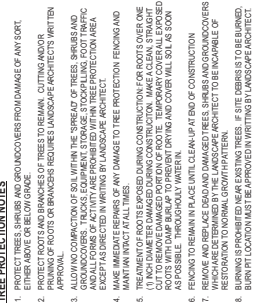
**Email**

sean@hnpsiteplan.com



| CITY OF KESWICK HILLS 2016 GRUNING - ADOPTED AREA 8/7/2022 GRUNING - VARIATION #100 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|
| REZONING OF THE CANYON ROAD INDUSTRIAL DISTRICT TO OFFICE PARK DISTRICT             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |       |
| CODE                                                                                | GLOSSARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIANCE | NOTES |
|                                                                                     | Accessory Structure: An accessory structure is a portion of the principal structure, the use of which is incidental to the principal structure. It is a building or structure, other than a detached garage, which is used for storage of motor vehicles or for other purposes, and which is not a part of the principal structure. It is a building or structure, other than a detached garage, which is used for storage of motor vehicles or for other purposes, and which is not a part of the principal structure. |            |       |
| 21.3                                                                                | None on site. SEE COMPLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |       |
| 21.18                                                                               | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 21.30                                                                               | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 21.6                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 21.61                                                                               | TID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |       |
| 21.62                                                                               | TID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |       |
| 21.74                                                                               | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 21.81                                                                               | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.4                                                                                 | None on site. SEE COMPLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |       |
| 4.51                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.52                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.53                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.54                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.55                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.56                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.57                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.58                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.59                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.60                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.61                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.62                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.63                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.64                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.65                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.66                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.67                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.68                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.69                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.70                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.71                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.72                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.73                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.74                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.75                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.76                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.77                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.78                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.79                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.80                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.81                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.82                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.83                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.84                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.85                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.86                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.87                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.88                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.89                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.90                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.91                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.92                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.93                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.94                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.95                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.96                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.97                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.98                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 4.99                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.00                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.01                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.02                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.03                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.04                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.05                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.06                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.07                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.08                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.09                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.10                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.11                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.12                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.13                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.14                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.15                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.16                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.17                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.18                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.19                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.20                                                                                | SEE SITE AND IMPROVEMENT PLAN DISCHARGE L1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |
| 5.21                                                                                | SEE SITE AND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |       |

| <br><b>HNP</b> |  | <b>1920 CANYON ROAD,</b><br><b>SUITE 200,</b><br><b>BOULDER, CO 80501</b><br><b>303.440.1100</b><br><b>WWW.HNPINC.COM</b> |  | <br><b>NOT FOR CONSTRUCTION</b> |  | <b>1920 CANYON ROAD,</b><br><b>SUITE 200,</b><br><b>BOULDER, CO 80501</b><br><b>303.440.1100</b><br><b>WWW.HNPINC.COM</b> |  |
|---------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------|--|
| Table 11-5.3                                                                                      |  | Table 11-5.3                                                                                                              |  | Table 11-5.3                                                                                                       |  | Table 11-5.3                                                                                                              |  |
| BEFORE PROPOSED DRIVE LOCATIONS: CONVEY TWO                                                       |  | BEFORE PROPOSED DRIVE LOCATIONS: CONVEY TWO                                                                               |  | BEFORE PROPOSED DRIVE LOCATIONS: CONVEY TWO                                                                        |  | BEFORE PROPOSED DRIVE LOCATIONS: CONVEY TWO                                                                               |  |
| 11.6.1                                                                                            |  | 11.6.1                                                                                                                    |  | 11.6.1                                                                                                             |  | 11.6.1                                                                                                                    |  |
| 11.6.2                                                                                            |  | 11.6.2                                                                                                                    |  | 11.6.2                                                                                                             |  | 11.6.2                                                                                                                    |  |
| 11.6.3                                                                                            |  | 11.6.3                                                                                                                    |  | 11.6.3                                                                                                             |  | 11.6.3                                                                                                                    |  |
| 11.6.4                                                                                            |  | 11.6.4                                                                                                                    |  | 11.6.4                                                                                                             |  | 11.6.4                                                                                                                    |  |
| 11.6.5                                                                                            |  | 11.6.5                                                                                                                    |  | 11.6.5                                                                                                             |  | 11.6.5                                                                                                                    |  |
| 11.6.6                                                                                            |  | 11.6.6                                                                                                                    |  | 11.6.6                                                                                                             |  | 11.6.6                                                                                                                    |  |
| 11.6.7                                                                                            |  | 11.6.7                                                                                                                    |  | 11.6.7                                                                                                             |  | 11.6.7                                                                                                                    |  |
| 11.6.8                                                                                            |  | 11.6.8                                                                                                                    |  | 11.6.8                                                                                                             |  | 11.6.8                                                                                                                    |  |
| 11.6.9                                                                                            |  | 11.6.9                                                                                                                    |  | 11.6.9                                                                                                             |  | 11.6.9                                                                                                                    |  |
| 11.6.10                                                                                           |  | 11.6.10                                                                                                                   |  | 11.6.10                                                                                                            |  | 11.6.10                                                                                                                   |  |
| 11.6.11                                                                                           |  | 11.6.11                                                                                                                   |  | 11.6.11                                                                                                            |  | 11.6.11                                                                                                                   |  |
| 11.6.12                                                                                           |  | 11.6.12                                                                                                                   |  | 11.6.12                                                                                                            |  | 11.6.12                                                                                                                   |  |
| 11.6.13                                                                                           |  | 11.6.13                                                                                                                   |  | 11.6.13                                                                                                            |  | 11.6.13                                                                                                                   |  |
| 11.6.14                                                                                           |  | 11.6.14                                                                                                                   |  | 11.6.14                                                                                                            |  | 11.6.14                                                                                                                   |  |
| 11.6.15                                                                                           |  | 11.6.15                                                                                                                   |  | 11.6.15                                                                                                            |  | 11.6.15                                                                                                                   |  |
| 11.6.16                                                                                           |  | 11.6.16                                                                                                                   |  | 11.6.16                                                                                                            |  | 11.6.16                                                                                                                   |  |
| 11.6.17                                                                                           |  | 11.6.17                                                                                                                   |  | 11.6.17                                                                                                            |  | 11.6.17                                                                                                                   |  |
| 11.6.18                                                                                           |  | 11.6.18                                                                                                                   |  | 11.6.18                                                                                                            |  | 11.6.18                                                                                                                   |  |
| 11.6.19                                                                                           |  | 11.6.19                                                                                                                   |  | 11.6.19                                                                                                            |  | 11.6.19                                                                                                                   |  |
| 11.6.20                                                                                           |  | 11.6.20                                                                                                                   |  | 11.6.20                                                                                                            |  | 11.6.20                                                                                                                   |  |
| 11.6.21                                                                                           |  | 11.6.21                                                                                                                   |  | 11.6.21                                                                                                            |  | 11.6.21                                                                                                                   |  |
| 11.6.22                                                                                           |  | 11.6.22                                                                                                                   |  | 11.6.22                                                                                                            |  | 11.6.22                                                                                                                   |  |
| 11.6.23                                                                                           |  | 11.6.23                                                                                                                   |  | 11.6.23                                                                                                            |  | 11.6.23                                                                                                                   |  |
| 11.6.24                                                                                           |  | 11.6.24                                                                                                                   |  | 11.6.24                                                                                                            |  | 11.6.24                                                                                                                   |  |
| 11.6.25                                                                                           |  | 11.6.25                                                                                                                   |  | 11.6.25                                                                                                            |  | 11.6.25                                                                                                                   |  |
| 11.6.26                                                                                           |  | 11.6.26                                                                                                                   |  | 11.6.26                                                                                                            |  | 11.6.26                                                                                                                   |  |
| 11.6.27                                                                                           |  | 11.6.27                                                                                                                   |  | 11.6.27                                                                                                            |  | 11.6.27                                                                                                                   |  |
| 11.6.28                                                                                           |  | 11.6.28                                                                                                                   |  | 11.6.28                                                                                                            |  | 11.6.28                                                                                                                   |  |
| 11.6.29                                                                                           |  | 11.6.29                                                                                                                   |  | 11.6.29                                                                                                            |  | 11.6.29                                                                                                                   |  |
| 11.6.30                                                                                           |  | 11.6.30                                                                                                                   |  | 11.6.30                                                                                                            |  | 11.6.30                                                                                                                   |  |
| 11.6.31                                                                                           |  | 11.6.31                                                                                                                   |  | 11.6.31                                                                                                            |  | 11.6.31                                                                                                                   |  |
| 11.6.32                                                                                           |  | 11.6.32                                                                                                                   |  | 11.6.32                                                                                                            |  | 11.6.32                                                                                                                   |  |
| 11.6.33                                                                                           |  | 11.6.33                                                                                                                   |  | 11.6.33                                                                                                            |  | 11.6.33                                                                                                                   |  |
| 11.6.34                                                                                           |  | 11.6.34                                                                                                                   |  | 11.6.34                                                                                                            |  | 11.6.34                                                                                                                   |  |
| 11.6.35                                                                                           |  | 11.6.35                                                                                                                   |  | 11.6.35                                                                                                            |  | 11.6.35                                                                                                                   |  |
| 11.6.36                                                                                           |  | 11.6.36                                                                                                                   |  | 11.6.36                                                                                                            |  | 11.6.36                                                                                                                   |  |
| 11.6.37                                                                                           |  | 11.6.37                                                                                                                   |  | 11.6.37                                                                                                            |  | 11.6.37                                                                                                                   |  |
| 11.6.38                                                                                           |  | 11.6.38                                                                                                                   |  | 11.6.38                                                                                                            |  | 11.6.38                                                                                                                   |  |
| 11.6.39                                                                                           |  | 11.6.39                                                                                                                   |  | 11.6.39                                                                                                            |  | 11.6.39                                                                                                                   |  |
| 11.6.40                                                                                           |  | 11.6.40                                                                                                                   |  | 11.6.40                                                                                                            |  | 11.6.40                                                                                                                   |  |
| 11.6.41                                                                                           |  | 11.6.41                                                                                                                   |  | 11.6.41                                                                                                            |  | 11.6.41                                                                                                                   |  |
| 11.6.42                                                                                           |  | 11.6.42                                                                                                                   |  | 11.6.42                                                                                                            |  | 11.6.42                                                                                                                   |  |
| 11.6.43                                                                                           |  | 11.6.43                                                                                                                   |  | 11.6.43                                                                                                            |  | 11.6.43                                                                                                                   |  |
| 11.6.44                                                                                           |  | 11.6.44                                                                                                                   |  | 11.6.44                                                                                                            |  | 11.6.44                                                                                                                   |  |
| 11.6.45                                                                                           |  | 11.6.45                                                                                                                   |  | 11.6.45                                                                                                            |  | 11.6.45                                                                                                                   |  |
| 11.6.46                                                                                           |  | 11.6.46                                                                                                                   |  | 11.6.46                                                                                                            |  | 11.6.46                                                                                                                   |  |
| 11.6.47                                                                                           |  | 11.6.47                                                                                                                   |  | 11.6.47                                                                                                            |  | 11.6.47                                                                                                                   |  |
| 11.6.48                                                                                           |  | 11.6.48                                                                                                                   |  | 11.6.48                                                                                                            |  | 11.6.48                                                                                                                   |  |
| 11.6.49                                                                                           |  | 11.6.49                                                                                                                   |  | 11.6.49                                                                                                            |  | 11.6.49                                                                                                                   |  |
| 11.6.50                                                                                           |  | 11.6.50                                                                                                                   |  | 11.6.50                                                                                                            |  | 11.6.50                                                                                                                   |  |
| 11.6.51                                                                                           |  | 11.6.51                                                                                                                   |  | 11.6.51                                                                                                            |  | 11.6.51                                                                                                                   |  |
| 11.6.52                                                                                           |  | 11.6.52                                                                                                                   |  | 11.6.52                                                                                                            |  | 11.6.52                                                                                                                   |  |
| 11.6.53                                                                                           |  | 11.6.53                                                                                                                   |  | 11.6.53                                                                                                            |  | 11.6.53                                                                                                                   |  |
| 11.6.54                                                                                           |  | 11.6.54                                                                                                                   |  | 11.6.54                                                                                                            |  | 11.6.54                                                                                                                   |  |
| 11.6.55                                                                                           |  | 11.6.55                                                                                                                   |  | 11.6.55                                                                                                            |  | 11.6.55                                                                                                                   |  |
| 11.6.56                                                                                           |  | 11.6.56                                                                                                                   |  | 11.6.56                                                                                                            |  | 11.6.56                                                                                                                   |  |
| 11.6.57                                                                                           |  | 11.6.57                                                                                                                   |  | 11.6.57                                                                                                            |  | 11.6.57                                                                                                                   |  |
| 11.6.58                                                                                           |  | 11.6.58                                                                                                                   |  | 11.6.58                                                                                                            |  | 11.6.58                                                                                                                   |  |
| 11.6.59                                                                                           |  | 11.6.59                                                                                                                   |  | 11.6.59                                                                                                            |  | 11.6.59                                                                                                                   |  |
| 11.6.60                                                                                           |  | 11.6.60                                                                                                                   |  | 11.6.60                                                                                                            |  | 11.6.60                                                                                                                   |  |
| 11.6.61                                                                                           |  | 11.6.61                                                                                                                   |  | 11.6.61                                                                                                            |  | 11.6.61                                                                                                                   |  |
| 11.6.62                                                                                           |  | 11.6.62                                                                                                                   |  | 11.6.62                                                                                                            |  | 11.6.62                                                                                                                   |  |
| 11.6.63                                                                                           |  | 11.6.63                                                                                                                   |  | 11.6.63                                                                                                            |  | 11.6.63                                                                                                                   |  |
| 11.6.64                                                                                           |  | 11.6.64                                                                                                                   |  | 11.6.64                                                                                                            |  | 11.6.64                                                                                                                   |  |
| 11.6.65                                                                                           |  | 11.6.65                                                                                                                   |  | 11.6.65                                                                                                            |  | 11.6.65                                                                                                                   |  |
| 11.6.66                                                                                           |  | 11.6.66                                                                                                                   |  | 11.6.66                                                                                                            |  | 11.6.66                                                                                                                   |  |
| 11.6.67                                                                                           |  | 11.6.67                                                                                                                   |  | 11.6.67                                                                                                            |  | 11.6.67                                                                                                                   |  |
| 11.6.68                                                                                           |  | 11.6.68                                                                                                                   |  | 11.6.68                                                                                                            |  | 11.6.68                                                                                                                   |  |
| 11.6.69                                                                                           |  | 11.6.69                                                                                                                   |  | 11.6.69                                                                                                            |  | 11.6.69                                                                                                                   |  |
| 11.6.70                                                                                           |  | 11.6.70                                                                                                                   |  | 11.6.70                                                                                                            |  | 11.6.70                                                                                                                   |  |
| 11.6.71                                                                                           |  | 11.6.71                                                                                                                   |  | 11.6.71                                                                                                            |  | 11.6.71                                                                                                                   |  |
| 11.6.72                                                                                           |  | 11.6.72                                                                                                                   |  | 11.6.72                                                                                                            |  | 11.6.72                                                                                                                   |  |
| 11.6.73                                                                                           |  | 11.6.73                                                                                                                   |  | 11.6.73                                                                                                            |  | 11.6.73                                                                                                                   |  |
| 11.6.74                                                                                           |  | 11.6.74                                                                                                                   |  | 11.6.74                                                                                                            |  | 11.6.74                                                                                                                   |  |
| 11.6.75                                                                                           |  | 11.6.75                                                                                                                   |  | 11.6.75                                                                                                            |  | 11.6.75                                                                                                                   |  |
| 11.6.76                                                                                           |  | 11.6.76                                                                                                                   |  | 11.6.76                                                                                                            |  | 11.6.76                                                                                                                   |  |
| 11.6.77                                                                                           |  | 11.6.77                                                                                                                   |  | 11.6.77                                                                                                            |  | 11.6.77                                                                                                                   |  |
| 11.6.78                                                                                           |  | 11.6.78                                                                                                                   |  | 11.6.78                                                                                                            |  | 11.6.78                                                                                                                   |  |
| 11.6.79                                                                                           |  | 11.6.79                                                                                                                   |  | 11.6.79                                                                                                            |  | 11.6.79                                                                                                                   |  |
| 11.6.80                                                                                           |  | 11.6.80                                                                                                                   |  | 11.6.80                                                                                                            |  | 11.6.80                                                                                                                   |  |
| 11.6.81                                                                                           |  | 11.6.81                                                                                                                   |  | 11.6.81                                                                                                            |  | 11.6.81                                                                                                                   |  |
| 11.6.82                                                                                           |  | 11.6.82                                                                                                                   |  | 11.6.82                                                                                                            |  | 11.6.82                                                                                                                   |  |
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| 11.6.152                                                                                          |  | 11.6.152                                                                                                                  |  | 11.6.152                                                                                                           |  | 11.6.152                                                                                                                  |  |
| 11.6.153                                                                                          |  | 11.6.153                                                                                                                  |  | 11.6.153                                                                                                           |  | 11.6.153                                                                                                                  |  |
| 11.6.154                                                                                          |  | 11.6.154                                                                                                                  |  | 11.6.154                                                                                                           |  | 11.6.154                                                                                                                  |  |
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| 11.6.164                                                                                          |  | 11.6.164                                                                                                                  |  | 11.6.164                                                                                                           |  | 11.6.164                                                                                                                  |  |
| 11.6.165                                                                                          |  | 1                                                                                                                         |  |                                                                                                                    |  |                                                                                                                           |  |



**1 DEMOLITION PLAN**  
Scale: 1" = 10'-0"



### LAYOUT & MATERIALS NOTES

1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
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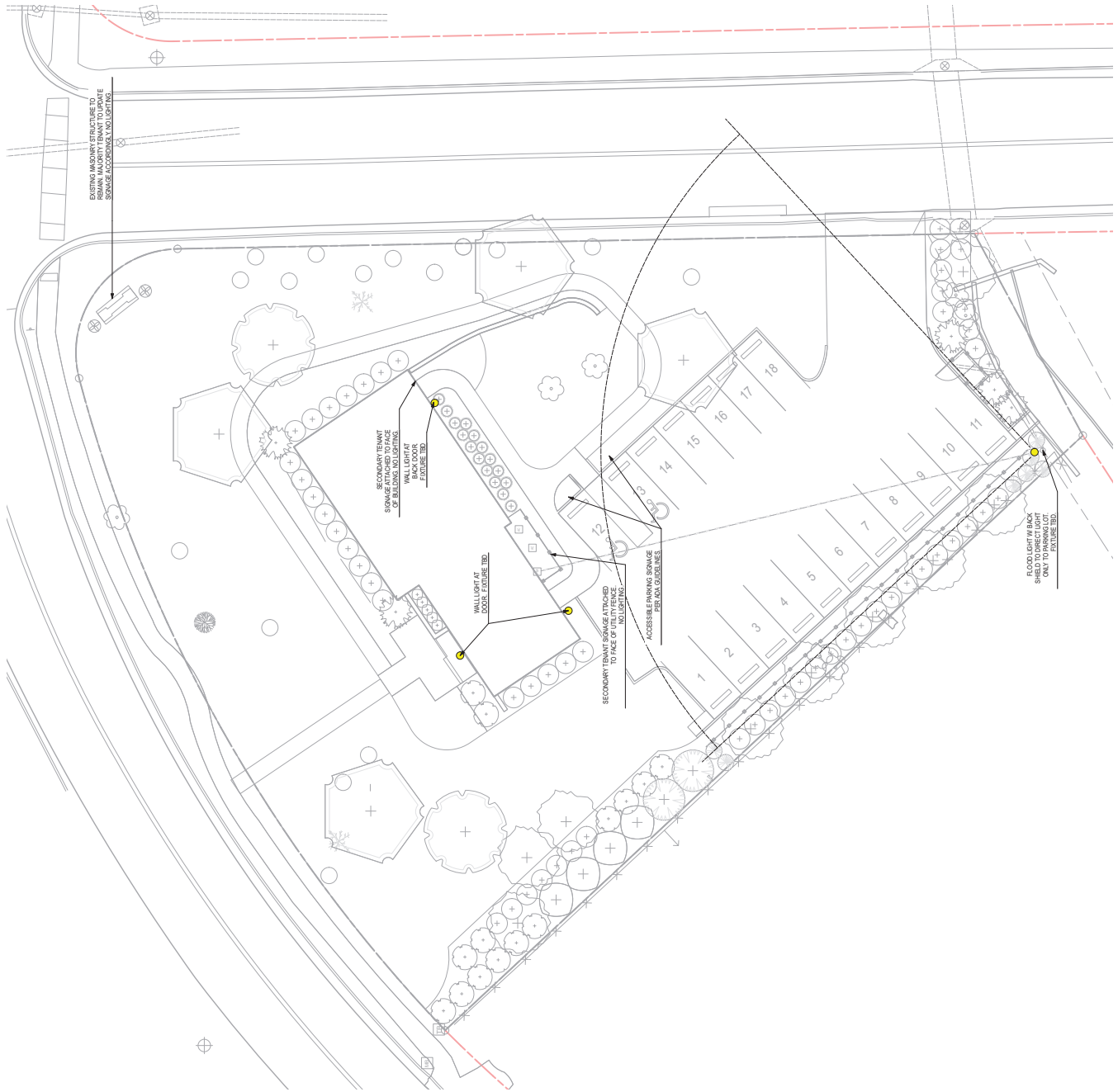
| SITE AND IMPROVEMENT MATERIALS |      |       |                 |
|--------------------------------|------|-------|-----------------|
| ITEM                           | QTY  | UNIT  | REMARKS         |
| 1. ASPHALT PAVING              | 1000 | SQ YD | FOR PARKING LOT |
| 2. CONCRETE PAVING             | 500  | SQ YD | FOR DRIVEWAYS   |
| 3. GRAVEL                      | 2000 | CY    | FOR DRIVEWAYS   |
| 4. SAND                        | 1000 | CY    | FOR DRIVEWAYS   |
| 5. MULCH                       | 1000 | CY    | FOR DRIVEWAYS   |
| 6. SOIL                        | 1000 | CY    | FOR DRIVEWAYS   |
| 7. FERTILIZER                  | 1000 | LBS   | FOR DRIVEWAYS   |
| 8. PESTICIDE                   | 1000 | LBS   | FOR DRIVEWAYS   |
| 9. SEED                        | 1000 | LBS   | FOR DRIVEWAYS   |
| 10. FERTILIZER                 | 1000 | LBS   | FOR DRIVEWAYS   |
| 11. PESTICIDE                  | 1000 | LBS   | FOR DRIVEWAYS   |
| 12. SEED                       | 1000 | LBS   | FOR DRIVEWAYS   |
| 13. FERTILIZER                 | 1000 | LBS   | FOR DRIVEWAYS   |
| 14. PESTICIDE                  | 1000 | LBS   | FOR DRIVEWAYS   |
| 15. SEED                       | 1000 | LBS   | FOR DRIVEWAYS   |
| 16. FERTILIZER                 | 1000 | LBS   | FOR DRIVEWAYS   |
| 17. PESTICIDE                  | 1000 | LBS   | FOR DRIVEWAYS   |
| 18. SEED                       | 1000 | LBS   | FOR DRIVEWAYS   |
| 19. FERTILIZER                 | 1000 | LBS   | FOR DRIVEWAYS   |
| 20. PESTICIDE                  | 1000 | LBS   | FOR DRIVEWAYS   |

### PLANT SCHEDULE

| ITEM               | QTY  | UNIT  | REMARKS         |
|--------------------|------|-------|-----------------|
| 1. ASPHALT PAVING  | 1000 | SQ YD | FOR PARKING LOT |
| 2. CONCRETE PAVING | 500  | SQ YD | FOR DRIVEWAYS   |
| 3. GRAVEL          | 2000 | CY    | FOR DRIVEWAYS   |
| 4. SAND            | 1000 | CY    | FOR DRIVEWAYS   |
| 5. MULCH           | 1000 | CY    | FOR DRIVEWAYS   |
| 6. SOIL            | 1000 | CY    | FOR DRIVEWAYS   |
| 7. FERTILIZER      | 1000 | LBS   | FOR DRIVEWAYS   |
| 8. PESTICIDE       | 1000 | LBS   | FOR DRIVEWAYS   |
| 9. SEED            | 1000 | LBS   | FOR DRIVEWAYS   |
| 10. FERTILIZER     | 1000 | LBS   | FOR DRIVEWAYS   |
| 11. PESTICIDE      | 1000 | LBS   | FOR DRIVEWAYS   |
| 12. SEED           | 1000 | LBS   | FOR DRIVEWAYS   |
| 13. FERTILIZER     | 1000 | LBS   | FOR DRIVEWAYS   |
| 14. PESTICIDE      | 1000 | LBS   | FOR DRIVEWAYS   |
| 15. SEED           | 1000 | LBS   | FOR DRIVEWAYS   |
| 16. FERTILIZER     | 1000 | LBS   | FOR DRIVEWAYS   |
| 17. PESTICIDE      | 1000 | LBS   | FOR DRIVEWAYS   |
| 18. SEED           | 1000 | LBS   | FOR DRIVEWAYS   |
| 19. FERTILIZER     | 1000 | LBS   | FOR DRIVEWAYS   |
| 20. PESTICIDE      | 1000 | LBS   | FOR DRIVEWAYS   |

1. LAYOUT, MATERIALS, AND CODE REQUIRED LANDSCAPE PLAN  
Scale: 1" = 100'







- PUD-PR-1
- R-1
- R-4
- R-9
- R-6
- R-3
- R-8
- R-5
- R-9+
- RC-1
- B-3
- A
- E-2
- B-2
- R-1+
- Inst-1
- O-1
- PUD-PB
- R-8+
- R-6+
- B-2+
- B-1
- B-3+
- Inst-1+
- O-1+
- R-2+
- B-1.2
- R-4+



Subject Parcel

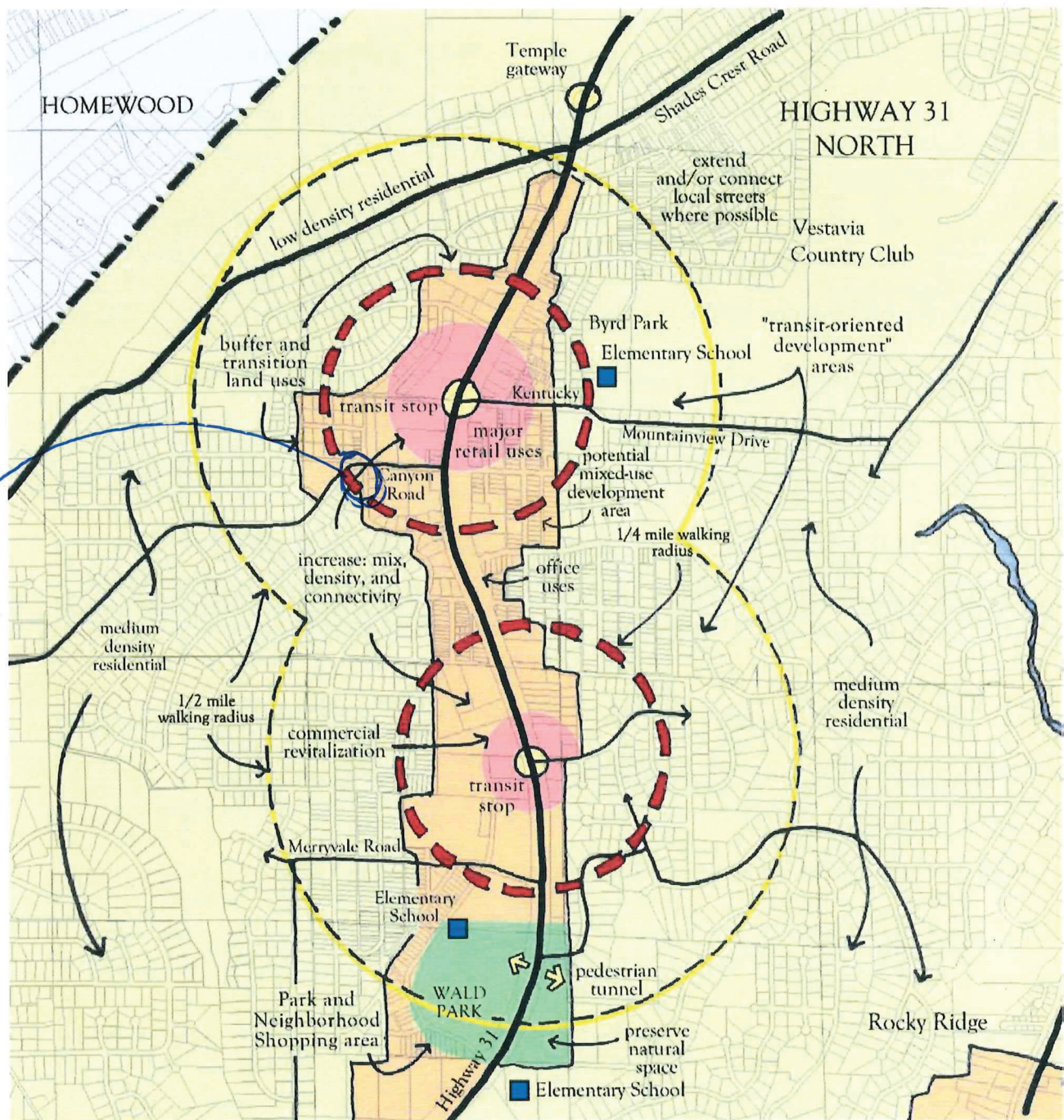


Figure 17: Highway 31 North  
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.

