



**Vestavia Hills  
Design Review Board Agenda  
April 2, 2026  
6:00 PM**

1. Call to Order
2. Roll Call
3. Approval of Minutes: March 5, 2026
4. **DRB-26-3 Chris Harkins** is requesting **Landscape Review, & Review of Retaining Wall** for the property located at **1493 Montgomery Hwy**. The purpose of this request is to extend retaining wall from City constructed wall and to increase site visibility for future development. The property is owned by Steve Issis and is zoned Vestavia Hills B-3.
5. Time Of Adjournment

**CITY OF VESTAVIA HILLS**

**DESIGN REVIEW BOARD**

**MINUTES**

**March 5, 2026**

The Design Review Board of the City of Vestavia Hills met in regular session on this date at 6:00 PM. The roll was called with the following:

**MEMBERS PRESENT:**

- Phil Kennedy, Chairman
- Mae Coshatt
- Chris Pugh
- Joe Ellis
- David Giddens
- John Wood

**MEMBERS ABSENT**

- Jeff Slaton

**OTHER OFFICIALS PRESENT:**

- Jack Wakefield, City Planner

**APPROVAL OF MINUTES**

The minutes of February 5, 2026 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of February 5, 2026 was made by Mrs. Coshatt and 2<sup>nd</sup> was by Mr. Pugh. Motion as carried on a voice vote as follows:

- Mr. Ellis – yes
- Mr. Giddens – yes
- Mr. Wood – yes
- Motion carries.
- Mrs. Coshatt – yes
- Mr. Pugh – yes
- Chairman Kennedy - yes

**LANDCAPE REVIEW, ARCHITECTURAL REVIEW,  
& REVIEW OF FINAL MATERIALS**

**DRB-26-2**

Ben Pement is requesting Preliminary Review, Landscaping Review, Architectural Review, and Final Review of Materials for the property located at 2530 Rocky Ridge Road & 2534 Rocky Ridge Road. The purpose of this request is to receive feedback on a proposed car wash

and coffee shop. The property is owned by Tom Allen and is zoned Vestavia Hills B-2 and R-1.

Mr. Wakefield explained this is a request for feedback regarding a proposed carwash and coffee shop.

John Binner and a team from LIV Development was present regarding the request. They stated that they are looking for landscaping and architectural feedback on a proposed use change. They expressed that they chose the building color based on the adjacent structures, with a goal to have a blend of those.

The group agreed the landscaping looked fine, but had issues with the building color. Multiple members said this is something that looks like it could be on Hwy 280 and not in the Rocky Ridge area.

The LIV Development team said they intend to be a good neighbor and build a top-of-the-line product. They also said they would be open to exterior building changes if required.

Joe Ellis and Chairman Phil Kennedy said that they view this to be a village style area and the proposed exterior look of the building doesn't match that. Furthermore, he said we should not be trying to build off of some of the existing adjacent buildings as they are not in the style desired for this area. That this is a heavy residential area and this development needs to incorporate that into the design.

Mae Coshatt echoed those comments, and stated that she lives in the area and has already heard about concerns from neighbors.

John Wood spoke that he believed this would be as good as you get for this property in this market. He also cautioned that there may need to be a sidewalk incorporated into this plan, as people may want to walk up to the coffee shop.

Since no vote would be held tonight, Chairman Kennedy stated that we should wrap up the discussion.

### **ARCHITECTURAL REVIEW**

**DRB-26-1** Angela Nance is requesting **Lighting Installation Review** for the property located at **1429 Montgomery Hwy**. The purpose of this request is to install permanent lighting to the exterior of Vestavia Bowl. The property is owned by Ferris Ritchey, III and is zoned Vestavia Hills B-3.

Mr. Wakefield explained this is a request for permanent lighting at the Vestavia Bowling Alley.

Angela Nance said they currently have Christmas lights up, but want permanent lighting.

Chairman Kennedy asked for clarification that the old lights will be taken down for these new lights? Ms. Nance said yes.

Ms. Nance said this will liven up and enhance curb appeal. They also could change color based on holiday seasons.

Mr. Ellis asked if the lights will be similar to existing.

Ms. Nance said they will be spaced the same but different type of lights.

Mr. Wood said the new lights would wash better on the building.

**MOTION** Motion to approve Architectural Review for the property located at 1429 Montgomery Hwy was made by Mr. Ellis. Second was made by Mr. Wood. Voice vote as follows:

Mr. Ellis – yes	Mrs. Coshatt – yes
Mr. Giddens – yes	Mr. Pugh – yes
Mr. Wood – yes	Chairman Kennedy - yes

Motion carries.

The meeting adjourned at 6:47 PM.

Jack Wakefield, Planner/GIS



## Record No: DRB-26-3

Design Review Board Application

Status: Active

Submitted On: 3/18/2026

## Primary Location

1493 MONTGOMERY HWY  
VESTAVIA HILLS, AL 35216

## Owner

Steve Issis  
2858 Highway 31 South Pelham, AL 35124

## Agenda Information

Agenda Schedule

Comment/Delay/Information:

## Owner of Property

Name\*

Steve Issis

Address\*

2858 Highway 31 South

City\*

Pelham

State\*

AL

Zip Code\*

35124

Phone Number\*

205-218-8926

Email\*

## Billing/Responsible Party

**Name\***

Steve Issis

**Address\***

2858 Highway 31 South

**City\***

Pelham

**State\***

AL

**Zip Code\***

35124

**Phone Number\***

205-218-8926

**Email\*** 

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## Representing Attorney/Other Agent

**Name**

TTL Inc. - Chris Harkins

**Address**

10 Inverness Center Pkwy., Suite 350

**City**

Hoover

**State**

AL

**Zip Code**

35242

**Phone Number**

205-539-0384, ext. 203

**Email** 

## Description of Property

**Subject Property Address**

1493 Montgomery Highway

**Property Zoning Classification**

B-3

**Subdivision Name, Lot #, Block #, etc.**

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## Reason for Request

*Check all that apply*

**Preliminary Review**

**Landscape Review**

**Architectural Review**

**Final Review of Materials**

**Other**

**Detailed Explanation**

Need approval of retaining wall extension, which will match the existing wall that is under construction, and tree clearing for better site visibility. Tree replacement will be done when the property is developed.

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# Process

*Check all that apply*

**New Building**

**Renovation of Existing Building**

**New Landscape Plan**

**Renovation to Existing Landscaping Plan**

**Other**

## Detailed Explanation

Need approval of tree clearing for better site visibility. All disturbed areas will be seeded & mulched. Tree replacement will be done when the property is developed.

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## Affidavit:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

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## Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

### 1. Architectural Review

- a. Site plan showing roadways, entrances, exits and parking
- b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
- c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.

### 2. Landscape Review

- a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
  - b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. Shrubs will be identified by botanical name, quantity, and container size. Differentiate between existing and new landscaping.
  - c. Parking lots: Provide calculations of total square footage and square footage designed for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
  - d. Irrigation plan for all landscaped areas.
  - e. Statement of maintenance policy and provisions.
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## Internal reviews/information

Meeting Date 

Preliminary Review  

Landscape Review  

Architectural Review  

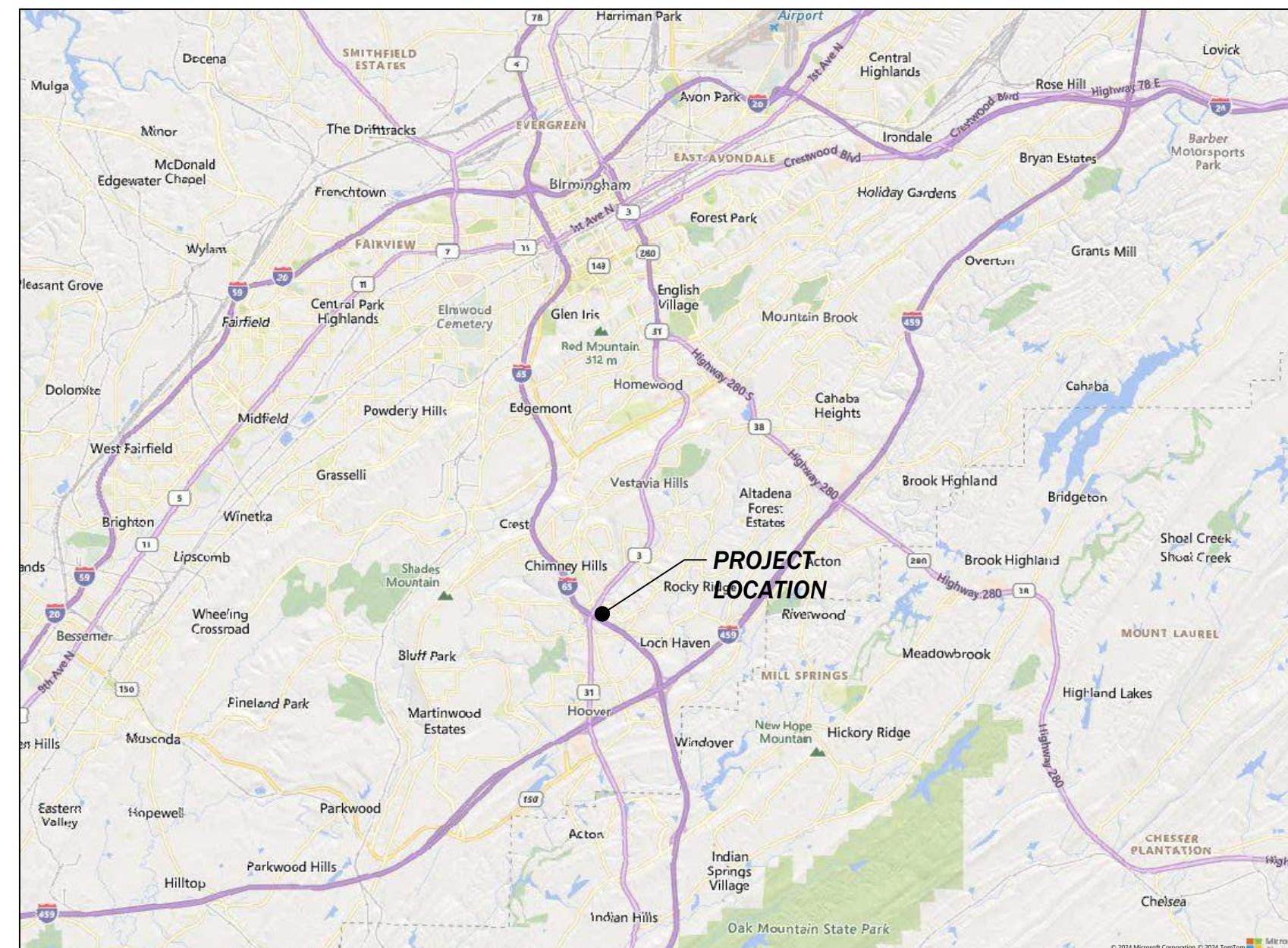
Final Review of Materials  

Other  

# ISSIS & SONS PROPERTY REDEVELOPMENT WALL EXTENSION & MASS GRADING 1493 MONTGOMERY HIGHWAY VESTAVIA HILLS, ALABAMA



VICINITY MAP



**ENGINEER**  
CHRIS HARKINS, PE  
TTL, INC.  
10 INVERNESS CENTER PKWY STE. 350  
HOOVER, AL 35242  
(205)539-0384 EXT. 203

**STRUCTURAL**  
SCOTT DOLLAR, PE  
MAK STRUCTURAL  
351 CANYON PARK DR. STE. B  
PELHAM, AL 35124  
(205)624-4220

**LANDSCAPE ARCHITECT**  
DUANE PRITCHETT, RLA  
ENVIRONMENTAL DESIGN STUDIO  
17 BURGESS DRIVE  
ODENVILLE, AL 35120  
(205)585-8414

**SURVEYOR**  
DAVE ARRINGTON  
ARRINGTON ENGINEERING &  
LAND SURVEYING INC.  
2032 VALLEYDALE RD  
BIRMINGHAM, AL 35244  
(205)985-9315

INDEX TO SHEETS

CIVIL NOTES	C0.1
SURVEY	C0.2
CLEARING & MASS GRADING PLAN	C1.0
EROSION CONTROL PLAN	C2.0
CIVIL DETAILS	C3.0
WALL SECTION & ELEVATION	LS1.0
GENERAL NOTES AND TYPICAL DETAILS	S1.0
TYPICAL RETAINING WALL SECTION	S1.1

MARCH 18, 2026



**TTL**

Job No.: 251100595  
10 Inverness Center Parkway, Suite 350  
Birmingham, AL 35242  
205.539.0384 | www.ttlusa.com

**GENERAL PROJECT NOTES**

- THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AS PROVIDED BY UTILITY OWNERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES "POTHOLING" THEM BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CONTACT ALABAMA ONE-CALL, CITY OF VESTAVIA HILLS ENGINEERING DEPARTMENT, ETC. FOR UTILITY LOCATES. IN THE EVENT OF ANY DAMAGE TO IN-PLACE UTILITIES, THEY SHALL BE REPAIRED AND REPLACED TO THE SATISFACTION OF THE ENGINEER AND THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE.
- ANY EXISTING PROPERTY CORNERS (I.E. IRON PIPES, CAPPED PIPES, CAPPED MONUMENTS, ETC), DISPLACED OR DAMAGED DURING CONSTRUCTION SHALL BE RESET. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL BE A FINAL PUNCH LIST/CLOSEOUT ITEM. PROJECT PROPERTY CORNERS SHALL BE STAKED AND FLAGGED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR MUST MAINTAIN ACCESSIBLE DRIVES AND PUBLIC ROADWAYS. ANY ADDITIONAL STONE, GRADING, INSTALLATION, ETC. TO MAKE SIDEWALKS, DRIVES, AND ROADWAYS ACCESSIBLE DURING CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE GIVEN.
- THE CONTRACTOR SHALL KEEP THE PROJECT RIGHTS-OF-WAY CLEAN FROM TRASH AND DEBRIS. PLACEMENT/DISCARDING OF TRASH AND REFUSE IN UTILITY TRENCHES AND/OR OTHER EXCAVATIONS ASSOCIATED WITH THE PROJECT SHALL BE PROHIBITED. THE CONTRACTOR SHALL PROVIDE TRASH RECEPTACLES FOR WORKER USE. THE ROADWAYS AND SIDEWALKS SHALL BE SWEEPED AND WASHED DOWN TO LIMIT THE TRACKING OF DIRT FROM THE PROJECT ONTO PUBLIC RIGHTS-OF-WAY DAILY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE GIVEN.
- CONFLICTS MAY ARISE BETWEEN EXISTING AND PROPOSED UNDERGROUND FACILITIES. CROSSINGS OF REQUIRED AND EXISTING GRAVITY UTILITIES SHALL BE EXCAVATED AND ELEVATIONS VERIFIED AT THE BEGINNING OF THE PROJECT BEFORE ANY UTILITIES ARE INSTALLED TO MAKE SURE THERE ARE NO CONFLICTS. SOME OF THE EXISTING UTILITY STRUCTURES WERE BURIED AND INACCESSIBLE DURING THE TOPOGRAPHIC SURVEY OF THE PROJECT AREA. WHEN THESE CONFLICTS ARE IDENTIFIED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE. ADJUSTMENTS AS SPECIFIED BY THE OWNER'S REPRESENTATIVE SHALL BE MADE IN THE PROPOSED AND/OR EXISTING FACILITIES. IF CONFLICTS OCCUR WHILE INSTALLING GRAVITY UTILITIES AND THE CONTRACTOR DID NOT IDENTIFY ELEVATIONS AT CROSSINGS IN ADVANCE, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CORRECTIVE ACTION, INCLUDING BUT NOT LIMITED TO, REMOVING AND INSTALLING THE MAIN AND/OR STRUCTURES. WITH THE NUMEROUS EXISTING UTILITIES ON-SITE, IT IS IMPERATIVE THAT THESE BE VERIFIED BEFORE INSTALLATION OF PROPOSED WORK.
- AT THE END OF THE PROJECT THE CONTRACTOR SHALL POWER WASH ALL CONCRETE SURFACES (I.E., CURB AND GUTTERS, SIDEWALK, DRIVES, STORM SEWER BOXES, BRICK PAVERS, EXISTING BUILDING BRICK, ETC.), SPECIFICALLY EXISTING CONCRETE ABUTTING REQUIRED CONCRETE SURFACES WITHIN THE PROJECT RIGHT-OF-WAY TO ELIMINATE STAINING FROM EARTHEN MATERIAL, CONSTRUCTION EQUIPMENT, OILS, PAINTS, ETC. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE GIVEN.
- EXISTING LANDSCAPED AREAS PARALLEL TO THE PROJECT IMPACTED/DAMAGED DURING CONSTRUCTION SHALL BE RETURNED TO THEIR ORIGINAL CONDITION. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR THIS WORK.
- ALL TEMPORARY STONES FOR ROADWAY, SIDEWALK, DRIVES, ETC. SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO TEMPORARY STONES SHALL BE WASTED ON THE SITE SPECIFICALLY IN THE FINAL SUBGRADE LAYER AND TOPSOIL. EXCESSIVE STONE WILL INHIBIT THE GROWTH OF THE LANDSCAPE. ALL STONE SHALL BE REMOVED FROM AREAS TO RECEIVE TOPSOIL, NO EXCEPTIONS.
- PROJECT CONDITIONS FOR THIS PROJECT SHALL VARY IN TERMS OF MATERIAL, EXCAVATION HEIGHTS, WORKING SPACE, ETC. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTE THE CONDITIONS AND PREPARE HIS BID WITH ALL NECESSARY MEASURES IN TERMS OF SHORING, NETTING FOR FALLING DEBRIS, TRENCH BOXES, ETC. TO ALLOW WORK TO TAKE PLACE ON ALL LOCATIONS ON THE PROJECT. HE SHOULD FURTHER NOTE THAT THE PROJECT CONDITIONS WILL CHANGE AS CONSTRUCTION PHASING OCCURS. IT IS AGAIN THE CONTRACTOR'S SOLE RESPONSIBILITY TO PREPARE HIS BID WITH ALL MEASURES NECESSARY TO COMPLETE THE WORK, NO ADDITIONAL PAY SHALL BE CONSIDERED FOR MEASURES RELATED TO MEANS AND METHODS, WORKER'S SAFETY, ETC. AS THIS IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL RETAIN AS MUCH EXISTING PAVEMENTS ASSOCIATED WITH THE PROJECT AS POSSIBLE FOR ALL WEATHER WORKING SURFACE AND FOR EROSION CONTROL DURING CONSTRUCTION. AS THE PROJECT PHASES TO FINAL COMPLETION, THE CONTRACTOR SHALL REMOVE ALL REMAINING PAVEMENTS, ETC. TO COMPLETE THE FINAL IMPROVEMENTS AS SHOWN.
- THE CONTRACTOR SHALL NOTE EXISTING STORM DRAIN AND STORM DRAIN STRUCTURES TO BE RETAINED AS PART OF THIS PROJECT. THIS EXISTING INFRASTRUCTURE SHALL BE USED TO DRAIN THE PROJECT DURING PHASES OF CONSTRUCTION. PROPER EROSION CONTROL METHODS SHALL BE USED TO PROTECT THIS INFRASTRUCTURE AT ALL TIMES.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE CITY OF VESTAVIA HILLS AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

**GRADING AND STAKING NOTES**

- ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" TOPSOIL APPLIED, BE GRASSED AND MULCHED, AND/OR SODDED AS SOON AS FINAL GRADING IS COMPLETE. REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.
- ALL ENGINEERED FILL MATERIALS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF FILL OPERATIONS. THE CONTRACTOR SHALL IDENTIFY ALL BORROW SOURCES FOR PD SAMPLES TO BE TAKEN AND EVALUATED. ALL EMBANKMENT FILL AND BORROW EXCAVATION MATERIALS SHALL BE COMPACTED IN LOOSE 8" LIFTS AS PER THE OWNER'S REPRESENTATIVES REQUIREMENTS. SEE THE GEOTECHNICAL REPORT FOR THIS INFORMATION.
- THE CONTRACTOR SHALL CLEAR AND GRUB AS NECESSARY WHERE GRADING OPERATIONS ARE TO BE PERFORMED AS SHOWN. THE MAJORITY OF THE PROJECT WILL REQUIRE CLEARING AND REMOVAL OF EXISTING SIDEWALK, DRIVES, CURB AND GUTTER, CURBING, TREE STUMP REMOVAL, TOPSOIL, GRADING, ETC. AS SHOWN THROUGHOUT THE PROJECT CONSTRUCTION PLANS AND CONTRACT DOCUMENTS.
- ALL EXISTING WATER VALVES, UTILITY VAULT TOPS, METER BOXES, ROADWAY SIGNS, INFORMATIONAL SIGNS, ETC. NOTED ON THE DEMOLITION PLAN SHALL BE REMOVED, STOCKPILED IN A SECURE LOCATION, AND/OR RESET AS PER THE CONTRACT DOCUMENTS.
- BEFORE FINAL GRADING THE CONTRACTOR SHALL MAKE SURE UTILITIES INCLUDING STORM DRAIN, SANITARY, WATER DISTRIBUTION AND FIRE PROTECTION, ELECTRICAL, VIDEO, IRRIGATION, ETC. IMPROVEMENTS HAVE BEEN INSTALLED.
- GRADING OPERATIONS SHALL INCLUDE TOPSOIL STRIPPING AND REMOVAL THROUGHOUT THE PROJECT SITE, UNCLASSIFIED EXCAVATION, AND BORROW EXCAVATION, ROCK REMOVAL, ETC. TO BRING THE SITE TO FINISHED SUBGRADE (ONLY LEAVING PAVEMENTS AND TOPSOIL TO REACH FINAL FINISHED GRADE) AS SHOWN ON THE CONSTRUCTION PLANS. NO EXTRA PAYMENT WILL BE MADE FOR EXCESS MATERIAL BROUGHT ON-SITE, MATERIAL REQUIRED TO BE MOVED MULTIPLE TIMES BECAUSE OF CONSTRUCTION PHASING, OR EXCESS MATERIAL TO BE REMOVED FROM THE SITE UPON GRADING COMPLETION.
- THERE SHALL BE NO DEBRIS (ROOTS, ROCKS, ETC.) IN THE TOPSOIL LARGER THAN 1" IN DIAMETER. THERE ALSO SHALL BE NO WASTED TEMPORARY GRAVEL, CONCRETE, OR ANY OTHER BUILDING MATERIALS FOUND IN THE TOPSOIL. ANY FOUND DEBRIS SHALL BE REMOVED IMMEDIATELY.
- PAYMENT FOR DISPOSAL OF UNSUITABLE MATERIAL "IF ENCOUNTERED" SHALL BE MADE PER THE BID FORM.
- ALL EMBANKMENT FILL AND BORROW EXCAVATION MATERIALS SHALL BE COMPACTED IN LOOSE 8" LIFTS TO 98%, ASTM D 698 MINIMUM AS DIRECTED BY THE GEOTECHNICAL REPRESENTATIVE. THE GEOTECHNICAL REPORT COMPACTION REQUIREMENTS SHALL BE THE REQUIREMENT FOR THE PROJECT.

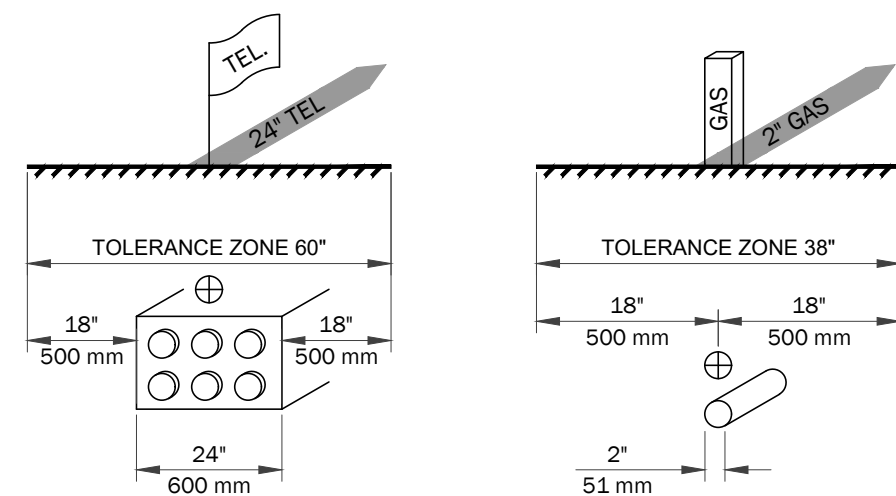
**EROSION CONTROL NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION AND SEDIMENT CONTROL THROUGHOUT CONSTRUCTION. AN EROSION CONTROL PLAN IS PROVIDED AS A MINIMUM GUIDE FOR PROVIDING STRUCTURAL BMP'S, PHASING, TEMPORARY GRASSING, AND OTHER METHODS AS PROVIDED IN THE ALABAMA HANDBOOK FOR EROSION CONTROL. SEDIMENT CONTROL, AND STORM WATER MANAGEMENT, SHALL BE UTILIZED TO MINIMIZE EROSION, NO EXTRA COMPENSATION SHALL BE GIVEN TO THE CONTRACTOR FOR MAINTAINING EROSION CONTROL ITEMS OR ADDITIONAL EROSION CONTROL ITEMS REQUIRED TO COMPLY WITH THE NPDES PERMIT.
- ANY FINES INCURRED DUE TO FAILURE TO MAINTAIN EROSION CONTROL MEASURES SHALL BE PAID FOR BY THE CONTRACTOR. ANY ADDITIONAL WORK AND MATERIALS REQUIRED TO COMPLY WITH ANY VIOLATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL TEMPORARY RIPRAP USED FOR EROSION CONTROL PURPOSES SHALL BE INCLUDED IN THE PRICE OF EROSION CONTROL. TEMPORARY RIPRAP BERMS SHALL BE SPREAD OUT IN AREAS WHERE PERMANENT RIPRAP IS REQUIRED AND SHALL BE SPREAD IN A MANNER TO NOT IMPEDE FLOW OF STORM DRAINS AFTER THE SITE IMPROVEMENTS ARE COMPLETE AND THE PROJECT IS STABILIZED. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR TEMPORARY RIPRAP OR SPREADING IT UPON COMPLETION OF THE SITE IMPROVEMENTS. ALL TEMPORARY RIPRAP THAT IS SPREAD FOR USE AS PERMANENT RIPRAP SHALL BE PLACED ON THE STONE BEDDING AND FILTER FABRIC AS SHOWN IN THE DETAILS. COSTS FOR STONE AND FILTER FABRIC PLACED UNDERNEATH ALL TEMPORARY RIPRAP THAT IS SPREAD IN PERMANENT LOCATIONS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR EROSION CONTROL MANAGEMENT AND MAINTENANCE, OR IF THERE ARE NO UNIT PRICES, THE COST SHALL BE INCIDENTAL TO THE PROJECT.
- THE PROJECT AREA SHALL REMAIN CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO KEEP THE PROJECT AREA CLEAN, INCLUDING MOTORIZED STREET SWEEPERS, WATER AND VACUUM TRUCKS, HAND SWEEPING AND SHOVELING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS THIS ISSUE EACH DAY INCLUDING WEEKENDS AND SPECIFICALLY PRE AND POST RAIN EVENTS.
- THE CONTRACTOR SHALL IDENTIFY WORK AREA ENTRANCE/EXIT LOCATIONS FOR EQUIPMENT AND INSTALL TEMPORARY GRAVEL DRIVES TO REDUCE TRACKING ONTO PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL STREETS CLEAN OF ANY SEDIMENT FROM THE CONSTRUCTION SITE ON A DAILY BASIS, NO EXCEPTIONS.
- ALL DISTURBED AREAS, INCLUDING THE EARTHEN STOCKPILES, SHALL BE MULCHED UPON COMPLETION OF GRADING OPERATIONS. ADEM REGULATIONS REQUIRE ALL DISTURBED AREAS NOT UNDERGOING ACTIVE DISTURBANCE OR ACTIVE CONSTRUCTION FOR LONGER THAN THIRTEEN (13) DAYS TO BE PROVIDED WITH TEMPORARY GROUND COVER.
- THE CONTRACTOR SHALL INSTALL WATTLES, SANDBAGS, AND/OR SILT FENCE TRENCHED THROUGH PAVEMENT AFTER SAW-CUTTING THE ASPHALT TO AVOID RUNOFF INTO OTHER ROADWAYS, DRIVES, AND AREAS PARALLEL AND ADJACENT TO THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS THIS ISSUE EACH DAY INCLUDING WEEKENDS AND SPECIFICALLY PRE AND POST RAIN EVENTS.
- THERE MAY BE LOCATIONS WHERE SILT FENCE MAY BE NEEDED ACROSS EXISTING PAVEMENT THAT IS TO BE RETAINED FOR TEMPORARY ALL WEATHER WORKING SURFACE AND/OR LAYDOWN YARD. IN THESE LOCATIONS THE EXISTING PAVEMENT SHALL BE SAW-CUT ENOUGH TO TRENCH THE SILT FENCE PROPERLY IN THE GROUND. SAND BAGS AND/OR PROPERLY SECURED SEDIMENT CONTROL LOGS COULD SERVE THIS PURPOSE AS WELL.
- WATTLES FOR SEDIMENT CONTROL SHALL HAVE A MINIMUM DIAMETER OF 20".
- THE CONTRACTOR SHALL INSTALL STONE AND/OR STABILIZE ENTRANCE/EXIT, SIDEWALKS, ROADWAY/DRIVES, ETC. AS NECESSARY. ALL STONES FOR CONSTRUCTION ENTRANCE/EXIT, SIDEWALKS, ROADWAY/DRIVES, ETC. ARE CONSIDERED INCIDENTAL REGARDLESS THE NUMBER OF TIMES FRESH STONE IS REQUIRED FOR EROSION CONTROL MEASURES. AT THE END OF THE PROJECT, ALL STONE SHALL BE REMOVED AND NOT WASTED ON THE PROJECT SITE.
- WHEN INSTALLING SILT FENCE OR OTHER BMP'S, THE CONTRACTOR SHALL USE THE LOCATIONS PROVIDED ON THE DRAWINGS OR THE CBMPP. WASTEFUL AND/OR POORLY PLANNED INSTALLATIONS SHALL NOT RECEIVE ADDITIONAL PAY FOR REINSTALLATION AFTER MOVING TO ANOTHER PHASE OF THE WORK.
- ALL INLETS/STRUCTURES SHALL BE COVERED BY DOMED INLET PROTECTORS DURING CONSTRUCTION TO AVOID SEDIMENT RUNOFF. THESE UNITS SHALL BE KEPT CLEAN DURING CONSTRUCTION. IF THE INLET/STRUCTURE IS TOO LARGE, THEN SEDIMENT LOGS OR SILT FENCE SHALL BE USED TO PROTECT THE INLET.
- ALL MEANS NECESSARY SHALL BE USED TO ESTABLISH TEMPORARY EROSION CONTROL INCLUDING EROSION CONTROL NETTING, SODDING, REPEATED SEEDING AND MULCHING, ETC.
- A BEST MANAGEMENT PLAN SHALL AT A MINIMUM RETURN ALL EXPOSED OR DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION WITH AT LEAST A GOOD STAND OF GRASS AND/OR SOD. EROSION CONTROL MEASURES INCLUDING CONSTRUCTION EXIT PADS, SHOWN HEREIN TO PREVENT EROSION AND SEDIMENT RUNOFF ARE A MINIMUM AND SHALL NOT BE INTERPRETED AS BEING ALL THAT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL BE MINDFUL DURING ALL PHASES OF CONSTRUCTION AND INSTALL AND UTILIZE ANY AND ALL ADDITIONAL ITEMS NECESSARY TO CONTROL ALL EROSION AND SEDIMENTATION ON THE PROJECT AT ALL TIMES AS REQUIRED BY ADEM AND THE ALABAMA HANDBOOK FOR EROSION CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, MOST RECENT EDITION.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO DIRECT ADDITIONAL ITEMS OR REVISE IN-FIELD PLACEMENT OF EROSION CONTROL ITEMS AS DEEMED NECESSARY DURING ALL PHASES OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ALL SANITARY OR STORM SEWER MAINS AND MANHOLES ON A CONTINUAL BASIS IF CONSTRUCTION DEBRIS ENTERS SUCH MAINS. IN NO EVENT SHALL CONTRACTOR DISPOSE OF ANY DEBRIS OR MATERIALS IN SEWERS. CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SUCH DEBRIS OR MATERIAL TO SATISFACTION OF OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE OBSERVANT OF FORECASTED RAIN EVENTS AND PROMPTLY REPAIR, MAINTAIN, INSTALL NECESSARY EROSION CONTROL ITEMS PRIOR TO SUCH RAIN EVENTS. CONTRACTOR SHALL PROMPTLY MEDIATE, CLEAN UP, REMOVE ANY EROSION OR SEDIMENTATION FROM ALL EROSION CONTROL ITEMS, STRUCTURES, TRAPS, BASINS, ETC. AND REPAIR, MAINTAIN, RE-INSTALL, SUPPLEMENT SUCH IMMEDIATELY FOLLOWING EACH RAIN EVENT OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL CONCRETE WASHOUT WATER SHALL BE COLLECTED IN A LEAK PROOF CONTAINER SO THAT IT DOES NOT REACH THE SOIL SURFACE AND THEN MIGRATE TO SURFACE WATERS OR INTO GROUNDWATER. ALL OF THE COLLECTED CONCRETE WASHOUT WATER AND SOLIDS SHALL BE RECYCLED.

**EXISTING UTILITY NOTES**

**APWA UNIFORM COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES**  
 WHITE - Proposed excavation  
 PINK - Temporary survey markings  
 RED - Electric Power Lines, Cables, Conduit and Lightning Cables  
 YELLOW - Gas, Oil, Steam, Petroleum or Gaseous Materials  
 BLUE - Potable Water  
 PURPLE - Reclaimed Water, Irrigation and Slurry Lines  
 GREEN - Sewers and Drain Lines

**TO HAVE UNDERGROUND UTILITY LINES LOCATED CALL:**  
 • 811 (INSIDE ALABAMA)  
 • (800) 292-8525 (INSIDE AND OUTSIDE OF ALABAMA)



ANY EXCAVATION WITHIN THE TOLERANCE ZONE SHOULD BE PERFORMED WITH NON-POWERED HAND TOOLS OR NON-INVASIVE METHODS UNTIL THE MARKED FACILITY IS EXPOSED. THE WIDTH OF THE TOLERANCE ZONE MAY BE SPECIFIED IN LAW OR CODE. IF NOT, 500 mm (18\") IS REQUIRED FROM EACH SIDE OF THE FACILITY. THE TOLERANCE ZONE INCLUDES THE WIDTH OF THE FACILITY PLUS 18\"/>

**ISSIS & SONS PROPERTY REDEVELOPMENT  
 WALL EXTENSION & MASS GRADING**

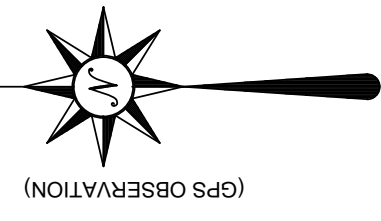
**FAM PROPERTIES**  
 1493 MONTGOMERY HIGHWAY  
 VESTAVIA HILLS, AL



Sheet Title	CIVIL NOTES
Revision Description	
No.	Date
Drawn By: LBH	Checked By: CAH
Date: 03/18/2026	Proj. No.: 25110595
File Name: _250595.Reg.dwg	

Sheet No.  
**CO.1**

# TOPOGRAPHIC SURVEY U.S. HIGHWAY NO.31



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

**SURVEY CONTROL**  
THE BASIS OF COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



**LEGEND**

◆	BENCHMARK	—●—	OVERHEAD ELECTRIC
▲	EXISTING SPOT ELEVATION	—●—	UNDERGROUND ELECTRIC
○	CONTROL POINT	—●—	UNDERGROUND ELECTRIC
○	UTILITY POINT	—●—	FIBER OPTIC LINE
○	LIGHT POLE	—●—	UNDERGROUND COMMUNICATION
○	FLOOD LIGHT	—●—	WATER LINE
○	GUY WIRE	—●—	GAS LINE
○	ELECTRIC BOX	—●—	SANITARY LINE
○	ELECTRIC MANHOLE	—●—	CHAIN LINK FENCE
○	TRAFFIC LIGHT POLE	—●—	WOOD FENCE
○	TRAFFIC SIGNAL BOX	—●—	MAJOR CONTOURS
○	CROSS WALK SIGNAL	—●—	MINOR CONTOURS
○	FIRE HYDRANT	—●—	WALL
○	WATER VALVE	—●—	ASPHALT
○	WATER METER	—●—	CONCRETE
○	WATER MANHOLE	—●—	GRAVEL
○	TELEPHONE MANHOLE	—●—	BRICK
○	TELEPHONE PEDESTAL	—●—	STONE/FLAGSTONE/RIP-RAP
○	TELEPHONE MARKER	—●—	COVERED WALK/CANOPY
○	FIBER OPTIC BOX	—●—	LANDSCAPED AREA
○	FIBER OPTIC MARKER	—●—	FLOODWAY PER FEMA
○	GAS VALVE	—●—	100 YEAR FLOOD ZONE PER FEMA
○	GAS REGULATOR	—●—	HANDICAP MARKING
○	GAS METER	—●—	CORNER MONUMENT
○	GAS MARKER	—●—	AC
○	STORM MANHOLE	—●—	BOLLARD
○	GRATE INLET	—●—	MAILBOX
○	YARD INLET	—●—	
○	DOWNSPOUT	—●—	
○	SANITARY MANHOLE	—●—	
○	CLEANOUT	—●—	
○	SIGN	—●—	

**ABBREVIATIONS**

FEE	FINISH FLOOR ELEVATION
C/L	CENTERLINE
N.T.S.	NOT TO SCALE
(M)	MEASURED
(D)	DEED
(P)	PLAT
ROW	RIGHT OF WAY
FL	FLOWLINE
FLG	FLOWLINE GUTTER
INV/G	INVERT
SWI	INVERT GUTTER
DWI	SINGLE WING INLET
CI	DOUBLE WING INLET
GI	GRATE INLET
YI	YARD INLET
STMH	SANITARY MANHOLE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	POLY-VINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
VC	VITRIFIED CLAY
BOW	BOTTOM OF WALL
TOW	TOP OF WALL
BOC	BOTTOM OF CURB
TOC	TOP OF CURB
HC	HANDICAP SIGN
LP	LIGHT POLE
FOV	FIBEROPTIC VAULT
UP	UTILITY POLE

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

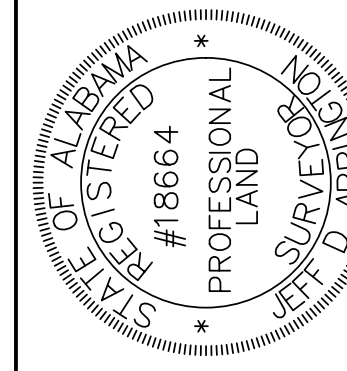
SURVEYOR:  
JEFF D. ARRINGTON  
ALABAMA NO. 18664

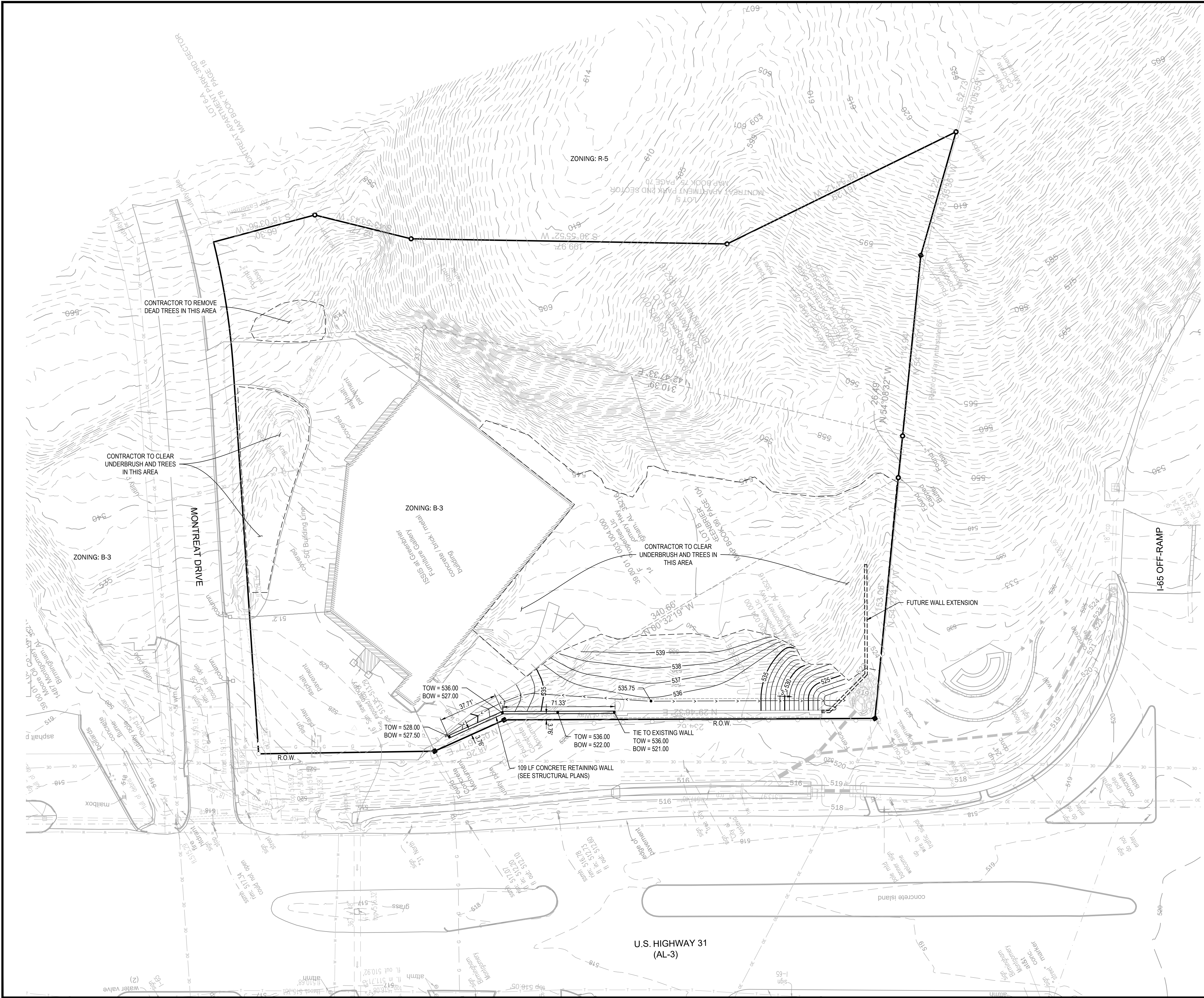
DATE: \_\_\_\_\_

**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham, AL 35244

DRAWING TITLE	TOPOGRAPHIC SURVEY U.S. HIGHWAY NO.31	DRAWN BY	JDA
LOCATION & DESCRIPTION	VESTAVIA HILLS, ALABAMA	CHECKED BY:	JDA
		DATE:	9-29-2023
		SCALE:	1" = 40'
		PARTY CHIEF:	JJ
		PROJECT NO.:	82488
		SHEET	1 OF 1





LOT AREA: 3.08 ACRES

ESTIMATED SITE DISTURBANCE:  
0.90 ACRES MAX.  
0.25 ACRES MIN.

EXISTING IMPERVIOUS AREA: 36,510 SF  
PROPOSED IMPERVIOUS AREA: 36,682 SF



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205.539.0384 | www.ttlusa.com

**ISSIS & SONS PROPERTY REDEVELOPMENT  
WALL EXTENSION & MASS GRADING**  
FAM PROPERTIES  
1493 MONTGOMERY HIGHWAY  
VESTAVIA HILLS, AL



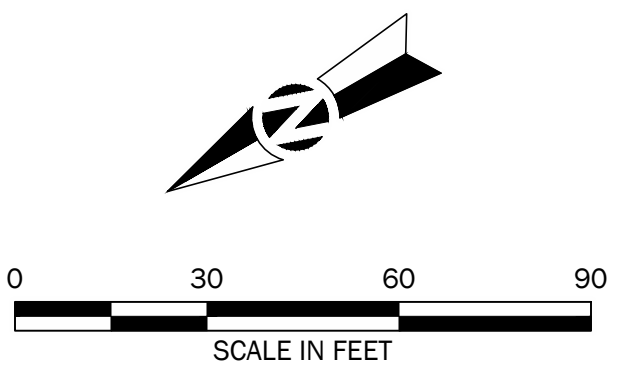
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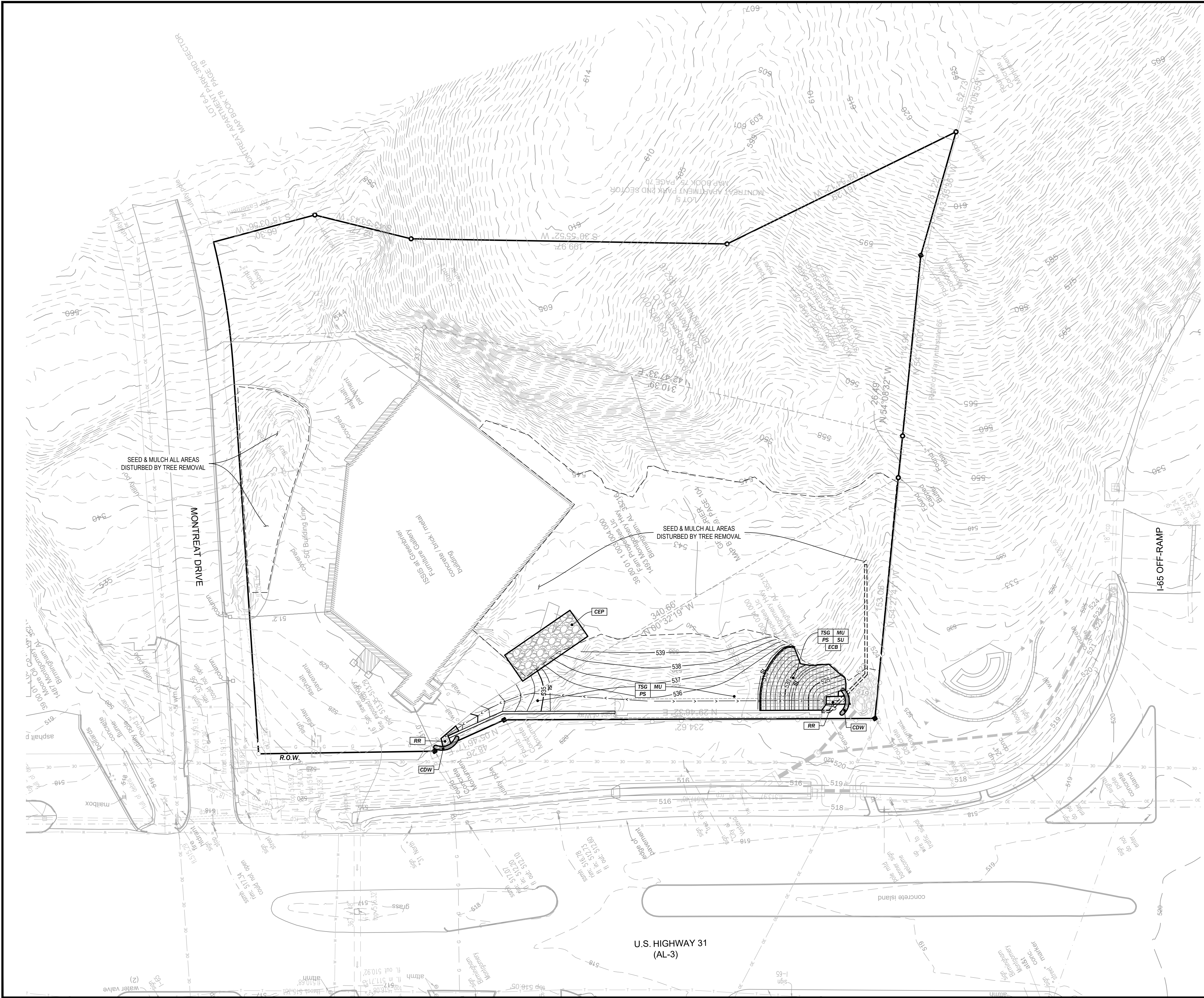
No.	Date	Revision Description

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Date: 03/18/2026  
Checked By: CAH  
Proj. No.: 25110595  
File Name: \_250395.Reg.dwg

Sheet No. **C1.0**

- NOTES:  
1. SEE SHEET CO.1 FOR ALL APPLICABLE NOTES.





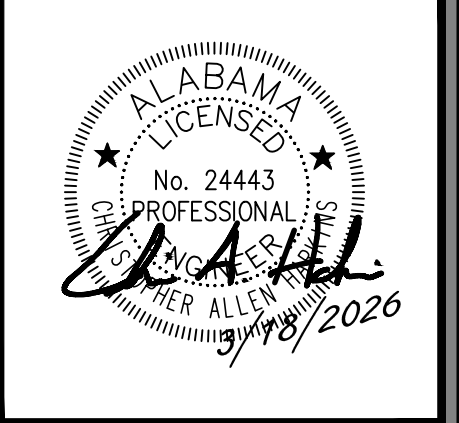
**EROSION CONTROL LEGEND**

- SF SILT FENCE
- SL SEDIMENT CONTROL LOG
- CEP CONSTRUCTION EXIT PAD
- CDW WATTLE CHECK DAM
- TSG TOPSOILING
- MU MULCHING
- PS PERMANENT SEEDING
- SOD SODDING
- SU SURFACE ROUGHENING
- RR RIP RAP (CLASS 2)
- ECB EROSION CONTROL BLANKET

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**ISSIS & SONS PROPERTY REDEVELOPMENT  
WALL EXTENSION & MASS GRADING**

**FAM PROPERTIES**  
1493 MONTGOMERY HIGHWAY  
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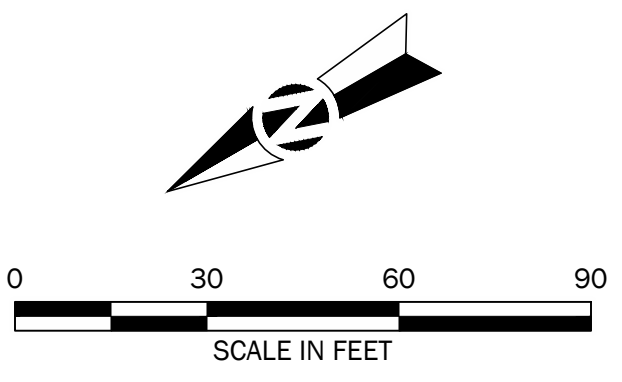


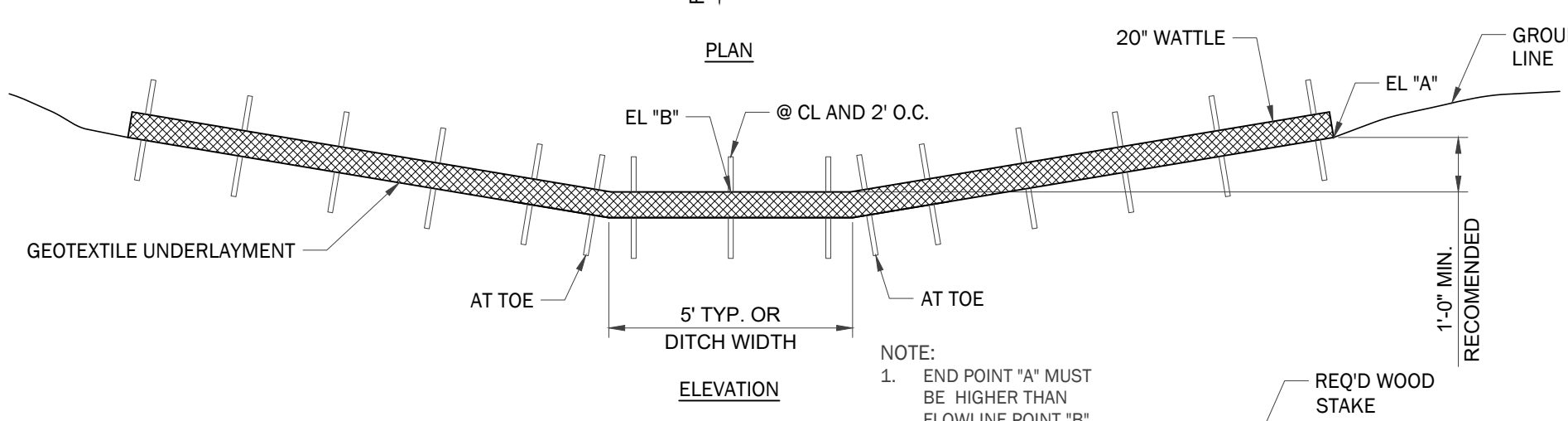
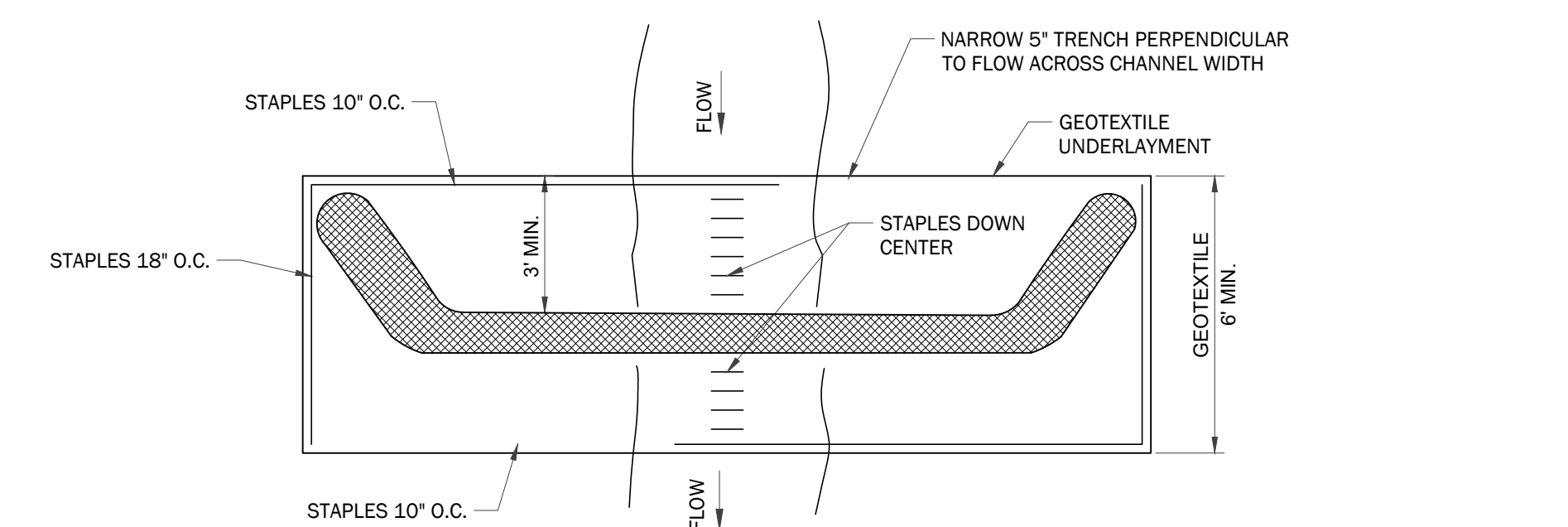
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Sheet No.  
**C2.0**

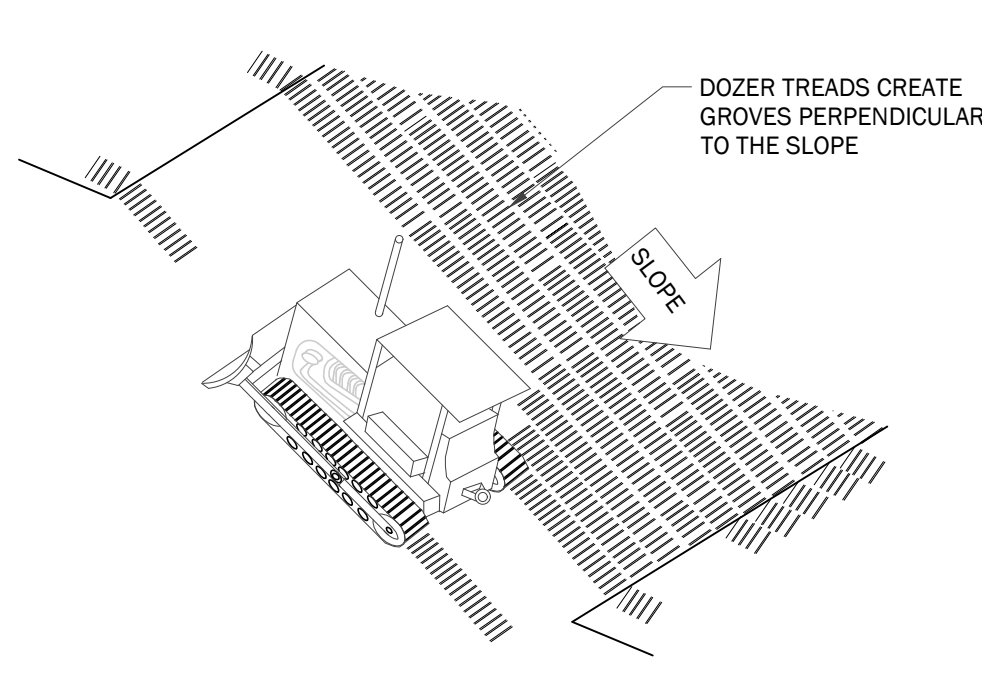
- NOTES:**
1. SEE SHEET CO.1 FOR ALL APPLICABLE NOTES.
  2. ALL DISTURBED AREAS SHALL BE SEED & MULCHED.



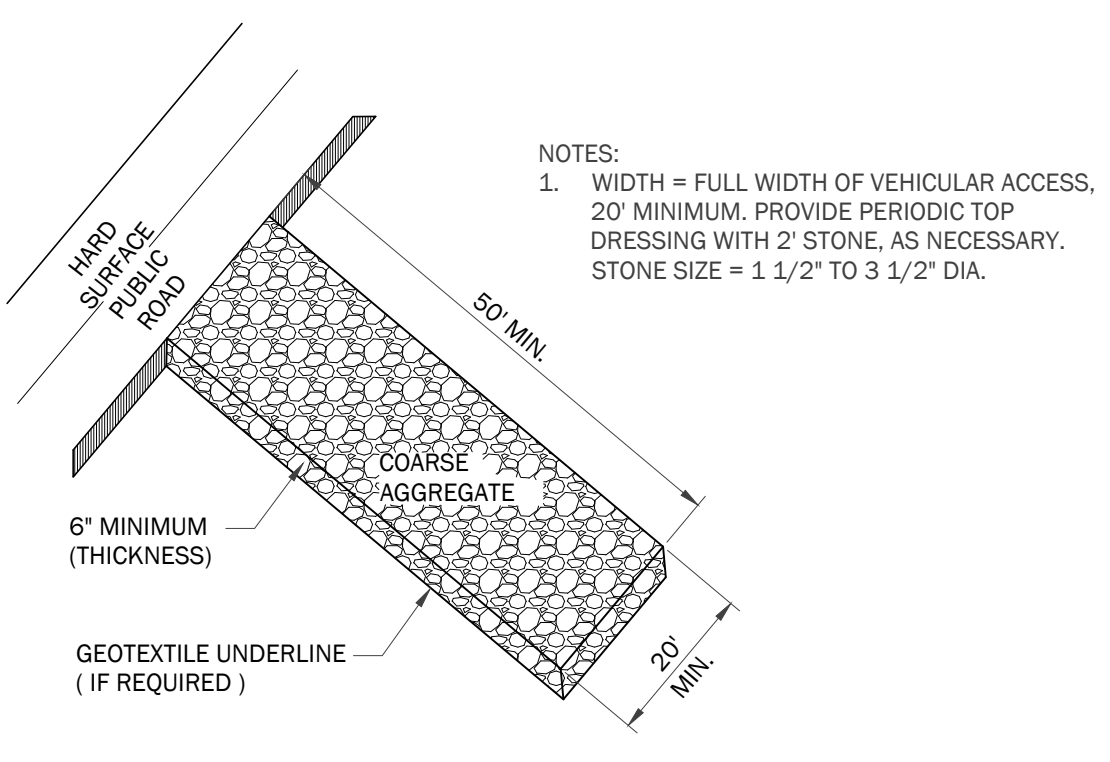


**WATTLE CHECK DAM / SEDIMENT CONTROL LOG**  
NOT TO SCALE

NOTES:  
1. SPACING SHALL BE AS SHOWN ON THE PLANS FOR SPECIAL AREAS, OR AS DETERMINED BY THE ACTUAL PROJECT NEEDS TO MINIMIZE EROSION.  
2. ADDITIONAL EROSION CONTROL METHODS WILL BE REQUIRED AT THE DITCH OUTLET TO CONTAIN SEDIMENT.  
3. WATTLE SHOULD NOT BE PLACED IN HARD BOTTOM CHANNELS.  
4. STAPLES PLACED 18" APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. STAPLES PLACED 10" APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.



**SURFACE ROUGHENING**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE/EXIT PAD**  
NOT TO SCALE

**TABLE MU-1  
MULCHING MATERIALS AND APPLICATION RATES**

MATERIAL	RATE PER ACRE (PER 1,000 SQ.FT.)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS - 90 LBS)	SPREAD BY HAND OR MACHINE TO ATTAIN 75% GROUND COVER; ANCHOR WHEN SUBJECT TO BLOWING.
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS - 160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING.
WOOD CHIPS	5-6 TONS (225 LBS - 270 LBS)	TREAT WITH 12 LBS. NITROGEN/TON.
BARK	35 CUBIC YARDS (0.8 CUBIC YARD)	CAN APPLY WITH MULCH BLOWER.
PINE STRAW	1-2 TONS (45 LBS - 90 LBS)	SPREAD BY HAND OR MACHINE; WILL NOT BLOW LIKE STRAW.
PEANUT HULLS	10-20 TON (450 LBS - 900 LBS)	WILL WASH OFF SLOPES. TREAT WITH 12 LBS. NITROGEN/TON.

**TABLE TS-1  
COMMONLY USED PLANTS FOR TEMPORARY COVER**

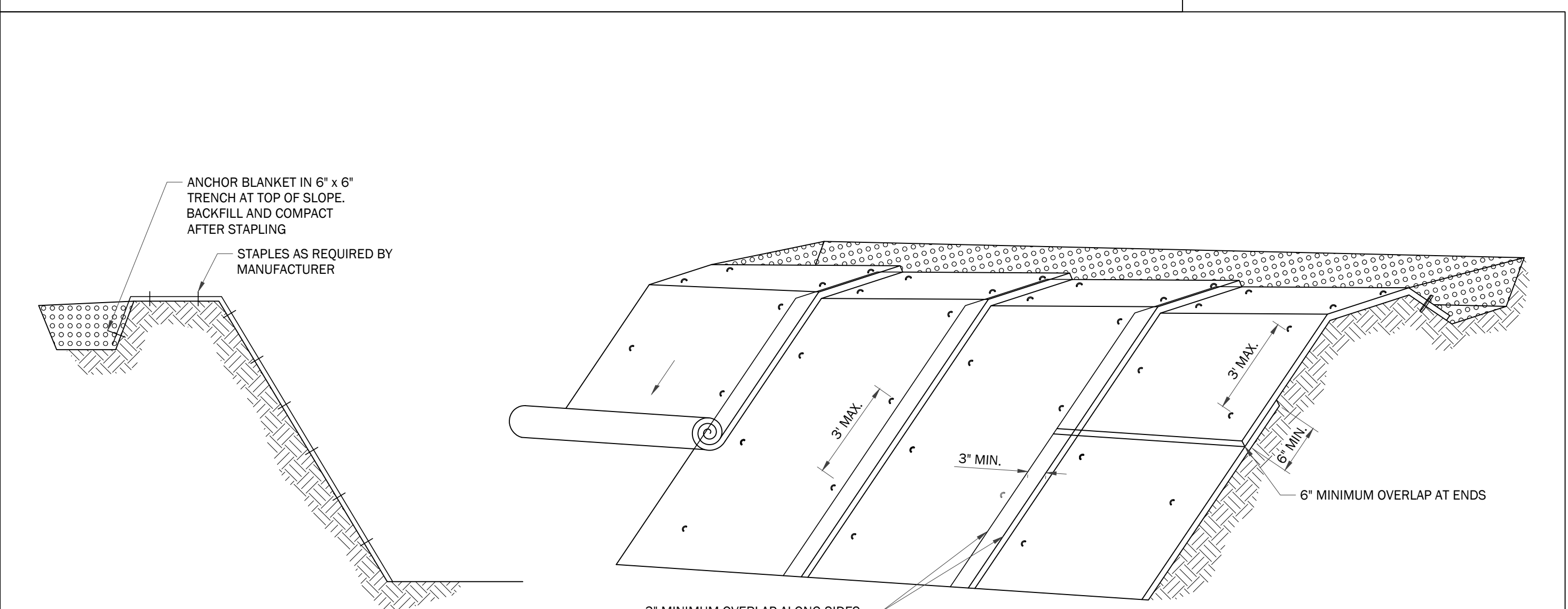
SPECIES	SEEDING RATE PER AC PLS	NORTH	CENTRAL	SOUTH
MILLET, BROWNTOP, OR GERMAN	40 LBS	MAY 1 - AUG 1	APR 1 - AUG 15	APR 1 - AUG 15
RYE	3 BU	SEPT 1 - NOV 15	SEPT 15 - NOV 15	SEPT 15 - NOV 15
RYEGRASS	30 LBS	AUG 1 - SEPT 15	SEPT 1 - OCT 15	SEPT 1 - OCT 15
SORGHUM - SUDAN HYBRIDS	40 LBS	MAY 1 - AUG 1	APR 15 - AUG 1	APR 1 - AUG 15
SUNDANGRASS	40 LBS	MAY 1 - AUG 1	APR 15 - AUG 1	APR 1 - AUG 15
WHEAT	3 BU	NOV 1 - SEPT 1	NOV 15 - SEPT 15	NOV 15 - SEPT 15
COMMON BERMUDAGRASS	10 LBS	APR 1 - JULY 1	MAR 15 - JULY 15	MAR 1 - JULY 15
CRIMSON CLOVER	10 LBS	SEPT 1 - NOV 1	SEPT 1 - NOV 1	SEPT 1 - NOV 1

**TABLE PS-1  
COMMONLY USED PLANTS FOR PERMANENT COVER WITH SEEDING RATES AND DATES**

SPECIES	SEEDING RATE PER AC PLS	NORTH	CENTRAL	SOUTH
BAHIAGRASS, PENSACOLA	40 LBS	-	MAR 1 - JULY 1	FEB 1 - NOV 1
BERMUDAGRASS, COMMON	10 LBS	APR 1 - JULY 1	MAR 15 - JULY 15	MAR 1 - JULY 15
BAHIAGRASS, PENSACOLA	30 LBS	-	MAR 1 - JULY 1	MAR 1 - JULY 15
BERMUDAGRASS, COMMON	5 LBS	-	JULY 1	JULY 15
BERMUDAGRASS, HYBRID (LAWN TYPES)	SOLID SOD	ANYTIME	ANYTIME	ANYTIME
BERMUDAGRASS, HYBRID (LAWN TYPES)	SPRIGS 1/SQ FT	MAR 1 - AUG 1	MAR 1 - AUG 1	FEB 15 - SEPT 1
FESCUE, TALL	40 - 50 LBS	SEPT 1 - NOV 1	SEPT 1 - NOV 1	-
SERICEA	40 - 60 LBS	MAR 15 - JULY 15	MAR 1 - JULY 15	FEB 15 - JULY 15
SERICEA & COMMON BERMUDAGRASS	40 - 60 LBS 10 LBS	MAR 15 - JULY 15	MAR 1 - JULY 15	FEB 15 - JULY 15
SWITCHGRASS, ALAMO	4 LBS	APR 1 - JUN 15	MAR 15 - JUN 15	MAR 15 - JUN 15

PLS MEANS PURE LIVE SEED AND IS USED TO ADJUST SEEDING RATES. FOR EXAMPLE: TO PLANT 10 LBS PLS OF A SPECIES WITH GERMINATION OF 80% AND 10% INERT MATERIAL -> 10 LBS / 0.70 = 14.3 LBS.

**MULCHING, TEMPORARY SEEDING, & PERMANENT SEEDING DIRECTIONS**  
N.T.S.



**TEMPORARY EROSION CONTROL BLANKET**  
NOT TO SCALE

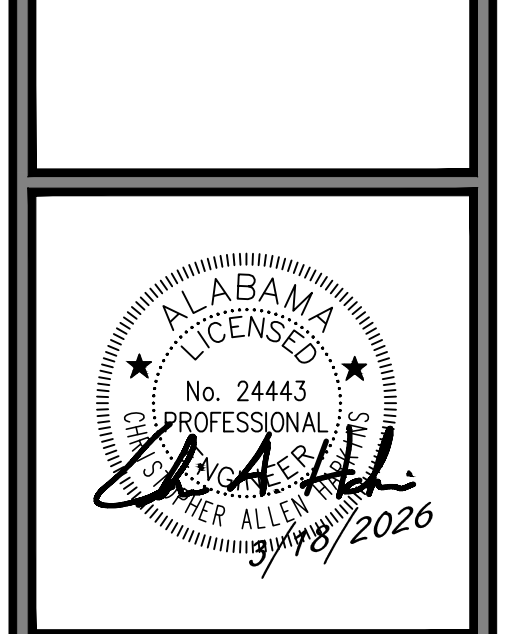
NOTES:  
1. SLOPE SURFACE SHALL BE FREE OF ROCKS AND SOIL CLOUDS TO MAINTAIN GOOD SOIL CONTACT.  
2. APPLY SEED, FERTILIZER, AND/OR LIME PRIOR TO THE INSTALLATION OF THE BLANKET.  
3. STRIPS SHALL BE ROLLED OUT FLAT, PARALLEL TO DIRECTION OF FLOW WITHOUT BEING STRETCHED.  
4. WHEN MULTIPLE STRIPS ARE REQUIRED TO COVER THE WIDTH OF THE SLOPE, THE SIDES SHALL OVERLAP A MINIMUM OF 3".  
5. WHEN MULTIPLE STRIPS ARE REQUIRED TO COVER THE LENGTH OF THE SLOPE, THE ENDS SHALL OVERLAP A MINIMUM OF 6".  
6. THE UPSLOPE END SHALL BE ANCHORED IN A 6" VERTICAL TRENCH AND BACKFILLED (NOTE: WHEN, IN THE OPINION OF THE QCP, CONDITIONS WARRANT, OTHER EDGES EXPOSED TO EXCESSIVE FLOW SHALL BE INSTALLED AS PREVIOUSLY SPECIFIED).  
7. STAPLES SHALL BE U-SHAPED WIRE WITH A MINIMUM #11 GAUGE THICKNESS, AND THE LEGS SHALL BE AT LEAST 6" LONG WITH A 1" CROWN.  
8. EACH STRIP SHALL BE STAPLED IN 3 ROWS, AT EDGES AND CENTER, WITH STAPLES SPACED NOT MORE THAN A 3 FOOT GRID.



**ISSIS & SONS PROPERTY REDEVELOPMENT  
WALL EXTENSION & MASS GRADING**

**FAM PROPERTIES**

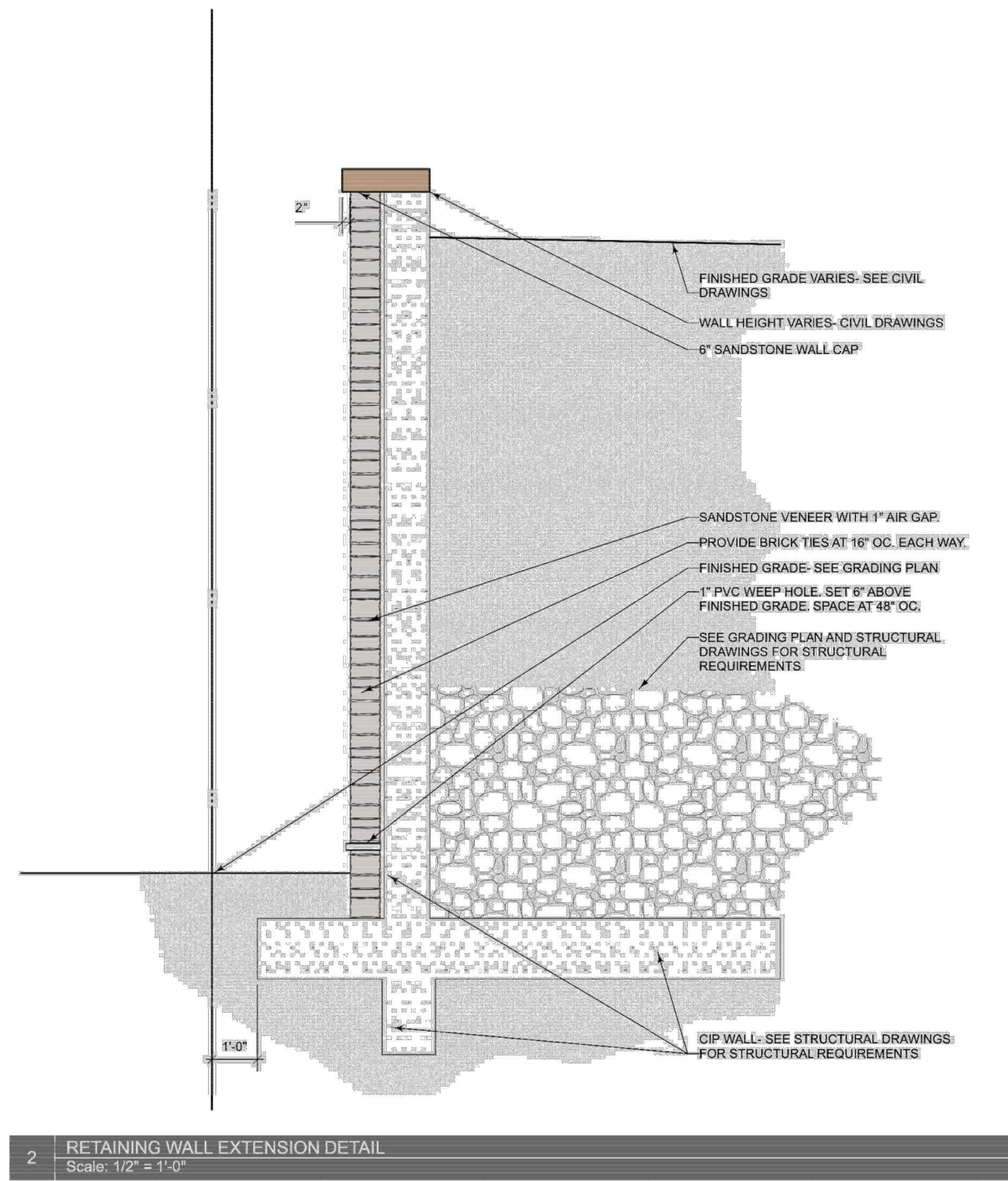
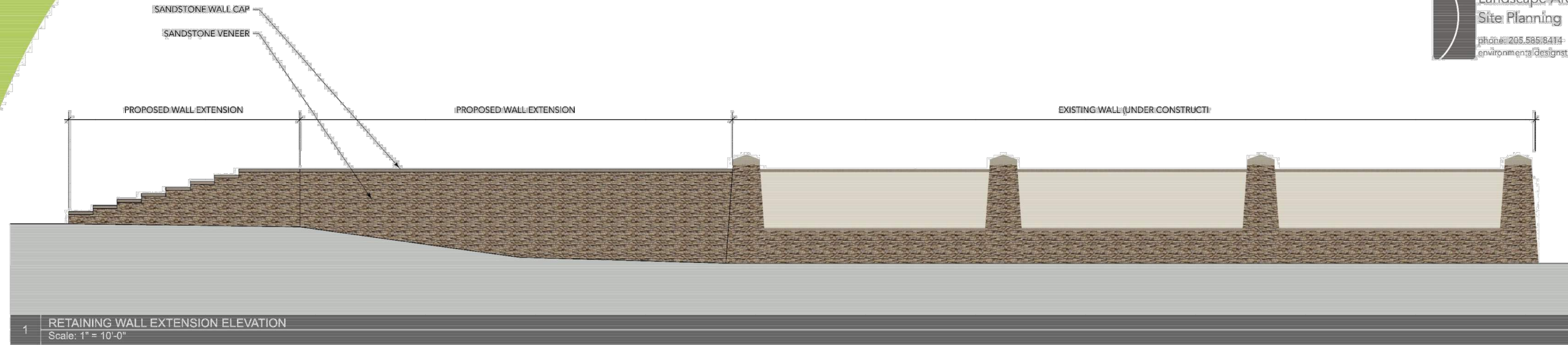
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VESTAVIA HILLS, AL



**CIVIL DETAILS**

No.	Date	Revision Description	Checked By: CAH

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Date: 3.17.2026

**ISSIS & SONS PROPERTY REDEVELOPMENT  
WALL EXTENSION & MASS GRADING**

FAM PROPERTIES  
1493 MONTGOMERY HIGHWAY  
VESTAVIA HILLS, AL

**WALL SECTION & ELEVATION**

No.	Date	Revision Description

Drawn By: LBH  
Date: 03/18/2026  
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Proj. No.: 25110595  
File Name: \_2509095\_Rec.dwg

**GENERAL NOTES:**

- GENERAL:**
  - GENERAL BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION.
  - THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN ALL CONTRACT DOCUMENTS AND NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS.
  - THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND STAMP ALL SHOP DRAWINGS WITH HIS SUBMITTAL REVIEW STAMP PRIOR TO SUBMITTING THEM TO THE ARCHITECT FOR FINAL REVIEW. SHOP DRAWINGS NOT BEARING THE CONTRACTOR'S SUBMITTAL REVIEW STAMP WILL BE RETURNED WITHOUT ACTION.
  - ALL SHOP DRAWINGS RELATED TO THE ITEMS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS SHALL BEAR THE ARCHITECT'S SUBMITTAL REVIEW STAMP PRIOR TO PROCEEDING.
  - DO NOT SCALE THESE DRAWINGS. WHERE DIMENSIONAL INFORMATION IS REQUIRED, OR DISCREPANCIES ARE NOTED, CONTACT THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION.
  - THE STRUCTURE IS DESIGNED BASED ON THE COMPLETED CONDITION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING TO MAINTAIN STABILITY DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE STRUCTURE.
- FOUNDATION:**
  - ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR SATISFACTORY, COMPACTED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
  - FOOTINGS SHALL BE NEATLY EXCAVATED WITH ALL SURFACES FREE OF LOOSE AND WET MATERIAL. WHERE NEAT EXCAVATIONS ARE NOT POSSIBLE, FOOTING EDGES SHALL BE FORMED AND BRACED. EDGES OF FOOTING SHALL BE BACKFILLED WITH COMPACTED FILL OR LEAN CONCRETE AFTER FORMS ARE REMOVED.
  - ALL FOUNDATION BEARING SURFACES SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO ENSURE THEIR COMPLIANCE WITH RECOMMENDATIONS AND ALLOWABLE SOIL BEARING PRESSURE NOTED ABOVE. ALL FOOTING ELEVATIONS ARE ESTIMATED AND MAY REQUIRE ADJUSTMENT IN THE FIELD.
  - WHERE UNSUITABLE SOILS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL PROVIDE RECOMMENDATIONS TO OBTAIN THE ALLOWABLE SOIL BEARING PRESSURE NOTED ABOVE (LEAN CONCRETE, APPROVED STRUCTURAL FILL, SOIL REMEDIATION, ETC.).
  - RETAINING WALLS SHALL BE BACKFILLED WITH #57 STONE PLACED IN A 45-DEGREE WEDGE EXTENDING FROM THE BACK OF THE FOOTING HEEL. STONE SHALL BE COMPACTED IN 1'-0" MAX LIFTS UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
  - THE OWNER SHALL HIRE A GEOTECHNICAL ENGINEER TO REVIEW THE FOUNDATION BEARING SURFACE TO ENSURE THE BEARING SURFACE COMPLIES WITH THE ALLOWABLE SOIL BEARING LISTED ABOVE AND THE BACKFILL MATERIAL SATISFIES THE SOIL PARAMETERS INDICATED FOR THE RETAINING WALL DESIGN.
- CONCRETE:**
  - CONCRETE DESIGN CODE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - ACI 318 (EDITION REFERENCED IN THE APPLICABLE BUILDING CODE EDITION LISTED ABOVE).
  - UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (f<sub>c</sub>) OF 4,000 PSI.
  - WHERE CONCRETE MIXTURES CONTAIN FLY ASH (CLASS C OR F) TO REDUCE THE TOTAL AMOUNT OF PORTLAND CEMENT, WHICH WOULD OTHERWISE BE USED, THE FLY ASH SHALL BE LIMITED TO 25%, BY WEIGHT, OF THE TOTAL WEIGHT OF THE CEMENTITIOUS MATERIALS USED.
  - UNLESS OTHERWISE NOTED, REINFORCING STEEL SHALL BE GRADE 60, DEFORMED BARS, CONFORMING TO ASTM A615.

- UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-SP-66-LATEST EDITION).
- ALL BAR SPLICES SHALL BE CLASS 'B' TENSION LAP SPLICES, AS SPECIFIED IN ACI 318, UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL NOT BE WELDED UNLESS APPROVED BY THE ENGINEER.
- ALL EMBEDDED STRUCTURAL STEEL ITEMS, EXCEPT FOR ANCHOR RODS, SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36, UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
- INTERSECTING WALLS SHALL BE KEVED IF POURED SEPARATELY. RUN HORIZONTAL WALL REINFORCING CONTINUOUSLY INTO INTERSECTING WALL.
- CHAMFER ALL EXPOSED CONCRETE CORNERS WITH ¼" x 45-DEGREE CHAMFER, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL OPENINGS WITH THE MECHANICAL AND ELECTRICAL DETAILS AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITY LINES THROUGHOUT THE BUILDING.
- SHEAR KEYS TO BE 2x4 NOMINAL, UNLESS NOTED OTHERWISE.
- PROVIDE CONCRETE COVERAGE OF REINFORCEMENT AS FOLLOWS (PER ACI 318):
 

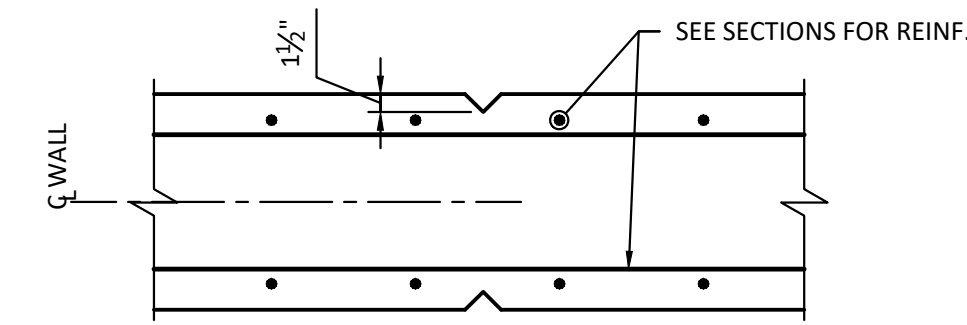
FOOTINGS	2" TOP
WALLS	3" BOT & SIDES 1 ½" EF
- PROVIDE CORNER BARS AT ALL INTERSECTING WALLS AND FOOTINGS TO SPLICE WITH ALL CONTINUOUS REINFORCEMENT.
- ALL CONCRETE SHALL BE CURED USING WET METHODS OR CURING COMPOUND PER ACI 301. COMPLY WITH ACI FOR MIXING, TRANSPORTING, FORMING, PLACING, AND CURING CONCRETE.
- FOR COLUMNS, PEDESTAL, AND VERTICAL WALL REINFORCING, DOWEL VERTICAL BARS TO FOUNDATION WITH HOOKED BARS OF THE SAME SIZE AND SPACING OF VERTICAL BARS AND PROVIDE A CLASS 'B' TENSION LAP SPLICE.
- CONCRETE FORMWORK: FORMWORK FOR ELEVATED CONCRETE SHALL BE DESIGNED, ERECTED, SHORED, BRACED, AND MAINTAINED ACCORDING TO ACI 301, TO SUPPORT VERTICAL, LATERAL, AND CONSTRUCTION LOADS THAT MIGHT BE APPLIED UNTIL STRUCTURE CAN SUPPORT SUCH LOADS. RETIGHTEN FORMS AND BRACING BEFORE PLACING CONCRETE, AS REQUIRED, TO PREVENT MORTAR LEAKS AND MAINTAIN PROPER ALIGNMENT.
- FORM-FACING MATERIALS SHALL INCLUDE EXTERIOR GRADE PLYWOOD PANELS (HIGH-DENSITY OVERLAY, CLASS 1 OR BETTER), METAL, OR OTHER APPROVED PANEL MATERIALS.
- FORMWORK FOR SIDES OF ELEVATED BEAMS, WALLS, COLUMNS, AND SIMILAR PARTS OF THE WORK THAT DO NOT SUPPORT THE WEIGHT OF THE CONCRETE MAY BE REMOVED AFTER CURING AT NOT LESS THAN 50 DEGREES FAHRENHEIT FOR 24 HOURS AFTER PLACING CONCRETE. LEAVE FORMWORK AND SHORING FOR BEAM SOFFITS, JOISTS, SLABS, AND OTHER STRUCTURAL ELEMENTS THAT SUPPORT THE WEIGHT OF THE CONCRETE IN PLACE UNTIL THE CONCRETE HAS ACHIEVED AT LEAST 75% OF ITS 28 DAY DESIGN COMPRESSIVE STRENGTH BUT NOT LESS THAN 7 DAYS.
- CONCRETE COLD-WEATHER PLACEMENT: COMPLY WITH ACI 306.1 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.
 

WHEN AVERAGE HIGH AND LOW TEMPERATURE IS EXPECTED TO FALL BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, MAINTAIN DELIVERED CONCRETE MIXTURE TEMPERATURE WITHIN THE TEMPERATURE RANGE REQUIRED BY ACI 301.

- DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR SUBGRADE CONTAINING FROZEN MATERIALS. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIXTURE DESIGNS.
- CONCRETE HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301 AND AS FOLLOWS:
 

MAINTAIN CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTOR'S OPTION.

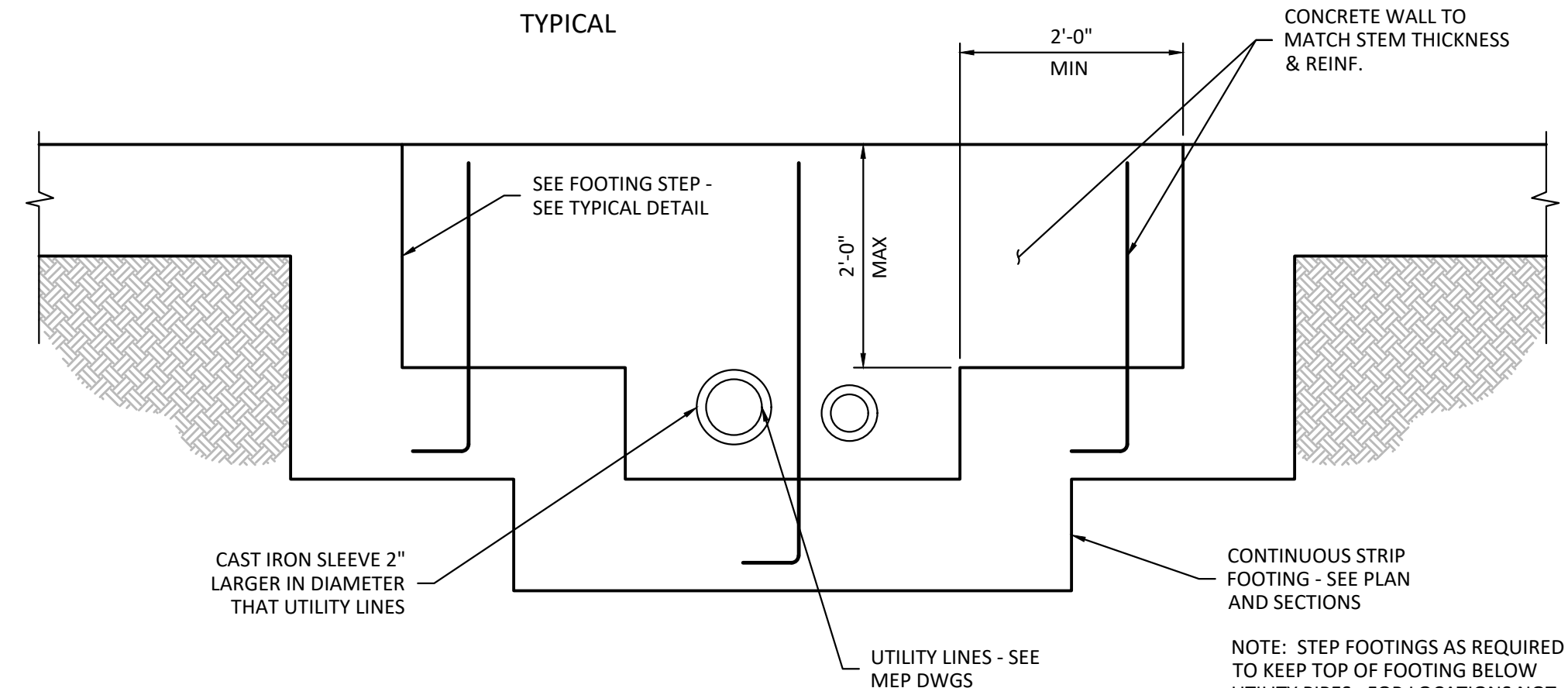
FOG-SPRAY FORMS, STEEL REINFORCEMENT, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE UNIFORMLY MOIST WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.
- CONCRETE TESTING: THE OWNER SHALL HIRE AN INDEPENDENT QUALIFIED TESTING AGENCY TO PERFORM THE CONCRETE TESTING BELOW. COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C 172, SHALL BE TESTED BASED ON THE FOLLOWING REQUIREMENTS:
  - OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE EXCEEDING 5 CUBIC YARDS BUT LESS THAN 25 CUBIC YARDS, PLUS ONE SET FOR EACH ADDITIONAL 50 CUBIC YARDS.
  - SLUMP: PER ASTM C 143. ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
  - AIR CONTENT: PER ASTM C 231. ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.
  - CONCRETE TEMPERATURE: PER ASTM C 1064. ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND BELOW OR 80 DEGREES FAHRENHEIT AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
  - COMPRESSIVE TEST SPECIMENS: PER ASTM C 31. CAST AND LABORATORY CURE THREE SETS OF TWO STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
  - COMPRESSIVE STRENGTH TEST: PER ASTM C 39. TEST ONE SET OF TWO LABORATORY CURED SPECIMENS AT 7 DAYS AND ONE SET OF TWO SPECIMENS AT 28 DAYS. HOLD ADDITIONAL SET OF TWO SPECIMENS FOR 56 DAY TEST IF REQUIRED. A COMPRESSIVE STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM A SET OF TWO SPECIMENS OBTAINED FROM THE SAME COMPOSITE SAMPLE AND TESTED AT THE AGE INDICATED.



NOTE: LOCATE CONTROL JOINTS AT 15'-0" O.C., MAXIMUM.

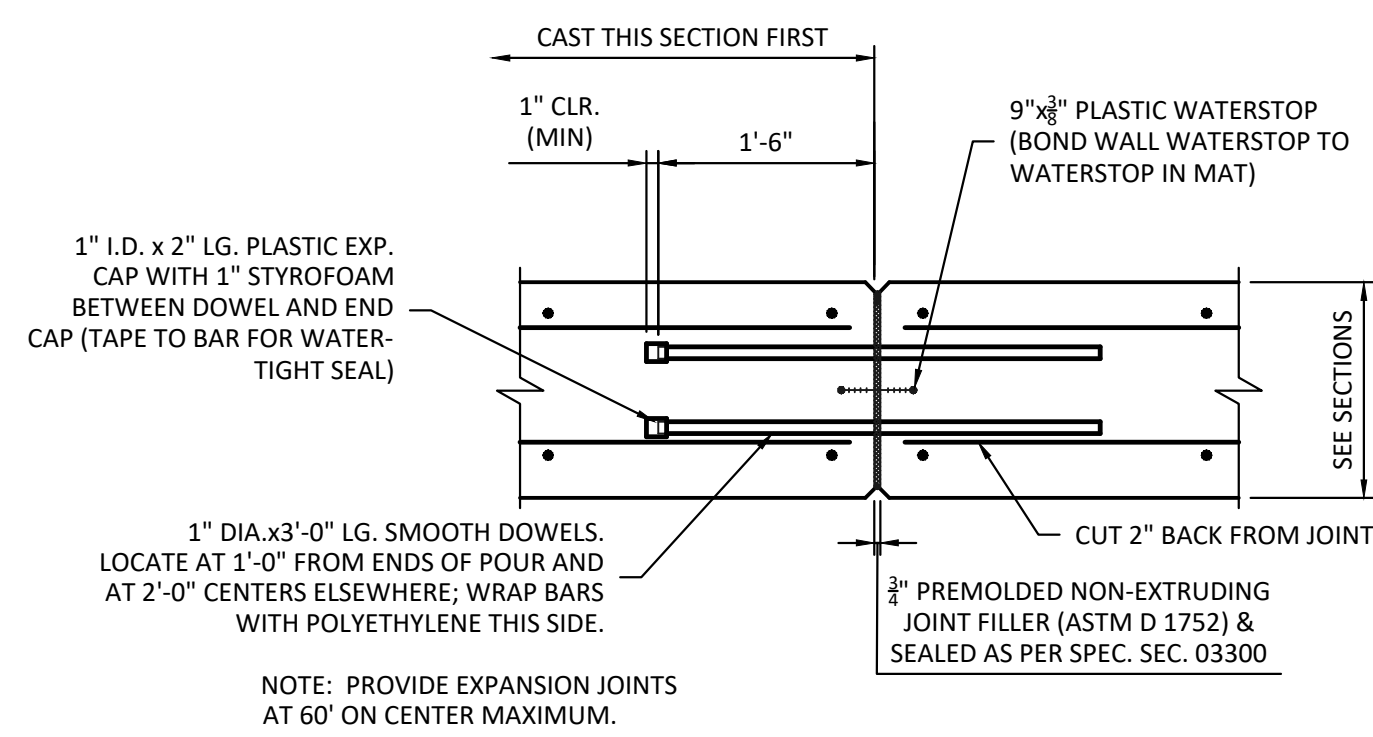
**CONCRETE WALL CONTROL JOINT DETAIL**

TYPICAL



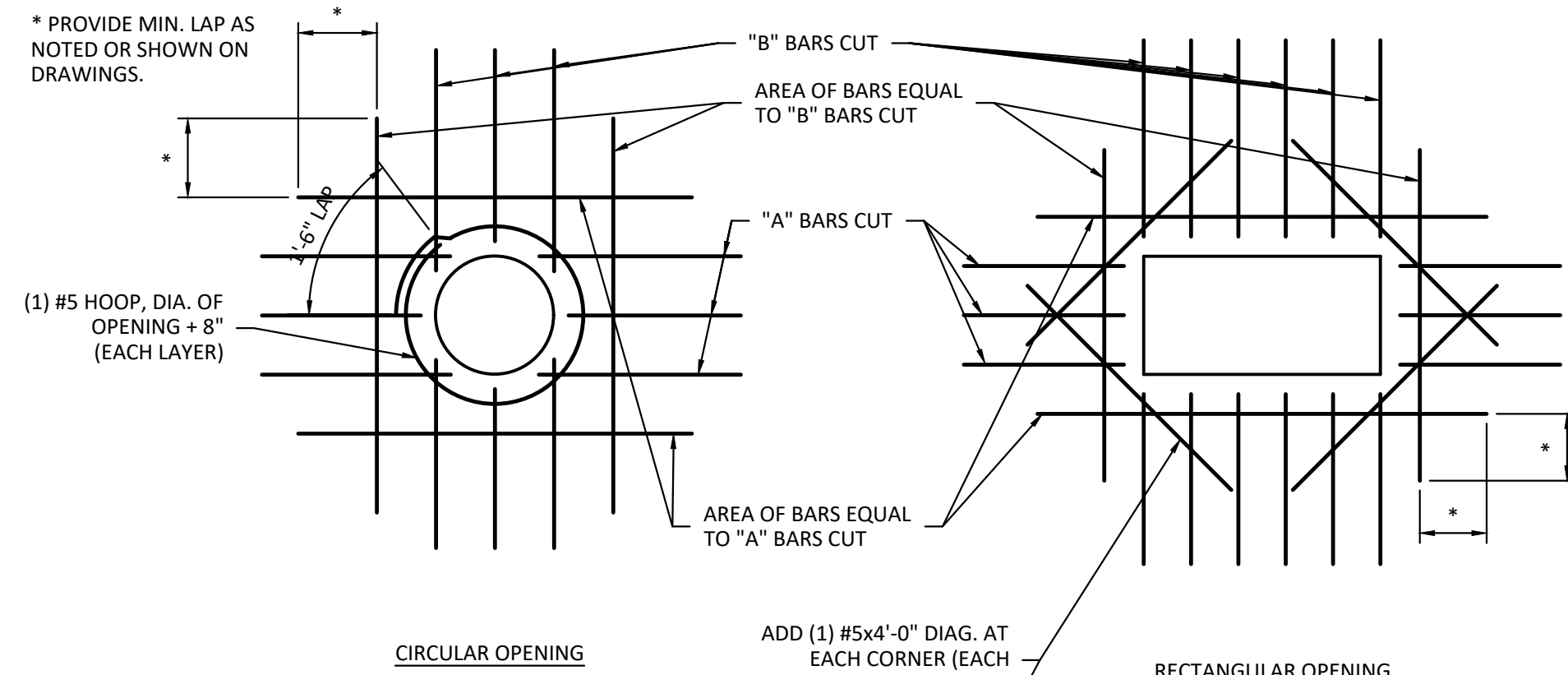
**FOUNDATION WALL AT UTILITIES**

TYPICAL



**CONCRETE WALL EXPANSION JOINT DETAIL**

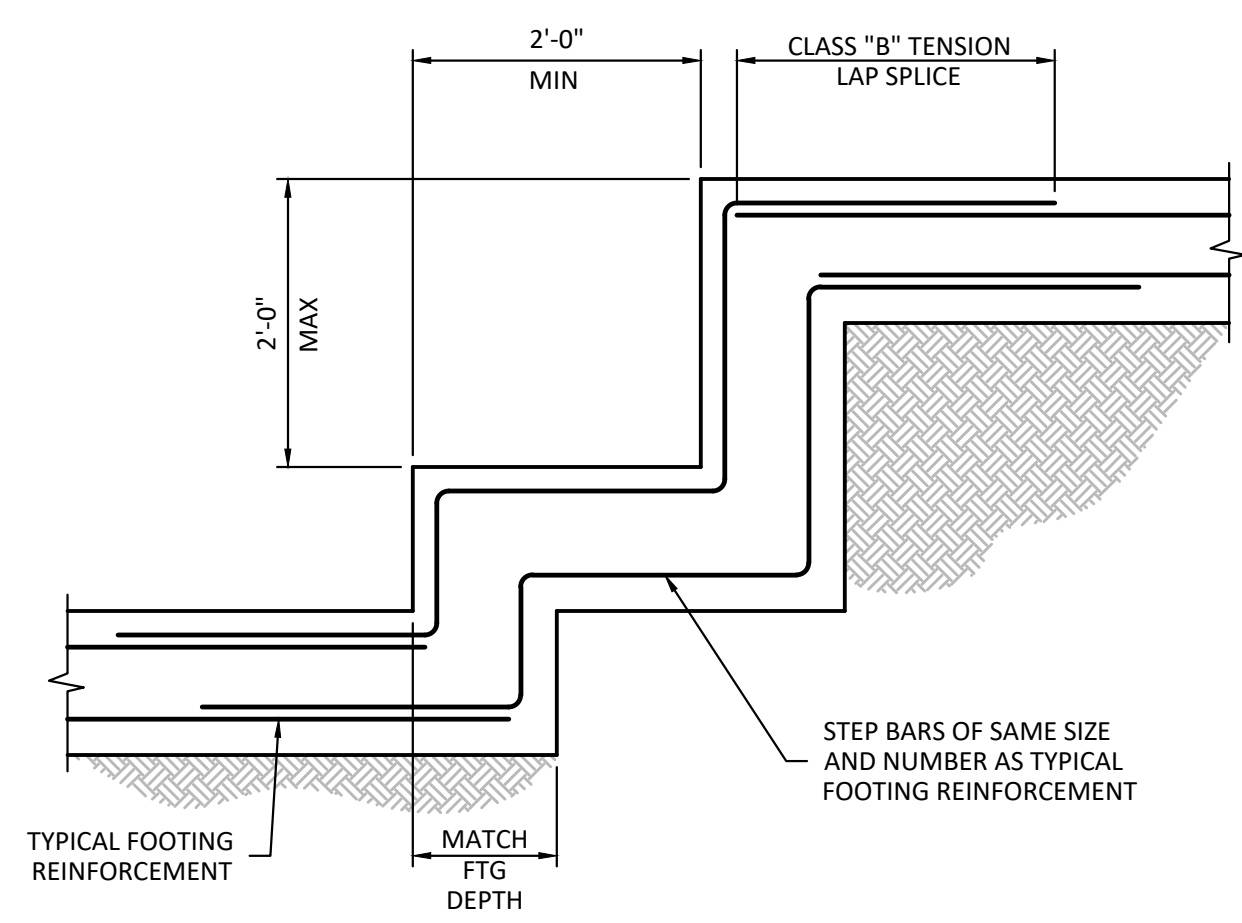
TYPICAL



**CONCRETE WALL OPENING REINFORCEMENT DETAIL**

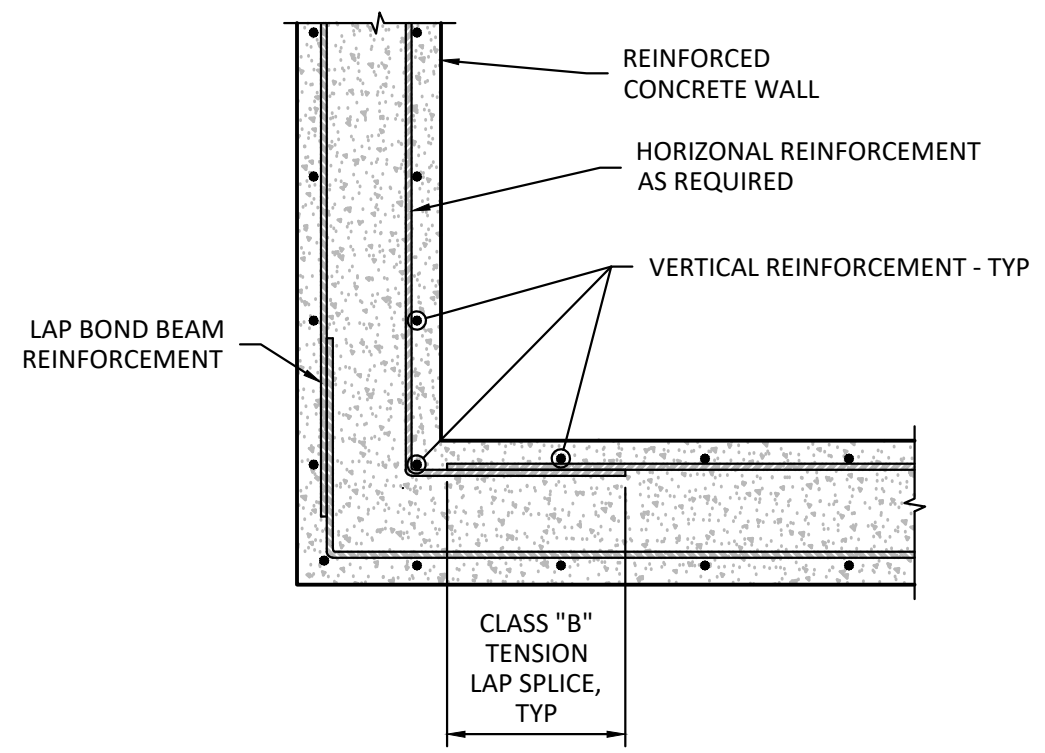
TYPICAL

CLASS "B" TENSION LAP SPLICE TABLE			
BAR SIZE	d <sub>s</sub> (in)	f <sub>t</sub> = 4000 psi	
		TOP BARS	OTHER BARS
#3	0.375	24"	19"
#4	0.500	32"	25"
#5	0.625	40"	31"
#6	0.750	48"	37"
#7	0.875	70"	54"
#8	1.000	80"	62"
#9	1.128	91"	70"
#10	1.270	102"	79"
#11	1.410	113"	87"



**FOOTING STEP DETAIL**

TYPICAL



**CONCRETE WALL CORNER/ INTERSECTION REINFORCEMENT**

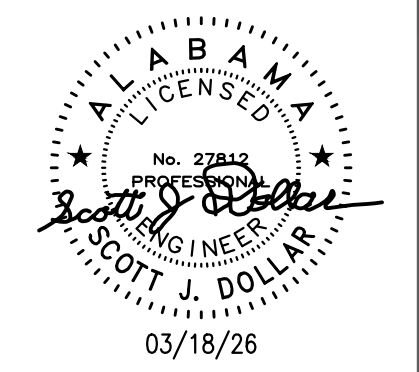
TYPICAL

- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE DEVELOPMENT LENGTH OR SPLICE.
- CLEAR COVER AND SPACING MUST MEET THE FOLLOWING:
 

BEAMS/COLUMNS	COVER AT LEAST 1d <sub>s</sub> C-C SPACING AT LEAST 2d <sub>s</sub>
ALL OTHERS	COVER AT LEAST 1d <sub>s</sub> C-C SPACING AT LEAST 3d <sub>s</sub>
- TABLE IS BASED ON REINFORCING BAR YIELD STRENGTH (f<sub>y</sub>) OF 60 KSI AND NORMAL WEIGHT CONCRETE. WHERE LIGHT WEIGHT CONCRETE IS USED, SPLICE LENGTHS SHALL BE INCREASED 30%.
- TO OBTAIN CLASS "A" TENSION LAP SPLICE LENGTHS (DEVELOPMENT LENGTH), DIVIDE SPLICE LENGTHS BY 1.3.



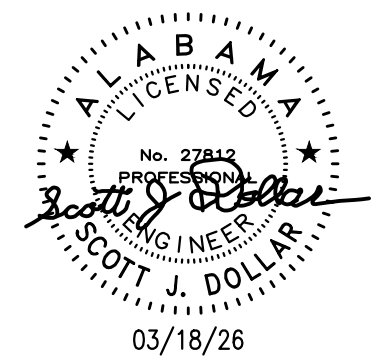
**ISSIS & SONS PROPERTY REDEVELOPMENT WALL EXTENSION & MASS GRADING**  
**FAM PROPERTIES**  
 1493 MONTGOMERY HIGHWAY  
 VESTAVIA HILLS, AL



Sheet Title	Revision Description	Checked By: SJD
<b>GENERAL NOTES &amp; TYPICAL DETAILS</b>		Proj. No.: 25110595
No.	Date	Date: 03/18/2026
Drawn By:		File Name: Issis & Sons Property Retaining Wall_DET.dwg

**ISSIS & SONS PROPERTY REDEVELOPMENT  
 WALL EXTENSION & MASS GRADING**

**FAM PROPERTIES**  
 1493 MONTGOMERY HIGHWAY  
 VESTAVIA HILLS, AL



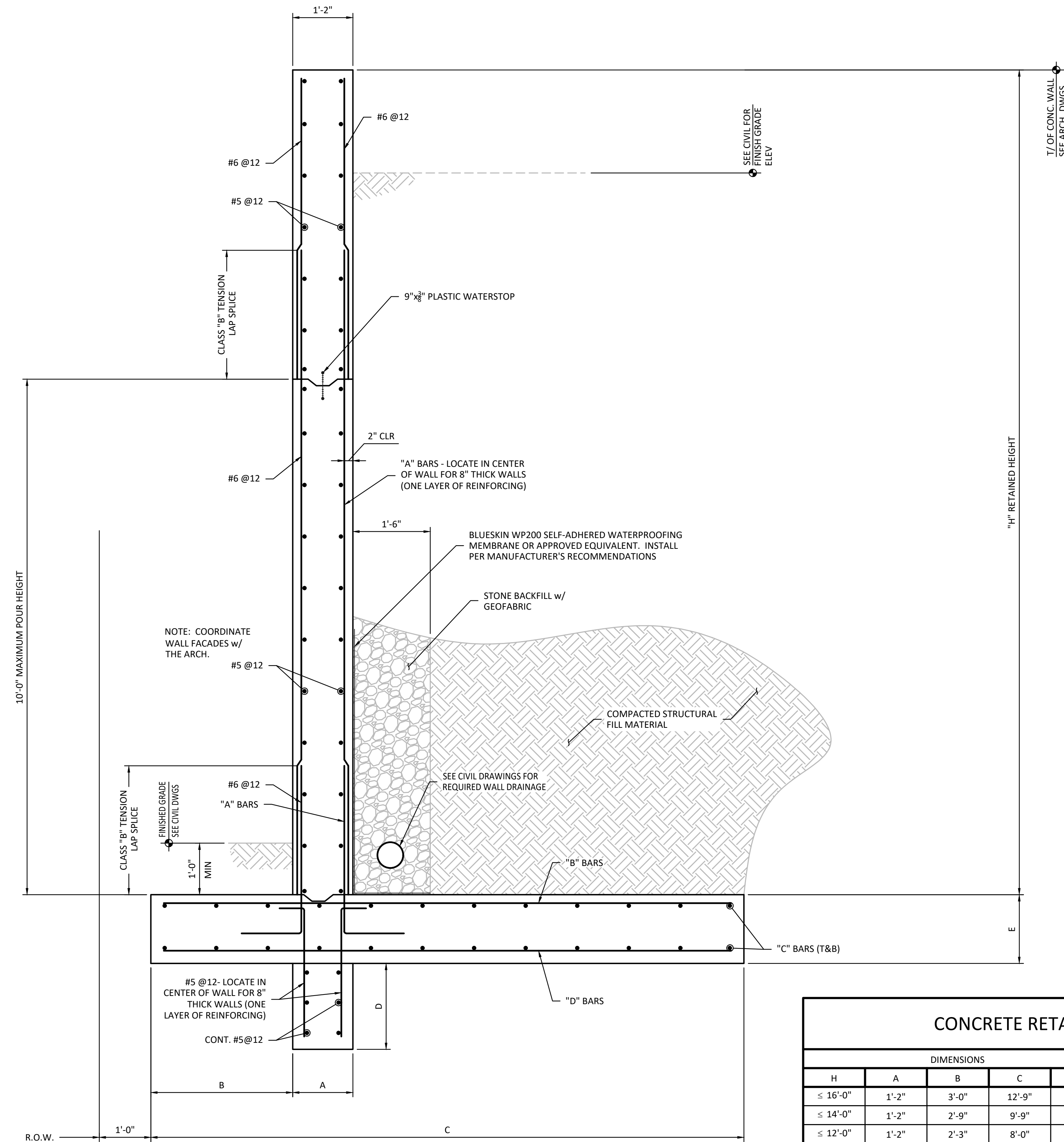
03/18/26

Sheet Title  
**TYPICAL RETAINING WALL SECTION**

No.	Date	Revision Description	Checked By: SJD

Drawn By: \_\_\_\_\_  
 Date: 03/18/2026  
 File Name: Issis & Sons Property Retaining Wall\_DET.dwg

Sheet No.  
**S1.1**



NOTE: SEE CIVIL DRAWINGS FOR WALL LOCATIONS.

- RETAINING WALL DESIGN BASED ON THE FOLLOWING ASSUMED SOIL PARAMETERS (SEE FOUNDATION NOTES):
- LATERAL SOIL PRESSURE = 45 pcf
  - PASSIVE PRESSURE = 250 pcf
  - DENSITY OF BACKFILL = 105 pcf
  - COEFFICIENT OF FRICTION BETWEEN BOTTOM OF FOOTING AND SUBGRADE = 0.40
  - ALLOWABLE SOIL BEARING = 2000 psf

**RETAINING WALL SECTION**

TYPICAL

DIMENSIONS						REINFORCEMENT			
H	A	B	C	D	E	"A" BARS	"B" BARS	"C" BARS	"D" BARS
≤ 16'-0"	1'-2"	3'-0"	12'-9"	1'-8"	1'-4"	#7@6	#6@6	#6@12	#6@12
≤ 14'-0"	1'-2"	2'-9"	9'-9"	1'-8"	1'-4"	#6@8	#6@8	#6@12	#6@12
≤ 12'-0"	1'-2"	2'-3"	8'-0"	1'-4"	1'-2"	#6@10	#6@10	#5@12	#6@12
≤ 10'-0"	1'-0"	2'-0"	6'-0"	1'-4"	1'-2"	#6@12	#6@12	#5@12	#6@12
≤ 8'-0"	8"	1'-4"	4'-4"	1'-0"	1'-2"	#6@12	#5@12	#5@12	#5@12
≤ 6'-0"	8"	1'-0"	4'-0"	-	1'-0"	#5@12	#5@12	#5@12	#5@12
≤ 4'-0"	8"	8"	2'-0"	-	1'-0"	#4@12	#5@12	#5@12	#5@12



**City of Vestavia Hills  
Office of the City Clerk**

**OWNER AFFIDAVIT (This form must be notarized):**

I do hereby declare that the following statements are correct concerning the subject property located at: 1493 Montgomery Highway, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

       the Property Owner and representing myself in said request.

  X   the Property Owner, but I am authorizing a Representing Agent by the name of: TTL, Inc. to represent me in the following request:

And am requesting: (please check)

- |   |                                     |
|---|-------------------------------------|
| <u>      </u> Rezoning Request          | <u>      </u> Request for Variance  |
| <u>      </u> Preliminary Plat Approval | <u>      </u> Special Exception     |
| <u>      </u> Final Plat Approval       | <u>  X  </u> Design Review Approval |
| <u>      </u> Conditional Use Approval  |                                     |

Signed:

[Handwritten Signature]  
Owner Signature/Date

STATE OF ALABAMA  
COUNTY OF Shelby

Given under my hand and seal  
this 12<sup>th</sup> day of March, 2026.

[Handwritten Signature]  
Notary Public

My commission expires 15<sup>th</sup> day of March, 2027.

