

ZONING BOARD OF ADJUSTMENT

Meeting Date: April 28, 2022

Time: 3:00 P.M.

Pre-Meeting: 2:30 P.M.

Place: City Council Chambers (3rd Floor)

ZBA2022-00021

Fountain Heights

Request:

Variance to allow a 8ft chain link fence in the front yard area. A variance to allow razor wire in the front yard area.

Applicant:

Armstrong Electrical

Location:

1227 4th Ave N, Birmingham AL 35203

Parcel # 012200354012001000

SE of Section 35, Township 17 S, Range 3 W

Applicant's Proposal:

Variance to allow a 8ft chain link fence in the front yard area. A variance to allow razor wire in the front yard area.

Staff Analysis:

The subject property is currently zoned M-1 (Light Manufacturing District). The property is surrounded by parcels zoned M-1(Light Manufacturing District). The property is not located in a special flood hazard area; however, it is located in the Downtown Northwest commercial revitalization. The property has an existing chain link razor wire fence on the property that covers the lot partially. The applicant wants to replace the existing fence and expand it to cover the entire lot.

Per the Zoning Ordinance:

Subsection 4. Non-residentially Zoned property

A. On non-residentially zoned property, the fence and/or wall height restrictions listed within this section will apply, except as required for wireless communication installations as listed in Section 1 of this Article, provided:

- 1. That property lies within the same block face, between two intersecting streets, with residentially zoned property, or,*
- 2. Abuts residentially zoned property as defined in this section. In that case, the height restrictions listed in the previous section will be the same.*

B. On other non-residentially zoned property, the height of a fence or wall will be determined by administrative review of staff of the Department.

Subsection 7. Construction, Materials, and Maintenance.

A. Finished side of fence must face adjacent property and thoroughfare.

B. Fences placed on top of retaining wall, terrace or patio in front yards shall not be opaque.

C. Fences placed in front yards shall not be opaque, except for certain uses such as junk yards and other similar uses.

D. All fences shall be made of the following material and be allowed in the yards:

1. Natural wood permitted at front, side and rear.

2. Brick or stucco over masonry permitted at side and rear only.

3. Chain link permitted in side and rear only.

4. Barbed and razor wire permitted in rear only, in commercial, manufacturing and industrial districts.

5. Electrified fences are prohibited in all yards.

E. All fences shall be well-maintained, in upright condition and free of missing and broken parts. Salvaged materials, such as, pallets shall not be allowed.

The Fountain Heights Neighborhood Association waiting on vote.

Recommended Conditions:

If approved by the Board, below are the recommended conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.
3. Must receive approval from DRC before any permits are issued.
4. The fence must be constructed as shown on the site plan.

Armstrong Electrical Contractors

4321 Morris Ave, Suite A

Birmingham, AL 35222

DATE: March 30, 2022

REF: Zoning Board Committee, Letter

Dear Sir or Madam,

The presentation of the characteristics of the property located at 1227 4th Avenue North in Birmingham, Alabama consists of an 8'-0" Galvanized Chain Link Fence. The fencing does come with razor wire at the top of the fencing that deters criminal activity by climbing the fence. The fence that it replaced was an older six-foot-tall fence that had rows of barbed wire extending to each end of the fence. The older fence had needed immediate repairs for some time. The fencing was, in spaces, bent and open that may have been a danger to passer byers and patrons, crossing in that area of the fence.

1. The property is a size where the City considers it to be a triple front yard. The physical characteristic from the original fencing is the same type, as well as, razor wire on top. The property is zoned M-1 and is an Industrial type of area for business.
2. The specific condition of the property is as of a paved area not subject to another business's property. The fenced area is owned by the tire business and does not reflect poorly on anyone in the area. The chain link type fence and razor wire top is the best material to be used for the protection of the tire stores business.
3. There is no interest of any other business in the area because this business has fenced and razor wired the property. The surrounding business in the area are not interfered with, with the addition of the fence and razor wire on our property.
4. The business has had a fence for years before with the barbwire top. Replacing and showing a new fence and razor wire is not financially beneficial to anyone in the area.
5. The surrounding area dose not interfere with the operation of any business or facility.
6. The fence and razor wire is place behind the property line where it is securing the tire stores business and property. It does not interfere with any surrounding property or the City of Birmingham rights of ways.

Thank you,

Randle King

Wayne Fore



PARCEL ID: 012200354012001000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2021

DATE: Tuesday, April 12, 2022 1:54:43 PM

OWNER: TIRE DISTRIBUTORS REAL ESTATE B

ADDRESS: 322 SOUTH ALICE ST

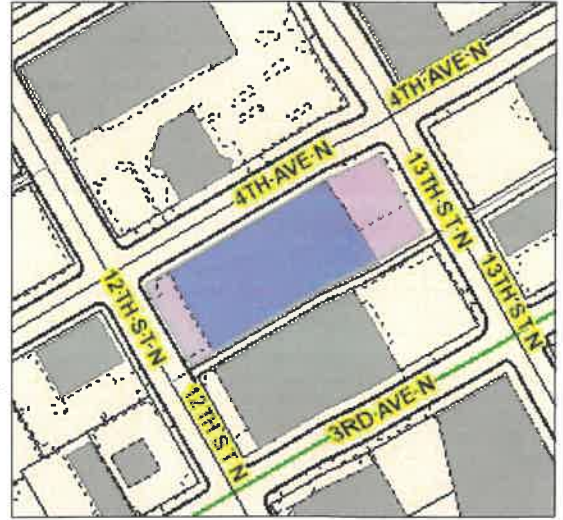
CITY/STATE: DOTHAN AL

ZIP+4: 36301

SITE ADDR: 1227 4TH AVE N

CITY/STATE: BHAM, AL

ZIP: 35203



LAND: \$504,000.00

BLDG: \$225,500.00

OTHER: \$0.00

AREA: 56,137.49

ACRES: 1.29

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 252

LOT: 1-10

Section: 35-17-3W

Land Slide Zones: Not in Land Slide Zones

Historic Districts: Not in Historic Districts

Commercial Revitalization District: Downtown Northwest

Fire District: In Fire District

Flood Zones: Not in Flood Zones

Tax Increment Financing District: In Tax Increment Financing District

Neighborhoods: Fountain Hghts (1204)

Communities: Northside (12)

Council Districts: District - 5 (Councilor: Darrell O`Quinn)

Zoning Outline: M1

Demolition Quadrants: DEM Quadrant - 3

Impaired Watersheds: Not in Impaired Watersheds

Strategic Opportunity Area: Not in Strategic Opportunity Area

RISE Focus Area: In RISE Focus Area

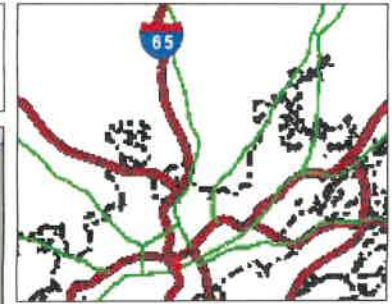
Tax Delinquent Property: Not in Tax Delinquent Property

EPA Superfund: Not in EPA Superfund

Opportunity Zones: In Opportunity Zones

Judicial Boundaries: JEFFERSON

Parcel mapping and description information is obtained from the Jefferson County Tax Assessor's Office. This site does not provide real-time information and may contain errors. All data should be verified with the official source. The City of Birmingham makes no warranty as to the accuracy of the data and assumes no responsibility for any errors. Data from the Tax Assessor's Office may not be available for all parcels.

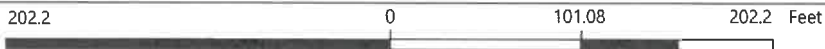


Legend

- Centerline Labels
- + Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
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- Hydrology Areas
- Parcels
- City Parks
- Airport
- Zoning Shaded
 - R1; D1 - Single Family District - Cla
 - R2; D2 - Single Family District - Cla
 - R3; D3 - Single Family District; R3
 - R4; D4 - Two Family District; R4
 - R4A - Multiple Dwelling District
 - R5; D5 - Multiple Family District; D5
 - R6; D6 - Multiple Family District
 - R7 - Multiple Family District

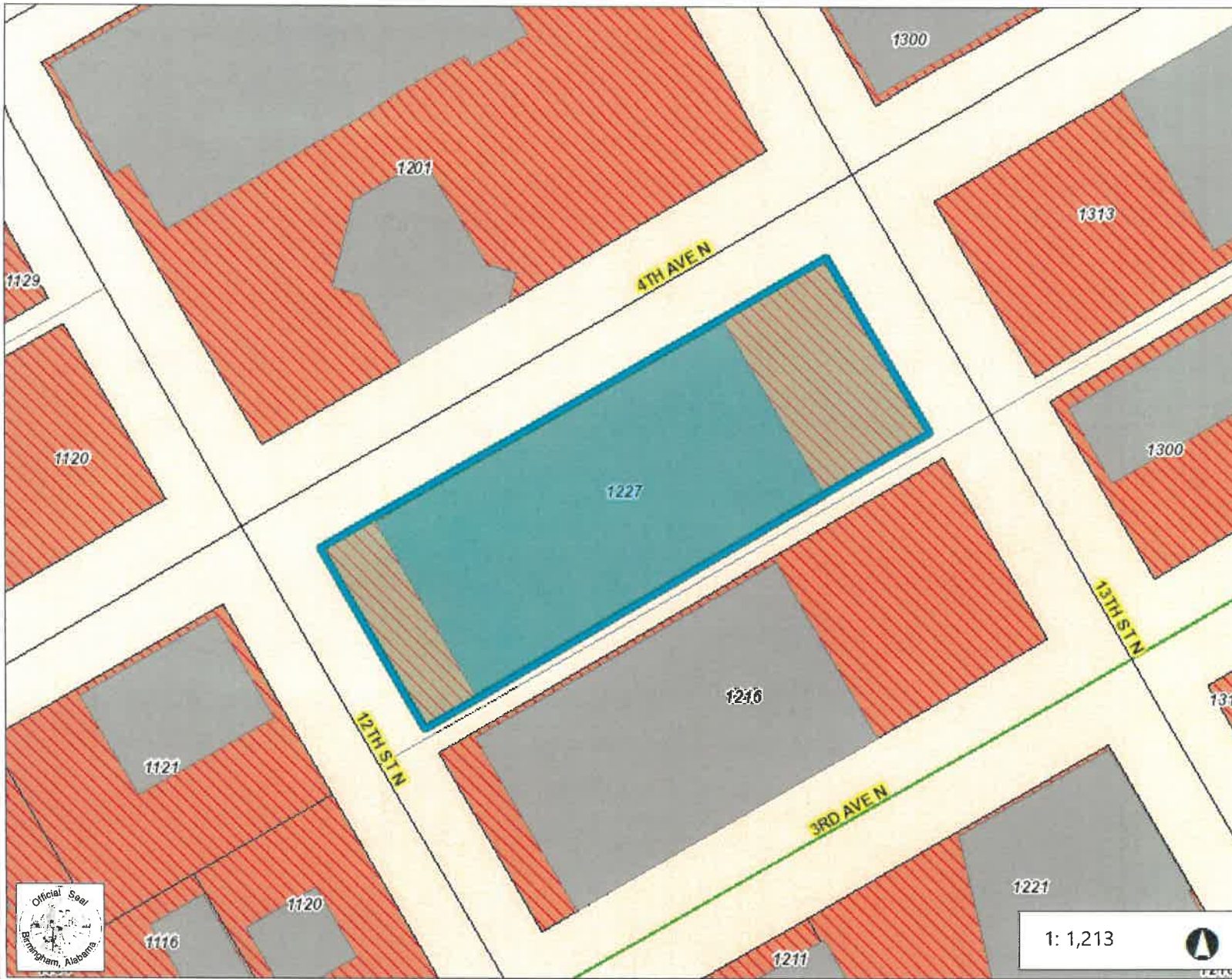


1: 1,213

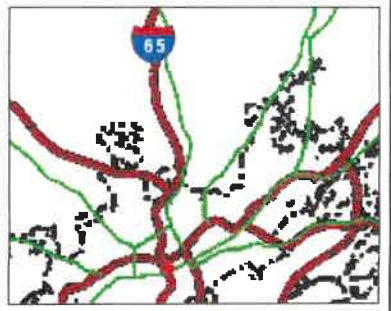


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Notes



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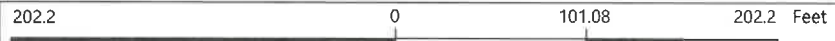


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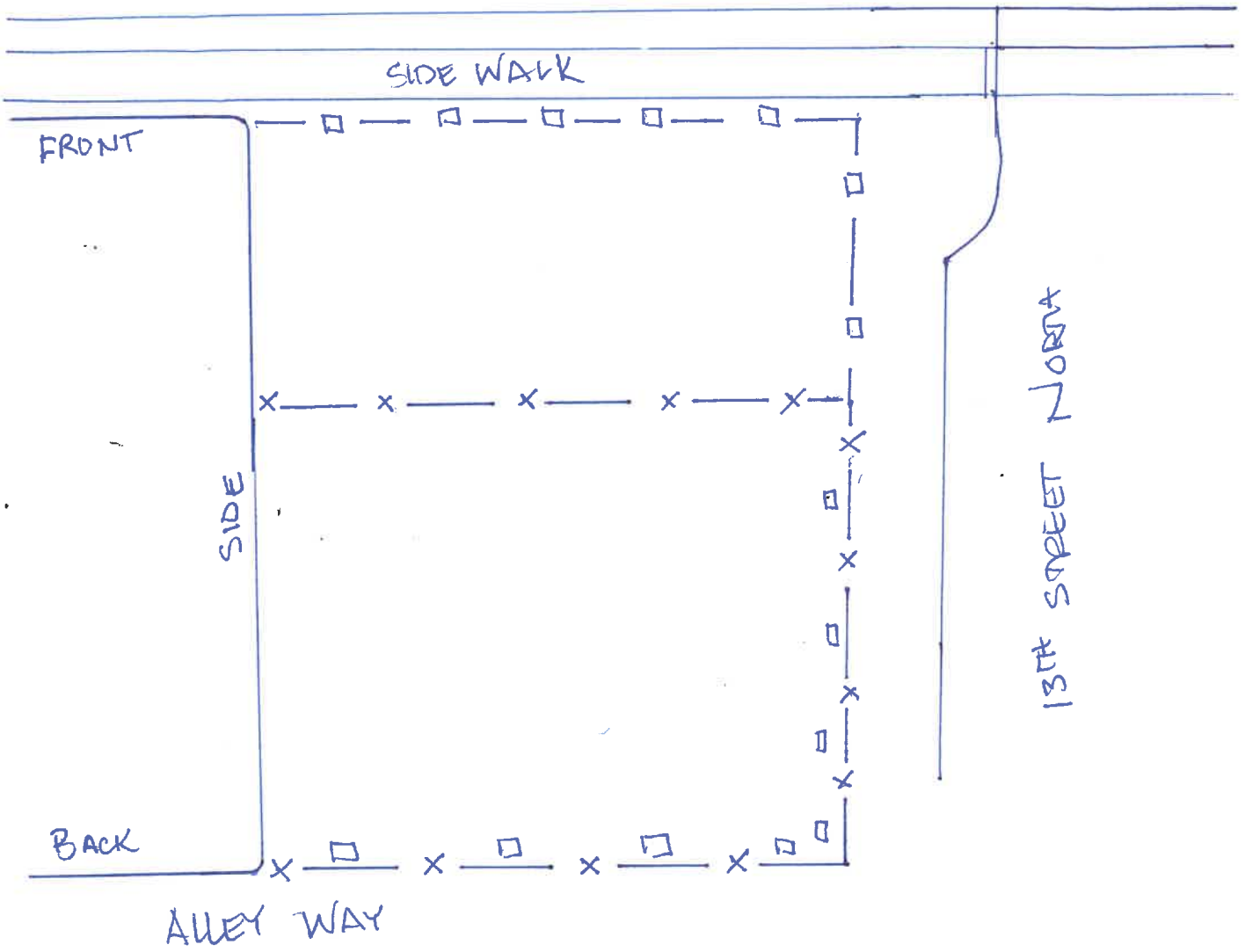
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Notes

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4TH AVE NORTH



— x — x — EXISTING FENCE
— □ — □ — NEW FENCE

NOT TO SCALE







ZONING BOARD OF ADJUSTMENT

Meeting Date: April 28, 2022

Time: 3:00 P.M.

Pre-Meeting: 2:30 P.M.

Place: City Council Chambers (3rd Floor)

ZBA2022-00022

Eastlake

Request:

Variance to allow a 6ft fence in the required front yard area.

Applicant:

Bernadette Waller

Location:

7401 1st Ave N, Birmingham AL 35206

Parcel # 012300151020005000

NE of Section 15, Township 17 S, Range 2 W

Applicant's Proposal:

The applicant has constructed a 6ft wrought iron fence in the required front yard area.

Staff Analysis:

The subject property is currently zoned CB-2(Contingency General Business District). The property is surrounded by parcels zoned CB-2(Contingency General Business District), while parcels south are zoned R-3(Single Family District). The property is not located in a special flood hazard area; however, it is located in the East Lake Commercial Revitalization District. This is an enforcement case, the fence was placed without a permit per case ZEN2021-00451.

Per the Zoning Ordinance:

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- 1. That property lies within the same block face, between two intersecting streets, with residentially zoned property, or,*
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B. On other non-residentially zoned property, the height of a fence or wall will be determined by administrative review of staff of the Department.

The East Lake Neighborhood Association waiting on vote.

Recommended Conditions:

If approved by the Board, below are the recommended conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.
3. The fence must be constructed as shown on the site plan.

PARCEL ID: 012300151020005000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2021

DATE: Tuesday, April 12, 2022 2:50:05 PM

OWNER: JIMENEZ DIAZ AGUSTIN

ADDRESS: 249 BLACKJACK RD

CITY/STATE: TRUSSVILLE AL

ZIP+4: 35173

SITE ADDR: 7401 1ST AVE N

CITY/STATE: BHAM, AL

ZIP: 35206



LAND: \$33,000.00

BLDG: \$2,600.00

OTHER: \$0.00

AREA: 8,046.42

ACRES: 0.18

SUBDIVISION INFORMATION:

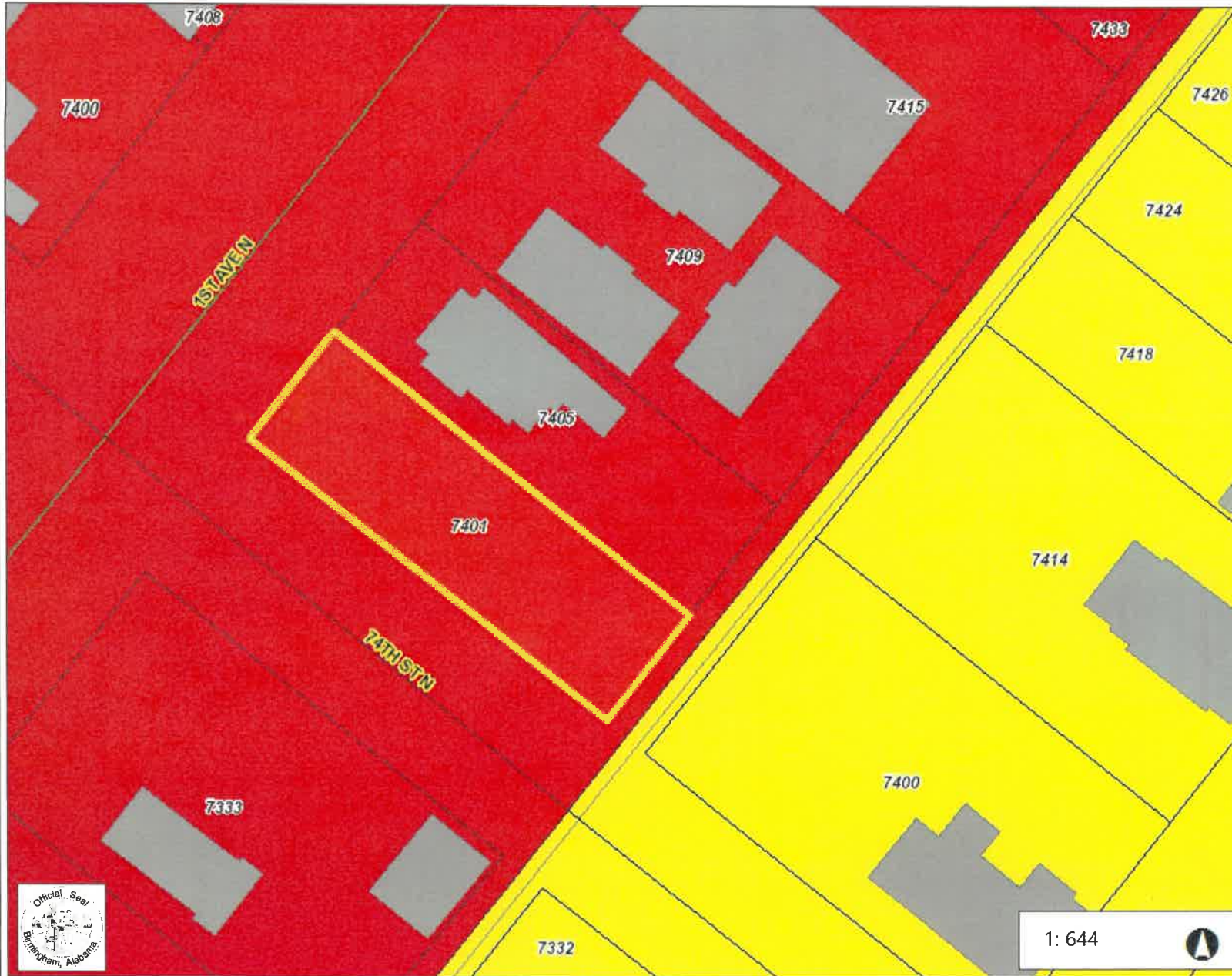
NAME EAST LAKE

BLOCK: 19

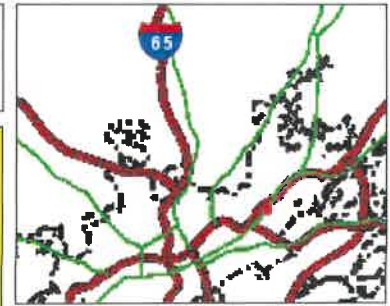
LOT: 18

Section: 15-17-2W
Land Slide Zones: Not in Land Slide Zones
Historic Districts: Not in Historic Districts
Commercial Revitalization District: East Lake
Fire District: Not in Fire District
Flood Zones: Not in Flood Zones
Tax Increment Financing District: Not in Tax Increment Financing District
Neighborhoods: East Lake (602)
Communities: East Lake (6)
Council Districts: District - 5 (Councilor: Darrell O`Quinn)
Zoning Outline: CB2
Demolition Quadrants: DEM Quadrant - 4
Impaired Watersheds: Impaired Watershed - Upper Village Creek
Strategic Opportunity Area: In Strategic Opportunity Area
RISE Focus Area: In RISE Focus Area
Tax Delinquent Property: Not in Tax Delinquent Property
EPA Superfund: Not in EPA Superfund
Opportunity Zones: In Opportunity Zones
Judicial Boundaries: JEFFERSON

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1: 644



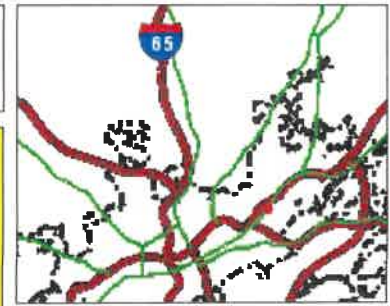
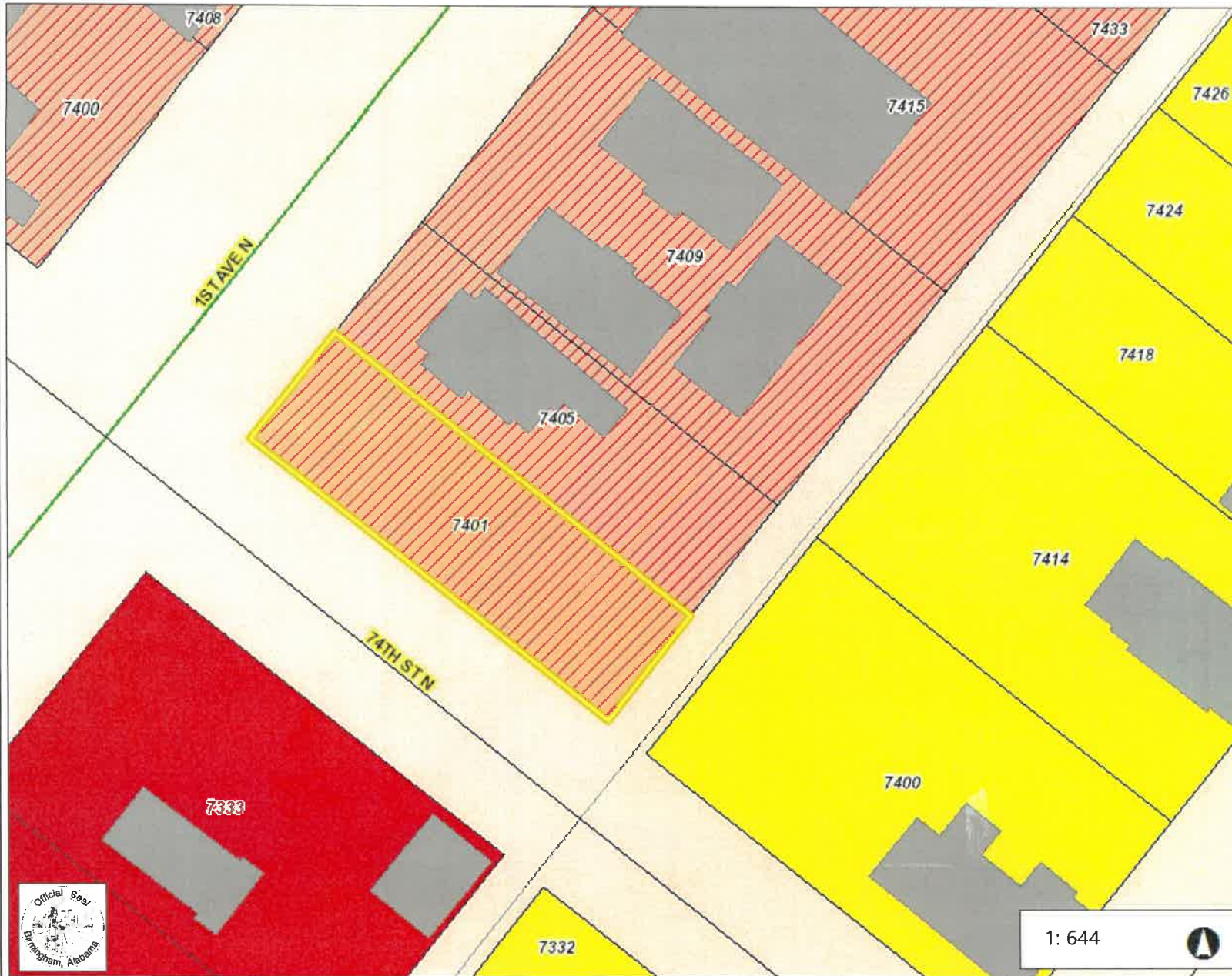
Legend

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Notes

107.3 0 53.63 107.3 Feet

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107.3 0 53.63 107.3 Feet

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Notes

Zoning Board Of Adjustment (ZBA)

Physical Characteristics of the Property. This is a car lot at 4701 1st Ave North. It is located across from an alley in a commercial area.

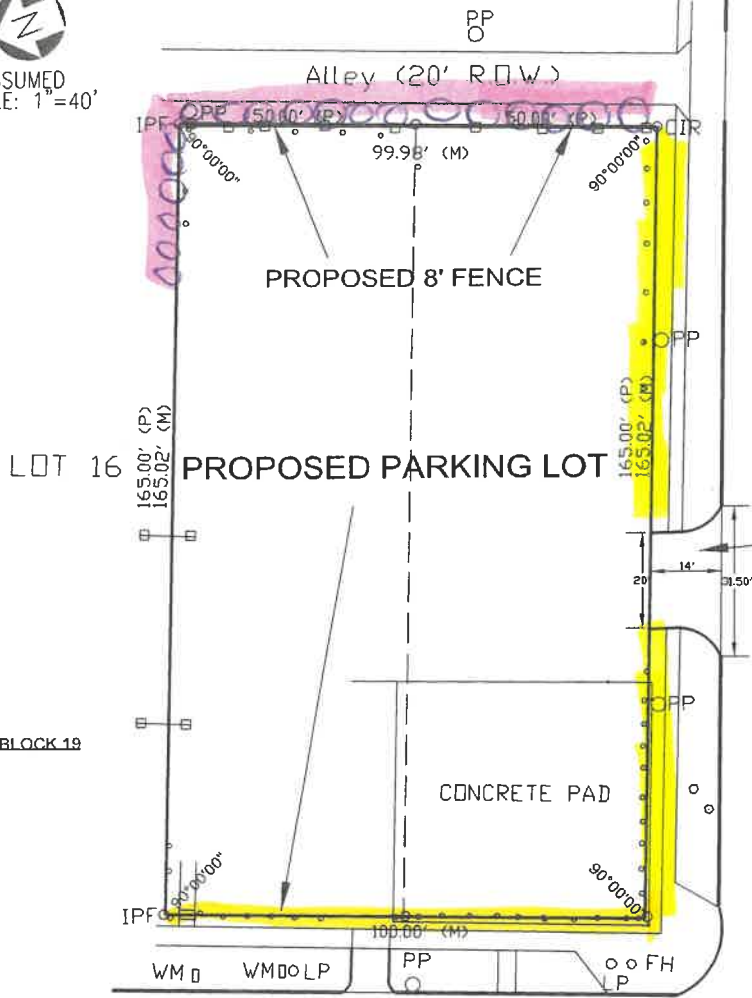
Unique Characteristics. My car lot is a corner lot with two front yards. Therefore the security of it very much necessary.

Hardship Not Self-Imposed. I would like for the fence to remain to prevent any father break-in. In the past I have numerous break- in at this same location.

Financial Gain Not only Basis. My request has no respect of financial gain.

No Injury to Neighboring Property. The granting of the variance will not be injurious to other property or person. It's a roths iron fence that vision is not impaired from either side.

No Harm to Public Welfare. The fence is only there to secure my proper.



0-8ft brick masonry wall in rear + side wall

PROPOSED DRIVEWAY

0-6ft Iron fence

1st Avenue North (100' R.O.W.)

STATE OF ALABAMA
COUNTY OF JEFFERSON

LOTS 18 AND 17, BLOCK 19, ACCORDING TO THE SURVEY OF EAST LAKE, AS RECORDED IN MAP BOOK 1, PAGE 217, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

SOURCE OF TITLE: BOOK 9608 PAGE 3864 (JEFFERSON CO.)

DATE: 1 MARCH 2021

"I hereby (or 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's Signature: _____

Alabama License No: 31576 Date _____

TYPE:

7401 & 7405 1st Avenue North
Birmingham, AL 35206

AMOS F. REESE
3556 GREAT OAK LANE
BIRMINGHAM, AL 35223
PHONE: 205.276.5596

CIR - CAPPED IRON ROD
IPS - 1/2" REBAR W/ CAP
IPF - IRON PIN FOUND
CALC - CALCULATED
(P) - PLAT DIMENSION
(M) - MEASURED DIMENSION
ROW - RIGHT OF WAY
MH - MANHOLE
PP - POWER POLE
LP - LIGHT POLE
PED - PEDESTAL
WV - WATER VALVE
WM - WATER METER
FH - FIRE HYDRANT

N - NORTH
S - SOUTH
W - WEST
E - EAST
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
● - POINT SET
○ - POINT FOUND
⊠ - POINT CALC.
△ - POINT NOT SET
--- - FENCE LINE
--- - EASEMENT LINE
--- OHP --- OVERHEAD POWER/TEL
MH - Manhole

AMOS F. REESE, PLS

Google Maps 7401 US-11
28KA2175M63022



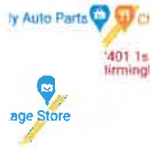
Google

Image capture: Jan 2022 © 2022 Google

Birmingham, Alabama

Google

Street View - Jan 2022



ZONING BOARD OF ADJUSTMENT

Meeting Date: April 28, 2022

Time: 3:00 P.M.

Pre-Meeting: 2:30 P.M.

Place: City Council Chambers (3rd Floor)

ZBA2022-00023

Central City

Request:

Variance to allow (3) blade signs instead of one blade sign. Variance to allow 2 blade signs at 18.63sf instead of the 8 sf allowed. Variance to allow 1 blade sign at 11.25sf instead of the 8sf allowed.

Applicant:

Don Hawes

Location:

1927 1st Ave N, Birmingham AL 35203

Parcel # 012200362016001000

NW of Section 36, Township 17 S, Range 3 W

Applicant's Proposal:

The applicant is proposing 3 blade signs.

Staff Analysis:

The subject property is currently zoned B-4(Central Business District). The property is surrounded by parcels zoned B-4(Central Business District). The property is not located in a special flood hazard area; however, it is located in the 19th Street North and Birmingham Green Commercial Revitalization District. It is also located in the Heaviest Corner on Earth Historic District. One of the parking signs would project off the corner of the building at Morris Ave and 20th St South. The other parking sign would sit above an existing public parking sign. The round logo cabinet sign would project off the 20th St South side of the building.

Per the Zoning Ordinance:

Per Zoning Ordinance:

SECTION 8. PROJECTING SIGNS

Where permitted. Each occupant of a premise may display one projecting sign on each street or highway frontage in the following zoning districts:

1. MU-L, MU-M, MU-H, MU-D, C-1, C-2, HID

Size of projecting signs. Projecting signs may be no larger than 8 square feet.

Projecting signs must not project above the roofline or must not be more than 18 feet in elevation above the ground, whichever is lower.

Sign area. The sign area selected for display on a projecting sign must not exceed 8 square feet and must be subtracted from the total signable area allowed for the premise for attached signs under Section 5 in this chapter.

Additional limitations. The following additional limitations apply to projecting signs:

- 1. Projecting signs must clear sidewalks by at least eight feet and may project no more than four feet from a building or one-half the width of the adjacent sidewalk, whichever is less.*
- 2. Projecting signs must be pinned away from the wall at least 6 inches and must project from the wall at an angle of 90 degrees.*
- 3. Projecting signs may be non-illuminated or externally illuminated only by downdirected light and shield fixtures.*

The Central City Neighborhood Association waiting on vote.

Recommended Conditions:

If approved by the Board, below are the recommended conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.
3. Must receive approval from DRC before any permits are issued.

PARCEL ID: 012200362016001000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2021

DATE: Tuesday, April 12, 2022 9:23:14 AM

OWNER: WOODWARD PROPERTIES LLP

ADDRESS: 1927 1ST AVE N FL 5

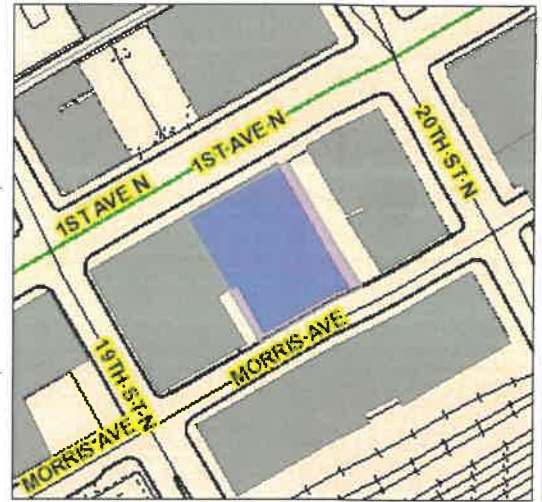
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35203--4000

SITE ADDR: 1927 1ST AVE N

CITY/STATE: , AL

ZIP: 35203



LAND: \$724,400.00

BLDG: \$551,800.00

OTHER: \$0.00

AREA: 27,314.41

ACRES: 0.63

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 108A

LOT: 6-11

:

Section: 36-17-3W

Land Slide Zones: Not in Land Slide Zones

Historic Districts: Heaviest Corner on Earth

Historic Building Area: In Historic Building Area

Commercial Revitalization District: 19th Street North; Birmingham Green

Fire District: In Fire District

Flood Zones: Not in Flood Zones

Tax Increment Financing District: In Tax Increment Financing District

Neighborhoods: Central City (1201)

Communities: Northside (12)

Council Districts: District - 5 (Councilor: Darrell O'Quinn)

Zoning Outline: B4

Demolition Quadrants: DEM Quadrant - 3

Impaired Watersheds: Not in Impaired Watersheds

Strategic Opportunity Area: Not in Strategic Opportunity Area

RISE Focus Area: In RISE Focus Area

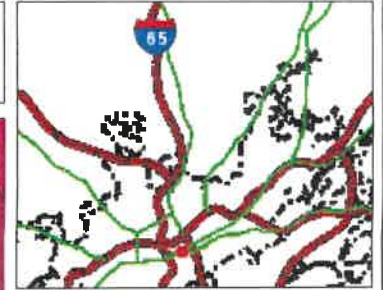
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Opportunity Zones: In Opportunity Zones

Judicial Boundaries: JEFFERSON

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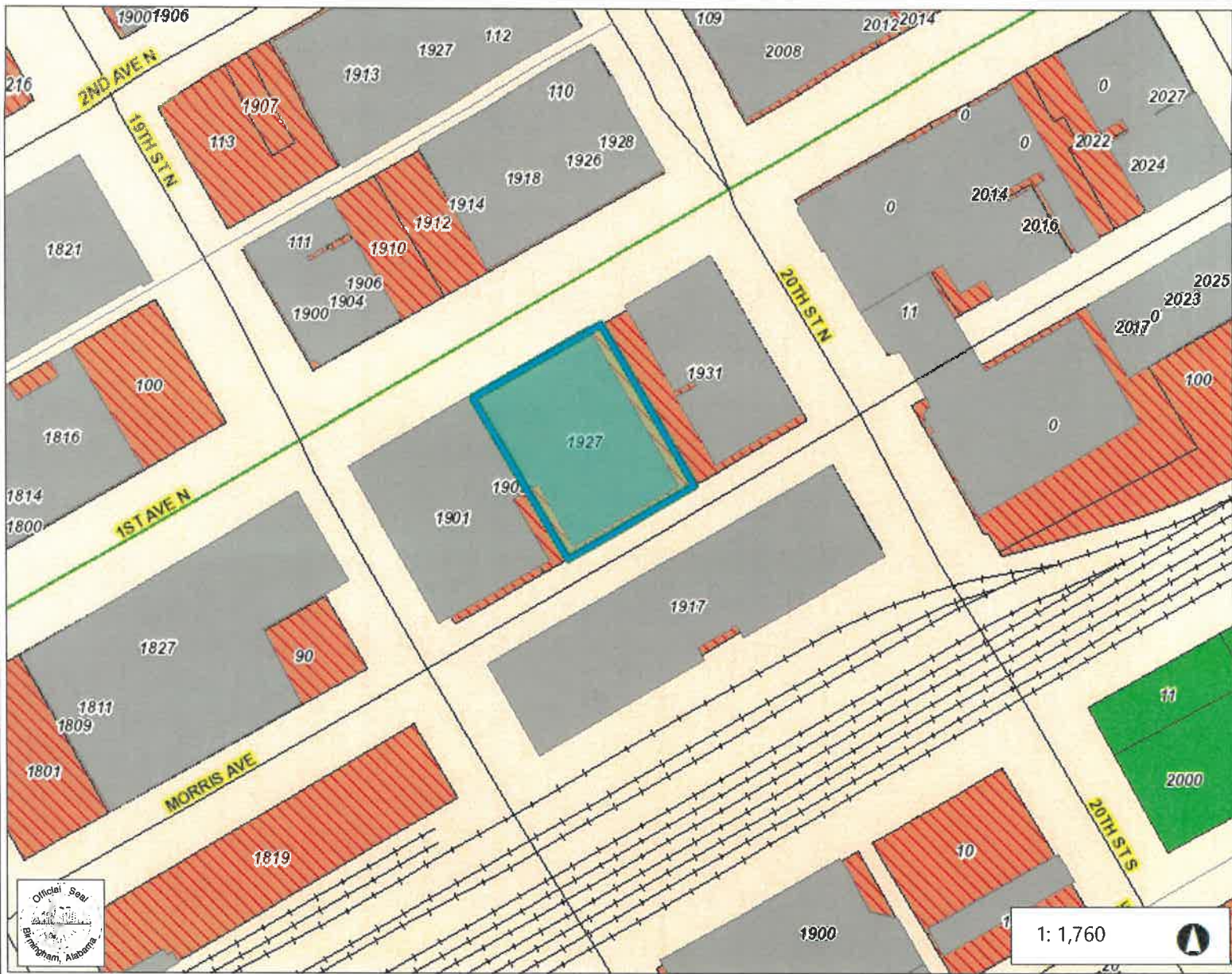
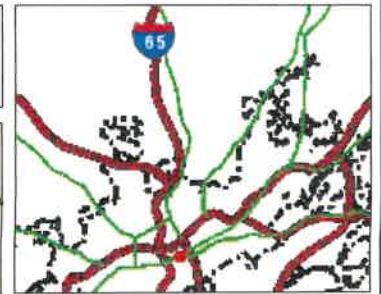


1: 1,760



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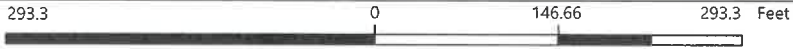
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 - City Parks
 - Airport
 - Adopted Land Use Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium
 - MXU-High



1: 1,760



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Notes

VARIANCE REQUEST FOR TOTAL ON 1ST SIGNAGE PACKAGE

The basis of our request for a variance is the signage needed to make “Total on 1st” visible and accessible to its’ patients.

PARKING SIGNS 1-2 (MORRS AVE. SIDE)

A proposed 19 sq ft, non-illuminated PATIENT PARKING sign (**Parking sign #1 on site plan/pgs 3-4 of renderings**) would project off the corner of the building at Morris Ave and 20th St South. A proposed second, non-illuminated 19 sq ft FREE PATIENT PARKING sign (**Parking sign #2 on site plan/pgs 1-2 of renderings**) would sit above an existing PUBLIC PARKING sign of the same size and project off the building on Morris Avenue to direct patients into the FREE PATIENT PARKING garage.

1. **Based off the physical characteristics of the property**, there is currently no signage near 20th St South directing patients to the PATIENT PARKING garage.

Parking sign #1 is needed to direct patients ahead to the FREE PATIENT PARKING garage and parking sign #2 is needed to direct patients into the FREE PATIENT PARKING garage. Both proposed parking signs are designed at 19 sq ft to provide adequate visibility and are the exact same size as the existing “PUBLIC PARKING” sign that projects off the parking deck.

2. **Based off the unique characteristics of the property**, additional signage is needed to direct patients into the FREE PATIENT PARKING garage. Various entrances/exits for the public parking garage are unmarked and confusing. The (1) existing sign for the

public parking deck is 19 sq ft and the proposed additional signage would exactly match the size of the existing PUBLIC PARKING sign.

3. Hardship Not Self-Imposed

“Total on 1st” uses a FREE PATIENT PARKING garage and following the zoning requirement would cause confusion to its’ patients as to which parking facility is designated for “Total on 1st” and which is designated for the PUBLIC PARKING garage.. or if they would be required to pay for metered parking on the street. Various entrances/exits for the public parking garage are unmarked and confusing. Not having adequate signage along Morris Avenue would further confuse the patients as to where the “Total on 1st” facility is located.

4. Financial gain is not the sole basis for granting the variance

There is no financial gain by granting the variance as it is FREE PATIENT PARKING that is being provide. The lack of signage on the Morris Ave side of the building would cause confusion among the patients as to where to park and where the facility is located.

5. No injury to neighboring property

The proposed parking signs are non-illuminated and would cause no injury to the neighboring property.

They would be the only signs projecting off the first floor of the Woodward Building, who’s only first-floor tenant is “Total on 1st”.

The other nine tenants in the Woodward Building do not have exterior signage rights in their leases.

The proposed signs will not impair light or air supply around Morris Ave. nor will they impair property value of neighboring businesses. They will only serve to direct patients to the FREE PATIENT PARKING garage and into the Total on 1st facility.

6. No harm to the public welfare

The proposed signs are non-illuminated and sit 19ft above the sidewalk and would cause no injury to pedestrians or the neighboring property, nor would they increase the danger of fire or general public safety. They will only serve to direct patients to the FREE PATIENT PARKING garage and into the Total on 1st facility.

PROJECTING ROUND LOGO CABINET (20TH ST SOUTH SIDE)

A proposed 11 sq ft, internally-illuminated round logo cabinet (**pgs 5-6 of renderings**) would project off the 20th St South side of the building. This sign would be located 13 ft above the sidewalk near the 1st Ave North intersection.

- 1. Based off the physical characteristics of the property,** there is no existing signage on the 20th St South side of the Woodward Building directing patients to the Total on 1st facility. The proposed round logo cabinet needs to be big enough at 11 sq ft to identify the business for patients.
- 2. Based off the unique characteristics of the property,** Additional signage is needed to direct patients into the Total on 1st facility. The proposed 11 sq ft projecting sign is smaller in design than the existing 28 sq ft internally-illuminated round logo cabinet located directly across 1st Ave North at the Elyton Hotel, which sits 11ft off the sidewalk.
- 3. Hardship Not Self-Imposed**
Right now, there is no existing signage on the Woodward Building on the 20th St South side. Patients entering from that side of the building need properly-sized signage for directional purposes to locate the Total on 1st facility. An 11sq ft projecting smaller would allow that, while still being smaller in size than other projecting signs in the surrounding area.

4. Financial gain is not the sole basis for granting the variance

There is no financial gain to Total on 1st by granting the variance. The sole purpose of the variance request is to give patients an identifying marker to locate the business if they are entering off the 20th St South side of the building.

5. No injury to neighboring property

The proposed illuminated round logo cabinet sign would cause no injury to the neighboring property. It would be the only sign projecting off the first floor of the Woodward Building, who's only first-floor tenant is "Total on 1st". **The other nine tenants in the Woodward Building do not have exterior signage rights in their leases.**

The proposed sign will not impair light or air supply around 20th St South nor will it impair property value of neighboring businesses. The neighboring Elyton Hotel and John Hand Building also have exterior projecting signage. The proposed Total on 1st projecting sign will only serve to direct patients into the Total on 1st facility.

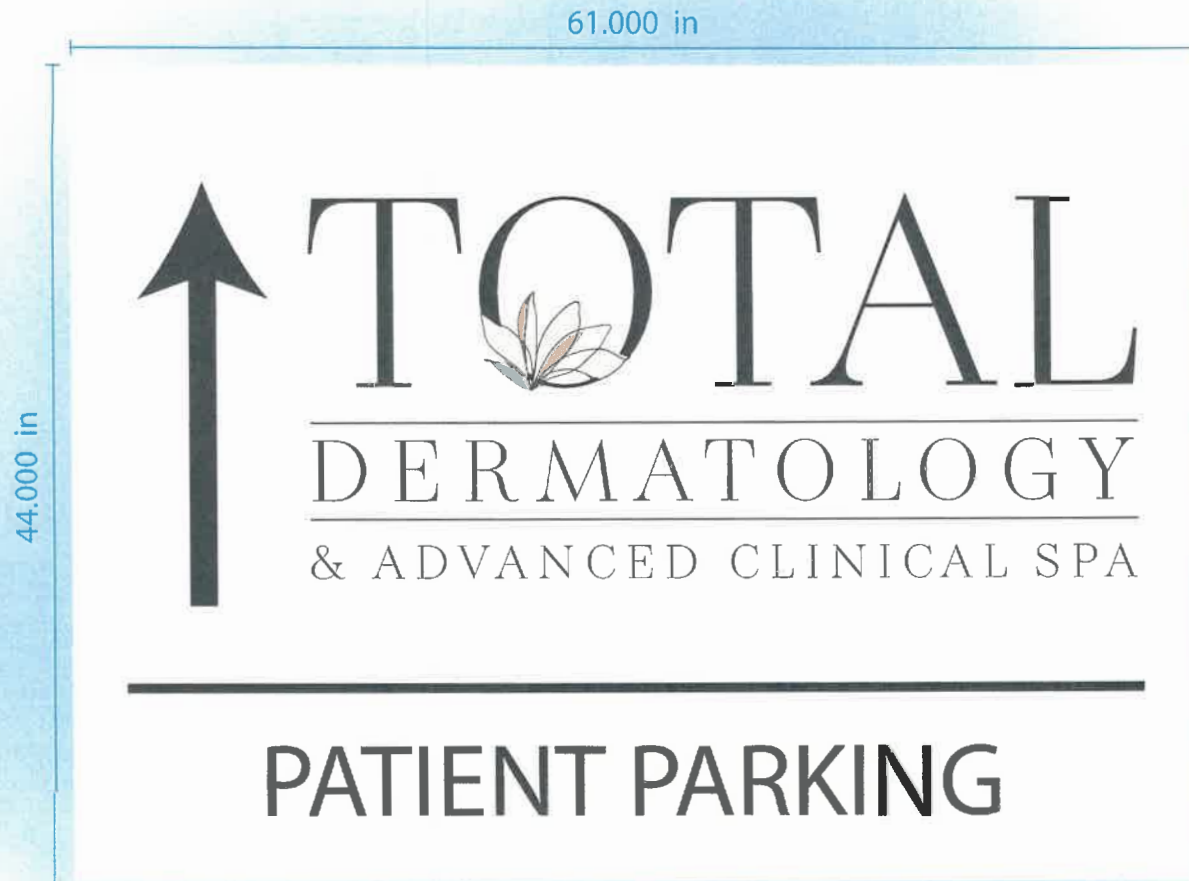
6. No harm to the public welfare

The proposed projecting sign sits 13ft above the 20th St South sidewalk and would cause no injury to pedestrians or the neighboring property, nor would it increase the danger of fire or general public safety. At 13ft, the proposed sign sits higher above the sidewalk than the neighboring Elyton Hotel projecting sign, which sits 11 ft above the sidewalk. The projecting sign will only serve to identify the Total on 1st facility and direct patients into the business.

Materials & Finishes

- M.1 ACM
- M.2 White Aluminum Frame Mounting

P.1 Vinyl Graphics



Scale: 1:10



CORPORATE OFFICE
 1307 Decatur Hwy, Fultondale, AL 35068
 Phone: (205) 968-1699 Email: info@signage-inc.com
 www.signage-inc.com

Client Blake Crowe/Southpace Properties
Richard Carnaggio/CCR

Address 1927 1st Ave North

Job Name Total Skin & Beauty

Location Birmingham, AL 35203

Date 2-27-2022

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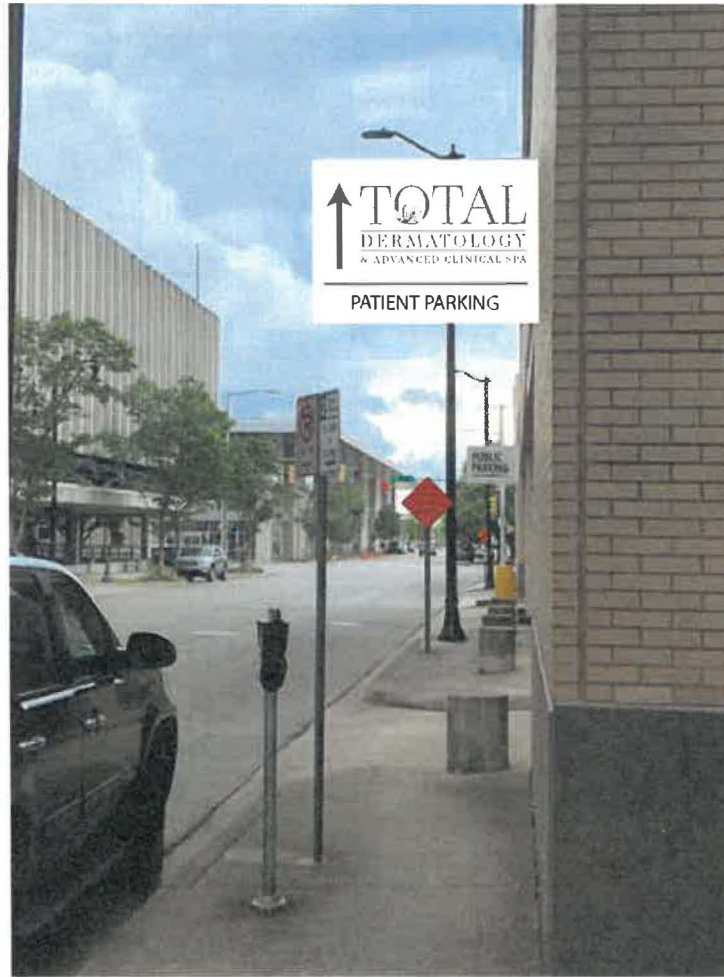
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Revisions:

Approved by:

Date: _____

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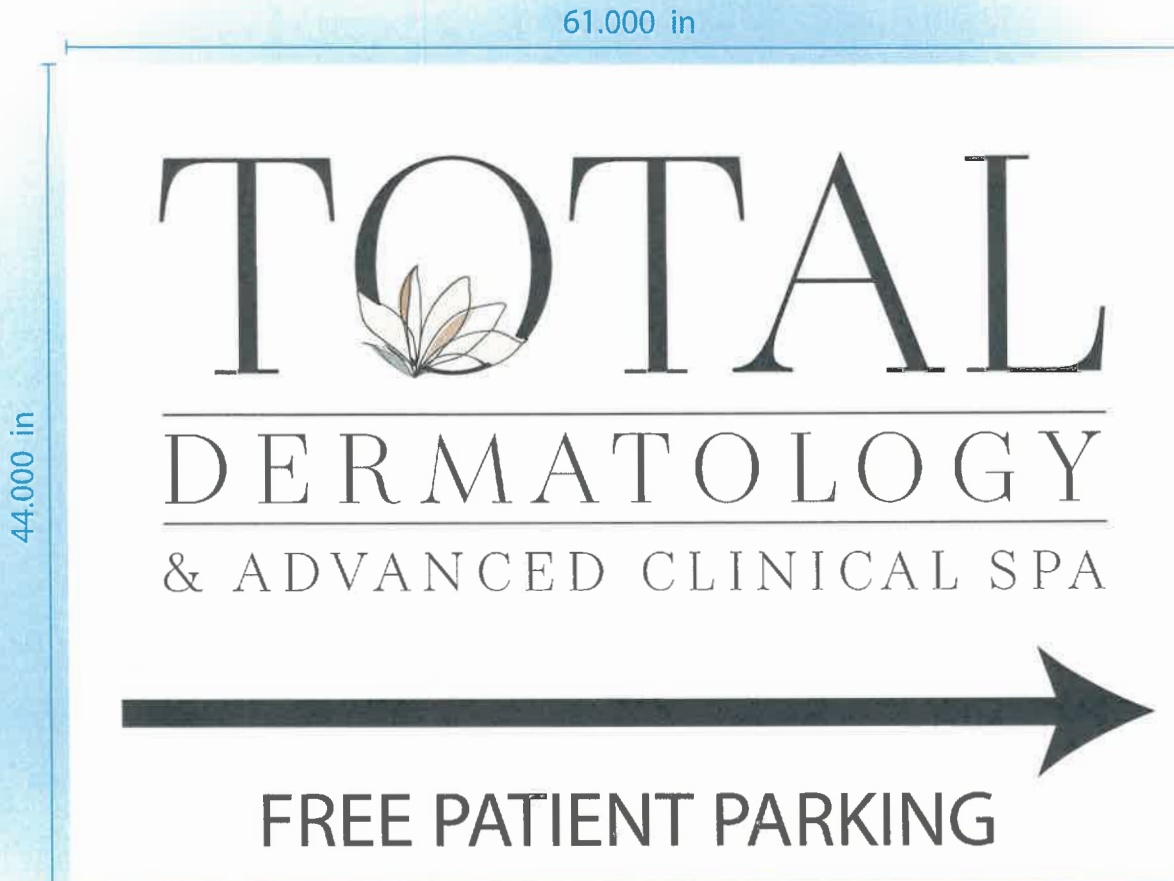
Date: _____

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Materials & Finishes

- M.1 ACM
- M.2 White Aluminum Frame Mounting

P.1 Vinyl Graphics



Scale: 1:10



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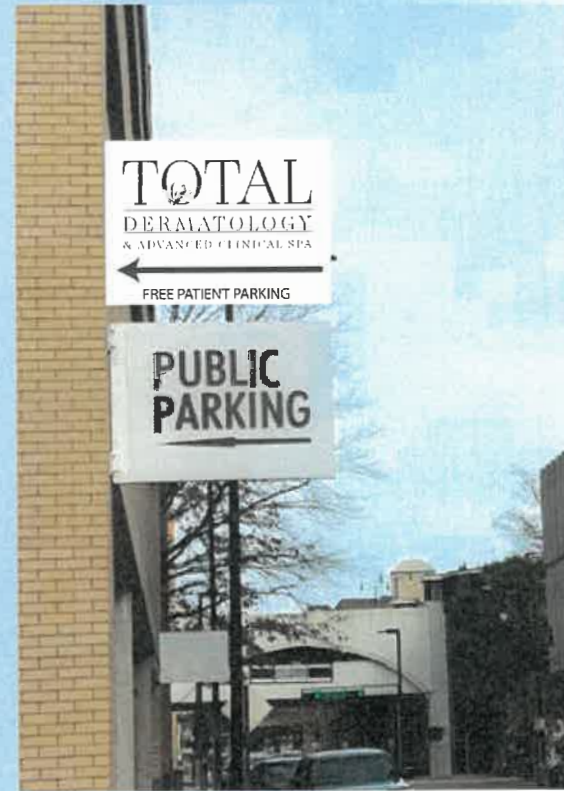
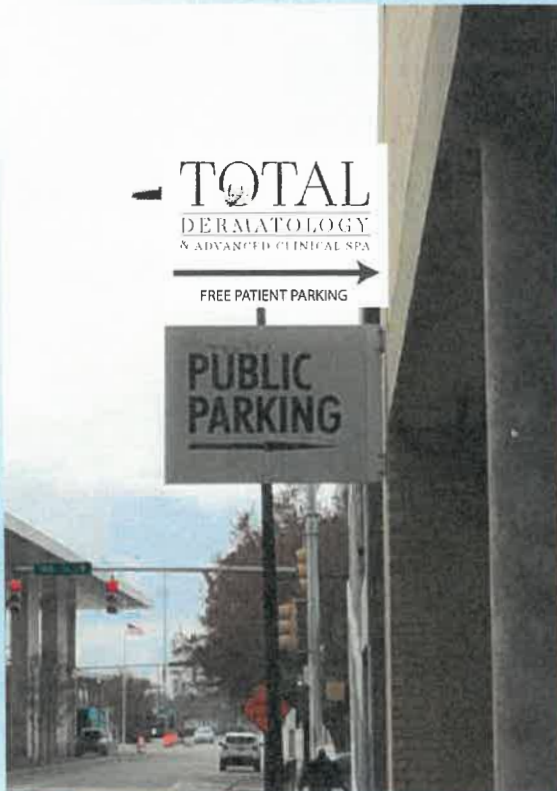
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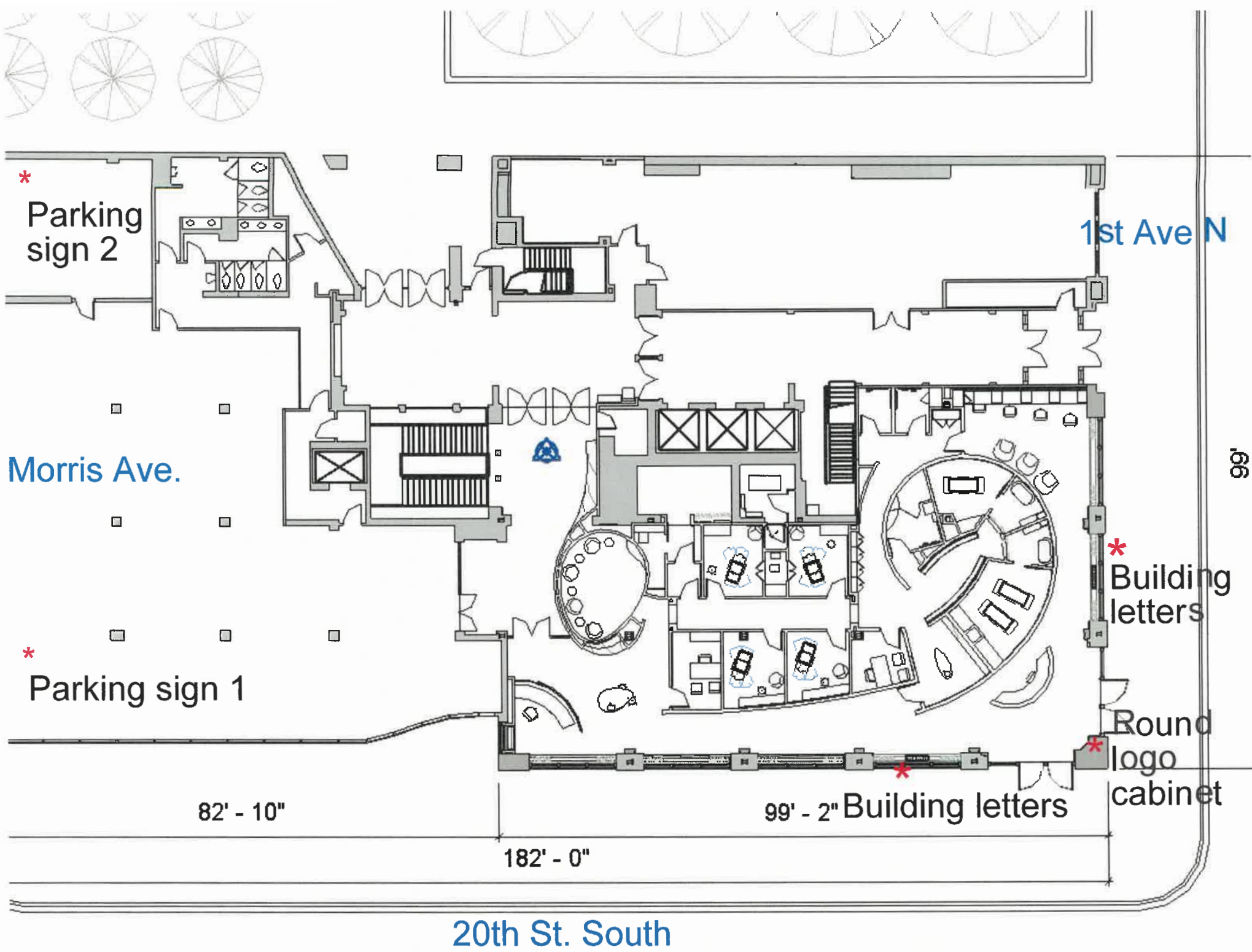
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Sheet (2) of (9)



*
Parking
sign 2

1st Ave N

Morris Ave.

99'

*
Parking sign 1

*
Building
letters

82' - 10"

*
Round
logo
cabinet

99' - 2" Building letters

182' - 0"

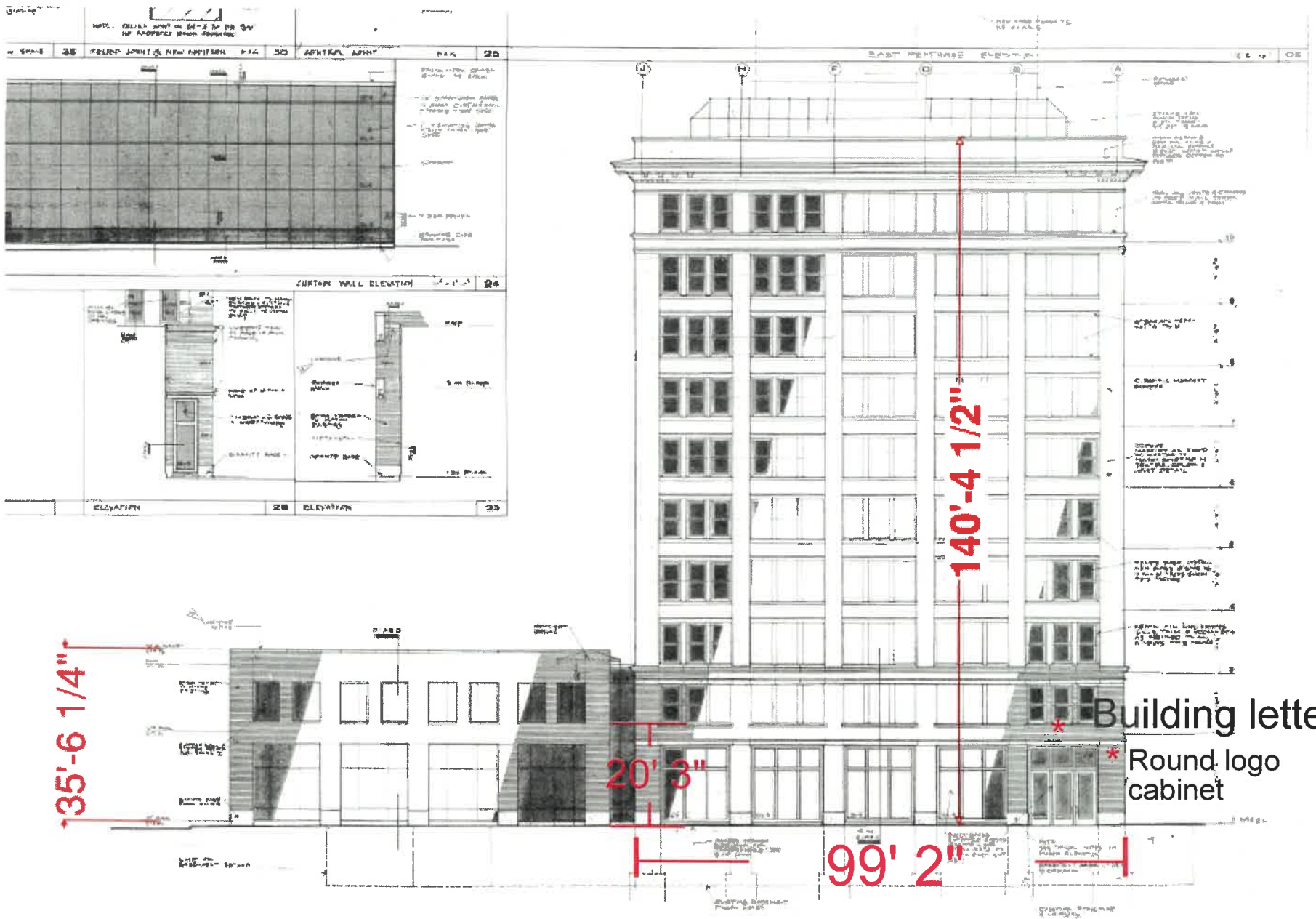
20th St. South



99' 2"

20' 3"

1927 1st Avenue North



20TH STREET SOUTH



Materials & Finishes

- M.1 Acrylic Faces
- M.2 Aluminum Cabinet/Retainers
- M.3 Projecting Arm/Mounting Plate

- P.1 White
- P.2 Brushed Bronze
- P.3 Vinyl Graphics

Electrical

LED Illumination - Principal LED's
Photo Cell

Scale: 1:10



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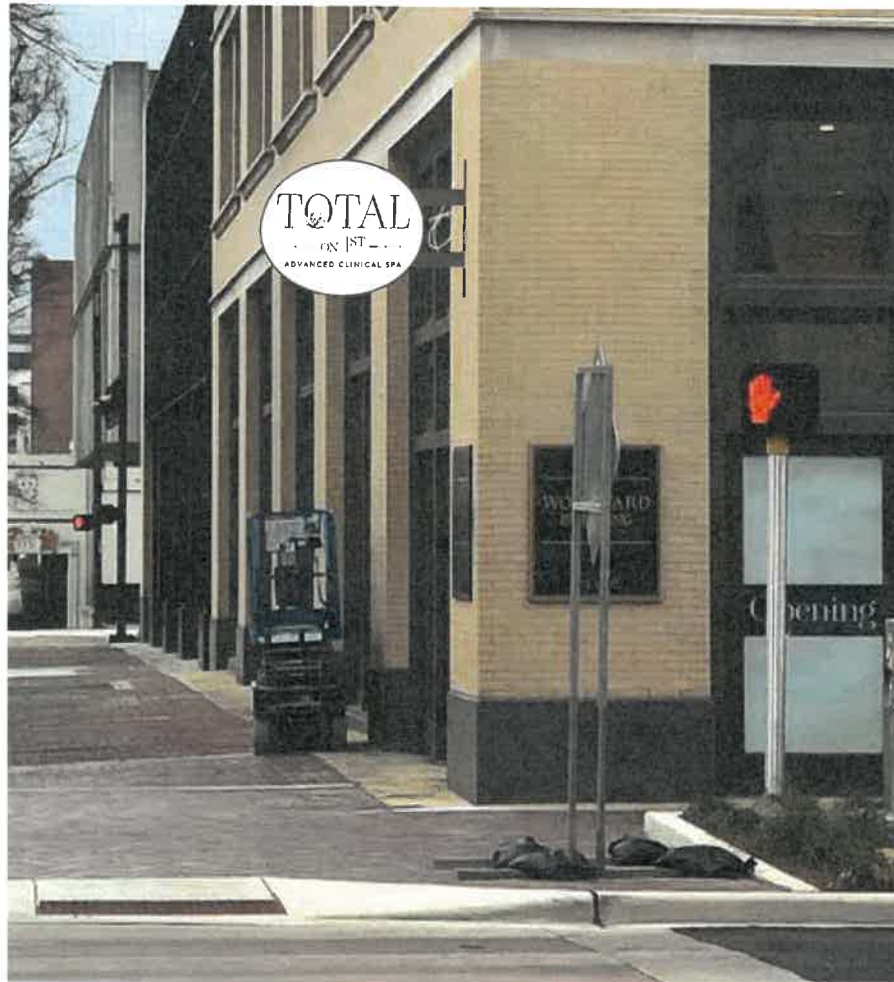
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Materials & Finishes

M.1 Aluminum Beveled Letters

P.1 Brushed Bronze

Mounting

Stud Mounted



Scale: 1:20



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ZONING BOARD OF ADJUSTMENT

Meeting Date: April 28, 2022

Time: 3:00 P.M.

Pre-Meeting: 2:30 P.M.

Place: City Council Chambers (3rd Floor)

ZBA2022-00024

Southside

Request:

Variance to allow a gravel parking lot instead of the required asphalt or concrete lot.

Applicant:

Michael Gibson

Location:

2200 Powell Ave, Birmingham AL 35233

Parcel # 012200361033001000

NE of Section 36, Township 17 S, Range 3 W

Applicant's Proposal:

The applicant is proposing a gravel parking lot.

Staff Analysis:

The subject property is currently zoned M-1 (Light Industrial District). The property is surrounded by parcels zoned M-1 (Light Industrial District). The property is not located in a special flood hazard area nor in any design review district.

City Engineer Recommendation:

I'm ok with the gravel lot with concrete ADA spots and concrete driveway apron.

I recommend that the ADA parking be shifted to the East closer to the crosswalk at 23rd Street and Powell Ave.

The Southside Neighborhood Association does not have any officials.

Recommended Conditions:

If approved by the Board, below are the recommended conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

PARCEL ID: 012200361033001000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2021

DATE: Tuesday, April 12, 2022 10:28:46 AM

OWNER: NORFOLK SOUTHERN COMBINED RAIL

ADDRESS: 99 SPRING ST SW

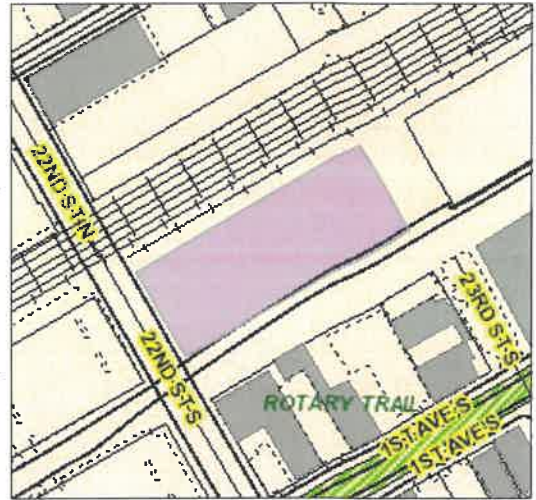
CITY/STATE: ATLANTA GA

ZIP+4: 30303--3615

SITE ADDR: 2200 POWELL AVE

CITY/STATE: BHAM, AL

ZIP: 35203



LAND: \$201,500.00

BLDG: \$0.00

OTHER: \$0.00

AREA: 62,727.40

ACRES: 1.44

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 114B

LOT:

:

Section: 36-17-3W

Land Slide Zones: Not in Land Slide Zones

Historic Districts: Not in Historic Districts

Commercial Revitalization District: Not in Commercial Revitalization District

Fire District: In Fire District

Flood Zones: Not in Flood Zones

Tax Increment Financing District: In Tax Increment Financing District

Neighborhoods: Southside (1703)

Communities: Southside (17)

Council Districts: District - 5 (Councilor: Darrell O`Quinn)

Zoning Outline: M1

Demolition Quadrants: DEM Quadrant - 3

Impaired Watersheds: Not in Impaired Watersheds

Strategic Opportunity Area: Not in Strategic Opportunity Area

RISE Focus Area: Not in RISE Focus Area

Tax Delinquent Property: Not in Tax Delinquent Property

EPA Superfund: Not in EPA Superfund

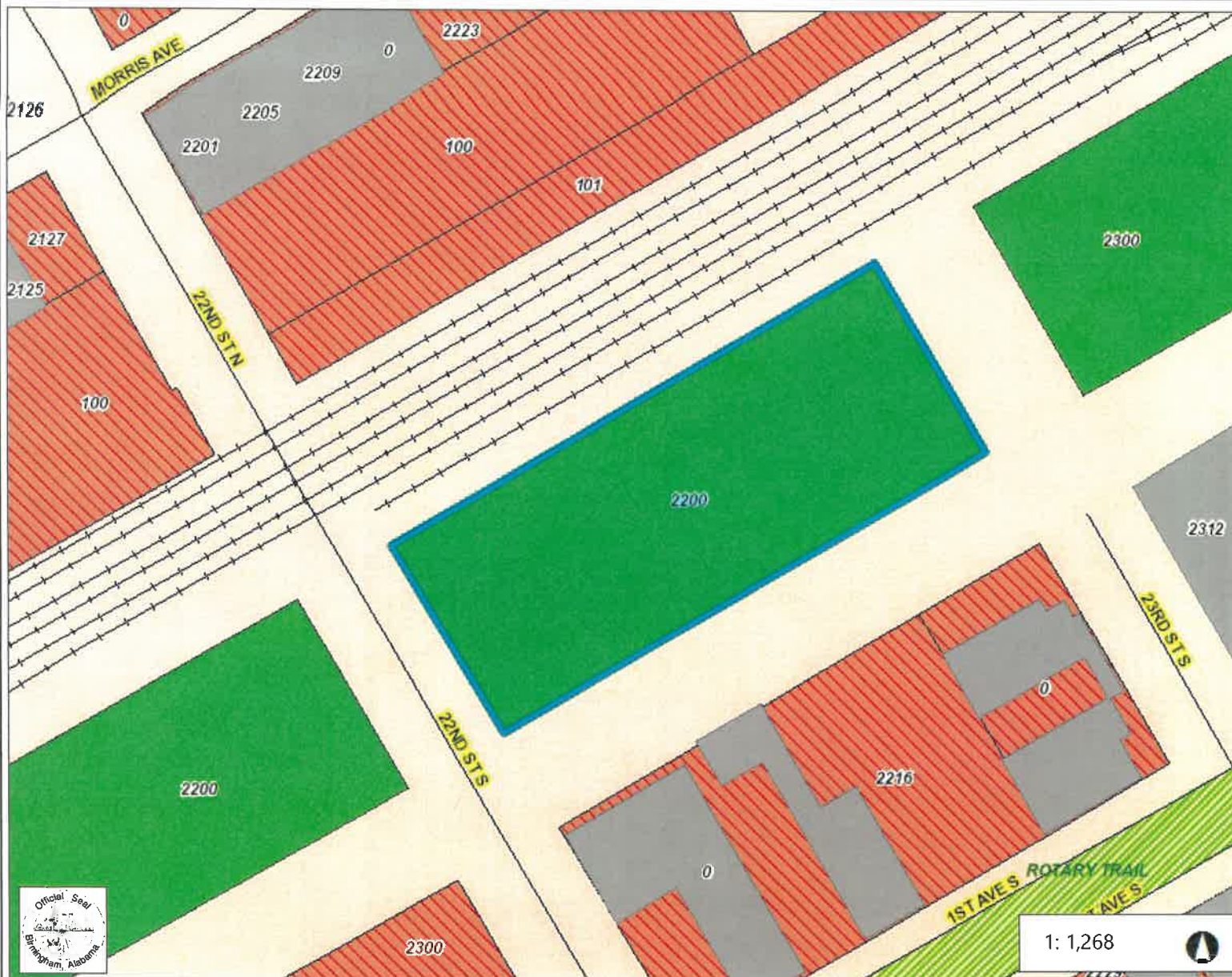
Opportunity Zones: In Opportunity Zones

Judicial Boundaries: JEFFERSON

Parcel mapping and description information is obtained from the Jefferson County Tax Assessor's Office. This site does not provide real-time information and may contain errors. All data should be verified with the official source. The City of Birmingham makes no warranty as to the accuracy of the data and assumes no responsibility for any errors. Data from the Tax Assessor's Office may not be available for all parcels.

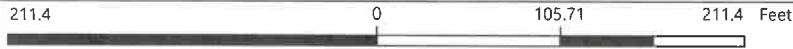


ZBA2022-00024 ADOPTED LAND USE MAP



Legend

- Centerline Labels
- + Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium
 - MXU-High



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

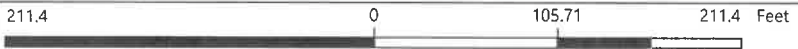


Legend

- Centerline Labels
- + Railroad
- Alleys
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- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Zoning Shaded
 - R1; D1 - Single Family District - Cla
 - R2; D2 - Single Family District - Cla
 - R3; D3 - Single Family District; R3
 - R4; D4 - Two Family District; R4
 - R4A - Multiple Dwelling District
 - R5; D5 - Multiple Family District; D5
 - R6; D6 - Multiple Family District
 - R7 - Multiple Family District



1: 1,268

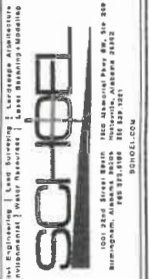
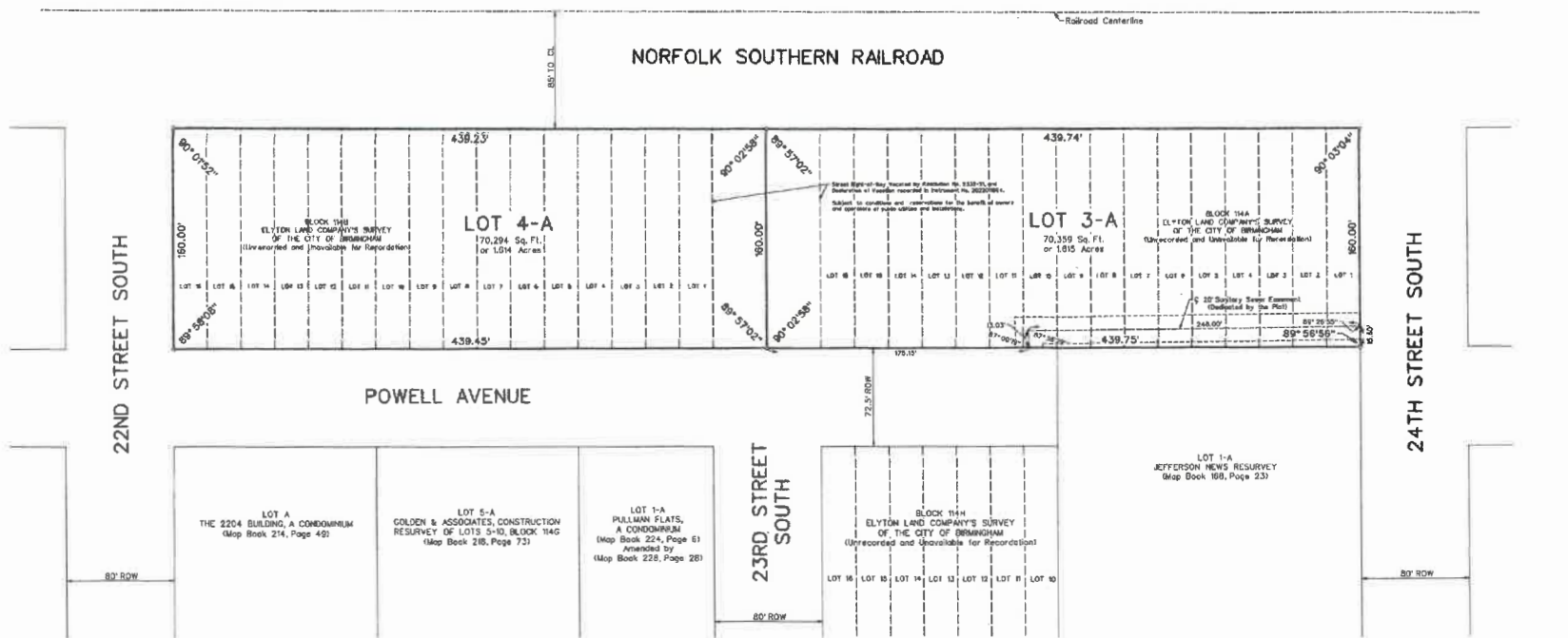


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Variance Standards

1. The ordinances for Parking surfaces are not conducive to an attractive product for the public or preservation of the environment.
2. Site is close to Rotary trail and should complement the materials of the trail as well as railroad park
3. Not created by previous actions. There is no hardship and there is nothing about the site that prevents following the ordinance. The site is located in an area where a massive asphalt or concrete parking lot is not an appropriate design. If there is a hardship it would be the precedent of good design already established by railroad park and rotary trail should be complimented and the ordinance does not allow for that.
4. Not only for financial gain, rather necessary to provide the most affordable housing in Parkside
5. none
6. A gravel parking surface as submitted creates no harm to the public in any way. It actually contributes to the betterment of the public by reducing the heat island affect caused in part by asphalt parking lots in Cities. Asphalt and concrete parking lots as stipulated in the code should never be built if there is any other alternative and therefor the code should not be followed if reducing the harm to the public is the goal.



SURVEY OF BLOCKS 114A & 114B
 BEING A SURVEY OF LOTS 1 THRU 16, BLOCK 114A, AND LOTS 1 THRU 16, BLOCK 114B,
 ELYTON LAND COMPANY'S SURVEY OF THE CITY OF BIRMINGHAM
 AND A VACATED PORTION OF 23RD STREET SOUTH
 SITUATED IN THE S.E. 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 3 WEST
 JEFFERSON COUNTY, ALABAMA.

DATE: FEBRUARY 2022
 DRAWN BY: H.F.
 CHECKED BY: H.C.
 FIELD BOOK: #
 FIELD CREW:
 FIELD NAME:
 2022 Final Plat Block 114A & 114B
 0250207 Survey Plat Book
 1 OF 1

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama and Norfolk Southern Railway Company, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made on the premises of said Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as THE HIGGINS SURVEY OF BLOCK 114A & B, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and the number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block, and showing the location of the lands to Block 114 of Elyton Land Company's survey of the City of Birmingham, which is not recorded and is not available for recordation and being situated in the S.E. 1/4 of the S.E. 1/4 of Section 36, Township 17 South, Range 3 West, Jefferson County, Alabama and that from plans or other appropriate communication have been obtained an all lot corners for reference points to lot corners and curve points as shown and designated by small open circles on said plat or map. Said Owner also certifies that they are the Sole Owner of said lands and that the same are not subject to any mortgages, said Owner hereby irrevocably dedicates all new streets, alleys and public grounds, as well as easements for all utilities, as shown by said plat or map. Said Owner agrees that the City of Birmingham may at any time change the nature or setting grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owners and this agreement shall be a covenant running with the lands. The undersigned certifies that the City of Birmingham has given the purpose of filing said plat or map together with this instrument, for record and certify that we have full authority to execute this instrument and map. The undersigned Surveyor further certifies that this survey and drawing of the parcel described herein were made by individual(s) under my supervision based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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.

SCHOLB ENGINEERING COMPANY, INC.
 Mark W. Clark
 Mark W. Clark, Alabama License No. 19251

Norfolk Southern Railway Company, OWNER
 Hugh Blair
 Hugh Blair, Survey Manager

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as surveyor 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, who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 18th day of February, 2022.

Nathaniel Ryan Forester
 Survey Public
 My Commission Expires: 8/3/2024

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Survey Public in and for said County and State, do hereby certify that Nathaniel Ryan Forester, whose name is signed to the foregoing certificate as surveyor, of Norfolk Southern Railway Company, Owner, is signed to the foregoing certificate, and was known to me, acknowledged before me on this date that, being informed of the contents of said certificate, executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 18th day of February, 2022.

Nathaniel Ryan Forester
 Survey Public
 My Commission Expires: May 21, 2022

APPROVED:
 BIRMINGHAM PLANNING COMMISSION
 BY: E. Todd B. 2-23-22
 Planning Director

APPROVED:
 PLANNING DIVISION & CITY ENGINEER
 BY: [Signature] 2/23/22
 City Engineer

APPROVED IN FORMAT ONLY:
 Director of Environmental Services
 2/23/2022

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing utility services; however, this does not mean utility services have been built or will be built in the future. Any change in right-of-way or easement boundaries after this date may void this approval.

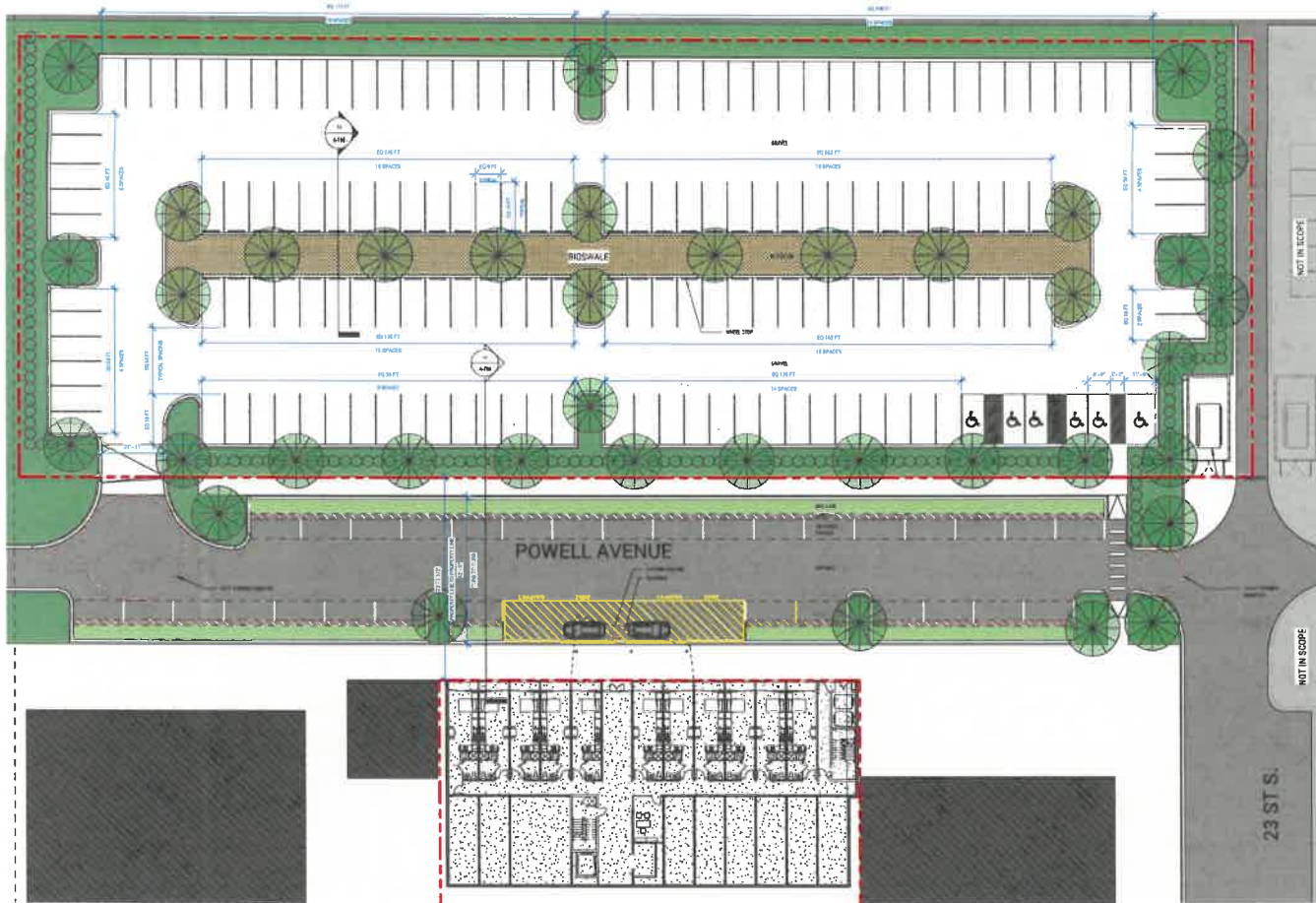
NOTES:

- The purpose of this survey is to combine 32 lots and vacate right-of-way into 2 lots.
- This property is not located within the 100 year flood area and is in Unshaded Zone for (areas determined to be out of 0.2% annual chance floodplains) as shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map of Jefferson County, Alabama according to Panel 109 of 100 map number 0105202336 dated September 25, 2008, as published by the Federal Emergency Management Agency.
- The total acreage to be surveyed is 140,883 square feet or 3.229 acres.

OWNER:
 NORFOLK SOUTHERN RAILWAY COMPANY
 650 WEST PEACHTREE STREET, NW
 BOX NO. 22
 ATLANTA, GA 30308
 (470) 463-7653

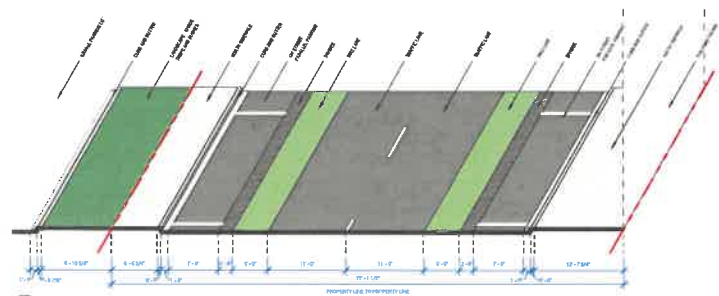
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Subdivision Case: 2021-00066

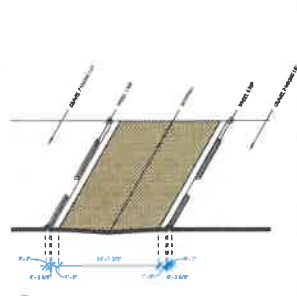


- SITE PLAN LEGEND**
- BUILDING
 - CONCRETE SIDEWALK AND CURB
 - ASPHALT PAVEMENT
 - BIKE LANE
 - BIKE LANE DIVIDER
 - ON STREET PARKING
 - LANDSCAPED AREA
 - DRIVEWAY
 - BIG SWALE
 - PROPERTY LINE

20 SITE PLAN
1" = 20'-0"



11 POWELL AVE CROSS SECTION
1/8" = 1'-0"



10 BIG SWALE CROSS SECTION
1/8" = 1'-0"



REVISION CHART:

NO.	DATE	BY	CHKD

ISSUE CHART:

NO.	DATE	BY

REVISION NOTES:

PROJECT NAME
THE RAILYARD

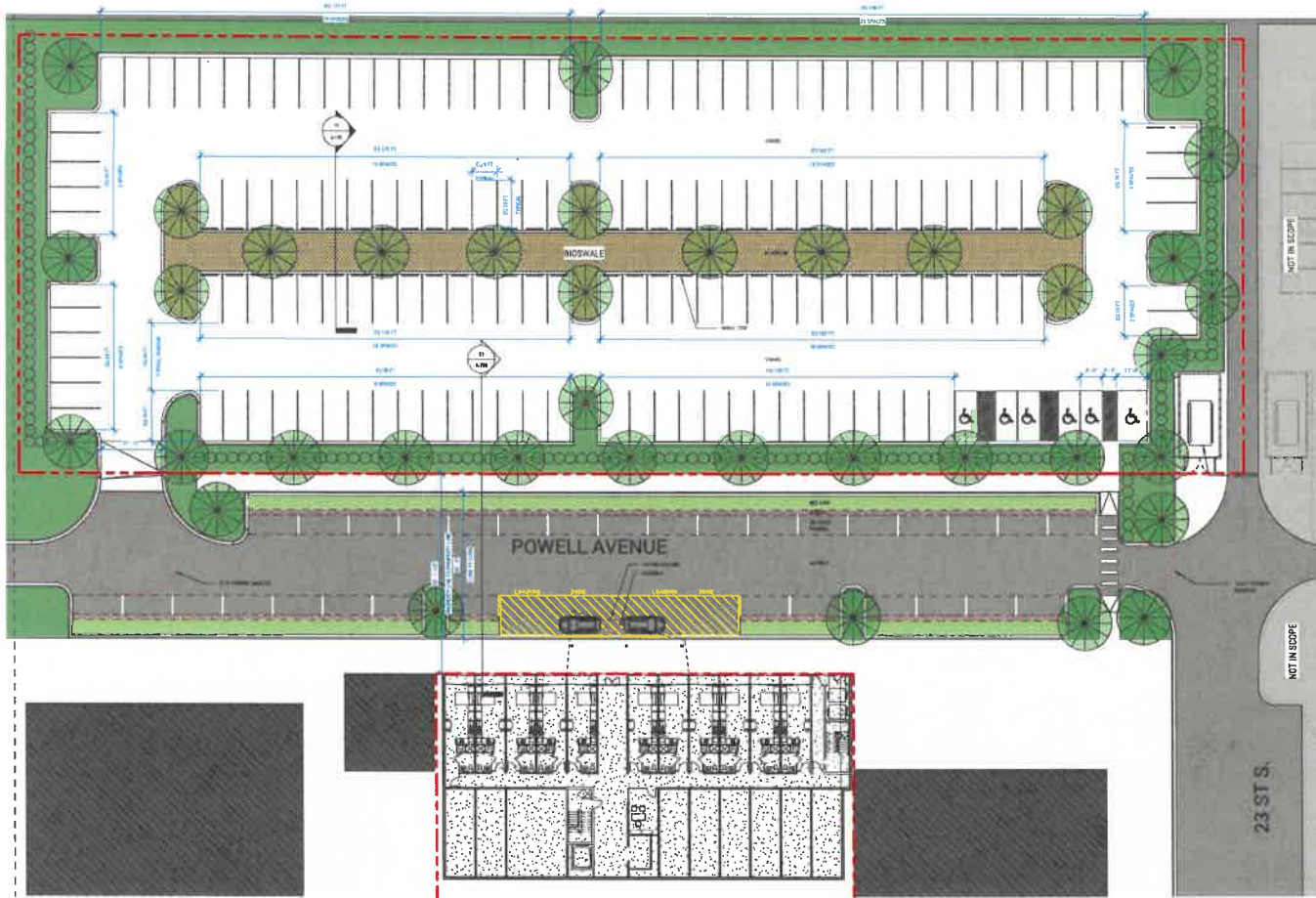
SEAL

DRAWN: *Aufar*
 CHECKED: *Chris Lee*
 APPROVED: *Alper Art*

SCALE: AS NOTED PROJECT # 19-017

TITLE: **SITE PLAN**

TABLE # **A-100**



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NO.	DATE	BY	CHKD.

ISSUE CHART:

NO.	DATE	BY	CHKD.

REVISION NOTES

PROJECT NAME
THE RAILYARD

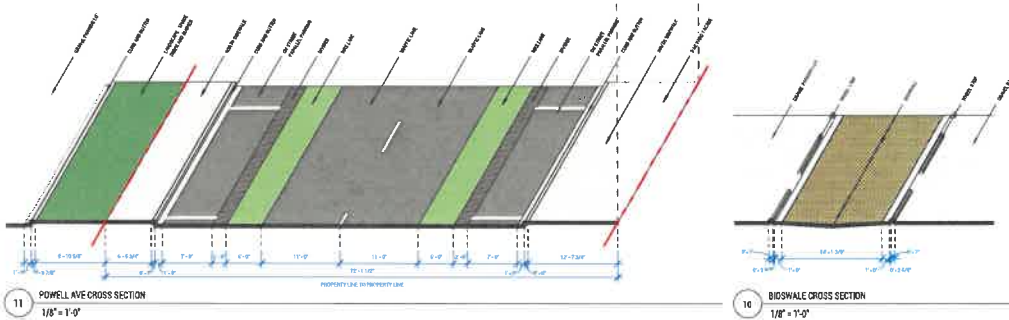
PROJECT AND CLIENT INFORMATION

REAL

DRAWN	Author
CHECKED	Chris Lee
APPROVED	Adam Lee
SCALE	PROJECT #
AS NOTED	15-017

SITE PLAN

A-100



WESTERN RAILROAD PARCEL PARKING LOT BIRMINGHAM, ALABAMA

DRAWING INDEX

- C1 TOPOGRAPHIC SURVEY
- C2 SITE LAYOUT PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 EROSION CONTROL PLAN
- C5-6 DETAILS



VICINITY MAP

N.T.S.

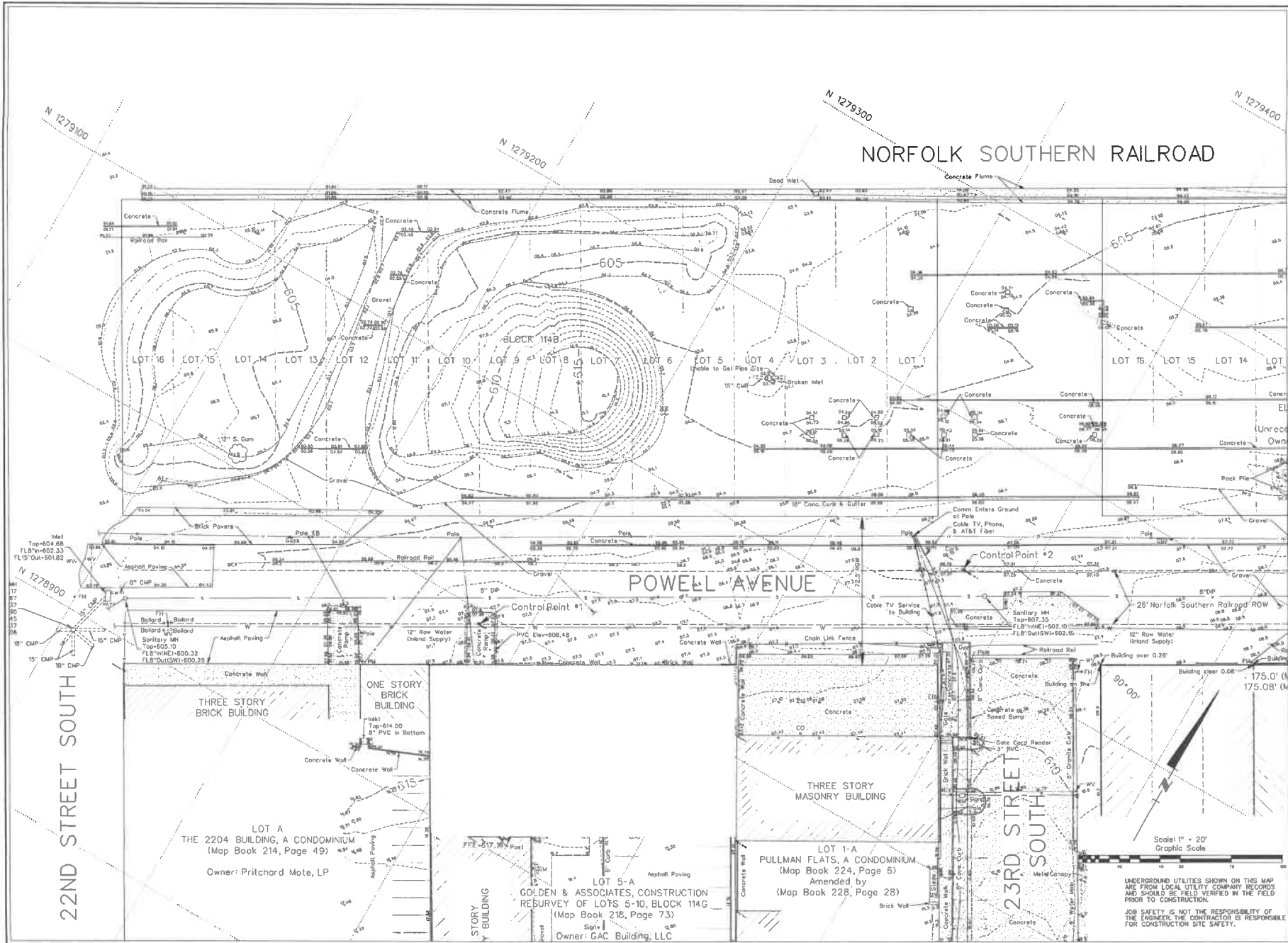
CLIENT

CREATURE
2212 1ST AVENUE SOUTH
BIRMINGHAM, AL 35233
CONTACT: MIKE GIBSON
PHONE: (205) 322-7726

CIVIL ENGINEER

SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
CONTACT: TAYLOR SCHOEL
PHONE: (205) 313-1149





**WESTERN RAILROAD PARCEL
 PARKING LOT
 BIRMINGHAM, ALABAMA**

DRAWING SET
 DO SET
 REVISIONS:

TOPOGRAPHIC SURVEY

DRAWN BY: EEC
 CHECKED BY: TMS
 FILE NAME: 20396-191

Scale: 1" = 20'
 Graphic Scale

UNDERGROUND UTILITIES SHOWN ON THIS MAP
 ARE FROM LOCAL UTILITY COMPANY RECORDS
 AND SHOULD BE FIELD VERIFIED IN THE FIELD
 PRIOR TO CONSTRUCTION.
 JOB SAFETY IS NOT THE RESPONSIBILITY OF
 THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
 FOR CONSTRUCTION SITE SAFETY.

Civil Engineering, Land Surveying, Surveying, Architecture, Environmental, Water Resources, Waste Management, Hazardous Waste

1605 27th Street South, Suite 1000, Birmingham, AL 35298
 P: 205-333-2200 | F: 205-333-2201 | E: info@schobel.com
 BIRMINGHAM, ALABAMA 35298

WESTERN RAILROAD PARCEL
PARKING LOT
BIRMINGHAM, ALABAMA

DRAWING SET:
 DD SET
 REVISIONS:

SITE LAYOUT PLAN

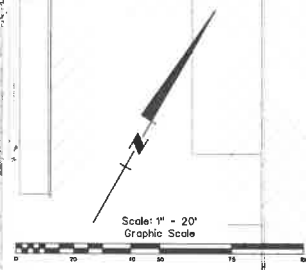
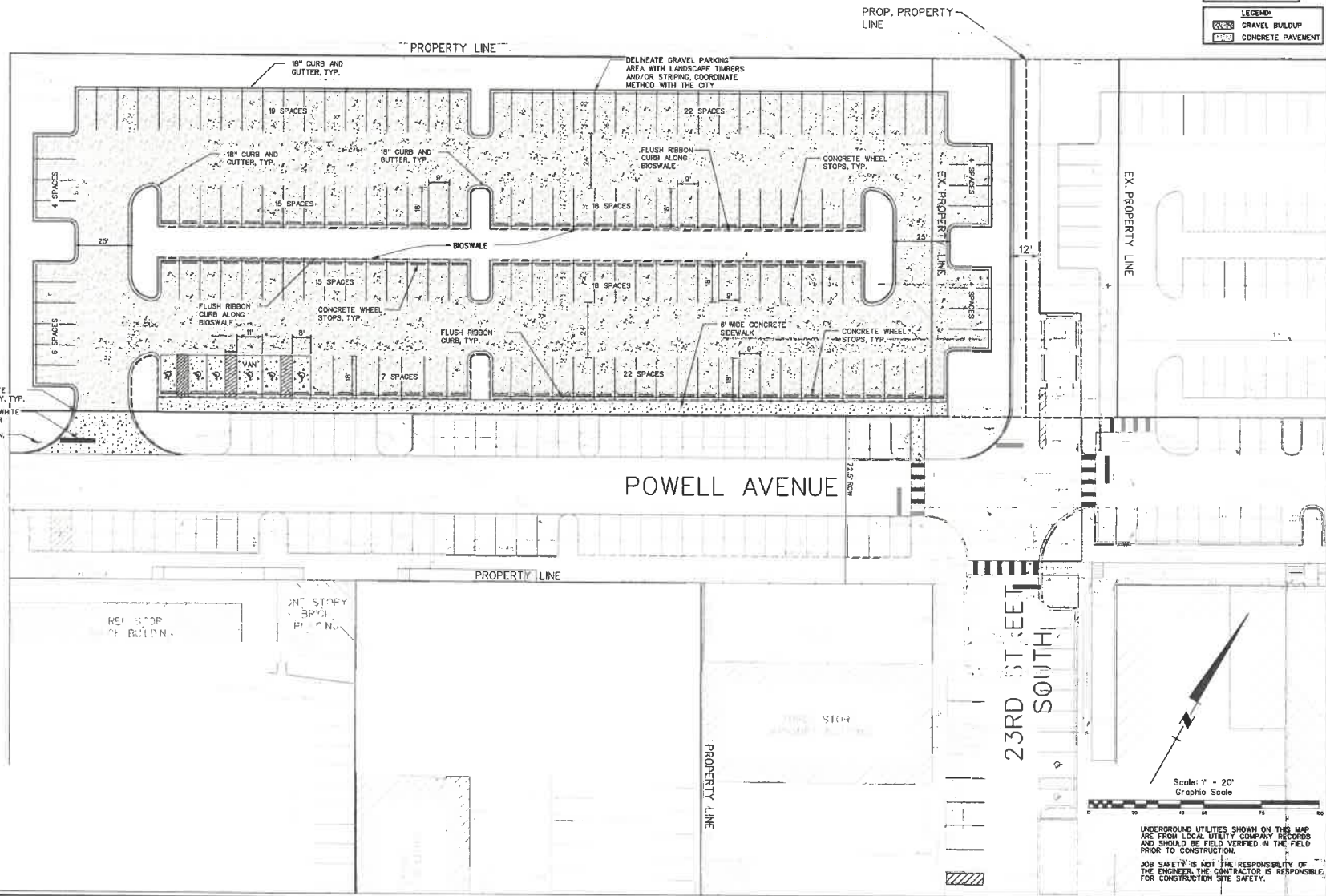
DRAWN BY: J.E.S.
 CHECKED BY: T.M.S.
 FILE NAME: 20296-1P1

NORFOLK SOUTHERN RAILROAD

PARKING COUNT	
STANDARD SPACES	• 134
ADA SPACES	• 6

LEGEND	
	GRAVEL BUILDUP
	CONCRETE PAVEMENT

22ND STREET SOUTH

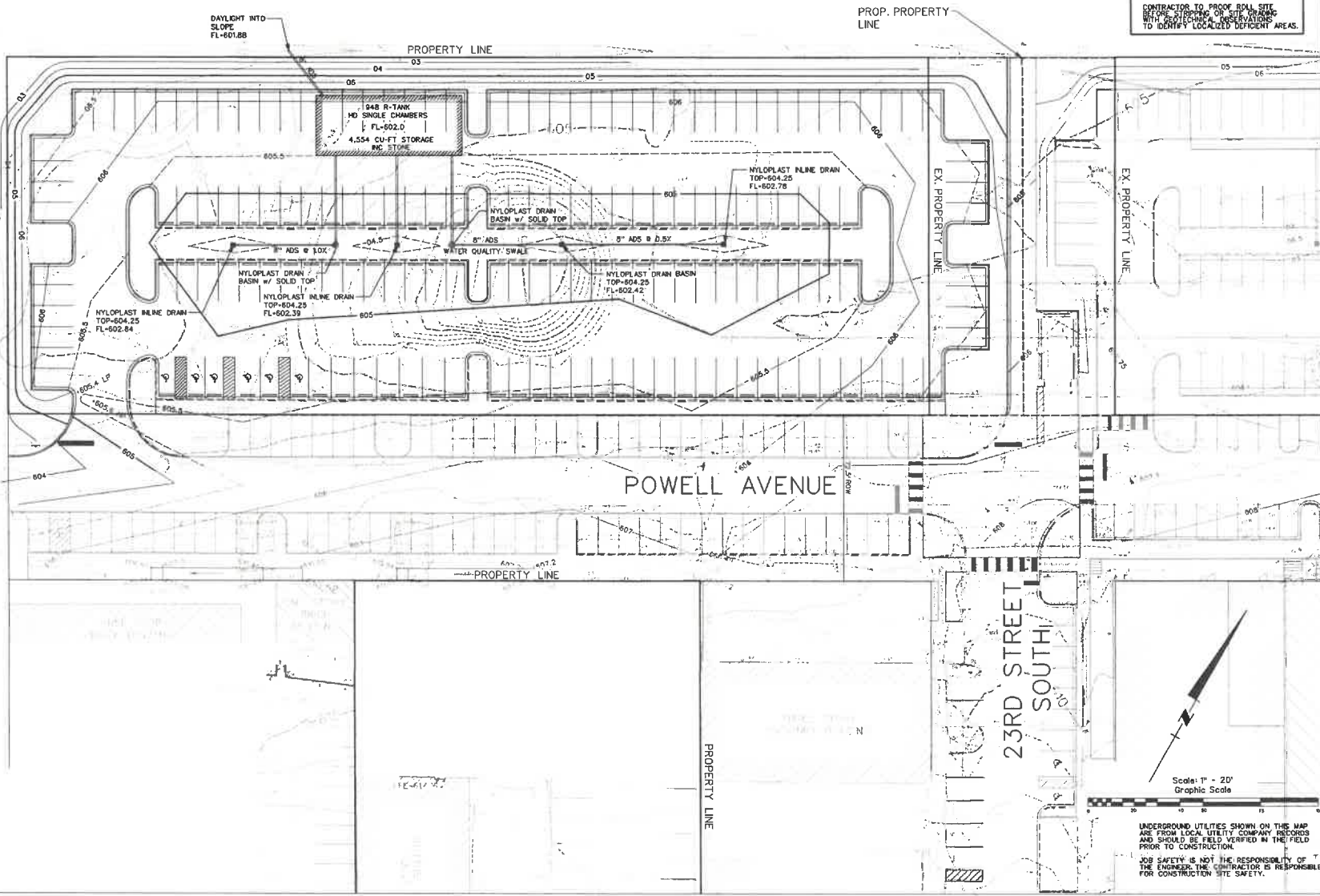


UNDERGROUND UTILITIES SHOWN ON THIS MAP
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 AND SHOULD BE FIELD VERIFIED IN THE FIELD
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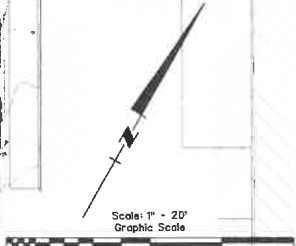
JOB SAFETY IS NOT THE RESPONSIBILITY OF
 THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
 FOR CONSTRUCTION SITE SAFETY.

NORFOLK SOUTHERN RAILROAD

22ND STREET SOUTH



NOTE:
CONTRACTOR TO PROOF BDL SITE
BEFORE STARTING OR STOP DRAWING
WITH PROTECTIVE RESERVATIONS
TO IDENTIFY LOCALIZED DEFICIENT AREAS.



UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FROM LOCAL UTILITY COMPANY RECORDS
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PRIOR TO CONSTRUCTION.
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THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
FOR CONSTRUCTION SITE SAFETY.



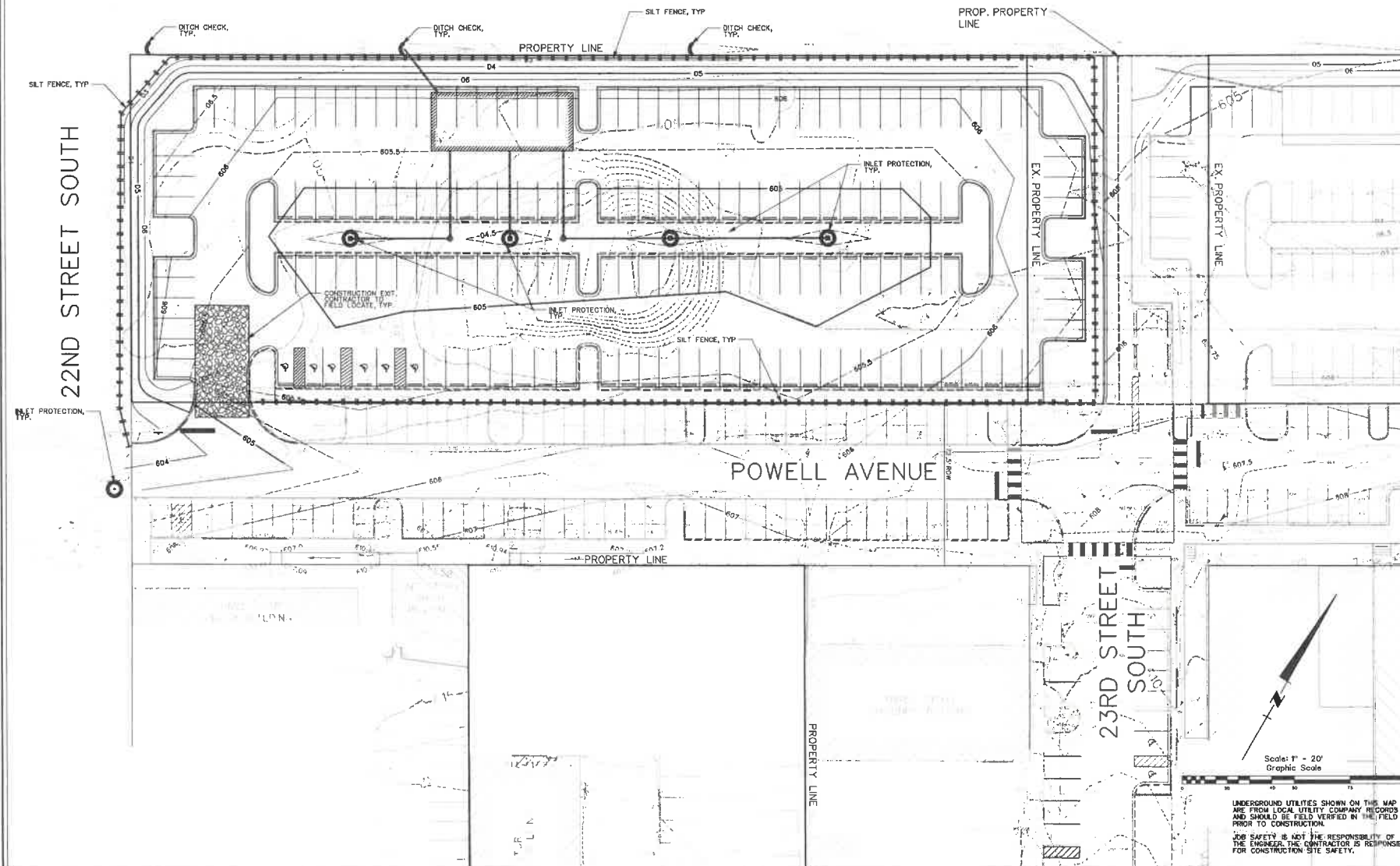
WESTERN RAILROAD PARCEL
PARKING LOT
BIRMINGHAM, ALABAMA

DRAWING SET:
DID SET
REVISIONS:

GRADING &
DRAINAGE
PLAN

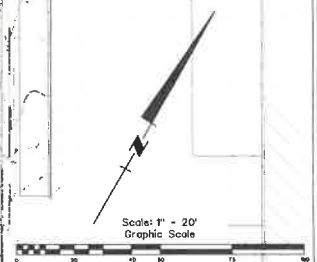
DRAWN BY: J.E.L.
CHECKED BY: T.A.S.
FILE NAME: 20376-GP1

NORFOLK SOUTHERN RAILROAD

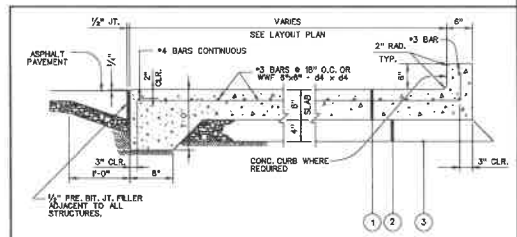


WESTERN RAILROAD PARCEL
 PARKING LOT
 BIRMINGHAM, ALABAMA

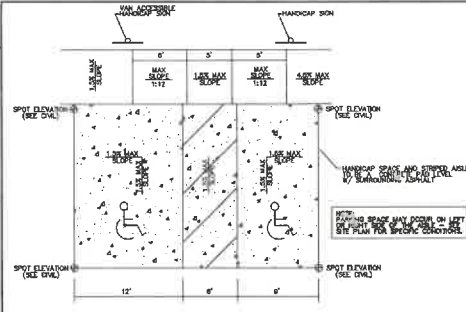
DRAWING SET:
 DD SET
 REVISIONS:
 EROSION CONTROL PLAN
 DRAWN BY: J.E.S.
 CHECKED BY: J.M.S.
 FILE NAME: 20394-EC1



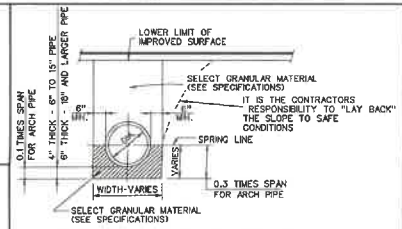
UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED BY THE FIELD PRIOR TO CONSTRUCTION.
 JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.



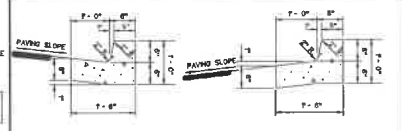
- CONCRETE PAVEMENT**
N.T.S.
- 1 - REINFORCED CONCRETE
 - 2 - COMPACTED AGGREGATE BASE COURSE
 - 3 - COMPACTED SUBGRADE (98% OF STD. PROCTOR)



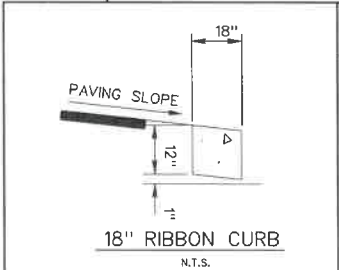
DOUBLE HANDICAP PARKING SPACE DETAIL
NO SCALE



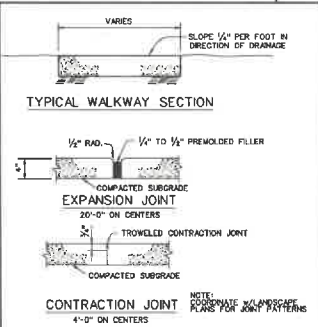
TRENCH PIPE BEDDING AND BACKFILL DETAIL UNDER IMPROVED SURFACES



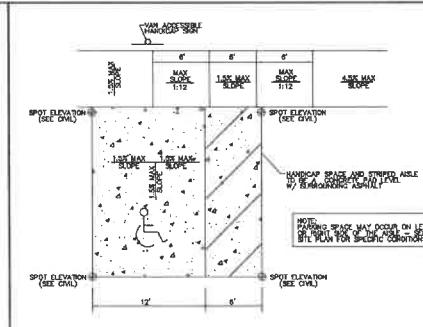
- 18" COMBINED CONCRETE CURB AND GUTTER**
N.T.S.
- NOTES: 1. SLOPE OUTER AS SHOWN ACCORDING TO PAVING SLOPE.
2. 5/8" EXPANSION JOINT REQUIRED AT P.C.'S AND P.T.'S OF ALL CURVES AT STRUCTURES (CURB INLETS, WHEELCHAIR RAMPS, ETC.) AND EVERY 100' MAX. WITH FILLER MATERIAL.
3. 3/8" SAWED JOINTS REQUIRED ON 20' INTERVALS.



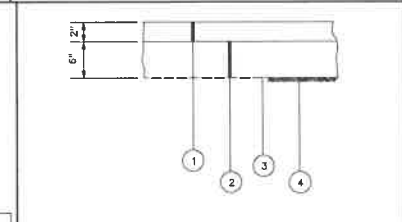
- 18" RIBBON CURB**
N.T.S.
- NOTES:
1. SLOPE ACCORDING TO PAVING SLOPE.
2. 3/4" EXPANSION JOINT REQUIRED AT P.C.'S AND P.T.'S OF ALL CURVES, AT STRUCTURES (CURB INLETS, WHEELCHAIR RAMPS, ETC.) AND EVERY 100' MAX. WITH FILLER MATERIAL.
3. 3/8" SAWED JOINTS REQUIRED ON 20' INTERVALS.



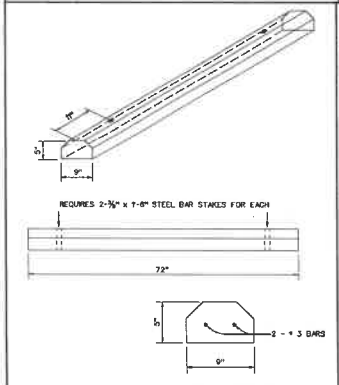
CONCRETE SIDEWALK DETAILS



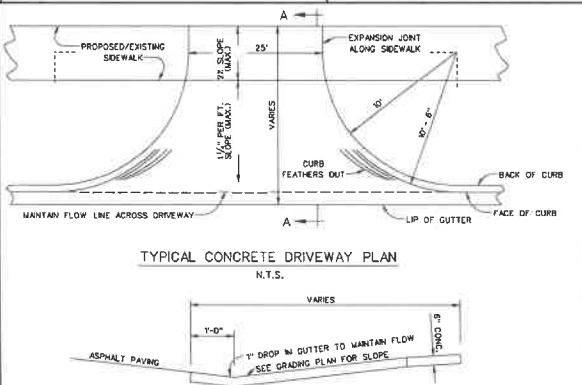
SINGLE VAN ACCESSIBLE HANDICAP PARKING SPACE DETAIL
NO SCALE



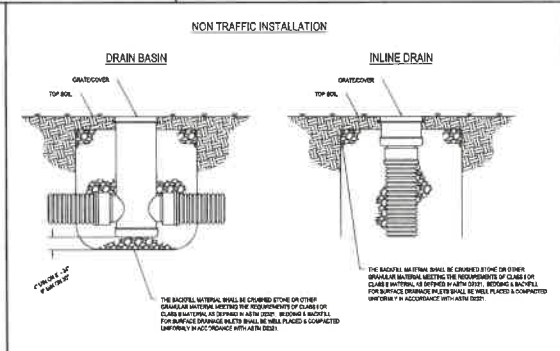
- GRAVEL PARKING AREA AND MINIMUM COMPACTION REQUIREMENTS**
N.T.S.
- 1 - COMPACTED CRUSHER RUN STONE
 - 2 - COMPACTED AGGREGATE BASE COURSE
 - 3 - GEOTEXTILE FILTER FABRIC
 - 4 - COMPACTED SUBGRADE (98% OF STD. PROCTOR)



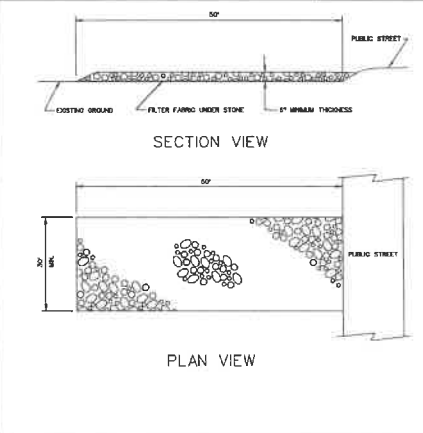
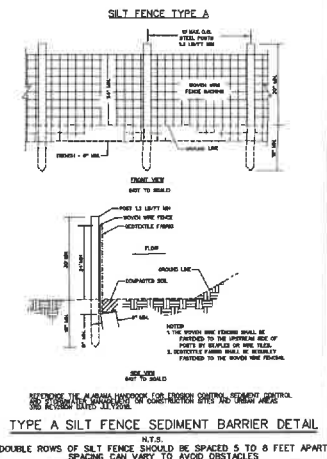
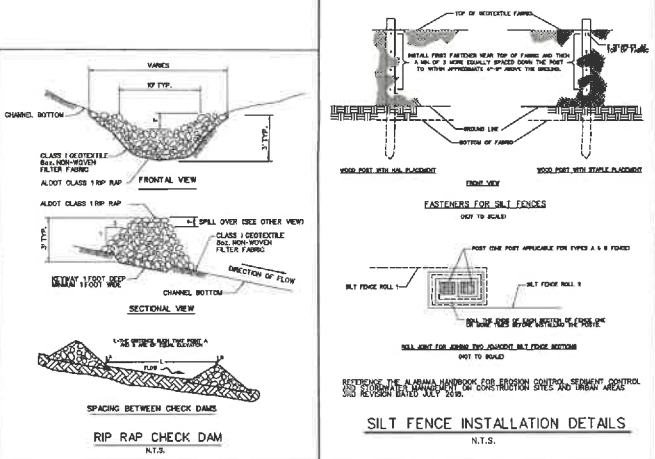
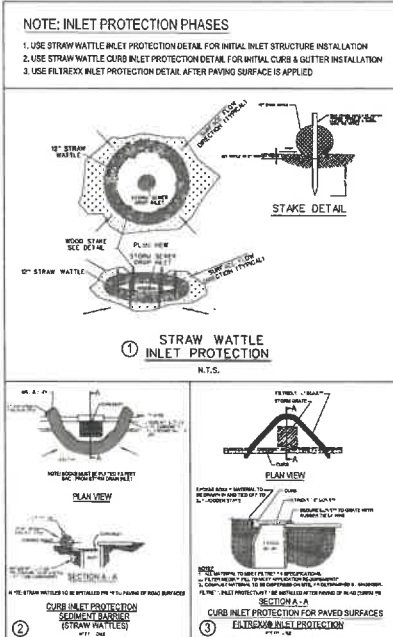
CONCRETE WHEEL STOP
N.T.S.



SECTION A-A



THIS PRINT DEPICTS THE SELECT MATERIAL WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RESPECT OF PROPRIETARY RIGHTS OF THIS FIRM SHALL NOT BE VIOLATED. THE USER OF THIS DRAWING OR TECHNICAL INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.	DATE: 03/08	PROJECT/NO: 0000000000	FOR FEDERAL AGENCY USE ONLY - SEE INSTRUCTIONS
REVISED BY: DCA	DATE: 03/05/11	PROJECT/NO: 0000000000	DATE: 03/05/11
DATE: 03/05/11	DATE: 03/05/11	DATE: 03/05/11	DATE: 03/05/11
DATE: 03/05/11	DATE: 03/05/11	DATE: 03/05/11	DATE: 03/05/11



STONE SHALL BE ALDOT COARSE AGGREGATE GRADATION NO.1 STONE WHICH IS 2" TO 3" AVERAGE DIAMETER STONE MATERIAL.

A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE LEAVING OR ENTERING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR DRIVEWAY PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.

FILTER FABRIC SHOULD BE CLASS IV NON-WOVEN GEOTEXTILE

EROSION CONTROL NOTES

- THE OWNER HAS OBTAINED THE REQUIRED HOUSING STORMWATER GENERAL PERMIT FOR DISTURBED AREAS ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE ACTIVITIES ASSOCIATED WITH THIS PERMIT. CONTRACTOR SHOULD OBTAIN A COPY OF THIS PERMIT AND REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION AND MAINTAIN A COPY AT THE SITE.
- A REVIEW OF REQUIREMENTS AND RESPONSIBILITIES FOR THE ABOVE PERMIT FOR STORM WATER MAY BE CONDUCTED PRIOR TO ON-SITE OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY THE RESPONSIBLE PERSONNEL FOR PERMIT COMPLIANCE, AS WELL AS THE INDIVIDUAL(S) RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY EROSION CONTROL DEVICES DURING CONSTRUCTION SO AS TO INSURE PERMIT COMPLIANCE, INCLUDING PROTECTING ADJACENT PROPERTY, STREAMS, CHANNELS, AND PUBLIC ROADS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ALL FAILURES OF THE SYSTEM AND BE RESPONSIBLE FOR CLEANUP AND/OR REPAIRS TO THE SYSTEM.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE OBSERVED BY THE CONTRACTOR EACH DAY. THERE IS ACTIVITY AT THE SITE AND SHALL MAKE ANY NECESSARY ADJUSTMENTS/REPAIRS AS NEEDED TO MAINTAIN THE EROSION CONTROL MEASURES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH ANY FINES CAUSED BY THE DEGRADATION OF SEDIMENTS OR ANY OTHER VIOLATION UNDER THIS PERMIT.
- THE MEASURES SHOWN ON THE PLANS ARE INTENDED FOR CONTROL DURING SITE CLEARING AND SHALING. ADDITIONAL MEASURES, INCLUDING SILT FENCES AND STRAW WATTLES WILL BE REQUIRED AS SITE CONDITIONS CHANGE DURING CONSTRUCTION.
- COORDINATE THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES WITH THE CLEARING AND GRADING OPERATION. THESE ACTIVITIES MUST OCCUR AT THE PROPER TIME IN RELATION TO ONE ANOTHER TO COMPLY WITH THE PERMIT.
- INSTALL AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES (DOT#1 TEMPORARY AND PERMANENT) AS A CONTINUING PROGRAM UNTIL THE SITE WORK IS COMPLETE AND THE SITE IS STABILIZED. THIS INCLUDES, BUT IS NOT LIMITED TO, REPAIRS AND DAMAGES FROM STORMS, REGULAR MAINTENANCE AND REMOVAL / DISPOSAL OF ACCUMULATED SILT. SILT FENCES AND OTHER EROSION CONTROL DEVICES SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT RAIN EVENT.
- ALL EROSION CONTROL MEASURES COMPOUNDED BY SEDIMENT BUILDUP, INCLUDING SILT FENCES AND STRAW WATTLES OR OTHER DEVICES, WILL BE REPAIRED OR REPLACED AS NECESSARY.
- ANY PIPE, CREEK, OR OTHER STORM DRAINAGE FEATURE SHOWING EVIDENCE OF SEDIMENT ACCUMULATION SHALL BE CLEANED OUT. THE SEDIMENT REMOVED SHALL BE DEPOSITED OF IN A LOCATION APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF SILT/SEDIMENT (IF NOT REUSABLE ON-SITE) AND SHALL RESUME ANY SILT/SEDIMENT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION OPERATIONS.
- DO NOT DEPOSIT WASTE, LOOSE SOIL, OR OTHER MATERIALS IN LIVE STREAMS, SWALES OR DRAINAGE WAYS EXCEPT AS APPROPRIATE FOR EROSION CONTROL (E.G. LOG AND BRUSH CHECKS).
- AFTER THE LAND DISTURBANCE ACTIVITY HAS STABILIZED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION CONTROL DEVICES AT THE DIRECTION OF THE OWNER AND CLEANING UP AND DRESSING THE AREA TO THE SATISFACTION OF THE OWNER.
- SILT FENCES ARE TEMPORARY EROSION CONTROL DEVICES THAT SHALL BE ERRECTED OPPOSITE EROSIONABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
- SILT FENCE SEDIMENT BARRIERS SHALL BE CONSTRUCTED WITH TYPE A FABRIC 36 INCHES IN WIDTH MIN. THE FABRIC SHALL BE SUPPORTED BY WOVEN WIRE FENCE, HAVING A MINIMUM OF 6 LINE WIRES AND A MINIMUM 12" STAY SPACING. WIRE FENCE SHALL BE SUPPORTED BY STEEL POSTS WITH 90 GAGE GALVANIZED FENCE TENSION WIRE (1/2" x 1/8") THE BOTTOM EDGE OF THE FENCE SHALL BE PLACED IN AN EXCAVATED TRENCH 6" DEEP AND COVERED AS SHOWN IN THE SILT FENCE SEDIMENT BARRIER DETAIL.
- IN FLAT AREAS, SILT FENCES SHOULD BE CONSTRUCTED IN THE SHAPE OF A VORTEX, HOWEVER POSSIBLE, SO AS TO AID IN FLOWING AND TO FACILITATE SEDIMENTATION.
- STRAW WATTLES OR OTHER APPROPRIATE EROSION CONTROL MEASURES AS DIRECTED ON THE PLANS SHALL BE PLACED AT THE DOWNSTREAM EDGE OF ALL DISTURBED AREAS.
- STRAW WATTLES ARE TEMPORARY EROSION CONTROL DEVICES THAT SHALL BE USED IN CONJUNCTION WITH OTHER EROSION CONTROL DEVICES. STRAW WATTLES SHALL BE SECURED WITH STAKES AS SHOWN IN THE WATTLE DETAIL.
- ALL STORM SEWER INLETS IN DISTURBED AREAS OR IN OTHER AREAS SUBJECT TO POTENTIAL INFLOW OF SEDIMENT SHALL BE PROTECTED AT A MINIMUM WITH STRAW WATTLES.
- ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 15 DAYS MUST BE IMMEDIATELY SEEDED AND MULCHED.
- ANY DISTURBANCE OF SOIL AND VEGETATION OUTSIDE THE LIMITS OF THE CLEARING LINE WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- PREVENT RUN-ON AND RUN-OFF FROM SOIL AND SEDIMENT PILES BY DRAINING PILES WITH STRAW WATTLES AND/OR SILT FENCE.
- PREVENT AND CONTROL SOIL EROSION AND CHLORING WITHIN THE PROPERTY COVERED BY CONTRACT AND THE ADJACENT PROPERTIES AS A RESULT OF CONSTRUCTION.
- CONSTRUCT RAINWATER DITCHES AS REQUIRED DURING ROAD CONSTRUCTION TO ALLOW STORM RUNOFF TO DRAIN.
- AN ACCESS ROUTE SUFFICIENT TO ALLOW THE USE OF APPROPRIATE MAINTENANCE EQUIPMENT SHALL BE EXTENDED TO EACH STRUCTURAL EROSION CONTROL DEVICE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING AND IMPLEMENTING THE SITE SPECIFIC SPILL PREVENTION CONTROL AND CONTINGENCY MEASURE (SPCC PLAN).
- THE CONTRACTOR IS RESPONSIBLE FOR PROPER COLLECTION, STORAGE, AND DISPOSAL OF SOLID AND LIQUID WASTES. DISPOSAL OF THESE WASTES SHALL BE OFF-SITE IN AN APPROPRIATELY PERMITTED FACILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER ON-SITE HANDLING, USE, STORAGE, AND DISPOSAL OF FERTILIZERS, SOUVENIRS, CHEMICALS, PESTICIDES, HERBICIDES, FERTILIZERS, OILS, GREASE, FUEL, AND OTHER HAZARDOUS MATERIALS USED DURING THE PROJECT. APPROPRIATE SPILL PREVENTION SHOULD BE PROVIDED FOR ANY CHEMICAL OR HAZARDOUS MATERIALS TO REDUCE EXPOSURE AND CONTAMINATION OF SOILS, STREAMS, CHANNELS, AND STORM WATER RUNOFF.
- THE SITE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION IN ACCORDANCE WITH THESE PLANS, AS A MINIMUM STANDARD FOR HOUSING STORM WATER PERMIT COMPLIANCE.

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1831 27TH AVENUE SOUTH, 7800 WASHINGTON PARKWAY SOUTH
 BIRMINGHAM, ALABAMA 35203
 (205) 988-1100
 WWW.SCHOBEL.COM

**WESTERN RAILROAD PARCEL
 PARKING LOT
 BIRMINGHAM, ALABAMA**

DRAWING SET:
 DD SET
 REVISIONS:
 DRAWN BY: J.E.S.
 CHECKED BY: J.M.S.
 FILE NAME: 20236-001

6 OF 6