

GLEN MANOR DRIVE

ROCKY RIDGE ROAD
(80' ROW)



FINAL PLAT HAS BEEN SUBMITTED TO THE CITY OF VESTAVIA HILLS FOR PUBLIC HEARING TO BE HELD ON MARCH 10, 2016.

Parcel Table		
Parcel #	Area (sf)	Area (Ac.)
1	±21,566	±0.50
2	±29,574	±0.68
3	±31,315	±0.72
4	±23,403	±0.54

LOT LAYOUT FOR ARDEN PLACE VESTAVIA HILLS, AL

A RESIDENTIAL COMMUNITY
SITUATED IN THE NE QUARTER OF SECTION 29, TOWNSHIP 18
SOUTH, RANGE 2 WEST OF JEFFERSON COUNTY, ALABAMA

Contractor and/or developer are responsible for providing building sites free of drainage problems.

The City of Vestavia Hills is not responsible for the maintenance of any drainage easements shown on this plan.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the City of Vestavia Hills.

According to the Flood Insurance Rate Map (FIRM) Jefferson County, Alabama (community-panel Jefferson for 01073C 0559H, dated September 3, 2010), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

All construction shall be in accordance with the City of Vestavia Hills specifications.

All utilities in the roadway shall be backfilled with stone.

Contractor and/or developer shall be responsible for installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadway, and waterways.

The contractor shall notify Jefferson County Roads & Transportation 48 hours in advance before starting any work within the right-of-way of existing roads.

All lots with double road frontage shall access internal subdivision streets only.