



**CITY OF OPELIKA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

May 14, 2024

TIME: 9:00 AM

A. APPROVAL OF MINUTES

B. VARIANCE

1. Josh Adamson, Briarwood Lane extension, R-2 zoning district, Requesting a 5 foot side yard variance from the minimum 15 foot side yard setback on one side yard of 46 lots to provide side entry garages for all 46 single family home lots in the Southern Pines Subdivision.
2. Mike Maher representative for Harris Doyle, property owner, 2850-2882 Ridge Crest Court, Requesting a 10 foot rear yard variance from the minimum 20 foot rear yard setback for eight townhomes.
3. Foresite Group, LLC representative for Alyssa Corporation, property owner, 1105 Columbus Parkway, 108-unit one bedroom studio apartment development, Requesting a variance from the minimum two parking space requirement for each residential use.
4. Luis and Sharon Saavedra, 1630 McCoy Street, Requesting a 18.5 foot variance from the minimum 30 foot front yard setback requirement for a 30x30 dwelling.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”



ZONING BOARD OF ADJUSTMENT MINUTES

300 Martin Luther King Blvd.

April 9, 2024

TIME: 9:00 AM

A. APPROVAL OF MINUTES

The City of Opelika Zoning Board of Adjustments held the regular meeting April 9, 2024 in the Meeting Chambers located at the Opelika Municipal Court, 300 MLK Boulevard. Certified letters were mailed out to all adjacent property owners for related issues for meeting dates.

MEMBERS PRESENT: Chairman Wilbert Payne, Mrs. Raven Harvis, Mr. Brandon Hilyer, Mr. Chris Anthony, and Mrs. Tipi Miller.

MEMBERS ABSENT: Mr. Chris Nunn and Mrs. Angela George.

STAFF PRESENT: Mr. Marty Ogren, Planning Assistant Director
Mrs. Rachel Dennis, Planner
Mrs. Claire Barber, Planning and Zoning Technician

CALL TO ORDER: Chairman Payne called the meeting to order at 9:00 a.m.

ROLL CALL: Payne, Harvis, Hilyer, Anthony, Miller.

Approval of Zoning Board of Adjustment Minutes March 12, 2024

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Chris Anthony
AYES:	Miller, Hilyer, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

B. VARIANCE

1. Kelly Hitchman, 2504 2nd Avenue, VR-2 zoning district, Requesting a 10-foot variance from the minimum 10-foot side yard setback to replace a carport damaged in a storm.

Mr. Ogren presented the staff report to the Zoning Board for the requested 10-foot variance from the minimum 10-foot side yard setback to replace a carport damaged in a storm. He stated that staff does not have a recommendation on this request and appeals to the Zoning Board for a decision.

Chairman Payne opened the public hearing

Mr. Hilyer asked how far back the aerial pictures go?

Mr. Ogren stated that the oldest one was 1999. He noted that the carport might have been there much longer.

Mrs. Miller asked if the Mill Village was on the historic register and if there are any historic guidelines there?

Mr. Ogren stated that there are no historic guidelines in the Mill Village.

Mr. Anthony asked if there was any precedent for storm damage?

Mr. Ogren stated that he didn't recall any.

Kelli Hitchman, 2504 2nd Ave, applicant, stated that she moved into the house in October of 2023 and in January of 2024 a storm blew away the existing carport. She stated that if the property line is where the fence is, the carport will end about 2.5 feet off the property line on her side. She stated that they are rebuilding exactly the way it was, just with a steel roof instead of aluminum this time.

Wendell Fleming, 205 N 26th Street, asked if this affected his property?

Kelli Hitchman stated that they are the backyard neighbor.

Jamie Caldwell, 207 N 26th Street, stated that she felt they should be able to replace the carport.

Chairman Payne closed the public hearing.

Mr. Hilyer stated that he rode around the Mill Village and saw many other houses with carports. He stated that he felt it wouldn't negatively affect the neighborhood. He stated that there are old trees in the backyard and that it would probably cost more to remove them then to repair the carport.

Motion to approve a 10-foot variance from the minimum 10-foot side yard setback to replace a carport damaged in a storm.

RESULT:	Passed
MOVER:	Brandon Hilyer
SECONDER:	Tipi Miller
AYES:	Miller, Hilyer, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

C. ADJOURN

Motion to adjourn at 9:13 a.m.

RESULT:	Passed
MOVER:	Brandon Hilyer
SECONDER:	Raven Harvis
AYES:	Miller, Hilyer, Harvis, Payne, Anthony
NAYS:	None
ABSTAIN:	None

_____ Wilbert Payne, Chairman

_____ Matt Mosley, Secretary

CITY OF OPELIKA - BZA
STAFF REPORT
May 14, 2024

Applicant: Bryan Stone, Property Owner
Josh Adamson, Representative

Property: Southern Pines Subdivision, Briarwood Lane extension

Existing Zone: R-2 (low density residential)

Request: A 5-foot side yard setback variance from the minimum 15-foot side yard setback requirement

The applicant is requesting a 5-foot side yard setback variance on 46 lots. The purpose of this request is to allow for side entry garages on all 46 single-family homes. The applicant states the side entry garages will provide a more attractive product as opposed to front loaded garages. The subject property is zoned R-2. The setbacks in the R-2 zone are 15 feet on each side. A reduction of 5 feet on one side would allow a building to be setback 10 feet on one side and 25 feet on the opposite side. This actually creates a slightly larger cumulative side setbacks.

The 25 feet on a single side allows for enough room for a car to enter/exit a side garage. A review of the existing structures along Northgate Drive the majority have a side entry or rear side entry garages or carports. Planning staff believe a 5-foot variance will potentially provide the ability to have a more aesthetically pleasing home in character with the adjacent homes on Northgate Drive. A 5-foot variance would not have an adverse effect on the existing neighborhood. No house in the new neighborhood would share a side setback that could be reduced through this variance. The setbacks in Cannon Gate to the south range between 7-10 feet.

Recommendation

A hardship is not present to provide a recommendation from staff. A 5-foot variance will provide the ability to have a side entry garage home in character with the adjacent existing homes and would not have an adverse effect on the neighborhood. Staff recommends that any positive approval of a variance be conditioned to those homes with side entry garages and that the total setbacks not be less than 30 feet.



**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



1

DATE:	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

Owner Name _____ Address _____ Phone _____

Agent Name (if applicable) _____ Address _____ Phone _____

PART II. PARCEL INFORMATION

Street Address: _____

Current Zoning: _____

Current Land Use: _____

Type of Variance Sought: _____ Sign _____ Parking _____ Setback _____ Other _____

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map or site plan)

Setback	Required	Proposed	Amount of Variance
Front			
Side			
Side			
Rear			

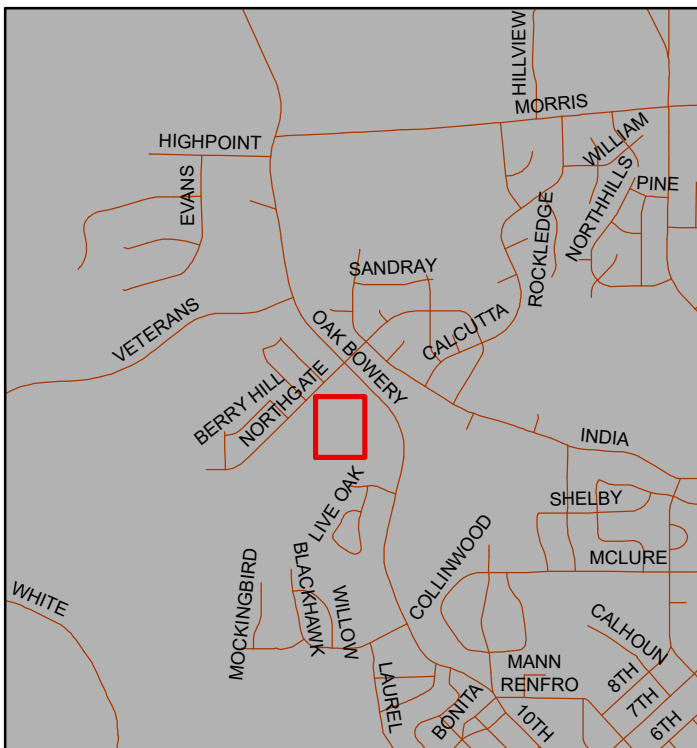
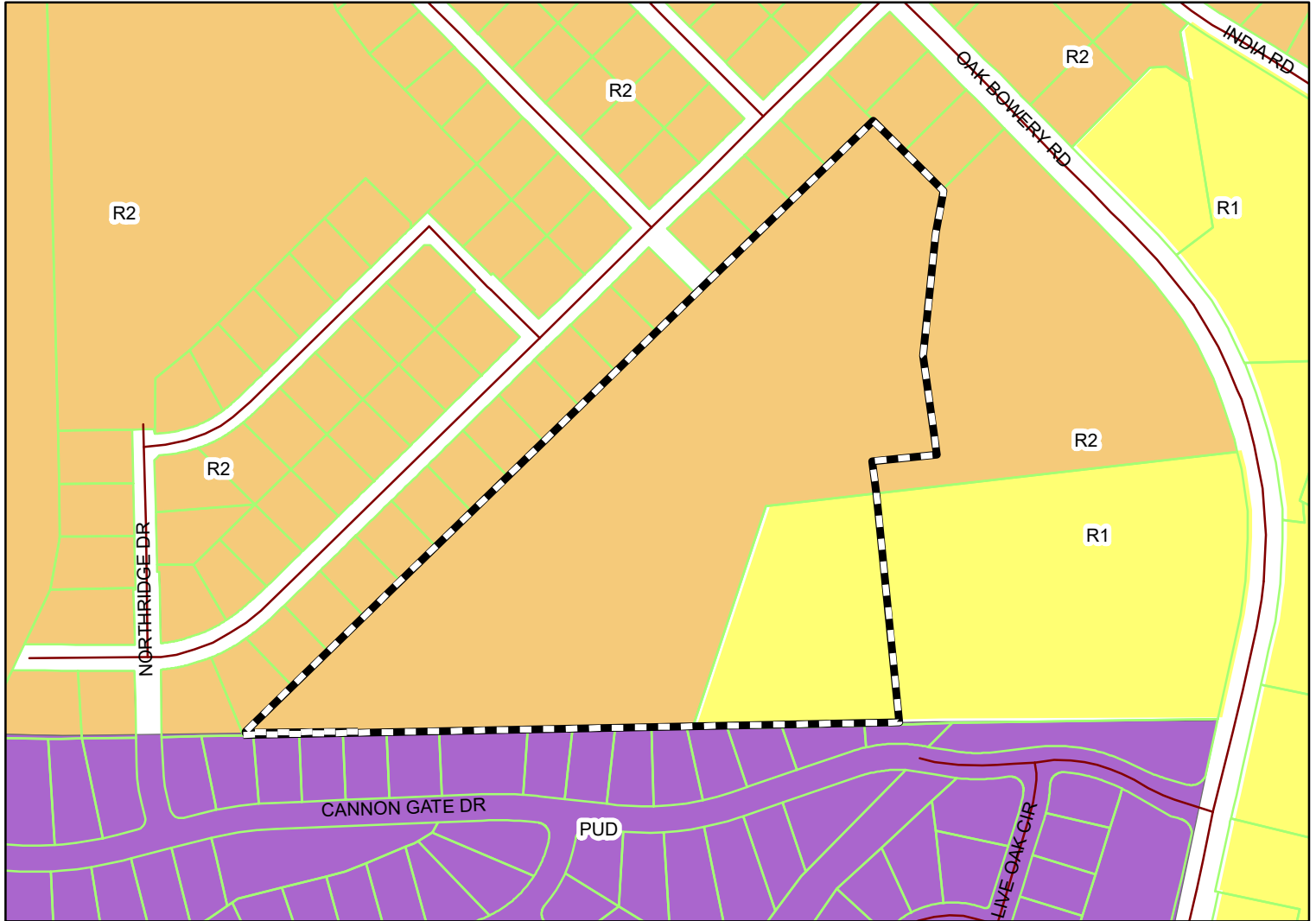
PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? _____

SOUTHERN PINES SUBDIVISION VARIANCE REQUEST

BRIARWOOD LANE

SIDE YARD SETBACK

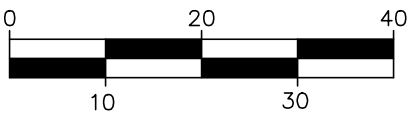
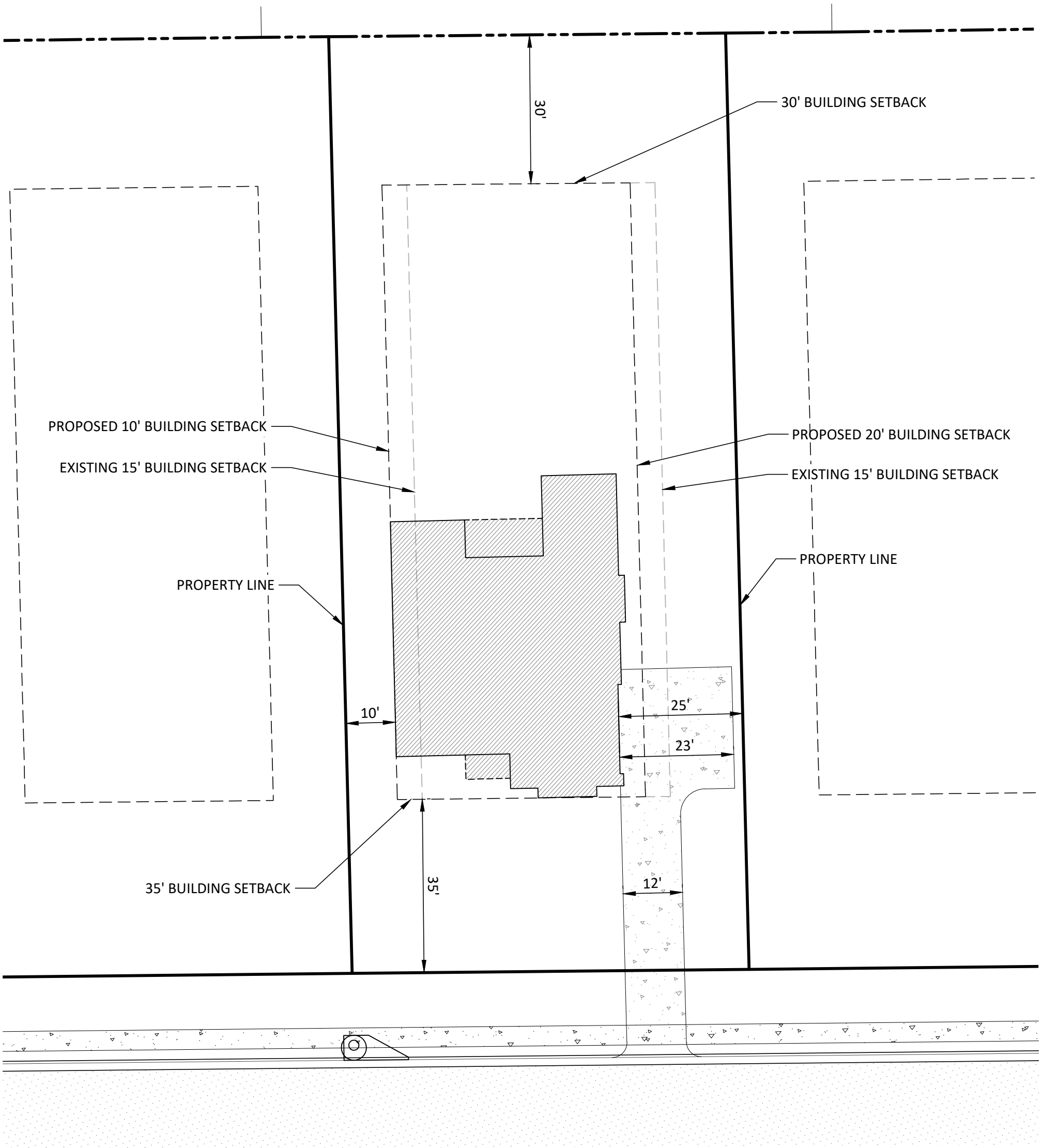


The applicant is requesting a five foot side yard variance on 46 lots. The variance allows a wider space (20') on the opposite side yard so a side-entry garage can be constructed. The extra space is required to allow a vehicle to turn and enter the side-entry garage. The 5 foot side yard variance on one side is for all 46 lots. The subdivision is in a R-2 zoning district.



Subject Property

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Kilarney A



Russell A



Wilkinson A



Williamsburg A



CITY OF OPELIKA - BZA
STAFF REPORT
May 14, 2024

Applicant: Mike Maher, representative
Harris Doyle, property owner

Property: 2881-2899 Ridge Crest Court

Zoning District: C-3

Request: Requesting a 10 foot rear yard setback variance from the minimum 20 foot rear yard setback requirement

The applicant is requesting a 10 foot rear yard setback variance for a 4-unit condominium group that has completed construction and a 10 foot variance for a proposed 4-unit townhome group not yet under construction. *(A 4-unit condo group is four dwelling units connected along a common or shared wall. The property lines run along the exterior walls that enclose the four dwellings together.)*¹ See site plan on page 2. The site plans for the two 4-unit condo groups show a 20 foot rear setback as required. However, the 4-condo group (unit 1 to 4) was not constructed to the 20' minimum rear setback. The builder's assistant explained that the floor plan of the last two condo groups changed from a two-story condo to a single-level condo (see photo on page 3). The wider one level floor plan for units 1 to 4 and 5 to 8 did not meet the 20 foot rear setback and was built 10 feet from the rear property line (see photo on page 4). The surveyor noticed the setback error when surveying the final 4-unit condo group (Units 5 to 8 on site plan) in the development. These two condo groups (one level/story) setback 10 feet from property line are not aligned with other condo groups (two level condos) setback at 20 feet. Also, the builder of the condominium development changed (from Dillworth to Harris Doyle) and the floor plans changed with the next builder.

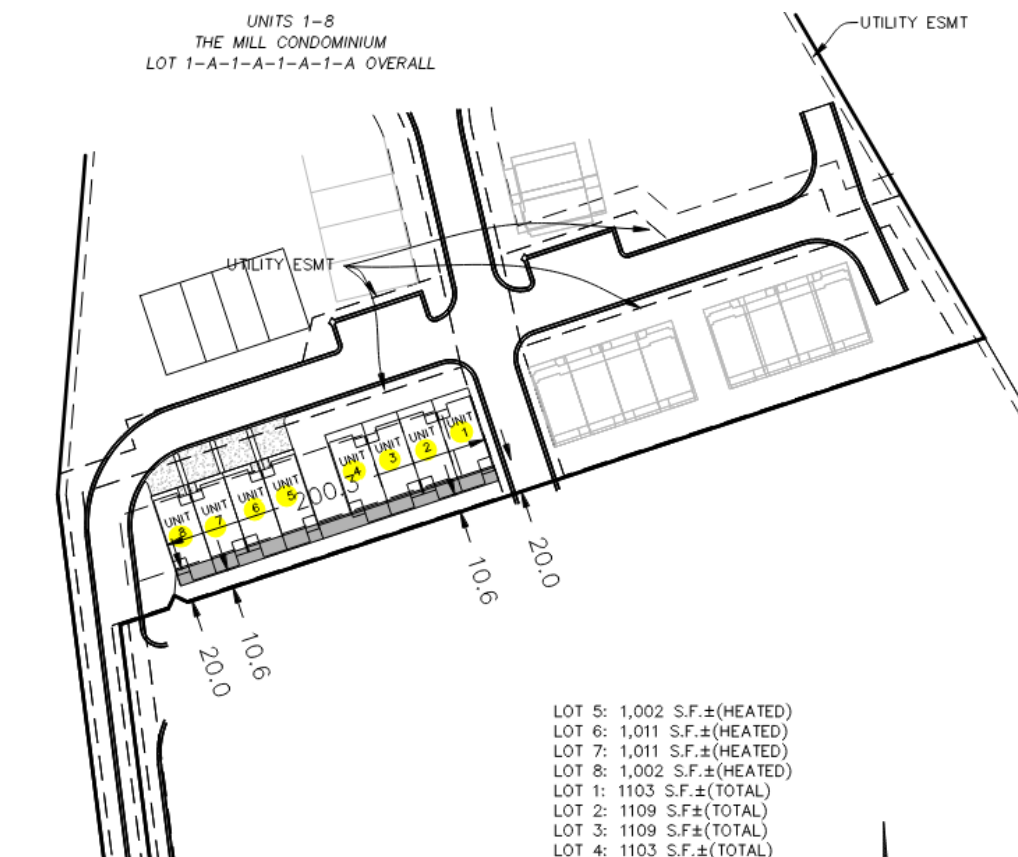
The total condominium development has 62 condo units: fourteen 4-unit condo groups and one 6-unit condo group. Twelve of the 4-unit condo groups and the 6-unit condo group meet the minimum setbacks. These two 4-unit condos involved in this variance request completes the condominium development.

¹ Each condo owner owns from the interior walls of a condo unit. The exterior walls and roof that encloses a 4 unit condo and the common area surrounding a 4 unit condominium unit is maintained and owned by a HOA (Homeowners' Association).

Recommendation Planning staff recommends a 10 foot variance approval for the 4-unit condo group (Units 1 to 4) that was constructed. The other choice for this condo group would be to remove the condos and reconstruct the condos to meet the minimum 20 foot setback. Removing and reconstructing the condos would be excessive. Staff recommends a 10 foot variance for units 1 to 4.

Planning also recommends approval for a 10 foot rear yard setback variance for the 4-unit condo group not constructed (units 5 to 8). The rear wall of units 5 to 8 will not be aligned with the rear wall of units 1 to 4 if the variance is denied; the condo groups not aligned may appear unusual and the offset may appear unnecessary and questionable. Planning believes the 10 foot offset between units 1 to 4 and units 5 to 8 will not have an adverse effect on the neighborhood. The 6' wooden fence visibly screens the rear wall to some effect. The adjacent property along the rear property line is a rear driveway access and parking to commercial tenants that face Pepperell Parkway. The variance approved should not have a negative effect on the adjacent property.

Certified letters were mailed to adjacent property owners. A sign was posted on subject property about the May 14th Zoning Board public hearing at least 5 day before the meeting.





Front elevation of two-level units and one-level units. A portion of one-level Units 1 to 4 on right side.



Portion of Rear wall of one-story units 1 to 4 setback 10 feet. In background is taller 2-story units that are setback 20 feet.



Rear view of Units 1 to 4 one-level and adjacent two-level units. The grass area behind wooden fence is future commercial use.

000165-2024

2



**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DATE: 4-16-2024	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

Harris Doyle 1700 Miracle Road, Auburn, AL 36830 205-307-5366

Owner Name	Address	Phone
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Mike Maher, 2124 Moores Mill Rd Suite 110 334-821-0105

Agent Name (if applicable)	Address	Phone
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PART II. PARCEL INFORMATION

Street Address: 2850-2882 Ridge Crest Ct

Current Zoning: C3

Current Land Use: Multi Family Residential (townhome condo's)

Type of Variance Sought: _____ Sign _____ Parking 10' _____ Setback _____ Other

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map

or site plan) Builder is asking for a 10' buffer variance. One unit has been constructed over the setback and another is planned.

Setback	Required	Proposed	Amount of Variance
Front	na	na	0
Side	na	na	0
Side	na	na	0
Rear	20	10	10

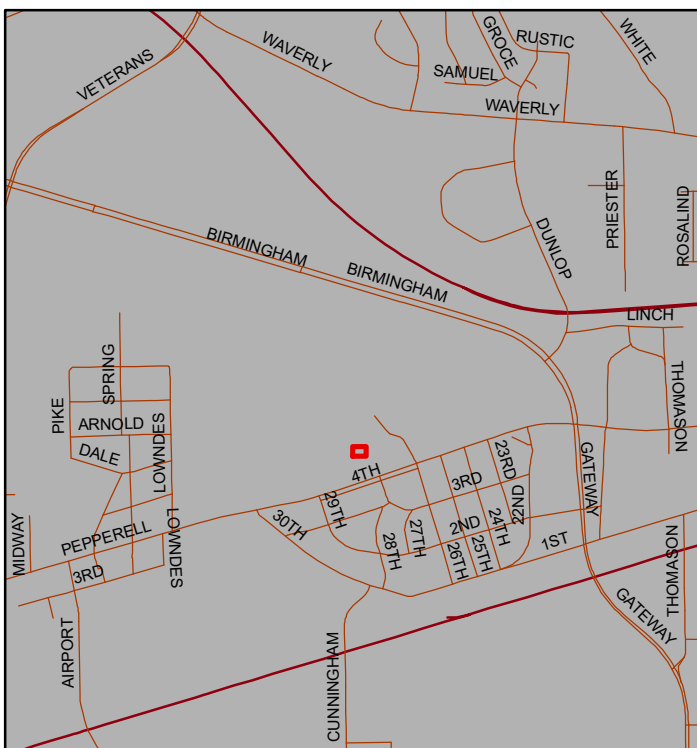
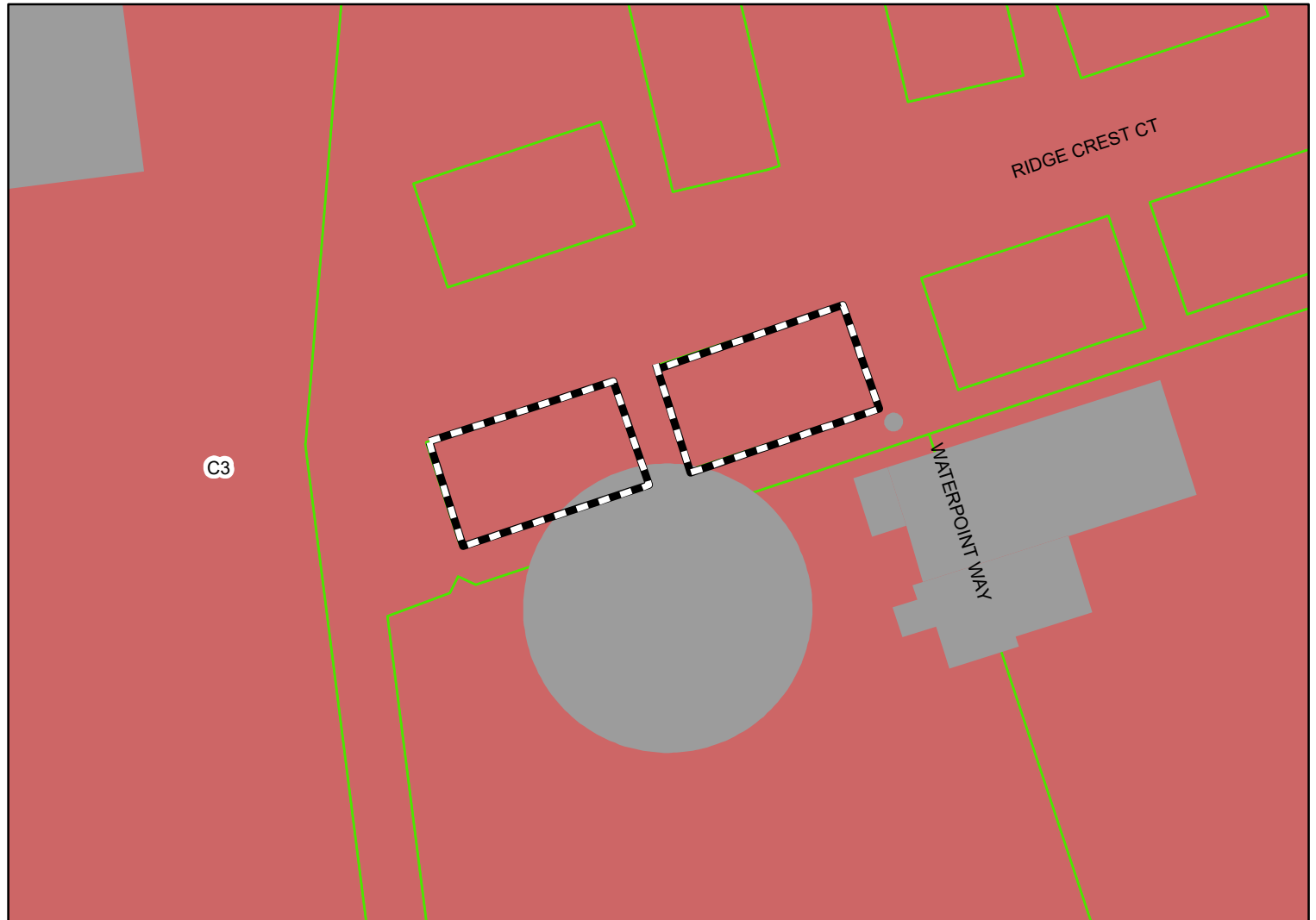
PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? The lots planned along the subject area were 10' smaller than the planned units to be constructed. The roads are in place and there is no room to slide the buildings forward.

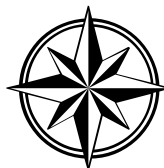
HARRIS DOYLE VARIANCE REQUEST

2850-2882 RIDGE CREST COURT

REAR YARD SETBACK VARIANCES



The applicant is requesting a variance for eight townhome lots (two groups of four townhomes). The lots planned are 10 feet smaller than the size of the townhomes proposed to be constructed. The streets for the townhomes have been constructed so the lots cannot be any larger to meet minimum setbacks. See site plan in ZBA packet.

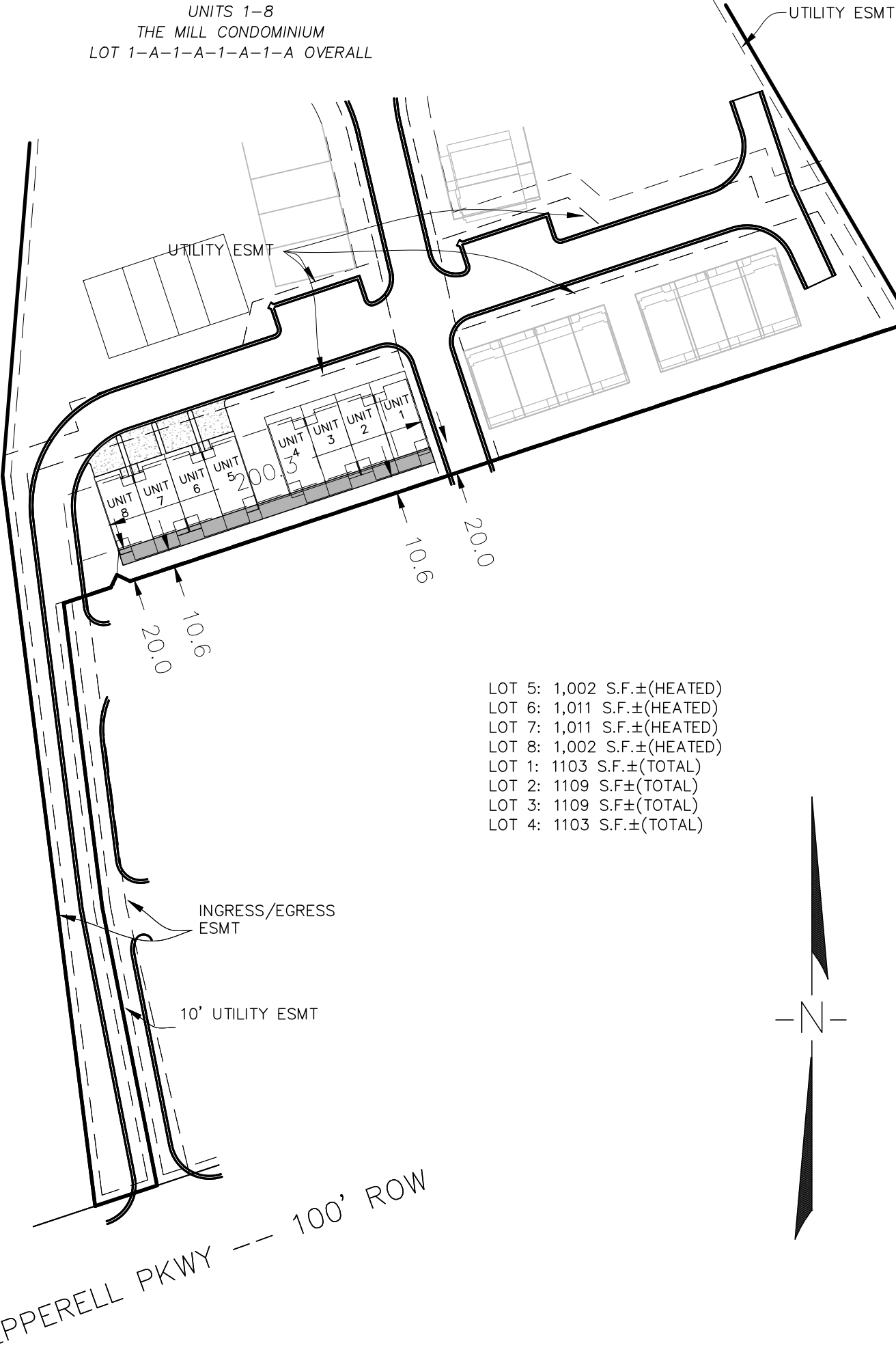


Subject Property

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SETBACK VARIANCE REQUEST FOR:
HARRIS
DOYLE

UNITS 1-8
THE MILL CONDOMINIUM
LOT 1-A-1-A-1-A-1-A OVERALL



- LOT 5: 1,002 S.F.±(HEATED)
- LOT 6: 1,011 S.F.±(HEATED)
- LOT 7: 1,011 S.F.±(HEATED)
- LOT 8: 1,002 S.F.±(HEATED)
- LOT 1: 1103 S.F.±(TOTAL)
- LOT 2: 1109 S.F.±(TOTAL)
- LOT 3: 1109 S.F.±(TOTAL)
- LOT 4: 1103 S.F.±(TOTAL)

Drawn By:
ANW - MTM

Scale:
1" = 80'

File Name:
24-0079

Date:
02-02-2024



2124 Moores Mill Rd.
Suite 110
Auburn, Alabama 36830
Ph. (334-821-0105)

Seal



SCALE IN FEET

CITY OF OPELIKA - BZA
STAFF REPORT
May 14, 2024

Applicant: Brett Basquin, Foresite Group, LLC.
Alyssa Corporation (property owners)

Property: 1105 Columbus Parkway

Existing Zone: C-3, GC-P

Request: Requesting an 89-parking space variance from the required 216 parking space requirement for a residential building.

Proposal

The applicant is requesting a variance of 89 parking spaces to allow a residential apartment to have 127 parking spaces. The applicant is proposing to convert an existing dilapidated motel into a fully renovated apartment. The apartment unit has 108 rooms which would be converted to 108 studio apartments. The apartments would be required to come into full compliance with the building and fire code requirements. This change in use would likely accomplish two objectives of the City. It would help reduce the overall crime issues on this part of Columbus Parkway by moving from a transient tenant to a long-term lease (6 – 12 months). It would also provide centrally located attainable housing.

The current parking requirement in the Zoning Ordinance is for 2 parking spaces per residential unit. The same standard is applied to an efficiency studio or a large single-family home. This standard generally works well for 2-3 bedroom units but does require an excessive amount of parking for one bedroom units or studios. Until recently, most apartments in the City of Opelika were primarily 2- or 3-bedroom units. Nationwide, there has been a trend towards single-person households and a push for one-bedroom units. Across the country, 29% of all households include only one person. In Opelika, that is estimated to be 33%, and 47% when you consider renter-occupied homes. Many communities have begun to lower parking requirements for apartment units. Auburn requires 1.1 parking space per bedroom. This allows for a space plus one additional space per 10 bedrooms. The proposed development would be providing 1.18 per bedroom, allowing some additional space for guests or employees.

The development is constrained by the property that they currently have. The only other option would be to reduce the number of overall units by combining suites or changing them to other units. Staff believes that the proposed amount of parking is sufficient for the use.

Recommendation

Staff recommends approval of the variance due to the constraints of the existing property and the ability to improve the corridor and increase more attainable housing.



**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DATE:	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

Alyssa Corporation	1105 Columbus Parkway, Opelika, AL 36801	
<i>Owner Name</i>	<i>Address</i>	<i>Phone</i>
Foresite Group, LLC	2301 Ogletree Village Lane, Ste 200, Auburn, AL 36830	334-887-6064
<i>Agent Name (if applicable)</i>	<i>Address</i>	<i>Phone</i>

PART II. PARCEL INFORMATION

Street Address: 1105 Columbus Parkway, Opelika, AL 36801

Current Zoning: C-2

Current Land Use: Hotel

Type of Variance Sought: Sign X Parking Setback Other

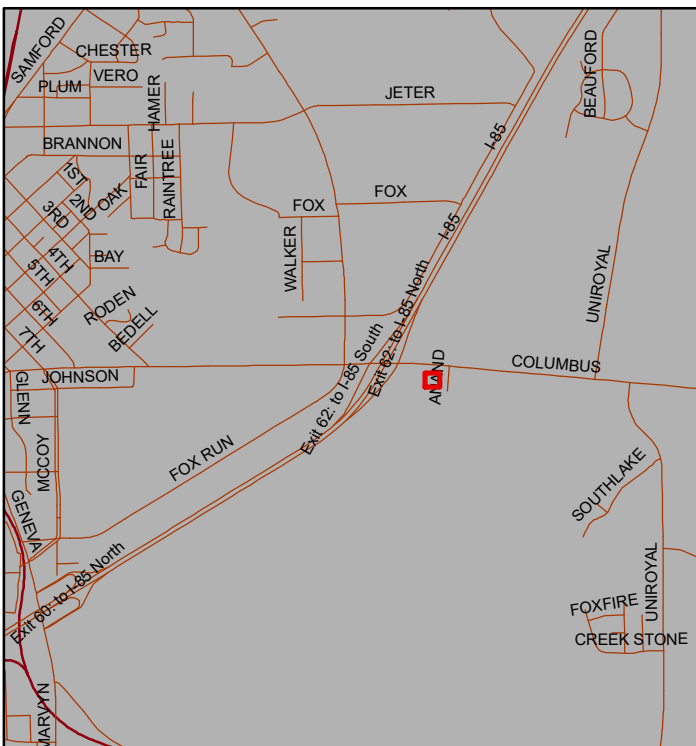
PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map or site plan) Current Parking requirement for apartments is 2 spaces per unit (216 spaces). These are only 1 bedroom studios. We proposed to provide 1 parking space per bedroom (108 spaces) plus 15% visitor spaces (17 spaces), and 2 space for staff (property manager and maintenance) for a total of 127 spaces.

Setback	Required	Proposed	Amount of Variance
Front			
Side			
Side			
Rear			

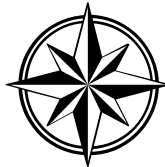
PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? Project only has 1 bedroom studios so don't need 2 spaces per unit. There is available guest spaces to accommodate guests and occupancy will be managed by property management company on longer term leases.

ALYSSA CORPORATION VARIANCE REQUEST
1105 COLUMBUS PARKWAY
MINIMUM PARKING SPACES FOR ONE BEDROOM APARTMENTS



The applicant is requesting minimum parking for a 108 unit one bedroom apartment development as follows: 1 parking space per apartment unit, 17 parking sapces for quest, and two parking sapces for a property manager and maintenance personel.



Subject Property

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SITE DATA	
SITE AREA:	3.87 AC.
PERVIOUS AREA:	1.28 AC.
IMPERVIOUS AREA:	2.59 AC.
ISR ALLOWED:	0.70
ISR PROVIDED:	0.67
NUMBER OF UNITS:	108 UNITS
DENSITY ALLOWED:	16 UNITS/ACRE
DENSITY (VARIANCE REQUIRED):	27.9 UNITS/ACRE
BEDROOMS:	108 1-BEDROOM STUDIOS
PARKING REQUIRED:	(2 SPACE PER 1 UNIT) = 216 SPACES
PARKING PROVIDED: (VARIANCE REQUIRED)	127 SPACES 108 SPACES FOR RESIDENTS 2 SPACES FOR STAFF 17 GUEST SPACES

OPELIKA INN CONVERSION TO MULTI-FAMILY CONCEPT PLAN

1105 COLUMBUS PARKWAY, OPELIKA, AL.



EXISTING UNIT





Opelika Inn Before/After Images

HOTEL TO MULTIFAMILY CONVERSION



BEFORE & AFTER

INTERIOR



Unit - Before



Unit - After

BEFORE & AFTER

EXTERIOR



Exterior - Before



Exterior - After

BEFORE & AFTER

POOL AREA



Pool - Before



Pool - After

BEFORE & AFTER

TENANT LOUNGE



Meeting Room - Before



Meeting Room – After (Tenant Lounge)

BEFORE & AFTER

12



Restaurant Kitchen - Before



Restaurant Kitchen – After (Storage)

CITY OF OPELIKA - BZA
STAFF REPORT
May 14, 2024

Applicant: Luis and Sharon Saaverda, property owners

Property: 1630 McCoy Street

Existing Zone: C-2, GC-S (office retail, gateway corridor overlay district)

Request: Requesting a 18.5 foot front rear yard setback variance from the 30-foot front yard setback requirement

The applicants have an existing home at 1630 McCoy Street in a commercial zoning district (C-2, GC-S). They desire to construct a two story building (30'x 30' each floor) in the rear yard as shown on site plan. The first floor will serve as extra space (900 sf) for their family business located downtown – Bonnie Hat Coffee Company, 116 S 8th Street; they need more business space to store and prepare their products. The applicants will live in the 900 square foot 2nd floor area. One of the applicant's elderly parents will live in the existing 1,934 square foot house that faces McCoy Street extension.

The construction of the 30x30 requires financing. Financing requirements include a subdivision of the 26,880 square foot property so the 30x30 is on a lot separate from the existing house. The entire property is a triangle shaped so meeting the minimum setbacks for the 30x30 building on a smaller 12,800 sf triangle shaped lot behind the existing house was difficult. The 30x30 is positioned so the minimum setbacks are met on two sides, but the 30 foot front setback is not met. Planning discussed with applicant about decreasing the building size (25x25) so it's closer to the minimum 30 foot front setback requirement. However, for the building to be feasible providing adequate workspace as well as living space, the 30x30 building footprint could not be reduced.

Staff Recommendation

Staff believes the triangle shape of the lot provides exceptional difficulties for the applicant. The hardship experienced with an irregular shaped lot is not common. The proposed building does comply with the minimum side and rear setbacks. Staff recommends an 18.5 foot front yard variance be granted from the minimum 30 foot front yard setback requirement along McCoy Street.

Certified letters were mailed to adjacent property owners. A sign was posted on subject property about the May 14th Zoning Board public hearing at least 5 days before the meeting.



**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DATE: 04/24/2024	Zoning Board of Adjustment Meeting Date: 5/14/2024
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

Luis and Sharon Saavedra 1630 McCoy St Ext Opelika, AL 36801 334-219-1525
Owner Name Address Phone

Agent Name (if applicable) Address Phone

PART II. PARCEL INFORMATION

Street Address: 1630 McCoy Street Ext Opelika AL 36801

Current Zoning: commercial

Current Land Use: residential

Type of Variance Sought: Sign Parking ☒ Setback Other

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map

or site plan) We are requesting a variance of 10' for the setback toward Geneva Street and a variance of 6' for the setback toward McCoy Street. This will give us greater ease of access for our proposed 30' x 30' residential building with garage and balcony.

Setback	Required	Proposed	Amount of Variance
Front			
Side			6'
Side			
Rear			10'

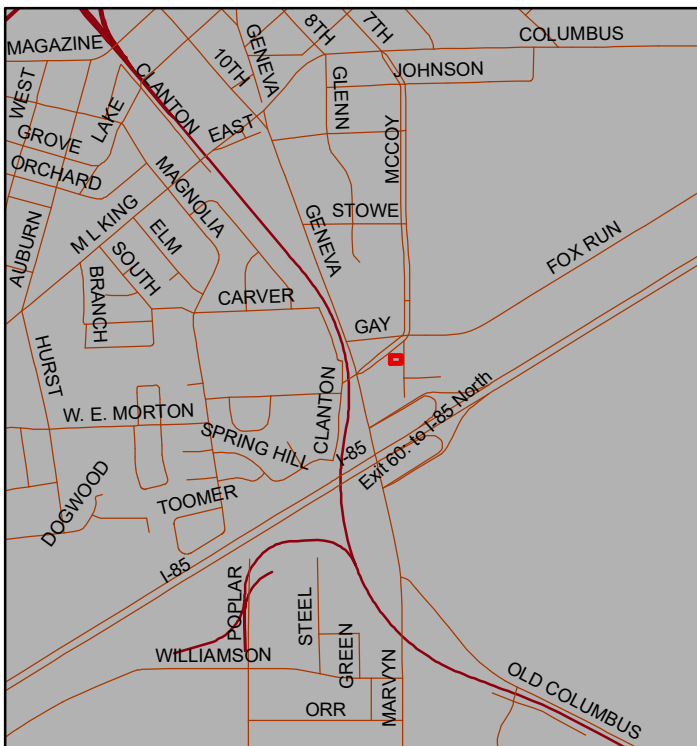
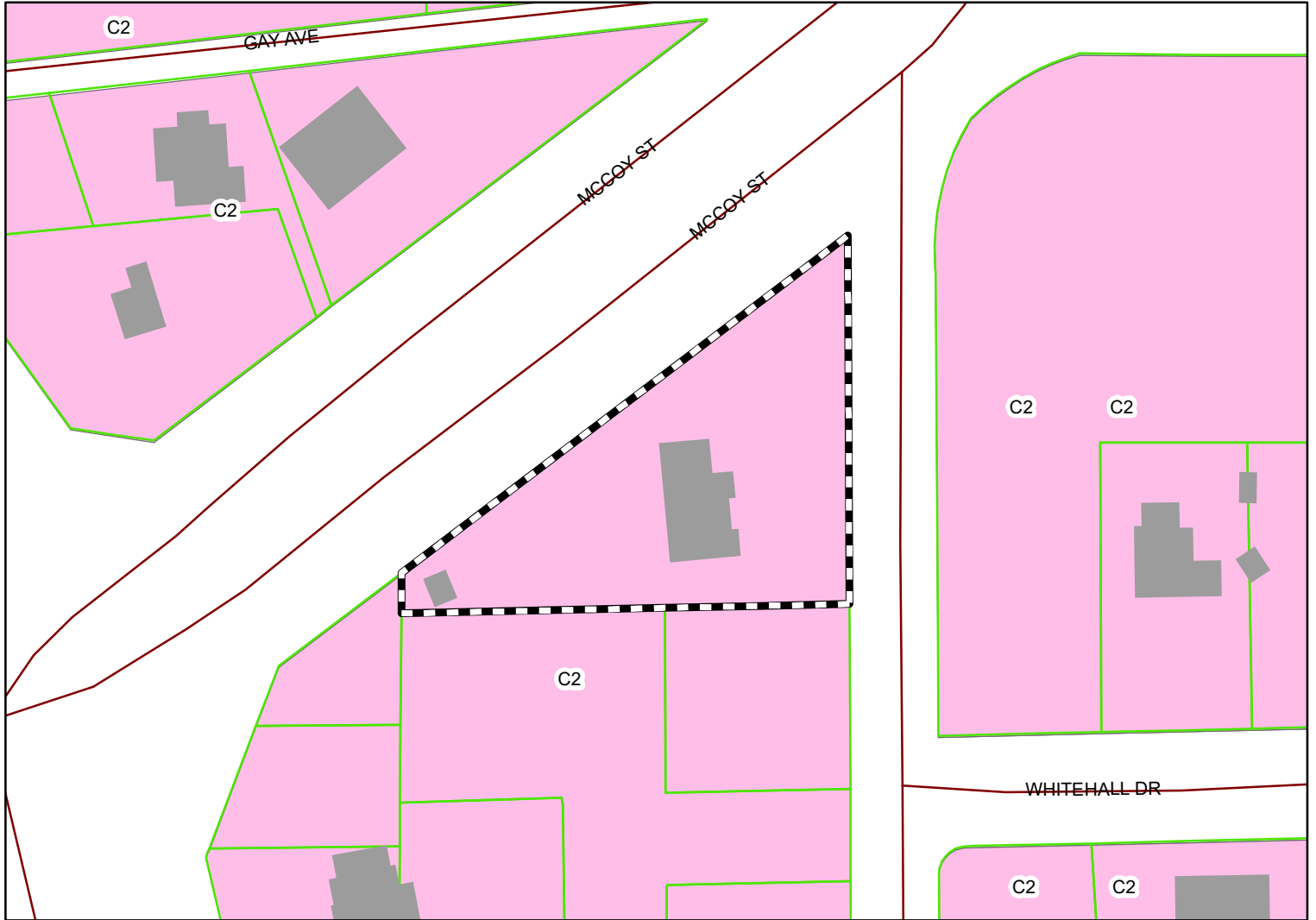
PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? The wedge shape of the property makes a variance necessary to be able to fit a second building and be able to access it once the lot is split due to requirements of financing.

LUIS SAAVEDRA VARIANCE REQUEST

1630 McCOY STREET

FRONT AND SIDE YARD SETBACK



The applicant is requesting two setback variances to construct a smaller 2nd dwelling with a home occupation in the rear yard. The triangle shaped property prevents setback compliance; also, extra space is required to maneuver vehicles between the existing home and proposed dwelling. The property is in a C-2, GC-S zoning district.



Subject Property

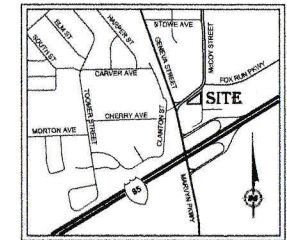
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LEGEND

- LARGE MATURING TREE (2" - 2.5")
- SMALL MATURING TREE (1.25" - 1.5")
- SHRUB HEDGE (3 SHRUBS)

TOTAL AREA = 0.62 AC.
DISTURBED AREA = 0.2 AC.
EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

APPROVED FOR RECORDING ONLY
LEE COUNTY ENGINEERS
DATE:



NOTES

- 1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. SUBJECT TO EASEMENTS, RESTRICTIONS & SETBACKS OF RECORD.
- 2) THE UNDESIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 3) IMPROVEMENTS SHOWN ARE FROM THE SITE VISIT ON AUGUST 8, 2023.
- 4) THIS IS NOT A PROPERTY BOUNDARY SURVEY. CALLS SHOWN ON THIS PLAT REFLECT RECOVERED DATA FROM SITE VISIT.
- 5) BOUNDARIES SHOWN ARE RELATIVE TO NAD 83 (2011) ESTABLISHED ON THE ALDOT CORRS RTH NETWORK.
- 6) THE COORDINATES SHOWN ARE RELATIVE TO ALABAMA STATE PLANE NAD83 HARN EAST ZONE.
- 7) SUBJECT PROPERTY UTILIZES CITY WATER AND SEWER SERVICES. THE EFFLUENT SYSTEM LIES PRIOR TO CONNECTION IS ABANDONED AND BROWN APPROXIMATE BASED ON OWNER RECOLLECTION.
- 8) THE EXISTING SANITARY SEWER LINE SHOWN HEREON IS APPROXIMATE ONLY.

REFERENCES

- 1) DEED BOOK 2816, PAGE 28
- 2) DEED BOOK 2423, PAGE 220
- 3) DEED BOOK 2664, PAGE 306
- ALRIGHT OF WAY MAP OF MCCOY STREET, PROJECT NO. LB-0243, DATED JUNE, 1991.

FLOOD CERTIFICATION

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD DESIGNATED AREA AS PER THE FIRM OF LEE COUNTY, ALABAMA, MAP NO. 190100282, EFFECTIVE NOVEMBER 2, 2011.

BY
EDWARD C. CRUM
SR. COUNTY ENGINEER
AUBURN, AL 36812

CAUTION! UNDERGROUND SERVICE ALERT!
IT IS POSSIBLE THAT THERE ARE EXISTING UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THIS DRAWING.



CALL BEFORE YOU DIG!
1-800-4-A-DIG
CALL 1-800-362-3411

LEGEND**

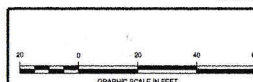
- | | | | |
|-----|---------------------------|-----|--------------------------|
| ○ | IRON PIN FOUND | ○ | WATER VALVE |
| ○ | 1" OPEN TOP PIPE | ○ | CLEANOUT |
| ○ | 1" OPEN TOP PIPE | ○ | SIGN (TYP.) |
| --- | BUILDING SETBACK LINE | --- | TREE (EXISTING) |
| --- | RIGHT-OF-WAY | --- | PROPERTY LINE |
| --- | RECORD BEARING / DISTANCE | --- | EASEMENT LINE |
| --- | COVERED PORCH | --- | OVERHEAD CABLE LINE |
| --- | SEWER MANHOLE | --- | WATER LINE (APPROXIMATE) |
| --- | WATER METER | --- | SANITARY SEWER LINE |
| --- | POWER POLE | | |
| --- | GUY WIRE | | |
| --- | AIR CONDITIONING UNIT | | |

**SYMBOLS ARE NOT TO SCALE

ZONING INFORMATION

PROPERTY IS ZONED C-2

FRONT/STREET SETBACK: 10 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 10 FT



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Civil Engineering & Land Surveying
2508 Crawford Road, Phenix City, AL 36867
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Email: cormona@mcbride-mcgill.com
Web: www.mcbride-mcgill.com

REV	REVISION DESCRIPTION	DATE
1	FIELD WORK COMPLETED ON AUG. 8, 2023	
2	PROJECT NO: 1498.23 DRAWN BY: D.J. RANK	
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OR SURVEYOR & ENGINEER, INC.		

Site and Landscape Plan

LYING IN SECTION 18, TOWNSHIP 19 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA

PROPERTY OWNERS:
Luis & Sharon Saavedra
1000 MCCOY ST., OPELKA, AL 36861

DATE: SEP. 25, 2023
SCALE: 1" = 20'
SHEET NO: 1 OF 1