

PLANNING COMMISSION PACKET

September 29, 2016

Hello All,

Enclosed please find your packet for the meeting of October 3, 2016.

We have:

- One Clean-Up Resurvey
- Request for Approval of a Home Occupation
- Development Plan for St. Luke's Church

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

www.mtnbrook.org

- Government
- Other Meeting Agendas
- Planning Commission
- 2016-Oct-3 Planning Commission Agenda

If you have any questions about these cases please don't hesitate to give me a call at 802-3821 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
OCTOBER 3, 2016

PRE-MEETING: (ROOM A106) 5:00 P.M.

REGULAR MEETING: (ROOM A108) 5:30 P.M.

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: September 6, 2016
4. **Case P-16-26:** Cabaniss Resurvey, being a resurvey of Lots 470 and 470-A, Mountain Brook Land Co., Beechwood Road Sector, as recorded in Map Volume 23, Page 12, in the Office of the Judge of Probate, Jefferson County, Alabama - **22 Beechwood Road,** Catherine Cabaniss.
5. **Case P-16-27:** Request for approval of a Home Occupation application for group swimming lessons in a Residence-A District. – **3644 Shamley Drive,** Emily Westlake.
6. **Case P-16-24:** Consideration of a development plan of Saint Luke's Episcopal Church for additions and alterations to the facility. – **3732 Montrose Road,** Episcopal Church in the Diocese of Alabama. *Carried over from September 6, 2016*
7. Next Meeting: November 7, 2016
8. Adjournment

MINUTES



To Follow Under Separate Cover



Planning Commission Application PART I

Project Data

Address of Subject Property 27 Beechwood

Zoning Classification _____

Name of Property Owner(s) Catherine C. Cabanis

Phone Number 205-971-3646 Email WILLCAB@CHARTER.NET

Name of Representative Agent (if applicable)

RAY WEYGAND

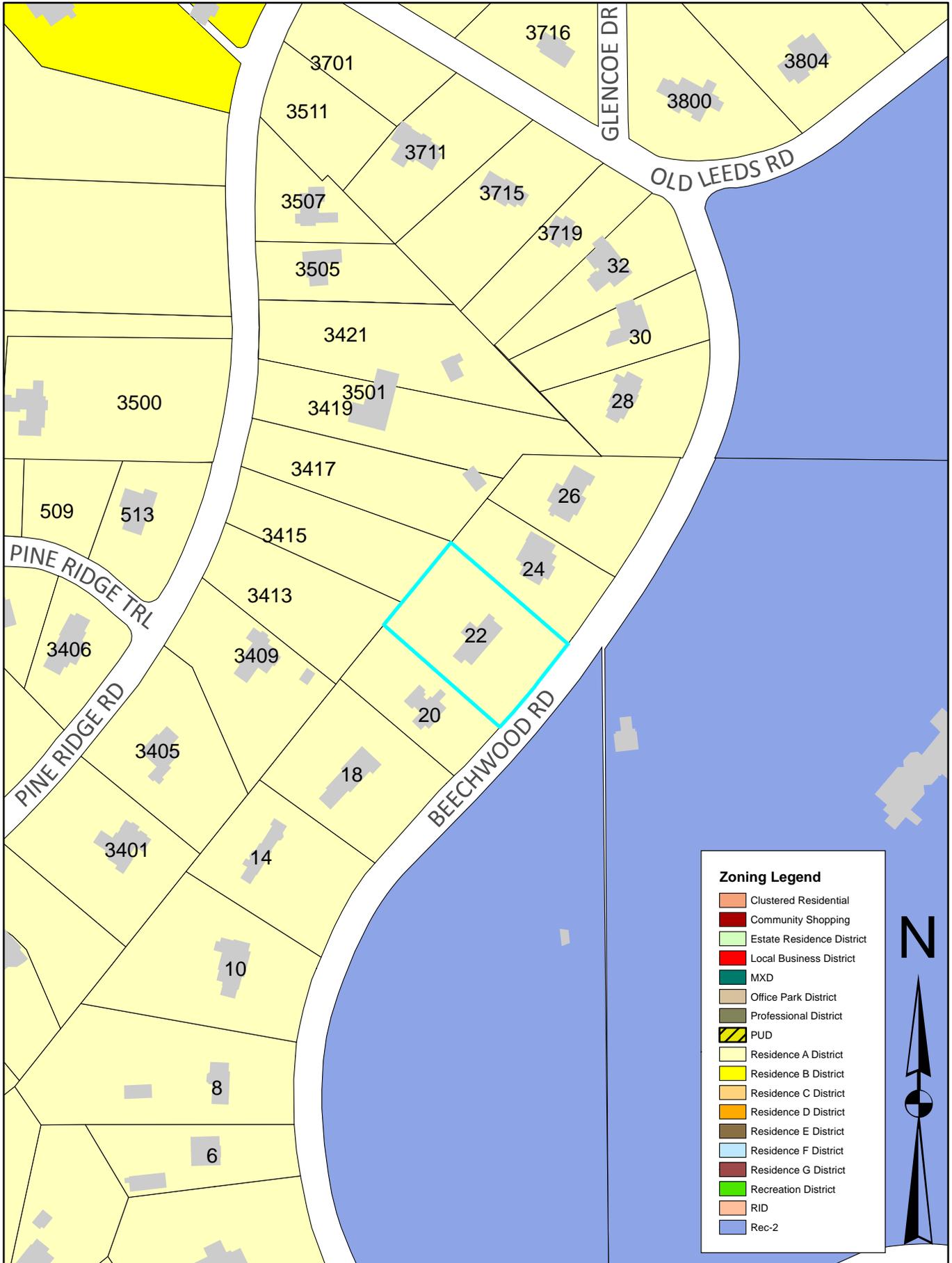
Phone Number _____ Email _____

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-16-26 Zoning



Zoning Legend

- Clustered Residential
- Community Shopping
- Estate Residence District
- Local Business District
- MXD
- Office Park District
- Professional District
- PUD
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence E District
- Residence F District
- Residence G District
- Recreation District
- RID
- Rec-2



P-16-26

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Cabaniss Resurvey

CURRENT ZONING: Residence A

OWNER: Catherine Cabaniss

LOCATION: 22 Beechwood Road

LEGEND

SQ. FT.	SQUARE FEET
AC.	ACRES
+/-	MORE OR LESS
Δ	DELTA ANGLE
d	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
ESMT	EASEMENT
EX	EXISTING
M.B.	MAP BOOK
PG.	PAGE
FND	FOUND
ROW	RIGHT-OF-WAY
O	OPEN SET
MIN.	MINIMUM
C	CENTERLINE
D.B.	DEED BOOK
↔	NOT TO SCALE

CABANISS RESURVEY

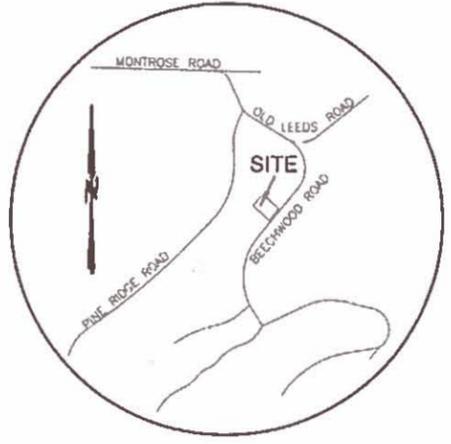
Being a resurvey of Lots 470 and 470-A Mountain Brook Land Co. Beechwood Road Sector, as recorded in Map Volume 23, Page 12, in the Office of the Judge of Probate, Jefferson County, Alabama.
 Situated in the NE ¼ of the SE ¼ of Section 4, Township 18 S, Range 2 W, Jefferson County, Alabama.

WEYGAND SURVEYORS, INC.
 Roy Weygand, Reg. L.S. #24973
 168 Oxmoor Road, Homewood, AL 35209
 Phone: (205) 942-0086 Fax: (205) 942-0087

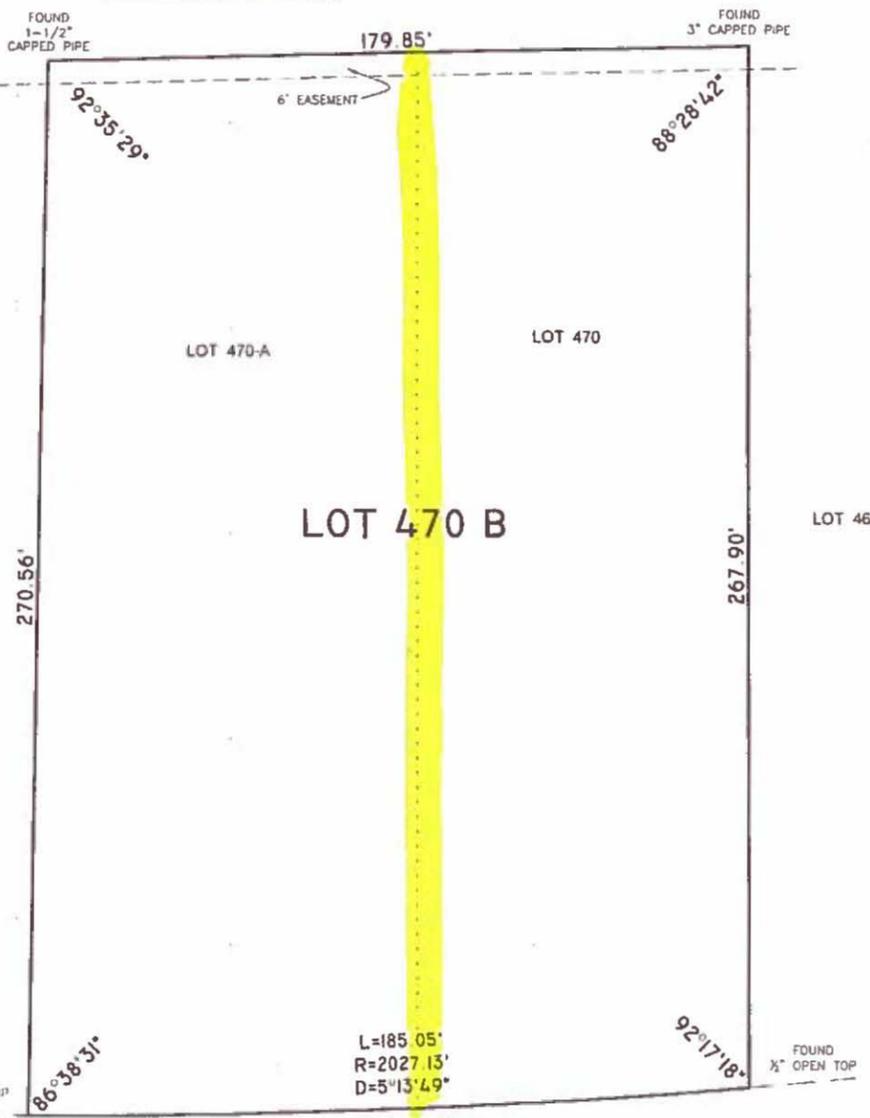
DATE: AUGUST 2016



SCALE: 1"=20'



VICINITY MAP N.T.S.



ZONING, RESIDENCE - A
 SETBACKS
 40' FRONT
 40' REAR
 15' SIDE



BEECHWOOD ROAD

STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Catherine C. Cabanis, Owner, whose name is signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Roy Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of CABANISS RESURVEY and to the government survey of Section 4, Township 18 South, Range 2 West, 1, Roy Weygand, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said owner also certifies that they are owner of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 23rd day of August, 2016.

By: Roy Weygand
 Roy Weygand
 Reg. L.S. #24973

By: Catherine C. Cabanis
 Catherine C. Cabanis - Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of August, 2016.

By: Jamie J. Neely
 Notary Public - My commission expires 7-7-18

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Catherine C. Cabanis, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of August, 2016.

By: Jamie J. Neely
 Notary Public - My commission expires 7-7-18

APPROVED: _____ DATE: _____
 Chairman, Mountain Brook Planning Commission

APPROVED: _____ DATE: _____
 Secretary, Mountain Brook Planning Commission

NOTE:
 ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

 DIRECTOR OF ENVIRONMENTAL SERVICES

- NOTES:
- ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DRAINS, AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED, EXCEPT BY THE PUBLIC WORKS DEPARTMENT, WITHIN THE LIMITS OF A DEDICATED EASEMENT.
 - BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
 - BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
 - THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 - THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
 - ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
 - NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
 - NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
 - WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
 - NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0576G, DATED SEPTEMBER 29, 2006.

P-16-26 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



P-16-27

Petition Summary

Request for approval of a Home Occupation application for group swimming lessons in a Residence-A District.

Background

According to City records, the applicant applied for a business license in 1999; however, the permit was never issued. The business has been conducted during the summer months, each summer since 1999.

Analysis

Refer to the attached letter from the applicant for specifics on operational characteristics.

The proposed swimming lessons are conducted in a rear yard outdoor pool and class sizes range from 4-6 swimmers at one time. Classes are 30-45 minutes long, with 15 minutes intervals in between classes, and are conducted from 8:30 – 1:30 five days per week during the summer months.

This item came to the City's attention as a complaint regarding vehicular drop off and pick up along Shamley Drive.

Home Occupation Ordinance

The City's Home Occupation ordinance does not list swimming lessons as a permitted use, but allows uses similar to those permitted with approval of the Planning Commission. (Refer to Article XXIII of the zoning code for entire ordinance parameters).

Some of the permitted uses in a home occupation allow instruction in a home (such as music lessons and tutoring), but these uses are limited to no more than two students at one time, and are typically conducted in doors.

Section 129-393 of the Home Occupation ordinance indicates the following:

- The home occupation shall not change or adversely affect the essential residential character of the dwelling or the accessory structure, or of any part of the neighborhood or area in which it is located.
- No home occupation shall be permitted which might interfere with the general welfare of the surrounding residential area due to potential noise, increased pedestrian or vehicular traffic, or any other conditions which would constitute an objectionable use of residentially zoned property.

- No home occupation shall be permitted in a dwelling or an accessory structure if such home occupation generates traffic or parking materially in excess of what would be normal for the exclusively residential use of such dwelling.

Should the Commission wish to approve this application, it may be prudent to limit the class sizes to two swimmers at one time.

Subject Property and Surrounding Land Uses

The subject property contains a single family dwelling and is surrounded by same.

Affected Regulation

Article XXIII, Section 129-392 Uses Permitted as Home Occupations, and Section 129-393 Conditions for Use of Dwelling as a Home Occupation.

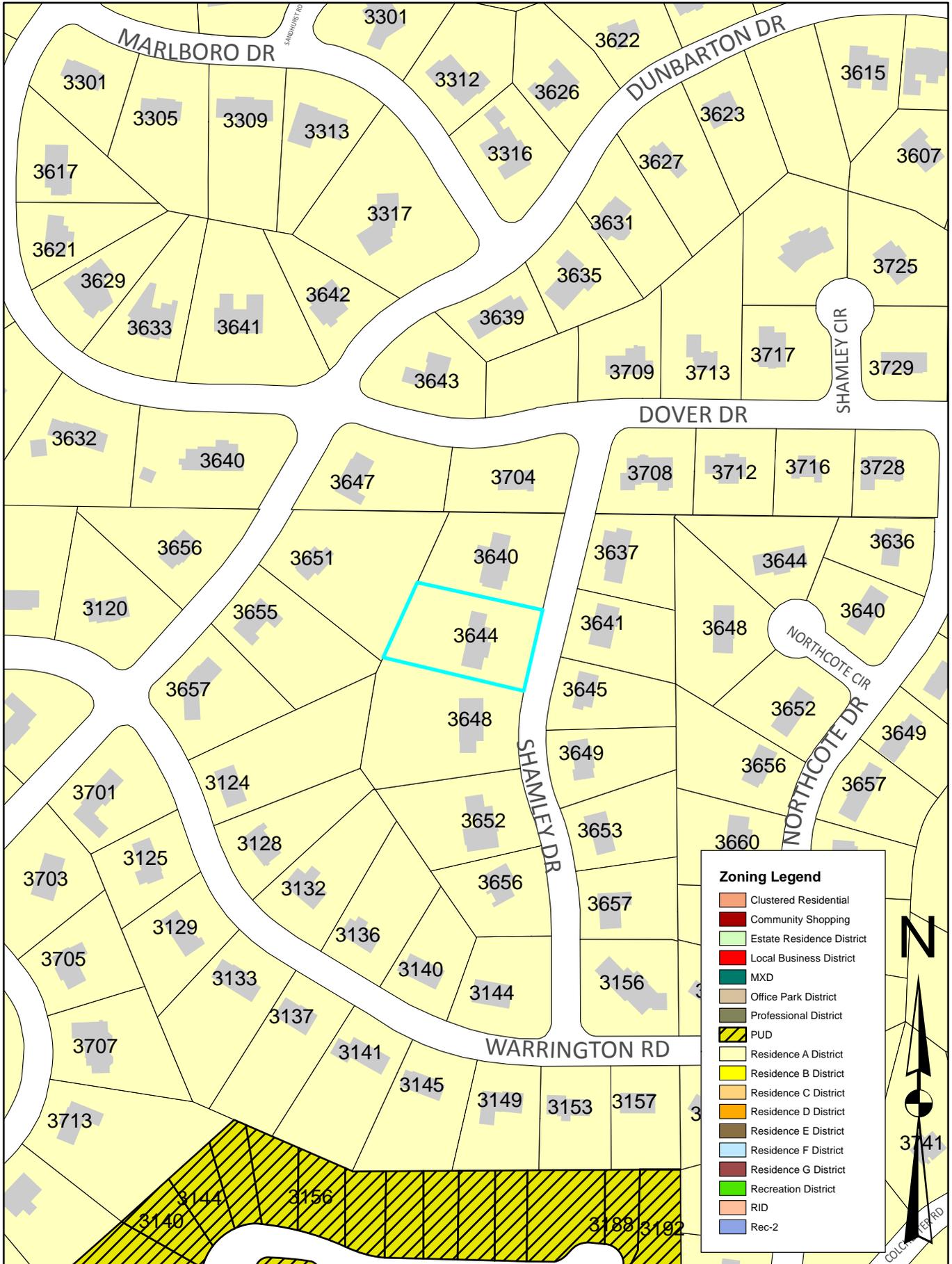
Appends

LOCATION: 3644 Shamley Drive

ZONING DISTRICT: Residence-A

OWNERS: Hal and Emily Westlake

P-16-27 Zoning





3644 Shamley Drive

Shamley Dr

Shamley Dr

Shamley Dr

Shamley Dr

Dear Planning Commission,

I am Emily Westlake and am seeking a Business License to teach swimming lessons in my back yard. Our address is 3644 Shamley Drive. I look forward to meeting with you October 3, 2016.

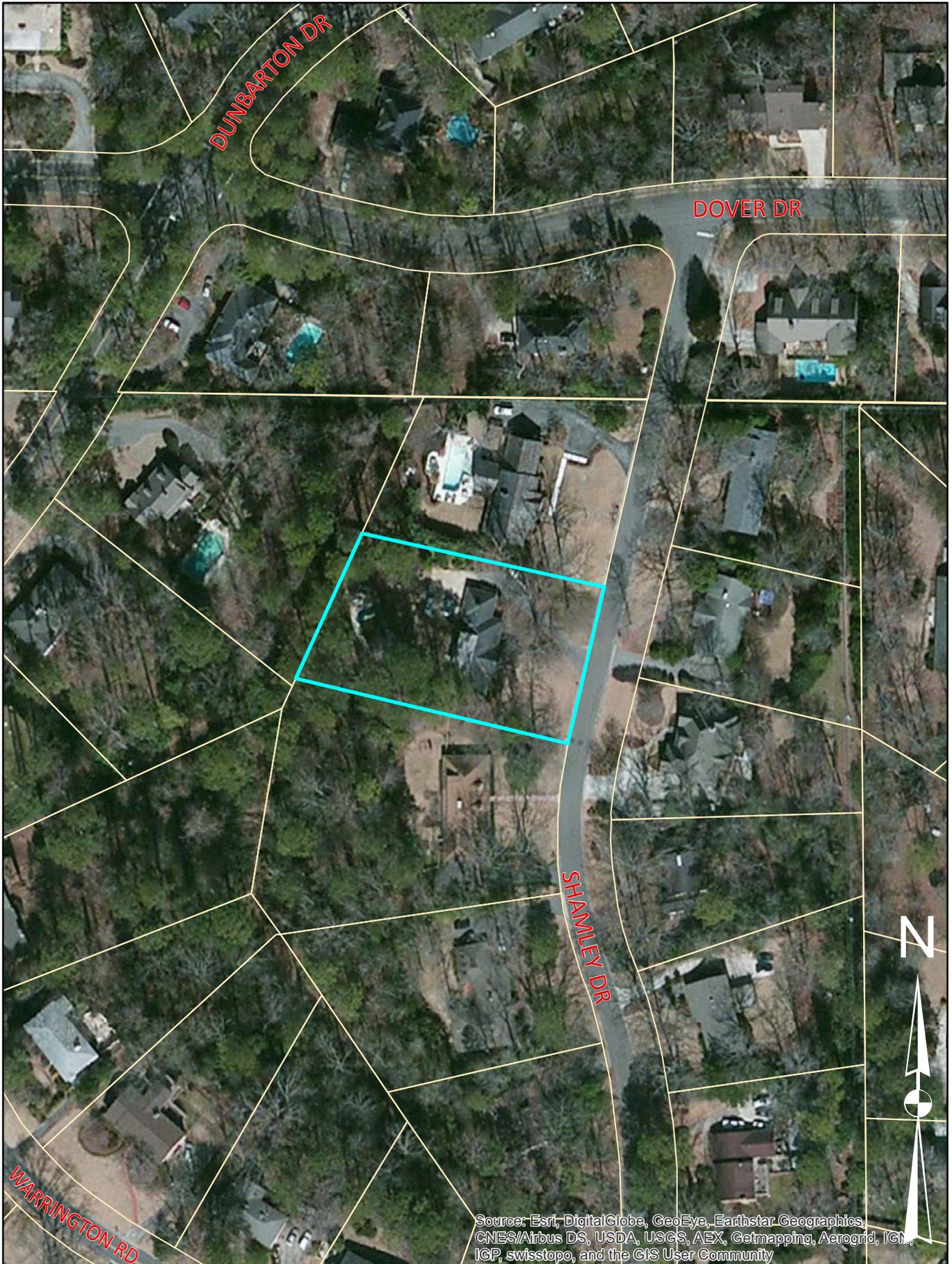
- This is a part time business as I am a full time teacher at Mountain Brook High School.
- I teach swimming for 6 weeks out of the summer. I start Memorial Day week and finish the week of July 4th.
- My classes are weekly sessions, either 30 or 45 minutes in length with 4- 6 swimmers at a time. The youngest I teach is 3.5 and the older students range 11-12.
- I start at 8:30 AM and have a 15 minute interval between classes. This allows potential traffic issues to clear for each set of lessons. My last class begins 1:30.
- There is no loud noise associated with the lessons.
- Our pool is located beyond our backyard, so its position is between the end of our backyard and the woods that extend to our property line. Therefore, the pool is not visible to our neighbors.
- I will send a survey as soon as possible to show the distance from the side and rear property lines. The pool isn't visible to either side neighbor. The backyard neighbors must look up the hill through the woods to see the hedge that perimeters the back of the pool.
- Parents pull up to the top of my driveway (not visible from street) and drop off their swimmer. Some may choose to park there and stay on the pool deck behind the pool. There are two additional parking spots if necessary on the top right side of our driveway, which is not very noticeable from the street.
- I am personally supervising the drop off and pick up of all swimmers. NOONE is EVER allowed in the swim area without me.

Thank you very much for your time and attention.

Sincerely,

Emily Westlake
September 12, 2016

P-16-27 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

P-16-24

Petition Summary

Consideration of a development plan of Saint Luke's Episcopal Church for additions and alterations to the facility. As may be seen on the attached plans, the proposal includes one & two-story additions to the rear of the building, as well as a new porte cochere, covered walkway, outdoor pavilion and new parking lot.

Background

On September 6, 2016, the Planning Commission heard the subject case and voted to carry it over in order to provide the applicant an opportunity to provide the following additional information (which is attached):

- Photometric study of the lighting in the proposed parking lot; and for that of existing parking lot if re-lamping is proposed.
- Type of light fixtures and a schematic of placement in the new parking lot.
- Schematic of the proposed landscape buffer - type of plants and location, especially in the sensitive areas along the east and north sides of the parking lot, as well as between the proposed pavilion and the south edge of the vacated South Cove Drive right-of-way.
- Formalize the parameters of pavilion hours and uses.
- Detail possible uses of the vacant house on the property.
- Information on the security cameras: placement; capabilities.
- Formalize gate access hours.
- Analysis of drainage implications from the new parking lot onto S. Cove Drive.

On July 25, 2016, the council approved a vacation of the west end of South Cove Drive. The approval of the right-of-way vacation was conditioned such that a turn-around for emergency vehicles be added (which is not only required by the City's Subdivision Regulations, but was required by the council for the practical benefit of residents of South Cove Drive). The vacated right-of-way is shown on the proposed plat (Case P-16-23); the turn-around may be seen on the attached site plan (Case P-16-24) and is wholly contained within the vacated area (new private property) and is cross-hatched on the attached plan.

Previous Report to Commission (9-06-2016):

Neighborhood Concerns

Neighborhood concerns stem from the proposal to add a new parking lot, gates, turn-around and pavilion. There is an existing gate at the terminus of South Cove Drive that has been in place for many years and is supposed to be closed and locked (except for Sunday services and weddings and funerals, etc.). The intent of this gate is to keep public cut-through traffic from occurring (between South Cove and Montevallo).

The proposed plan includes the relocation of the existing gate (farther to the west to allow proper backing space in conjunction with the new turn-around), plus a

new gate at the north end of the new parking lot (intended for the same purposes as the first gate).

Neighboring property owners along South Cove have expressed concern about the new parking lot and open pavilion being a magnet for non-neighborhood loiterers who might park and loiter in the new parking lot or in the un-secured, covered (but open) pavilion.

It should be noted that the new parking is not required by code, but is surplus parking. The neighbors have expressed a desire to move the existing gate to the new terminus of the right-of-way (to the east of the parking lot entrance on South Cove) which would not allow vehicular loiterer access from South Cove. If a new gate were to be placed in this location it is possible that emergency vehicles could still access the new turnaround with a gate code; however, it would defeat the intention of the council to also give turnaround access to waste management trucks and delivery trucks.

Perhaps an alternate remedy might be to eliminate the first three parking spaces on either side of the turn-around terminus (a total of six spaces) on the south end of the new parking lot and add a gate at the terminus of the turnaround, so that the only public access to the new parking lot would be through the existing large parking lot behind the church (taken from Montevallo). Obviously, unless there is a new gate installed at the Montevallo entrance, vehicles could still obtain access to the new parking lot and the loitering problems might not be any different in this scenario (except that traffic would not be coming down South Cove to access the new parking lot).

Buffers

The use of buffers for this project would help soften the visual effects of the institutional use on the residential neighborhood, specifically along the east property line of the new parking lot, and along the previous South Cove right-of-way line between the proposed pavilion and the pavement of South Cove.

Both of these locations contain existing, mature trees that should be left in place where possible, and it would be prudent to require shrubs to fill in along the base of these trees as well. Section 129-296 of the Zoning Code (attached) indicates buffer and fencing guidelines for cases where buffers are required by the Planning Commission.

Lighting

The applicant's letter states that lighting for the new parking lot will mimic that which exists in the larger parking lot. The Zoning Code does not specify lighting requirements for parking lots in Res-A, but for the sake of comparison, the code limits parking lot lighting in commercial districts to 14 feet in height, and requires that the lighting be directed downward so as not to spill onto adjoining properties.

Pavilion

The applicant has indicated that the use of the pavilion is intended to be an amenity shared with the neighborhood, and may be utilized for private gatherings by reservation.

Existing House

The existing house on the south side of South Cove (to the east of the proposed pavilion) is owned by the church and is proposed to remain. The applicant's letter indicates a variety of potential church-related uses for the house. Leaving the house in its present configuration with residential landscaping will serve to soften and buffer the institutional uses at the end of South Cove and make a good transition of from the church to the residential portion of South Cove Drive.

Subject Property and Surrounding Land Uses

The subject property contains the St. Luke's Church facility, parking lot and outdoor recreational amenities, and is surrounded by single family residences to the north, east south and west.

Affected Regulation

Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

Appends

LOCATION: 3732 Montrose Road

ZONING DISTRICT: Res-A

OWNER: The Episcopal Church in the Diocese of Alabama

September 22, 2016

Dana Hazen, Director of Planning and Building
City of Mt. Brook
56 Church Street
Mt. Brook AL 35213

Additions and Renovations to St. Luke's Church (Planning Commission P-16-24)
#166009-00



Dear Dana:

This letter with attachments constitutes the response of St. Luke's Church to the Planning Commission Meeting Summary of September 6, 2016 for the following items.

- *Photometric study of the lighting proposed in the proposed parking lot; and for that of existing parking lot if re-lamping is proposed. Type of light fixtures and a schematic placement in the new lot.*

Response – See Attachment A consisting of a schematic plan and photometric study of the two lots. In the course of this study we discovered that the existing poles are 16 feet and exceed the Mt. Brook maximum height. The photometric study is based on replacing all existing poles and installing new ones which will meet the 14 foot maximum limit. New poles include several in the existing lot to cover spots that do not currently get any light as well as two poles in the new lot and another at the end of South Cove to cover the two gates. The new light poles will not be any closer to the north property line than the current ones. Also included as a part of Attachment A is a specification sheet on the new poles and the LED lamps. These are low cut-off type fixtures. The lighting design is in accordance with IES recommended lighting levels to minimize glare and light trespass beyond property lines.

- *Schematic of the proposed landscape buffer – type of plants and location, especially in the sensitive areas along the east and north sides of the parking lot, as well as between the proposed pavilion and the south edge of the vacated South Cove Drive.*

Response – See Attachment B consisting of two landscape drawings showing proposed schematic buffer landscaping of the new parking lot and another showing the proposed schematic landscape of the area around the proposed outdoor pavilion along with a memo from Studio A our landscape architect on the plant materials.

KPS Group, Inc.
2101 First Avenue North
Birmingham, AL 35203
Tel: 205 251-0125
Fax: 205 458-1513

In the first drawing the landscape for the buffer is dense evergreen shrubbery with an initial height of approximately six feet with azaleas beneath. In the second the pavilion has been moved further away from South Cove Drive by about 10 feet and has been angled slightly to better work with the existing grades, drainage, accessibility and trees.

- *Formalize the parameters of pavilion hours and uses. Detail of possible uses of the vacant house on the property. Formalize gate access hours.*

Response – See Attachment C consisting St. Luke’s General Rules for Pavilion and Playground Usage, Gates Usage, 3825 South Cove Drive Residence Usage, and St. Luke’s Day School Carpool Procedures intended to augment current St. Luke’s Usage Guidelines.

- *Information on security cameras: placement and capabilities.*

Response – See Attachment A for placement and for camera specifications. The cameras will be stationary but designed to cover the entire parking lot area from these locations including that area of South Cove that is immediately outside the two gates. The lighting has been designed for reasonable uniformity across all parking areas and to allow for maximum performance of security cameras.

- *Analysis of drainage implications from the new parking lot.*

Response – See Attachment D consisting of a drawing and a narrative regarding the overall control of storm water on the site. The first drawing is of the new parking lot showing its location, size, preliminary grading and indicating how runoff will be handled. Essentially, storm water from this lot will be directed back on to the existing St. Luke’s parking lot and none across the property line to the north. Overall, the site will have a new detention facility located between South Cove and Montrose to insure that post development runoff is less than pre development. The detention pond will have an outlet control structure to retain storm flows.

If you have comments or questions, please do not hesitate to call. St. Luke’s has continued its dialogue with a number of the property owners in the area in an attempt to further explain our project and to address their concerns.

Sincerely,

KPS GROUP, INC.



G.GRAY PLOSSER, FAIA
President

Gp



Enclosure: Attachments A,B,C, D

cc: George Pelekis, St. Luke's
Chris Harmon, Maynard Cooper
Ken McBride, KPS Group



\\SERVA\DWG\2016\16066\DWG\10-ELECTRICAL\16066.DWG
SAVED 9/23/2016 11:53AM
PLOTTED: 9/23/2016 12:02PM BY DLLOYD



- LEGEND:**
- LIGHT FIXTURE, FULL-CUTOFF LED, 80W, 4000K, BEACON PRODUCTS #VPS-36NB-80. FIXTURES MOUNTED ON 12'-0" POLE, ON 2'-0" CONCRETE BASE. (14'-0" MOUNTING HEIGHT).
 - SECURITY CAMERA, WEATHERPROOF, FIXED, 2 MEGAPIXEL IP CAMERA, IN DOME ENCLOSURE, MOUNTED ON LIGHT FIXTURE POLE.

ATTACHMENT A

1 PLAN 1/16" = 1'-0"
SITE PLAN - ELECTRICAL
E1.10



RAY ENGINEERING GROUP, LLC
2100 RIVERCHASE CENTER, SUITE 307
BIRMINGHAM, AL 35244
PH 205-987-0047 / FAX 205-987-0370
WWW.RAYENGINEERING.COM

PROJECT 16066 ENGINEER DMH

St. Luke's Episcopal Church Renovation & Addition

OWNER
PROJECT ADDRESS
3736 Montrose Rd
Mountain Brook, AL 35213

PROJECT STATUS	
ISSUED -	
ISSUE DATE	
REVISIONS	Date
No. Description	

ELECTRICAL SITE PLAN

DRAWN BY: DEL
CHECKED BY: DMH

St. Luke's Episcopal Church Renovation & Addition

PROJECT NUMBER
166009-00

E1.10

DRAWING NO.

Sarix® IMP Indoor and Environmental Mini Domes

UP TO 5 MEGAPIXEL, H.264, IR, DAY/NIGHT IP DOMES

Product Features

- Up to 5 megapixel (MPx) resolution
- Up to 30 images per second (ips) at 3 MPx
- Autofocus motorized remote zoom lens
- Integrated adaptive IR illumination (environmental IR models)
- Operating temperature up to 55°C (131°F)
- Up to 64 GB edge storage with Micro SD card
- Motion detection and camera sabotage detection
- Power over Ethernet (PoE+) Class 4, 24 VAC (environmental models)
- All models vandal resistant to IK10
- PoE, 24 VAC, 12 VDC (indoor models)
- Compatible with Pelco and third-party video systems
- ONVIF Profile S and Profile G conformant
- Full 3-year warranty and support

Sarix Professional Range

Powerful, versatile, and affordable, the **Sarix® Professional (P)** range cameras pack the most popular features and functionality of Sarix technology into a wide range of indoor and outdoor options, including bullet cameras and mini domes. There are also indoor-only options such as a vandal resistant wedge and micro dome. Mix and match the performance options and form factor you need for almost any lighting condition, environment, and application.

Camera

Within the **Sarix Professional** range, the **Sarix IMP Series** mini dome cameras feature a remote zoom lens for wide angle or long range surveillance needs. Autofocus capability ensures the camera can be automatically refocused when needed. Additionally, the **Sarix IMP Series** features advanced color science and a mechanical IR cut filter for increased sensitivity in low-light installations.

Video

Sarix Professional range cameras support up to two simultaneous video streams and a third service stream. The two streams can be compressed with efficient H.264 High or Main profiles or MJPEG formats. The streams can be configured to a variety of frame rates and variable bit rates to optimize image quality with bandwidth and storage efficiency.



Edge Storage

Sarix Professional range cameras feature onboard edge storage with a micro SD card. Video clips of varying lengths can be stored to the card upon alarm, or video can be written continuously to the SD card in the case of network outage. Video can be retrieved from the card through the FTP protocol or by using an ONVIF Profile G enabled client.

Sarix Professional range cameras feature a simple motion detection algorithm that allows the camera to record or send an alarm when there is motion detected in a selected zone or within the entire scene. A camera sabotage alarm is triggered if the lens is obstructed or when the camera is repositioned.

Open and Integrated

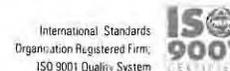
Sarix Professional range cameras seamlessly connect to Pelco video management systems such as VideoXpert™, Endura® version 2.0 (or later), and Digital Sentry® version 7.3 (or later). **Sarix Professional** range cameras integrate with major third-party systems through the open Pelco API or the ONVIF Profile S and Profile G standards.

Standard Web Interface

Pelco cameras use a standard Web browser interface for easy remote setup and administration. Controls are optimized for convenient one-step camera configuration for features including color, exposure, flicker control, and streaming.



by **Schneider Electric**



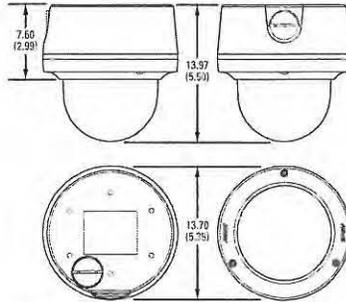
C4021 / NEW 3-29-16

TECHNICAL SPECIFICATIONS

BACK BOX FEATURES

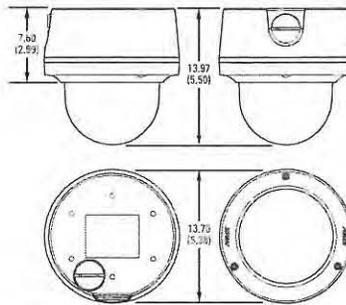


VALUES IN PARENTHESES ARE INCHES; ALL OTHERS ARE CENTIMETERS.



Indoor Surface Mount

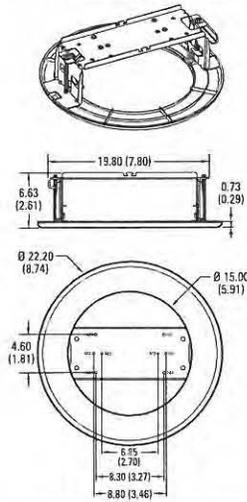
- Plastic body and trim ring; polycarbonate bubble
- White, RAL 9003
- IK10 (20J) Impact Resistance
- PoE, 24 VAC, 12 VDC



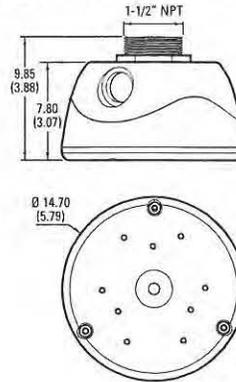
Environmental Surface Mount

- Aluminum body and trim ring; polycarbonate bubble
- RAL 7047
- IP66 Ingress Protection
- Type 4X
- IK10 (20J) Impact Resistance
- 24 VAC and PoE+ Class 4 only

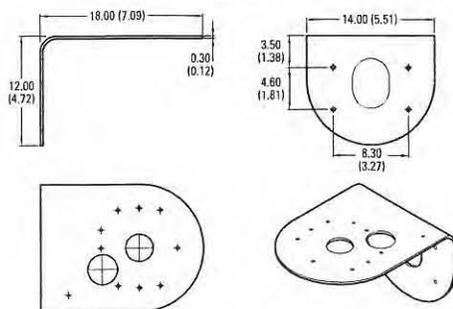
IMPICM-1I AND IMPICM-1ER IN-CEILING MOUNT



IMPPM-1I AND IMPPM-1ER PENDANT ADAPTER



IMPPMB-1I WALL MOUNT BRACKET



TECHNICAL SPECIFICATIONS

CAMERA

Imaging Device

MPx	Sensor	Maximum Resolution
5 MPx	1/1.8-inch	2592 x 1944 (5.0 MPx)
3 MPx	1/2.8-inch	2048 x 1536 (3.1 MPx)
2 MPx	1/2.8-inch	1920 x 1080 (2.1 MPx)
1 MPx	1/3-inch	1280 x 960 (1.3 MPx)

Imager Type

CMOS

Imager Readout

Progressive scan

Electronic Shutter Range

1/5 – 1/30,000 sec (1 and 5 MPx),
1/5 – 1/25,000 sec (2 MPx),
1/5 – 1/45,000 sec (3 MPx)

Wide Dynamic Range

75 db

White Balance Range

2,000° to 10,000°K

3D Noise Reduction

Yes (ON/OFF selectable)

Minimum Illumination

MPx	Sensitivity	Color		Mono	
		33 ms	200 ms	33 ms	200 ms
5 MPx	f/1.2	0.30 lux	0.03 lux	0.10 lux	0.02 lux
3 MPx	f/1.2	0.25 lux	0.03 lux	0.10 lux	0.02 lux
2 MPx	f/1.2	0.25 lux	0.03 lux	0.10 lux	0.02 lux
1 MPx	f/1.4	0.05 lux	0.03 lux	0.10 lux	0.02 lux

Mechanical IR Cut Filter

Yes (AUTO/MANUAL selectable), with different set points on lux

IR Illumination

Adaptive IR up to 25 m; auto ON in night mode, or off

Signal to Noise Ratio

≥50 dB

LENS

Lens Type

Built-in; varifocal

Focal Length

f/1.4, 3 – 10.5 mm

Focus

Autofocus, motorized

Zoom

Remote

Auto Iris Type

DC drive lens

Field of View*

Lens	Angle of View	1 MPx	2 MPx	3 MPx	5 MPx
3 to 10.5 mm	Diagonal	110°– 33°	116°– 35°	115°– 34°	110°– 46°
	Horizontal	85°– 27°	100°– 31°	88°– 30°	88°– 37°
	Vertical	62°– 19°	54°– 17°	52°– 16°	64°– 27°

*Field of view may vary with changes in resolution settings.

TECHNICAL SPECIFICATIONS

VIDEO

Video Streams

Up to 2 simultaneous streams, plus service stream; the secondary stream is variable based on the setup of the primary stream

Video Overlay

Camera name, time, date, and customizable text with multiple supported languages

Available Resolutions

MPx	Width	Height	Aspect Ratio
5.0	2592	1944	4:3
3.1	2048	1536	4:3
2.1	1920	1080	16:9
1.2	1280	960	4:3
0.9	1280	720	16:9
0.5	800	600	4:3
0.3	640	480	4:3
0.1	320	240	4:3
0.1	320	180	16:9

Frame Rates

MPx	Images per Second (ips)
5 MPx	15, 12.5, 10, 7.5, 5, 3, 2, 1
3 MPx	30, 25, 20, 16.67, 15, 12.5, 10, 7.5, 5, 3.2, 1
2 MPx	30, 25, 20, 16.67, 15, 12.5, 10, 7.5, 5, 3, 2, 1
1 MPx	30, 25, 20, 16.67, 15, 12.5, 10, 7.5, 5, 3, 2, 1

Note: Available frame rates are selectable for each independent stream depending on the coding, resolution, and stream configuration.

Video Encoding

H.264 High or Main profiles; and MJPEG

Bit Rate Control

Constant bit rate (CBR), constrained variable bit rate (CVBR) with configurable maximum value

Corridor Mode

Electronic image flip and mirror: 180°, 90° and 270° (H.264 only)

Service Stream

640 x 480 or 640 x 352; 2 ips, JPEG

Window Blanking

8 configurable windows

AUDIO

Streaming

Dual-channel

Input

Line in and out

Encoding

G.711 A-law/G.711 U-law

TECHNICAL SPECIFICATIONS

ELECTRICAL

Network Port	RJ-45 connector for 100Base-TX
Power Input	PoE+ Class 4 and 24 VAC (Environmental), PoE Class 2, 24 VAC nominal, 18 to 32 VAC range, 12 VDC (Indoor)
Power Consumption	
Indoor	<6 W
Outdoor	<16 W (with heater ring)
Local Storage	Up to 64 GB on Micro SDHC or SDXC card
Alarm	
Input	1
Output	1; PhotoMOS™ relay (30 V, 1 A)
Triggers	Unsupervised mode that detects switch closures (N.O. and N.C.)

ENVIRONMENTAL

Operating Temperature	
Outdoor	-40° to 55°C (-40° to 131°F)*
Indoor	-10° to 55°C (14° to 131°F)
Storage Temperature	-40° to 60°C (-40° to 140°F)
Operating Humidity	5% to 90%, RH noncondensing

*Thermostatically controlled heating provides ramped heating control between the initial heater on at 15° C (59°F) and full heating mode at -40°C (-40°F).

GENERAL

Construction	Aluminum body and trim ring (environmental); plastic body and trim ring (indoor); polycarbonate bubble (indoor and environmental)
Finish	
Indoor	White, RAL 9003
Outdoor	RAL 7047
Pan/Tilt Adjustment	Manual
Pan	370°
Tilt	90°
Rotate	355°
Unit Weight	0.61 kg (1.34 lb)
Shipping Weight	0.81 kg (1.79 lb)

NETWORK

Supported Protocols	TCP/IP, UDP/IP (unicast, multicast IGMP), ICMP, IPv4, IPv6, SNMP v2c/v3, HTTP, HTTPS, SSL, SSH, SMTP, FTP, RTSP, UPnP, DNS, NTP, RTP, RTCP, LDAP (client), QoS, GB28181
Users	
Unicast	1 administrator, up to 4 viewers
Multicast	Unlimited users H.264
Security Access	Multiple user access levels with password protection

INTEGRATION

Video Management	VideoXpert; Endura 2.0 (or later); Digital Sentry 7.3 (or later); Third-party VMS through Pelco API, ONVIF Profile S, and ONVIF Profile G
Mobile Application	Pelco Mobile
Analytics	Simple motion detection and camera sabotage detection
Local Storage	Capture 1-, 5- or 10-second video clips on camera sabotage, motion detection, or alarm input; record video continuously in the case of network outage with option to overwrite; access video through FTP protocol and ONVIF Profile G
Camera Discovery and Firmware	Discover cameras upgrade firmware upgrade using the Pelco Device Utility 2 version 2.2 or later; or Pelco Utilities
Web Browser Support	Microsoft® Internet Explorer® 9.0, Apple® Safari® 7.0.6, Mozilla® Firefox® 31.0, Google® Chrome™ 37.0.2062.124 m and later
Multilingual User Interface	English, French, German, Italian, Portuguese, Arabic, Russian, Spanish, Turkish, Korean, Simplified Chinese

TECHNICAL SPECIFICATIONS

SYSTEM MODEL NUMBERS*

Back Box	Resolution	Lens	Model Number	Description
Surface	1 MPx	3 to 10.5 mm	IMP121-1ES	Sarix Pro Environmental Dome
	1 MPx	3 to 10.5 mm	IMP121-1IS	Sarix Pro Indoor Dome
	1 MPx	3 to 10.5 mm	IMP121-1RS	Sarix Pro Environment IR Dome
	2 MPx	3 to 10.5 mm	IMP221-1ES	Sarix Pro Environmental Dome
	2 MPx	3 to 10.5 mm	IMP221-1IS	Sarix Pro Indoor Dome
	2 MPx	3 to 10.5mm	IMP221-1RS	Sarix Pro Environment IR Dome
	3 MPx	3 to 10.5 mm	IMP321-1ES	Sarix Pro Environmental Dome
	3 MPx	3 to 10.5 mm	IMP321-1IS	Sarix Pro Indoor Dome
	3 MPx	3 to 10.5 mm	IMP321-1RS	Sarix Pro Environment IR Dome
	5 MPx	3 to 10.5 mm	IMP521-1ES	Sarix Pro Environmental Dome
	5 MPx	3 to 10.5 mm	IMP521-1IS	Sarix Pro Indoor Dome
	5 MPx	3 to 10.5 mm	IMP521-1RS	Sarix Pro Environment IR Dome

*System options contain a back box/mount, camera, and clear dome.

CERTIFICATIONS*

- CE - EN 55022 (Class A), EN 50130-4, EN 60950-1
- FCC (Class A) - 47 CFR Part 15
- UL and cUL Listed - UL 60950-1, CAN/CSA-C22.2 No. 60950-1-07
- UL/IEC 60950-22
- ICES-003 (Class A)
- RCM
- KC
- ONVIF Profile S and Profile G conformant

*At the time of this publication, certifications are pending. Consult the factory or www.pelco.com for the current status of certifications.

OPTIONAL ACCESSORIES

IMPEBAP	4S electrical box adapter
IMPLD2-0I	Smoked lower dome (indoor)
IMPLD2-0ER	Smoked lower dome (environmental)

RECOMMENDED MOUNTS

IMPICM-1I	In-ceiling mount, for use with the indoor models
IMPICM-1ER	In-ceiling mount, for use with the environmental models
IMPPM-1I	Pendant adapter, for indoor models
IMPPM-1ER	Pendant adapter, for environmental models
IMPPMB-1I	Wall mount bracket for indoor models
WMVE-SR	Wall mount arm, 1.5 in. NPT, outdoor, RAL 7047
WMVE-SW	Wall mount arm, 1.5 in. NPT, indoor, RAL 9003

HOW TO ORDER

Example: **IMP321-1ES**

IMP 3 2 1 — 1 E S

Sarix = I					S = Surface Mount (Domes only)
FORM FACTOR		RANGE			ENVIRONMENT
Bullet = B		Professional = P		1 = Clear Dome	E = Environmental
Mini Dome = M					R = Environmental with IR
Box = X					I = Indoor
Micro Dome = J		RESOLUTION		GENERATION	
Wedge VR Dome = W		SMP = 5 2MP = 2		2 = 2 nd Generation	
		3MP = 3 1.2MP = 1		LENS	
				4 = 12mm to 40mm (Bullets only)	
				2 = 9mm to 22mm (Bullets only)	
				1 = 3mm to 10.5mm / 1 = 2.8mm (Fixed in Micro Dome)	

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VIPER S SERIES

SMALL VIPER LUMINAIRE

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with a low copper content, die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

LED/Optics:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Electrical:

- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA; shuts off at end of life.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire

to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on hours of operation or time of night (see www.beaconproducts.com/products/energeni).
- Also available with **Beaconnect** Wireless Control System (see [Beaconnect](http://www.beaconproducts.com/products/beaconnect) product page for more details www.beaconproducts.com/products/beaconnect).

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- Beacote V polyester powder-coat electrostatically applied and thermocured.
- Beacote V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IDA approved

Warranty:

Five year limited warranty (for more information visit: www.hubbellighting.com/resources/warranty).

PRODUCT IMAGE(S)

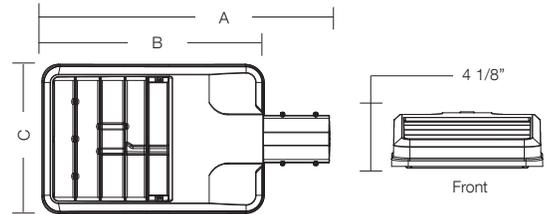


rectangular arm



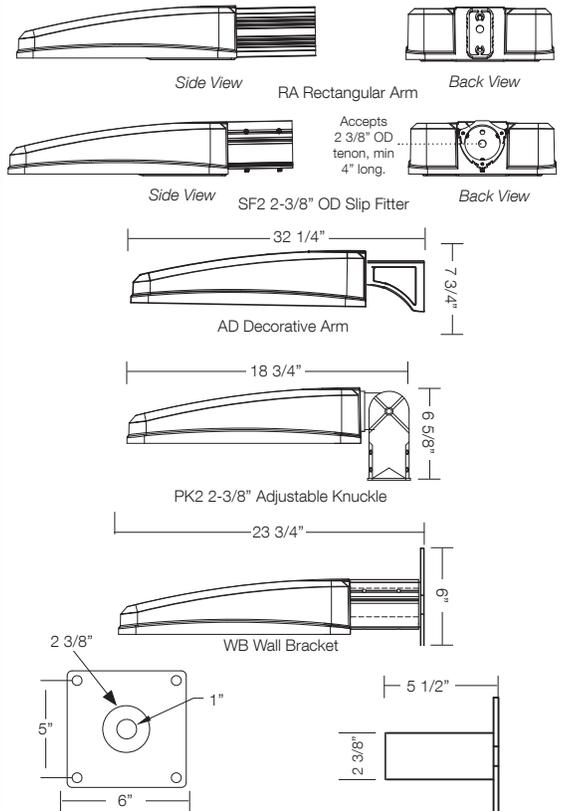
decorative arm

DIMENSIONS



A	B	C	Weight:	EPA
22.75" (578 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft ²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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ORDERING INFORMATION ORDERING EXAMPLE: VPS/36NB-80/5K/T4/UNV/PCR-TL/BCW/BLC/RA/BBT

SERIES	ENGINE-WATTS	LED COLOR	VOLTAGE	ELECTRICAL OPTIONS	HOUSE SIDE SHIELD OPTIONS	FINISH
VPS viper-small	24NB-55 55W, LED array 30NB-70 70W, LED array 36NB-80 80W, LED array 48NB-110 110W, LED array 60NB-136 136W, LED array	3K 3000K 4K 4000K 5K 5000K OPTICS⁴ T1 type I T2 type II T3 type III T4 type IV T5R type V, rectangular T5QM type V, square medium T5W type V, round wide FR front row auto optic	UNV 120-277V 347V 347V 480V 480V	PCR-TL Twist lock receptacle with photo control PCR-SC Twist lock receptacle with shorting cap PCR-U Twist lock receptacle dual power feed 2PF ⁷	HSS-90 house side shield 90° HSS-180 house side shield 180° BLC ³ backlight control SENSOR OPTIONS BMD ^{1,2,5} motion sensor for beaconnect MDD ^{2,5} motion dimming detector MOUNTING OPTIONS RA rectangular arm for round or square pole mount. RPA included. SF2 2 3/8" OD slip-fitter PK2 2 3/8" adjustable knuckle AD decorative arm with universal mounting slot. RPA ordered separately. See referenced table. WB wall bracket (use with SF2 or PK2), SF2 standard	BBT basic black textured BMT black matte textured WHT white textured MBT metallic bronze textured BZT bronze textured DBT dark bronze textured GYS gray smooth DPS dark platinum smooth GNT green textured MST metallic silver textured MTT metallic titanium textured OWI old world iron RAL _____

MDD ORDERING INFORMATION: When ordering a fixture with the motion detection option (MDD), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

VPS / 36NB-135 / 5K / T5W / UNV / MDD - 1 to 30 min. - 33% or 50% - ?? / MT

High to Dim Delay Low Level Mounting Height (ft.)

BEACONCONNECT ORDERING INFORMATION: When ordering a fixture with the **Beaconnect** lighting control options please specify the appropriate group and sensor information. Please provide dimming schedule information in either the **Beaconnect** excel spreadsheet or **Beaconnect** software. For more detailed information please visit www.beaconproducts.com/beaconnect or contact beacon tech support at (800) 345-4928. These settings are specified in the ordering as shown in the example below. (Family) / 24NB-55 / 5K / T3 / UNV / BCW- (Group 1-16) _____ (Optional Zone 1-250) / BMD - ____ Time Delay (1 to 255) - ____ Dimming% (1 to 100) - ____ mounting height (1-20ft) ____ / Example: TRV/24NB-55/5K/T3/UNV/BCW-G1 /BMD-30M-50%-10F/DBT for luminaires without sensors in the group omit the BMD ordering logic Example: TRV/24NB-55/5K/T3/UNV/BCW-G1 /DBT

¹ Must specify group and zone information at time of order. See www.beaconproducts.com/controls/beaconnect for further details.
² Specify time delay, dimming level and mounting height.
³ T4 optic only.
⁴ To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.
⁵ Not available with other control or sensor options.
⁶ When ordering Energi, specify the routine setting code (example GENI-04). See Energi brochure and instructions for setting table and options. Not available with sensor options.
⁷ Not available for 347V or 480V input.
⁸ Not available with 30NB-70.

Catalog Number	Description
VPS-AD-RPA3	3.5" - 4.125"
VPS-AD-RPA4	4.188" - 5.25"
VPS-AD-RPA5	5.5" - 6.5"

Order Separately

Catalog Number	Description
ASM-USB-BCW	Beaconnect Software loaded on USB flash drive* (Windows based only)
ASM-TABLET-BCW	Beaconnect 7" Windows Tablet*

*Includes USB Radio



DesignLights Consortium qualified. Consult DLC website for more details: <http://www.designlights.org/QPL>



PERFORMANCE DATA

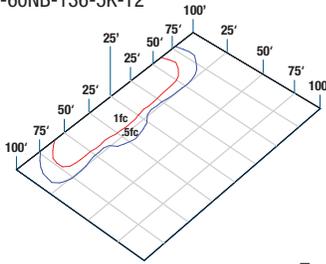
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	700 mA	55 W	FR/T1	6339	114	1	0	1	6276	112	1	0	1	5389	97	1	0	1
			T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			T5QM	6171	111	3	0	1	6110	109	3	0	1	5245	94	2	0	1
			T5W	6087	109	3	0	1	6027	108	3	0	1	5201	93	3	0	1
30	700 mA	70 W	FR/T1	8096	113	1	0	1	8016	112	1	0	1	6882	96	1	0	1
			T2	7204	101	2	0	2	7133	100	2	0	2	6123	86	2	0	2
			T3	7743	108	2	0	2	7666	107	2	0	2	6659	93	2	0	2
			T4	7896	111	1	0	2	7817	110	1	0	2	6791	95	1	0	2
			T5R	8035	112	3	0	3	7954	111	3	0	3	6829	95	3	0	3
			T5QM	7846	110	3	0	1	7768	109	3	0	1	6669	93	3	0	1
			T5W	8305	116	3	0	2	8222	115	3	0	2	7142	100	3	0	2
36	700 mA	80 W	FR/T1	9515	114	1	0	1	9414	112	1	0	1	8083	96	1	0	1
			T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			T5QM	9257	110	3	0	1	9164	109	3	0	1	7868	94	3	0	1
			T5W	9131	109	3	0	2	9040	108	3	0	2	7801	93	3	0	2
48	700 mA	110 W	FR/T1	12679	114	2	0	1	15522	113	2	0	1	10777	97	1	0	1
			T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			T5QM	12342	111	3	0	2	12219	111	3	0	2	10491	95	3	0	2
			T5W	12175	110	4	0	2	12053	109	4	0	2	10402	94	4	0	2
60	700 mA	136 W	FR/T1	15848	116	2	0	1	15690	115	2	0	1	13471	98	2	0	1
			T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			T5QM	15427	113	4	0	2	15274	111	4	0	2	13314	96	3	0	2
			T5W	15218	111	4	0	2	15066	111	4	0	2	13002	95	4	0	2

¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

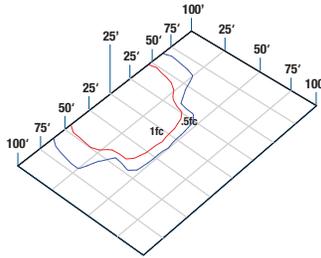


PHOTOMETRICS

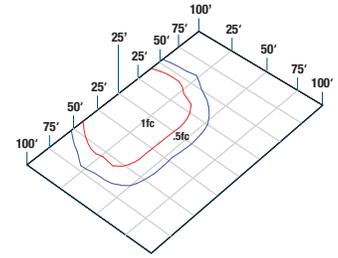
Type II
VP-S-60NB-136-5K-T2



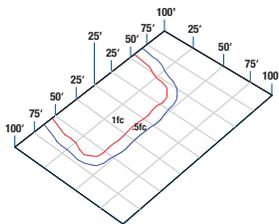
Type III
VP-S-60NB-136-5K-T3



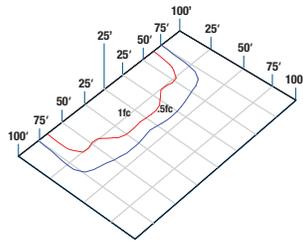
Type IV
VP-S-60NB-136-5K-T4



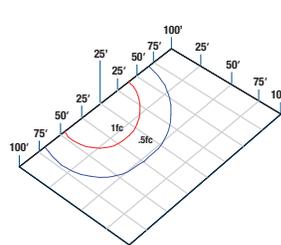
Type V Square Medium
VP-S-60NB-136-5K-T5QM



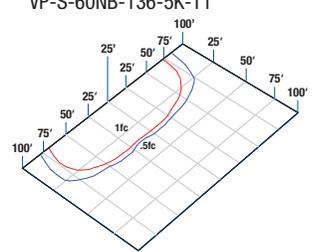
Type V Rectangular
VP-S-60NB-136-5K-T5R



Type V Round Wide
VP-S-60NB-136-5K-T5W



Front Row Auto Optic / Type I
VP-S-60NB-136-5K-FR
VP-S-60NB-136-5K-T1



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
			120		0.6
30	2	700 mA	120	70	0.3
			277		0.2
			347		0.1
			480		0.1
			120		0.7
36	1	700 mA	120	80	0.3
			277		0.2
			347		0.2
			480		0.2
			120		0.9
48	1	700 mA	120	110	0.4
			277		0.3
			347		0.2
			480		0.2
			120		1.1
60	1	700 mA	120	136	0.5
			277		0.4
			347		0.4
			480		0.3
			120		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

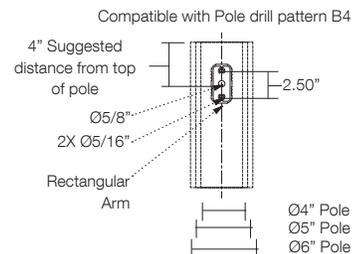
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

EPA

Config.	EPA
1	.67
2 @ 90°	.95
2 @ 180°	1.34

Config.	EPA
3 @ 120°	1.36
3 @ 90°	1.5
4 @ 90°	1.5

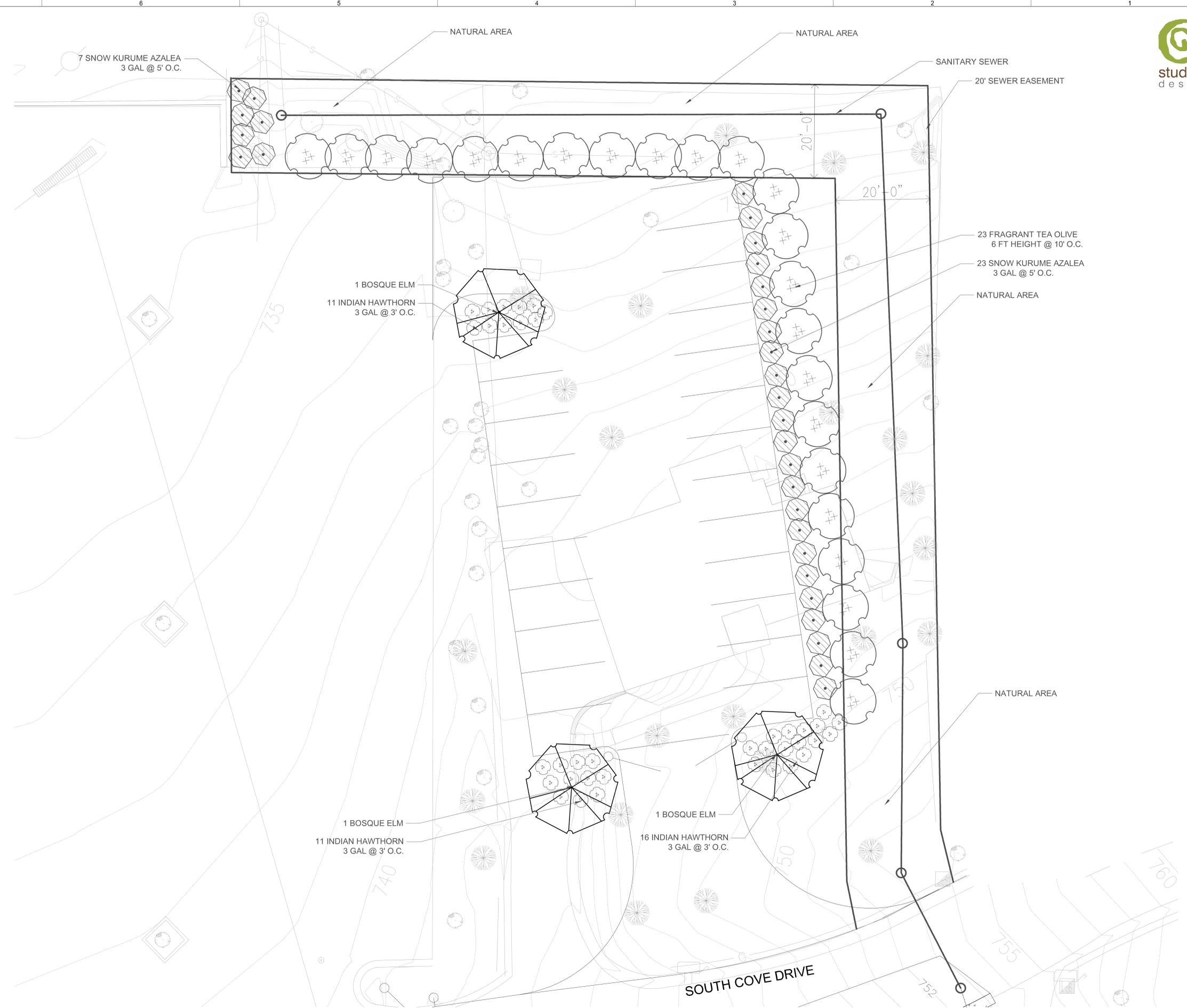
DRILL PATTERN





This Drawing is an instrument of service and is the sole property of the Architect. Any use without the written consent of the Architect is prohibited.

The Architect shall not have control or charge of and shall not be responsible for construction means and methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with the contract documents.



St. Luke's Episcopal Church Renovation & Addition

OWNER
OWNER

PROJECT ADDRESS
3736 Montrose Rd
Mountain Brook, AL 35213

PROJECT STATUS
ISSUED - 09.21.16

ISSUE DATE

REVISIONS
No. Description Date

DRAWING TITLE
PARKING LOT
PLANTING PLAN

DRAWN BY: AGS
CHECKED BY: AGS

PROJECT
St. Luke's
Episcopal
Church
Renovation &
Addition

PROJECT NUMBER
166009-00

DRAWING NO.
L1.01

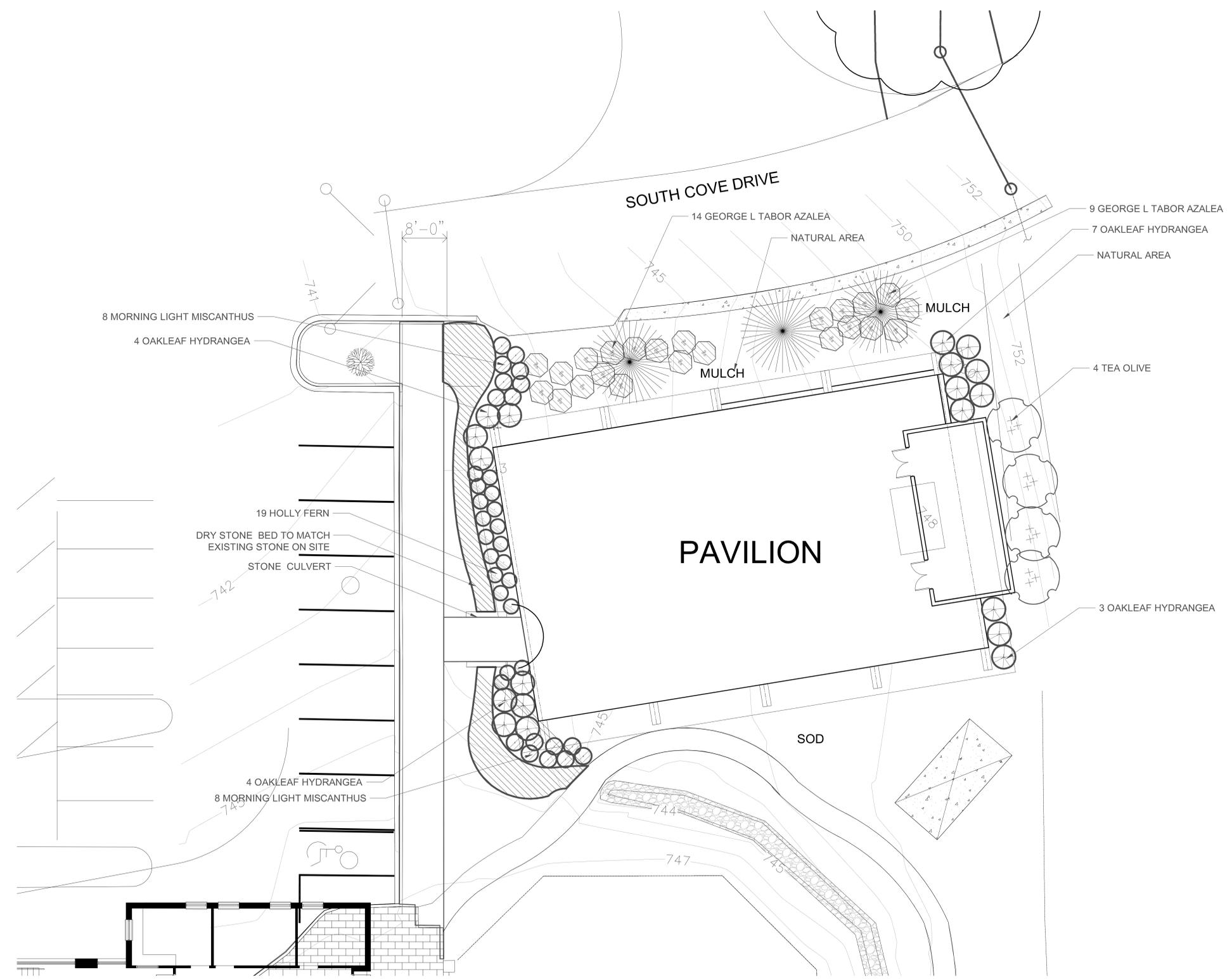
ATTACHMENT B

1 PLAN
SITE PLAN 1/8" = 1'-0"
A1.10

1/8" = 1'-0" at Full Size 30"x42"

This Drawing is an instrument of service and is the sole property of the Architect. Any use without the written consent of the Architect is prohibited.

The Architect shall not have control or charge of and shall not be responsible for construction means and methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with the contract documents.



St. Luke's Episcopal Church Renovation & Addition

PROJECT STATUS	ISSUED -	09.21.16
ISSUE DATE		
REVISIONS	No.	Description
		Date

DRAWING TITLE
**PAVILION
PLANTING PLAN**

DRAWN BY: AGS
CHECKED BY: AGS

PROJECT
**St. Luke's
Episcopal
Church
Renovation &
Addition**

PROJECT NUMBER
166009-00

DRAWING NO.
L1.02

1/8" = 1'-0"
1 PLAN
PLANTING PLAN



studio a

studio a design
PO Box 382991
Birmingham, AL35238

MEMO:

To: Mr. Gray Plosser, KPS Group, Inc.
From: Amy Smith, Studio A Design
Date: September 23, 2016
RE: St Luke's Episcopal Church
Proposed Parking Lot and Pavilion

In response to the Mountain Brook Planning Commission requests, we provide the following narrative, along with plan sheets L1.01 and L1.02 dated 9-23-16.

The north and east sides of the proposed parking lot have been designed as a landscape buffer as defined by the City of Mountain Brook zoning ordinance Section 129-296: Buffers and privacy fences and walls as follows:

Buffers and green belts. For a buffer or green belt, a planted strip of land at least 15 feet in width, composed of living deciduous or evergreen trees spaced not more than ten feet apart, and at least one row of dense evergreen shrubs spaced not more than five feet apart, all of which shall be maintained in perpetuity by the property owner who is required to establish such buffer or green belt, or his heirs, successors or assigns.

The plant material within the buffer includes one row of Tea Olive, spaced at 10 ft o.c., as well as one row of Snow Azalea, spaced at 5 ft o.c. Three existing magnolia trees will remain in place. The remaining undisturbed landscape will be maintained as a natural area. Much of the landscape buffer falls within a Jefferson County Sewer easement. Because of this, we have been working with Richard Mixon of Jefferson County Environmental Services, sharing plans and discussing options for buffer plantings. Mr. Mixon requested that we substitute a smaller plant in lieu of our originally proposed tree species- Nellie R Stevens Holly. In response, we have proposed the Tea Olive, a small evergreen tree that typically reaches 12-14 ft in height and 10 ft in width.

The parking lot islands within the proposed lot include Chinese Elm and Indian Hawthorn.

The landscape area on the south side of South Cove Drive features a naturalized area with existing pine trees and new plantings. We have proposed several medium shrubs to serve as buffer plantings, including George L Tabor Azalea, Oakleaf Hydrangea, and Ornamental Miscanthus grass.

END OF MEMO

ATTACHMENT C

GENERAL RULES FOR PAVILION AND PLAYGROUND USAGE:

1. The church's ministry programs hours and special services can vary during the week and can operate 7 days a week within reasonable hours of operation. The use of Saint Luke's Facilities including the Pavilion and Play Ground will be maintained during a reasonable schedule for normal ministry hours. Night time use is restricted to approved activities only.
2. Events using the Pavilion and Playground must be approved by the Executive Administrator or official designee.
3. Children and youth must be supervised by an adult at all times.
4. Certain Special Events utilizing the Pavilion may be required to obtain an Outdoor Event Permit submitted to the City of Mountain Brook at least 30 days prior to the event.
5. Adhere to the Saint Luke's Church Usage Guidelines.
6. In event of emergency, Saint Luke's contact number is 205-802-6204.

GENERAL RULES FOR GATE USAGE:

1. The gates accessing all parking on Saint Luke's property will be opened on Sundays to accommodate our worship schedule.
2. The gates will be open as needed for special services such as weddings, funerals, and special events etc.
3. The Saint Luke's gates will remain closed under normal operations of the Facility.
4. In event of emergency, Saint Luke's contact number is 205-802-6204.

GENERAL RULES FOR THE SAINT LUKE'S 3825 SOUTH COVE DR RESIDENCE:

1. St. Luke's will maintain the existing house in its present location on the lot. The property will not be leased for any purpose including a residence.
2. Church office during construction period of renovations. To be accessed via Montrose Road Entry.
3. Storage and meeting space for Boy Scouts under supervision of Adult Leaders. To be accessed via Montrose Road entry.
4. Day retreat for Vestry, Clergy and Laity leadership. To be accessed via Montrose Road entry.
5. Housing for church staff or temporary housing for guests of the church.
6. Adhere to the Saint Luke's Church Usage Guidelines.
7. In event of emergency, Saint Luke's contact number is 205-802-6204.

GENERAL RULES FOR THE SAINT LUKE'S DAY SCHOOL CARPOOL PROCEDURES:

1. Carpool line can only be accessed via Montrose Road. Cars will use the new covered entry on the north side of the building to load and unload children.
2. SLDS parents shall not use Cove Drive or South Cove Drive to park, drop off or pick up children, and may only use the Montrose Road entry.
3. Morning carpool begins at 8:50 am.
4. Afternoon carpool begins at 12:45 pm.
5. In the event of emergency, Saint Luke's contact number is 205-802-6204.



LEGEND

- STANDARD DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB/BOTTOM OF CURB SPOT ELEVATION

ATTACHMENT D

0 5 10 20
SCALE 1" = 10'

LBYD
Civil and Structural Engineers
Birmingham, Alabama
Huntsville, Alabama
Tampa Bay, Florida
www.lbyd.com

LBYD, Inc.
716 South 30th Street
Birmingham, AL 35233
Phone (205) 251-4300
Civil Fax (205) 488-0226
Structural Fax (205) 324-4181

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LBYD Project Number
102-16-036

Seal
Seal Date

Date
Issue
Revision

Project Name
ST. LUKE'S CHURCH
MOUNTAIN BROOK, AL

Sheet Title
LAYOUT PLAN

Date
09-23-2016

Checked By
GDN

Drawn By
TSM

Sheet Number
C1.0

Sequence
1
Total
1

Storm Drainage Calculations

For

St. Luke's Episcopal Church Mountain Brook, AL

September 2016



Project Number: 102-16-036

Drainage Narrative

The site is located on the north side of Montrose Road and west of South Cove Drive in Mountain Brook, Alabama. The church site is approximately 6.3 acres in size and drains north to an existing drainage swale located just north of the church property. The existing church property consists of mostly impervious areas including the church facility, parking, and a few existing residential properties.

The proposed changes within the development include a church expansion, new pavilion, proposed parking addition, removal of residential homes, and a proposed detention facility.

The drainage study consists of two drainage basins (see attached drainage basin maps). There is one basin (west) that includes the majority of the church parking and building areas. The second drainage basin (east) drains through the church property and consists of mostly offsite runoff. These two drainage basins combine and discharge to an existing swale located just north of the church property. Pre developed vs. post developed storm flows were analyzed at this location.

Stormwater will be captured by the proposed detention facility located south of the proposed pavilion. This detention pond is designed to prevent increases in storm flows (see attached post developed basin map). Post development runoff is designed to be less than the pre development runoff. The detention facility has an outlet control structure to detain storm flows.

Flow summary:

Storm Event	Analysis @ Swale located along Northern Property Line	
	Pre-Developed Storm flows (cfs)	Post-Developed Storm flows (cfs) (Including detention)
2yr	26.1	26.0
5yr	33.4	33.4
10yr	40.2	40.2
25yr	50.7	50.1
50yr	59.7	58.8
100yr	69.4	67.8

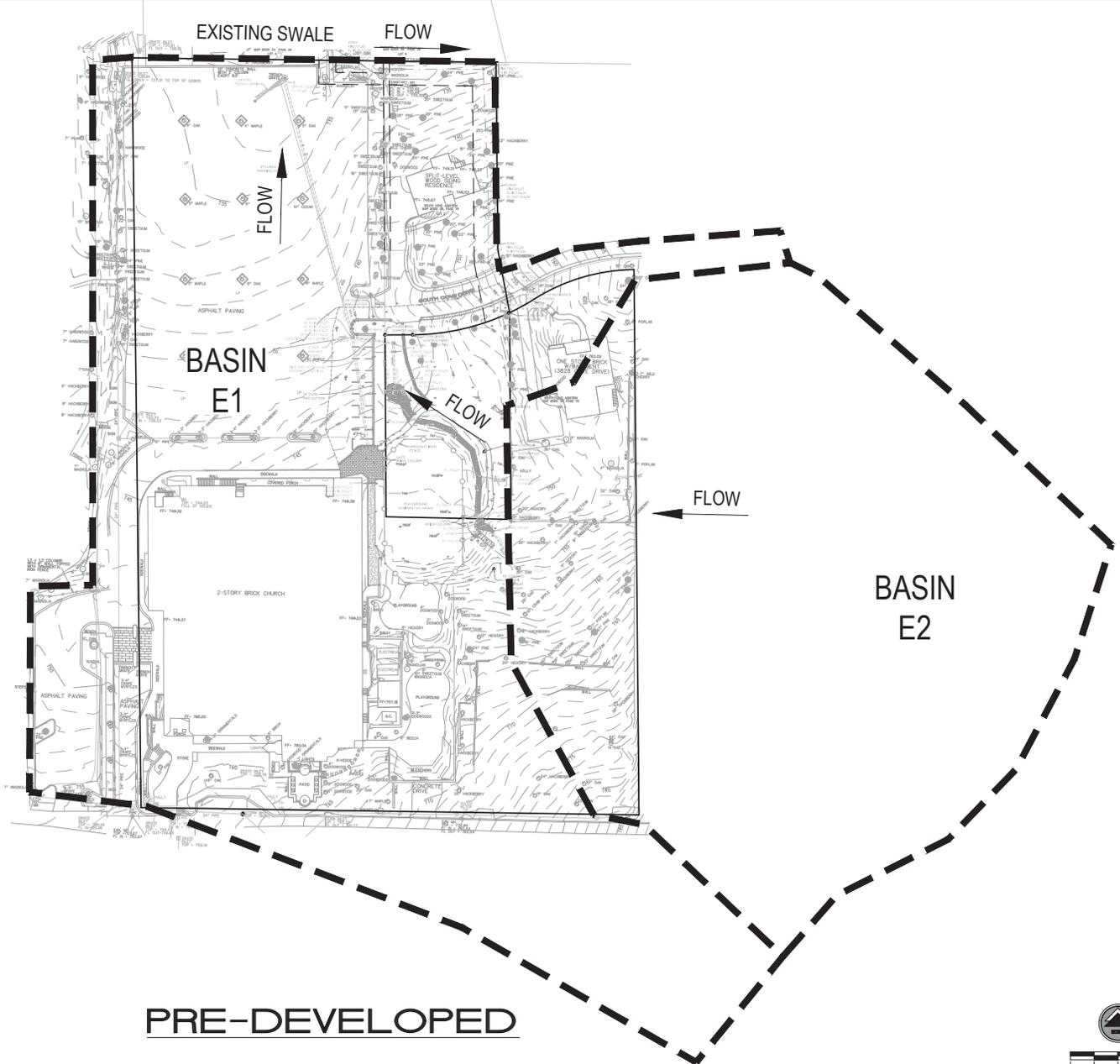
*Additional Hydrograph information is included in the following report.

Methodology

The storm drainage systems were sized by using the SCS Method. Storm systems were sized with the aid of *Hydraflow Hydrographs* Extension for AutoCAD Civil 3D 2013.

The detention system was sized based on the 24-hour storm events and includes detention routing for the required 100-year event.

**Pre and Post Developed
Storm Drainage
Basin Maps**



LBYD, Inc.
716 South 30th Street
Birmingham, AL 35233
Phone (205) 251-4500
Cell Fax (205) 488-0026
Structural Fax (205) 324-4181

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LBS Project Number
102-16-036

Sheet	
Sheet Date	

DATE	
BY	
CHECKED	
DATE	

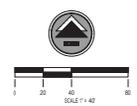
Project Name
**ST. LUKE'S CHURCH
MOUNTAIN BROOK, AL**

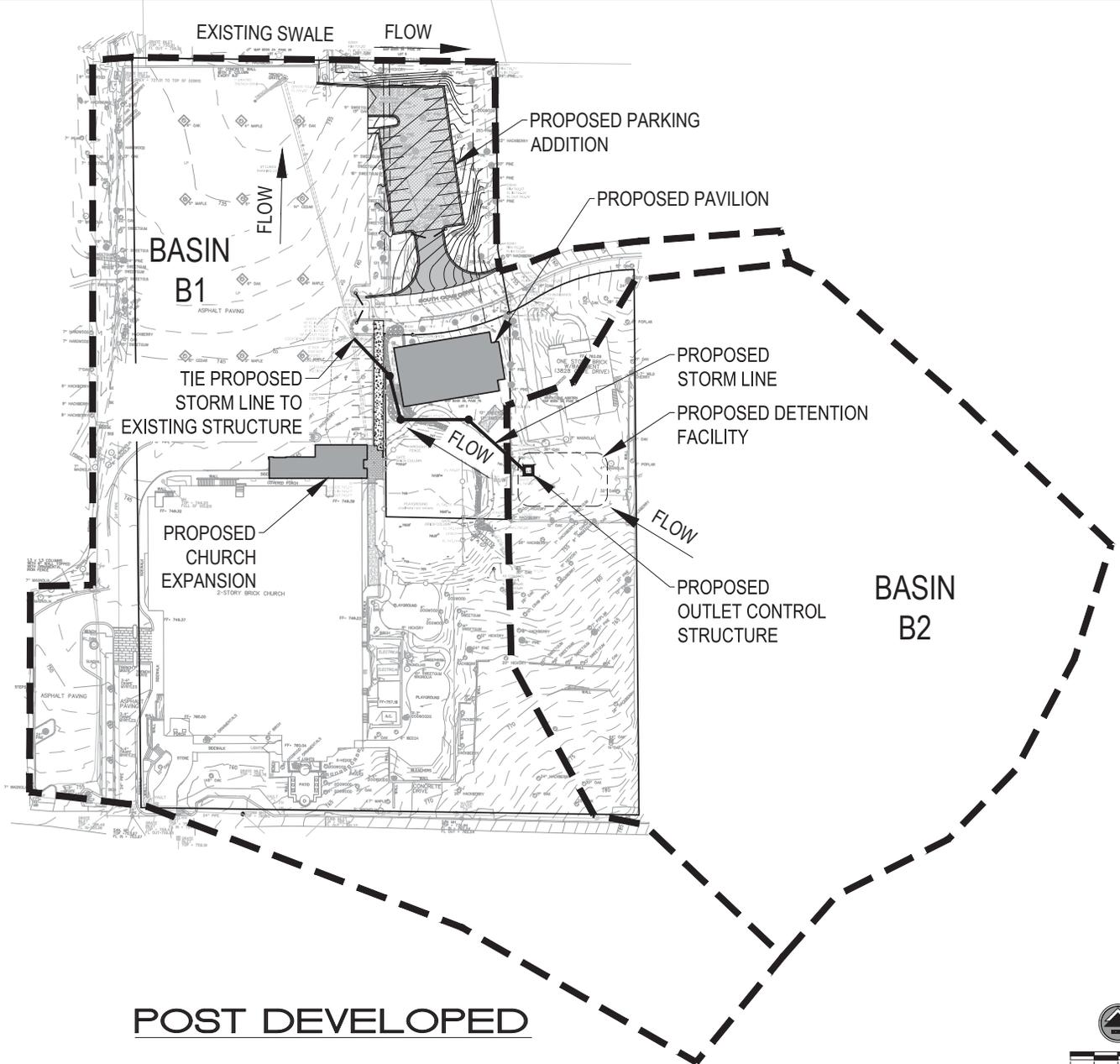
Sheet Title
**BASIN MAP
PRE-DEVELOPMENT**

Date
09-28-2016

Checked By GCN	Drawn By TEB
--------------------------	------------------------

Sheet Number C2.0	Revisions 1
	Total 1





POST DEVELOPED



LBYD, Inc.
716 South 30th Street
Birmingham, AL 35233
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LBS Project Number
102-16-036

Sheet	
Sheet Date	

DATE	
REVISION	

Project Name
**ST. LUKE'S CHURCH
MOUNTAIN BROOK, AL**

Sheet Title
**BASIN MAP
POST DEVELOPMENT**

Date
09-28-2016

Checked By GCN	Drawn By TEB
--------------------------	------------------------

Sheet Number C3.0	Deposited 1
	Total 1





Planning Commission Application PART I

Project Data

Address of Subject Property 3732 MONTROSE ROAD

Zoning Classification RESIDENCE A

Name of Property Owner(s) THE EPYKOPAL CHURCH IN THE DIOCESE OF ALABAMA

Phone Number (205) 802-6204 Email gpelekis@saintlukes.com

Name of Representative Agent (if applicable)

G. GRAY ROSSER

Phone Number (205) 458-3217 Email grosser@kpsgroup.com

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

August 12, 2016 (Revised August 23, 2016)

Dana Hazen, Director of Planning and Building
City of Mt. Brook
56 Church Street
Mt. Brook, AL 35213

DELIVERED BY HAND
August 12, 2016

Additions and Renovations to St. Luke's Episcopal Church
#166009-00

Dear Dana:

Attached please find copies of a resurvey of the St. Luke's Property (Attachment A), a topographical survey of the property (Attachment B), the Proposed Site Development Plan and Proposed Elevations and Sketches of the improvements (Attachment C), and the list of residents requiring notification of the public hearing with the Planning Commission (Attachment D).

In addition to the attached documents, we offer the following additional information as required by the Mt. Brook Code Section 129-32 (a)-(n).

- a. See attachments
- b. See attachments
- c. See attachments
- d. Floor plans of the renovations have not been included since there are no changes in use of the buildings, the addition is only approximately 2,300 square feet, and the outdoor multipurpose pavilion is essentially open space.
- e. See development plan.
- f. As indicated on the elevations and sketches, the addition will use materials consistent with the existing church building and the outdoor pavilion will be primarily timber construction with a shingle roof consistent with the park-like setting of that portion of the property currently used for recreation by the church and others in the community.
- g. A traffic study is not required as there will be no material change in use of the facilities and thus traffic. The church has agreed with the South Cove residents that it will continue to maintain the "gate" to the church parking lot in its current location and will add another as shown on the development plan between the new parking lot and the

existing to prevent through traffic. This maintains the intent of our longstanding informal agreement with our neighbors on South Cove.

- h. Existing lighting fixtures in the church parking lot will be re-lamped or replaced as necessary. New lighting in the new parking lot will be similar to that in main lot to the rear of the church with low cut-offs to minimize spillover light beyond the parking lot.
- i. Not applicable.
- j. No change in operating hours.
- k. The outdoor pavilion with a height of approximately 40 feet above grade will be visible from perhaps only a couple of South Cove residences and then only partially as it is at the bottom of the hill where South Cove dead ends into the St. Luke's property. From Montrose it will be slightly visible from several houses but again will be screened by the extensive tree cover in the church's "meadow" along Montrose.
- l. Landscape screening of the proposed new parking lot with 27 spaces will be provided as required and is indicated on the development plan.
- m. The pavilion and the parking lot will require the removal of some trees but care is being taken to maintain as many of the mature trees as possible.
- n. Not applicable.

Other items of information are:

- 1. Both the development plan and the resurvey show the right-of-way of South Cove Drive for approximately the last 106 feet at its western end has been vacated and transferred to the church as recorded in the vacation hearing by the Mt. Brook City Council, July 22, 2016.
- 2. The house located at 3825 South Cove Drive and currently owned by St. Luke's will remain and be used for church related activities while maintaining the residential character along South Cove. While no decisions have been made specifically, some needs which could be satisfied by that property include use by our Scout Troop, particularly the basement for storage, temporary offices for staff over the summer during construction, other limited office use, and guest quarters for clergy visitors. The house will be repaired and maintained in manner consistent with the neighborhood.

3. With regard to storm water management, the site has been evaluated by our civil engineer LBYD with regards to changes in impervious surface resulting from this development plan. LBYD has concluded that a small amount of retention will be required and the location of that retention facility is indicated on the development plan. Engineering drawings will be submitted in the normal course of review for permitting.
4. St. Luke's invited a number of its neighbors to come to a presentation of the proposed improvements encompassed by the development plan in order to answer questions and receive feedback and over twenty attended.

If you or the staff has questions regarding our submission we will be pleased to respond.

Sincerely,

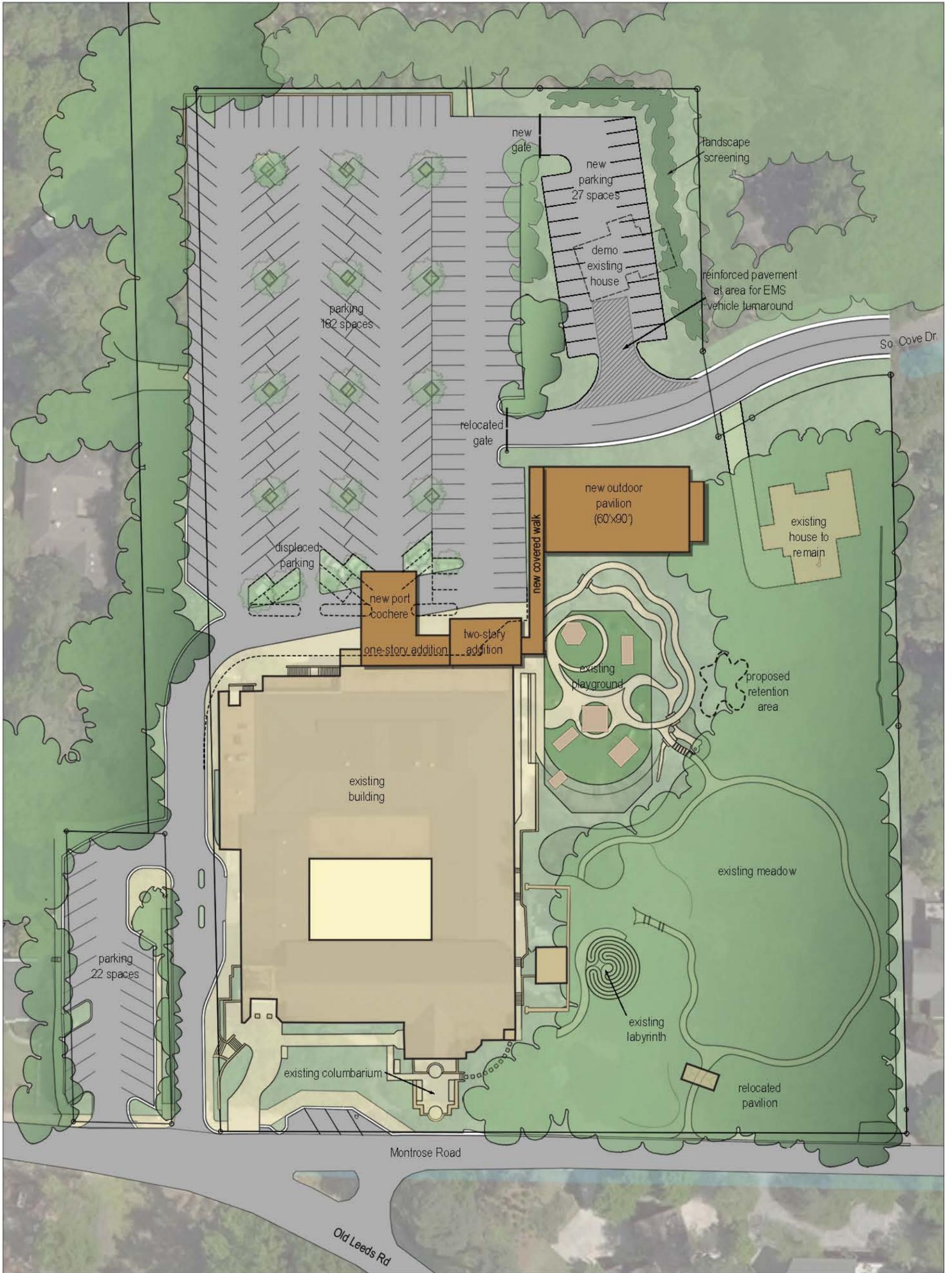
KPS GROUP, INC.

G.GRAY PLOSSER, FAIA
President

Gp

Enclosure: Attachments A,B,C, D

cc: George Pelekis, St. Luke's
Chris Harmon, Maynard Cooper
Ken McBride, KPS Group

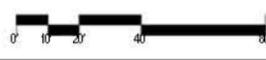


SAINT LUKE'S EPISCOPAL CHURCH

PROPOSED SITE DEVELOPMENT PLAN



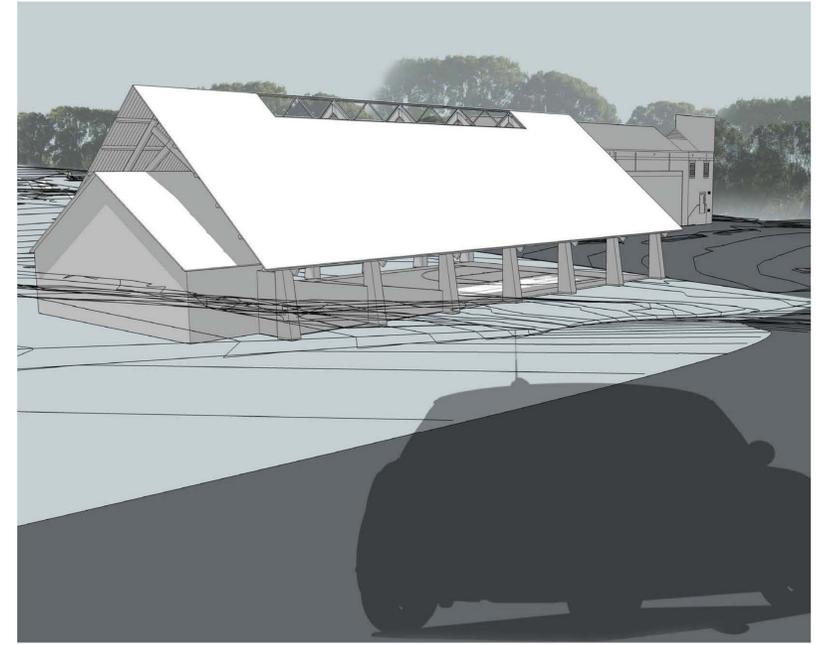
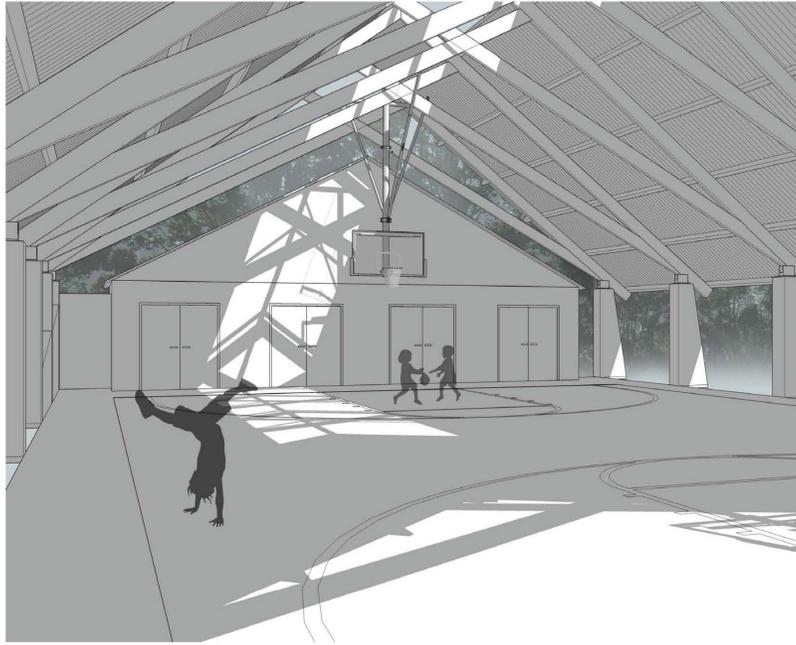
SCALE: 1"=20'



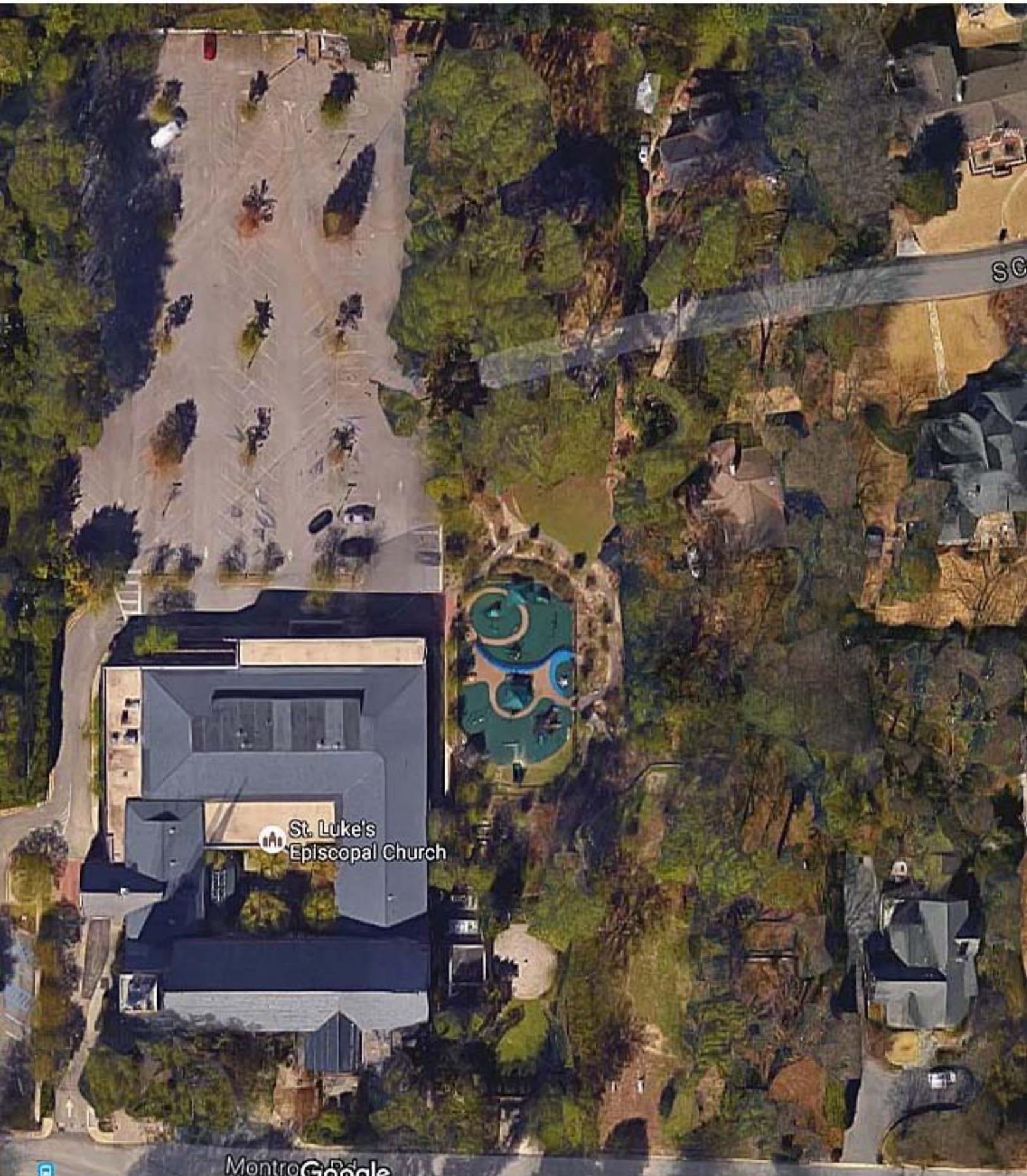
PARKING (REVISED 8/23/16)

REQUIRED	210 SPACES (630 SANCTUARY SEATS) / 3
CURRENT	239 SPACES
PROPOSED	253 SPACES
TOTAL HC	8 SPACES

NOTE: DISPLACED BY NEW CONSTRUCTION - 13 SPACES



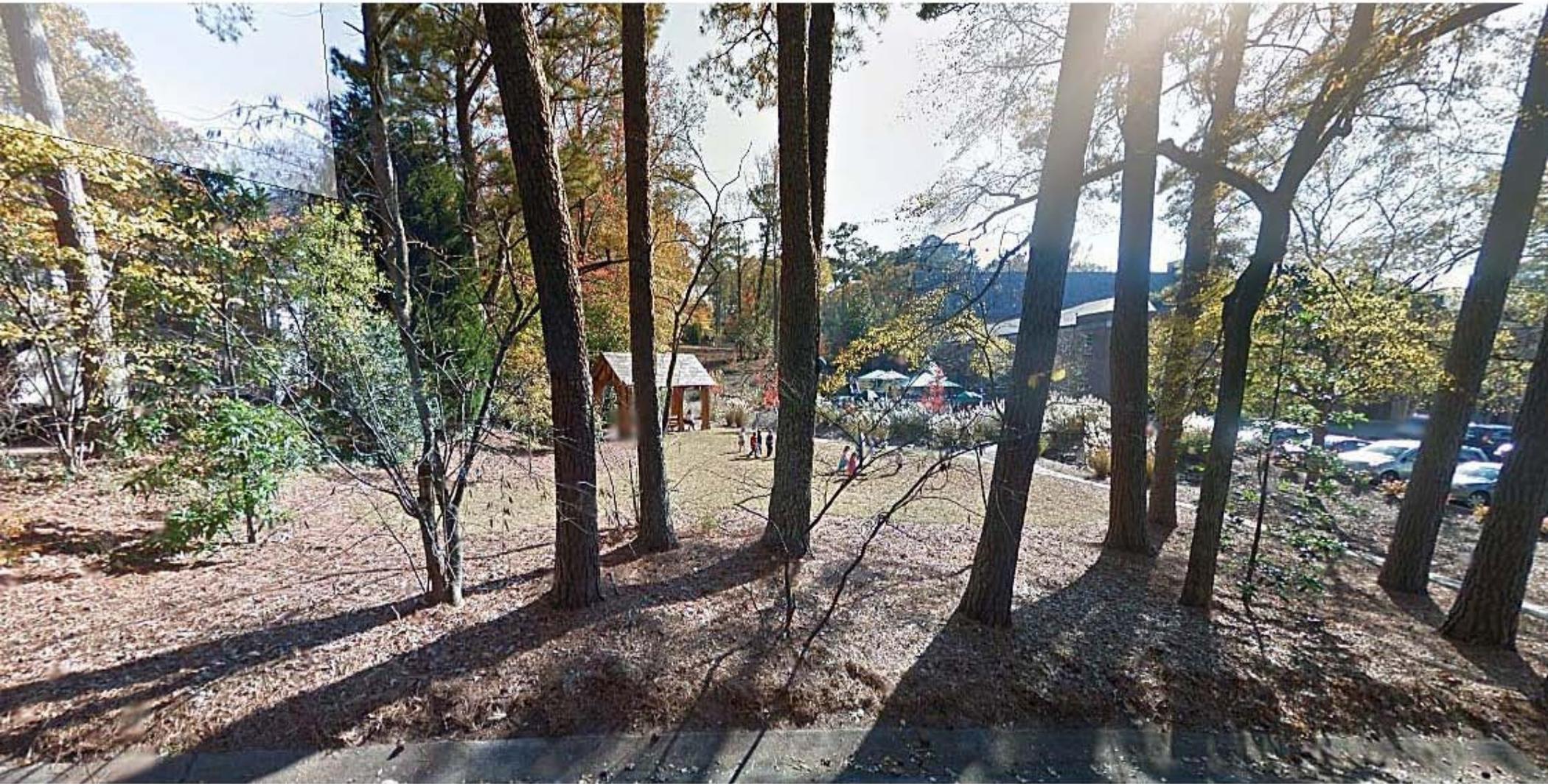
ST. LUKE EPISCOPAL CHURCH
NORTH ELEVATION



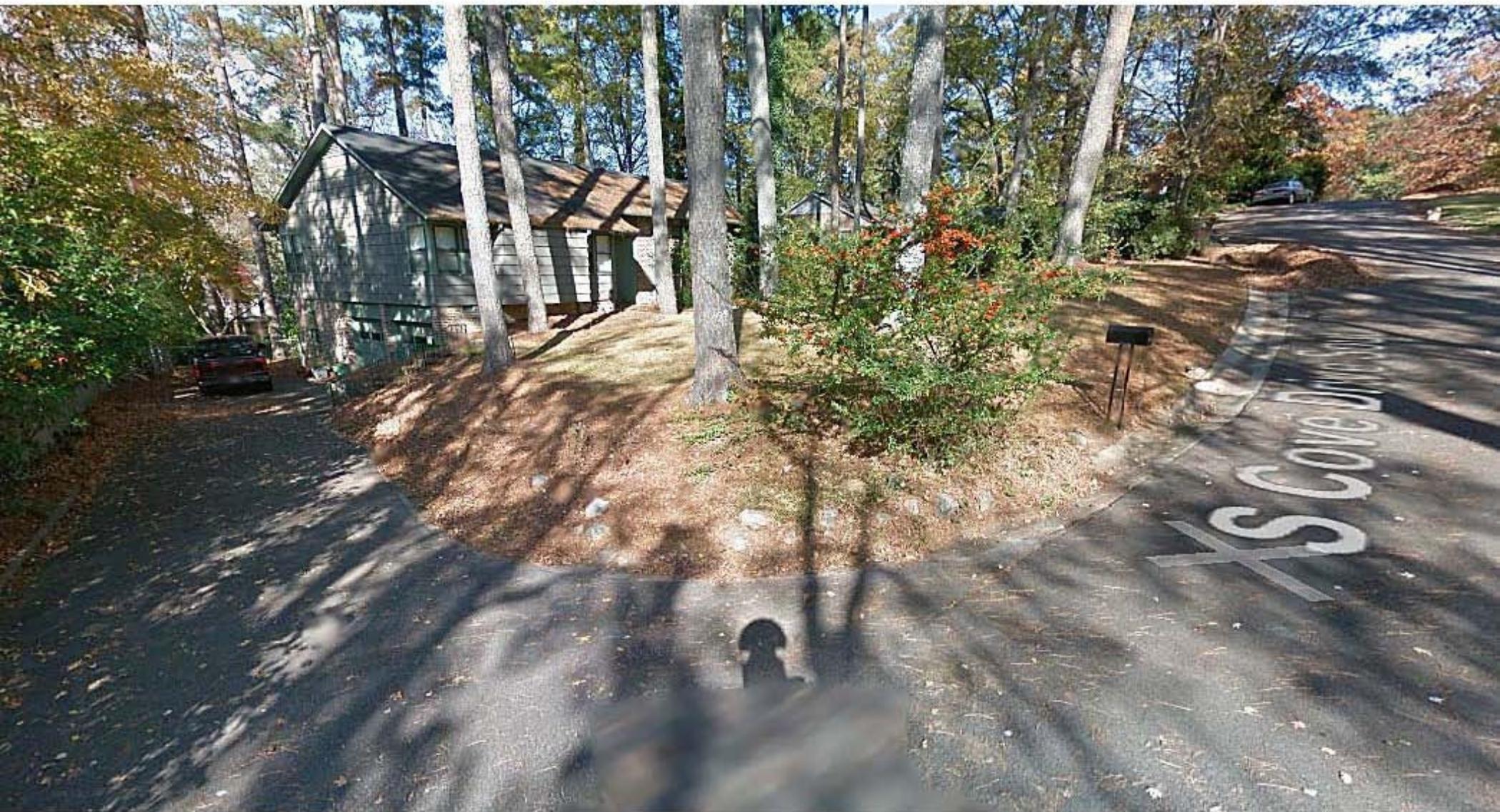
St. Luke's
Episcopal Church

Montro Google







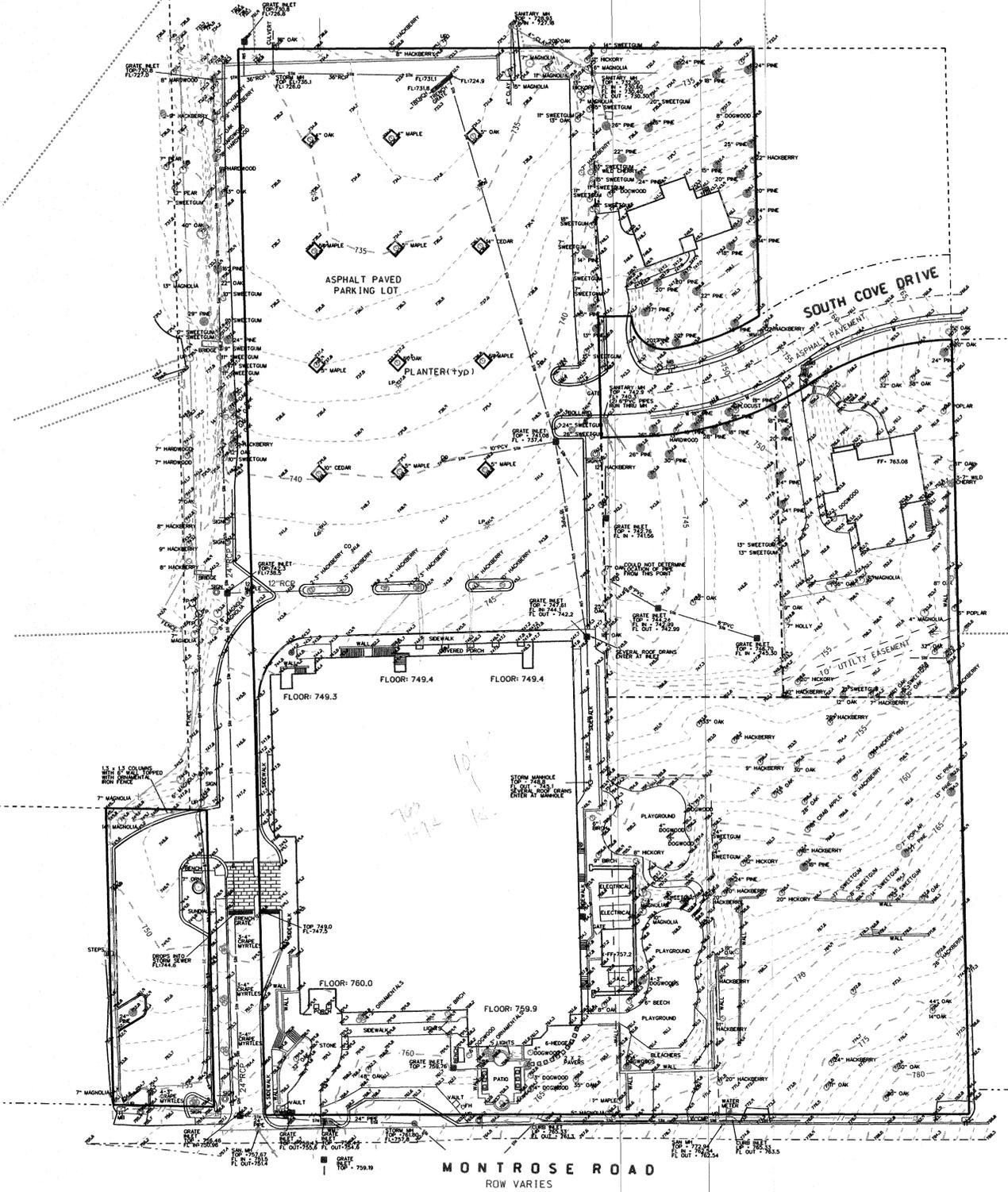




NOTES:

See Sheet 1 of 2 for boundary survey
Elevations are based on survey by Schoel Engineering date Sept. 1989.

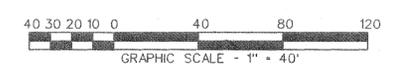
UTILITY WARNING:
The underground utilities shown on this plat are shown using location of existing structures and from Utility Company records. The surveyor makes no guarantee that the underground utilities shown comprise all such underground utilities either in service or abandoned. The surveyor further does not warrant the underground utilities are in the exact location shown although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



LEGEND

	UTILITY POLE w/GUY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	GAS VALVE
	STORM GRATE INLET
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	SANITARY SEWER CLEANOUT
	LIGHT STANDARD
	TELEPHONE MANHOLE
	POWER METER
	BOLLARD (GUARD POST)
	PARKING COUNT
	NO PARKING SIGN
	STOP SIGN
	HANDICAPPED SIGN
	SIGN CONNECTION
	SIGNAL BOX
	SIGNAL POLE
	PROPERTY LINE
	EASEMENT LINE
	REINFORCED CONCRETE PIPE
	DUCTILE IRON PIPE
	CORRUGATED METAL PIPE
	POLYVINYL CHLORIDE PIPE
	FENCE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	OVERHEAD POWER LINE

FOR REVIEW AND COMMENT	FOR APPROVAL	FOR BID ONLY	RELEASED FOR CONSTRUCTION	REVISIONS	
By: _____	By: _____	By: _____	By: _____	By: _____	By: _____
Issue Date: _____	Issue Date: _____	Issue Date: _____	Issue Date: _____	Issue Date: _____	Issue Date: _____
DATE	DATE	DATE	DATE	NO.	DESCRIPTION
<p>TOPOGRAPHIC SURVEY</p> <p>ST. LUKES EPISCOPAL CHURCH</p> <p>Situated in the NE 1/4 of the NE 1/4 of Section 04, T18S, R2W Jefferson County, Alabama</p>					
<p>Hatch Mott MacDonald</p> <p>2320 HIGHLAND AVENUE SOUTH, SUITE 175 BIRMINGHAM, ALABAMA 35205 (205) 939-1119</p>					
<p>HATCH MOTT MACDONALD</p> <p>2320 HIGHLAND AVENUE SOUTH, SUITE 175 BIRMINGHAM, ALABAMA 35205 (205) 939-1119</p>					
<p>SURVEY AND CERTIFICATION</p> <p>NOT VALID UNLESS STAMPED IN RED</p>					
DRAWN	REP	CHECKED	WB		
DATE	August 31, 2011				
SCALE	1" = 40'				
F.B.	686	PAGE	59-65		
DISC	FILE: BOUNDARY.DGN				
REF FILES					
QUAD NAME					
PROJECT NO:	294293				
SHEET NO:	2 of 2				



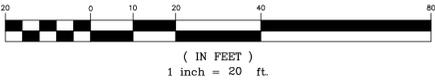
PARTIAL TOPOGRAPHIC SURVEY SAINT LUKES EPISCOPAL CHURCH

SITUATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 18 SOUTH RANGE 2 WEST,
JEFFERSON COUNTY ALABAMA.

PREPARED FOR:
LBVD, INC.
716 SOUTH 30TH STREET
BIRMINGHAM, AL 35233
(205) 251-4500



GRAPHIC SCALE



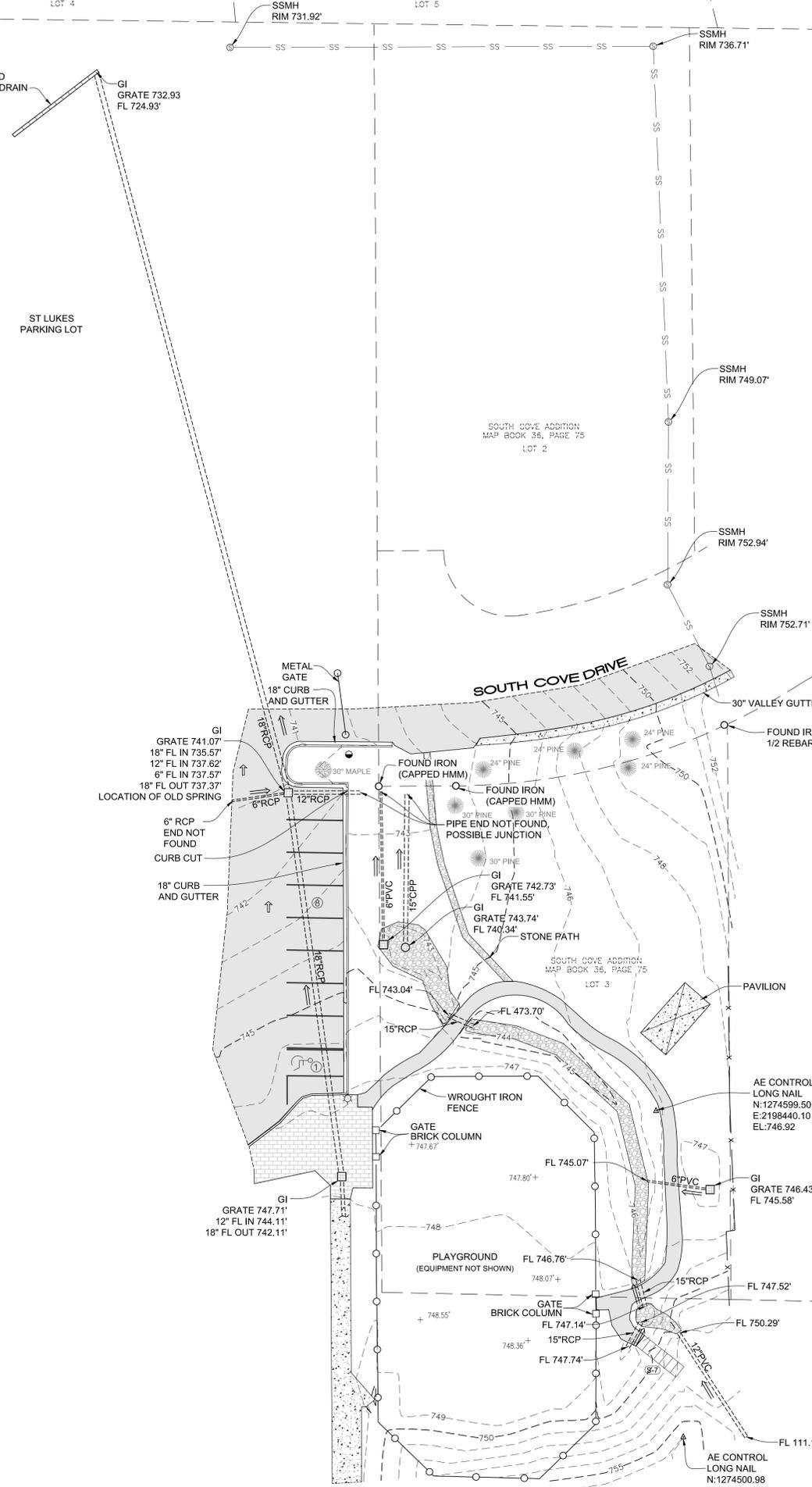
SURVEY CONTROL

THE BASIS OF BEARINGS AND OR
COORDINATES SHOWN ON THIS SURVEY ARE
BASED ON ALABAMA STATE PLANE WEST ZONE,
GRID NORTH, NAD 83(2011) AND VERTICAL
DATUM IS SITE SPECIFIC.

LEGEND			
	CONTROL POINT	FL	FLOWLINE
	EXISTING SPOT ELEVATION	GI	GRATE INLET
	LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
	GRATE INLET	PVC	POLYVINYL CHLORIDE PIPE
	SANITARY MANHOLE	CPP	CORRUGATED PLASTIC PIPE
	BOLLARD		WROUGHT IRON FENCE
	HARDWOOD TREE		ASPHALT
	SOFTWOOD TREE		BRICK
	STEP COUNT		CONCRETE
			STONE

BECKHAM'S RESURVEY OF
ACREAGE 1/4TH OF GLENBROOK
MAP BOOK 34 PAGE 38
LOT 4

BECKHAM'S RESURVEY OF
ACREAGE 1/4TH OF GLENBROOK
MAP BOOK 34 PAGE 38
LOT 5



- NOTES:
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
 - ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); PLAT=(P).
 - UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

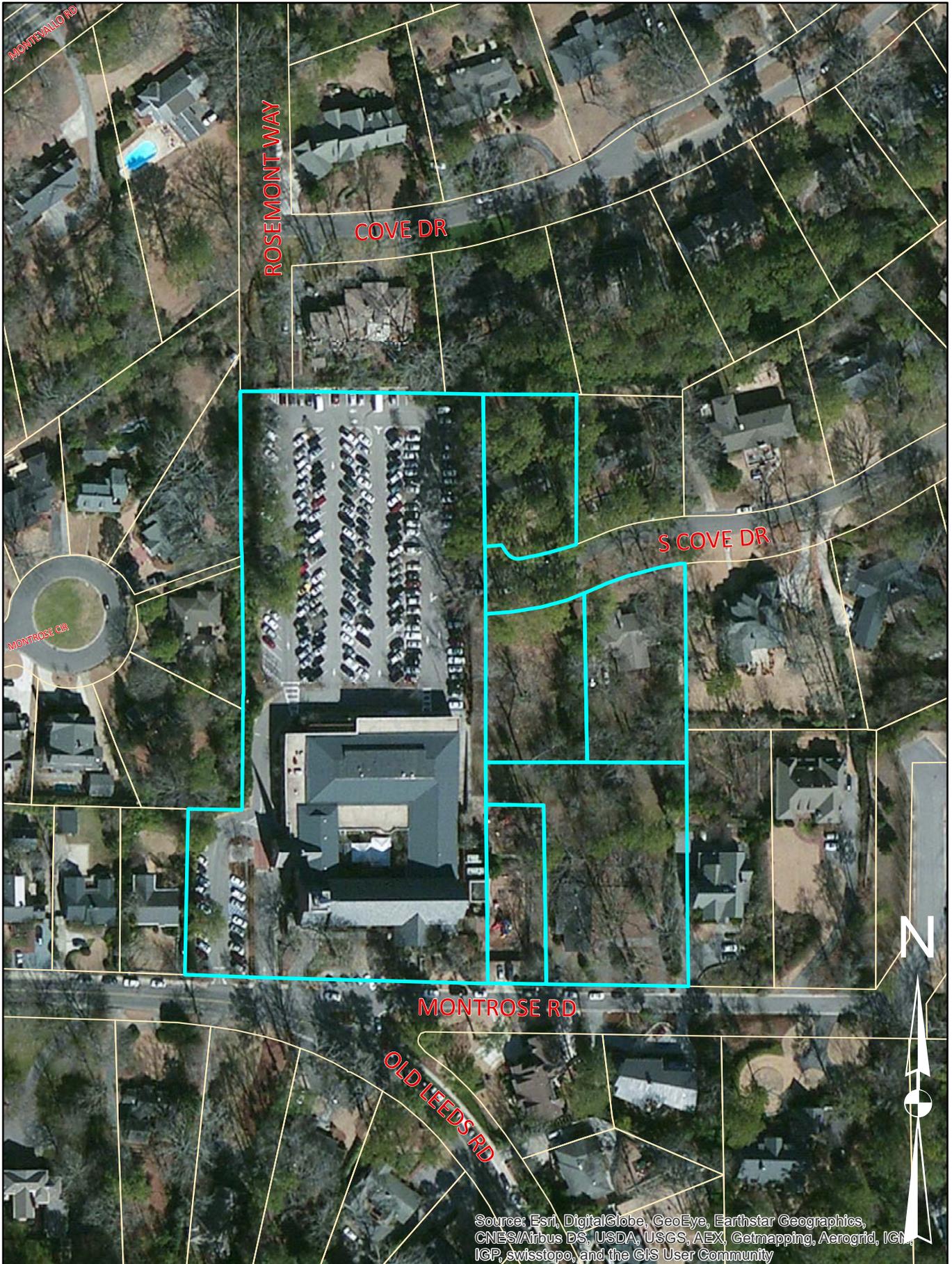
Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE PARTIAL TOPOGRAPHIC SURVEY SAINT LUKES EPISCOPAL CHURCH		DRAWN BY SAE
LOCATION & DESCRIPTION SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH RANGE 2 WEST, JEFFERSON COUNTY ALABAMA.		CHECKED BY: JDA
		DATE: 7/29/2016
		SCALE: 1" = 20'
		PARTY CHIEF YA
		PROJECT NO.: 61408
		SHEET 1 OF 1



Know what's below.
Call before you dig.
Call 2 working days before digging.
It's the Law!

P-16-24 Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Sec. 129-296. - Buffers and privacy fences and walls.

In cases in which a buffer, a green belt or a privacy fence is required between adjoining parcels, the following shall constitute the minimum requirements therefore, unless otherwise specified in individual cases:

- (1) Buffers and green belts. For a buffer or green belt, a planted strip of land at least 15 feet in width, composed of living deciduous or evergreen trees spaced not more than ten feet apart, and at least one row of dense evergreen shrubs spaced not more than five feet apart, all of which shall be maintained in perpetuity by the property owner who is required to establish such buffer or green belt, or his heirs, successors or assigns.
- (2) Privacy fences and walls. For a privacy fence or wall, a solid wooden fence or brick wall (meaning a fence or wall with no openings or gaps in it, except for a gate which must be closed at all times except when it is in use) six feet in height and, with respect to fences, with all supporting members being on the side of the fence which faces the parcel, the owner of which is required to provide the fence. The fence or wall must be at least five feet inside, and parallel to, the property line of the parcel which is to be screened from view. The area between the privacy fence or wall and the property line shall be grassed, landscaped or otherwise maintained as a buffer or green belt, and both said grassed or landscaped area and the fence or wall shall be perpetually maintained in a neat and orderly condition by the owner of the parcel which is to be screened from view. Nothing contained in this subsection shall permit the construction of a fence or wall more than four feet in height in the required front setback of a parcel or more than eight feet in height between the required front setback line and the existing front building line, or in any required side or rear setback, unless a fence or wall higher than herein specified is specifically permitted by another provision of this Code.

(Ord. No. 1224, 2-26-96; Ord. No. 1840, § 10, 2-14-2011; Ord. No. 1869, § 2, 4-9-2012)