

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

AUGUST 10, 2017

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: July 13, 2017

Preliminary Plats

- (1) **P-0817-39** Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For Liberty Park Town Village 6.5 Acre Commercial Subdivision.** The Purpose For This Request Is To Add Infrastructure . The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PNC.

Final Plats

(2) **Consent Agenda:**

- A. **P-0817-38** Wedgeworth Realty, Inc. Is Requesting **Final Plat Approval For A Resurvey of Lots 15 & 16, Altadena Park Subdivision.** The Purpose For This Request Is To Resurvey Shared Lot Line. The Property Is Owned By Wedgeworth Realty, Inc. and Is Zoned Vestavia Hills R-1.
- B. **P-0817-40** HD Holdings Is Requesting **Final Plat Approval For Topfield Resurvey No. 2.** The Purpose For This Request Is To Combine Two Parcels And One Lot Into One Larger Lot. The Property Is Owned By HD Holdings and Is Zoned Vestavia Hills O-1.
- C. **P-0817-41** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval For Heritage Hills-Phase 1 Resurvey No. 6.** The Purpose For This Request Is To Add A Storm Drainage Easement. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Rezoning/Conditional Use Recommendations:

- (3) **P-0717-35** Continental Equity Corporation & Russell W. Polhemus Is Requesting **Rezoning for 2221 & 2301 Old Columbiana Rd. from Vestavia Hills Inst-1 to Vestavia Hills B-2 The Purpose Of A Sports Medicine & Fitness Institute**

Medicine & Fitness Institute With A Conditional Use For Outdoor Recreation For The Purpose Of Recreation, Fitness, and Sports Training.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

MINUTES

JUNE 8, 2017

6:00 P.M.

The Planning and Zoning Commission of the City of Vestavia Hills met in regular session on this date at 6:00 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

MEMBERS PRESENT: Lyle Larson, Chairman
Brian Wolfe
Cheryl Cobb
Fred Goodwin
Deloye Burrell
Blaine House
Jim Brooks
Rusty Weaver

MEMBERS ABSENT: Greg Gilchrist

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner
Christopher Brady, City Engineer

APPROVAL OF MINUTES

Mr. Larson stated that the minutes of the meeting of June 8, 2017 are presented for approval.

MOTION Motion to approve minutes as presented was by Mr. Burrell and second was by Mr. Brooks. Voice vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Wolfe – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion carried	

Consent Agenda/Final Plats:

- A. **P-0717-32** Michael Mouron Is Requesting **Final Plat Approval For Resurvey of Lot 754-A Of A Resurvey Of Lot 754 And 755 Of Kings Mountain Ridge.** The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By Michael Mouron and Is Zoned Vestavia Hills PR-1.

MOTION Mr. Goodwin made a motion to approve item A. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Wolfe – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion carried	

- B. **P-0717-37** Stephen & Marie Kersey Is Requesting **Final Plat Approval For Biltmore Estates Lot 11A Resurvey.** The Purpose For This Request Is To Combine Two Parcels Into One. The Property Is Owned By Stephen & Marie Kersey and Is Zoned Vestavia Hills R-3.

MOTION Mr. Goodwin made a motion to approve item B with the condition that a variance be granted by the Board of Zoning Adjustment. Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Wolfe – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion carried	

Rezoning/Conditional Use Recommendations:

- P-0717-33** June Pryor Is Requesting **Rezoning for 3118 Pine Tree Dr. from Vestavia Hills R-1 to Vestavia Hills B-3 With A Conditional Use For A Kennel** For The Purpose Of Retail Development.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Nick Van Cryer and Jeff Hardwick discussed the rezoning plan, site layout and building design.

Mrs. Cobb asked about insulation for noise. Mr. Hardwick stated the building is designed in a way to make noise un-noticeable.

Mr. Larson opened the floor for a public hearing.

Dr. Shirley stated she was opening a doctor's office across the street and need a quiet place for her practice.

Mr. Hardwick affirmed that would be the case.

Mr. Larson closed the public hearing and opened the floor for motion.

MOTION Mr. Wolfe made a motion to recommend rezoning approval 3118 Pine Tree Dr. from Vestavia Hills R-1 to Vestavia Hills B-3 With A Conditional Use For A Kennel with the following conditions:

- A. Zoning limited to B-2 uses;
- B. Strongly encourage high STC sound rating for exterior walls.

Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Wolfe – yes	Mr. Brooks – yes
Mr. Weaver – yes	Mr. House – yes
Mrs. Cobb – yes	Mr. Larson – yes
Motion carried	

P-0717-34 June Pryor Is Requesting **Rezoning** for **3111 Pine Tree Dr.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Todd Thompson & Dr. Ioana Shirley were present to explain the request.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. Burrell made a motion to recommend rezoning approval 3111 Pine Tree Dr. from Vestavia Hills R-1 to Vestavia Hills O-1 with the following conditions:

- A. Based on renderings presented.

Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
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Mr. Wolfe – yes
Mr. Weaver – yes
Mrs. Cobb – yes
Motion carried

Mr. Brooks – yes
Mr. House – yes
Mr. Larson – yes

P-0717-36 Phillip J. & Nellie Faye Parker and DCR Group, LLC Are Requesting **Rezoning** for **3009 & 3017 Sunview Dr.** from **Vestavia Hills R-4 to Vestavia Hills R-9** For The Purpose Of Residential Development.

Mr. Garrison explained the background and location of the request and went over the conditions staff recommended for approval.

Bob Easley was present to explain the request. He went over the design of the subdivision and the drainage plan. Mr. Brady affirmed the drainage plan.

Mr. Larson opened the floor for a public hearing.

Kathleen Jensen, Penelope Cowart, Elise Bodenhiemer, and Lucy Word all spoke in opposition due to drainage and density concerns.

David Roberts and Bobby Adams spoke in support.

The Commission agreed that the Cahaba Heights Community Plan supported the rezoning with the density requested.

Mr. Larson closed the public hearing and opened the floor for a motion.

MOTION Mr. House made a motion to recommend rezoning approval 3009 & 3017 Sunview Dr. from Vestavia Hills R-4 to Vestavia Hills R-9 with the following conditions:

- A. Covenants/HOA agreements to be submitted with final plat;
- B. Fences will be allowed on lots that have frontages on Sunview Dr. and Green Valley Rd.

Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Wolfe – yes
Mr. Weaver – yes
Mrs. Cobb – yes
Motion carried

Mr. Burrell – yes
Mr. Brooks – yes
Mr. House – yes
Mr. Larson – yes

Conrad Garrison, City Planner

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 10, 2017**

- **CASE:** P-0817-39
- **REQUESTED ACTION:** Preliminary Plat Approval For Liberty Park Town Village 6.5 Acre Commercial Subdivision
- **ADDRESS/LOCATION:** Liberty Pkwy. & South Liberty Rd.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat is to add road “5” and “5B”, as well as associated infrastructure for the construction of commercial development. Detailed plans have been submitted to the Engineering Dept. for review.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for commercial development.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
PRELIMINARY MAP APPLICATION**

2017 JUL 21 PM 1:23

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP
ADDRESS: 8000 Liberty Parkway, STE 114
Birmingham, AL 35242
MAILING ADDRESS (if different from above) _____
PHONE NUMBER: Home _____ Office 205-945-6401
NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Schoel Engineering, James Parsons, PE - Civil Engineer

III. ACTION REQUESTED

Preliminary Plat Approval
Explain reason for the request: Liberty Park Joint Venture desires to develop 14.1
acres at the intersection of Liberty Pkwy. and South Liberty Rd.
if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

Acreage situated in the SE 1/4 of the SE 1/4 of Section 12 and in the NE 1/4 of
the NE 1/4 of Section 13, Township 18 South, Range 1 West
Property size: 960' feet X 640' feet. Acres: 14.1

VI. ZONING/REZONING:

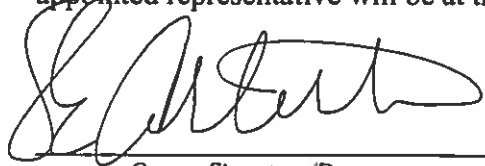
The above described property is presently zoned: PNC

P0817-39//28-13-1-1-2
1120 South Liberty Rd.
Prelim. Map for Town Village
Liberty Park Joint Venture
PNC

P&Z Application
Page 4

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



7.21.17

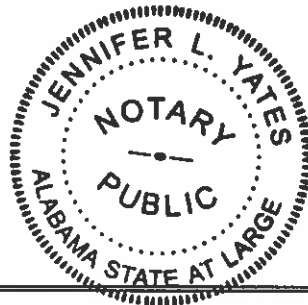
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 21st day of July, 2017.

Jennifer L. Yates
Notary Public

My commission expires 9th
day of May, 2020.



LIBERTY PARK TOWN VILLAGE 6.5 ACRE COMMERCIAL SUBDIVISION

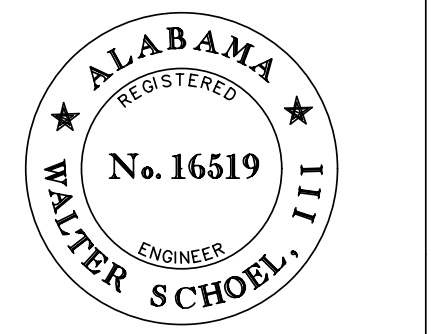
BEING A SUBDIVISION OF ACREAGE SITUATED IN
THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 12
AND THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 13,
BOTH IN TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

SCALE: 1" = 50' JULY, 2017
GRAPHIC SCALE

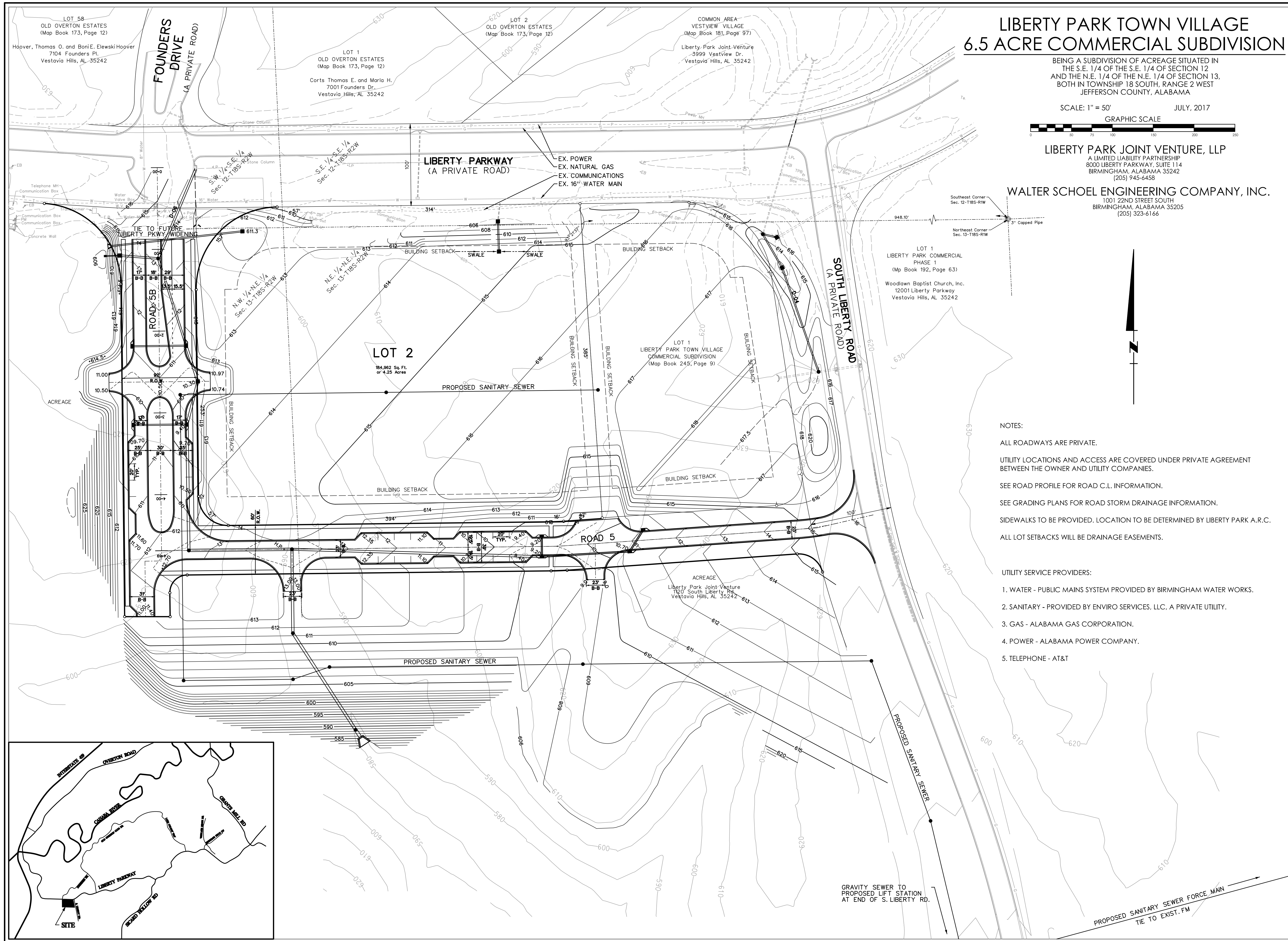
LIBERTY PARK JOINT VENTURE, LLP
A LIMITED LIABILITY PARTNERSHIP
8000 LIBERTY PARKWAY, SUITE 114
BIRMINGHAM, ALABAMA 35242
(205) 945-6458

WALTER SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6166

SCHOEL
Consulting Engineers
Civil
Surveying
Environmental
Water Resources
High Definition
Surveying
1001 22nd Street South
Birmingham, Alabama 35205
205-323-6166



LIBERTY PARK - TOWN VILLAGE 6.5 ACRES MASS GRADING PACKAGE VESTAVIA HILLS, ALABAMA

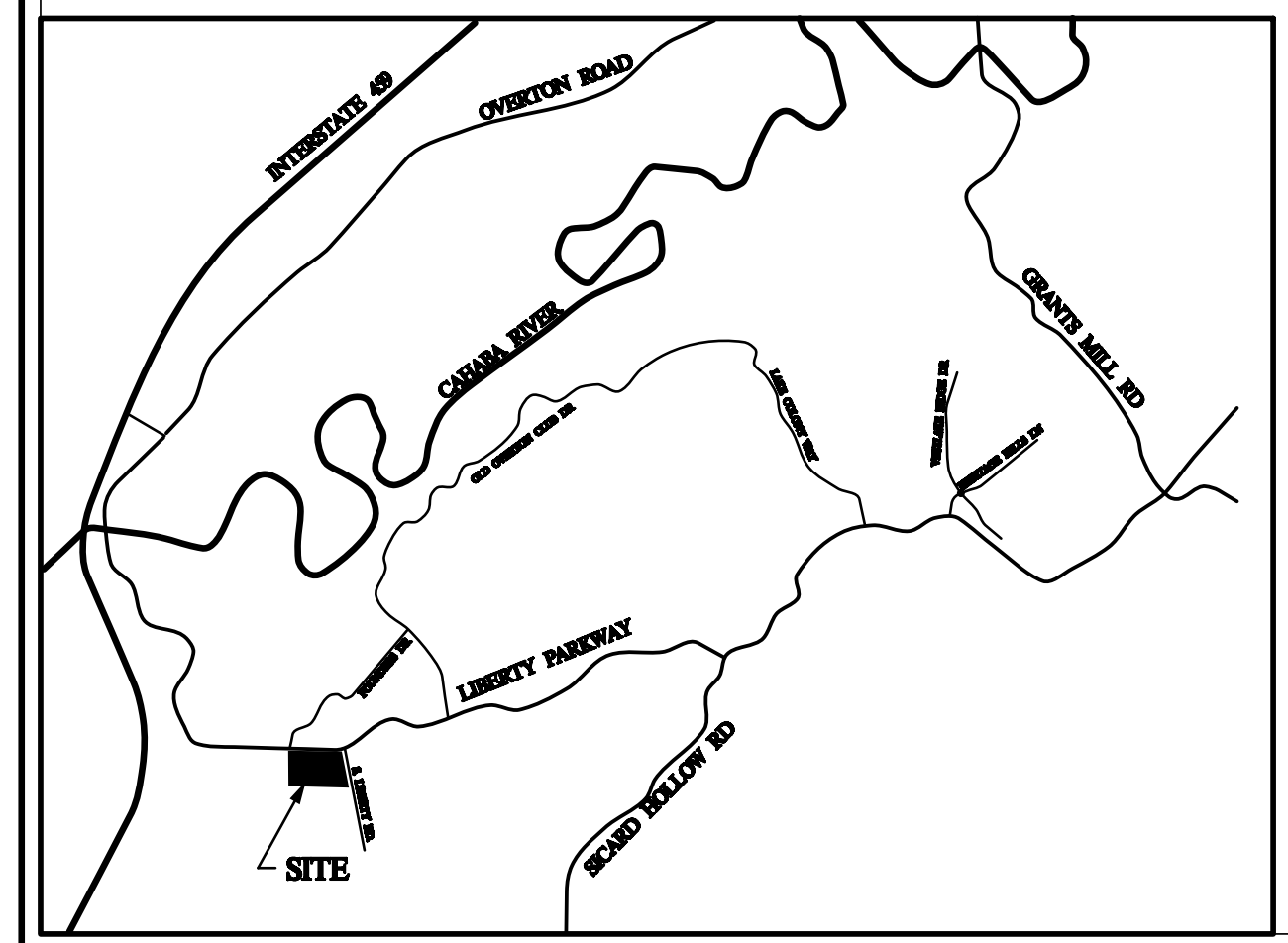


NOTES:

- ALL ROADWAYS ARE PRIVATE.
- UTILITY LOCATIONS AND ACCESS ARE COVERED UNDER PRIVATE AGREEMENT BETWEEN THE OWNER AND UTILITY COMPANIES.
- SEE ROAD PROFILE FOR ROAD C.L. INFORMATION.
- SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.
- SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK A.R.C.
- ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.

UTILITY SERVICE PROVIDERS:

1. WATER - PUBLIC MAINS SYSTEM PROVIDED BY BIRMINGHAM WATER WORKS.
2. SANITARY - PROVIDED BY ENVIRO SERVICES, LLC, A PRIVATE UTILITY.
3. GAS - ALABAMA GAS CORPORATION.
4. POWER - ALABAMA POWER COMPANY.
5. TELEPHONE - AT&T



GRAVITY SEWER TO PROPOSED LIFT STATION AT END OF S. LIBERTY RD.

PROPOSED SANITARY SEWER FORCE MAIN TIE TO EXIST. FM

DRAWING SET:
PERMIT SET 07-28-2017
REVISIONS:

PRELIMINARY PLAT

DRAWN BY: S.F.S./J.M.H.
CHECKED BY: W.S. III
FILE NAME:

G:\LIB\16215\CIVIL\DESIGN\GAS STATION\

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 10, 2017**

- **CASE:** P-0817-38
- **REQUESTED ACTION:** Final Plat Approval For A Resurvey of Lots 15 & 16, Altadena Park Subdivision
- **ADDRESS/LOCATION:** 3587 & 3575 Altadena Park Ln.
- **APPLICANT/OWNER:** Wedgeworth Realty, Inc.
- **REPRESENTING AGENT:**
- **GENERAL DISCUSSION:** Final plat is amending the lot line between lots 15 & 16. Recorded setbacks remain. Lots meet minimums for R-1.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for low/medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION

II. APPLICANT INFORMATION: (owner of property)

NAME: WEDGORTH REALTY, INC

ADDRESS: 4154 CROSSHAVEN DRIVE

B'HAM, AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: ^{CELL}~~Home~~ 205 365 4344 Office 205 379 6051

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

MICHAEL W. WEDGORTH

III. ACTION REQUESTED

Final Plat Approval RESURVEY

Explain reason for the request: THIS IS TO MAKE

LOTS 15 & 16 COMPARABLE SIZE

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

LOT 15 & 16, ACCORDING TO ALTADENA PARK

SUBDIVISION, M.B. 229, PAGE 77

Property size: _____ feet X _____ feet. Acres: .68 / EACH LOT

3587 & 3575 ALTADENA PARK LANE

VI. ZONING/REZONING:

The above described property is presently zoned: R-1

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Micah W. Wegmont
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 17th day of July, 2017.

Kyle E. Ingua
Notary Public

My commission expires 10-29-2017
day of 29th October, 2017.

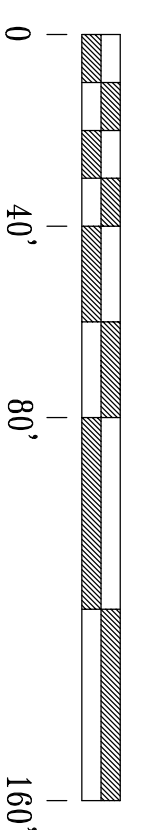
A SINGLE FAMILY RESIDENCES
**A RESURVEY OF LOTS 15 & 16,
 ALTADENA PARK SUBDIVISION**

AS RECORDED IN MAP BOOK 229, PAGE 77,
 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
 JEFFERSON COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
 2322 CAHABA VALLEY DRIVE, SUITE M
 BIRMINGHAM, ALABAMA 35242
 (205) 991-8985

OWNER:
WEDGORTH REALTY, INC.



SCALE: 1"=40' DATE: JULY 11, 2017

CITY OF VESTAVIA HILLS JURISDICTION

NOTE: THE PURPOSE OF THIS RESURVEY IS TO CHANGE THE DIVIDED LINE BETWEEN LOTS 15 & 16.

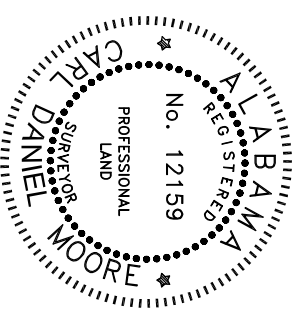
STATE OF ALABAMA
 COUNTY OF SHELBY

The undersigned, Carl Daniel Moore, a Registered Land Surveyor, State of Alabama, and Wedgorth Realty, Inc., owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as A RESURVEY OF LOTS 15 & 16, ALTADENA PARK SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length, width and boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and boundaries of each street, alley and public ground, showing the location of all easements, and showing the location of all TADENA PARK SUBDIVISION, as recorded in Map Book 229, Page 77 in the Office of the Judge of Probate, Jefferson County, Alabama, and that iron pins have been installed or found at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except a mortgage with Metro Bank.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Date: _____

By: Carl Daniel Moore, Reg. L.S. #12159



Wedgorth Realty, Inc., Owner.

By: Michael W. Wedgorth, President

Metro Bank, Mortgagee

By: Patrick W. Love, Vice President

APPROVED:

BY: _____
 CITY ENGINEER

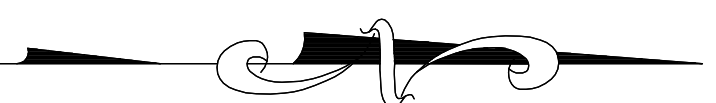
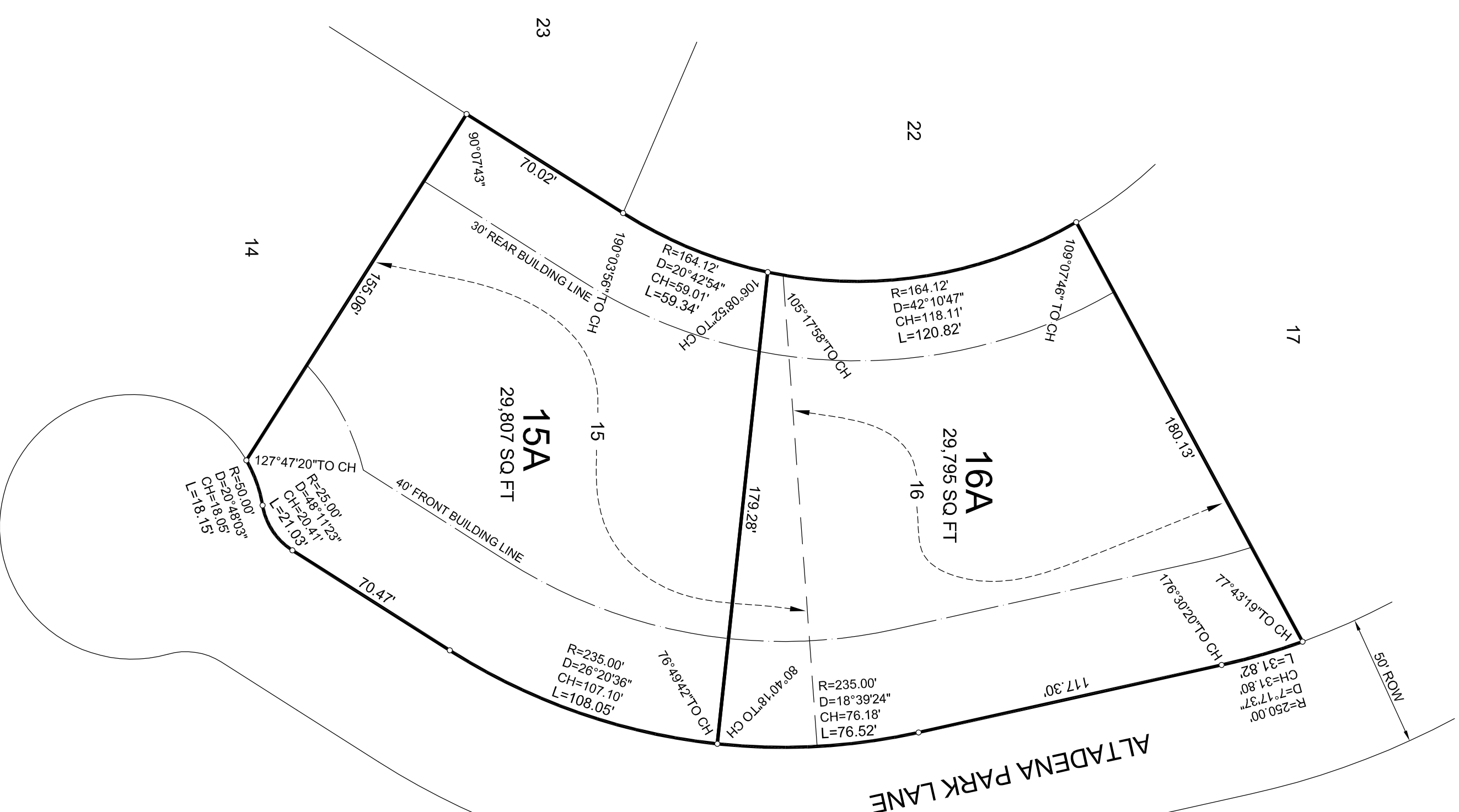
BY: _____
 CHAIRMAN VESTAVIA HILLS PLANNING & ZONING COMMISSION

BY: _____
 CITY CLERK

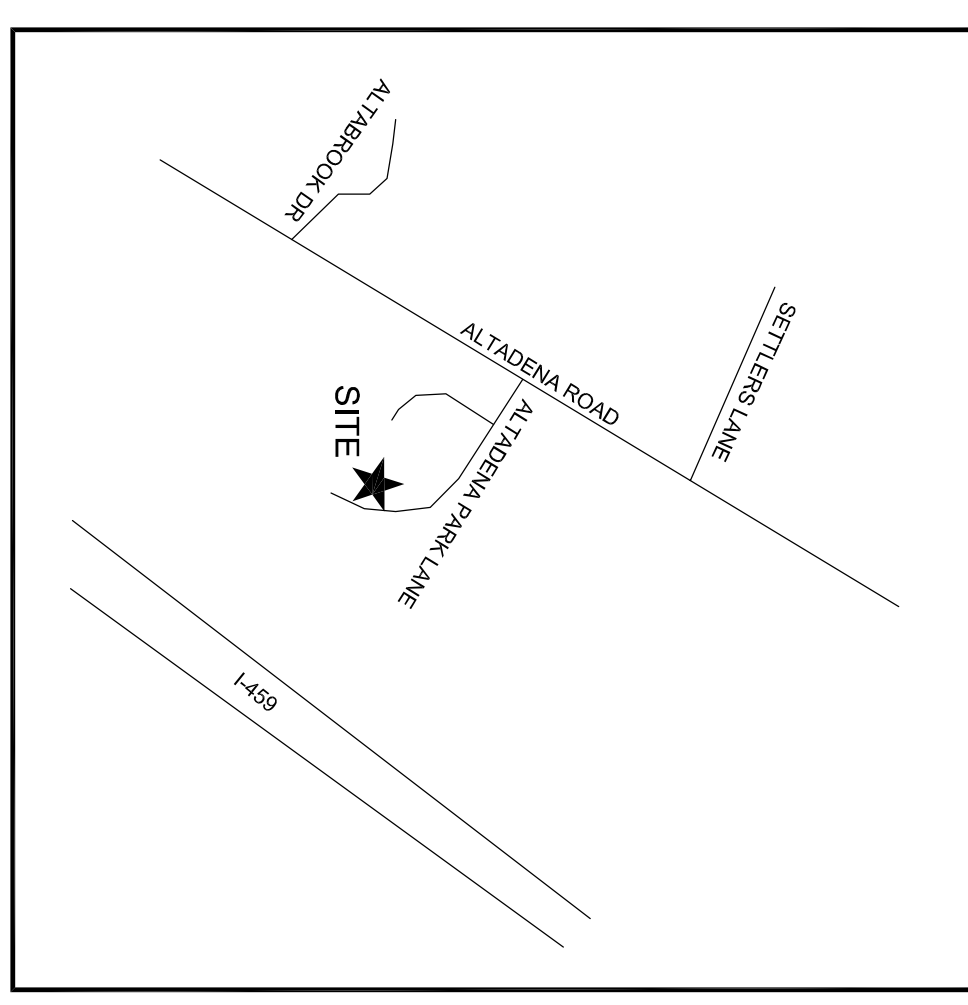
APPROVED: _____ DATE: _____

DIRECTOR OF ENVIRONMENTAL SERVICES
 FOR RECORDING PURPOSES ONLY

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 any Right of Way or Easement boundaries after this date may void this approval.



- LEGEND**
- WATERLINE ——— W ——— W ———
 - 50 FT. SQUARE FEET
 - S: DELTA ANGLE
 - D: DEFLECTION ANGLE
 - T: TANGENT
 - C: CHORD
 - ESMT: EASEMENT
 - RCH: REINFORCED CONCRETE PIPE
 - RH: FIRE HYDRANT
 - NLI: INLET MANHOLE
 - L: LENGTH
 - EX: EXISTING
 - FD: FOUND
 - Y: YARD INLET
 - SS: SANITARY SEWER MANHOLE
 - SS: SANITARY SEWER
 - SS: STORM SEWER
 - FM: FORCE MAIN
 - FI: FIRE HYDRANT = FH
 - CI: CURB INLET
 - HI: HEADWALL



VICINITY MAP
 NOT TO SCALE

NOTES:
 MAINTENANCE, RESPONSIBILITY AND LIABILITY FOR SIDEWALKS IS THE RESPONSIBILITY OF THE HOMEOWNER/DEVELOPER AND THE HOMEOWNERS ASSOCIATION.
 ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT JEFFERSON COUNTY.
 SIDE SETBACKS ARE 15% OF THE LOT WIDTH MEASURED ALONG BUILDING LINE.

I, the undersigned, as Notary Public in and for said County in said State, do hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 20__.

BY: _____
 Notary Public
 My commission Expires: _____

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Michael W. Wedgorth, whose name is signed to the foregoing instrument as President of Wedgorth Realty, Inc., owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he, as such officer and with full authority, executed the same voluntarily, on behalf of said banking corporation.

Given under my hand and seal this the _____ day of _____, 20__.

BY: _____
 Notary Public
 My commission Expires: _____

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Patrick W. Love, whose name is signed to the foregoing instrument as Vice President of Metro Bank, mortgagee, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he, as such officer and with full authority, executed the same voluntarily, on behalf of said banking corporation.

Given under my hand and seal this the _____ day of _____, 20__.

BY: _____
 Notary Public
 My commission Expires: _____

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 10, 2017**

- **CASE:** P-0817-40
- **REQUESTED ACTION:** Final Plat Approval For Topfield Resurvey No. 2
- **ADDRESS/LOCATION:** 3111 & 3115 Timberlake Dr.
- **APPLICANT/OWNER:** HD Holdings
- **REPRESENTING AGENT:** Joey Miller
- **GENERAL DISCUSSION:** Final plat is combining the Harris Doyle lots on Blue Lake Rd. with their lots that were recently rezoned on Timberlake Rd. as part of their rezoning request. The plat also includes a shared access and utility easement.
- **CAHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the plan for mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: HD Holdings LLC / Russ Doyle

ADDRESS: 3112 Blue Lake Dr, Ste 100
Birmingham AL 35243

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-982-2896

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Joseph A. Miller III / MTM Engineers Inc

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: resurveying 2 parcels and 1
existing lot into 1 large lot in order to build 2 new bldgs
****if additional information is needed, please attached full description of request****

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

3111 + 3115 Timberlake Dr, Vestavia, AL 35243
3112 Blue Lake Dr, Vestavia AL 35243
2 acreage PID: 28-00-27-4-001-006.000 + 007.000
Lot 4A Topfield Res. No. 2 mB39 P6 47
Property size: _____ feet X _____ feet. Acres: 2.22

2011 JUL 27 A
109

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P0817-40//28-27-4-1-7
3111 Timberlake Dr./3112 Blue
Lake Dr
Final Map
HD Holdings, LLC

P&Z Application
Final Plat Approval
Page 4

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Owner Signature/Date

 7.26.17

Representing Agent (if any)/date

Given under my hand and seal
this ____ day of _____, 20 ____.

Notary Public

My commission expires _____
day of _____, 20 ____.

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Joseph A. Miller, III, as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for subdivision approval on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgements, attendance and presentations of evidence at all hearings and execution of agreements.

OWNER: HD Holdings LLC
Russell Doyle

[Signature]
Owner's Signature

ADDRESS 3112 Blue Lake Dr - Suite 100
Vestavia Hills AL 35243

TELEPHONE (205) 406-8988

AUTHORIZED AGENT / ATTORNEY-IN-FACT

NAME: JOSEPH A. MILLER, III
ADDRESS: 2217 10th COURT SOUTH
BIRMINGHAM, AL. 35205
TELEPHONE: 205-320-0114

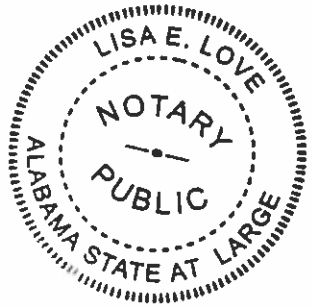
State of Alabama

I, the undersigned Notary Public, hereby certify that Russell Doyle, whose name is signed to the foregoing DESIGNATION OF AUTHORIZED AGENT / ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

Given under my hand and Official Seal this 26 day of July, 2016
Lisa E. Love

MY COMMISSION EXPIRES:
October 13, 2019

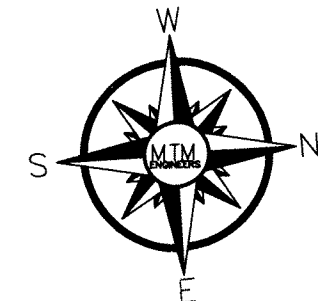
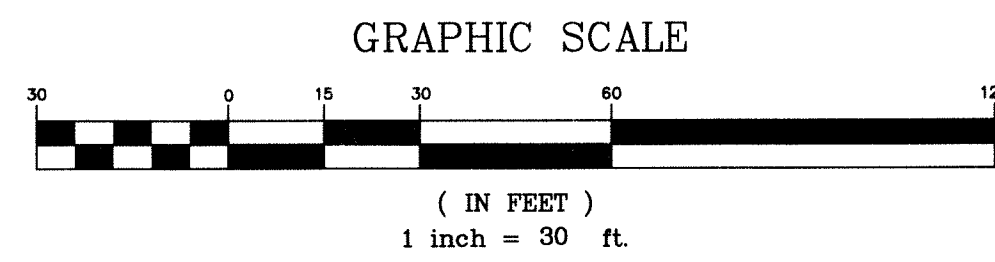
Commission Expires _____



TOPFIELD RESURVEY No. 2

Being a Resurvey of Lot 4A of a Resurvey of Lots 4 and 5 of Topfield Subdivision as recorded in Map Book 242, Page 73 in the Office of the Probate Judge of Jefferson County, AL and Acreage located SW 1/4 of SE 1/4 of Section 17, Township 18 South, Range 2 West, Jefferson County, AL.

May 19, 2017



STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, JOSEPH A. MILLER, III, A REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR, STATE OF ALABAMA, AND HD HOLDINGS, LLC, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS TOPFIELD RESURVEY No. 2 SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

BY: _____ DATED: _____

JOSEPH A. MILLER, III, PE/PLS
AL REG. NO. 17054

OWNER:

BY: _____ DATED: _____

HD HOLDINGS, LLC.

APPROVED IN FORMAT ONLY:

CHAIRMAN, VESTAVIA HILLS PLANNING COMMISSION DATE _____

CITY CLERK, CITY OF VESTAVIA HILLS DATE _____

CITY ENGINEER, CITY OF VESTAVIA HILLS DATE _____

- NOTES:
- UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 - THE LOT OWNER/BUILDER SHALL USE AND MAINTAIN 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.

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOSEPH A. MILLER, III, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

NOTE:
JEFFERSON COUNTY 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.

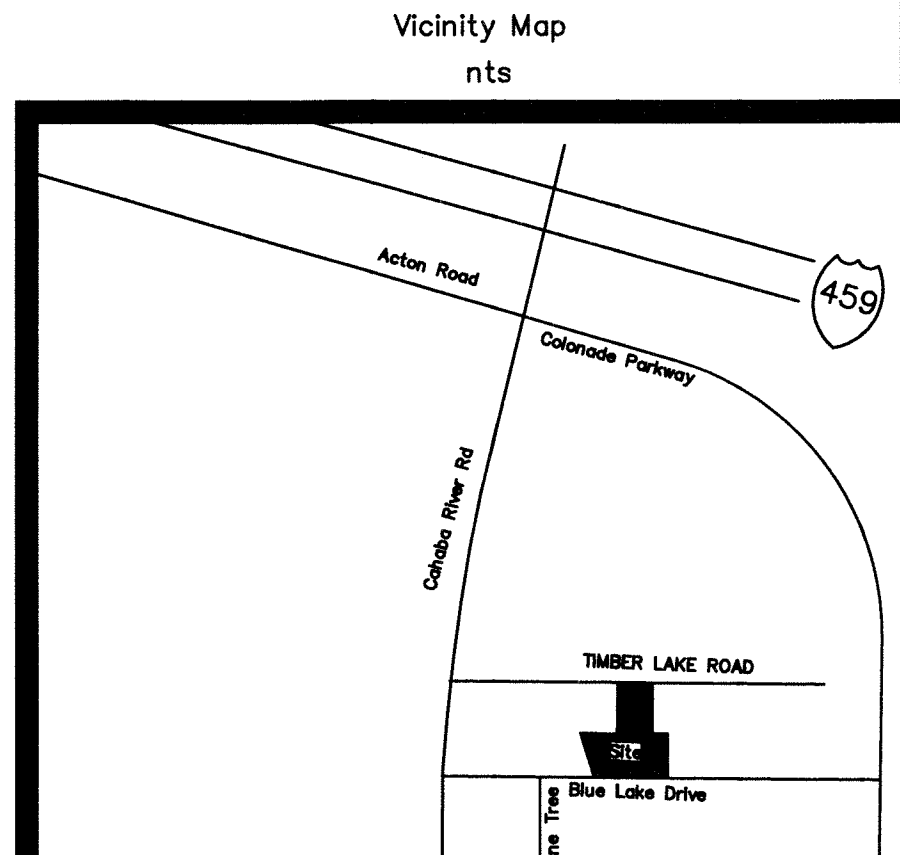
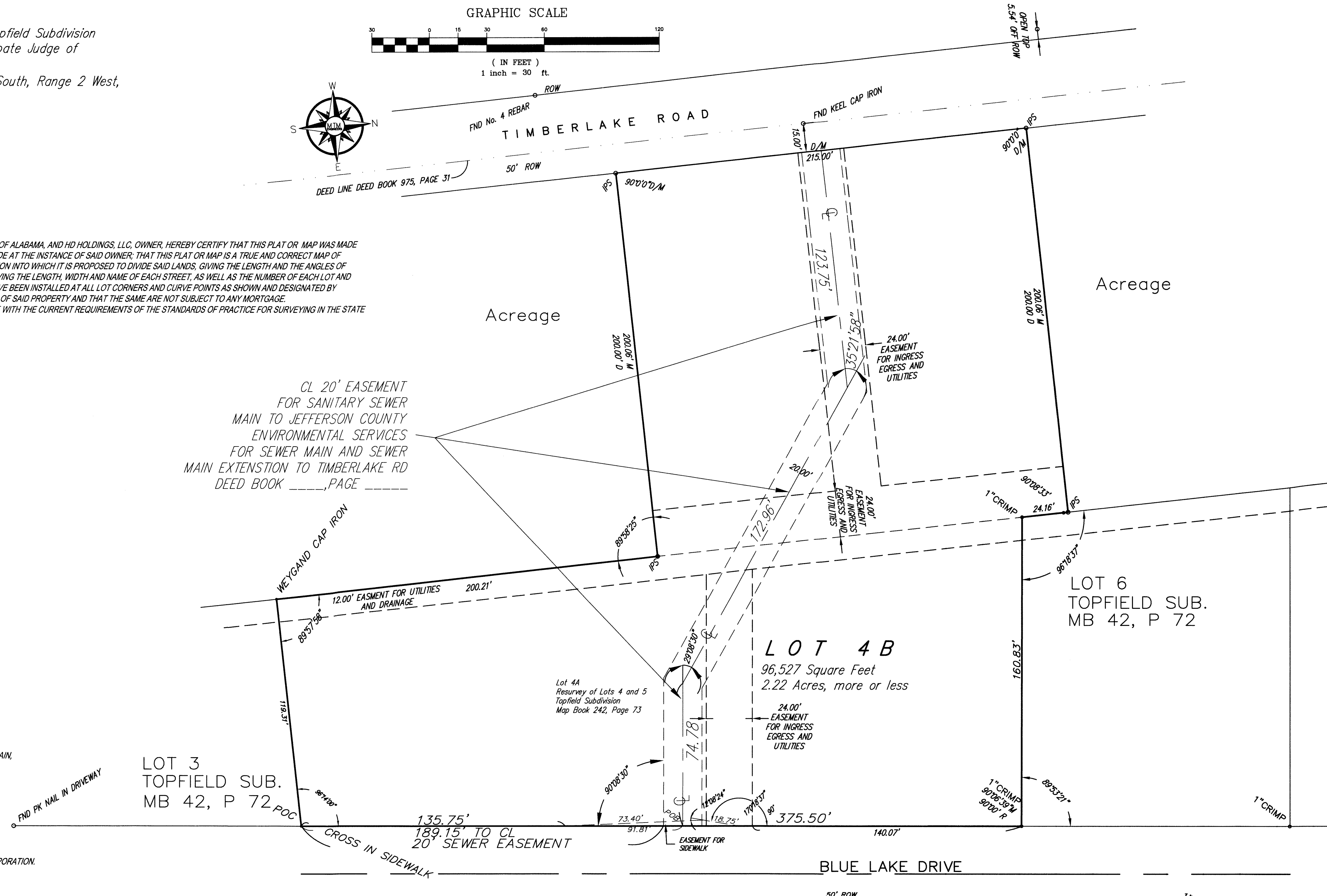
APPROVED: _____ DATE: _____

DIRECTOR OF ENVIRONMENTAL SERVICES

FOR RECORDING PURPOSES ONLY

- NOTES:
- UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 - THE LOT OWNER/BUILDER SHALL USE AND MAINTAIN 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.
 - SITE IS NOT IN A FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 01073C0586 G DATED 09.26.06

SURVEY FILE :TOPFIELD LOT 5.TXT / FIELD WORK JBC 12-16-15 / 05.03.17



TOPFIELD RESURVEY No. 2

Being a Resurvey of Lot 4A of Resurvey Lots 4 and 5 of Topfield Subdivision as recorded in Map Book 242, Page 733 in the Office of the Probate Judge of Jefferson County, AL and Acreage located SW 1/4 of SE 1/4 of Section 17, Township 18 South, Range 2 West, AL

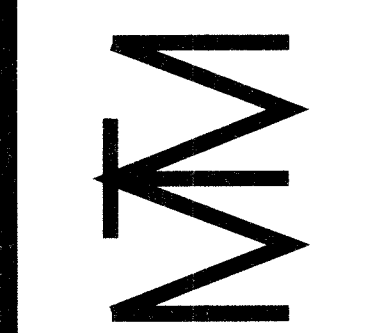
PROJECT

FOR REVIEW

revision	date

JOB NO: _____
FILE NAME:AAA PLOTS TOPFIELD LOT 5
DATE: MAY 19, 2017
DRAWN: JAM III
CHECKED: JAM III
SCALE: 1" = 30.00'
SHEET 1

M T M
ENGINEERS, INC.
CONSULTING ENGINEERS—LAND SURVEYORS
2217 10th COURT SOUTH, BIRMINGHAM, AL. 35205
TELEPHONE (205) 320-0114



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **AUGUST 10, 2017**

- **CASE:** P-0817-41
- **REQUESTED ACTION:** Final Plat Approval For Heritage Hills-Phase 1 Resurvey No. 6
- **ADDRESS/LOCATION:** Liberty Park Ln.
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Final plat is adding a 15' storm sewer easement on lots 865-870.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for planned residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted
 4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
FINAL MAP APPLICATION**

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture _____

ADDRESS: 8000 Liberty Parkway, Suite 114 _____
Birmingham, AL 35242 _____

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Walter Schoel Engineering _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Adding storm drainage easement _____

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal description, etc.)

Lot 865 through Lot 870, Amended Map No 2 of Heritage Hills Phase I, MB 229 PG 35 _____

Property size: _____ feet X _____ feet. Acres: _____

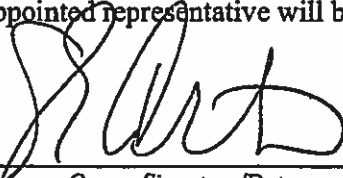
VI. ZONING/REZONING:

The above described property is presently zoned: _____

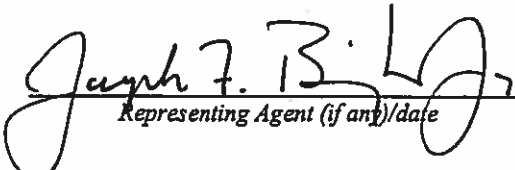
2017 JUL 27 AM 1:31

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date

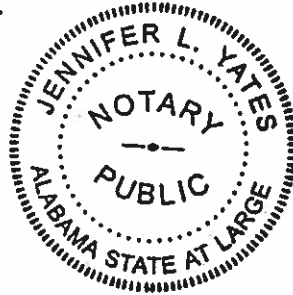


Representing Agent (if any)/date

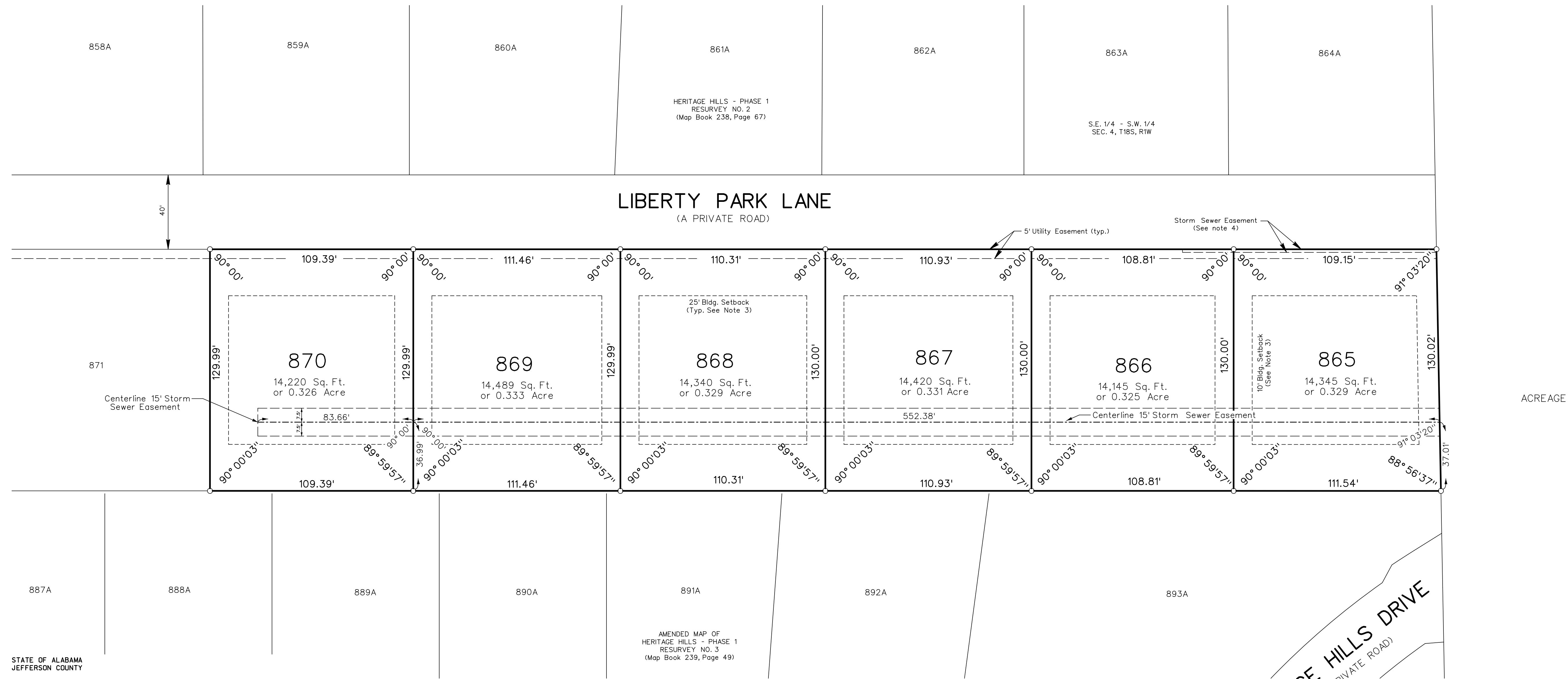
Given under my hand and seal
this 26th day of July, 2017.



Notary Public



My commission expires 9th
day of May, 2020.



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Joseph F. Breighner, Jr., Registered Land Surveyor, in the State of Alabama, and Liberty Park Joint Venture, LLP, A Limited Liability Partnership, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as HERITAGE HILLS - PHASE 1 RESURVEY NO. 6, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to the Amended Map No. 2 of Heritage Hills Phase 1 as Recorded in Map Book 229, Page 35, Heritage Hills - Phase I - Resurvey No. 2, as recorded in Map Book 238, Page 67, and Amended Map of Heritage Hills - Phase I - Resurvey No. 3, as recorded in Map Book 239, Page 49 in the office of the Judge of Probate of Jefferson County, Alabama, and being situated in the S.E. 1/4 of the S.W. 1/4 of Section 4, Township 18 South, Range 1 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Ala. License No. 17518

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership, Owner

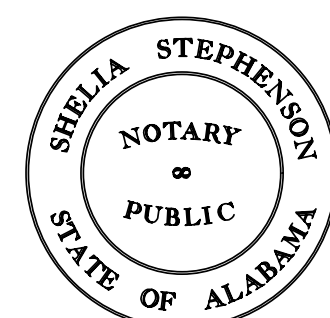
By: Shawn Arterburn
Its Vice President of Development

STATE OF ALABAMA
JEFFERSON COUNTY

I, Shelia Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
My Commission Expires: _____



STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Shawn Arterburn, whose name as Vice President of Development of Liberty Park Joint Venture, LLP, A Limited Liability Partnership, is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2017.

Notary Public
My Commission Expires: _____

APPROVED: Vestavia Hills Planning & Zoning Commission DATE: _____

APPROVED: Vestavia Hills City Engineer DATE: _____

APPROVED: Vestavia Hills City Clerk DATE: _____

APPROVED: Jefferson County Department of Health DATE: _____

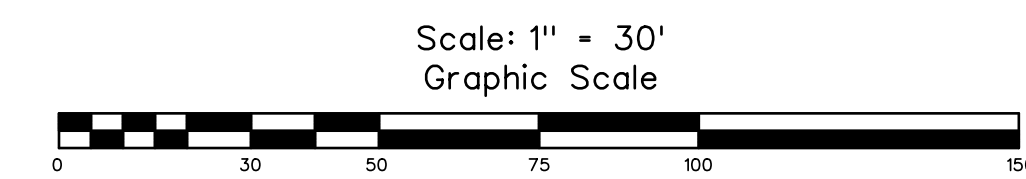
APPROVED IN FORMAT ONLY: _____ DATE: _____

Director of Environmental Services

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. Environmental Services acknowledges that the mains serving this property are owned by others.

NOTES:

- The Purpose of this resurvey is for the dedication of storm sewer easements. No lot lines were changed by this resurvey.
- All roads shown on this plat are private and are not dedicated by this plat.
- Building setback lines are as follows:
Front= 25 feet.
Side= 10 feet.
Rear= 25 feet.
The area within all setbacks is subject to an easement for storm drainage.
- Unless otherwise noted, the storm sewer easements depicted on this plat are provided for the future construction of these facilities, and the location of the centerline of these facilities as constructed after the recording date of this plat will be the centerline of the easements shown hereon. Unless otherwise stated, the storm sewer easements shown shall be 15 feet wide lying 7.5 feet on each side of the centerline.
- Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
- This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 582 of 755, Map Number 0107300582G dated September 29, 2006, as published by the Federal Emergency Management Agency.
- Unless otherwise noted, all property corners shown are 5/8" rebar with a Walter Schoel Engineering Company cap (CA#003).



OWNER:
Liberty Park Joint Venture, LLP
A Limited Liability Partnership
8000 Liberty Parkway, Suite 114
Birmingham, AL 35242
(205) 945-6458

HERITAGE HILLS - PHASE 1 RESURVEY NO. 6
BEING A RESURVEY OF LOT 865 THROUGH LOT 870
OF AMENDED MAP NO. 2 OF HERITAGE HILLS PHASE I
(MAP BOOK 229 PAGE 35)
SITUATED IN THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 WEST
JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL PLAT
DATE: JULY 2017
DRAWN BY: WTM
CHECKED BY: MWC
FIELD BOOK: #2866
FIELD CREW: JWW
FILE NAME: Resurvey of Lots 865-870
G:\JUB\13\158\Survey\Final Plat\

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: AUGUST 10, 2017

- **CASE: P-0717-35**
- **REQUESTED ACTION:** Rezoning From Vestavia Hills Inst-1 to Vestavia Hills B-2 The Purpose Of A Sports Medicine & Fitness Institute With A Conditional Use For Outdoor Recreation
- **ADDRESS/LOCATION:** 2221 & 2301 Old Columbiana Rd.
- **APPLICANT/OWNER:** Continental Equity Corporation & Russell W. Polhemus
- **REPRESENTING AGENT:** Randy Brooks
- **GENERAL DISCUSSION:** Property consists of Sports Medicine & Fitness Institute and adjacent ballfields. Both properties are being sold and the proposed rezoning will bring both properties into current compliance with zoning regulations. The only change planned by the purchaser is the installation of light on the ball fields. While the ball fields are permitted under the institutional zoning the applicant has requested rezoning to bring all properties under one zone. Conditional use approval is required for outdoor recreation in a B-2 zone. A photometric plan is attached showing no light spillage on adjacent properties. As-built surveys are attached. The applicants have also included a list of permitted B-2 uses that they have agreed to have stricken.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Neighborhood (recreational areas).
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: Rezoning conditioned on outdoor recreation only.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems notes.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days** prior to the scheduled meeting at which it shall be considered. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. Please refer to attached checklist.

II. APPLICANT INFORMATION: (owner of property)

NAME: Russell W. Polhemus LLC

ADDRESS: 2301 Old Columbiana Road Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 404-971-4507 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Randy Brooks 3010 6th Ave South, Birmingham, AL 35233 205-965-6645

Paying Postage Fee

P0717-35//29-36-2-2-4 & 1
2221 & 2301 Old Columbiana Rd.
Rezone to B2
Continental Equity Corp & Russell
Polhemus, LLC Inst.

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Institutional ~~I~~ VH R-2

To: B2

For the intended purpose of: Recreational, Fitness and Sports Training.

*(Example: From "VH R-1" to "VH O-1" for office building)
if additional information is needed, please attached full description of request*

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

2301 Old Columbiana Road Vestavia Hills, AL 35216

Lot 2 Polhemus Addition to Vestavia Hills PB 223 Pg52

Property size: _____ feet X _____ feet. Acres: 2.61 Acres

V. INFORMATION ATTACHED:

_____ Attached Checklist complete with all required information.

_____ Application fees submitted.

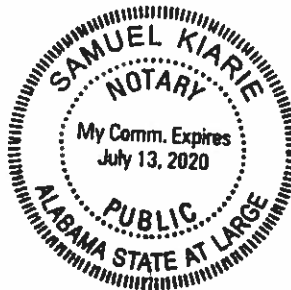
VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

✓ Russell W. Polhemus
Owner Signature/Date

[Signature] 6/7/2017
Representing Agent (if any)/date

Given under my hand and seal
this 7th day of June, 2017.

Samuel Kiarie
Notary Public
My commission expires 7/13/2020
day of 13th July, 2020.



CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
 - (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days** prior to the scheduled meeting at which it shall be considered. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
 - (3) This application must be filled out in its entirety complete with zip codes.
 - (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. ***No permits will be issued until all fees have been paid.*
 - (5) Appropriate plats and maps with proper legal description shall accompany this application. Please refer to attached checklist.
-

II. APPLICANT INFORMATION: (owner of property)

NAME: Continental Equity Corporation ATTN: DAVIS HUNT

ADDRESS: 2221 Old Columbiana Road Vestavia Hills AL35216

MAILING ADDRESS (if different from above) 2604 Tyne Blvd Nashville, TN 37215

PHONE NUMBER: Home _____ Office 615-500-6810

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Randy Brooks, 3010 6th Ave South, Birmingham, AL 35233 205-965-6645

P0717-35//29-36-2-2-4 & 1
2221 & 2301 Old Columbiana Rd.
Rezone to B2
Continental Equity Corp & Russell
Polhemus, LLC Inst.

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Institutional 7

To: B2

Property is currently under contract to Reggie Torbor and Morris Finley or assigns and it is requested that this rezoning only take place if the sale is closed.

For the intended purpose of: Recreational

(Example: From "VH R-1" to "VH O-1" for office building)

if additional information is needed, please attached full description of request

IV. PROPERTY DESCRIPTION: (address, legal, etc.)

2221 Old Columbiana Road, Vestavia Hills, Al 35216

Lot 1 Polhemus Addition to Vestavia Hills PB223 Pg 52

Property size: _____ feet X _____ feet. Acres: 4.62 Acres

V. INFORMATION ATTACHED:

_____ Attached Checklist complete with all required information.

_____ Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

V. Desirey
Owner Signature/Date

[Signature]
Representing Agent (if any)/date

Given under my hand and seal
this 8 day of June, 2017.

[Signature]
Notary Public
My commission expires 1-9-18
day of _____, 20____.

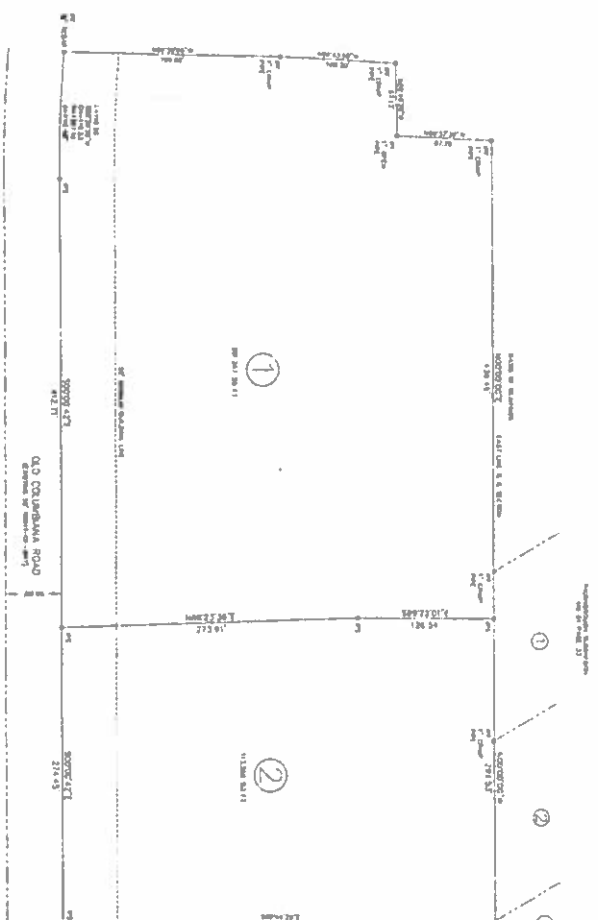


**POLHEMUS ADDITION
TO VESTAVIA HILLS**

J5036
Pavement Book, 1" = 50'

DATE	REVISION

Goodwin, Maus & Carroll, Inc.
LAND SURVEYORS
1000 N. W. 10th St.
Fort Lauderdale, Fla. 33304
Tel. 305-463-1111
Fax 305-463-1112



LEGEND

Symbol	Description
Circle with dot	Survey Station
Circle with cross	Survey Station
Circle with 'x'	Survey Station
Circle with 'y'	Survey Station
Circle with 'z'	Survey Station
Circle with 'a'	Survey Station
Circle with 'b'	Survey Station
Circle with 'c'	Survey Station
Circle with 'd'	Survey Station
Circle with 'e'	Survey Station
Circle with 'f'	Survey Station
Circle with 'g'	Survey Station
Circle with 'h'	Survey Station
Circle with 'i'	Survey Station
Circle with 'j'	Survey Station
Circle with 'k'	Survey Station
Circle with 'l'	Survey Station
Circle with 'm'	Survey Station
Circle with 'n'	Survey Station
Circle with 'o'	Survey Station
Circle with 'p'	Survey Station
Circle with 'q'	Survey Station
Circle with 'r'	Survey Station
Circle with 's'	Survey Station
Circle with 't'	Survey Station
Circle with 'u'	Survey Station
Circle with 'v'	Survey Station
Circle with 'w'	Survey Station
Circle with 'x'	Survey Station
Circle with 'y'	Survey Station
Circle with 'z'	Survey Station

General Notes:

1. This plan was prepared from a survey conducted by the undersigned on or about the date hereon.
2. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
3. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
4. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
5. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
6. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
7. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
8. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
9. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.
10. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 63, F.A.C.

Survey of Adjacent Property:

Reference is made to the survey of adjacent property conducted by the undersigned on or about the date hereon, and the same is hereby incorporated by reference into this plan.

[Signature]
Surveyor

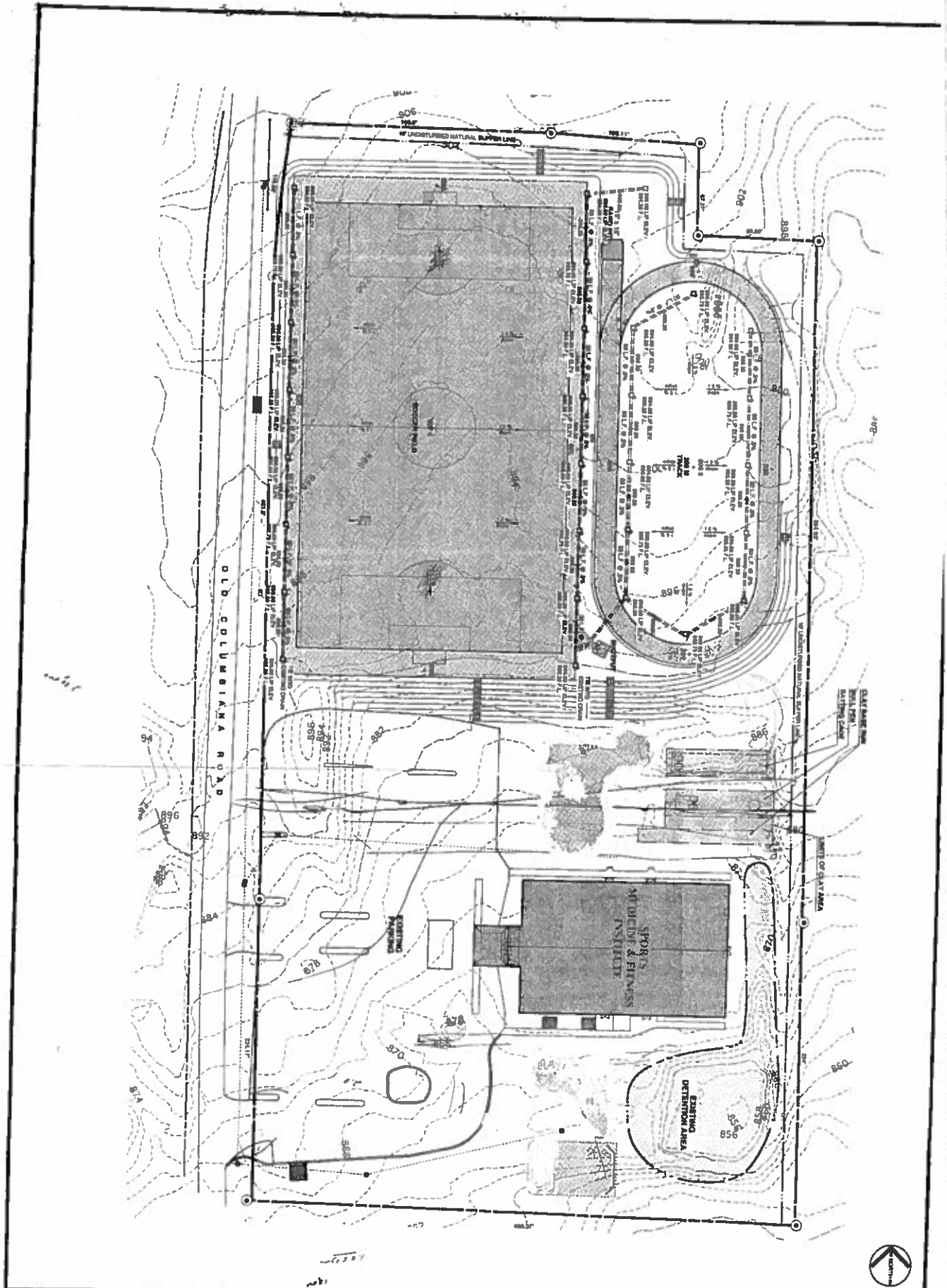
Survey of Subject Property:

The survey of the subject property was conducted by the undersigned on or about the date hereon, and the same is hereby incorporated by reference into this plan.

[Signature]
Surveyor

Professional Seal:

[Seal]

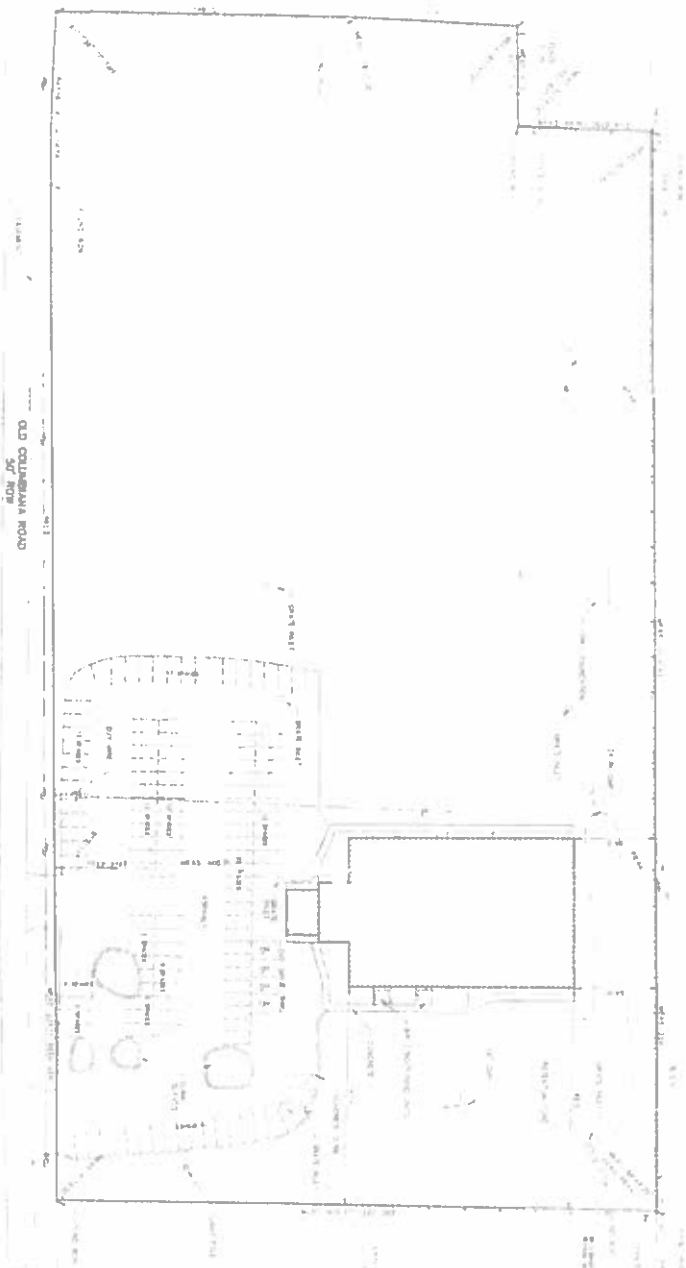


SHEET TITLE:
GRADING & DRAINAGE PLAN
 PROJECT:
 2 OF 2
 C-10000

SPORTS MEDICINE & FITNESS INSTITUTE, INC.
 for men and women
 VESTAVIA, ALABAMA

HOLLANDER
 SURETIES
 BONDERS
 3117 PARKERS
 LABORATORY ARCHITECTS
 4000 W. W. WALKER
 HOUSTON, TEXAS 77056

STATE OF ALABAMA
 PROFESSIONAL SEAL
 2011



AS-BUILT SURVEY



NOTICE

This map is a true and correct copy of the original survey as shown on the original survey map and is not to be used for any other purpose. The original survey map is on file in the office of the Surveyor General of the State of Alabama.

LEGEND

--- Boundary Line
 --- Easement Line
 --- Right of Way Line
 --- Proposed Improvement Line
 --- Existing Improvement Line
 --- Existing Structure
 --- Existing Utility
 --- Existing Right of Way
 --- Existing Easement
 --- Proposed Right of Way
 --- Proposed Easement
 --- Proposed Improvement
 --- Proposed Structure
 --- Proposed Utility

STATE OF ALABAMA

DEPARTMENT OF REVENUE

OFFICE OF THE SURVEYOR GENERAL

ALABAMA

AS-BUILT SURVEY

This map is a true and correct copy of the original survey as shown on the original survey map and is not to be used for any other purpose. The original survey map is on file in the office of the Surveyor General of the State of Alabama.

LEGEND

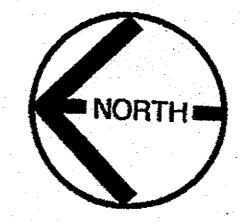
--- Boundary Line
 --- Easement Line
 --- Right of Way Line
 --- Proposed Improvement Line
 --- Existing Improvement Line
 --- Existing Structure
 --- Existing Utility
 --- Existing Right of Way
 --- Existing Easement
 --- Proposed Right of Way
 --- Proposed Easement
 --- Proposed Improvement
 --- Proposed Structure
 --- Proposed Utility





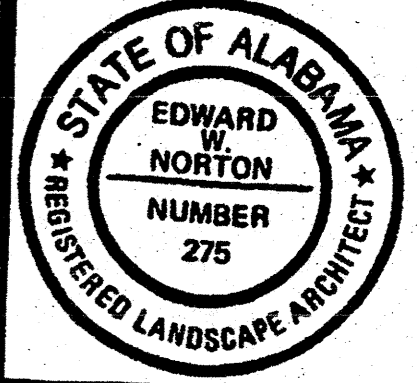
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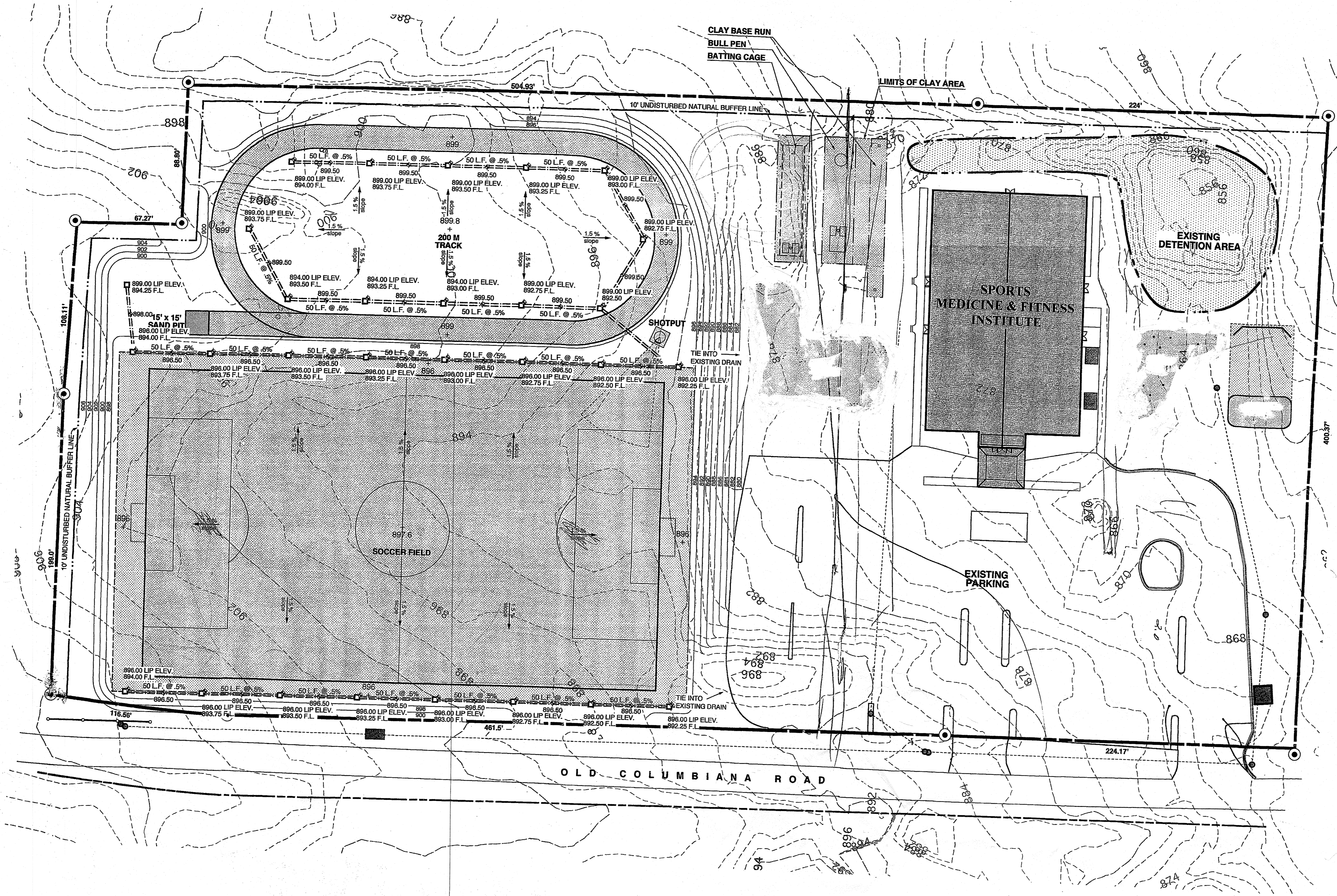


HOLCOMBE
NORTON
PRITCHETT

SITE PLANNERS
LANDSCAPE ARCHITECTS
4 OFFICE PARK CIR. SUITE 809
BIRMINGHAM, AL 35223
PHONE: 205-870-9898



SPORTS MEDICINE & FITNESS INSTITUTE, INC.
for men and women
VESTAVIA, ALABAMA



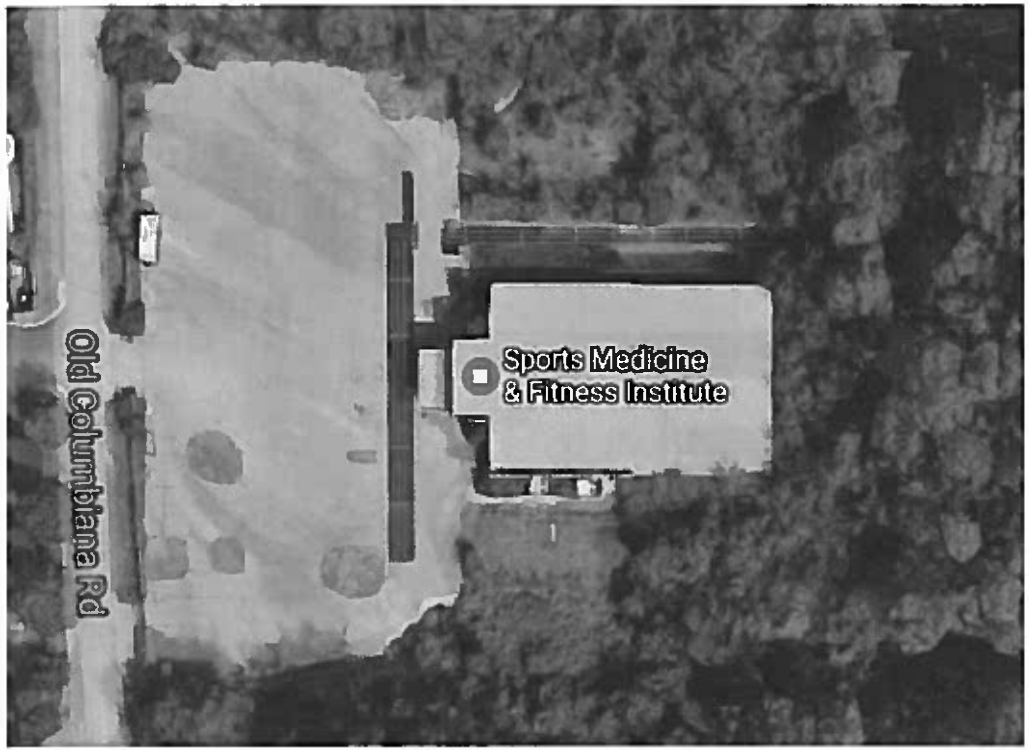
REVISIONS:

SHEET TITLE:
GRADING & DRAINAGE PLAN

SCALE: 1" = 30' DRAW: A
DATE: 14 DEC. 2000 CDR: EWN

SHEET
2

SEQUENCE: 2 OF 2
PROJECT NO.: C 00067





© 2016 Google

Google Earth

33°25'55.20" N 86°45'33.59" W elev. 901 ft eye alt. 1406 ft

1997

Light-Structure Green™ Lighting System

For your
BUDGET,
for the
ENVIRONMENT.

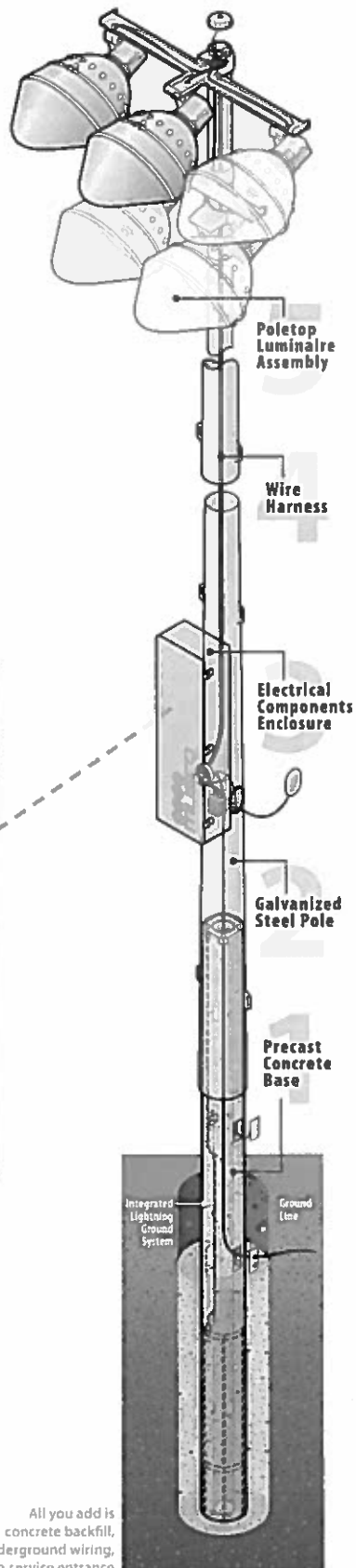
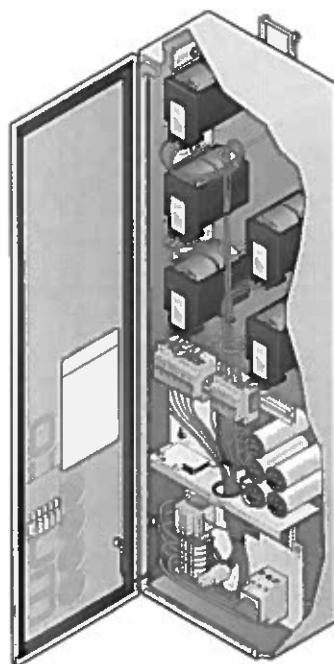
5 Easy Pieces™ Complete System from Foundation to Poletop

Factory wired, aimed, and tested

Fast, trouble-free installation

Comprehensive corrosion package

Integrated lightning ground system



Leading Technology

Cuts operating costs in half

Reduces spill light by 50%

Includes 100% of maintenance costs
for 25 years

Provides constant light levels

Includes system monitoring and
remote on/off control services with
24/7 support

All you add is
concrete backfill,
underground wiring,
and a service entrance

**Vestavia Hills Soccer & Practice Football Field
May 26, 2017
To: Randy Brooks**

Budget Estimate – Materials and Installation

Musco's Light-Structure Green Metal Halide Lighting System as described below, and delivered to the job site will cost between:

A. Soccer Field\$93,500----\$99,800

Does not include any taxes and is based on May 2017 pricing

Equipment Description

Light-Structure Green System in 5 Easy Pieces™ – complete from foundation to poletop

- Pre-cast concrete bases with integrated grounding
- Galvanized steel poles
- Remote electrical component enclosures
- Pole length wire harnesses
- Factory-aimed and assembled luminaries

Also Includes:

- Energy and maintenance savings of more than 50% over a typical HID lighting system
- Reduction of spill light and glare by 50% or more
- An unmatched warranty for 10 years on materials and two years on lamps.
- Lighting Contactor Cabinet sized for site voltage and phasing
- Guaranteed Light levels of 20 FC

Notes

Estimates based on:

- Requires confirmation of field dimensions and pole locations prior to providing quote
- Field dimensions based on Soccer Field 300'x150', Practice Football Field 300'x160'
- Based upon projects similar in scope, and is intended for preliminary planning purposes only
- Owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees
- Assumes standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost
- Assumes building code and wind speed – 2009 IBC, 90 MPH

Thank you for considering Musco for your sports-lighting needs. Please contact us with any questions.

Jimmy Jumper

Sales Representative
Musco Sports Lighting, LLC
Phone: 256-383-8573
Email: jimmy.jumper@musco.com



Recommended Practice for Sports and Recreational Area Lighting

1.0 INTRODUCTION

1.1 Purpose and Scope

As the population of North America has grown and prospered, the amount of leisure time devoted to recreation has increased. An important consequence has been growth in the demand for lighted stadiums to accommodate the large numbers of people who want to participate in sporting events. From the 1980s and continuing through the 1990s, light source efficacies have improved. This has allowed for improved lighting quantity and quality without additional electrical energy consumption. Lighted ball fields and other sports facilities are now quite common, and new construction continues. Sports lighting has become a very significant industry that serves a large, growing audience seeking desirable leisure time activities that are healthy and fun.

The use of computers helps experienced lighting designers improve their designs. A computer will *not* help the inexperienced designer produce better designs, nor will it suggest modifications to improper designs. Therefore, lighting designers need a thorough understanding of illuminating engineering principles and the associated calculation software.

The purpose of this Recommended Practice is to provide design criteria for new lighting systems and for the evaluation of existing installations. This Practice includes illuminance recommendations for major sports, such as baseball, tennis, basketball, and football as well as for recreational and social activities such as horseshoe pitching and croquet. Recommendations are also given for lighting general purpose facilities and multi-sport stadiums. This Practice revises and replaces the previous edition last published in 1988.¹

This Practice consists of several major sections. They include: fundamentals of good illumination, equipment and design factors, power and wiring, illumination recommendations for indoor and outdoor sports, and five Annexes. The Annexes cover illuminance calculations, field measurements, floodlight aiming, maintenance of light levels, and lighting economics. There is also an extensive glossary of lighting terms and a reference list that pertains to sports lighting design.

1.2 Class of Play and Facilities

The traditional way of classifying sports as amateur and professional is no longer meaningful. Modern practices frequently allow amateurs and professionals to compete

against each other, such as in golf tournaments and tennis matches. Furthermore, "amateur" basketball and football are now played in the same facilities and at practically the same skill level as professional sports.

In general, as the skill level is elevated, players and spectators require a better and more sophisticated luminous environment. A correlation exists between the size of a facility and the level of play, e.g., a higher skill level attracts a greater number of spectators. As the number of spectators increases their distance from the playing surface increases and their need for increased illuminance to see players and tasks requires the values to increase. Accordingly, facilities should be designed to satisfy the most talented players and accommodate the greatest potential spectator capacity. In large facilities which seat over 10,000 spectators the lighting criteria is usually governed by the needs of television, which will be covered by a future Design Guide. To determine illumination criteria, this Practice groups facilities into four classes based on the skill levels of the players and the anticipated number of spectators (see Table 1):

- *Class I* - Competition play before a large group (5000 or more spectators). However, for the purpose of this Practice, illumination criteria for individual sports are limited to a spectator capacity of 10,000 or less (see Figure 1). Lighting criteria for major stadiums and arenas require special design considerations such as vertical and horizontal illuminance values not covered by this Practice, which may be defined by individual sports and/or broadcasting organizations.
- *Class II* - Competition play with facilities for up to 5000 spectators (see Figure 2 in color insert).
- *Class III* - Competition play with some spectator facilities.
- *Class IV* - Competition or recreational play only (no provision for spectators).



Figure 1. This racetrack is lit by clustered banks on individual structural towers to provide the lighting needs of both contestants and a large number of spectators.

Table 7: Summary of Outdoor Illuminance Levels (continued)

SPORT	Lighted Area	Class of Play	Horizontal		Vertical		Uniformity		Section		
			Lux	fc	Lux	fc	CV	Max:/Min			
Lacrosse		II	500	50			0.21 or Less	2.5:1 or Less	6.18		
		III	300	30			0.25 or Less	3:1 or Less			
		IV	200	20			0.3 or Less	4:1 or Less			
Motor Racing	Track	II	300	30			0.21 or Less	2.5:1 or Less	6.19		
	Finish Line		750	75							
	Track	III	200	20			0.25 or Less	3:1 or Less			
Finish Line	500		50								
Platform Tennis		II	500	50			0.17 or Less	2:1 or Less	6.20		
		III	300	30							
		IV	200	20							
Rifle/Pistol Ranges	Shooting Line	III	100	10	500	50	0.17 or Less	2:1 or Less	6.21		
	Target										
Rodeo And Animal Shows		II	500	50			0.21 or Less	2.5:1 or Less	6.22		
		III	300	30			0.25 or Less	3:1 or Less			
Skeet And Trap Shooting	Shooting Line	III	100	10	300	30	0.21 or Less	2.5:1 or Less	6.23		
	Target @ 18.3m (60')									400	40
	Target @ 30.5m (100')										
	Shooting Line	IV	100	10	200	20	0.25 or Less	3:1 or Less			
	Target @ 18.3m (60')										
Target @ 30.5m (100')				200	20						
Skating			5	0.5	2	0.2	No Criteria		6.24		
Soccer		I	750	75			0.13 or less	1.7:1 or less	6.25		
		II	500	50			0.21 or Less	2.5:1 or Less			
		III	300	30			0.25 or Less	3:1 or Less			
		IV	200	20			0.3 or Less	4:1 or Less			
Softball									6.26		
Swimming (Water Sports)	Luminances of the Pool Surface (Candelas per Square Meter)	II	25				0.21 or Less	2.5:1 or Less	6.27		
		III	15				0.25 or Less	3:1 or Less			
		IV	15				0.3 or Less	4:1 or Less			
	Illuminances on Pool Deck	II	500	50			0.21 or Less	2.5:1 or Less			
		III	300	30			0.25 or Less	3:1 or Less			
		IV	300	30			0.3 or Less	4:1 or Less			
Tennis		I	1250	125			0.13 or Less	1.7:1 or Less	6.28		
		II	750	75			0.21 or Less	2.5:1 or Less			
		III	500	50			0.25 or Less	3:1 or Less			
		IV	300	30			0.3 or Less	4:1 or Less			
Track & Field		II	500	50			0.21 or Less	2.5:1 or Less	6.29		
		III	300	30			0.25 or Less	3:1 or Less			
		IV	200	20			0.3 or Less	4:1 or Less			
Volleyball		III	300	30			0.25 or Less	3:1 or Less	6.30		
		IV	200	20			0.3 or Less	4:1 or Less			
Specialty Sports											
Badminton			100	10			0.25 or Less	3:1 or Less	6.31		
Bowling Green			50	5			0.25 or Less	3:1 or Less	6.31		
Miniature Golf			100	10			0.25 or Less	3:1 or Less	6.31		
Horseshoes (General Area)			50	5			0.3 or Less	4:1 or Less	6.31		
Night Fishing (At Dock)			100	10			0.3 or Less	4:1 or Less	6.31		
Quoits (General Area)			50	5			0.3 or Less	4:1 or Less	6.31		
Shuffle Board (General Area)			50	5			0.25 or Less	3:1 or Less	6.31		
Skating Pond (General Area)			10	1			0.3 or Less	4:1 or Less	6.31		
Washer Pitching			50	5			0.3 or Less	4:1 or Less	6.31		

* = Readings Taken at Grade. All other readings taken at 1 Meter (3')

Table 7: Summary of Outdoor Illuminance Levels

Outdoor Applications									
SPORT	Lighted Area	Class of Play	Horizontal		Vertical		Uniformity		Section
			Lux	fc	Lux	fc	CV	Max./Min	
Archery	Shooting Line	III	100	10			0.21 or Less	2.5:1 or Less	6.4
	Target @ 30.4m (100')				300	30			
	Target @ 91.4m (300')			500	50				
	Shooting Line	IV	100	10			0.23 or Less	3:1 or Less	
Target @ 30.4m (100')				200	20				
	Target @ 91.4m (300')			300	30				
Baseball & Softball	Infield	I	1500	150			0.07 or Less	1.2:1 or Less	6.5
	Outfield		1000	100					
	Infield	II	1000	100			0.10 or Less	1.6:1 or Less	
	Outfield		700	70					
	Infield	III	500	50			0.17 or Less	2:1 or Less	
	Outfield		300	30					
	Infield	IV	300	30			0.21 or Less	2.5:1 or Less	
	Outfield		200	20					
Basketball		III	300	30			0.25 or Less	3:1 or Less	6.6
		IV	200	20			0.3 or Less	4:1 or Less	
Bicycle Racing	Track*	III	300	30			0.25 or Less	3:1 or Less	6.7
	Final 100' & Finish*		500	50					
	Track*	IV	200	20			0.3 or Less	4:1 or Less	
	Final 100' & Finish*		300	30					
Dog Racing*			300	30			0.25 or Less	3:1 or Less	6.8
Drag Racing	Area 1*	I	200	20			0.21 or Less	2.5:1 or Less	6.9
	Area 2*		300	30			0.13 or Less	1.7:1 or Less	
	Area 3A*		250	25			0.13 or Less	1.7:1 or Less	
	Area 3B*		200	20			0.21 or Less	2.5:1 or Less	
	Area 4*		100	10			0.25 or Less	3:1 or Less	
	Area 1*	II	100	10			0.25 or Less	3:1 or Less	
	Area 2*		200	20			0.21 or Less	2.5:1 or Less	
	Area 3A*		150	15			0.25 or Less	3:1 or Less	
	Area 3B*		100	10					
	Area 4*		50	5					
Field Hockey		II	500	50			0.21 or Less	2.5:1 or Less	6.10
		III	300	30			0.25 or Less	3:1 or Less	
		IV	200	20			0.3 or Less	4:1 or Less	
Football		I	1000	100			0.13 or Less	1.7:1 or Less	6.11
		II	500	50			0.21 or Less	2.5:1 or Less	
		III	300	30			0.25 or Less	3:1 or Less	
		IV	200	20			0.3 or Less	4:1 or Less	
Golf Course	Tee Boxes*		50	5			0.25 or Less	3:1 or Less	6.12
	Fairways*		30	3			0.35 or Less	5.7:1 or Less	
	Greens*		50	5			0.25 or Less	3:1 or Less	
Golf: Driving Ranges	Tee Boxes*		200	20			0.25 or Less	3:1 or Less	6.13
	At 183m (600')				100	10	0.25 or Less	3:1 or Less	
Handball, Racquetball and Squash		III	300	30			0.25 or Less	3:1 or Less	6.14
		IV	200	20			0.3 or Less	4:1 or Less	
Horse Racing	Track		500	50			0.25 or Less	3:1 or Less	6.15
	Home Stretch		1000	100			0.13 or Less	1.7:1 or Less	
	Finish Line				700	70			
Ice/Roller Hockey*		II	500	50			0.21 or Less	2.5:1 or Less	6.16
		III	300	30			0.25 or Less	3:1 or Less	
		IV	200	20			0.3 or Less	4:1 or Less	
Ice Skating (Speed*)		III	300	30			0.25 or Less	3:1 or Less	6.17
		IV	200	20			0.3 or Less	4:1 or Less	



MY PROJECT
 Name: Denning Park Soccer
 Location: Englewood, NJ

GRID SUMMARY
 Name: Soccer
 Size: 300' x 165'
 Spacing: 20.0' x 20.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION
 SUMMARY

Guaranteed Average:	30
Scan Average:	35.51
Maximum:	49
Minimum:	26
Avg / Min:	1.38
Guaranteed Max / Min:	3
Max / Min:	1.91
UG (adjacent pts):	1.46
CU:	0.60
CV:	0.18
No. of Points:	135

LUMINAIRE INFORMATION
 Luminaire Type: Green Generation
 Design Usage Hours: 5,000 hours
 Design Lumens: 134,000
 Avg Lamp Tilt Factor: 1.000
 No. of Luminaires: 24
 Avg KW: 37.54 (40.8 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.
Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

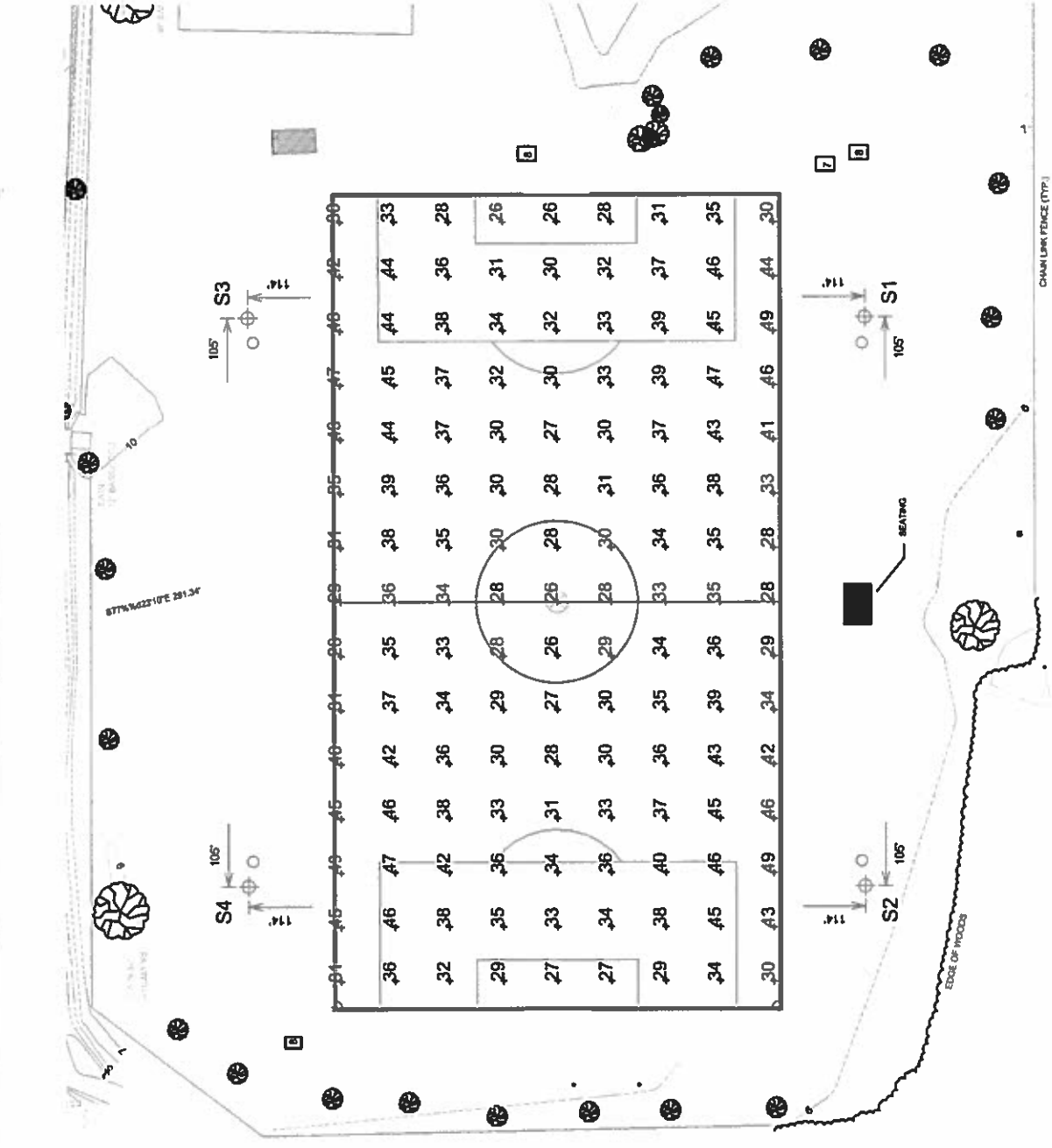
ENGINEERED DESIGN
 By: Ben Drost
 File # / Date: 174006b-p
 24-Jul-15

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	Luminaires		QTY / POLE	TMS GRID	OTHER GROSS
				MAINTENANCE HEIGHT	LAMP TYPE			
4	S1-S4	60"		60"	1500W MZ	6	6	0
4	TOTALS					24	24	0



Pole location(s) + dimensions are relative to 0,0 reference point(s)





EQUIPMENT LIST FOR AREAS SHOWN

CITY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires			
					LAMP TYPE	POLE GRID	OTHER GRID	
4	S1-S4	60'	-	60'	15000W MZ	6	6	0
4	TOTALS					24	24	0

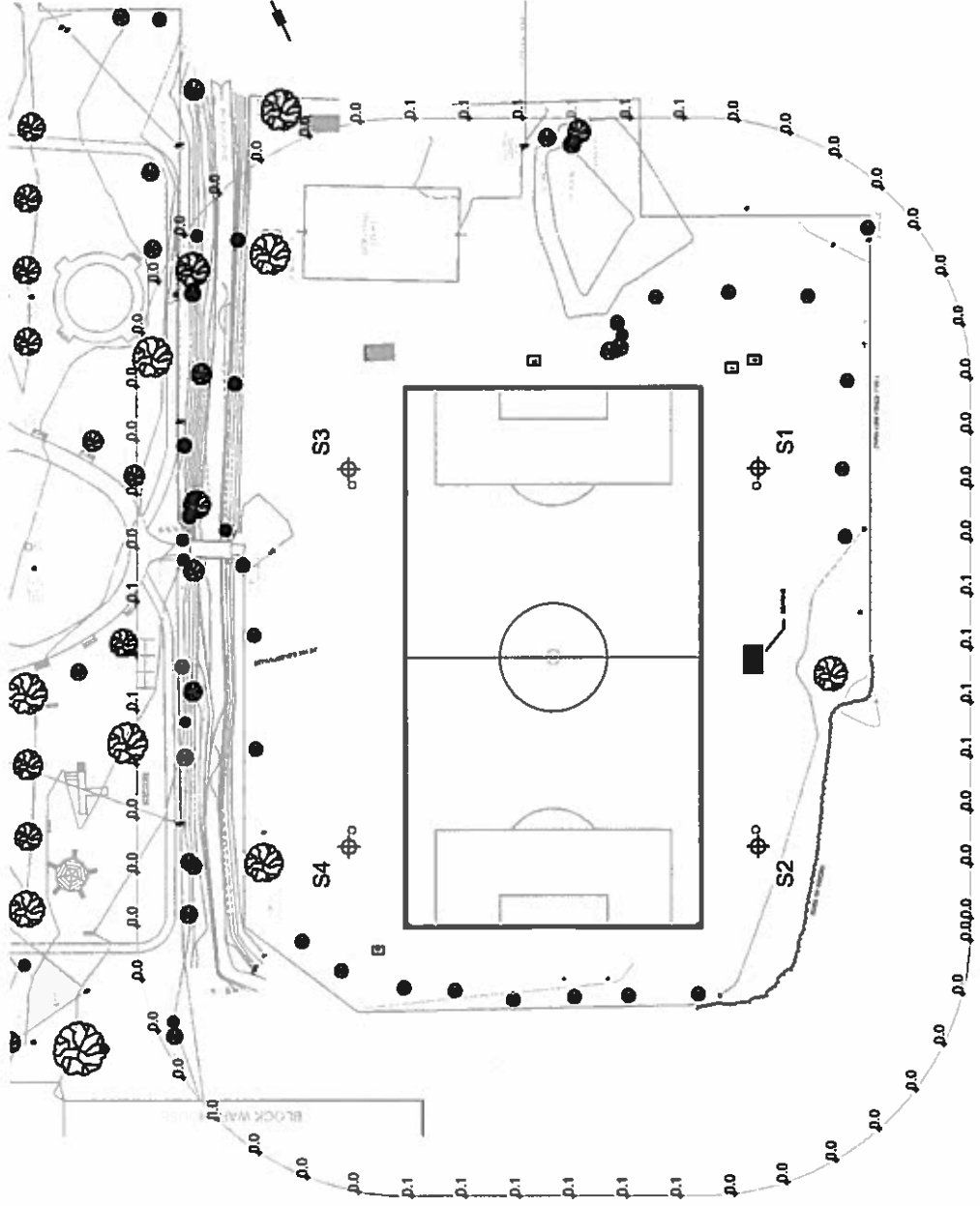
MY PROJECT	
Name:	Denning Park Soccer
Location:	Englewood, NJ
GRID SUMMARY	
Name:	Spill@150'
Spacing:	30.0'
Height:	3.0' above grade
CONSTANT ILLUMINATION SUMMARY	
HORIZONTAL FOOTCANDLES	
Scan Average:	0.0496
Maximum:	0.07
Minimum:	0.02
No. of Points:	63
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	24
Avg KW:	37.54 (40.8 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN	
By:	Ben Drost
File # / Date:	1740066-p 24-Jul-15

Pole location(s) + dimensions are relative to 0,0 reference point(s)

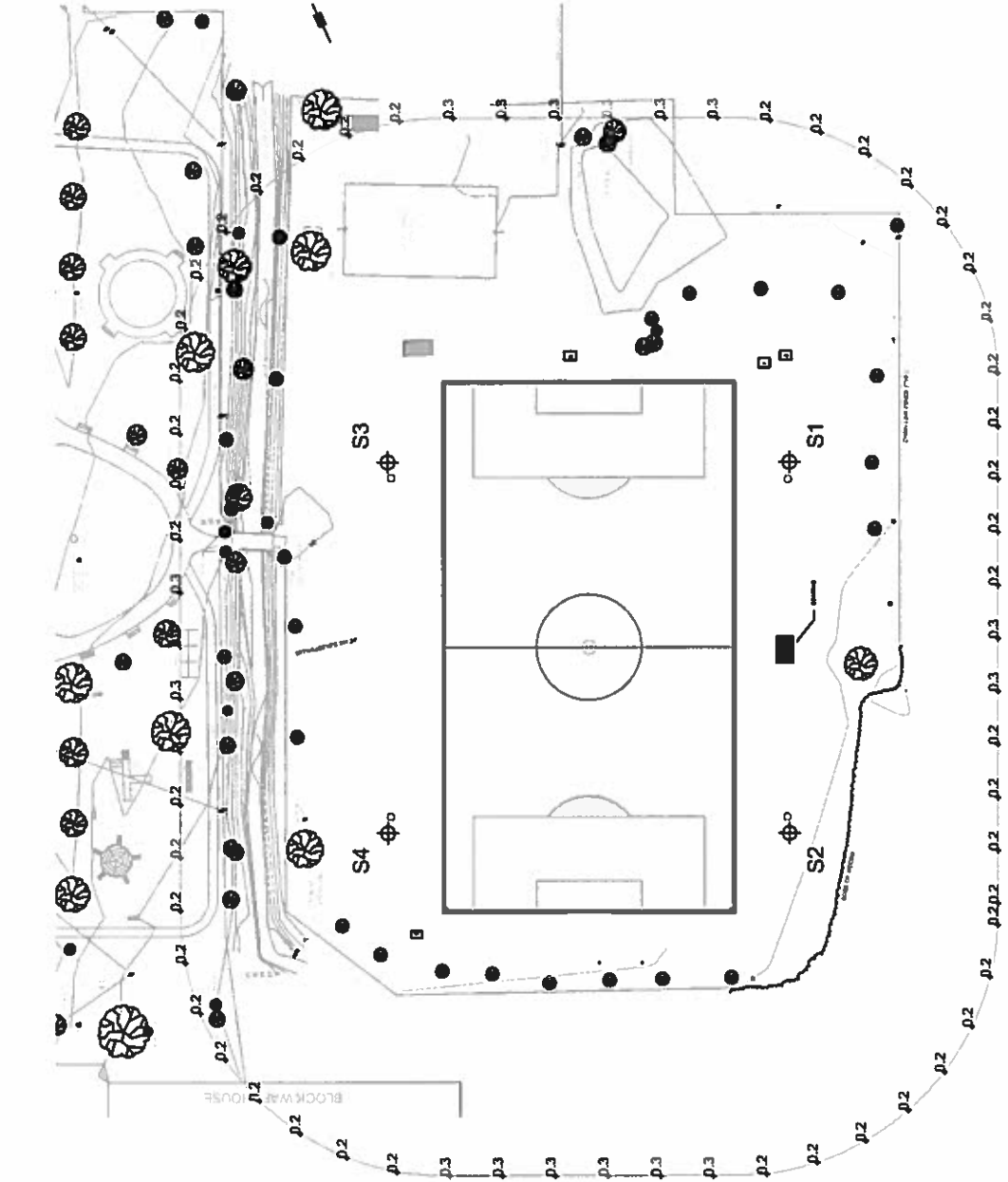


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EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	OTHER GRID CROSS	THIS GRID CROSS
4	S1-S4	60'		60'	1500W MZ	6	6
TOTALS						24	24
4						0	0



MY PROJECT
 Name: Denning Park Soccer
 Location: Englewood, NJ

GRID SUMMARY
 Name: Spill@150'
 Spacing: 30.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION SUMMARY (MAX VERTICAL FOOTCANDLES)

Entire Grid
 Scan Average: 0.2225
 Maximum: 0.31
 Minimum: 0.16
 No. of Points: 63

LUMINAIRE INFORMATION
 Luminaire Type: Green Generation
 Design Usage Hours: 5,000 hours
 Design Lumens: 134,000
 Avg Lamp Tilt Factor: 1.000
 No. of Luminaires: 24
 Avg KW: 37.54 (40.8 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN
 By: Ben Drost
 File # / Date: 174006b-p 24-Jul-15

Pole location(s) ↗ dimensions are relative to 0,0 reference point(s) ⊗



SCALE IN FEET 1 : 100





MY PROJECT
 Name: Denning Park Soccer
 Location: Englewood, NJ

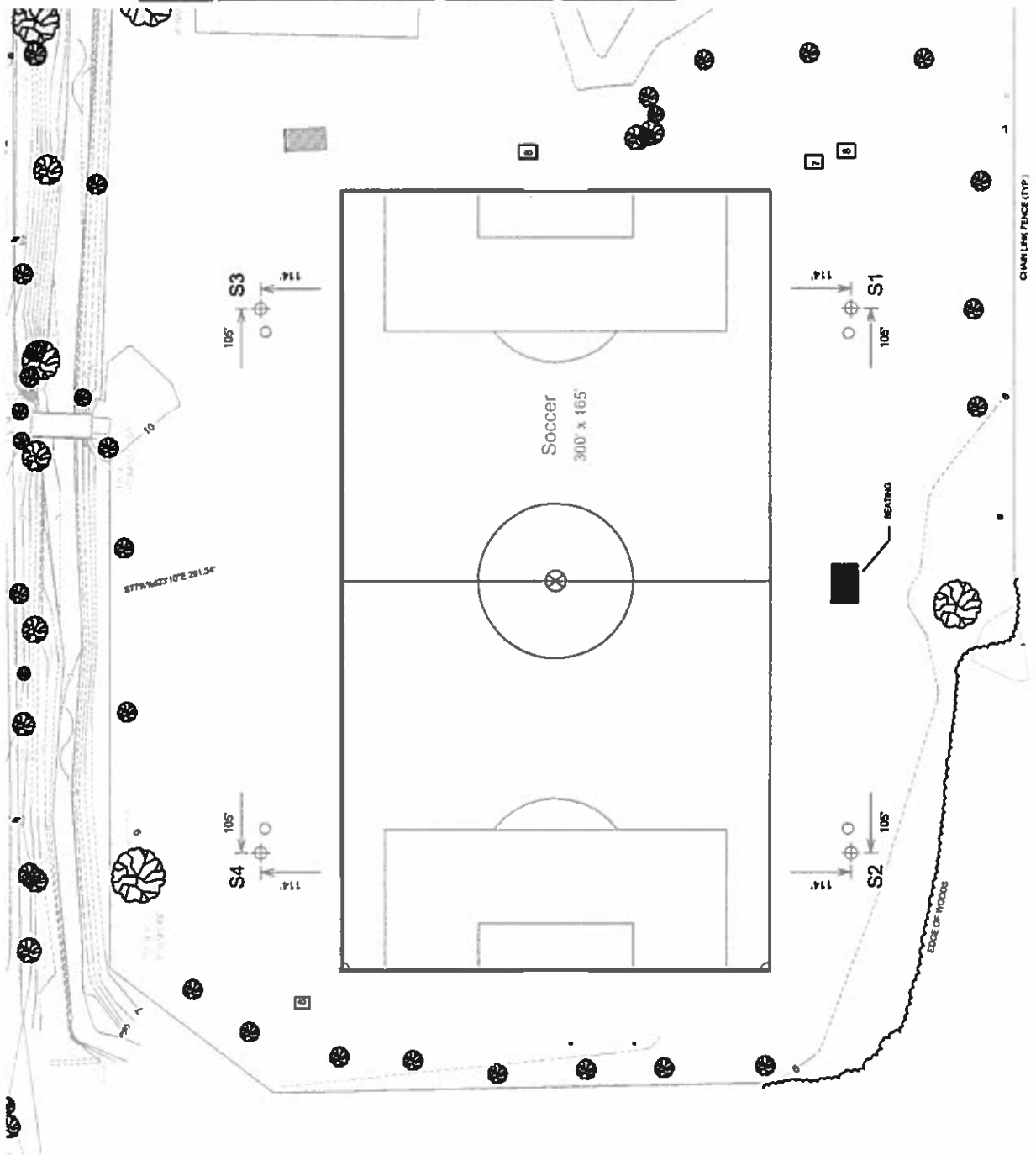
EQUIPMENT LAYOUT
INCLUDES:
 - Soccer
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
 Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires		
					LAMP TYPE	POLE	
4	S1-S4	60"	-	60'	1500W MZ	6	
4	TOTALS						24

SINGLE LUMINAIRE AMPERAGE DRAW CHART
 Line Amperage Per Luminaire (Line shown)

Ballast Specifications (All made per our factory)	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage	8.6	8.3	7.5	6.5	5.1	4.7	3.7
1500 watt MZ							

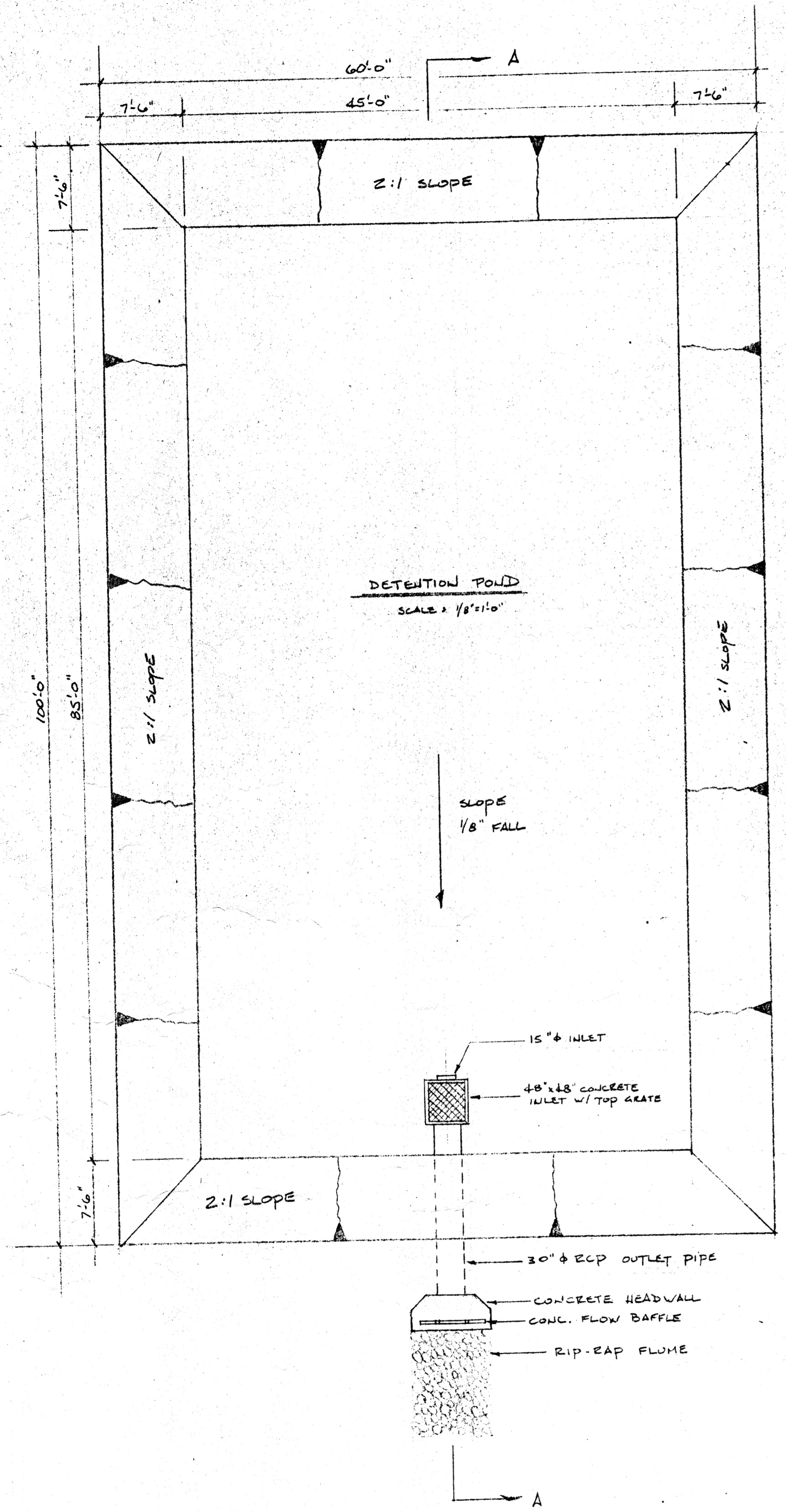


ENGINEERED DESIGN
 By: Ben Drost
 File # / Date: 174006b-p 24-Jul-15

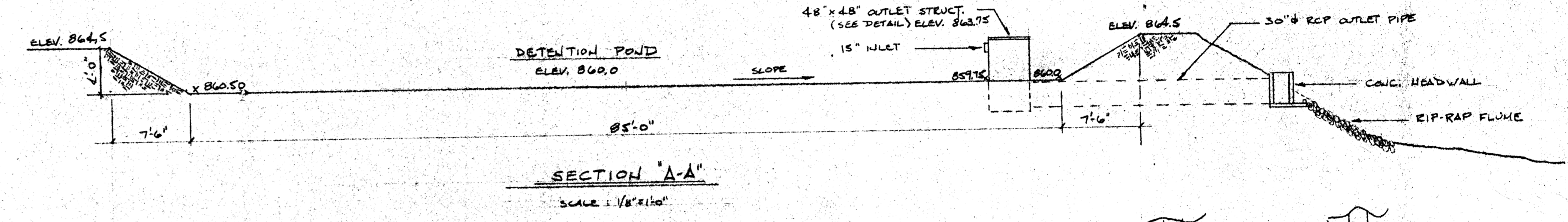
Pole location(s) + dimensions are relative to 0,0 reference point(s)



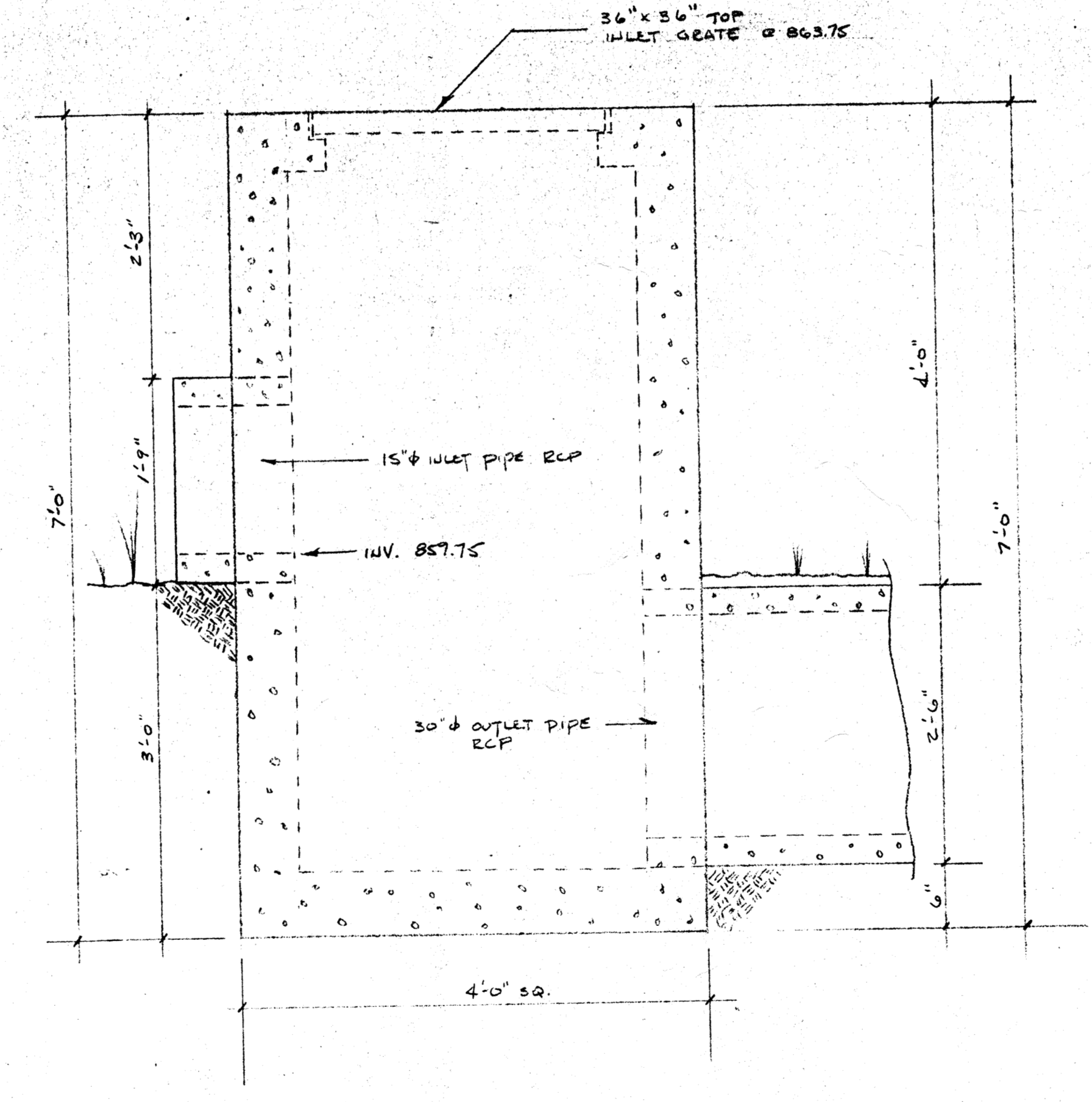
SCALE IN FEET 1 : 60



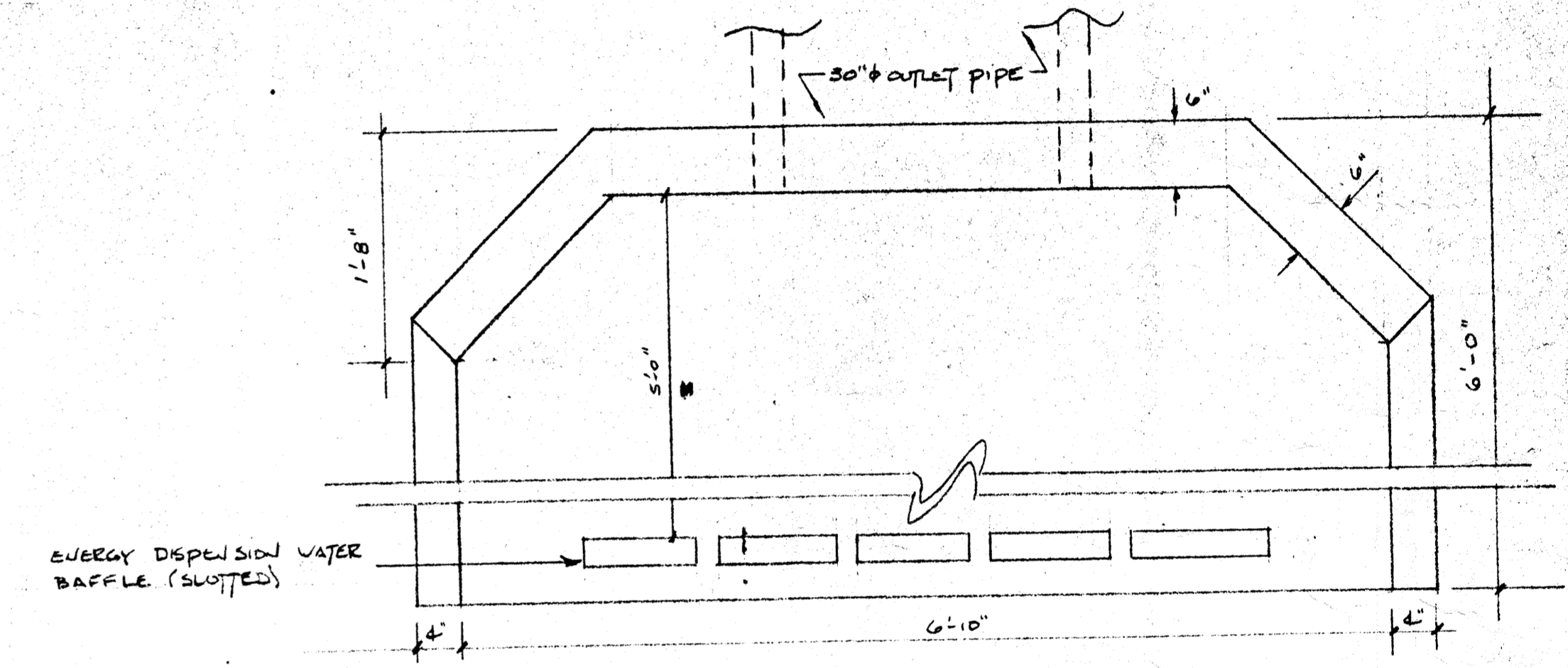
DETENTION POND
SCALE: 1/8"=1'-0"



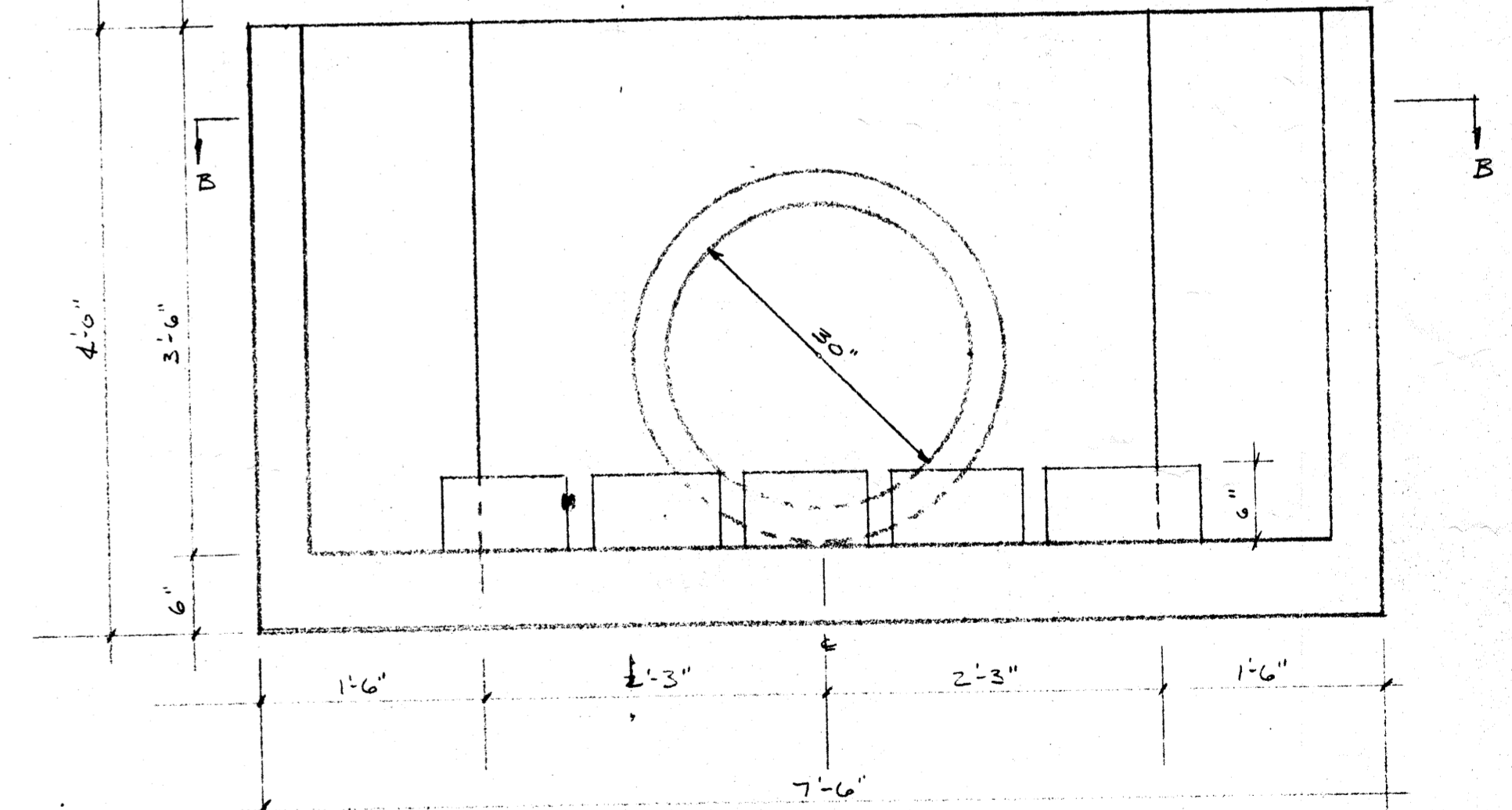
SECTION "A-A"
SCALE: 1/8"=1'-0"



OUTLET STRUCTURE
SCALE: 1"=1'-0"



CONCRETE HEADWALL
SECTION "B-B"



CONCRETE HEADWALL
- FRONT ELEVATION -

OVER THE MOUNTAIN COMMUNITY CHURCH		
SCALE: AS SHOWN	APPROVED BY	DRAWN BY
DATE: 1-15-93		
OLD COLUMBIANA RD. VESTAVIA HILLS, AL.		
DETENTION POND - DETAILS	DRAWING NUMBER	93-01-04-B

July 5 , 2017

**** ***MEETING MOVED TO CITY HALL EXECUTIVE CONFERENCE ROOM*******

We would like to invite you to a pre-zoning meeting to discuss the re-zoning request made for the properties located at 2301 Old Columbiana Road and 2201 Old Columbiana Road (Sports Medicine Fitness Institute Building and Fields Next Door) Thursday, July 6, 2017 at 7:00pm at the Vestavia Hills City Hall Executive Conference Room, 1ST FLOOR, 1032 Montgomery Highway, Vestavia Hills, AL. The zoning meeting with the city of Vestavia Hills is scheduled for next Thursday night at City Hall.

The properties will be used for the same activities as they are currently being used but the city of Vestavia Hills is requiring the rezoning to bring the properties into current zoning compliance. The building will be updated and the owners are requesting to add lights to the existing soccer field. The lights will be low spill and low glare and engineered not to spill into the surrounding neighborhood. Attached you will find lighting designs to review and we will be glad to answer any questions that you may have.

If your schedule does not allow you to attend either of the meetings please feel free to contact me at 205-965-6645 or email me at randybrooks1@bellsouth.net.

Thank you and I look forward to meeting with you to discuss this further.

For Russell W. Polhemus, LLC and Continental Equity Corporation

Randy Brooks, Consultant/Member
Real Estate Investments LTD, LLC
3010 6th Avenue South
Birmingham, Alabama 35233
205-965-6645

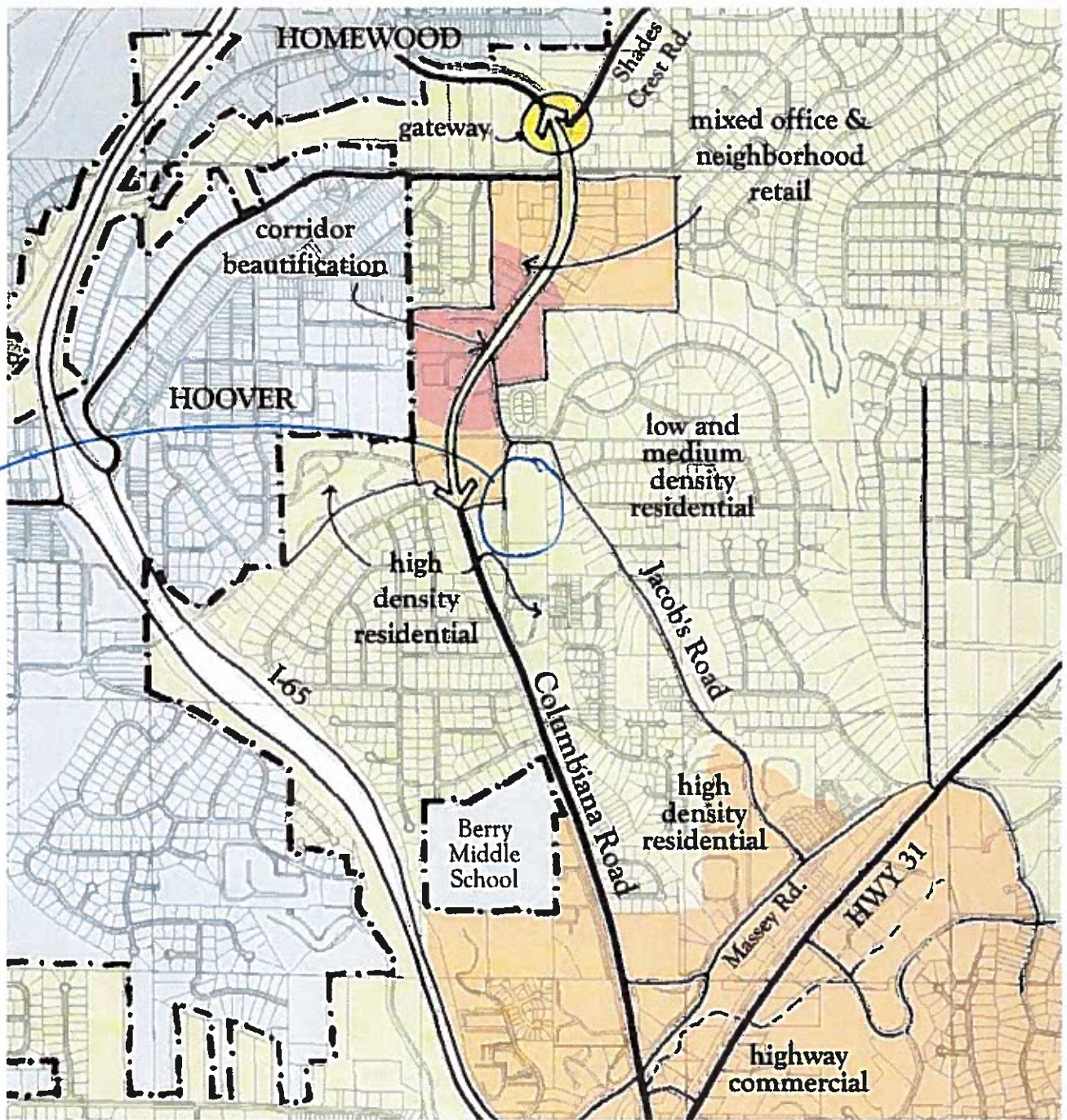
Table 6 Use Regulations for Non-Residential Districts								
USES / DISTRICTS:	A	B-1	B-1.2	B-2	B-3	O-1	O-2	INST
AGRICULTURAL								
Farm, Raising of Crops only	Y							
Farm, Raising of Livestock	L							
Farm Support Business	SE				C			
Forestry	Y							
Stable	Y							
RESIDENTIAL								
Assisted Living Facility			C					Y
Independent Living Facility			Y					
Multi-family dwelling			Y					
Townhouse			Y					
LODGING								
Bed and Breakfast, §7.4	C							
Hotel				Y	Y			
Motel					Y			
INSTITUTIONAL								
Animal Shelter, §7.6	Y			C	C			C
Private Club		Y	Y	Y	Y	Y	Y	Y
Day Care Center, §7.7		L	L	Y	Y	C	C	C
Hospital					C		C	Y
Nursing Home					C			Y
Place of Assembly	C	L	L	Y	Y	L	Y	Y
Public Facility	L	L	L	Y	Y	L	Y	Y
Public Utility Facility	SE	SE	SE	SE	SE	SE	SE	SE
School, Commercial	C	L	L	Y	Y	L	Y	Y
School, Not-for-Profit	C	L	L	Y	Y	L	Y	Y
School, Public	C	L	L	Y	Y	L	Y	Y
BUSINESS								
Automotive Repair Service, Major				C	C			
Automotive Repair Service, Minor				Y	Y			
Automotive Sales				C	C			
Bank or Financial Service		L	L	Y	Y	Y	Y	
Broadcast Studio				Y	Y	Y	Y	
Business or Professional Office		L	L	Y	Y	Y	Y	
Business Support Service		L	L	Y	Y	Y	Y	
Car Wash, Freestanding (non-accessory)				C	C			
Convenience Store		Y	Y	Y	Y			
Entertainment, Indoor				Y	Y			
Entertainment, Outdoor				C	C			
Funeral Home				C	Y			
Garden Center/ Nursery		L	L	Y	Y			

Y – The use is permitted by right.
 L – Permitted to limits set by district regulations
 SE – Special Exception Use, requires approval by BZA (see §12.3). May also be subject to district limitations.
 C – Conditional Use, requires approval by the Council (see §13.3). May also be subject to district limitations.
 A use not listed may be requested for approval as a Conditional Use per §13.3.
 A use followed by a numeric cross-reference is subject to Use-Specific Regulations in Article 7.
 A blank cell indicates that the use is not permitted.

Table 6 Use Regulations for Non-Residential Districts

USES / DISTRICTS:	A	B-1	B-1.2	B-2	B-3	O-1	O-2	INST
Gas Station, §7.2			C	Y	Y			
Hardware Store		L	L	Y	Y			
Home Improvement Center				Y	Y			
Kennel, §7.6	Y				C			
Laundromat			Y	Y	Y			
Laundry and Dry Cleaning, Retail		Y	Y	Y	Y	Y	Y	
Laundry, Industrial				C	C			
Liquor Lounge		C	C	C	C			
Maintenance Service				C	C			
Medical Clinic			L	Y	Y	Y	Y	Y
Medical Support Service			L	Y	Y	Y	Y	Y
Personal Service		L	L	Y	Y			
Produce Market	Y	Y	Y	Y	Y			
Restaurant, Fast Food		L	L	Y	Y			
Restaurant, Standard - SNACK BAR		L	L	Y	Y			
Retail, General, Enclosed - SPORTS CLOTHING				Y	Y			
Retail, General, Unenclosed				C	Y			
Retail, Neighborhood		L	L	L	L			
Services, Neighborhood		L	L	L	L			
Service Station, §7.2			C	Y	Y			
Studio, Artist		Y	Y	Y	Y			
Veterinary Hospital, §7.6				C	C			
OTHER								
Airport					C			
Cemetery	C							C
Construction Service					C			
Country Club	C							
Heliport					C		C	C
Landfill					C			
Manufacturing, Light					C			
Mixed Use, General			L					
Mixed Use, Live-Work			L					
Parks, Gardens, Playgrounds	Y	Y	Y	Y	Y			Y
Recreation, Indoor				Y	Y			
Recreation, Outdoor				C	C			Y
Rehabilitation Facility					C			Y
Research Laboratory					C		C	
Salvage Yard					C		C	
Storage, Mini-warehouse, §7.5				C	C			
Storage, Outdoor					C			
Telecommunications Facilities, §7.9	C	C	C	C	C	C	C	C
Warehousing, Wholesale, Distribution				C	C			

Y – The use is permitted by right.
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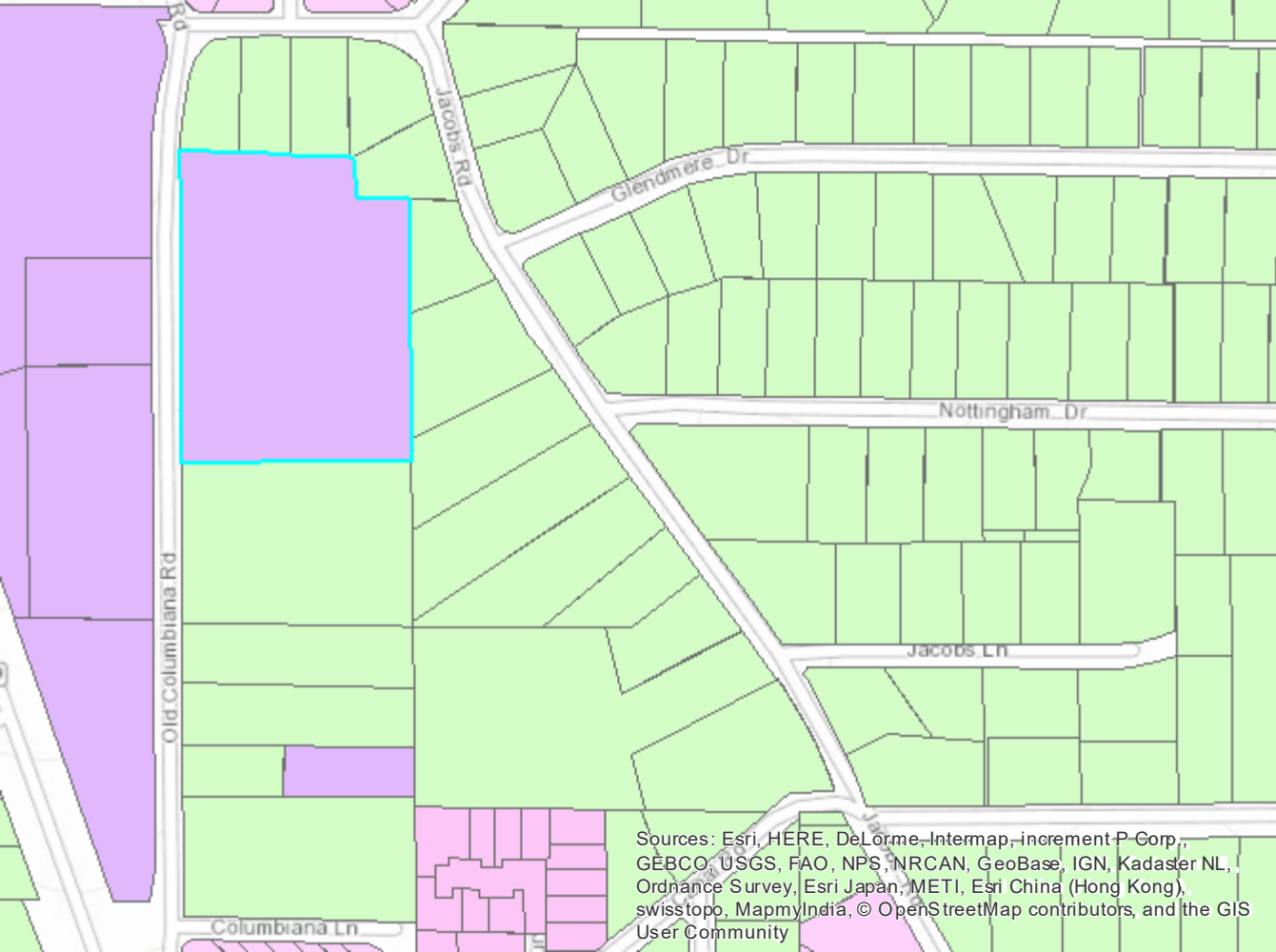
Subject Parcel

Figure 20: Columbiana Road
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where hike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.





Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community