

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

MARCH 9, 2017

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: January 12, 2017

Final Plats

(1) **Consent Agenda:**

- A. **P-0317-09** David Acton Building Corp. Is Requesting **Final Plat Approval For A Resurvey of Lot 1 Estates At Caldwell Mill And Acreage.** The Purpose For This Request Is To Create a Three Lot Subdivision. The Property Is Owned By AVCC, LLC and Is Zoned Vestavia Hills R-9.
- B. **P-0317-12** John Michael Bodnar Is Requesting **Final Plat Approval For Cahaba Heights Corner.** The Purpose For This Request Is To Combine Two Parcels Into One. The Property Is Owned By John Michael Bodnar and Is Zoned Vestavia Hills B-1.2.
- C. **P-0317-13** Liberty Park Joint Venture Is Requesting **Final Plat Approval For Heritage Hills Phase III-Sector 3 Resurvey No. 2.** The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

Amendments To Land Use Plans:

- (2) Amendments to the Cahaba Heights Community Plan

Rezoning/Conditional Use Recommendations:

- (3) **P-0317-07** Eiffel Partners, LLC/Len Shannon Are Requesting **Rezoning for 3111 & 3115 Timberlake Rd. from Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.

- (4) **P-0317-10** Tammy Williamson Is Requesting **Rezoning Conditional Use Approval** For A Home Occupation Located At **4648 Jackson Loop** The Property Is Owned By Tammy Williamson And Is Zoned Vestavia Hills PR-1.

- (5) **P-0317-11** Black Box Management, LLC/Stuart Raburn Are Requesting **Rezoning** for **3700 Cahaba Heights Rd.** from **Vestavia Hills B-3** to **Vestavia Hills R-9** For The Purpose Of Residential Development.

Time of Adjournment.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
FEBRUARY 9, 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
Cheryl Cobb
Fred Goodwin
Deloye Burrell
Blaine House
Rusty Weaver
Brian Wolfe

MEMBERS ABSENT:

Jim Brooks
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 January 12, 2017 are presented for approval.

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

Mr. Goodwin – yes
Mr. Wolfe – abstained
Mr. Goodwin – yes
Mr. Larson – yes

Mr. Burrell – yes
Mr. Weaver – yes
Mr. Cobb – yes
Motion carried

Consent Agenda/Final Plats:

- A. **P-0217-05** AVCC, LLC Is Requesting **Final Plat Approval For Resurvey of Lots 11, 12, 27, and 28 Altadena Ridge.** The Purpose For This Request Is To Clarify Easements. The Property Is Owned By AVCC, LLC and Is Zoned Vestavia Hills R-9.

MOTION Mr. House made a motion to recommend approval of item A. 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. Weaver – yes
Mr. Goodwin – yes	Mr. Cobb – yes
Mr. Larson – yes	Motion carried

The Commission and staff discussed the Blue Lake area infrastructure study but took no action.

Conrad Garrison, City Planner

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

Date: MARCH 9, 2017

- **CASE: P-0317-09**
- **REQUESTED ACTION:** Final Plat Approval for For A Resurvey of Lot 1 Estates At Caldwell Mill And Acreage
- **ADDRESS/LOCATION:** 4705 Caldwell Mill Rd.
- **APPLICANT/OWNER:** David Acton Building Corp.
- **REPRESNTING AGENT:** Jordan Huffstetler
- **GENERAL DISCUSSION:** Applicant is seeking to resurvey 1 lot and acreage into 3 in accordance with annexation agreement. Lots meet all requirements of R-1 zoning.
- **CHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for low/medium density single family 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 issues.
 2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0317-09//28-34-3-8-2
4705 Caldwell Mill Rd.
Create a 3 Lot Subdivision
David Acton Bulding Corp.
R-1

P&Z Application
Final Plat Approval
Page 3

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

II. APPLICANT INFORMATION: (owner of property)

NAME: DAVID ACTON BUILDING CORP.

ADDRESS: 4898 VALLEYPARK RD. SUITE A4
BIRMINGHAM, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: ^{Cell} Home 205/281-1226 Office 980-9567

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
JORDAN HUFFSTETLER - 281-1226

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: CREATE A 3 LOT SUBDIVISION

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

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

4705 CALDWELL MILL RD.

Property size: 250 feet X 600 feet. Acres: 3.5 Ac

VI. ZONING/REZONING:

The above described property is presently zoned: VH-R1

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.

JL [Signature] 1/25/2017
Owner Signature/Date

JL [Signature] 1/25/2017
Representative Agent (if any) date

Given under my hand and seal
this 25th day of January, 2017.

Jaci Muehlbauer
Notary Public

My commission expires 10th
day of April, 2017.

A SINGLE FAMILY RESIDENCES

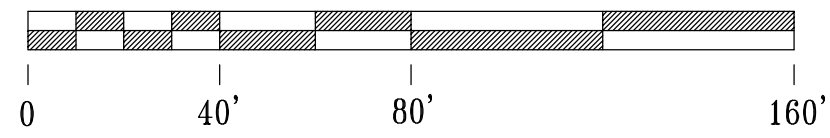
A RESURVEY OF LOT 1 ESTATES AT CALDWELL MILL AND ACREAGE

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

SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
DAVID ACTON BUILDING CORP.



SCALE: 1"= 40'

DATE: NOVEMBER 19, 2015

CITY OF VESTAVIA HILLS JURISDICTION

NOTE: THE PURPOSE OF THIS SURVEY IS TO DIVIDE ONE LOT AND ONE PARCEL INTO THREE LOTS.

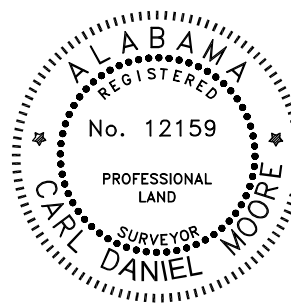
STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, Carl Daniel Moore, a Registered Land Surveyor, State of Alabama, and David Acton Building Corp., 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 LOT 1 ESTATES AT CALDWELL MILL AND ACREAGE 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 length, width and name of each street, as well as the number of each lot and block, showing the relations of the lands to the government survey of Section 34, Township 18 South, Range 2 West, 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.

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



DAVID ACTON BUILDING CORP., Owner,

By: _____

Its: _____

APPROVED:

BY: _____
CITY ENGINEER

BY: _____
CHAIRMAN VESTAVIA HILLS PLANNING & ZONING COMMISSION

BY: _____
CITY CLERK

BY: _____ DATE: _____
JEFFERSON COUNTY DEPARTMENT OF HEALTH

STATE OF ALABAMA
COUNTY OF SHELBY

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 ____.

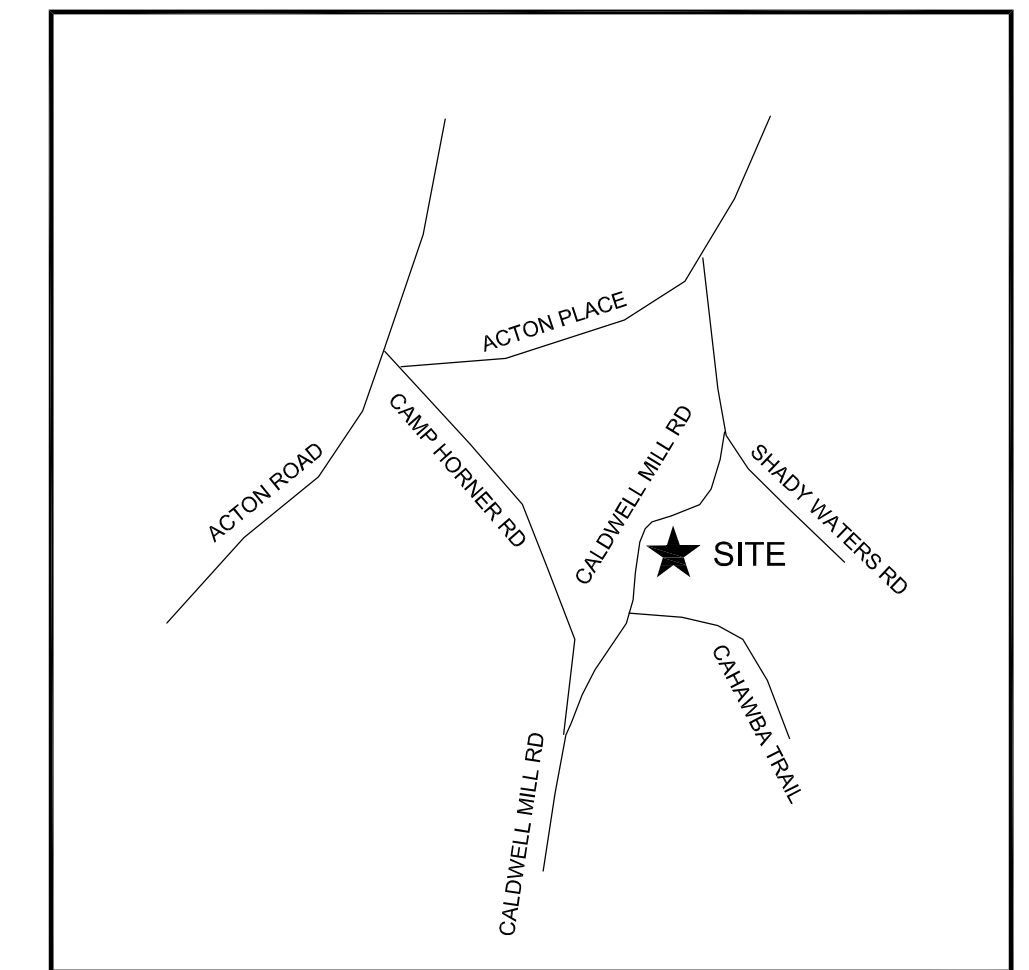
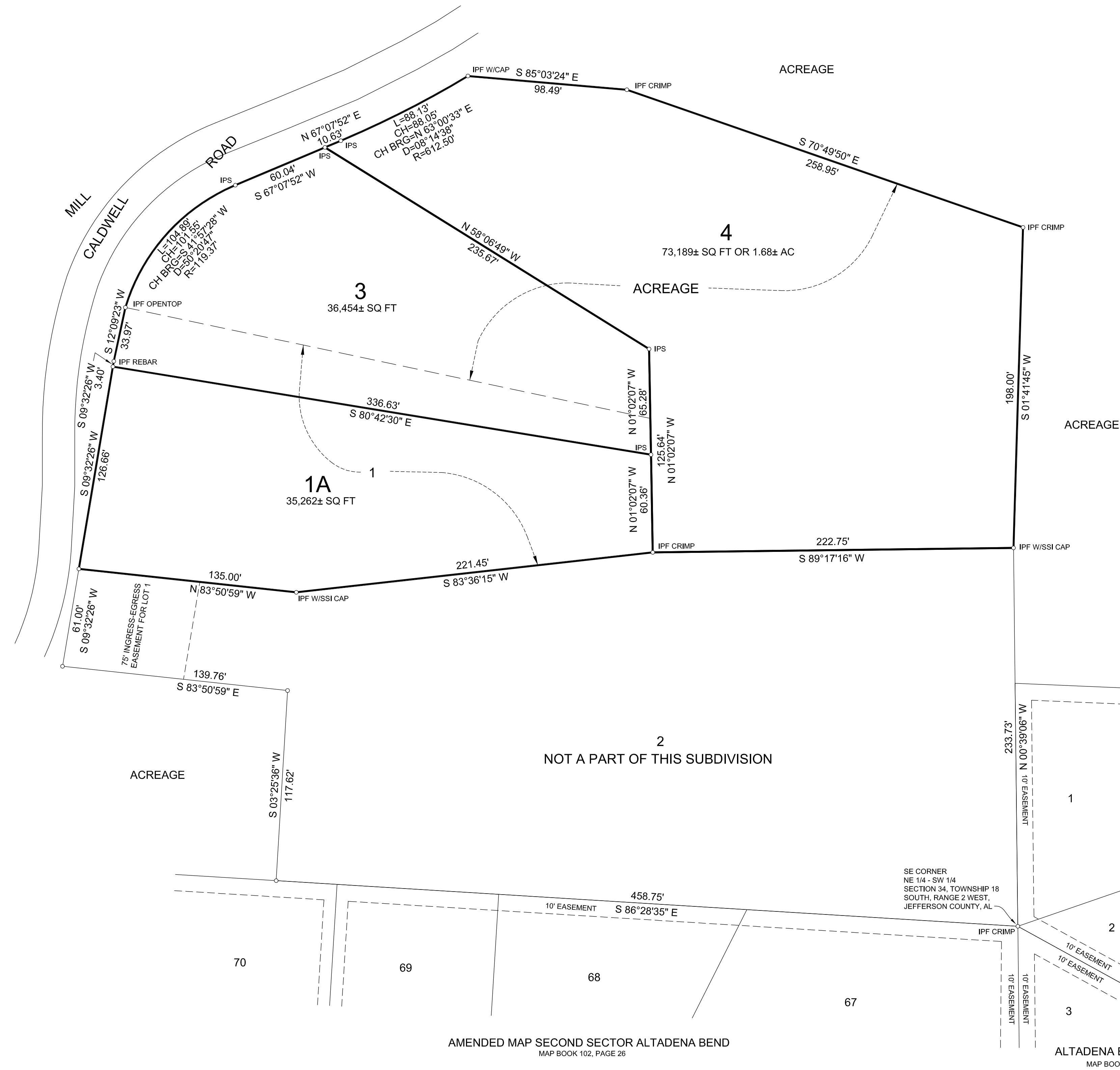
BY: _____
Notary Public
My commission Expires: _____

STATE OF ALABAMA
COUNTY OF _____

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 _____ of David Acton Building Corp., owner, and who is known to me, acknowledged 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 _____, 20 ____.

BY: _____
Notary Public
My commission Expires: _____



VINICITY MAP
NOT TO SCALE

NOTE: BEARINGS ARE ASSUMED

- LEGEND
- WATERLINE ——— W ——— W ———
 - SQ FT: SQUARE FEET
 - ±: MORE OR LESS
 - D: DELTA ANGLE
 - d: DEFLECTION ANGLE
 - T: TANGENT
 - R: RADIUS
 - CH: CHORD
 - ESMT: EASEMENT
 - RCP: REINFORCED CONCRETE PIPE
 - FH: FIRE HYDRANT
 - HW: HEADWALL
 - INL: INLET
 - L: LENGTH
 - CL: CENTERLINE
 - #: HOUSE NUMBER
 - B-B: BACK OF CURB TO BACK OF CURB
 - B-C: BACK OF CURB
 - MB: MAP BOOK
 - PG: PAGE
 - EX: EXISTING
 - Y: YARD INLET; Y1
 - : STOP SIGN
 - FD: FOUND
 - : SANITARY SEWER MANHOLE
 - SS—: SANITARY SEWER
 - SS—: STORM SEWER
 - : STORM SEWER MANHOLE
 - FM—: FORCE MAIN
 - : FIRE HYDRANT = FH
 - : CURB INLET
 - : HEADWALL

ALTADENA BEND ESTATES
FIRST ADDITION
MAP BOOK 115, PAGE 55

ALTADENA BEND ESTATES
MAP BOOK 117, PAGE 26

AMENDED MAP SECOND SECTOR ALTADENA BEND
MAP BOOK 102, PAGE 26

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

Date: MARCH 9, 2017

- **CASE:** P-0317-12
- **REQUESTED ACTION:** Final Plat Approval for For Cahaba Heights Corner
- **ADDRESS/LOCATION:** 3017, 3029 Pump House Rd.
- **APPLICANT/OWNER:** John Michael Bodnar
- **REPRESNTING AGENT:**
- **GENERAL DISCUSSION:** Applicant is seeking to resurvey 2 lots into 1 to complete rezoning. Lots meet all requirements of B-1.2 zoning.
- **CHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for retail/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 problems.
 2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0317-12//28-22-2-11-1 & 3
3017 & 3029 Pump House Rd.
Combine 2 Parcels into 1 Parcel
John Michael Bodnar
1.2

B-

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

II. APPLICANT INFORMATION: (owner of property)

NAME: JOHN MICHAEL BODNAR
ADDRESS: 3755 CORPORATE WOODS DRIVE
BIRMINGHAM AL 35242
MAILING ADDRESS (if different from above) SAME

2017 FEB - 8
A ID: 28

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: COMBINE TWO PARCELS INTO
ONE PARCEL

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

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

3017 / 3029 PUMP HOUSE ROAD

Property size: _____ feet X _____ feet. Acres: 1.53 ACRES

VI. ZONING/REZONING:

The above described property is presently zoned: B-3

P0317-12//28-22-2-11-1 & 3
3017 & 3029 Pump House Rd.
Combine 2 Parcels into 1 Parcel
John Michael Bodnar B-
1.2

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 2/7/17



BARTIN E CARR
Representing Agent (if any)/date

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



Notary Public

My commission expires May 17, 2017
day of _____, 20____.

CAHABA HEIGHTS CORNER

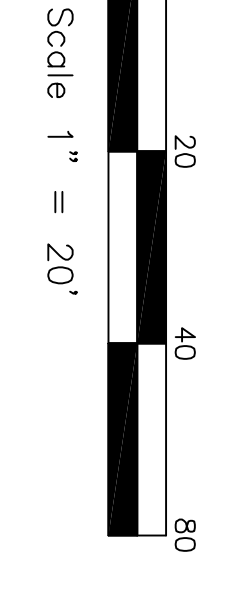
BEING SITUATED IN THE
 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 22 TOWNSHIP 18 SOUTH, RANGE 2 WEST
 VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA
 A COMMERCIAL SUBDIVISION



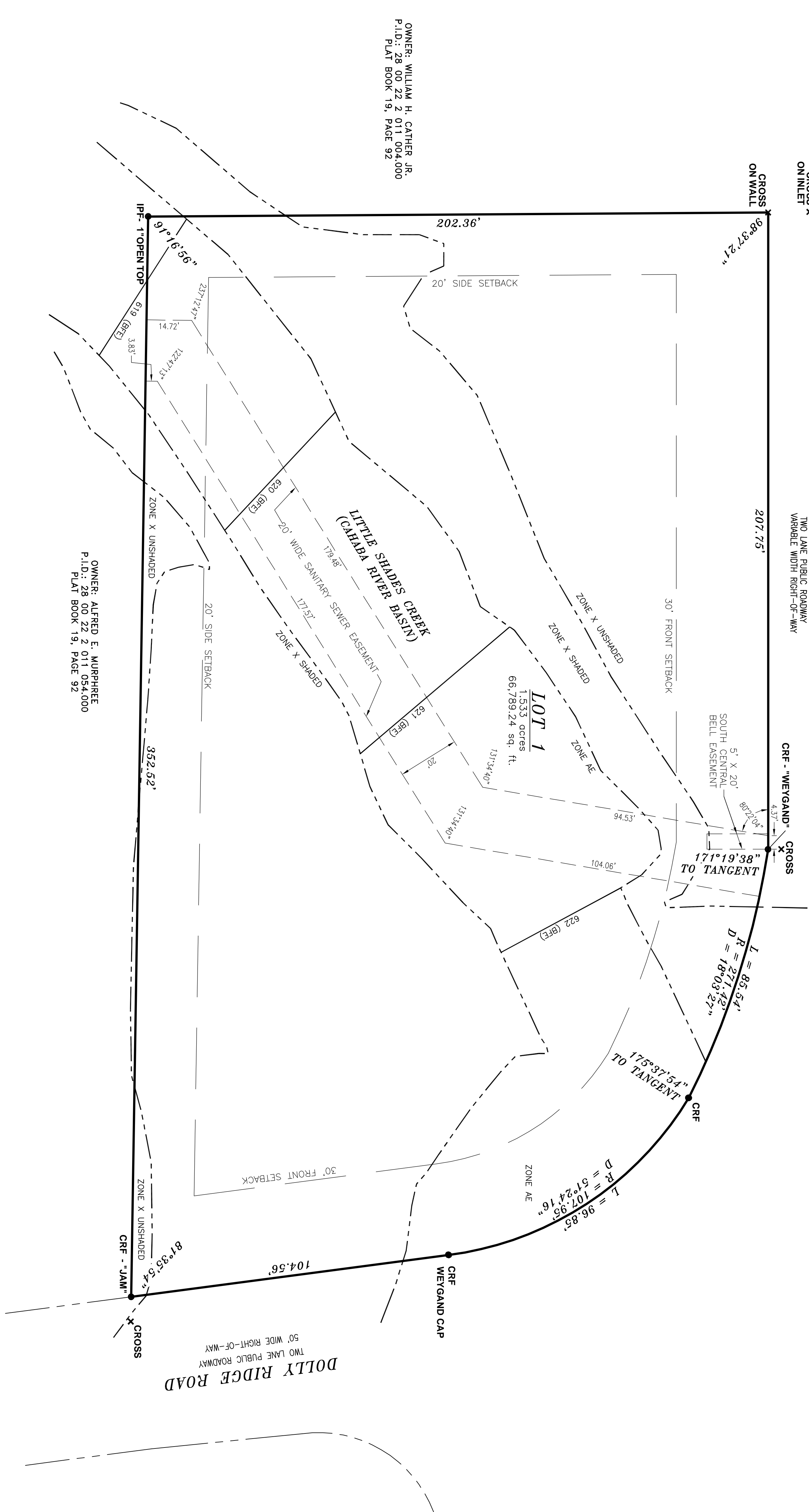
CARR & ASSOCIATES ENGINEERS, INC.

153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 PHONE (205) 964-4466 FAX (205) 964-4466
 CDDO FILE 23-290 Cahaba Heights
 CDDO 02/28/2010
 CDDO 02/28/2010

Prepared by:



FLOOD INFORMATION:
 FLOOD INSURANCE RATE MAP
 JEFFERSON COUNTY, ALABAMA
 AND INCORPORATE AREAS
 MAP NUMBER 01073C0578H
 EFFECTIVE DATE:
 SEPTEMBER 3, 2010
 PROPERTY IS LOCATED IN
 ZONE X, ZONE X-SHADED, &
 ZONE AE



OWNER: WILLIAM H. CATHER JR.
 P.I.D.: 28 00 22 2 011 004.000
 PLAT BOOK 19, PAGE 92

OWNER: ALFRED E. MURPHREE
 P.I.D.: 28 00 22 2 011 054.000
 PLAT BOOK 19, PAGE 92



- Notes:**
- All easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, private television cable systems and may be used for such purposes to serve property both within and without this subdivision.
 - 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, underdrains, 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 foundation.

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 changes in any Right-Of-Way or Easement boundaries after this date may VOID this approval.

Director of Environmental Services _____ Date: _____
 Jefferson County, Alabama

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

APPROVED BY: _____ VESTAVIA HILLS PLANNING & ZONING COMMISSION _____ DATE _____

APPROVED BY: _____ MANAGER AND CITY CLERK _____ DATE _____

The undersigned, Barton F. Carr, Registered Land Surveyor, State of Alabama, and The Undersigned Owners, 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(s); that this plat or map is a true and correct map of land shown therein and known as or to be known as "CAHABA HEIGHTS CORNER"; 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; also 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 owner further certify that they are the owners of said property and that the same is not subject to a 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.

BY: Barton F. Carr, Surveyor _____ DATE _____
 FLS NO. 16985

OWNERS:
 Coboba Heights Corner LLC
 By: John Michael Bodner - Manager

Robert W. Armstrong _____

Judith B. Armstrong _____

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Gina P. Jones, as Notary Public in and for said County and State, do hereby certify that Barton F. Carr, whose name is signed to the foregoing certificate as Land 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 same voluntarily and with full authority thereof.

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

BY: _____
 Notary Public (seal)
 My commission expires: _____

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that John Michael Bodner, whose name is signed Manager Coboba Heights Corner LLC, 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 same voluntarily and with full authority thereof.

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

BY: _____
 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 Robert W. Armstrong whose name is signed to same, 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 same voluntarily and with full authority thereof.

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

BY: _____
 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 Judith B. Armstrong whose name is signed to same, 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 same voluntarily and with full authority thereof.

Given under my hand and seal this _____ 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: **MARCH 9, 2017**

- **CASE:** P-0317-13
- **REQUESTED ACTION:** Final Plat Approval For Heritage Hills Phase III-Sector 3 Resurvey No. 2
- **ADDRESS/LOCATION:** Jackson Loop
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Plat is amending lot line between lots 1054 and 1055.
- **LIBERTY PARK PUD:** This request is consistent with the PUD for single family 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

2017 FEB 22 P 4: 48

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Move lot line

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

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

Lots 1054 and 1055, Heritage Hills Phase III-Sector 3 Resurvey No 1 MB 240 PG 89

Property size: _____ feet X _____ feet. Acres: .349

VI. ZONING/REZONING:

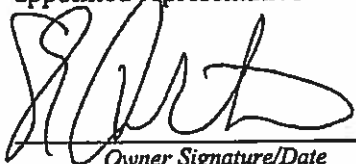
The above described property is presently zoned: _____

P0317-13//27-9-2-1-50 & 51
4717 & 4713 Jackson Loop
Final Map to move lot line
Liberty Park Joint Venture

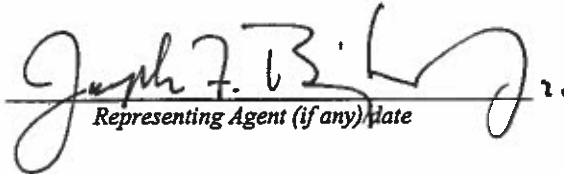
P&Z Application
Page 4

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.

 2.22.17

Owner Signature/Date

.

Representing Agent (if any) date

Given under my hand and seal
this 22 day of FEB, 2017.



My commission expires _____
day of _____, 20____.

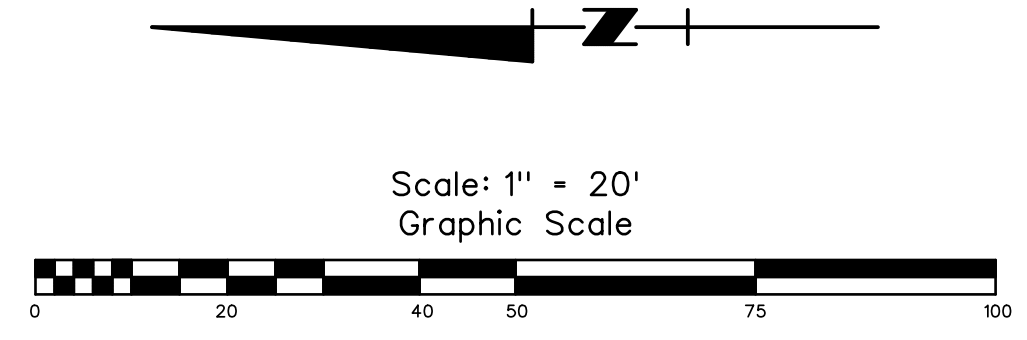
HERITAGE HILLS PHASE III - SECTOR 3
RESURVEY NO. 2
 BEING A RESURVEY OF LOT 1054 AND LOT 1055, HERITAGE HILLS PHASE III - SECTOR 3
 (AS RECORDED IN MAP BOOK 240, PAGE 89)
 SITUATED IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 WEST
 JEFFERSON COUNTY, ALABAMA

REVISIONS:

FINAL PLAT
 DATE: MARCH, 2017
 DRAWN BY: J.W.H.
 CHECKED BY: J.F.B.
 FIELD BOOK: #
 FIELD CREW:
 FILE NAME: Heritage Hills Phase III - Sector 3 Resurvey No. 2.dgn
 g:\LIB\11\031\Final Plat\

OWNER:
LIBERTY PARK JOINT VENTURE, LLP

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



STATE OF ALABAMA
 JEFFERSON COUNTY
 I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, and Liberty Park Joint Venture, LLP, 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 III - SECTOR 3 RESURVEY NO. 2, 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 Heritage Hills Phase III - Sector 3, as recorded in Map Book 240, Page 89 in the office of the Judge of Probate of Jefferson County, Alabama and being situated in the N.W. 1/4 of the N.W. 1/4 of Section 9, 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 herein, 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 SCHUEBEL ENGINEERING COMPANY, INC.



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

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

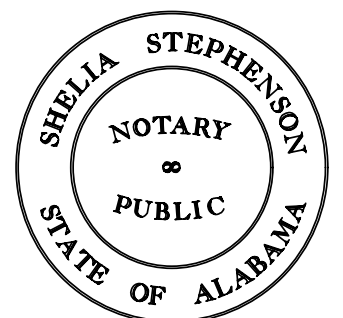
By: Shawn Arterburn
Its Vice President of Development

STATE OF ALABAMA
JEFFERSON COUNTY

I, Sheila 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 therefor.

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: _____ DATE: _____
Vestavia Hills Planning & Zoning Commission

APPROVED: _____ DATE: _____
Vestavia Hills City Engineer

APPROVED: _____ DATE: _____
Vestavia Hills City Clerk

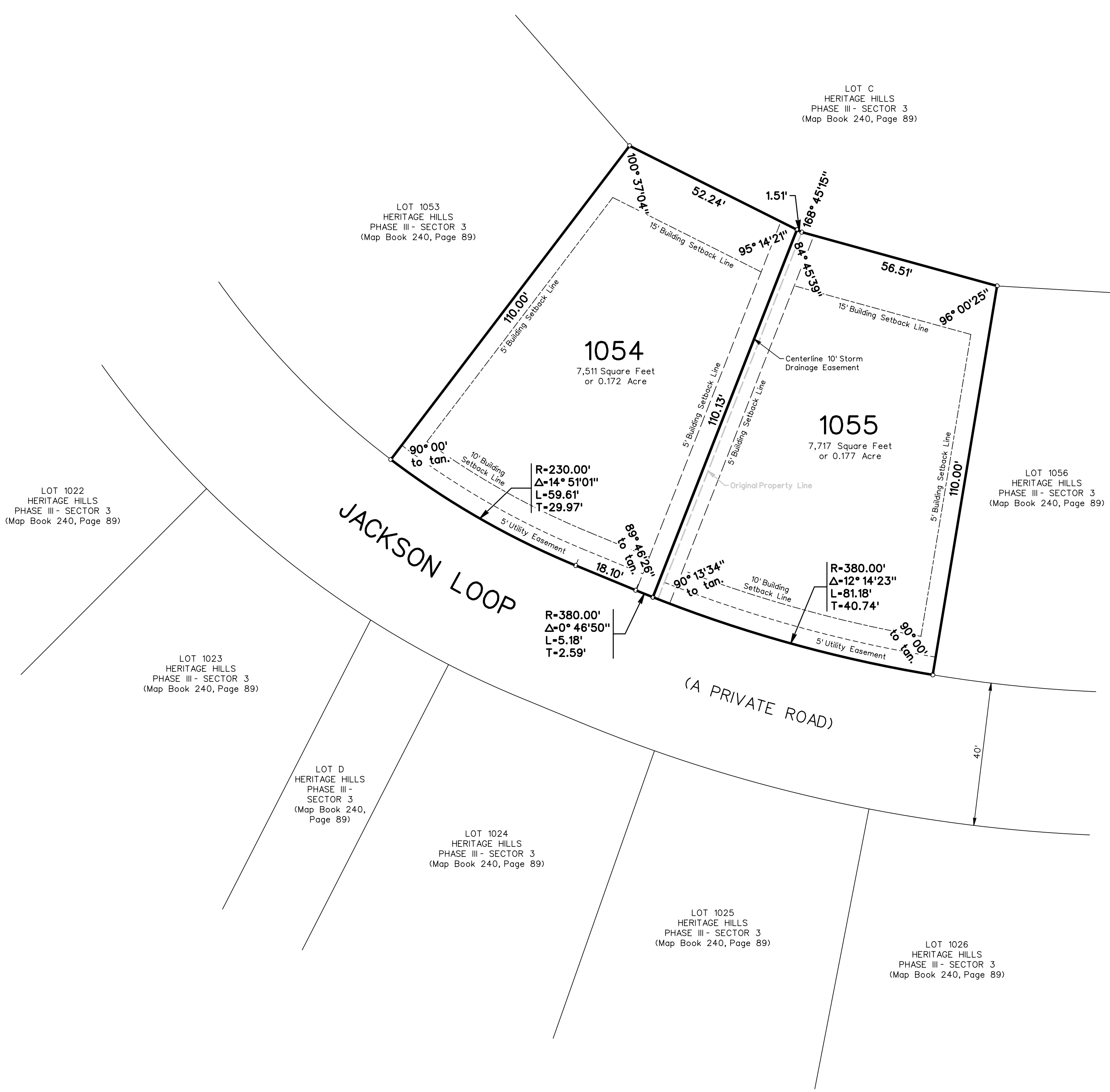
APPROVED: _____ DATE: _____
Jefferson County Department of Health

APPROVED IN FORMAT ONLY:

Director of Environmental Services _____ Date _____

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.

File: G:\LIB\13\158\SURVEY\Docs\Heritage Hills Phase III - Sector 3 Resurvey No. 2.dwg



- NOTES:
- Access to utilities for installation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
 - All roads shown on this plat are private and are not dedicated by this plat.
 - Building setback lines are as shown.
 - The area within all setbacks is subject to easements for storm drainage.

- UTILITY SERVICE PROVIDERS:
- Water - Public Mains System provided by Birmingham Water Works.
 - Sanitary - Provided by Enviro Services, LLC, a private utility.
 - Gas - Alabama Gas Corporation.
 - Power - Alabama Power Company.
 - Telephone - BellSouth Telecommunications.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
RESOLUTION

WHEREAS, pursuant to Section 11-52-8 of the *Code of Alabama, 1975*, it shall be the function and duty of the City of Vestavia Hills Planning and Zoning Commission to make and adopt a master plan for the physical development of Vestavia Hills, Alabama, and;

WHEREAS, the City of Vestavia Hills Planning and Zoning Commission at its regular meeting of May 13, 2008, adopted and approved the Vestavia Hills Comprehensive Plan 2004-2025 submitted by the Long Range Planning Committee, and

WHEREAS, in 2016, the City Manager utilized consultants to develop amendments to the Cahaba Heights Community Plan to be used as an extension of the Comprehensive Plan; and

WHEREAS, the City of Vestavia Hills Planning and Zoning Commission has studied and reviewed the amendments to the Cahaba Heights Community Plan and has determined that the document, incorporated as an extension of the Vestavia Hills Comprehensive Plan 2004-2025 further amended by the Cahaba Heights Community Plan of 2008, meets the general requirement of guiding and accomplishing a coordinated, adjusted and harmonious development of the City of Vestavia Hills and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare as well as efficiency and economy in the process of development, and;

WHEREAS, the City of Vestavia Hills Comprehensive Plan as amended, is a living document which will serve as a guide for the City of Vestavia Hills Planning and Zoning Commission, and which can be amended, extended or added to from time to time as changing conditions may require, and;

WHEREAS, the Planning and Zoning Commission has met all requirements of the laws of the State of Alabama with regard to preparation, public notification and review of the amendments to the 2017 Amendment to the Cahaba Heights Community Plan 2008 along with a public hearing for citizen input.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Vestavia Hills, Alabama, that the planning document entitled “2017 Amendment to the Cahaba Heights Community Plan 2008“ shall be adopted as an extension of the “City of Vestavia Hills Comprehensive Plan 2004 – 2025” and all official maps pertaining thereto, as amended, are hereby adopted the 8th day of January, 2015.

BE IT FURTHER RESOLVED, that this resolution and the Cahaba Heights Community Plan, be signed by the Vestavia Hills Planning and Zoning Chairman, for recording be transmitted to the Mayor and City Council of Vestavia Hills, Alabama, for further consideration and upon acceptance by said governing body of the City of Vestavia Hills, Alabama, be forwarded to the Jefferson County Probate Judge to be recorded.

DONE, ORDERED and APPROVED this the 9th day of March, 2017.

Lyle Larson
Planning and Zoning Chairman

ATTESTED BY:

Conrad Garrison
City Planner

BLUE LAKE AREA STUDY



VESTAVIA HILLS

Submitted By:



GONZALEZ-STRENGTH & ASSOCIATES, INC.
2176 Parkway Lake Drive
Hoover, AL 35244

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INTRODUCTION

The purpose of the Blue Lake Area Study is to provide a document to assist the City of Vestavia Hills public officials and staff as an engineering guideline in their planning efforts to prepare for future growth and development for the area. This report is a supplementary engineering document to the Cahaba Heights Community Plan dated November 13, 2008, and may be used as a guide for the redevelopment of the study area. There are five (5) sections to the study: Sanitary Sewer, Domestic Water, Roadway Improvements, Sidewalks, and Storm Water Management.

The area of study is approximately 40 acres. Colonnade Parkway is located to the north, and Cahaba River Road is located to the southwest. Exiting roadways within the study area include Blue Lake Drive, Timberlake Drive, Pine Tree Drive and Pine Tree Circle. Blue Lake Drive bisects the property running north to south. A traffic signal is located at the intersection of Blue Lake Drive and Cahaba River Road. Timberlake Drive and Colonnade Parkway are un-signalized.

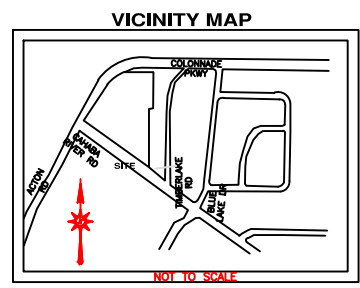
Currently most of the property is being used for single family residential. As demand for property within this rapidly growing redeveloping area persists, the residential properties are being developed to professional office, and light commercial / retail. Existing infrastructure, servicing the Timberlake Drive, Pine Tree Drive and Pine Tree Circle is minimal and was originally designed to support a residential community. The existing infrastructure was adequate when originally built but is inadequate to support future development. The current pattern of infrastructure upgrading has been opportunistic, in that as a



property has been redeveloped, that property has improved the infrastructure to meet the needs of the proposed development. This type of infrastructure improvement leads to poorly thought out and inconsistent implementation of infrastructure. For example, Blue Lake Drive has improved infrastructure which supports those properties immediately adjacent to the extent that redevelopment has taken place. The remainder of Blue Lake Drive, Timberlake Drive, Pine Tree Drive and Pine Tree Circle lack adequate infrastructure and require action to facilitate the growth of the area as a whole.

The City of Vestavia Hills has expressed a concern that the random redevelopment of the area may result in inadequate infrastructure or unfairly burden certain lands. This study is to address the global infrastructure needs within the overall area such that an orderly implementation of infrastructure may take place that meets the needs of all the properties within the Blue Lake area.

Refer to appendix “A” for cost estimates on certain proposed improvements.



OVERALL STUDY AREA

SANITARY SEWER:

Sanitary Sewer service is provided by Jefferson County Department of Environmental Services. Sewer mains are currently available within the Cahaba River Road and the Blue Lake Drive rights of way. Properties abutting these rights of way may make service connections to the existing mains. Timberlake Drive, Pine Tree Circle and Pine Tree Drive lack sanitary sewer service availability. The study area indicates proposed sanitary sewer main extensions required to serve the properties currently without public sanitary sewer. Sanitary sewer easements would be required where proposed public infrastructure crosses private properties.

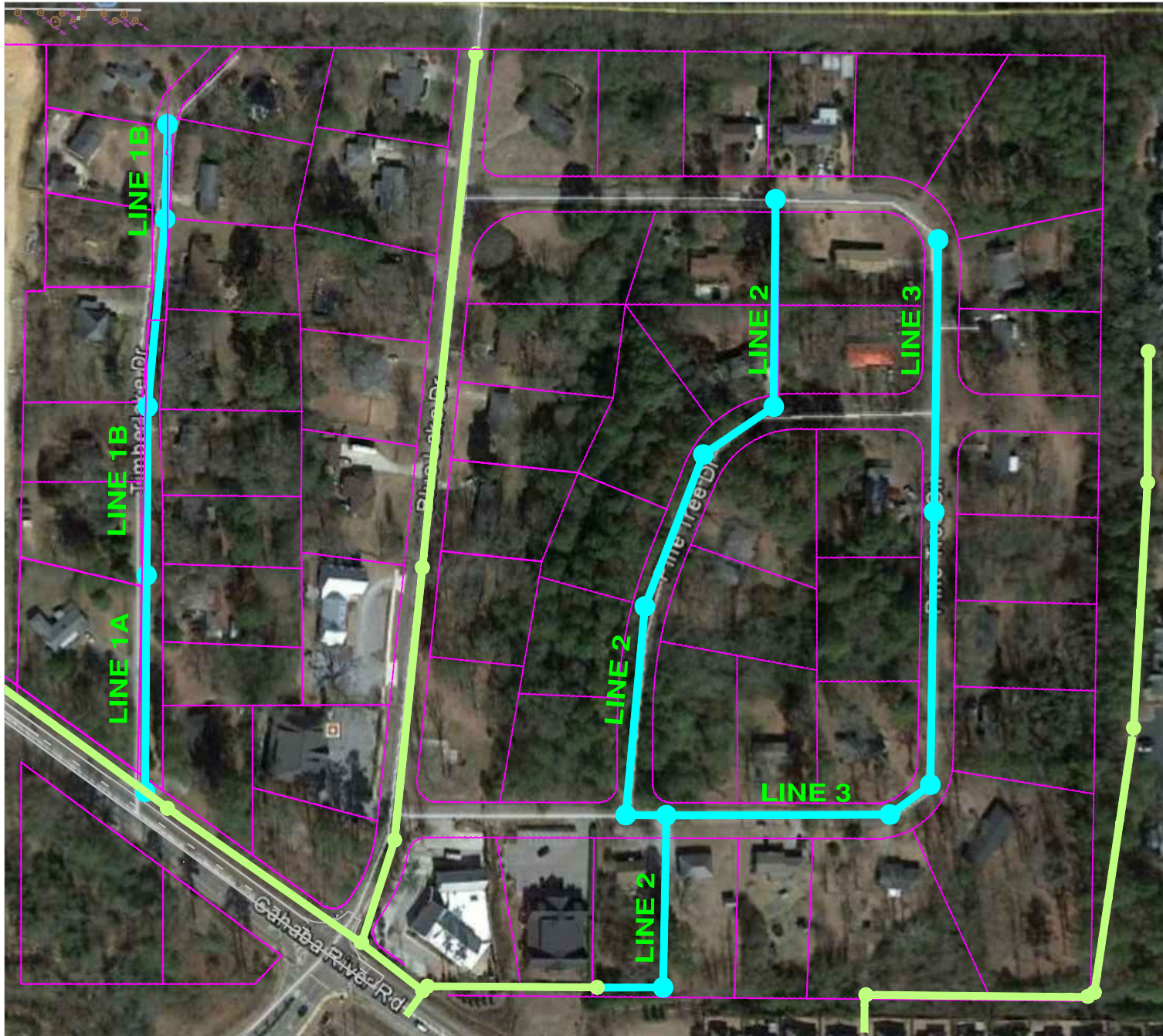
Line 1A: Is required to provide service to Timberlake Drive. The two (2) corner lots abutting Timberlake Drive and Cahaba River Road may service these lots with a service connection to the main within the Cahaba River Road. Thus the need to extend the main north and beyond these properties to service the remainder of the properties along Timberlake Drive.

Line 1B: When the remainder of the properties develop to the north, the main may either be extended to serve each parcel as needed, or alternatively, the main may be extended the full length of Timberlake Drive.

Line 2: This main would be to service the Pine Tree Drive and a limited portion of Pine Tree Circle. A sanitary sewer easement across private property would be required to extend the main to the Pine Tree Circle right of way.







Line 3: This main would service the Pine Tree Circle properties. A portion of Line 2 (350 LF) may be incorporated into this line if the properties along Pine Tree Circle are developed ahead of the Pine Tree Drive parcels.

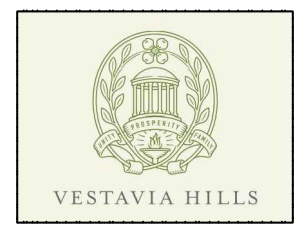


0' 200'

 SCALE IN FEET

-  PROPOSED SANITARY SEWER
-  EXISTING SANITARY SEWER
-  PROPOSED SANITARY SEWER MANHOLE
-  EXISTING SANITARY SEWER MANHOLE

SANITARY SEWER PLAN



CONCEPT PLAN - FOR PLANNING PURPOSES ONLY



DOMESTIC WATER:

Domestic water service is provided by the Birmingham Water Works Board. Water mains are currently available within the Cahaba River Road, Blue Lake Drive, Timberlake Drive, Pine Tree Circle and Pine Tree Drive rights of way.

Line 1: Is required to “Loop” the water mains from Timberlake Drive to Blue Lake Drive. Timberlake Drive has an existing 6” water main which “dead ends” at the north end of the properties. Upgrading the existing watermain to provide a loop system would increase system flows, pressures and future fire supply needs for the existing Timberlake Drive.

Line 2: Is to upgrade and loop the main from the intersecting streets of Pine Tree Drive and Pine Tree Circle. Pine Tree Drive has an existing 2” main which “dead ends” approximately at the mid-section of Pine Tree Drive.



0' 200'



SCALE IN FEET

- 8" PROPOSED WATER MAIN
- 8" EXISTING WATER MAIN

WATER SERVICE PLAN



CONCEPT PLAN - FOR PLANNING PURPOSES ONLY

ROADWAY IMPROVEMENTS:

Timberlake Drive, Blue Lake Drive, Pine Tree Circle and Pine Tree Drive are City of Vestavia Hills public roads. Blue Lake Drive, Pine Tree Drive and Pine Tree Circle are platted right of ways. Timberlake Drive is a prescriptive right of way, single lane road (approximately 12' wide) and a “dead end” road. Significant improvements to Timberlake Drive are required to bring this road to a city design standard. Right of way acquisition is required to provide a uniform width and alignment for Timberlake Drive. The Timberlake Drive connection to Cahaba River Road is un-signalized. The alignment of Timberlake Drive and Cahaba River Road shall be corrected as a part of the required improvements. Pine Tree Drive and Pine Tree Circle have variable pavement widths ranging from 19 feet to 20 feet. These two roads may either be widened to 24 feet to meet city design standards or as an option an aggregate shoulder may be added to each side of the existing lanes to provide additional room to maneuver. A traffic impact analysis should be performed based on the intensity of each development proposed within the study area. The traffic impact study should include existing and proposed improvements to adjacent roadways, traffic signalization, and roadways outside the Vestavia Hills jurisdiction. The proposed study area has a two (2) option scenario depending upon how the property may develop.

STUDY AREA OPTION 1: Provides for improvements to Timberlake Drive to upgrade the road to city standards, utilizing the current route, and including a connection to Blue Lake Drive.



Section 1: Currently, Timberlake Drive this is the only point of access to 16 properties located along this corridor. Timberlake Drive and Cahaba River Road improvements are required to bring this intersection up to city design standards.

Section 2: When the remainder of the properties develop, the road may either be extended to service each parcel as needed, or alternatively the road may be extended the full length of Timberlake Drive.

Section 3: The connection from Timberlake Drive to Blue Lake Drive is essential to traffic flow. The intersection of Blue Lake Drive and Cahaba River Road is a signalized intersection. Connecting Timberlake Drive to Blue Lake Drive would allow an alternate route for traffic to access the signal.

Section 4: Blue Lake Drive is being used as a “cut thru” to avoid congestion at the Colonnade Parkway / Cahaba River Road intersection. Therefore, and in an effort to calm traffic using Blue Lake Drive, a roundabout may be considered.

AREA STUDY OPTION 2: Provides for improvements to Timberlake Drive to upgrade the road to city standards, utilizing the current route, and including a connection to Blue Lake Drive.

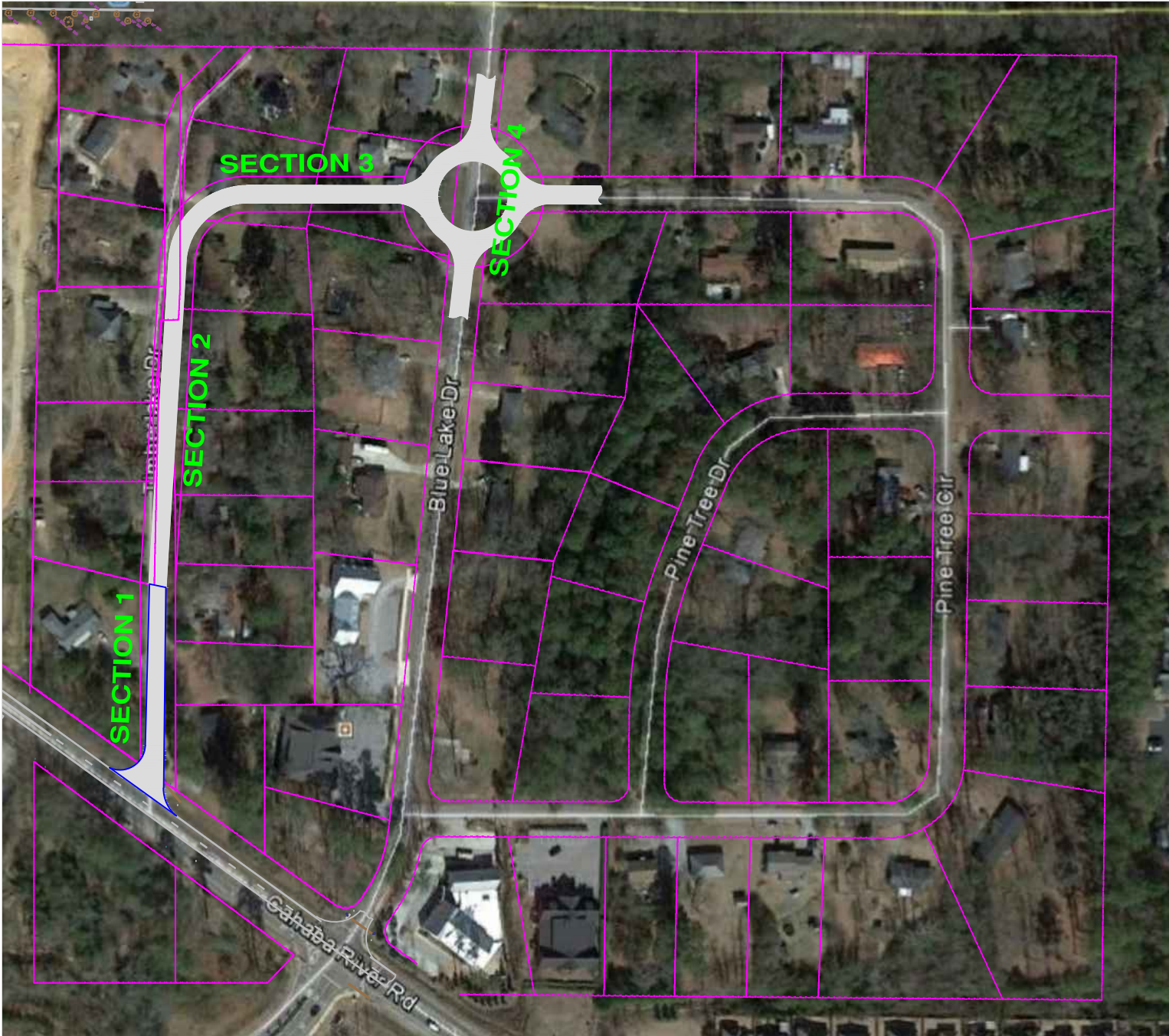
Section 1: Currently, Timberlake Drive this is the only point of access to 16 properties located along this corridor. Timberlake Drive and Cahaba River Road improvements are required to bring this intersection up to city design standards.

Section 2: When the remainder of the properties develop, the road may either be extended to service each parcel as needed, or alternatively the road may be extended the full length of Timberlake Drive.



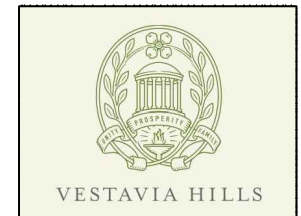
Section 3: The connection from Timberlake Drive to Blue Lake Drive is essential to traffic flow. The intersection of Blue Lake Drive and Cahaba River Road is a signalized intersection. Connecting Timberlake Drive to Blue Lake Drive would allow for an alternate route for traffic to access the signal. Depending on how the properties develop at the north end of Timberlake Drive, it may be necessary to locate the proposed connection in a different location.

Section 4: Blue Lake Drive is being used as a “cut thru” to avoid congestion at the Colonnade Parkway / Cahaba River Road intersection. Therefore, and in an effort to calm traffic using Blue Lake Drive, a roundabout may be considered.

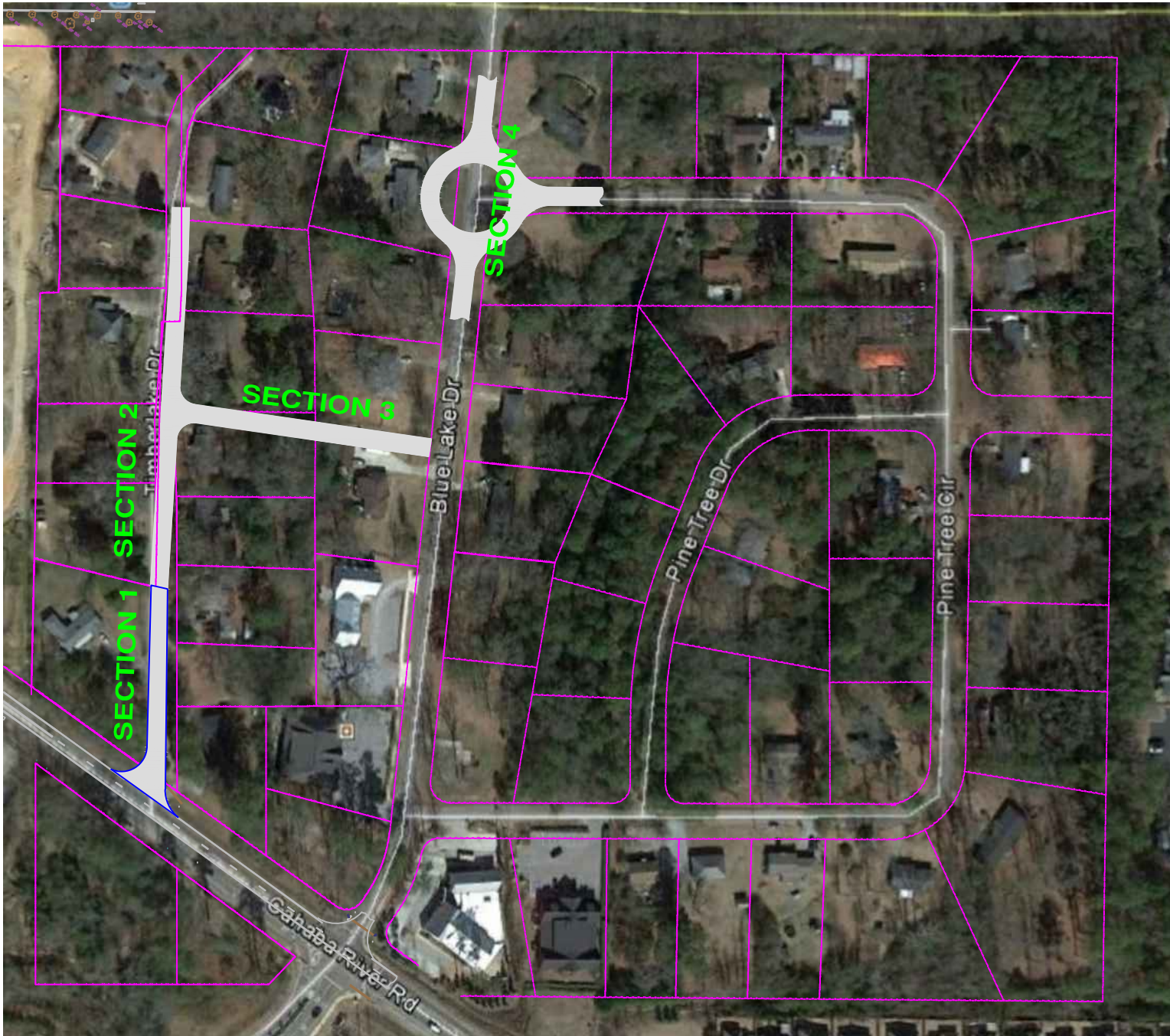


 PROPOSED TIMBERLAKE DRIVE EXTENSION

**ROADWAY
IMPROVEMENT
PLAN
OPTION 1**

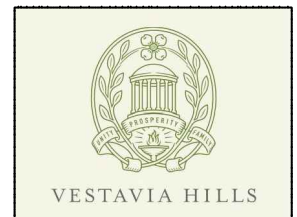


GONZALES - SYRENSKY & ASSOCIATES, P.C.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 10000 W. PARKWAY DRIVE, SUITE 200
 GREENSBORO, NORTH CAROLINA 27409
 P: 336.733.8888
 www.gonzalessyrensky.com




PROPOSED TIMBERLAKE DRIVE EXTENSION

**ROADWAY
IMPROVEMENT
PLAN
OPTION 2**



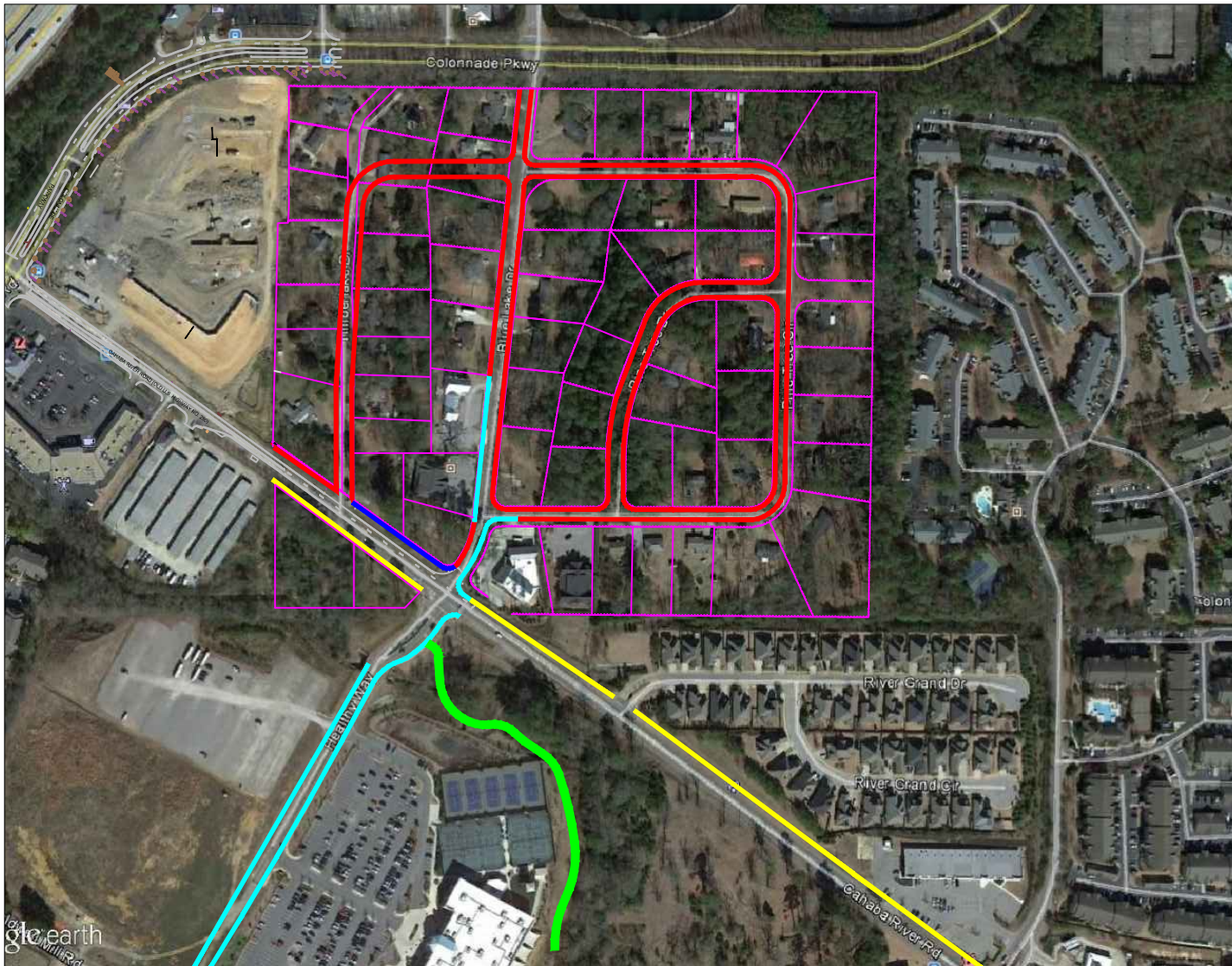


SIDEWALK IMPROVEMENTS

The City of Vestavia Hills is committed to enhancing the connectivity within the city. Current zoning ordinances provide for the establishment of sidewalks along public rights of way for new developments. However, existing properties which were developed prior to annexation, or properties located in different municipalities may not have provided for connectivity. Therefore “gaps” in connectivity have occurred. The proposed sidewalk plan for the Blue Lake area has identified some of the gap areas which lack existing public infrastructure connectivity and the developer required sidewalks.

Phase I: Connecting the new Healthy Way Fitness / Publix Shopping Center to the Blue Lake Drive study area is critical for connectivity. Sidewalks are existing along the south end of Blue Lake Drive. A connection to the Timberlake Drive is needed. This proposed connection would be parallel to Cahaba River road running along the north side.

Phase II: Connecting sidewalks from intersection of Colonnade Parkway to Timberlake Drive and from Blue Lake Drive to River Grand Drive extending down to Colony Park Drive is needed for further connectivity. This proposed connection would be parallel to Cahaba River road running along the north side.

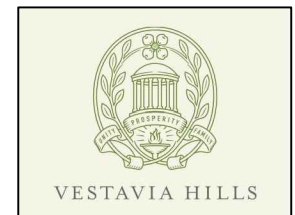


CONCEPT PLAN - FOR PLANNING PURPOSES ONLY



- DEVELOPER INSTALL SIDEWALK
- PUBLIC INFRASTRUCTURE SIDEWALK - PHASE I
- PUBLIC INFRASTRUCTURE SIDEWALK - PHASE II
- EXISTING SIDEWALK
- EXISTING NATURE TRAIL

SIDEWALK PLAN

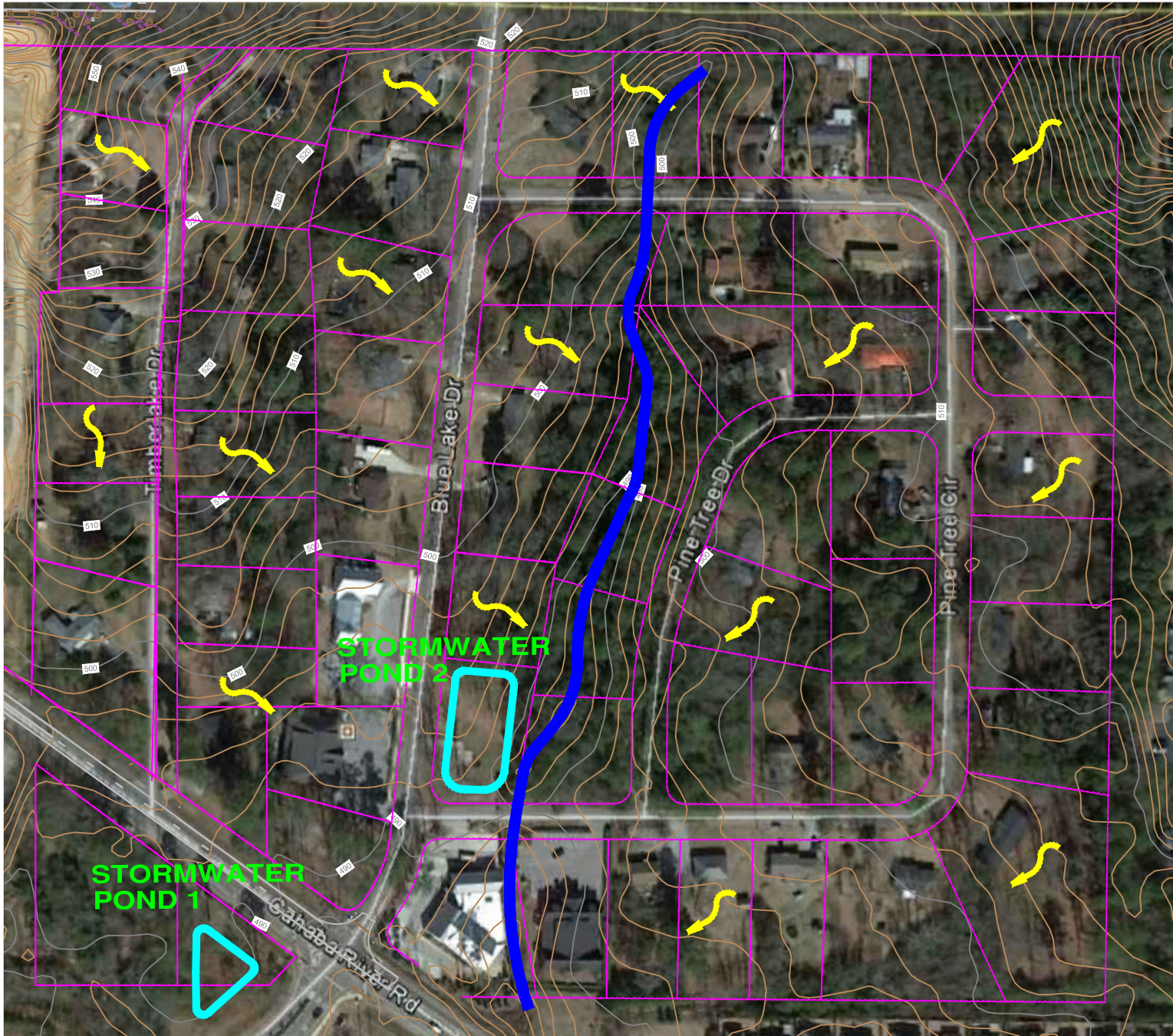


STORM WATER MANAGEMENT

The City of Vestavia Hills has a storm water management ordinance regulating storm water run-off. This ordinance is to protect natural water flow and flood prone areas to minimize flood damage. Master storm water management facilities have been proposed for consideration only. It is recommended that developments be of low density / impact, utilizing on site detention to protect property and the environment from the impacts from storm water run-off. However, regional storm water management areas have been studied and are conceptual, based on future development within the study area.

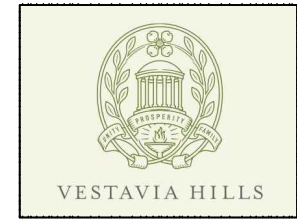
Storm Management Area1: Proposed master storm pond located on city owned property. Drainage area to this pond is approximately 10 acres. This proposed area would require significant storm drainage improvements under Cahaba River Road.

Storm Management Area2: Proposed master storm water pond located on private property. Drainage to this pond is approximately 26 acres.



- DRAINAGE FLOW ARROW
- EXISTING CREEK
- MASTER STORMWATER DETENTION FACILITY

STORM DRAINAGE PLAN



GONZALEZ & FRECHETTE ASSOCIATES, INC.
 ENGINEERING AND SURVEYING PLANNING DESIGN CONSULTING
 10000 WOODBRIDGE AVENUE
 SUITE 200
 BIRMINGHAM, AL 35244
 PH: 205.833.8800
 WWW.GONZALEZFRECHETTE.COM

LOW IMPACT DEVELOPMENT IS ENCOURAGED WITHIN THE STUDY AREA.

CONCEPT PLAN - FOR PLANNING PURPOSES ONLY



REPORT LIMITATIONS

- 1) This report does not examine the costs of land associated with improvement which would require additional right of way or dedication of public lands.
- 2) This report assumes that the character development will remain consistent with the current development trends in type and size of development as currently exhibited by recent developments within the study area.
- 3) Engineering estimates are based on current date pricing and subject to change.



APPENDIX A

TIMBER LAKE DRIVE - SANITARY SEWER - LINE 1A

	Quantity	Unit	Unit Cost	Total
Timberlake Drive - Sanitary Sewer - 310 lf				
Mobilization	1	LS	\$4,000.00	\$4,000.00
Earthwork - Haul off	115	CYD	\$25.00	\$2,875.00
Erosion and Sediment Control	1	LS	\$2,000.00	\$2,000.00
Sanitary sewer	310	LF	\$30.00	\$9,300.00
Sanitary sewer - Manholes	2	EA	\$3,000.00	\$6,000.00
Bedding and backfill	150	TNS	\$40.00	\$6,000.00
Testing / Inspection / Video	1	LS	\$1,200.00	\$1,200.00
Traffic Control	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineering	1	LS	\$5,000.00	\$5,000.00
Sub-total				\$38,375.00
Contingency (25%)				\$9,593.75

TOTAL Sanitary Sewer Line 1A	\$47,968.75
-------------------------------------	--------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

TIMBER LAKE DRIVE - SANITARY SEWER - LINE 1B

	Quantity	Unit	Unit Cost	Total
Timberlake Drive - Sanitary Sewer - 640 lf				
Mobilization	1	LS	\$4,000.00	\$4,000.00
Earthwork - Haul off	250	CYD	\$25.00	\$6,250.00
Erosion and Sediment Control	1	LS	\$2,000.00	\$2,000.00
Sanitary sewer	640	LF	\$30.00	\$19,200.00
Sanitary sewer - Manholes	3	EA	\$3,000.00	\$9,000.00
Bedding and backfill	425	TNS	\$30.00	\$12,750.00
Testing / Inspections / Video	1	LS	\$2,000.00	\$2,000.00
Traffic Control	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineering	1	LS	\$10,000.00	\$10,000.00
Sub-total				\$67,200.00
Contingency (25%)				\$16,800.00

TOTAL Sanitary Sewer Line 1B	\$84,000.00
-------------------------------------	--------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PINE TREE DRIVE - SANITARY SEWER - LINE 2

Pinetree Dr. Drive - Sanitary Sewer - 1325 lf

Mobilization
 Clear and Grub
 Earthwork / Haul off
 Erosion and Sediment Control
 Sanitary sewer

 Sanitary sewer - Manholes
 Bedding and backfill
 Asphalt paving
 Testing / Inspections / Video
 Traffic Control
 Surveying / Engineering

Quantity	Unit	Unit Cost	Total
1	LS	\$4,000.00	\$4,000.00
0.5	AC	\$6,000.00	\$3,000.00
490	CYD	\$25.00	\$12,250.00
1	LS	\$2,000.00	\$2,000.00
1325	LF	\$30.00	\$39,750.00
7	EA	\$3,000.00	\$21,000.00
860	TNS	\$30.00	\$25,800.00
322	SYD	\$35.00	\$11,270.00
1	LS	\$2,500.00	\$2,500.00
1	LS	\$2,000.00	\$2,000.00
1	LS	\$10,000.00	\$10,000.00

Sub-total \$133,570.00
 Contingency (25%) \$33,392.50

TOTAL Sanitary Sewer Line 2	\$166,962.50
------------------------------------	---------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PINE TREE CIRCLE - SANITARY SEWER - LINE 3

Pinetree Cr. - Sanitary Sewer - 1160 lf

Mobilization
 Earthwork / Haul off
 Erosion and Sediment Control
 Sanitary sewer
 Sanitary sewer - Manholes
 Bedding and backfill
 Asphalt paving
 Testing / Inspections / Video
 Traffic Control
 Surveying / Engineering

Quantity	Unit	Unit Cost	Total
1	LS	\$4,000.00	\$4,000.00
450	CYD	\$25.00	\$11,250.00
1	LS	\$2,000.00	\$2,000.00
1160	LF	\$30.00	\$34,800.00
4	EA	\$3,000.00	\$12,000.00
750	TNS	\$30.00	\$22,500.00
515	SYD	\$35.00	\$18,025.00
1	LS	\$2,500.00	\$2,500.00
1	LS	\$2,000.00	\$2,000.00
1	LS	\$10,000.00	\$10,000.00

Sub-total \$119,075.00
 Contingency (25%) \$29,768.75

TOTAL Sanitary Sewer Line 3	\$148,843.75
------------------------------------	---------------------

Additional items not included above:

Right of Way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

TIMBER LAKE DRIVE - DOMESTIC WATER - LINE 1

Timberlake Drive to Blue Lake Dr - Domestic Water - 425 lf

	Quantity	Unit	Unit Cost	Total
Mobilization	1	LS	\$2,000.00	\$2,000.00
Clear and Grub	0.5	AC	\$6,000.00	\$3,000.00
Earthwork / Trenching / Grading	125	CYD	\$10.00	\$1,250.00
Erosion and Sediment Control	1	LS	\$2,000.00	\$2,000.00
Domestic water	425	LF	\$30.00	\$12,750.00
Fire Hydrants	2	EA	\$3,000.00	\$6,000.00
Test / Chlorinate / Disinfect	1	LS	\$1,000.00	\$1,000.00
Surveying / Engineering	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineering	1	LS	\$5,000.00	\$5,000.00
Sub-total				\$35,000.00
Contingency (25%)				\$8,750.00

TOTAL Domestic Water Line 1	\$43,750.00
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Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PINE TREE DRIVE - DOMESTIC WATER - LINE 2

	Quantity	Unit	Unit Cost	Total
Pine Tree Dr - Domestic Water - 875 lf				
Mobilization	1	LS	\$4,000.00	\$4,000.00
Clear and Grub	0.5	AC	\$6,000.00	\$3,000.00
Earthwork / Trenching / Grading	250	CYD	\$10.00	\$2,500.00
Erosion and Sediment Control	1	LS	\$2,000.00	\$2,000.00
Domestic water	875	LF	\$30.00	\$26,250.00
Fire Hydrants	2	EA	\$3,000.00	\$6,000.00
Test / Chlorinate / Disinfect	1	LS	\$2,000.00	\$2,000.00
Traffic Control	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineering	1	LS	\$5,000.00	\$5,000.00
Sub-total				\$52,750.00
Contingency (25%)				\$13,187.50

TOTAL Domestic Water Line 2	\$65,937.50
------------------------------------	--------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

TIMBERLAKE DRIVE EXTENSION - SECTION 1

	Quantity	Unit	Unit Cost	Total
Timberlake Drive Improvements - 300 lf				
Mobilization	1	LS	\$5,000.00	\$5,000.00
Clear and Grub	1	AC	\$6,000.00	\$6,000.00
Earthwork	800	CYD	\$25.00	\$20,000.00
Erosion and Sediment Control	1	LS	\$4,000.00	\$4,000.00
Asphalt Paving	275	SYD	\$35.00	\$9,625.00
2" Asphalt Overlay	60	TNS	\$125.00	\$7,500.00
Striping and Signage	1	LS	\$3,000.00	\$3,000.00
Storm Drainage	1	LS	\$5,000.00	\$5,000.00
Surveying / Engineering	1	LS	\$5,000.00	\$5,000.00
Sub-total				\$65,125.00
Contingency (25%)				\$16,281.25

TOTAL Drive Extension - Section 1	\$81,406.25
--	--------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

TIMBERLAKE DRIVE EXTENSION - SECTION 2

	Quantity	Unit	Unit Cost	Total
Timberlake Drive Improvements - 625 lf				
Mobilization	1	LS	\$5,000.00	\$5,000.00
Clear and Grub	1	AC	\$6,000.00	\$6,000.00
Earthwork	1700	CYD	\$25.00	\$42,500.00
Erosion and Sediment Control	1	LS	\$6,000.00	\$6,000.00
Asphalt Paving	575	SYD	\$35.00	\$20,125.00
2" Asphalt Overlay	120	TNS	\$125.00	\$15,000.00
Striping and Signage	1	LS	\$3,000.00	\$3,000.00
Storm Drainage	1	LS	\$15,000.00	\$15,000.00
Surveying / Engineering	1	LS	\$15,000.00	\$15,000.00
Sub-total				\$127,625.00
Contingency (25%)				\$31,906.25

TOTAL Drive Extension - Section 2	\$159,531.25
--	---------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

TIMBERLAKE DRIVE CONNECTION TO BLUE LAKE - SECTION 3

	Quantity	Unit	Unit Cost	Total
Timberlake Drive Connection - 375 lf				
Mobilization	1	LS	\$10,000.00	\$10,000.00
Clear and Grub	1	AC	\$6,000.00	\$6,000.00
Earthwork	1000	CYD	\$25.00	\$25,000.00
Erosion and Sediment Control	1	LS	\$10,000.00	\$10,000.00
Asphalt Paving	1050	LF	\$35.00	\$36,750.00
Striping and signage	1	LS	\$1,500.00	\$1,500.00
Storm Drainage	1	LS	\$10,000.00	\$10,000.00
Surveying / Engineering	1	LS	\$15,000.00	\$15,000.00
Sub-total				\$114,250.00
Contingency (25%)				\$28,562.50

TOTAL Drive Connection Section 3	\$142,812.50
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Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

BLUE LAKE DRIVE ROUNDABOUT - SECTION 4

	Quantity	Unit	Unit Cost	Total
Bluelake Drive Roundabout - 640 lf				
Mobilization	1	LS	\$15,000.00	\$15,000.00
Clear and Grub	1	AC	\$6,000.00	\$6,000.00
Earthwork	2000	CYD	\$25.00	\$50,000.00
Erosion and Sediment Control	1	LS	\$15,000.00	\$15,000.00
Asphalt Paving	2100	SYD	\$35.00	\$73,500.00
Striping and signage	1	LS	\$3,000.00	\$3,000.00
Storm Drainage	1	LS	\$10,000.00	\$10,000.00
Surveying / Engineering	1	LS	\$15,000.00	\$15,000.00
Sub-total				\$187,500.00
Contingency (25%)				\$46,875.00

TOTAL Roundabout Section 4	\$234,375.00
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Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PUBLIC INFRASTRUCTURE - CAHABA RIVER ROAD - SIDEWALKS - PHASE I

	Quantity	Unit	Unit Cost	Total
Cahaba River Road - Sidewalks - 350 lf				
Mobilization	1	LS	\$5,000.00	\$5,000.00
Clear and Grub	0.5	AC	\$6,000.00	\$3,000.00
Grading	150	CYD	\$20.00	\$3,000.00
Erosion and Sediment Control	1	LS	\$2,500.00	\$2,500.00
Sidewalks	1750	SF	\$5.00	\$8,750.00
Handicapped ramps	2	EA	\$2,000.00	\$4,000.00
Signage / Striping	1	LS	\$1,500.00	\$1,500.00
Ped Crossing signs	1	LS	\$25,000.00	\$25,000.00
Storm Drainage	1	LS	\$7,500.00	\$7,500.00
Traffic Control	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineering	1	LS	\$15,000.00	\$15,000.00
Sub-total				\$77,250.00
Contingency (25%)				\$19,312.50

TOTAL Cahaba River Road Sidewalks - PHASE I	\$96,562.50
--	--------------------

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PUBLIC INFRASTRUCTURE - CAHABA RIVER ROAD - SIDEWALKS - PHASE II

	Quantity	Unit	Unit Cost	Total
Cahaba River Road - Sidewalks - 2050 lf				
Mobilization	1	LS	\$5,000.00	\$5,000.00
Clear and Grub	1	AC	\$6,000.00	\$6,000.00
Grading	500	CYD	\$20.00	\$10,000.00
Erosion and Sediment Control	1	LS	\$4,000.00	\$4,000.00
Sidewalks	10250	SF	\$5.00	\$51,250.00
Handicapped ramps	6	EA	\$2,000.00	\$12,000.00
Signage / Striping	1	LS	\$1,500.00	\$1,500.00
Traffic Control	1	LS	\$2,000.00	\$2,000.00
Storm Drainage	1	LS	\$15,000.00	\$15,000.00
Surveying / Engineering	1	LS	\$15,000.00	\$15,000.00
Sub-total				\$121,750.00
Contingency (25%)				\$30,437.50

TOTAL Cahaba River Road Sidewalks - PHASE II	\$152,187.50
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Additional items not included above:

Right of way acquisition costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PUBLIC INFRASTRUCTURE - MASTER STORM POND 1

Master Stormwater Detention Pond 1

Mobilization
 Clear and Grub
 Grading / excavation / haul off
 Erosion and Sediment Control
 Storm outlet control structure
 Storm pipe
 Storm structures - Headwalls
 Cut / patch and overlay Cahaba River Rd.
 Chain Link Fence and Gates
 Concrete Spillway
 Traffic Control
 Surveying / Engineering

Quantity	Unit	Unit Cost	Total
1	LS	\$5,000.00	\$5,000.00
1	AC	\$6,000.00	\$6,000.00
1500	CYD	\$20.00	\$30,000.00
1	LS	\$10,000.00	\$10,000.00
1	LS	\$7,500.00	\$7,500.00
265	LF	\$95.00	\$25,175.00
4	EA	\$1,500.00	\$6,000.00
1	LS	\$25,000.00	\$25,000.00
350	LF	\$28.00	\$9,800.00
1	LS	\$5,000.00	\$5,000.00
1	LS	\$4,000.00	\$4,000.00
1	LS	\$15,000.00	\$15,000.00

Sub-total \$148,475.00
 Contingency (25%) \$37,118.75

TOTAL Stormwater Pond 1	\$185,593.75
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Additional items not included above:

Right of way acquisition Costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

PUBLIC INFRASTRUCTURE - MASTER STORM POND 2

	Quantity	Unit	Unit Cost	Total
Master Stormwater Detention Pond 1				
Mobilization	1	LS	\$5,000.00	\$5,000.00
Clear and Grub	1	AC	\$6,000.00	\$6,000.00
Grading / Excavation	1500	CYD	\$20.00	\$30,000.00
Erosion and Sediment Control	1	LS	\$10,000.00	\$10,000.00
Storm outlet control structure	1	LS	\$7,500.00	\$7,500.00
Storm pipe	75	LF	\$95.00	\$7,125.00
Strom structures - Headwalls	2	EA	\$1,500.00	\$3,000.00
	465	350 LF	\$28.00	\$9,800.00
Concrete spillway	1	LS	\$5,000.00	\$5,000.00
Surveying / Engineering	1	LS	\$15,000.00	\$15,000.00
Sub-total				\$98,425.00
Contingency (25%)				\$24,606.25

TOTAL Stormwater Pond 2	\$123,031.25
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Additional items not included above:

Right of way acquisition Costs.

Rock Excavation

This is preliminary estimate ONLY. Final costs will be determined upon completed engineering plans.

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

Date: MARCH 9, 2017

- **CASE:** P-0317-07
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3111 & 3115 Timberlake Rd.
- **APPLICANT/OWNER:** Eiffel Partners, LLC/Len Shannon
- **REPRESENTING AGENT:** Chad Bryant
- **GENERAL DISCUSSION:** Property is on Timberlake Dr., and immediately adjacent to the rear of the Harris Doyle office building. Applicant is seeking rezoning to build two office buildings. Both buildings would be two stories and 7,875 square feet. A preliminary site is attached.

The lot and building will be under the same ownership as the Harris Doyle building and will share parking and access from Blue Lake Dr. Access to Timberlake Dr. is proposed, however, drive may only be stubbed until Timberlake Rd. improvements are completed. All lots will be resurveyed into 1 lot at the completion of zoning.

- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited 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: Zoning contingent on resurvey being approved and recorded and buildings be residentially styled, consistent with the neighborhood.
 2. **City Engineer Review:** Will continue to evaluate based on Timberlake Dr. improvements.

3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
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: Eiffel Partners, LLC. (Len Shannon)

ADDRESS: 1616 2nd Ave S #100
Birmingham, AL 35233

MAILING ADDRESS (if different from above) PO Box 2321
Birmingham, AL 35201

PHONE NUMBER: Home _____ Office 205-222-1664

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Chad Bryant 205-223-8602

Russ Doyle 205-965-5823 / Brooks Harris 205-329-9317

P0317-07//28-27-4-1-6 & 7
3111 & 3115 Timberlake Rd.
Rezone to O-1
Eiffel Partners, LLC
R-1

VH

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R-1

To: O-1

For the intended purpose of: office building

(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.)

(3111) & 3115 Timberlake Road, Vestavia Hills AL 35243

Property size: 115 feet X 200 feet. Acres: .53

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.

[Signature]

Owner Signature/Date

[Signature]

Representing Agent (if any)/date

12/31/16

Given under my hand and seal
this 29 day of December, 2016.

[Signature]
Notary Public

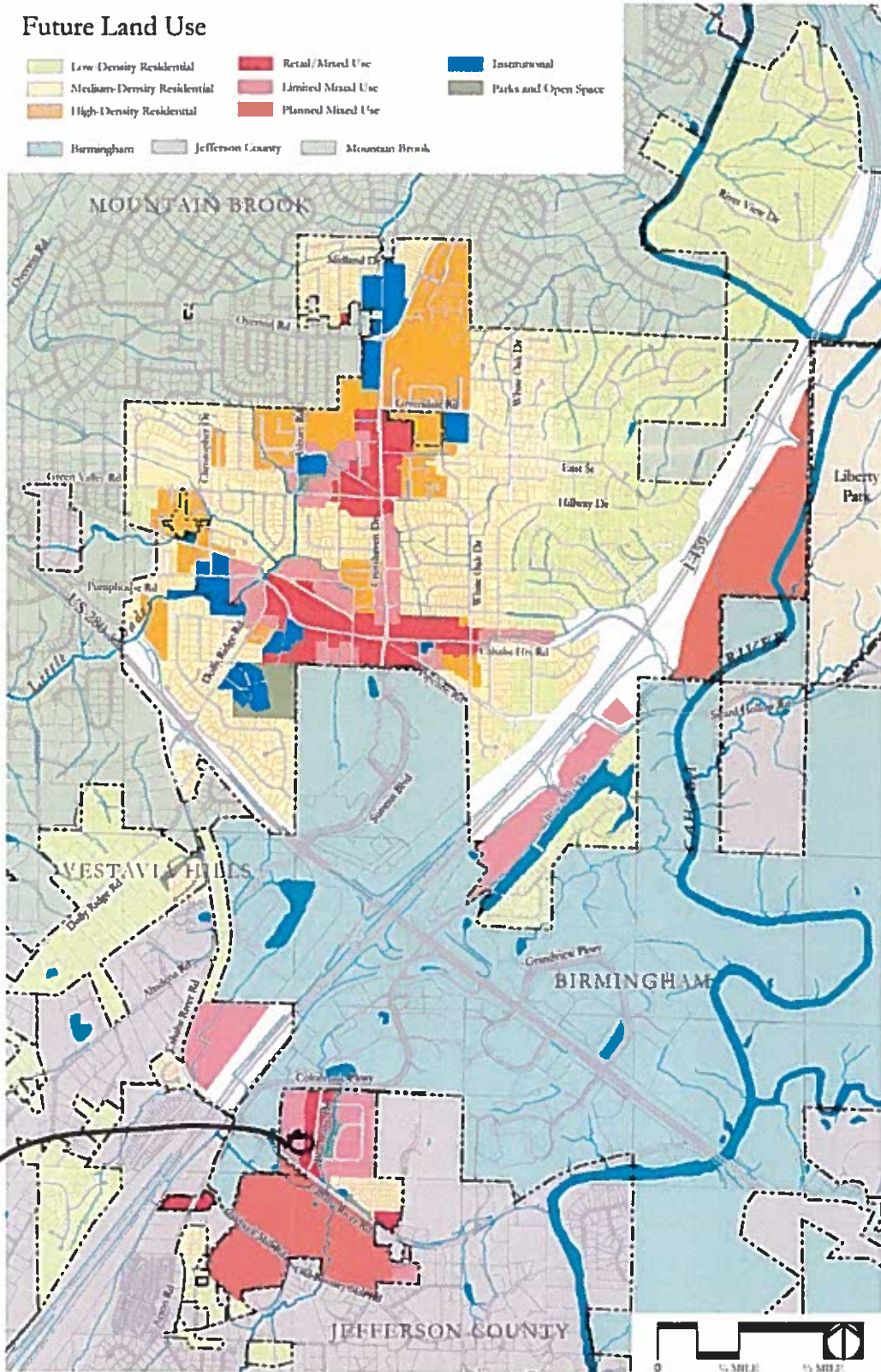
My commission expires 4
day of October, 2020.





Future Land Use

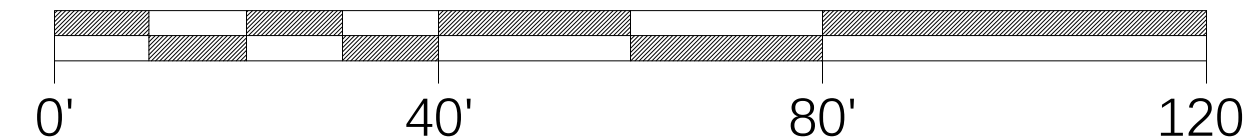
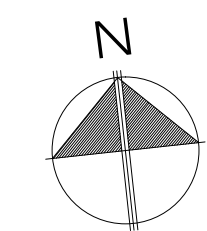
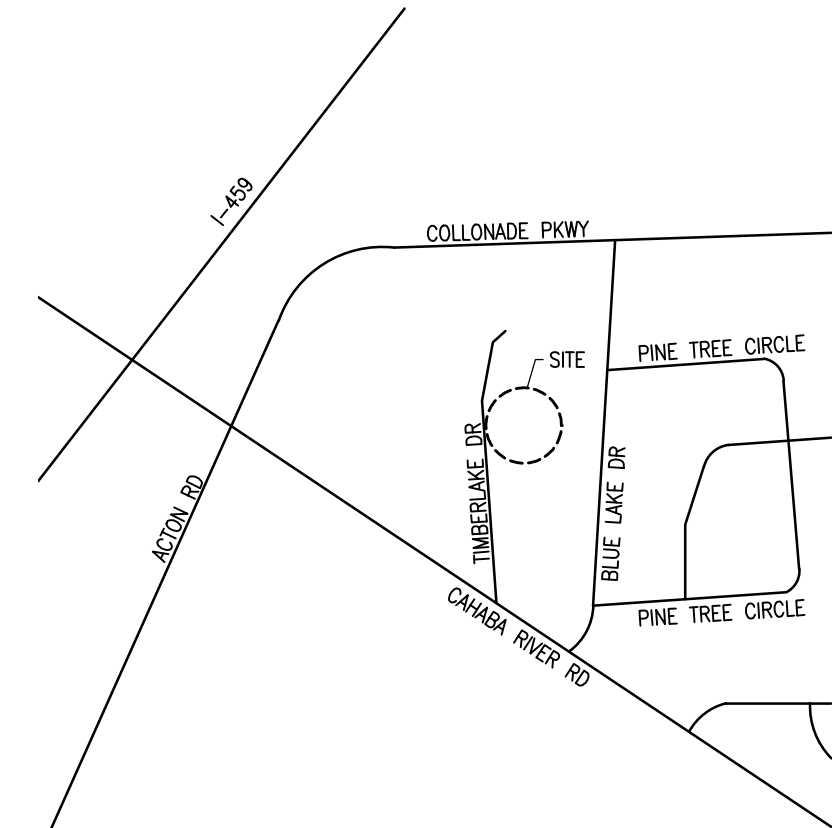
- Low Density Residential
- Medium-Density Residential
- High-Density Residential
- Retail/ Mixed Use
- Limited Mixed Use
- Planned Mixed Use
- Institutional
- Parks and Open Space
- Birmingham
- Jefferson County
- Mountain Brook



Subject
Parcels

Figure 4: Future Land Use Map

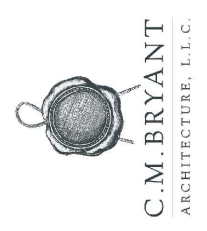
Once both lots are rezoned, they will then be combined and replatted with the 3108 & 3112 Blue Lake Drive Parcel.



1 SITE PLAN
SCALE: 1"=20'-0"

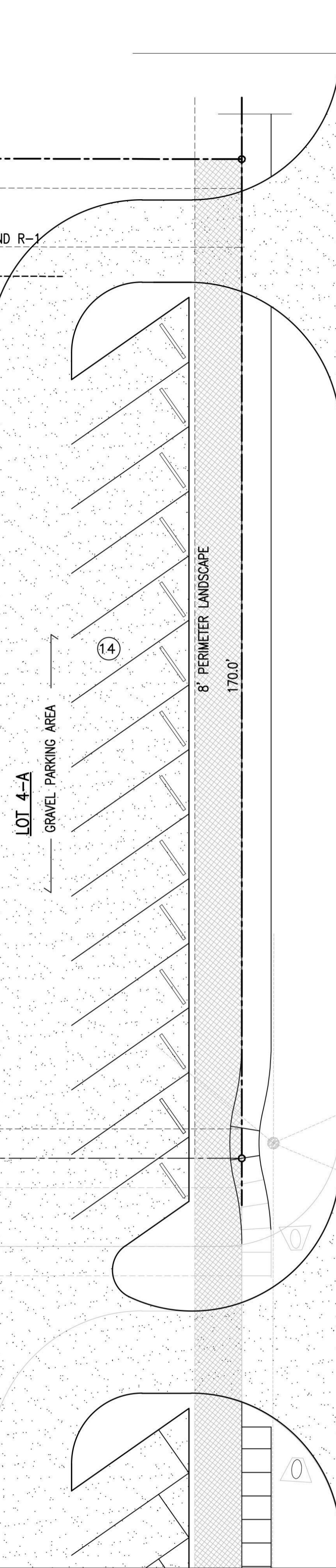
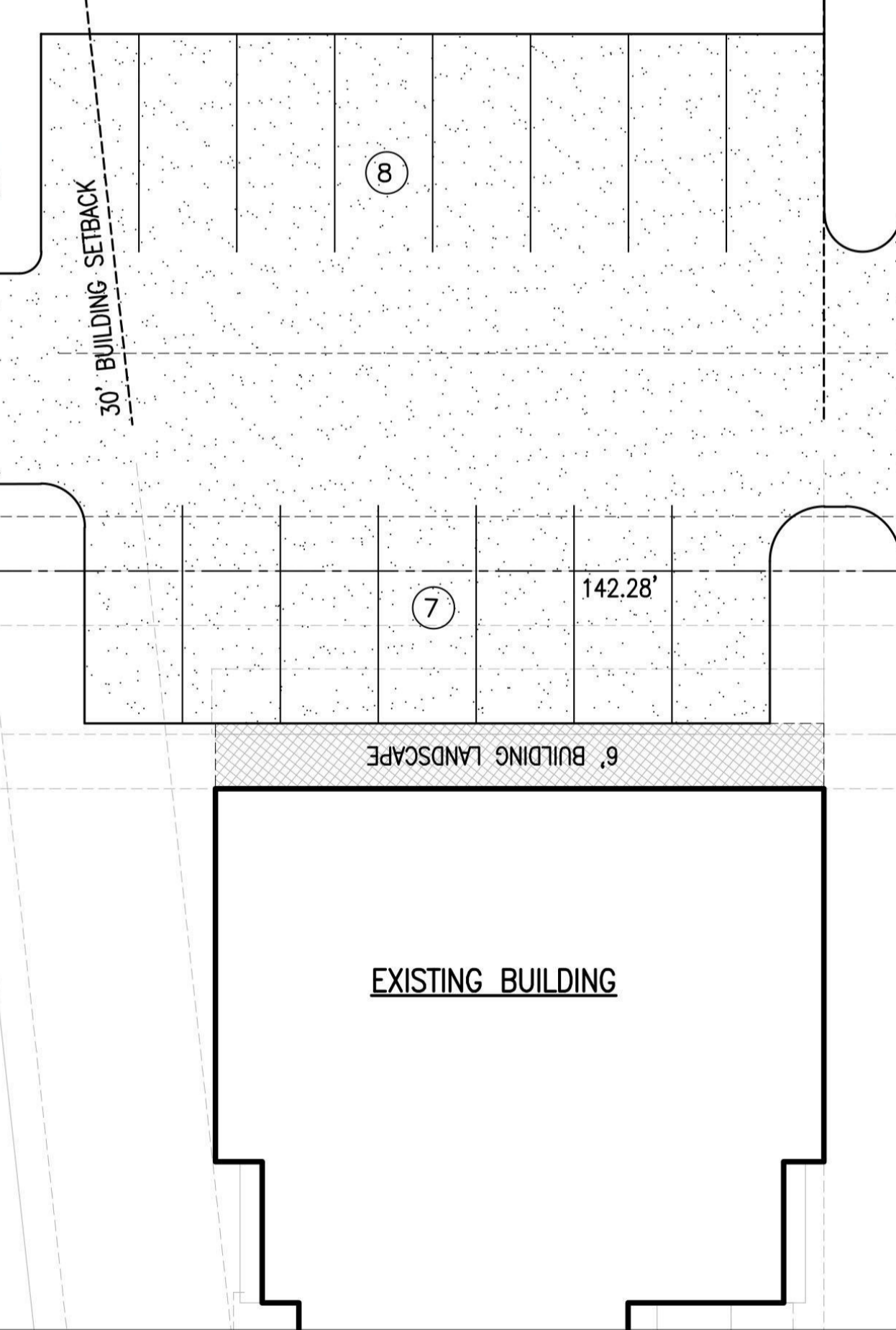
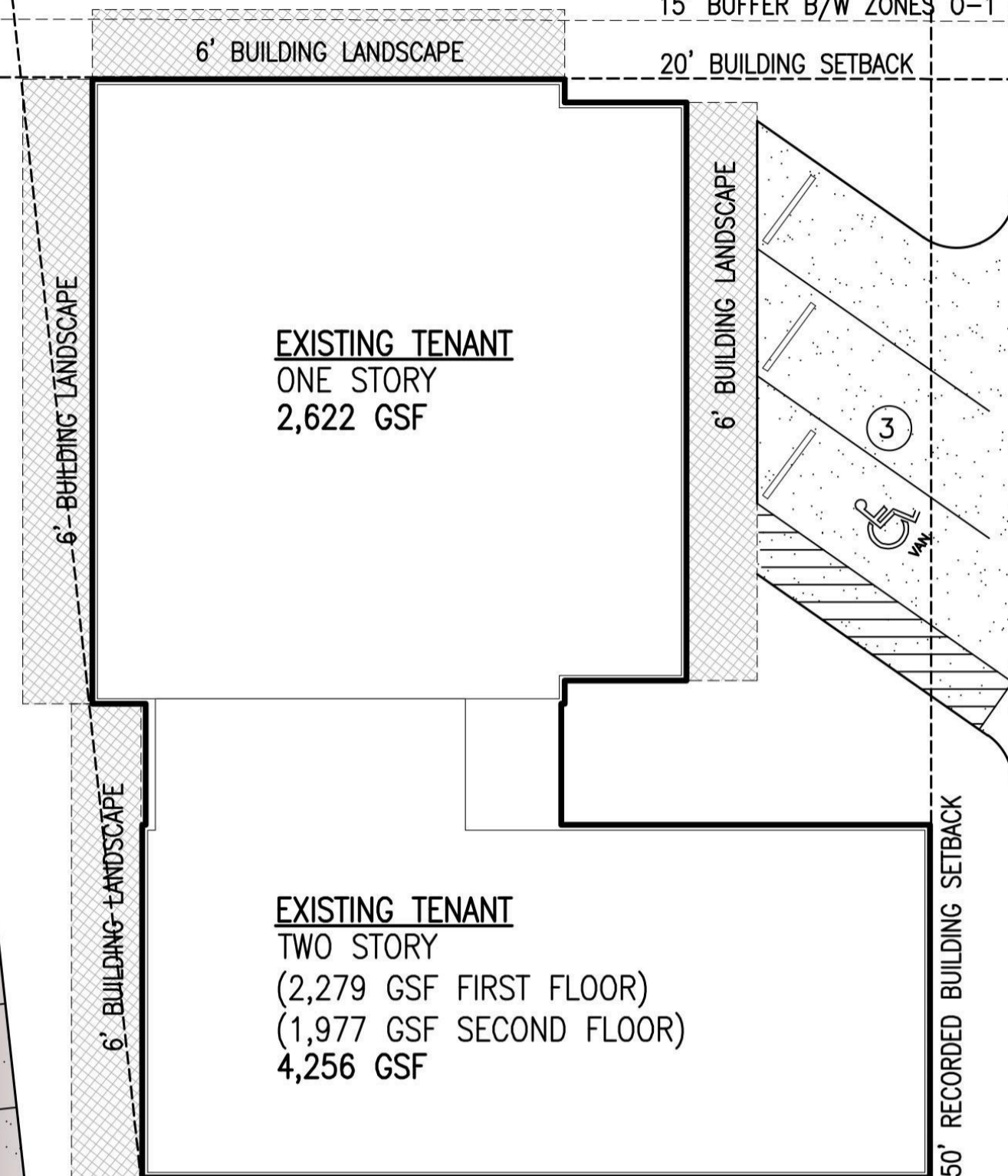
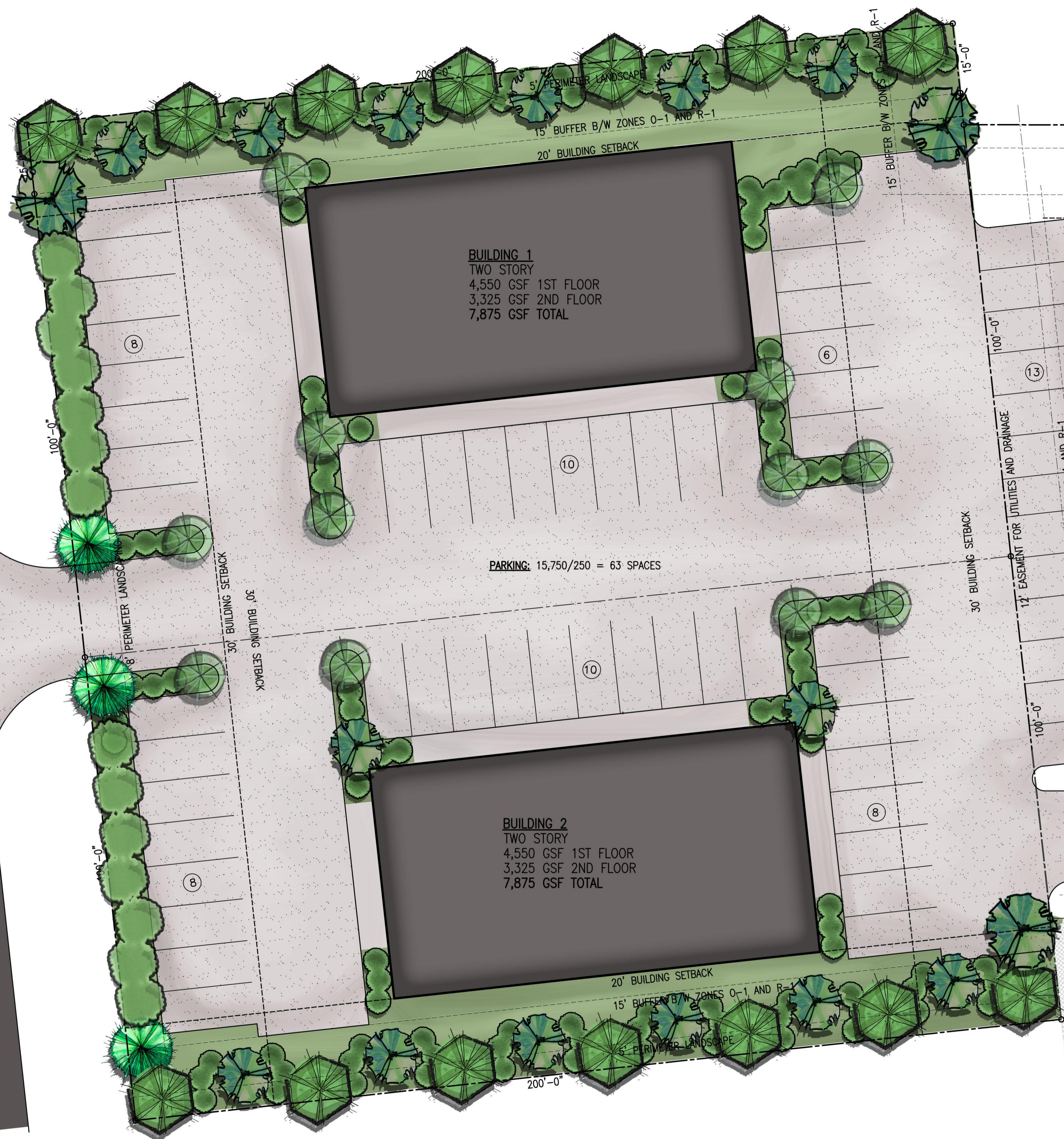


NEW OFFICE BUILDINGS FOR:
HARRIS DOYLE HOMES
 3111 AND 3115 TIMBERLAKE DRIVE, VESTAVIA HILLS, ALABAMA, 35243



A001
 DRAWING
 SHEET 1
 VICINITY SKETCH

TIMBERLAKE ROAD



BLUE LAKE DRIVE
50' R/W

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

Date: MARCH 9, 2017

- **CASE: P-0317-10**
- **REQUESTED ACTION:** Conditional Use Approval for a home based business
- **ADDRESS/LOCATION:** 4648 Jackson Loop
- **APPLICANT/OWNER:** Tammy Williamson
- **GENERAL DISCUSSION:** The applicant wishes to conduct a home based business in Liberty Park. As required by the Liberty Park PUD a conditional use permit is required for a home based business. A description of the applicants business, as well as an approval letter from Liberty Park is attached. The property is zoned PR-1.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the procedures of the Liberty Park PUD.
- **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: I recommend the Commission recommend approval with the following conditions:

1. Home occupations shall be conducted only in the principal dwelling. No more than twenty-five (25) percent, up to 500 sq. ft., of the dwelling may be used for a home occupation.
2. There shall be no outdoor display or storage associated with the home occupation and no commodities shall be sold on the premises other than by phone, mail or internet. No goods shall be delivered to a purchaser on the premises.
3. No sign may be attached to the dwelling or any part of the real estate advertising any home occupation.
4. No home occupation shall be permitted if it creates noise, odors, vibrations or traffic congestion, which interferes with the residential qualities of the neighborhood insofar as health, safety, morals, convenience and general welfare are concerned.

5. In order to be a permitted home occupation, the use must be one which is habitually, customarily, and commonly established as a reasonable incidental, accessory, subordinate and secondary use. The existing dwelling shall not be enlarged to accommodate the home occupation; nor shall any accessory structure be built for the purpose of operating the home occupation.

6. No home occupation shall be permitted that requires the operation or keeping on premises of a commercial vehicle.

7. No persons other than members of the family residing on the premises shall be employed by the home occupation.

8. Home occupations shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request
4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0317-10//27-9-2-1-20
4648 Jackson Loop
Conditional Use
Tammy Williamson
PR-1

PUD

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: Tammy Williamson

ADDRESS: 4648 Jackson Loop
Vestavia, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 2056399147 Office 2056399147

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: N/A

2011 FEB - 2 A 9 11
2011 JAN 33 A 9 44

P0317-10//27-9-2-1-20
4648 Jackson Loop
Conditional Use
Tammy Williamson
PR-1

PUD

III. ACTION REQUESTED

Request that the above described property be approved conditional use approval pursuant to Section Home Occupation of the Vestavia Hills Zoning Code.

Current Zoning of Property: PUD PR1

Requested Conditional use For the intended purpose of: Conducting business of

Buying and Selling Real Estate

(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.)

HERITAGE HILLS PHASE III SECTO BK 240 PG 18 LOT 1041

Property size: _____ feet X _____ feet. 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.

Tammy Williamson
Owney/Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 1st day of February 2017.

Starr L. Purlic
Notary Public

My commission expires 4th
day of March, 2019.

Conrad Garrison

From: Tammy Williamson <tammywilliamson@kw.com>
Sent: Friday, February 03, 2017 11:47 AM
To: Conrad Garrison
Subject: Tammy Williamson - Conditional Use App

Hi Conrad,

Please see below a brief description of my business conducted within my home occupancy:

Cahaba Coastal Realty, LLC -

Conduct the business of buying and selling real estate properties. Along with property management of vacation rentals. I am a licensed real estate salesperson in the state of Alabama. License is held with Keller Williams Realty. All business duties conducted within the home occupancy shall operate within the restrictions of the Liberty Park PUD.

Warmest Regards,
Tammy Williamson
Keller Williams Vestavia
tammywilliamson@kw.com
(205) 639-9147

liberty park
JOINT VENTURE, LLP

imagination

P0317-10//27-9-2-1-20
4648 Jackson Loop
Conditional Use
Tammy Williamson
PR-1

PUD

January 18, 2017

Rebecca Leavings, City Clerk
City of Vestavia Hills
Vestavia Hills City Hall
Vestavia Hills, Alabama 35216

Re: Tammy Williamson
4648 Jackson Loop
Vestavia Hills, AL 35242

Dear Ms. Leavings:

We are writing in connection with the above matter. We understand Tammy Williamson is in the process of applying for a conditional use within the PR-1 (Planned Single-Family Residential) classification of the Liberty Park PUD to allow him to conduct a home occupation as a consultant in his residence.

We have no objection to the granting of the conditional use to allow a home occupation in this case, provided such use is made subject to the following restrictions:

1. There shall be no customer, client or employee traffic to, at or near the residence that is generated, directly or indirectly, by the home occupation;
2. There shall be no pick ups or deliveries to the residence that are related, directly or indirectly, to the home occupation, including without limitation, pick ups and deliveries by overnight courier services and pick ups and deliveries of inventory, samples or other goods and services related, directly or indirectly, to the home occupation;
3. There shall be no signage on the property related, directly or indirectly, to the home occupation; and
4. In all respects, there shall be no means, visual or otherwise, by which a casual observer would become aware that the residence is being used for any purpose other than strictly residential.

The foregoing restrictions are in keeping with the intent and spirit of the Liberty Park PUD and with the overall plan of development for Liberty Park as addressed in the Covenants, Conditions and Restrictions that are applicable to the subject property.

Rebecca Leavings
January 18, 2017
Page 2

Therefore, we respectfully request that if the Planning and Zoning Commission votes to approve the conditional use applied for in the above referenced matter, such approval will be made subject to the above and foregoing restrictions.

If you have questions or comments regarding this matter, or if we can assist in any other way, please call me at 281-3542.

Very truly yours,

LIBERTY PARK JOINT VENTURE, LLP

By: _____


Samuel G. Lowrey, III
Project Manager
and Authorized Representative

cc: Kathryn Carver, Esq.

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

Date: **MARCH 9, 2017**

- **CASE: P-0317-11**
- **REQUESTED ACTION:** Rezoning for 3700 Cahaba Heights Rd. from Vestavia Hills B-3 to Vestavia Hills R-9 For The Purpose Of Residential Development
- **ADDRESS/LOCATION:** 3700 Cahaba Heights Rd.
- **APPLICANT/OWNER:** Black Box Management, LLC/Stuart Raburn
- **REPRESENTING AGENT:** Engineering Design Group
- **GENERAL DISCUSSION:** Property is undeveloped land between I-459 and Cahaba River. 48 lots are proposed, averaging around a quarter of an acre in size. The proposed setbacks are 10' front, 0' on the side with a minimum of 10' separation between buildings, and 10' in the rear. There are also 3 common areas in the subdivision. The proposed streets will have a 50' ROW and sidewalks on both sides.

At the rear of the development will be a private wastewater system to serve the development. Access to the wastewater plant and private property will be served by an easement at the end of Helen Ridge Dr.

- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Comprehensive Plan for Planned 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:** I have reviewed the application and I have no issues with this request.
3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.

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

P0317-11//28-23-1-2-6
3700 Cahaba Heights Rd.
Rezone to R-9
Black Box Management, LLC
B-3

P&Z Application
Page 4

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

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- (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: BLACK BOX MANAGEMENT, LLC / STUART RABURN

ADDRESS: 110 COSHATT TRAIL

HOOPER, AL 35244

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-314-6610 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

John Nardin

P0317-11//28-23-1-2-6
3700 Cahaba Heights Rd.
Rezone to R-9
Black Box Management, LLC
B-3

P&Z Application
Page 5

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: 02 B-3

To: R9

For the intended purpose of: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

(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.)

SEE ATTACHED DEED

Property size: _____ feet X _____ feet. Acres: 31

V. INFORMATION ATTACHED:



Attached Checklist complete with all required information.



Application fees submitted.

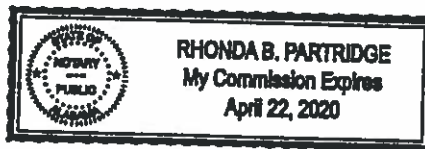
VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

[Signature] 2-2-17
Owner Signature/Date

[Signature] 2/6/17
Representing Agent (if any)/date

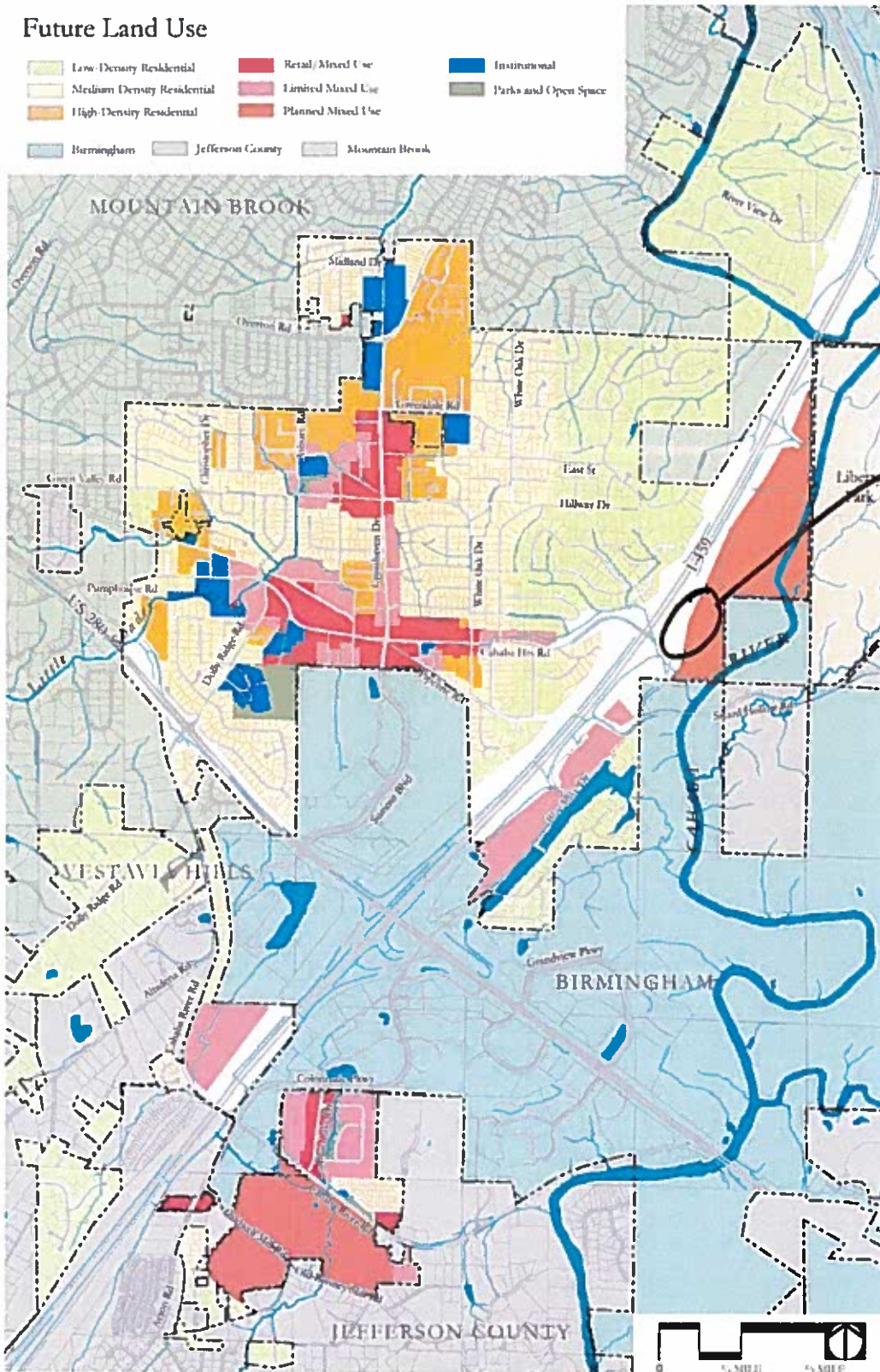
Given under my hand and seal
this 6th day of Feb., 2017.

Rhonda B. Partridge
Notary Public
My commission expires 22nd
day of Feb. April, 2018



Future Land Use

- | | | |
|--|---|--|
|  Low-Density Residential |  Retail/Mixed Use |  Institutional |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High-Density Residential |  Planned Mixed Use | |
|  Birmingham |  Jefferson County |  Mountain Brook |



Subject Parcel

Figure 4: Future Land Use Map



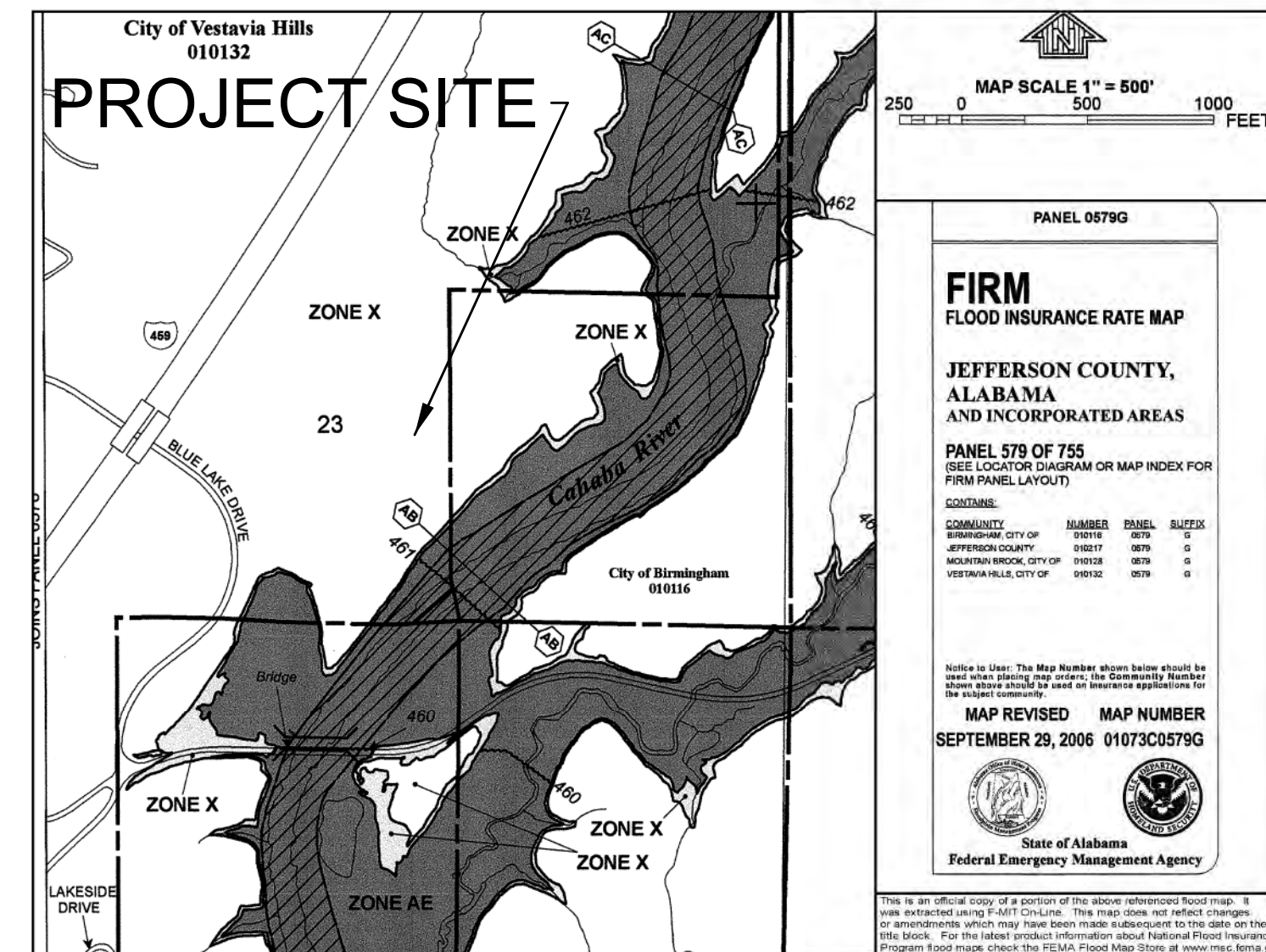
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY PLAT AND CIVIL ENGINEERING PLANS

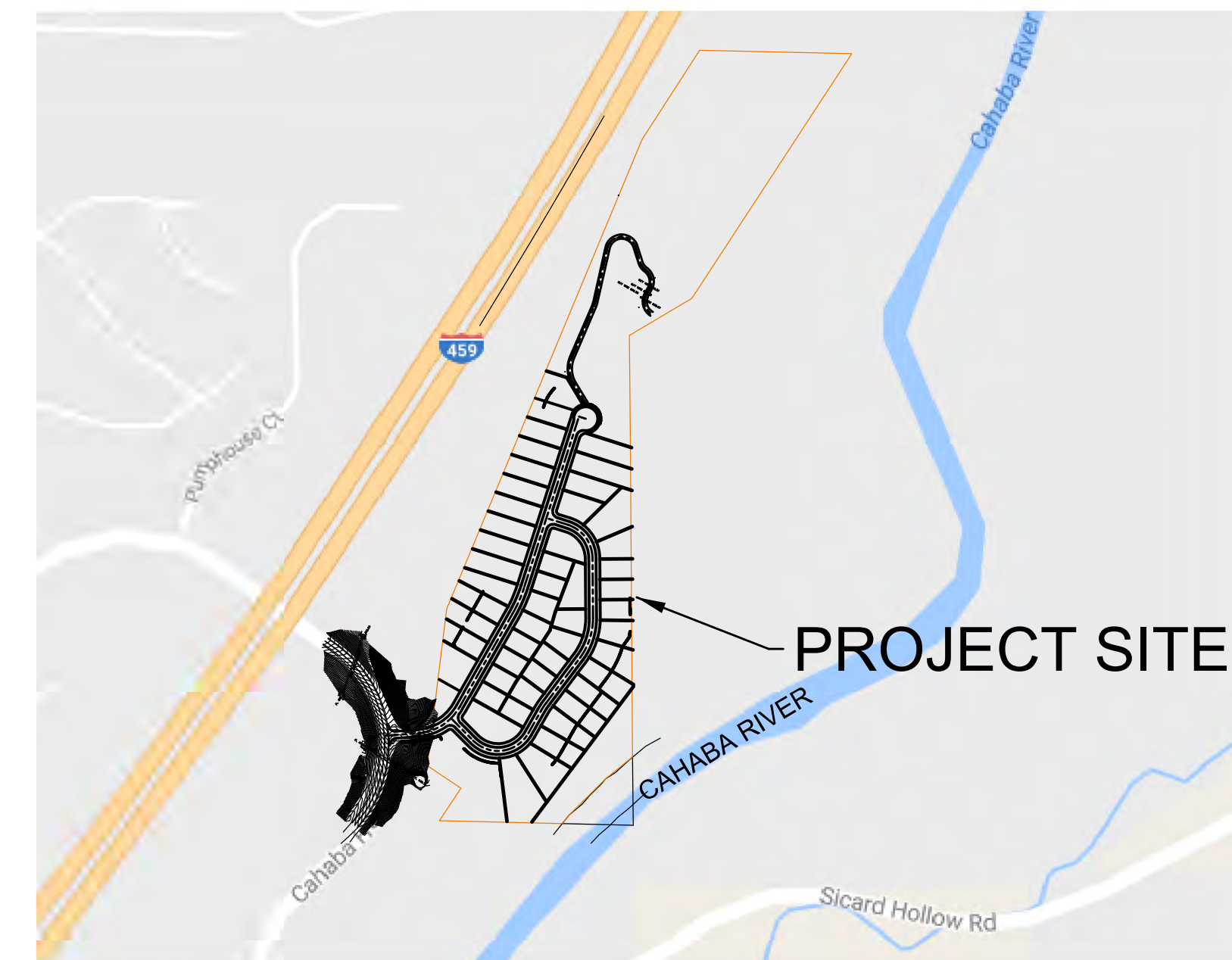
FOR A RESIDENTIAL NEIGHBORHOOD KNOWN AS

HELEN RIDGE

CAHABA HEIGHTS ROAD VESTAVIA HILLS, ALABAMA



PER FEMA PANELS 01073C0579G, THIS SITE DOES NOT LIE WITHIN THE FLOOD PLAIN.



VICINITY MAP
N.T.S

OWNER/DEVELOPER

HARRIS DOYLE HOMES
3108 BLUE LAKE DRIVE, SUITE 200
BIRMINGHAM, AL 35243
(205) 982-2896
CONTACT: BROOKS HARRIS

CIVIL ENGINEERING

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 403-9158
CONTACT: WADE LOWERY, P.E.

BOUNDARY SURVEY

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 403-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.

SHEET INDEX

- S1 EXISTING CONDITIONS
- C0 NOTES
- C1 PRELIMINARY PLAT
 - C1.1 SITE LAYOUT PLAN
 - C1.2 PUMP STATION ACCESS ROAD
- C2 SITE GRADING PLAN
 - C2.1 SITE GRADING AND ROADWAY PROFILE
 - C2.2 SITE GRADING AND ROADWAY PROFILE
- C3 SITE STORM PLAN
 - C3.1 STORM PIPE PROFILE
 - C3.2 STORM PIPE PROFILE
- C4 SITE EROSION CONTROL PLAN
 - C4.1 EROSION CONTROL DETAILS
- C5 SITE UTILITY PLAN
 - C5.1 WATER MAIN EXTENSION PLAN
- C6 SITE DETAILS AND SECTIONS
 - C6.1 SITE DETAILS AND SECTIONS
 - C6.2 SITE DETAILS AND SECTIONS
- 1 SANITARY SEWER COVERSHEET
- 2 SYMBOLS AND GENERAL NOTES
- 3 NOTES AND SPECIFICATIONS
- 4 SCOPE OF WORK
- 5 TREATMENT AND DISPOSAL SITE PLAN
- 6 LOWER AND UPPER PLAN
- 7 SECTIONS A-A_B-B_C-C_D-D
- 8 4000 GALLON TANK DETAILS
- 9 ASD 40 FILTER UNIT
- 10 DISPOSAL ZONE DETAILS

EDG

ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

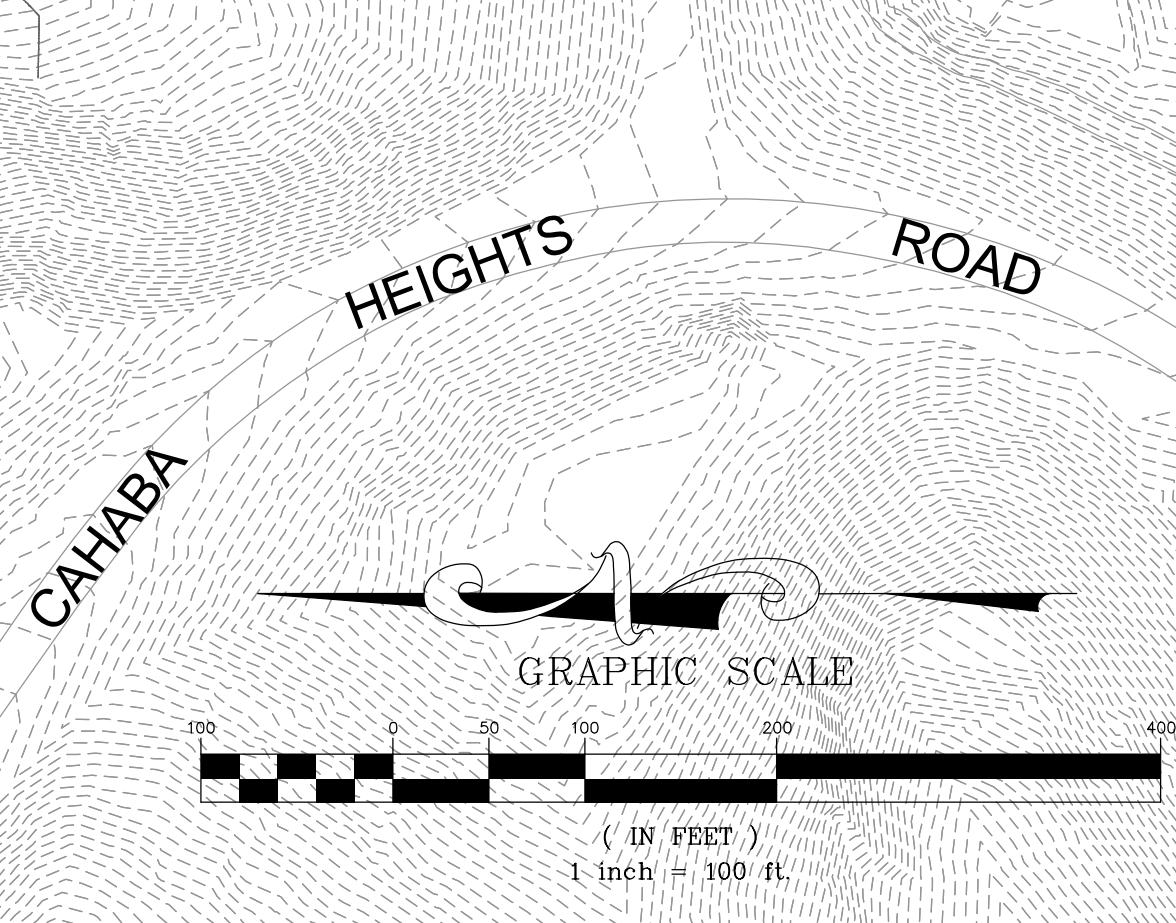


REVISIONS	

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 CHECKED BY: DJS
 PROJECT NO.: HARR0005
 CAD FILE: PLOT EXISTING.DGN
 SCALE: 1" = 100'

PROJECT: HELEN RIDGE
 VESTAVIA, ALABAMA
 TITLE: EXISTING CONDITIONS

120 BISHOP CIRCLE, SUITE 300
 PELHAM, AL 35124
 TEL - (205) 403-9158
 FAX - (205) 403-9175



I - 459 EAST
 I - 459 WEST

CAHABA
 HEIGHTS
 ROAD

CAHABA RIVER



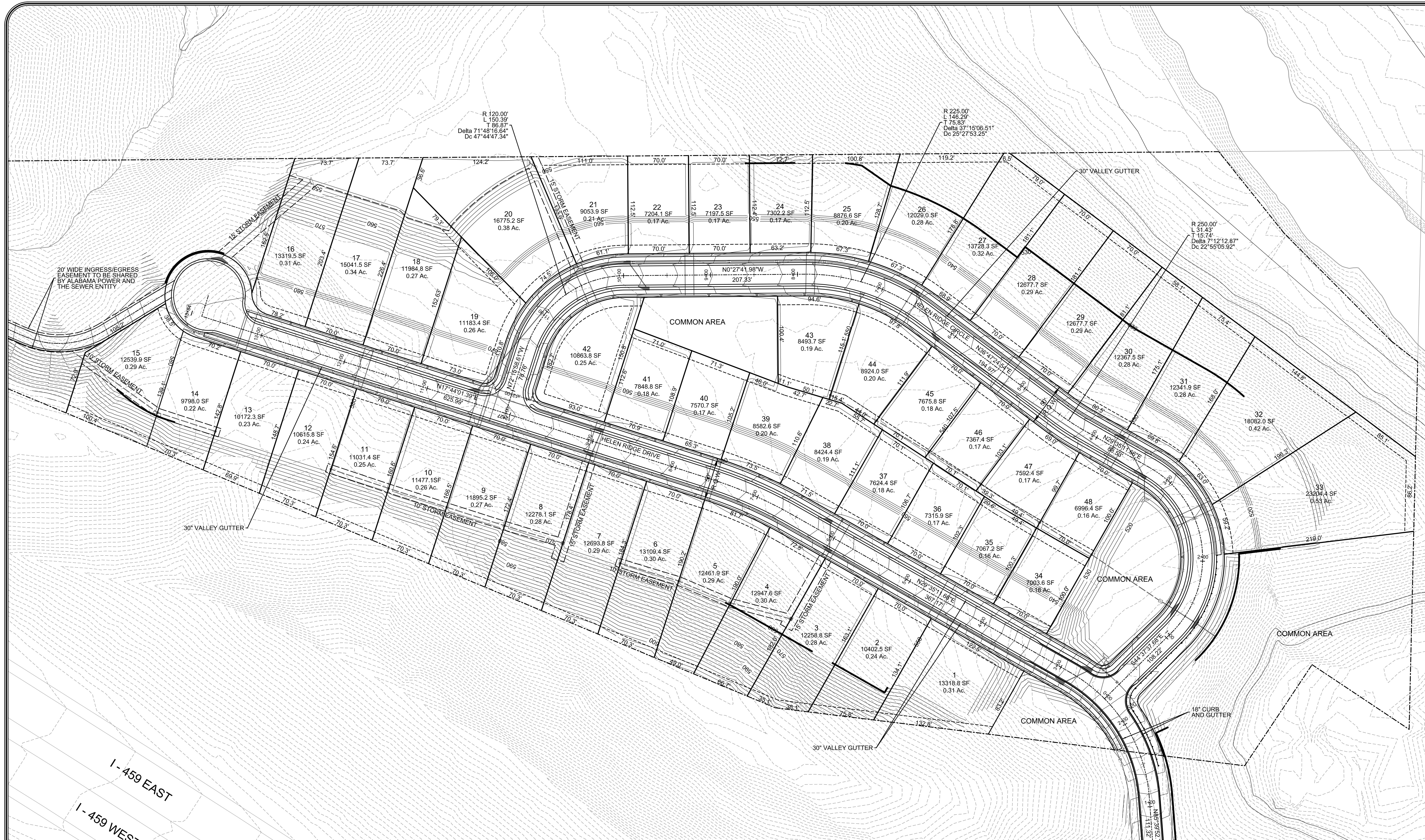
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SCALE: 1" = 50'

HELEN RIDGE
VESTAVIA, ALABAMA
PRELIMINARY PLAT

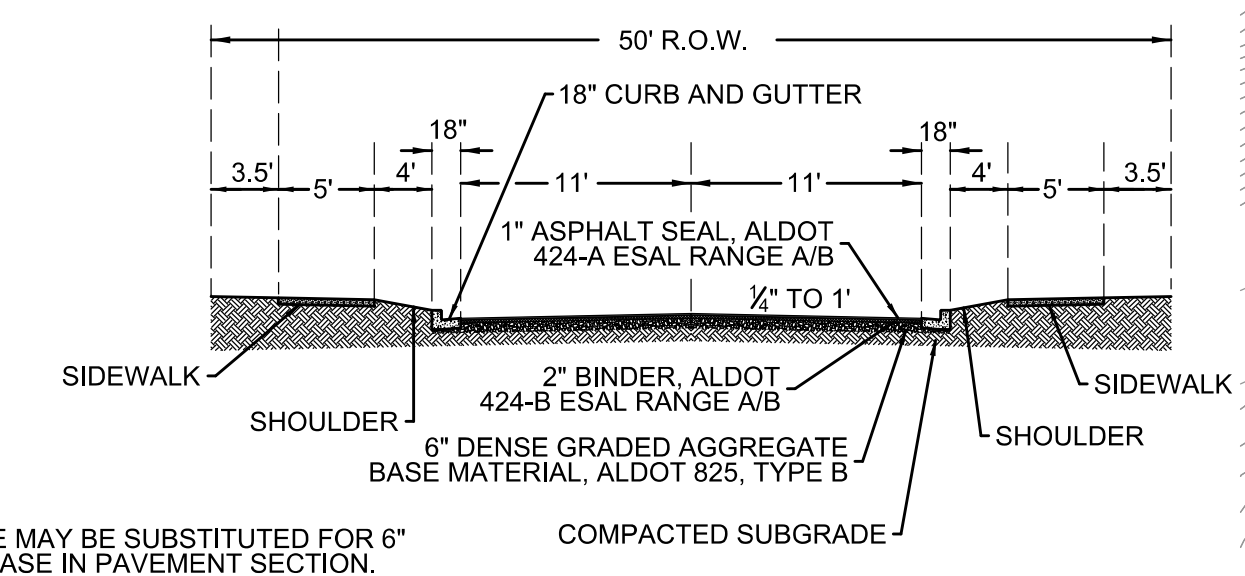
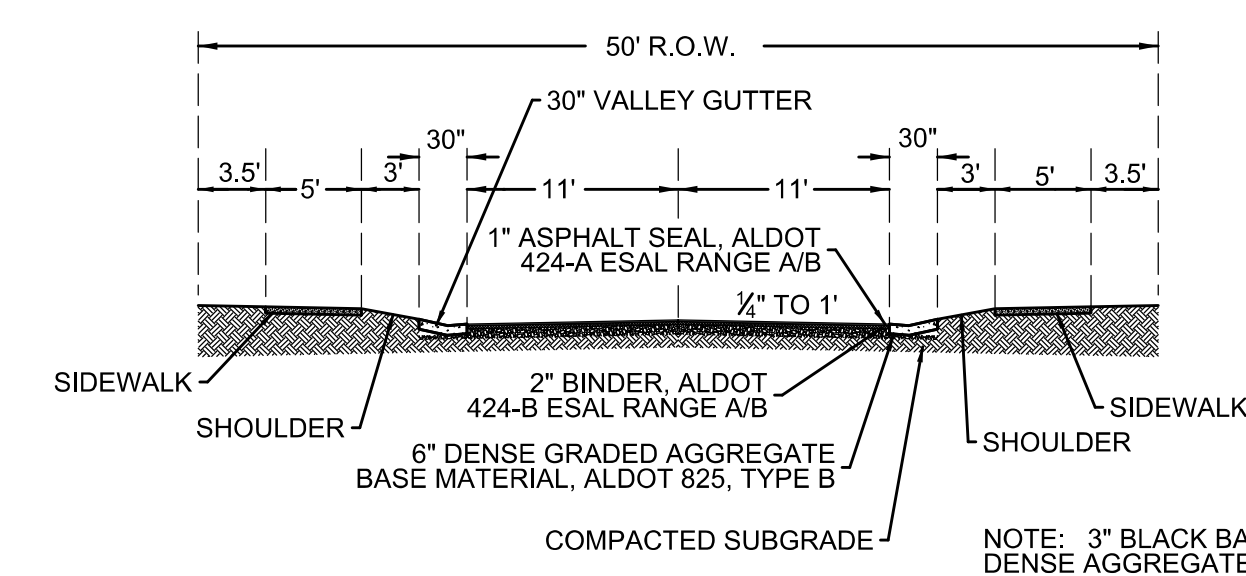
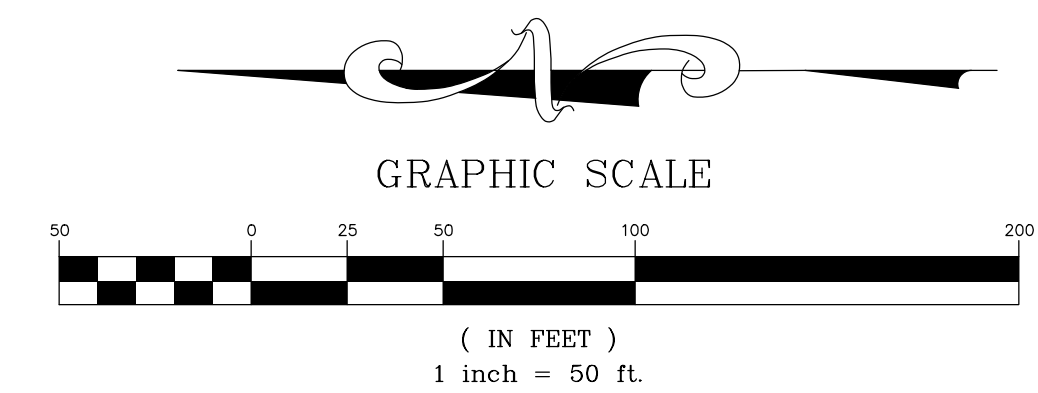
PROJECT: 120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
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FAX - (205) 403-9175



SHEET NO: C1



NOTE:
MAINTENANCE OF COMMON AREAS TO
BE THE RESPONSIBILITY OF THE HOME
OWNERS ASSOCIATION

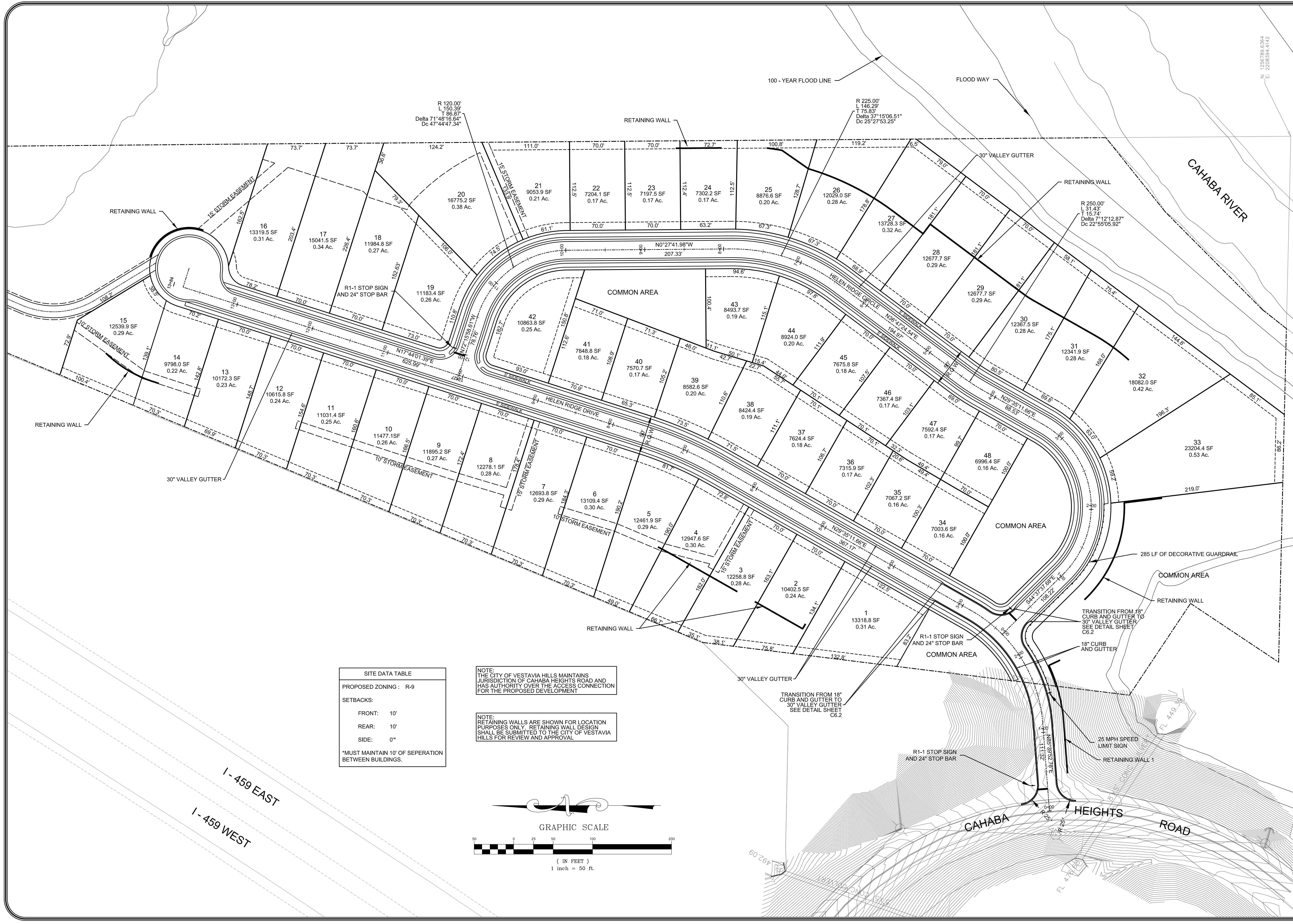


NOTE: 3" BLACK BASE MAY BE SUBSTITUTED FOR 6" DENSE AGGREGATE BASE IN PAVEMENT SECTION.

CAHABA HEIGHTS ROAD



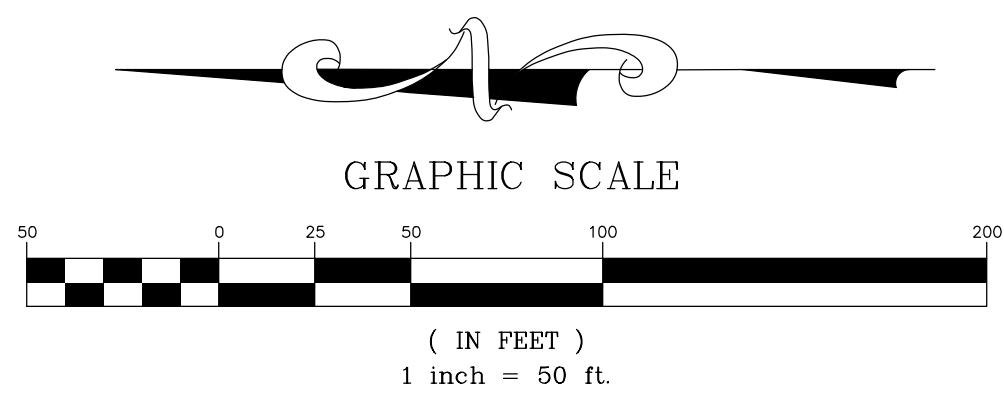
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E: 2208394.4142



SITE DATA TABLE	
PROPOSED ZONING : R-9	
SETBACKS:	
FRONT:	10'
REAR:	10'
SIDE:	0*
*MUST MAINTAIN 10' OF SEPERATION BETWEEN BUILDINGS.	

NOTE:
THE CITY OF VESTAVIA HILLS MAINTAINS JURISDICTION OF CAHABA HEIGHTS ROAD AND HAS AUTHORITY OVER THE ACCESS CONNECTION FOR THE PROPOSED DEVELOPMENT

NOTE:
RETAINING WALLS ARE SHOWN FOR LOCATION PURPOSES ONLY. RETAINING WALL DESIGN SHALL BE SUBMITTED TO THE CITY OF VESTAVIA HILLS FOR REVIEW AND APPROVAL

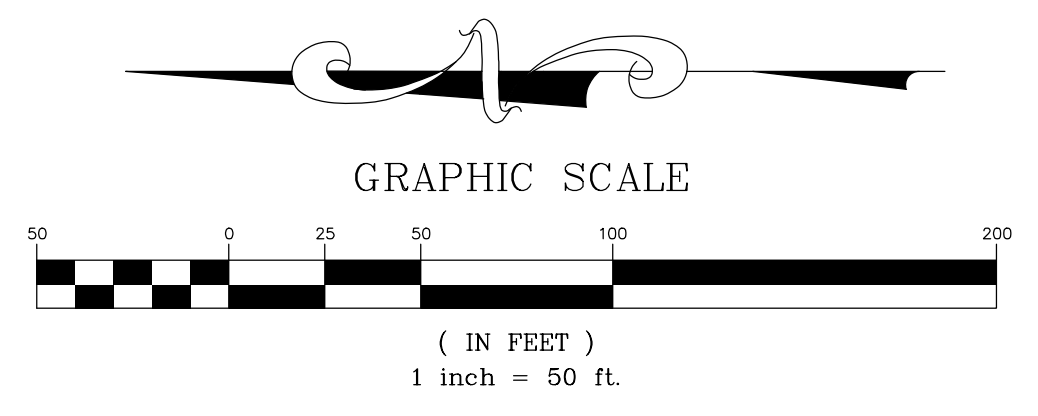
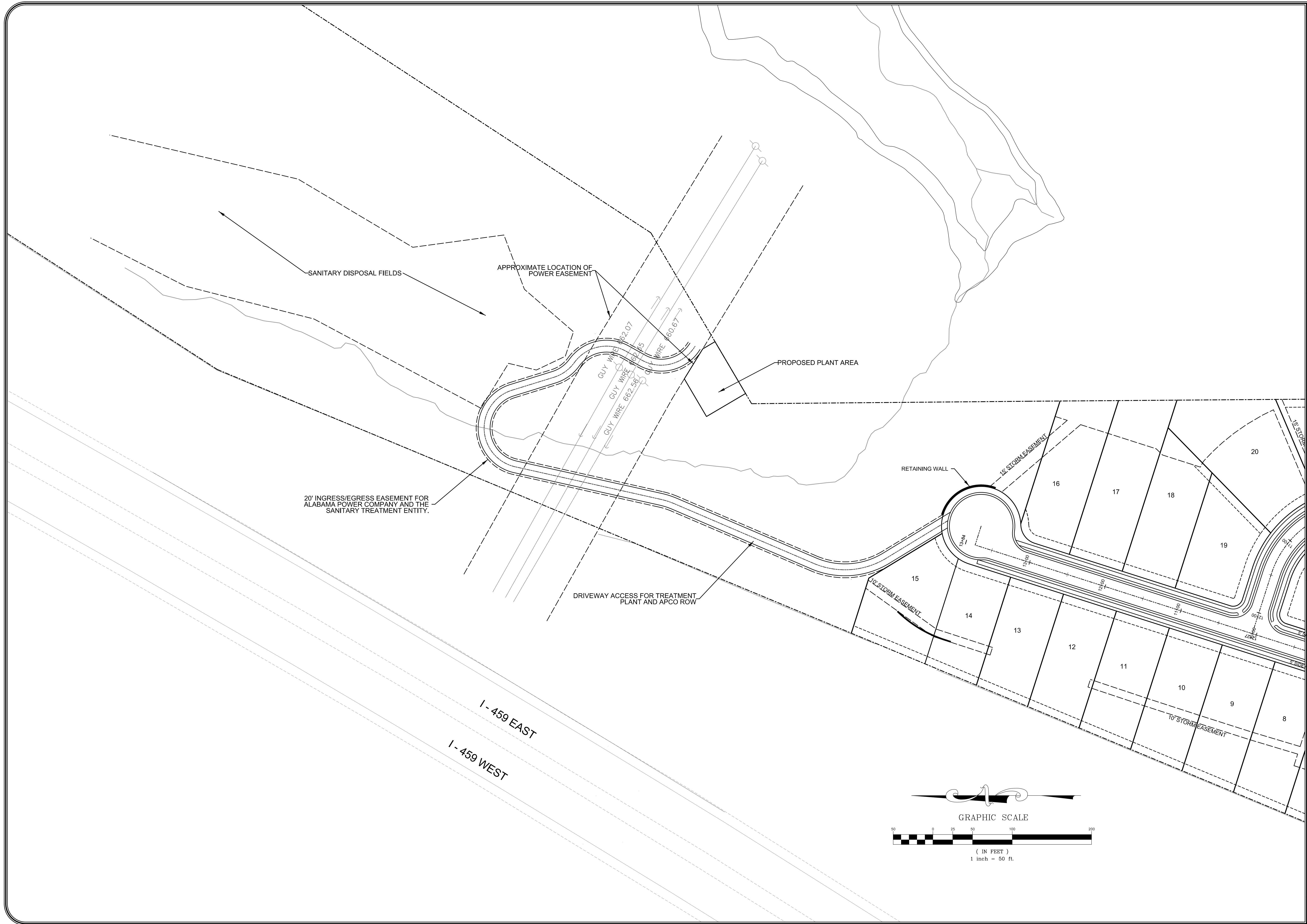


REVISIONS
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CHECKED BY: DUS
PROJECT NO.: HARR0005
CAD FILE: PLOT LAYOUT.DGN
SCALE: 1" = 50'

HELEN RIDGE
VESTAVIA, ALABAMA
SITE LAYOUT PLAN

PROJECT: **120 BISHOP CIRCLE, SUITE 300**
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175





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PROJECT NO.:	HARR0005
CAD FILE:	PLOT LAYOUT ACCESS.DGN
SCALE:	1" = 50'

PROJECT: HELEN RIDGE
VESTAVIA, ALABAMA

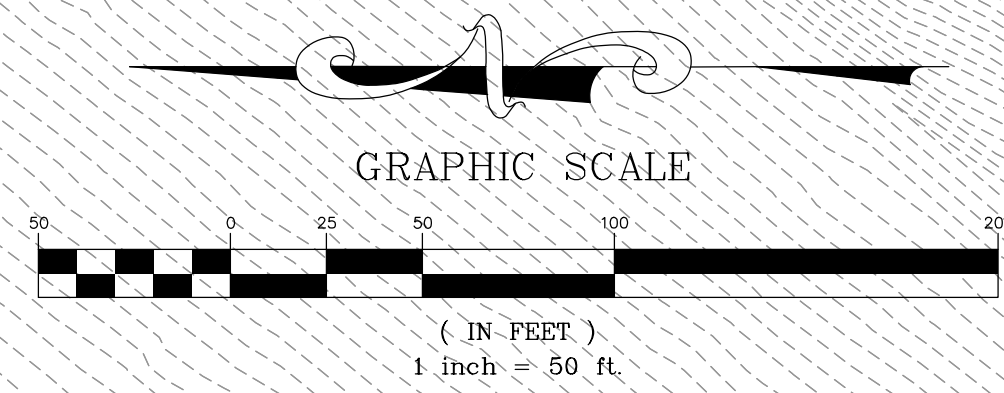
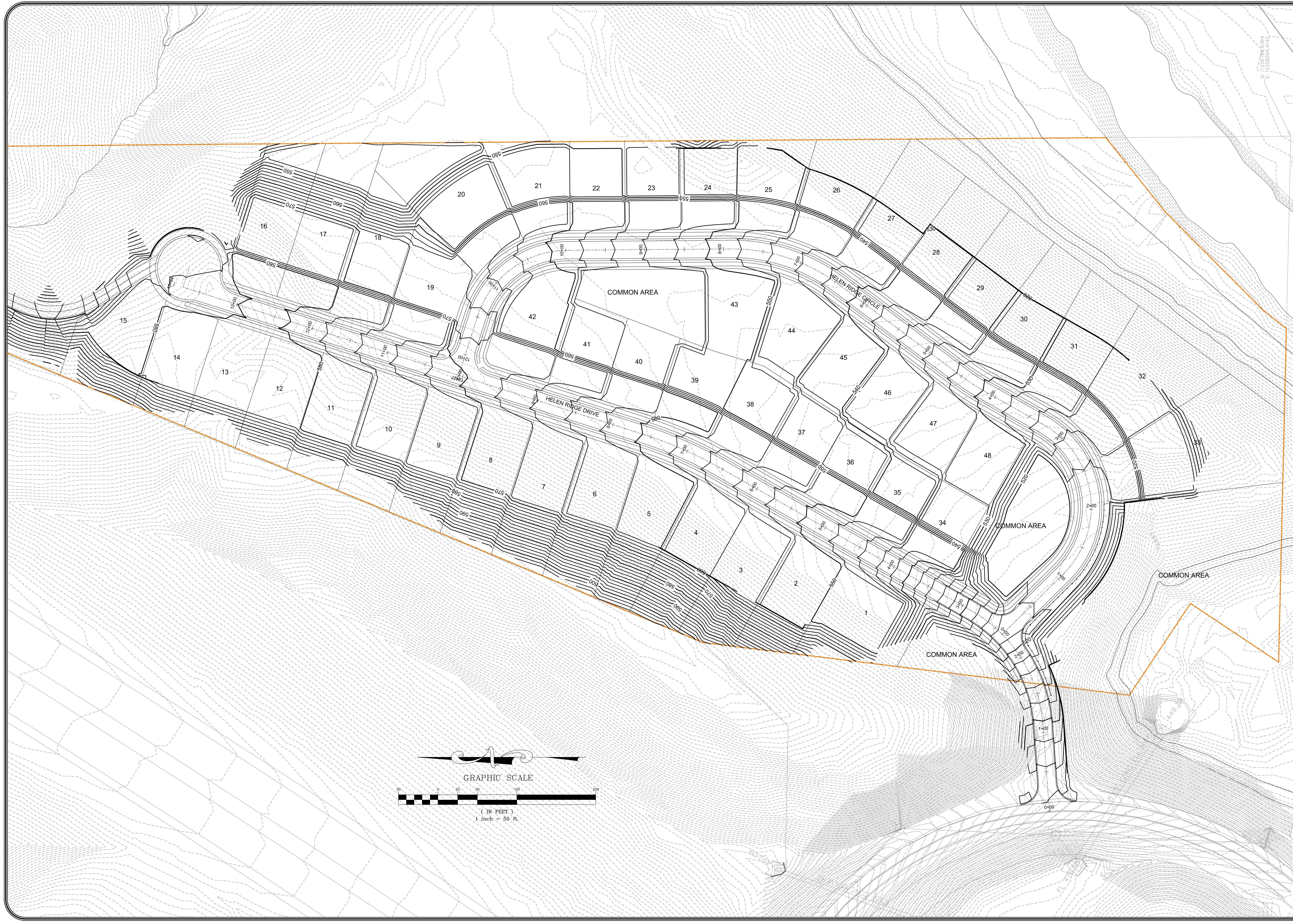
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120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175





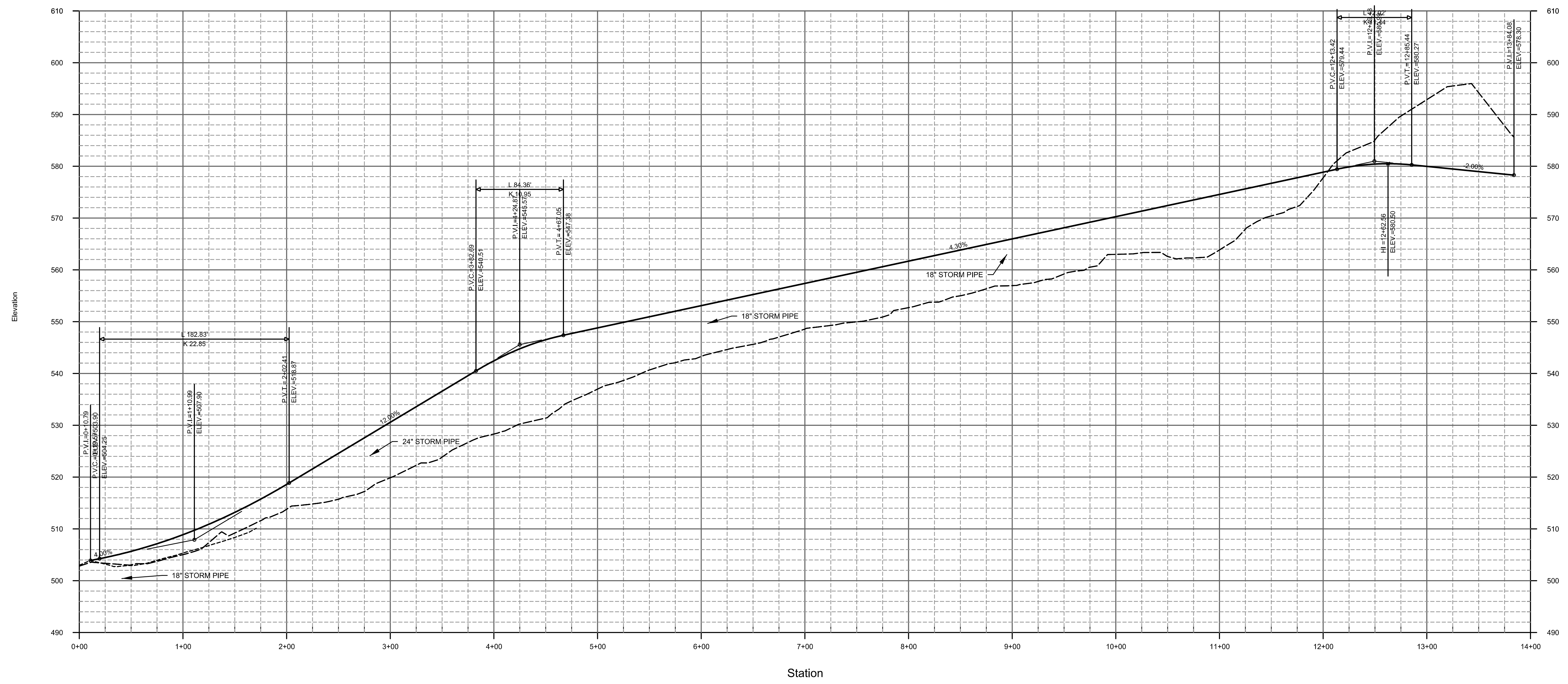
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	CHECKED BY: DJS	TITLE: SITE GRADING PLAN			
		120 BISHOP CIRCLE, SUITE 300 PELHAM, AL 35124 TEL - (205) 403-9158 FAX - (205) 403-9175			
		EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING - LAND SURVEYING (205) 403-9158			
		SHEET NO. C2			



HELEN RIDGE DRIVE



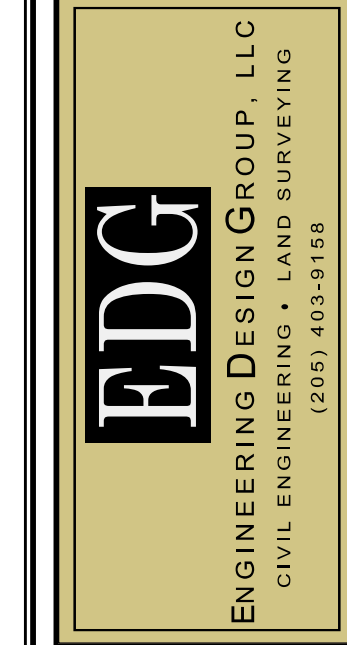
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SCALE:	1" = 50'

PROJECT: HELEN RIDGE
VESTAVIA, ALABAMA

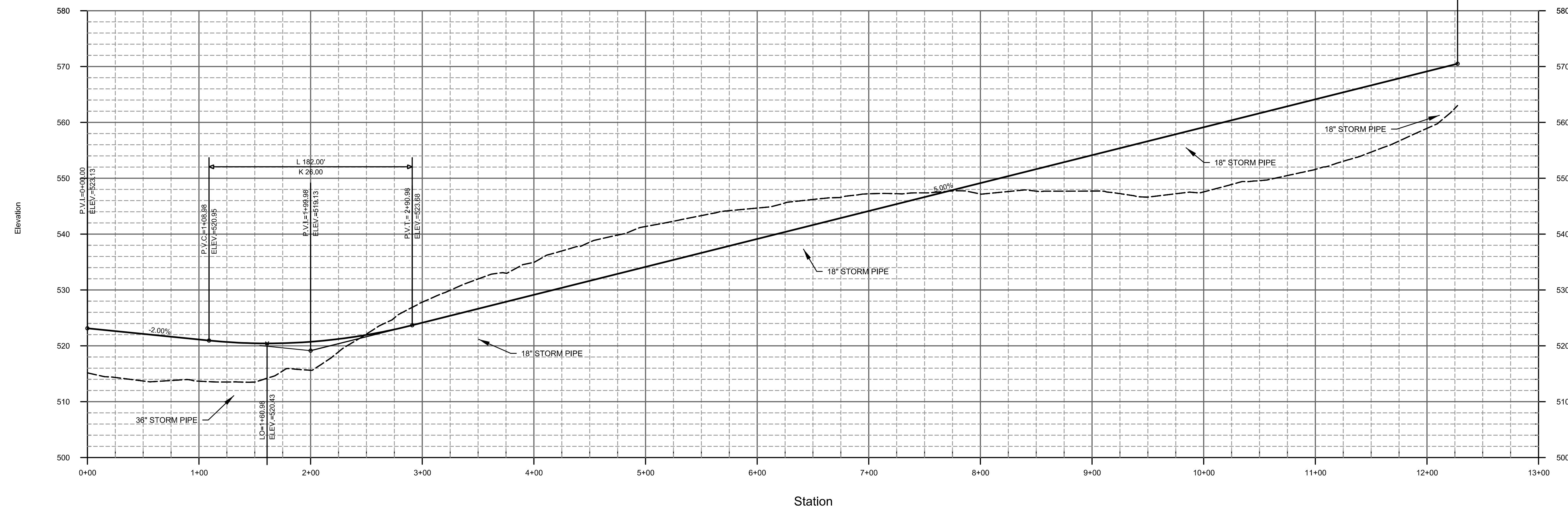
TITLE: SITE ROADWAY PROFILES

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175





HELEN RIDGE CIRCLE



REVISIONS

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PROJECT NO.:	HARR0005
CAD FILE:	PLOT ROAD PROFILES.DGN
SCALE:	1" = 50'

PROJECT: HELEN RIDGE
VESTAVIA, ALABAMA

TITLE: SITE ROADWAY PROFILES

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175





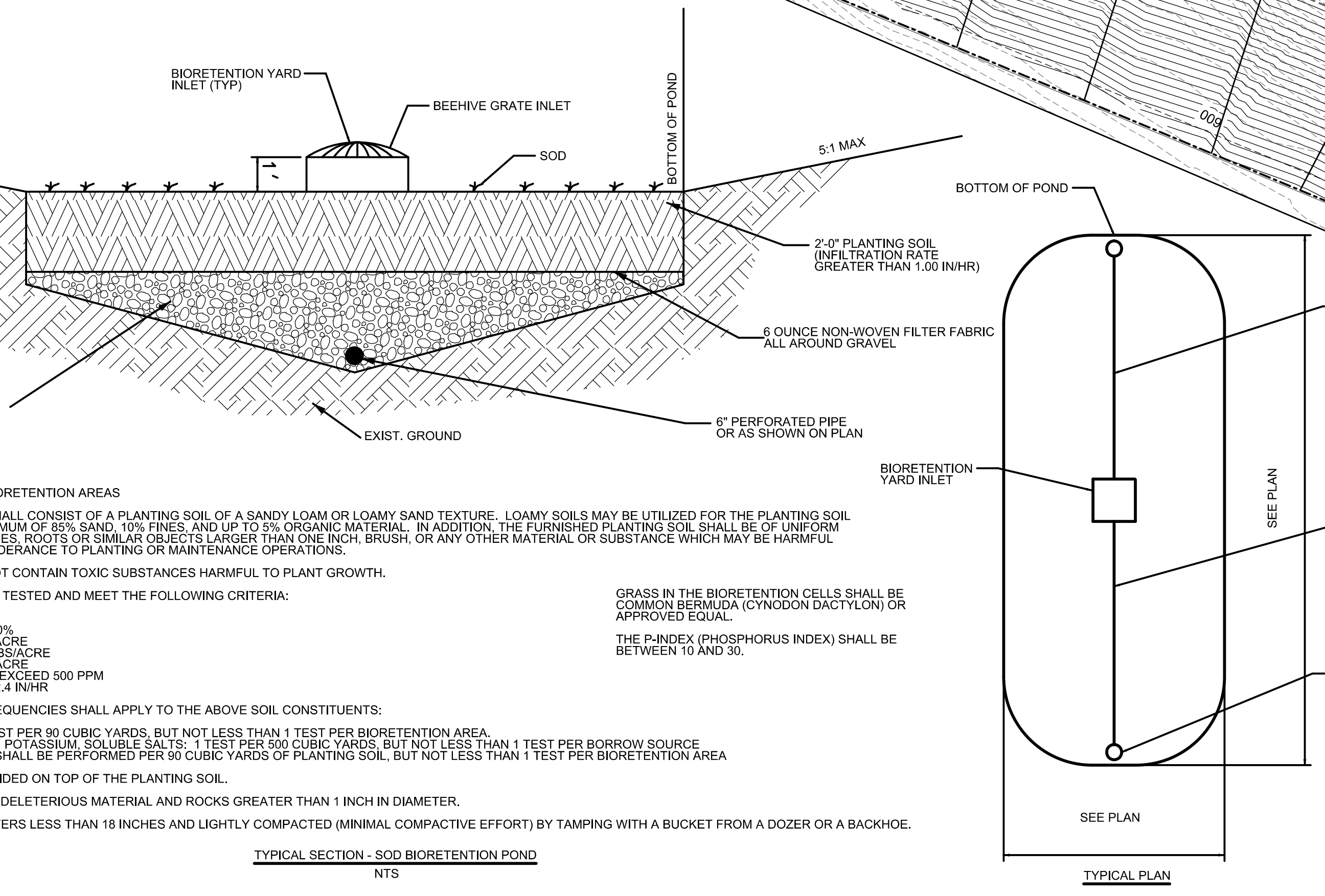
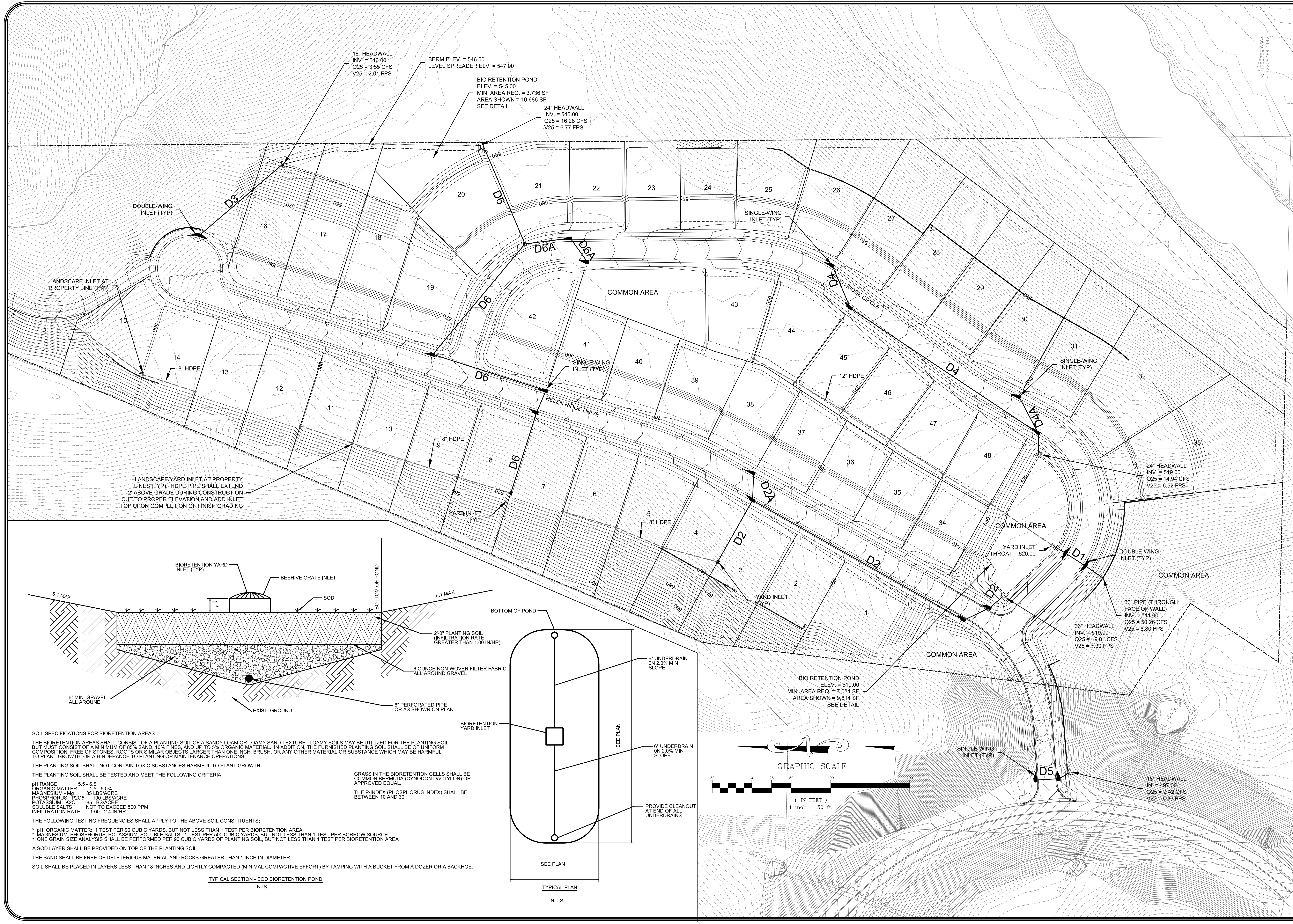
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SCALE: 1" = 50'

HELEN RIDGE
VESTAVIA, ALABAMA
SITE DRAINAGE PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175



SHEET NO. C3



SOIL SPECIFICATIONS FOR BIORETENTION AREAS

THE BIORETENTION AREAS SHALL CONSIST OF A PLANTING SOIL OF A SANDY LOAM OR LOAMY SAND TEXTURE. LOAMY SOILS MAY BE UTILIZED FOR THE PLANTING SOIL BUT MUST CONSIST OF A MINIMUM OF 85% SAND, 10% FINES, AND UP TO 5% ORGANIC MATERIAL. IN ADDITION, THE FURNISHED PLANTING SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH, OR A HINDERANCE TO PLANTING OR MAINTENANCE OPERATIONS.

THE PLANTING SOIL SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.

THE PLANTING SOIL SHALL BE TESTED AND MEET THE FOLLOWING CRITERIA:

PH RANGE	5.5 - 6.5
ORGANIC MATTER	1.5 - 5.0%
MAGNESIUM - Mg	35 LBS/ACRE
PHOSPHORUS - P2O5	100 LBS/ACRE
POTASSIUM - K2O	85 LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 500 PPM
INFILTRATION RATE	1.00 - 2.4 IN/HR

THE FOLLOWING TESTING FREQUENCIES SHALL APPLY TO THE ABOVE SOIL CONSTITUENTS:

- PH, ORGANIC MATTER: 1 TEST PER 90 CUBIC YARDS, BUT NOT LESS THAN 1 TEST PER BIORETENTION AREA
- MAGNESIUM, PHOSPHORUS, POTASSIUM, SOLUBLE SALTS: 1 TEST PER 500 CUBIC YARDS, BUT NOT LESS THAN 1 TEST PER BORROW SOURCE
- ONE GRAIN SIZE ANALYSIS SHALL BE PERFORMED PER 90 CUBIC YARDS OF PLANTING SOIL, BUT NOT LESS THAN 1 TEST PER BIORETENTION AREA

A SOD LAYER SHALL BE PROVIDED ON TOP OF THE PLANTING SOIL.

THE SAND SHALL BE FREE OF DELETERIOUS MATERIAL AND ROCKS GREATER THAN 1 INCH IN DIAMETER.

SOIL SHALL BE PLACED IN LAYERS LESS THAN 18 INCHES AND LIGHTLY COMPACTED (MINIMAL COMPACTIVE EFFORT) BY TAMPING WITH A BUCKET FROM A DOZER OR A BACKHOE.

GRASS IN THE BIORETENTION CELLS SHALL BE COMMON BERMUDA (CYNODON DACTYLON) OR APPROVED EQUAL.

THE P-INDEX (PHOSPHORUS INDEX) SHALL BE BETWEEN 10 AND 30.

