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. Weaver – yes
Mr. Goodwin – yes
Mr. Cobb – yes
Mr. Larson – 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. Weaver – yes Mr. Wolfe – 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

- <u>CASE</u>: 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 Buldiing Corp. R-1

P&Z.Application Final Plat Approval Page 3

CITY OF VESTAVIA HILLS PLANNING AND ZONING COMMISSION FINAL MAP APPLICATION

<u>11.</u>	I. APPLICANT INFORMATION: (owner of property)					
	NAME: DAVIS ACTON BUILDING CORP.					
	ADDRESS: 4898 VALLEYDALE PO. B SLITE A4					
	BIRMOGHAM, AL 35242					
	MAILING ADDRESS (if different from above)					
	PHONE NUMBER: 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 SUCCESSION					
	if additional information is needed, please attached full description of request					
<u>IV.</u>	PROPERTY DESCRIPTION: (address, legal description, etc.)					
	4705 CALDWELL MILL RD.					
	Property size: 250 feet X 600 feet. Acres: 3.5 Ac					
	Property size. 250 leet A Good leet. Acres.					
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.

Owner Signature Date

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

All a cal Notary Public

My commission expires 10 4 day of 1-pvit . 20 17.

A SINGLE FAMILY RESIDENCES

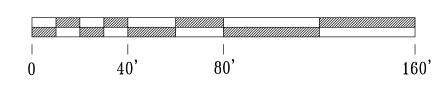
A RESURVEY OF LOT 1 ESTATES AT CALDWELL MILL AND ACREAGE

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 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.

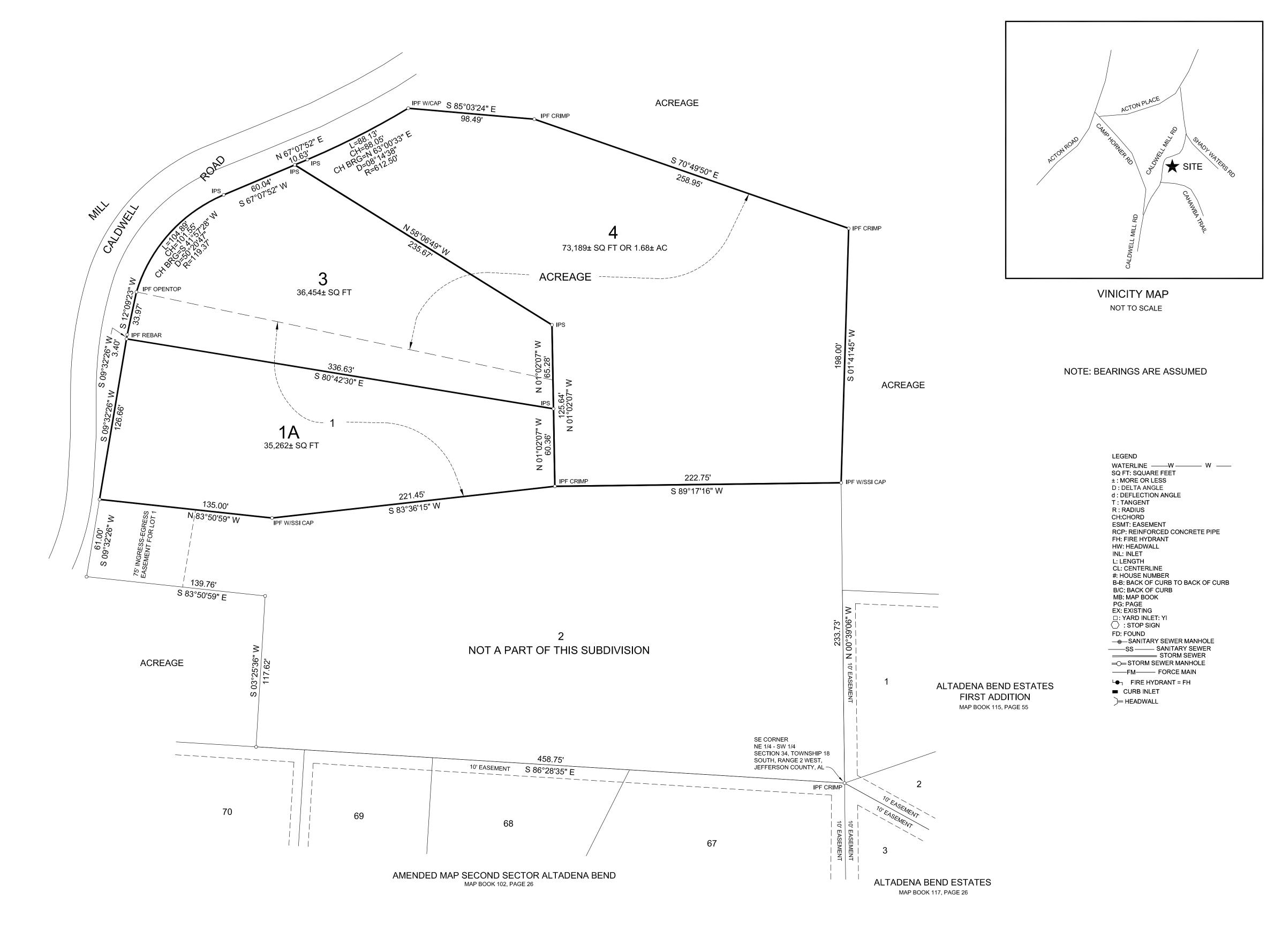
Da	ite:	
Ву	•	
-	Carl Daniel Moore, Reg. L.S. #1215	9



DAVID ACTON BUILDING CORP., Owner,

By: _____

APPROVED:	
BY:	
CITY ENGINEER	
BY:	
CHAIRMAN VESTAVIA HILLS PLA	NNING & ZONING COMMISSION
BY:	
CITY CLERK	
BY:	DATE:
JEFFERSON COUNTY DEPART	MENT OF HEALTH



STATE OF ALABAMA) COUNTY OF SHELBY)	STATE OF ALABAMA
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	COUNTY OF) I, the undersigned, a notary public in and for said county, in said state, hereby certify that, , whose name
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.	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
Given under my hand and seal this theday of, 20	and as the act of said corporation. Given under my hand and seal this day of, 20
BY: Notary Public	BY:
My commission Expires:	Notary Public
	My commission Expires:

8DATA\ACTONSUB
MAP CHECKED BY:DBE 11-19-2015
\ACAD\SUBDIVISION\JEFFERSON COUNTY\ESTATES AT CALDWELL MILL\ESTATES AT CALDWELL MILL REC MAP

CITY OF VESTAVIA HILLS

SYNOPSIS AND STAFF RECOMMENDATION CONCERNING APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **MARCH 9, 2017**

- <u>CASE</u>: 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.

P&Z Application Final Plat Approval Page 3

Johm Michael Bodnar 1.2

CITY OF VESTAVIA HILLS PLANNING AND ZONING COMMISSION FINAL MAP APPLICATION

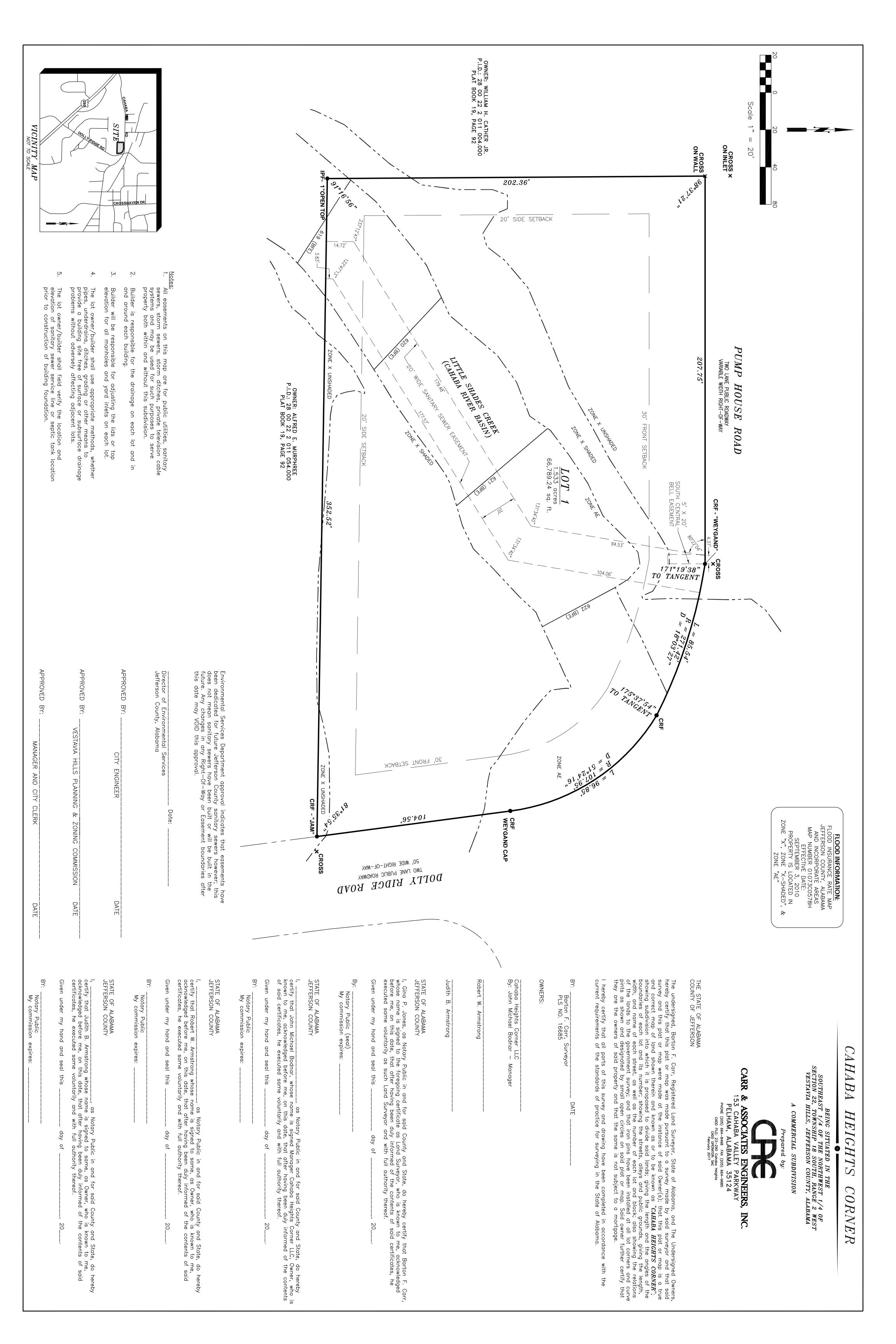
<u>п.</u>	APPLICANT I	NFORMAT	ION: (own	er of proper	<u>ty)</u>		70	
	NAME:	JUHU 1	MICHAEL "	BODA	a		ii FB	
	ADDRESS: _						8 - 8	
		<u> 812~1</u>	~ 4 2m	AL	35.24	2	>	<u></u>
	MAILING ADD	ORESS (if dig	ferent from (above) _	SAME		22 cs	
	PHONE NUMB	BER: Home			Office			
	NAME OF REP	NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:						
			. "					
Ш.	ACTION REQ	<u>UESTED</u>						
	Final Plat Appr							ſ
	Explain reason f	for the reques	st: <u>Co ^</u>	273 (JE	Tuo	Pan	ŒU <u>.</u>	200
	0 nE							
	if additional i			ase attached	full descripti	on of re	quest	
IV.	PROPERTY D	ESCRIPTIO	ON: (ad	dress, legal (lescription, e	etc.)		
		3029	^					
	Property size: _		feet X	feet.	Acres:	,53	Acre	5
<u>VI.</u>	ZONING/REZ	ONING:		9	ş:			
	The above descr	ibed property	v is presently	zoned:	3-3			

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

P&Z Application Final Plat Approval Page 4

VI. OWNER AFFIDAVIT: 1.2

I do hereby declare the above statements ar appointed representative will be at the scheduled her	e true and that I, the owner, and/or my duly uring.
Owner Signature/Date	BARTIN E CARR Representing Agent (if any)/date
Given under my hand and seal this 1-m day of 1-hnamy, 2017.	
Millano Stone Chik.	
My commission expires May 17, 2017 day of, 20	



CITY OF VESTAVIA HILLS

SYNOPSIS AND STAFF RECOMMENDATION CONCERNING APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: MARCH 9, 2017

- <u>CASE</u>: 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

P&Z Application
Page 3

CITY OF VESTAVIA HILLS PLANNING AND ZONING COMMISSION FINAL MAP APPLICATION

<u>II.</u>	APPLICANT	INFORMATION: (owner of proper	<u>ty)</u>				
	NAME:	Liberty Park Joint Venture					
	ADDRESS:	8000 Liberty Parkway, Suite 114	2017				
		Birmingham, AL 35242	FEB 22				
	MAILING AI	DDRESS (if different from above)	Ū				
	PHONE NUM	IBER: Home	Office				
	NAME OF RI	EPRESENTING ATTORNEY OR OTH	ER AGENT:				
	Walter School	el Engineering					
III.	ACTION RE	OUESTED	· · · · · · · · · · · · · · · · · · ·				
	Final Plat Ap						
	Explain reason for the request: Move lot line						
	if additiona	l information is needed, please attached	full description of request				
IV	PROPERTY	DESCRIPTION: (address, legal of	lescription, 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/RE	ZONING:					
	The above des	cribed 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

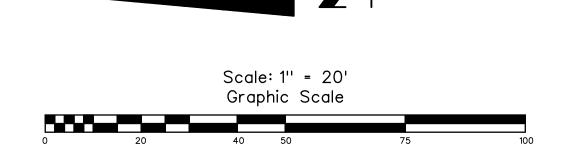
P&Z Application
Page 4

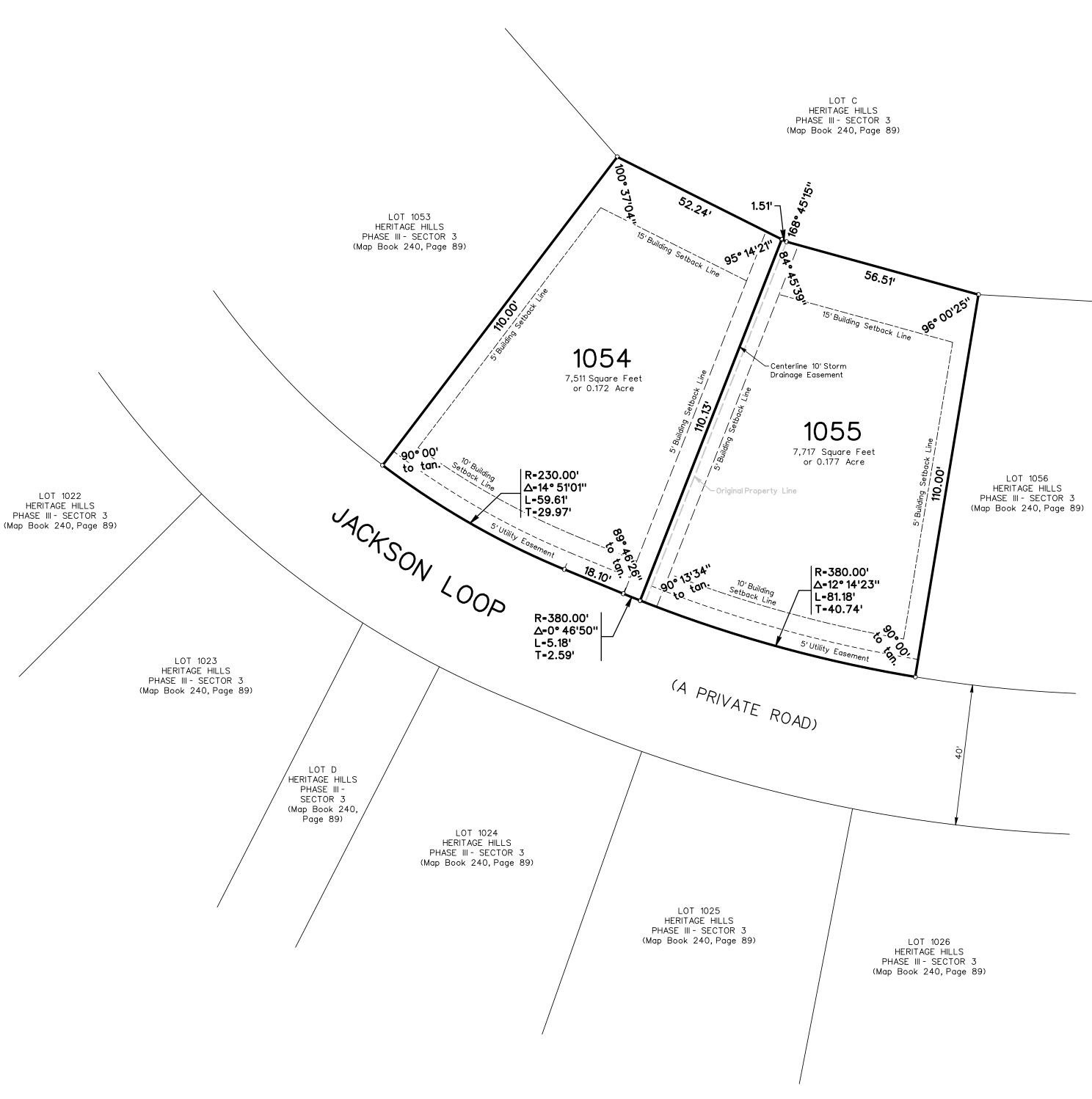
VI. OWNER AFFIDAVIT:

I do hereby declare the above statements a appointed representative will be at the scheduled by 2.22.17 Owner Signature/Date Given under my hand and seal this ZZ day of FEA , 2017.	Representing Agent (if any) thate
SHELIA STEPHENSON My Commission Expires Colober 24, 2018 My commission expires day of, 20	

LIBERTY PARK JOINT VENTURE, LLP

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





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

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

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 PAHSE 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 hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHOEL ENGINEERING COMPANY, INC.		A B.	WED .	
Joseph F. Breighner, Jr., Alabama License No.	17518	No. 17 PROFESS LAND SURVEY BRE	7518 IONAL E	
LIBERTY PARK JOINT VENTURE, LLP A Limited Liability Partnership, Owner		F. BRE	IGHT	
By: Shawn Arterburn Its Vice President of Development				
STATE OF ALABAMA JEFFERSON COUNTY				
I, Shelia Stephenson, as Notary Public in a Joseph F. Breighner, Jr., whose name is sig known to me, acknowledged before me, on th contents of said certificate, he executed th therefor.	ned to the is date the	foregoing cert at after having	rificate as Su ; been duly i	rveyor, who
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this t	he	_day of	. 201	7.
Notary Public My Commission Expires:				
STATE OF ALABAMA JEFFERSON COUNTY				
I,	esident of ned to the that after	Development of foregoing cert having been du	E Liberty Park Fificate as Own Uly informed of	Joint Ventuer, who is kr the contents
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this t	-			
Notary Public My Commission Expires:				
APPROVED:Vestavia Hills Planning & Zoning Commission	DATE:			
APPROVED:Vestavia Hills City Engineer	DATE:			
APPROVED:Vestavia Hills City Clerk	DATE:			
APPROVED:	DATE:			
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

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

owned by others.

PH

HERIT,

NOTARY

 \underline{Z}

ATED

REVISIONS:

FINAL PLAT

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

DATE: MARCH, 2017

g:/LIB/11/031/Final Plat/

OF

CITY OF VESTAVIA HILLS PLANNING AND ZONING COMMISSION RESOLUTION

WHEREAS, pursuant to Section 11-52-8 of the <u>Code of Alabama</u>, <u>1975</u>, 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;

Vestavia Hills Planning and Zoning Commission Resolution

Page 2

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

TABLE OF CONTENTS

INTRODUCTION

SANITARY SEWER MASTER PLAN

DOMESTIC WATER MASTER PLAN

ROADWAY IMPROVEMENT MASTER PLAN

SIDEWALK MASTER PLAN

STORMWATER MASTER PLAN

REPORT LIMITATIONS

APPENDIX A



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.

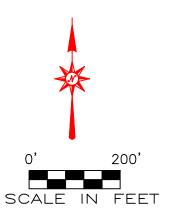
Currently most of the property is being used for single family residential. As demand for property within this rapidly growing redeveloping area persists, the residential properties are being developed to professional office, and light commercial / retail. Existing infrastructure, servicing the Timberlake 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.

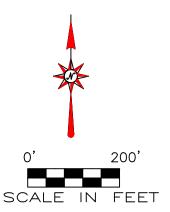
Line 1B: When the remainder of the properties develop to the north, the main may either be extended to serve each parcel as needed, or alternatively, the main may be extended the full length of Timberlake Drive.

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.





PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER MANHOLE

SANITARY SEWER PLAN





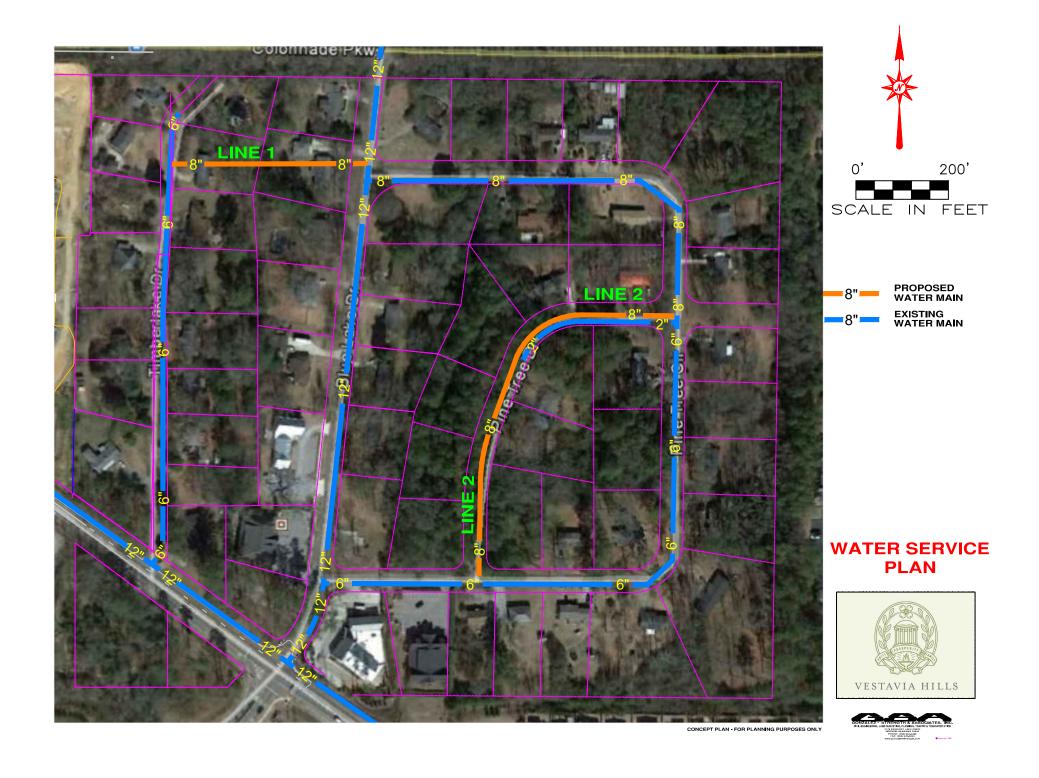


DOMESTIC WATER:

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.





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.

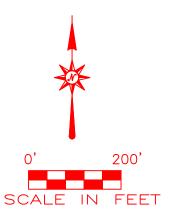
Section 2: When the remainder of the properties develop, the road may either be extended to service each parcel as needed, or alternatively the road may be extended the full length of Timberlake Drive.



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.

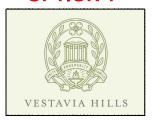
Section 4: Blue Lake Drive is being used as a "cut thru" to avoid congestion at the Colonnade Parkway / Cahaba River Road intersection. Therefore, and in an effort to calm traffic using Blue Lake Drive, a roundabout may be considered.





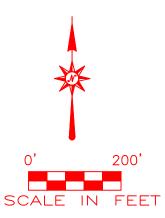
PROPOSED TIMBERLAKE
DRIVE EXTENSION

ROADWAY IMPROVEMENT PLAN OPTION 1









PROPOSED TIMBERLAKE DRIVE EXTENSION

ROADWAY IMPROVEMENT PLAN OPTION 2







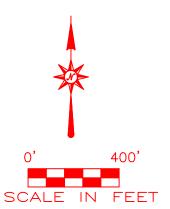
SIDEWALK IMPROVEMENTS

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.





DEVELOPER INSTALL SIDEWALK

PUBLIC INFRASTRUCTURE SIDEWALK - PHASE I

PUBLIC INFRASTRUCTURE SIDEWALK - PHASE II

EXISTING SIDEWALK

EXISTING NATURE TRAIL

SIDEWALK PLAN





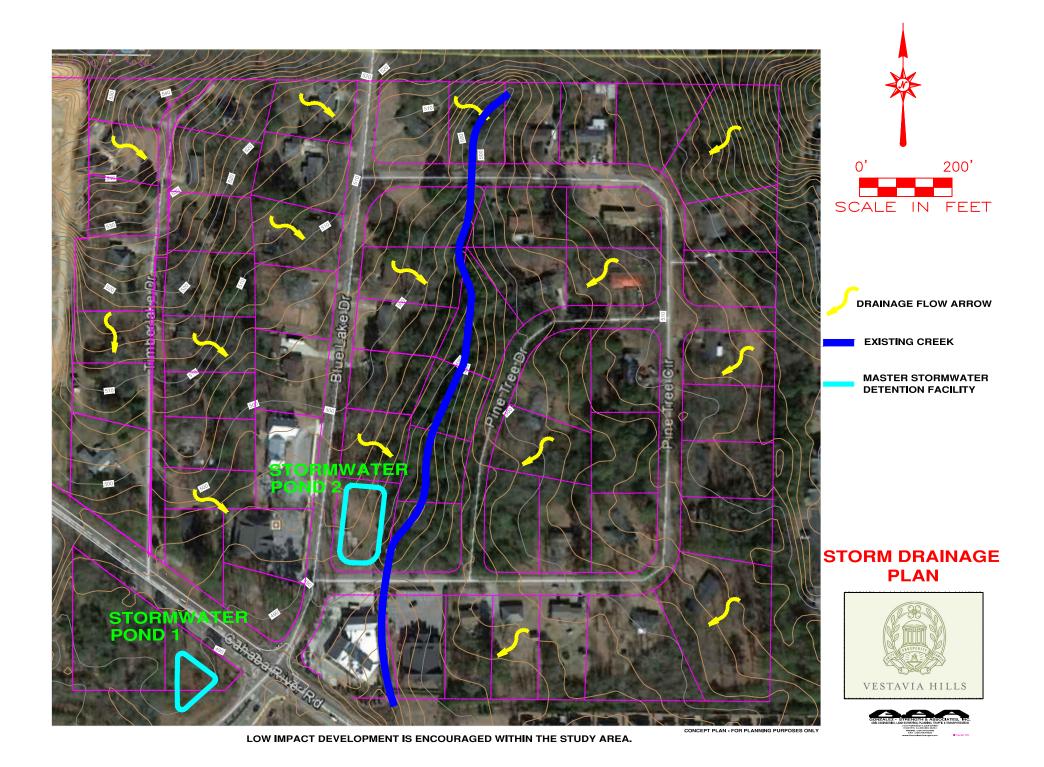


STORM WATER MANAGEMENT

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.





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

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

TIMBER LAKE DRIVE - SANITARY SEWER - LINE 1A

	Quantity	Unit	Unit Cost	Total
Timberlake Drive - Sanitary Sewer - 310 If				
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 Contingency (25%)	l .			\$38,375.00 \$9,593.75

TOTAL Sanitary Sewer Line 1A	\$47,968.75
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Additional items not included above:

Right of way acquisition costs.

Rock Excavation

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

TIMBER LAKE DRIVE - SANITARY SEWER - LINE 1B

	Quantity	Unit	Unit Cost	Total
Timberlake Drive - Sanitary Sewer - 640 If				
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 Contingency (25%)	I			\$67,200.00 \$16,800.00

TOTAL Sanitary Sewer Line 1B	\$84,000.00
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Additional items not included above:

Right of way acquisition costs.

Rock Excavation

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

\$33,392.50

PINE TREE DRIVE - SANITARY SEWER - LINE 2

	Quantity	Unit	Unit Cost	Total
Pinetree Dr. Drive - Sanitary Sewer - 1325 If				
Mobilization	1	LS	\$4,000.00	\$4,000.00
Clear and Grub	0.5	AC	\$6,000.00	\$3,000.00
Earthwork / Haul off	490	CYD	\$25.00	\$12,250.00
Frosion and Sediment Control	1	LS	\$2,000.00	\$2,000.00
Sanitary sewer	1325	LF	\$30.00	\$39,750.00
anitary sewer - Manholes	7	EA	\$3,000.00	\$21,000.00
edding and backfill	860	TNS	\$30.00	\$25,800.00
sphalt paving	322	SYD	\$35.00	\$11,270.00
esting / Inspections / Video	1	LS	\$2,500.00	\$2,500.00
raffic Control	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineering	1	LS	\$10,000.00	\$10,000.00
Sub-total				\$133,570.00

TOTAL Sanitary Sewer Line 2	\$166,962.50

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

Contingency (25%)

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

PINE TREE CIRCLE - SANITARY SEWER - LINE 3

	Quantity	Unit	Unit Cost	Total
Pinetree Cr Sanitary Sewer - 1160 If				
Mobilization	1	LS	\$4,000.00	\$4,000.00
Earthwork / Haul off	450	CYD	\$25.00	\$11,250.00
Erosion and Sediment Control	1	LS	\$2,000.00	\$2,000.00
Sanitary sewer	1160	LF	\$30.00	\$34,800.00
Sanitary sewer - Manholes	4	EA	\$3,000.00	\$12,000.00
Bedding and backfill	750	TNS	\$30.00	\$22,500.00
Asphalt paving	515	SYD	\$35.00	\$18,025.00
Testing / Inspections / Video	1	LS	\$2,500.00	\$2,500.00
Traffic Control	1	LS	\$2,000.00	\$2,000.00
Surveying / Engineeing	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

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

TIMBER LAKE DRIVE - DOMESTIC WATER - LINE 1

	Quantity	Unit	Unit Cost	Total
Timberlake Drive to Blue Lake Dr - Domestic Water - 425 If				
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 Contingency (25%)				\$35,000.00 \$8,750.00

TOTAL Domestic Water Line 1	\$43,750.00

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

PINE TREE DRIVE - DOMESTIC WATER - LINE 2

	Quantity	Unit	Unit Cost	Total
Pine Tree Dr - Domestic Water - 875 If				
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
TOTAL Domestic Water Line 2	φυσ, 3 57.50

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

TIMBERLAKE DRIVE EXTENSION - SECTION 1

	Quantity	Unit	Unit Cost	Total
Timberlake Drive Improvements - 300 If				
Mobilization	1 LS	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 1 LS	TNS	\$125.00	\$7,500.00 \$3,000.00
Striping and Signage		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

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

\$127,625.00

\$31,906.25

TIMBERLAKE DRIVE EXTENSION - SECTION 2

	Quantity	Unit	Unit Cost	Total
Timberlake Drive Improvements - 625 If				
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
				_

TOTAL Drive Extension - Section 2	\$159,531.25

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

Contingency (25%)

Sub-total

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

\$28,562.50

TIMBERLAKE DRIVE CONNECTION TO BLUE LAKE - SECTION 3

	Quantity	Unit	Unit Cost	Total
Timberlake Drive Connection - 375 If				
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
sphalt Paving	1050	LF	\$35.00	\$36,750.00
triping 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

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

Right of way acquisition costs.

Rock Excavation

Contingency (25%)

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

BLUE LAKE DRIVE ROUNDABOUT - SECTION 4

	Quantity	Unit	Unit Cost	Total
Bluelake Drive Roundabout - 640 If				
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 Contingency (25%)	<u> </u>			\$187,500.00 \$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

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

PUBLIC INFRASTRUCTURE - CAHABA RIVER ROAD - SIDEWALKS - PHASE I

	Quantity	Unit	Unit Cost	Total
Cahaba River Road - Sidewalks - 350 If				
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

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

PUBLIC INFRASTRUCTURE - CAHABA RIVER ROAD - SIDEWALKS - PHASE II

	Quantity	Unit	Unit Cost	Total
Cahaba River Road - Sidewalks - 2050 If				
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

Additional items not included above:

Right of way acquisition costs.

Rock Excavation

2.10.17 VESTAVIA HILLS, AL

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

PUBLIC INFRASTRUCTURE - MASTER STORM POND 1

	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 / haul off	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	265	LF	\$95.00	\$25,175.00
Strom structures - Headwalls	4	EA	\$1,500.00	\$6,000.00
Cut / patch and overlay Cahaba River Rd.	1	LS	\$25,000.00	\$25,000.00
Chain Link Fence and Gates	350	LF	\$28.00	\$9,800.00
Concrete Spillway	1	LS	\$5,000.00	\$5,000.00
Traffic Control	1	LS	\$4,000.00	\$4,000.00
Surveying / Engineering	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

Additional items not included above:

Right of way acquisition Costs.

Rock Excavation

2176 PARKWAY LAKE DRIVE, HOOVER, ALABAMA 35244 (205) 942-2486

2.10.17 VESTAVIA HILLS, AL

Project No. 16VES06

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 Sub-total					\$98,425.00
Contingency (25%)					\$24,606.25

TOTAL Stormwater Pond 2	\$123,031.25

Additional items not included above:

Right of way acquisition Costs.

Rock Excavation

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
- <u>REPRESNTING AGENT:</u> 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.

- <u>CAHABA HEIGHTS COMMUNITY PLAN</u>: 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.

P0317-07//28-27-4-1-6 & 7 3111 & 3115 Timberlake Rd.

Rezone to O-1 Eiffel Partners, LLC R-1

VH

P&Z Application Page 4

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.

<u>II.</u>	APPLICANT	TINFORMATION: (0)	wner of property)	
	NAME:	Eiffel Partners, LLC.	(Len Shannon)	
	ADDRESS:	1616 2nd Ave S #100		
	Birmingham,	AL 35233		
	MAILING AI	DDRESS (if different fro	m above) PO Box 2321	-i-M PSI
	Birmingham, A	AL 35201		
	PHONE NUM	MBER: Home	Office	205-222-1664
	NAME OF RI	EPRESENTING ATTOR	RNEY OR OTHER AGENT:	Chad Bryant 205-223-8602
	Russ Doyle 2	05-965-5823 / 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

P&Z Application
Page 5

III. ACTION REQUESTED

Request that the above described	ibed property be zo	oned/rezoned		
From:	<u>1—1 </u>			
To:	0-1	!		
For the intended purpose of:	office	building		
(Example: From "VH R-1" **if additional information i			n of requ	est**
IV. PROPERTY DESCRIPTION		17.2.E.17	A 1	
3/11) 4 7/15 Timberla	the Koad,	Vesturia Hills	AL	35243
Property size: [15	feet X	feet. Acres:	. 53	
Attached Checklist control Application fees subs	omplete with all rec	quired information.		
VI. I do hereby declare the above appointed representative will		-	ner, and/	or my duly
7		1/1/2		11/319/1
Owner Signature/Date Given under my hand and seal this day of, 2	20	Representing Agent	(ij any)/dai	e ·
Notary Public My commission expires day of	A Linnan	AATON DIJBUA STATS PA	AL ALMINI	
		NINITEN STAN		



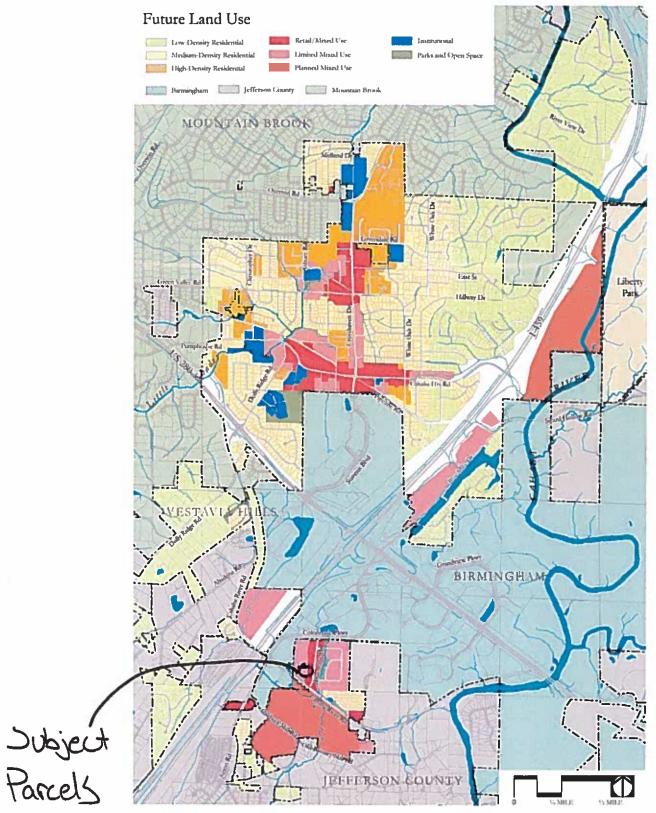
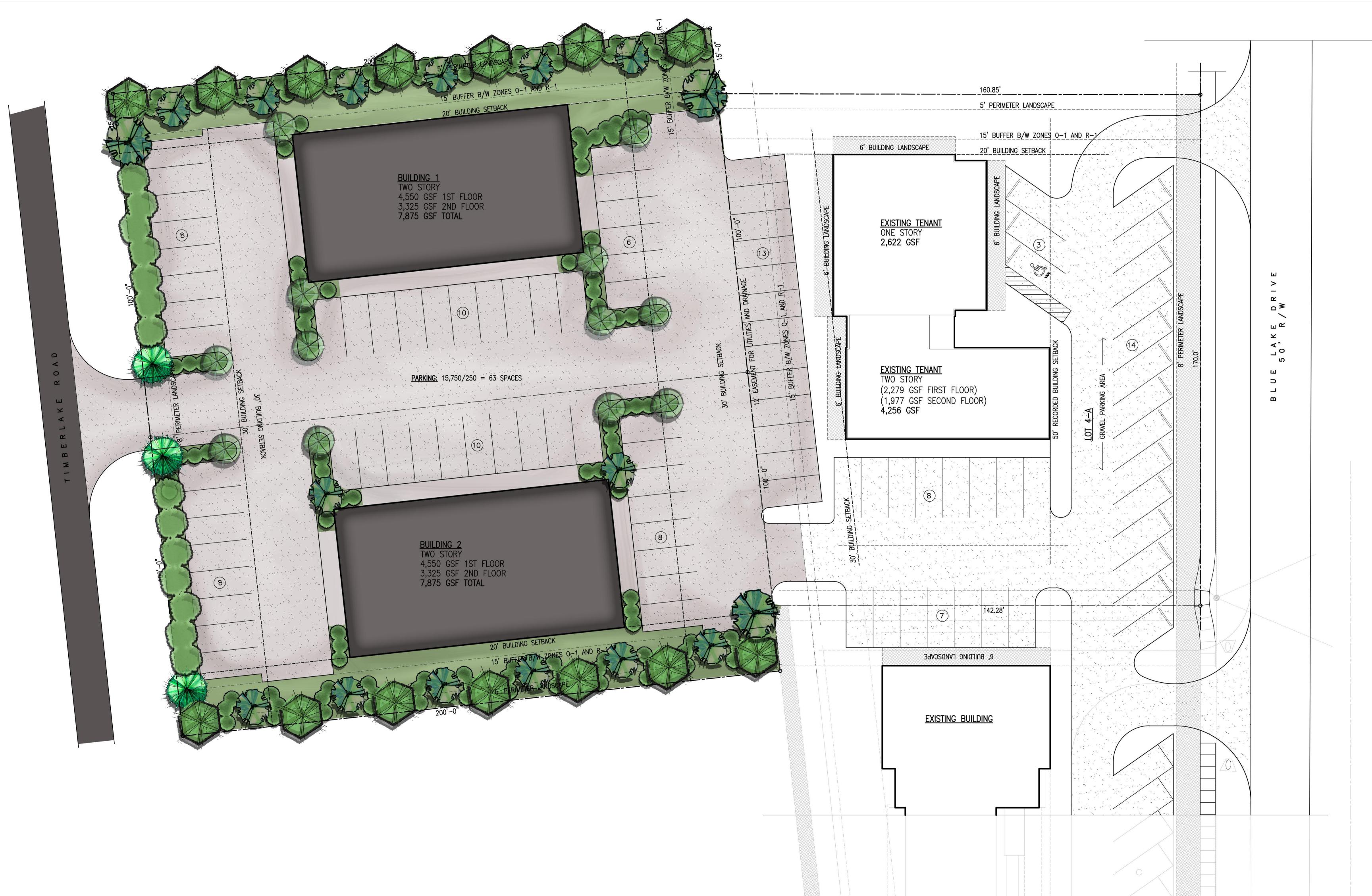


Figure 4: Future Land Use Map





CITY OF VESTAVIA HILLS

SYNOPSIS AND STAFF RECOMMENDATION CONCERNING APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: MARCH 9, 2017

• <u>CASE</u>: 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.
- <u>LIBERTY PARK MASTER PLAN</u>: This request is consistent with the procedures of the Liberty Park PUD.

• <u>STAFF REVIEW AND RECOMMENDATION</u>:

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

P&Z Application Page 4

LITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I.	INST	RUCTIO	NS AND INFO	RMATION:			(I)
	(1)	second	Thursday of e	nnning and Zoning each month at 6:0	g Commission 00 PM in C	n meets regula Council Chamb	or the
Municipal Center. (2) All materials and information relating to a zero use approval before the Planning and Zonin the Office of the City Clerk no later that scheduled meeting at which it shall be come Preliminary Map approvals must be submitted later than 20 days prior to the scheduled meeting to Final Map approvals from the City Clerk no later than 15 days prior is to be considered.					ning Commission must be submitted to than 25 working days prior to the considered. All information relating to litted to the Office of the City Clerk no neeting at which is shall be considered brovals must be submitted to the Office for to the scheduled meeting at which it		
	(3) (4)	All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with application postage per property owner to be notified for Commission meeting. Fees also include notification fees for City Council meeting and publication fees will be billed to applicant at a later date. **No permits will be issued until all have been paid.					
- See		applica	tion. Please refe	er to attached che	eklist.		J.
II.	APPI	ICANT	INFORMATIO	N: (owner of pro	perty)	•	w w
	NAM	E.	Tammy Willia	imson			\triangleright
	ADDRESS:		4648 Jack	son Loop			다 라
	Ves	stavia,	AL 35242				
	MAIL	ling ad	DRESS (if differ	rent from above)			
	PHON	NE NUM	BER: Home	2056399147	Off	ice 2056399	147
	NAM	E OF RE	PRESENTING A	ATTORNEY OR C	THER AGE	NT: N/A	
					- 100 1000		

P0317-10//27-9-2-1-20 4648 Jackson Loop

Conditional Use Tammy Williamson PR-1

PUD

P&Z Application Page 5

III. ACTION REQUESTED

	Request that the abo	ve described proper cupation	ty be approved co of the Vestavia H	nditional use approval pursuant lills Zoning Code.
	Current Zoning of P	roperty: PUD PR		
	Requested Condition	nal use For the inten-	ded purpose of:	Conducting business of
	Buying and Selling	g Real Estate		
	(Example: From "V **if additional infor	H R-1" to "VH O-1 mation is needed, pl	" for office buildi ease attached full	ng) description of request**
IV.	PROPERTY DESC HERITAGE HILLS PI	CRIPTION: (ad	ldress, legal, etc.) 40 PG 18 LOT 1041	
	Property size:	feet X	feet. Acı	res:
* 7				
<u>v.</u>	<u> </u>	ecklist complete wit	h all required info	rmation.
	Application	fees submitted.		
VI.	I do hereby declare appointed representa			at I, the owner, and/or my duly
~~	Owney Signature/Date	ämsn	Repres	enting Agent (if any)/date
this	under my hand and s day of Feb Aur L Burl Notary Public mmission expires 4 March	A		

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

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

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:

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**

- <u>CASE</u>: 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
- **REPRESNTING 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.

• <u>CAHABA HEIGHTS COMMUNITY PLAN</u>: 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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(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.

APPLICANT INFORMATION: (owner of property)
NAME: BLACK BOX MANAGEMENT, LLC/STUART RABURA
ADDRESS: 110 COSHATT TRAIL
MOOVER, AL 35244
MAILING ADDRESS (if different from above)
PHONE NUMBER: Home 205-3 (4-6610 Office
NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:
John Wardin

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: <u>02</u> <u>B</u> -3
To:
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 AHACHED Deed
Property size: feet X feet. Acres:3 /
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.
Owner Signature/Date 2/6/17 Representing Agent (if any)/date
Given under my hand and seal this 6th day of 7th, 2017.
My commission expires 220 RHONDA B. PARTRIDGE My Commission Expires April 22, 2020

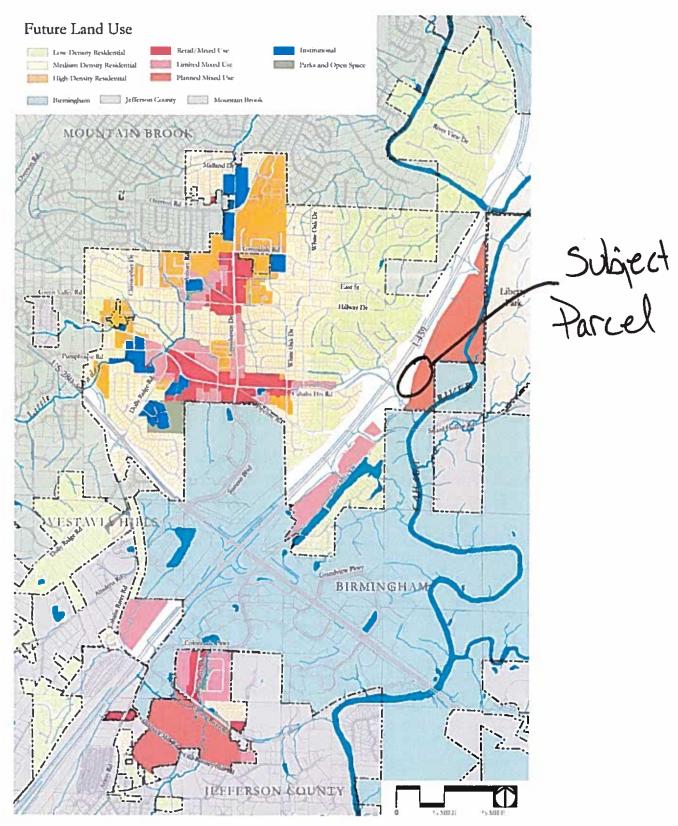
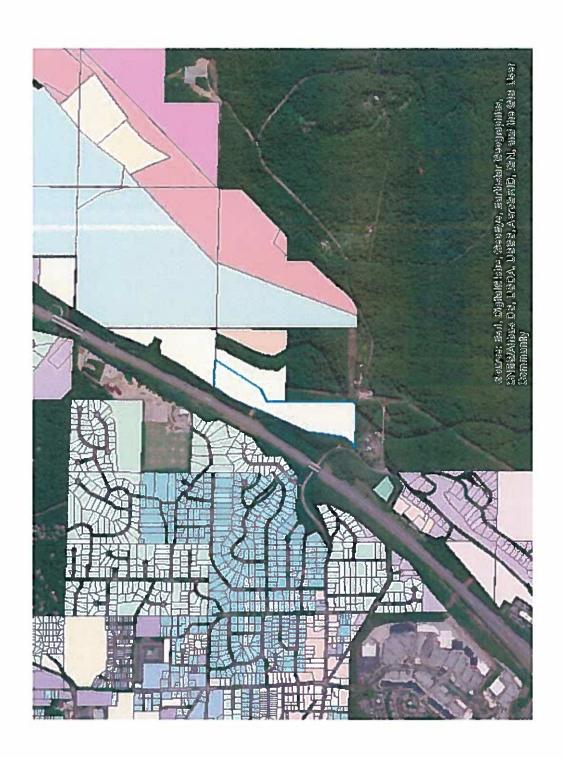


Figure 4: Future Land Use Map

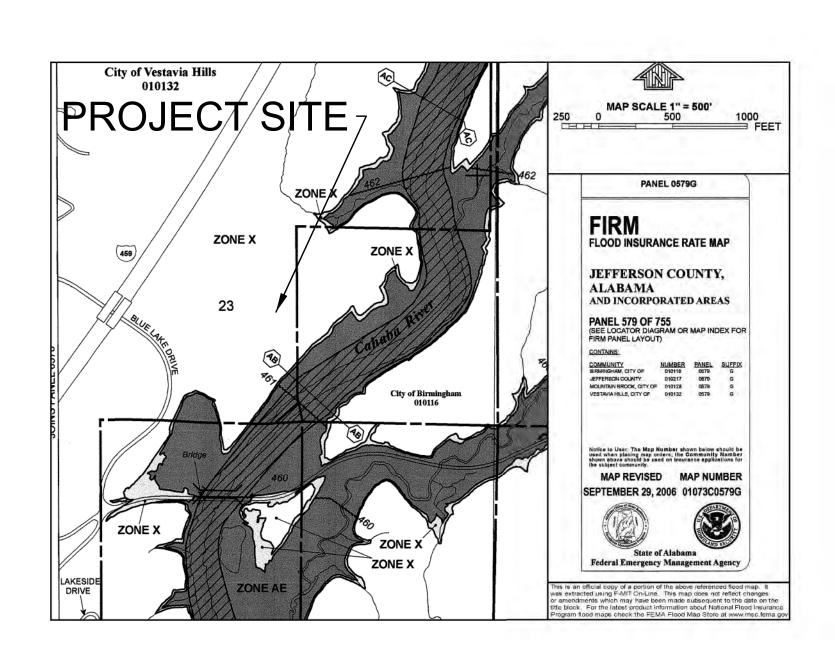


PRELIMINARY PLAT AND CIVIL ENGINEERING PLANS

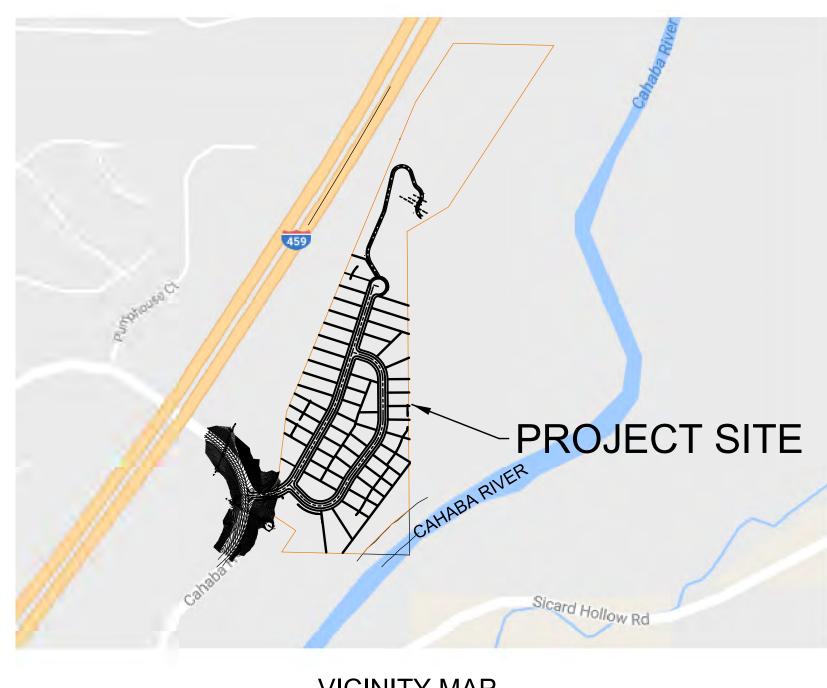
FOR A RESIDENTIAL NEIGBORHOOD KNOWN AS

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
- 1.1 SITE LAYOUT PLAN
- C1.2 PUMP STATION ACCESS ROAD
- C2 SITE GRADING PLAN
- 2.1 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
- 34 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





GENERAL NOTES

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL CONSTRUCTION SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS, AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BASED ON PLANS WHICH HAVE BEEN PROPERLY ISSUED FOR CONSTRUCTION PURPOSES.

3. ALL TRENCHES EXCAVATED UNDER PAVEMENT SHALL BE BACKFILLED WITH STONE.

4. CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES AND HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, ETC.) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.

5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS. ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

7. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

8. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION.

9. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES, TRAFFIC CONTROL, AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO: THE PROTECTION OF LIFE, PROPERTY, AND SITE IMPROVEMENTS: THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES: AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL EFFORTS AND MEASURES.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL TRANSITION GRADES, CONSTRUCTION MATERIALS, AND FINISHES ARE SUBJECT TO APPROVAL BY THE OWNER AND ENGINEER.

12. THE SITE WORK SHALL MEET OR EXCEED THE SITE WORK PLANS.

13. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING, CONTACT ENGINEER FOR SPECIFIC CLARIFICATIONS NEEDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

RETAINING WALLS ARE SHOWN FOR LOCATION AND HEIGHT PURPOSES ONLY. ENGINEERING DESIGN GROUP IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF RETAINING WALLS. RETAINING WALLS TO BE DESIGNED BY OTHERS.

SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS, AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. ENGINEERING DESIGN GROUP, LLC WILL NOT BE HELD RESPONSIBLE FOR ACCURACY OF TOPOGRAPHY OR DESIGN ERRORS CAUSED BY TOPOGRAPHY INACCURACIES.

3. ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE TO ANY EXISTING IMPROVEMENT, ONSITE OR OFFSITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

5. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE OWNER/ENGINEER IMMEDIATELY.

6. ALL CONCRETE SHALL BE 3,000 PSI @ 28 DAY COMPRESSIVE STRENGTH UNLESS STATED OTHERWISE.

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MARKINGS BY OTHERS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND READ A COPY OF THIS PROJECTS GEOTECHNICAL REPORT PRIOR TO THE START OF CONSTRUCTION.

2. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. ANY CLEARING REQUIRED FOR THIS CONSTRUCTION SHALL BE INCIDENTAL TO THE OVERALL SITE WORK.

3. GRADED OR DISTURBED AREAS, THAT ARE NOT OTHERWISE PERMANENTLY STABILIZED, SHALL HAVE A MINIMUM OF 4" OF TOPSOIL IF REQUIRED BY FIELD CONDITIONS, GEOTECHNICAL/ENGINEER OR REGULATORY AGENCY. ALL GRADED OR DISTURBED AREAS SHALL BE GRASSED WITH SEED, MULCH, FERTILIZER AND WATER (OR OTHER GRASSING TECHNIQUE AS APPROPRIATE) APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

4. GRADES SHOWN ARE FINISHED PAVEMENT & TOP OF SOIL GRADE ELEVATIONS, REFERENCE SECTIONS

5. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.

6. ANY EXCESS MATERIAL AT THE END OF THE PROPOSED GRADING OPERATIONS SHALL BE PLACED ON THE SITE IN AN ACCEPTABLE LOCATION TO OWNER/ENGINEER.

7. NO SLOPES SHALL BE STEEPER THAN 2-HORIZONTAL TO 1-VERTICAL, UNLESS OTHERWISE NOTED ON THE PLAN OR APPROVED BY THE ENGINEER.

8. THE STRUCTURAL FILL AT THE SITE IS TO BE COMPOSED OF SOIL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. ALL SOIL MATERIAL SHALL BE PLACED ACCORDING TO THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS. ALL MATERIAL TO BE UTILIZED FOR FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.

9. WHEN ALL GRADING IS COMPLETED, CONTRACTOR WILL FURNISH AT NO EXTRA COST A TRIAXLE DUMP TRUCK HEAPED FULL WITH ALABAMA HIGHWAY DEPARTMENT TYPE B CRUSHED STONE AGGREGATE TO BE USED TO PROOF ROLL SUBGRADE, REGARDLESS OF DEGREE OF PROCTOR PERCENTAGE, ANY SOFT AREAS OR "PUMPING" WILL BE REMOVED TO ENGINEERS SATISFACTION. STONE USED WILL BE DUMPED ON SITE AT ENGINEER'S DIRECTION AND WILL BECOME OWNER'S PROPERTY. ALL COSTS OF PROOF ROLLING TO INCLUDE TRUCK RENTAL, STONE, CONTRACTOR'S TIME, ETC. SHALL BE INCLUDED IN BASE PRICE AND SHALL NOT BE CONSIDERED AS AN EXTRA PAY ITEM.

10. THE OWNER WILL PROVIDE GEOTECHNICAL TESTING. THE CONTRACTOR SHALL FULLY COOPERATE WITH THE MATERIALS TESTING ENGINEERS RELATIVE TO SOIL COMPACTION, CUTTING AND FILLING OPERATIONS, ETC.

11. SITE PREPARATION – THE FIRST CONSTRUCTION PHASE SHOULD CONSIST OF THE REMOVAL OF ALL VEGETATION, TOPSOIL, ORGANIC MATTER, AND ANY OTHER DELETERIOUS MATERIALS THAT FALL WITHIN THE CONSTRUCTION AREA. AFTER ROUGH GRADE HAS BEEN ESTABLISHED & PRIOR TO PLACEMENT OF ANY CONTROLLED FILL, THE EXPOSED SUBGRADE SHOULD BE CAREFULLY INSPECTED BY PROBING, PROOF ROLLING AND TESTING AS NECESSARY. REMOVE ANY UNSUITABLE MATERIAL. PRIOR TO THE PLACEMENT AND COMPACTION OF ENGINEERED FILL, THE IN-SITU SOILS SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY VALUE, AS TESTED FOR A MINIMUM DEPTH OF 1 FOOT IN THE BUILDING AND PAVEMENT AREAS. REFERENCE SITE WORK PLANS & GEOTECHNICAL REPORT.

12. BLASTING (IF REQUIRED) – CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF ALL GOVERNING AUTHORITIES REGARDING THE USE AND STORAGE OF EXPLOSIVES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ARCHITECT, ENGINEER, OWNER'S REPRESENTATIVE AND THEIR AGENTS AND EMPLOYEES FROM ANY CLAIM ARISING OUT OF THE USE OF SUCH EXPLOSIVES. CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO SURROUNDING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A PRE-BLAST SURVEY OF THE SURROUNDING PROPERTIES AND MONITORING DURING BLASTING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR ACHIEVING DESIRED RESULTS OF BLASTING ACTIVITIES. REFERENCE GEOTECHNICAL REPORT.

13. SEE GEOTECHNICAL REPORT FOR CONSIDERATIONS OF CUT AND FILL SLOPES.

14. CONTRACTOR IS TO COORDINATE WITH THE GEOTECHNICAL ENGINEER AND THEIR ON-SITE TESTING AGENT THROUGHOUT CONSTRUCTION TO ADDRESS EARTHWORK ISSUES AND FOR GEOTECHNICAL DIRECTIONS.

15. THESE NOTES ARE PRELIMINARY AND WILL BE REVIEWWED AND/OR MODIFIED AS NEEDED UPON COMPLETION AND REVIEW OF THE PROJECT'S GEOTECHNICAL REPORT.

STORM DRAINAGE NOTES:

1. STORM PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76, B OR C WALL, CLASS III (UNLESS OTHERWISE NOTED IN THE PLAN). JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT, WHICH MUST BE SEALED WITH RUBBER GASKETS CONFORMING TO ASTM 443 OR FLEXIBLE GASKETS CONFORMING TO AASHTO M 198.

2. ALL PIPE ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION AT THE STRUCTURE IS WATER TIGHT.

3. ALL STORM SEWER MANHOLES SHALL BE PRECAST AND MEET THE SPECIFICATION OF

4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS.

5. ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER"

6. ALL STORM DRAINAGE PIPE AND STRUCTURES SHALL BE CLEANED OF SILT, TRASH AND DEBRIS PRIOR TO DEMOBILIZATION FROM SITE.

7. CONTRACTOR IS TO BEGIN STORM DRAINAGE CONSTRUCTION FROM THE MOST DOWN STREAM POINT OF THE SYSTEM.

8. ALL HEADWALLS SHALL BE PER ALDOT STANDARD HIGHWAY DWGS. OR PRECAST BY HANSON OR APPROVED ALTERNATE.

9. INLETS ON 42" OR LARGER PIPE SHALL HAVE CONCRETE RISERS.

10. STORM SEWER CROSSINGS UNDER STREETS TO BE SOLID STONE BACKFILL WITH WEEP HOLES TO INLETS.

11. ALL STORM PIPE INSTALLED AT 20% OR GREATER GRADES SHALL HAVE CONCRETE COLLARS INSTALLED EVERY 25 FEET ON CENTERS MINIMUM.

12. ALL STORM PIPE INSTALLED WITH LESS THAN 3 FT. OF COVER SHALL BE BACK FILLED WITH STONE.

13. ALL STORM MANHOLES IN GRASSED AREAS SHALL BE FLUSH WITH FINISHED GRADE.

14. ALL DRAINAGE STRUCTURES MAY BE PRE-CAST, OR APPROVED ALTERNATE, IF APPROVED BY ENGINEER.

15. PIPE LENGTH AND SLOPES ARE APPROXIMATE. PIPE LENGTH IS SHOWN AS HORIZONTAL PROJECTIONS AND IS MEASURED FROM THE CENTER OF THE STRUCTURE.

16. STORM DATA PROVIDED ON PLAN IS FOR THE 25-YR STORM. FLOW (Q) AND VELOCITY (V) VALUES ARE GIVEN IN CUBIC FEET PER SECOND (CFS) AND FEET PER SECOND (FPS), RESPECTIVELY. FOR ADDITIONAL STORM DATA, REFERENCE THE PROJECT STORM REPORT.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.

2. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DO NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.

4. ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE COUNTY AND LOCAL EROSION CONTROL GUIDELINES AS A MINIMUM.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE (IF NOT REUSABLE ON SITE) AND FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT OF SLOPES & DITCHES, IF NECESSARY AT THE COMPLETION OF CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

10. A COPY OF THE NPDES PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

11. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

12. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN CONSTRUCTION DELAYS DUE TO REGULATORY INTERVENTION.

13. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENTATION CONTROL GUIDANCE, PUBLISHED BY ADEM.

14. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

15. SOME ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR THE LOCAL INSPECTOR.

16. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.

17. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.

18. OTHER THAN LAND CLEARING ACTIVITIES REQUIRED TO INSTALL THE APPROPRIATE BMP DEVICES, ANY DOWNSLOPE EROSION AND SEDIMENT CONTROL MEASURES, TEMPORARY SEDIMENT BASINS, ON-SITE STREAM CHANNEL PROTECTION AND UPSLOPE DIVERSION OF DRAINAGE REQUIRED BY THE BMP PLAN SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY CLEARING OR EARTH-MOVING OPERATIONS BEGIN. THESE MEASURES SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT SHALL BE REPLACED AT THE END OF THE WORKDAY.

19. CONTRACTOR TO PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 13 DAYS OR MORE.

20. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO PETROLEUM PRODUCTS, LUBRICANTS AND PAINTS. MATERIALS SHALL BE STORED IN ACCORDANCE WITH SPCC REGULATIONS. THESE SUBSTANCES SHALL BE STORED AWAY FROM ALL STORM DRAINS, DITCHES AND GUTTERS IN WATER TIGHT CONTAINERS. DISPOSAL OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ADEM REGULATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRASH CONTAINERS ON-SITE FOR DISPOSAL OF CONSTRUCTION MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SITE TRASH FROM ENTERING THE STORM DRAINAGE SYSTEM.

21. ALL CONTROL MEASURES SHALL BE CHECKED, AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY 0.75 INCH RAINFALL AT THE SITE OF WITHIN A TWENTY-FOUR (24) HOUR PERIOD. DURING PROLONGED RAINFALLS, DAILY INSPECTIONS AND, IF NECESSARY, REPAIRS SHALL BE PERFORMED. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF SUCH CHECKS AND REPAIRS. THESE RECORDS SHALL BE SUBJECT TO THE INSPECTION OF THE STORM WATER MANAGEMENT AUTHORITY AT ANY REASONABLE TIME.

22. THE OWNER SHALL OBTAIN ALL NECESSARY LAND DISTURBANCE PERMITS FOR THIS PROJECT AND PROVIDE REQUIRED MONITORING AND TESTING. CONTRACTOR SHALL COOPERATE FULLY WITH OWNER'S CONSULTANT TO INSURE ALL REQUIREMENTS OF THE NPDES PERMIT ARE MET.

23. SLOPE STABILIZATION MAT SHALL BE USED AS DEPICTED BY THE EROSION CONTROL PLANS, GEOTECHNICAL ENGINEER OR BY REGULATORY AGENCY ON SLOPES 3:1 OR STEEPER. PLACE NORTH AMERICAN GREEN C125BN, OR APPROVED EQUAL ON ALL SLOPES STEEPER THAN 3:1 AND NORTH AMERICAN GREEN S150 BN, OR APPROVED EQUAL ON 3:1 SLOPES.

24. THE CONTRACTOR SHALL RECOGNIZE THE PROXIMITY OF THIS PROJECT TO THE CAHABA RIVER. ALL REASONABLE EFFORTS SHALL BE MADE TO PREVENT THE MIGRATION OF SEDIMENTS TO DOWNSTREAM LOCATIONS. IF ADDITIONAL EROSION CONTROL MEASURES ARE DEEMED NECESSARY BY FIELD CONDITIONS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND A REVISED EROSION CONTROL PLAN WILL BE ISSUED.

WATER NOTES:

1. REFERENCE GENERAL NOTES (THIS SHEET) AND DRAWINGS

2. ALL DOMESTIC SERVICE LINES EXTEND TOWARD EACH LOT AND TERMINATE PER BIRMINGHAM WATER WORKS STANDARDS.

3. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

4. SITE CONTRACTOR SHALL COORDINATE TAPS WITH BIRMINGHAM WATER WORKS BOARD. CONTRACTOR IS RESPONSIBLE FOR ALL CHARGES, FEES ETC. ASSOCIATED WITH WATER CONNECTION. CONTRACTOR SHALL PROVIDE AND INSTALL DOMESTIC SERVICE PER LOCAL WATER WORKS AUTHORITY STANDARD.

5. MINIMUM COVER FOR ALL WATER MAINS SHALL BE 3' MINIMUM OR AS REQUIRED BY LOCAL WATER WORKS AUTHORITY.

6. WATER MAIN INSTALLATION SHALL BE TESTED IN ACCORDANCE WITH THE LOCAL WATER WORKS AUTHORITY REQUIREMENTS.

7. THE CONTRACTOR SHALL MEET WITH THE GOVERNING AUTHORITY'S INSPECTORS A MINIMUM OF 24 HOURS PRIOR TO COMMENCING UTILITY WORK AND WILL COORDINATE ALL UTILITY INSPECTIONS WITH THEM AS REQUIRED BY THEIR STANDARDS.

8. CONTRACTOR SHALL MAINTAIN A 5' HORIZONTAL AND 2' VERTICAL SEPARATION BETWEEN WATER SERVICE AND OTHER UTILITIES, EXCEPT THERE SHALL BE 10' OF HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER.

9. PIPE SIZES 3" AND SMALLER SHALL BE TYPE "K" COPPER OR OTHER MATERIAL ALLOWED BY THE UTILITY BOARD.

10. SMALL DIAMETER LINES THAT EXTEND UNDER ROADWAYS OR DRIVEWAYS SHALL BE PLACED INSIDE A STEEL CASING WITH ENDS SEALED WITH SPRAY FOAM. THE CASING SHALL EXTEND AT LEAST SIX FEET BEYOND THE BACK OF CURB ON EACH SIDE OF THE PAVEMENT. THE TRENCH FOR CASINGS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE.

11. PIPE SIZES 4" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON PIPE.

12. SERVICE LATERALS WILL PLACED UNDER ROADWAY WITH A MINIMUM OF 36 INCHES OF COVER.

13. SERVICE LATERALS WILL BE CAPPED OR CRIMPED ON THE ENDS. THE LATERALS WILL NOT BE CONNECTED TO THE MAIN UNTIL SERVICE FOR THESE LOTS ARE REQUESTED BY THE PLUMBING CONTRACTORS FOR THE HOMEBUILDERS.

14. SERVICE LATERALS MUST BE PLACED AT COMMON LOT LINES. A MAXIMUM OFFSET FROM THE COMMON LOT LINE BOUNDARY OF 2 FEET IS ALLOWED. THE CONTRACTOR SHALL VERIFY THAT THE FRONT CORNER LOT LINES ARE IN, BASED ON THE LATEST SUBDIVISION PLAT AND APPROVED PRIOR TO HAVING THE SERVICE LATERALS INSTALLED. WATER METERS SHALL NOT BE INSTALLED WITHIN DRIVEWAYS.

15. LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER AUTHORITY SPECIFICATIONS. **CONTRACTOR SHALL:**

A. COORDINATE WITH THE WATER AUTHORITY FIELD REPRESENTATIVE TO INSURE ANY ADJUSTMENTS REQUIRED TO THE MAIN INSTALLATION PLANS ARE MADE

B. INSTALL DUAL TYPE K COPPER WATER SERVICE

LATERALS UNDER NEW ROAD.

16. WATER SERVICE SHOULD BE THE FIRST UTILITY INSTALLED ONCE ROADWAY SUBGRADE IS ESTABLISHED AND AFTER STORM DRAINAGE SYSTEM AND SANITARY SEWER SYSTEM IS COMPLETE. CONTRACTOR SHALL NOTIFY WATER AUTHORITY A MINIMUM OF 2 TO 3 WEEKS PRIOR TO BEING READY FOR INSTALLATION OF THE WATER MAINS.

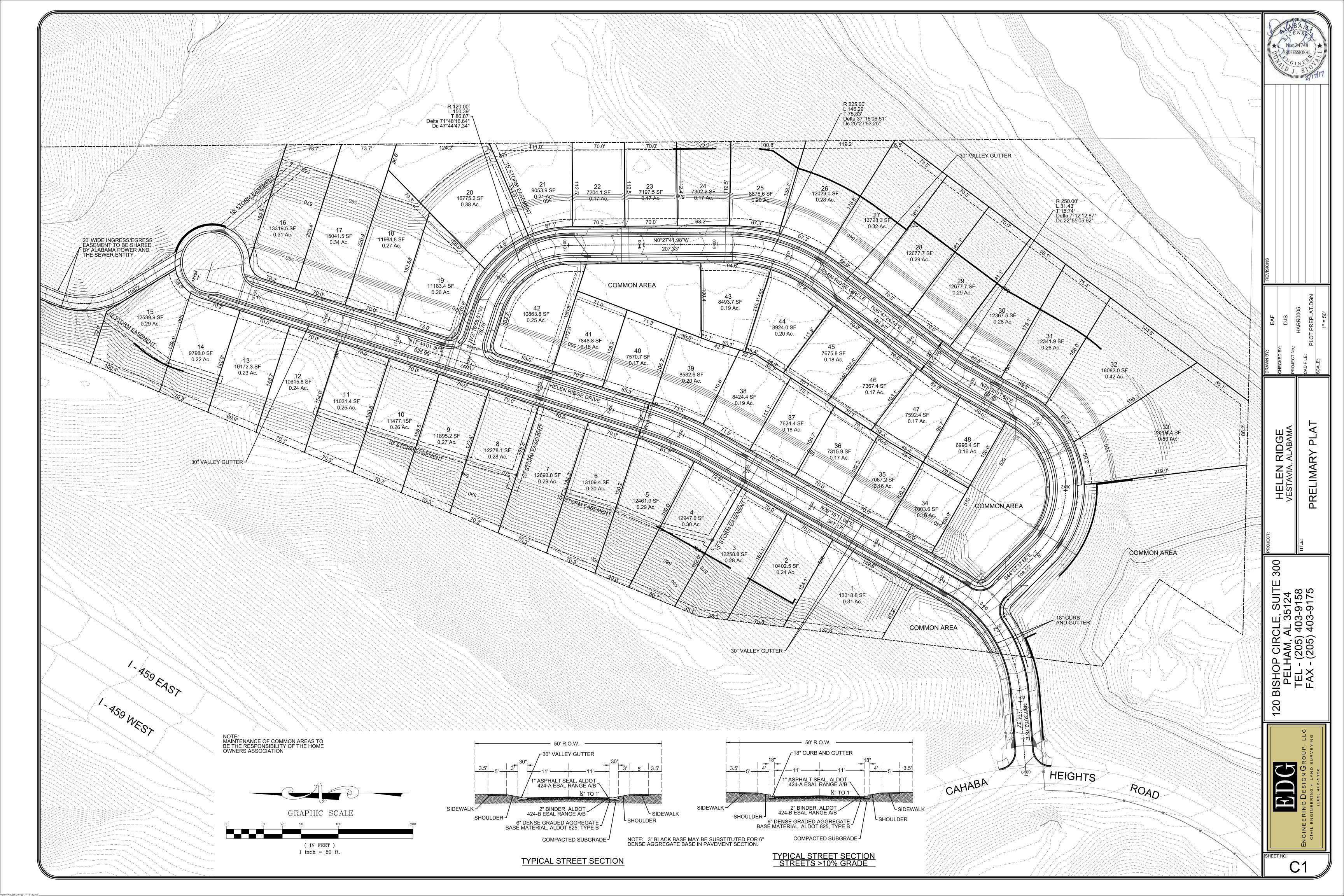
EXISTING CURB		
EXSTING WATER SERVICE	W	
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SETBACK LINE		·
PROPERTY LINE		
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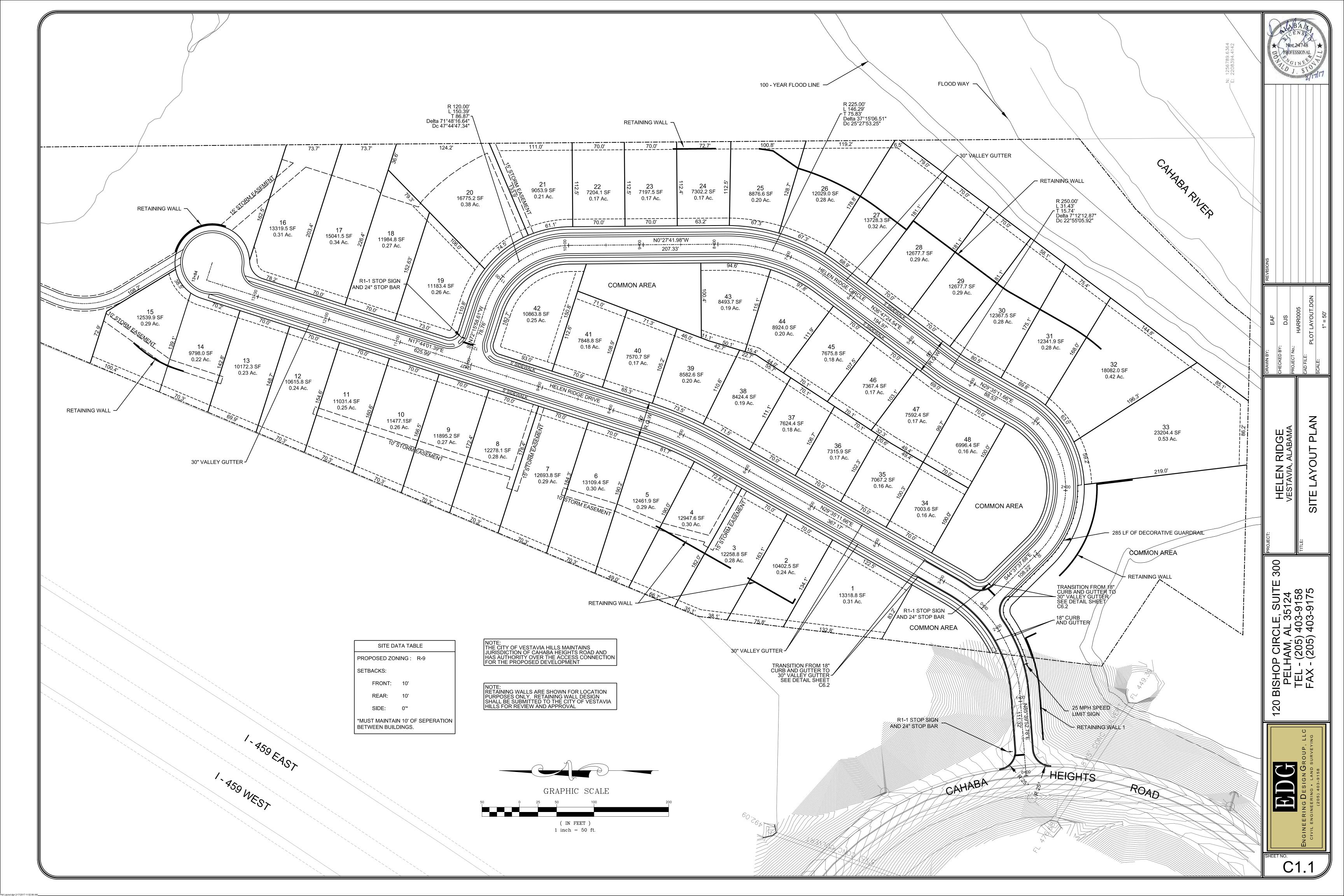
CONSTRUCTION SCHEDULE **Erosion Control** Jan 16 -20 Jan 23 Mar 1 Grading Mar 4 Apr 26 Sanitary Sewer Apr 29 May 25 Storm Sewer May 28 June 22 Water June 25 July 20 Utilities by Others Curb / Asphalt July 30 Aug 16

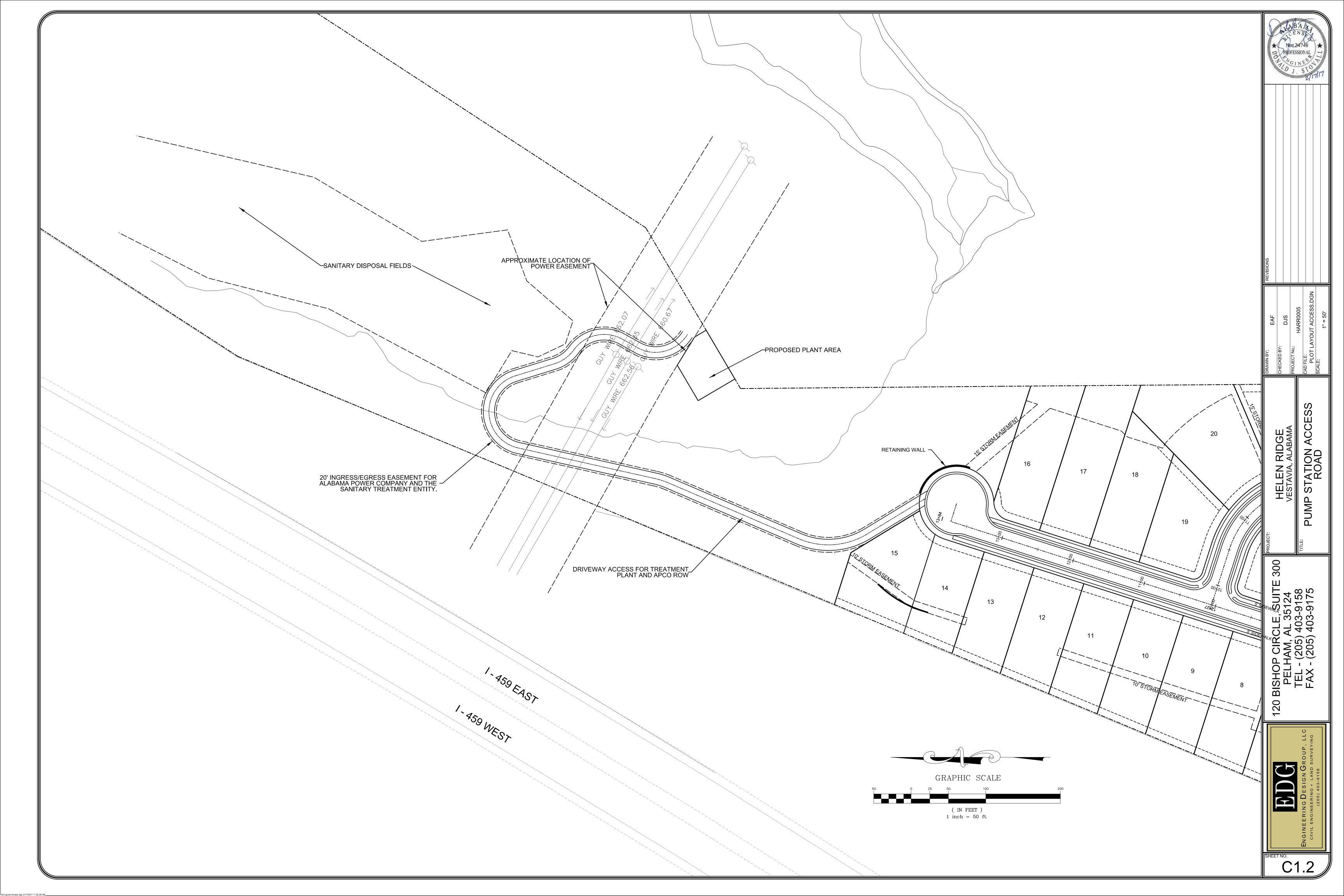


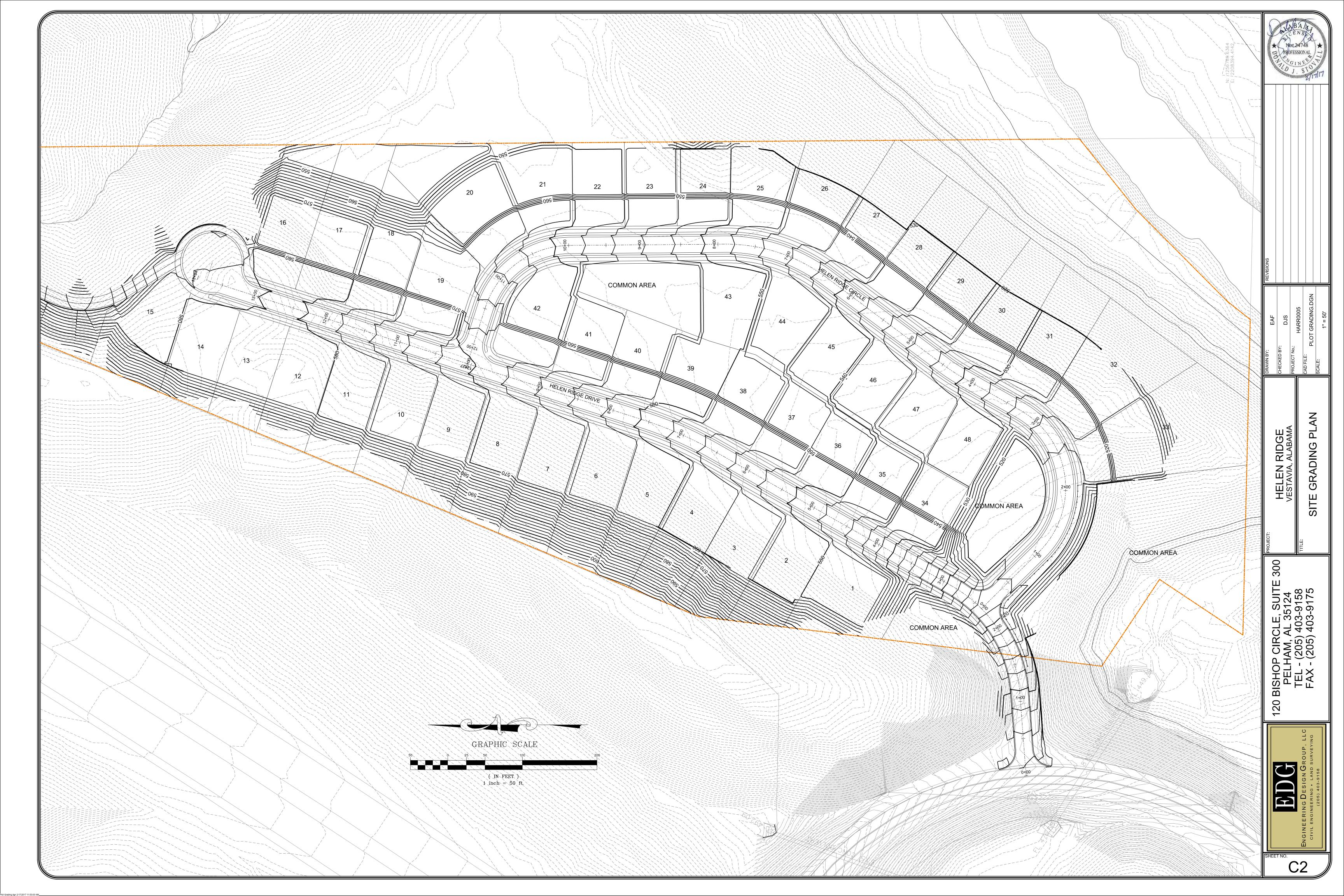
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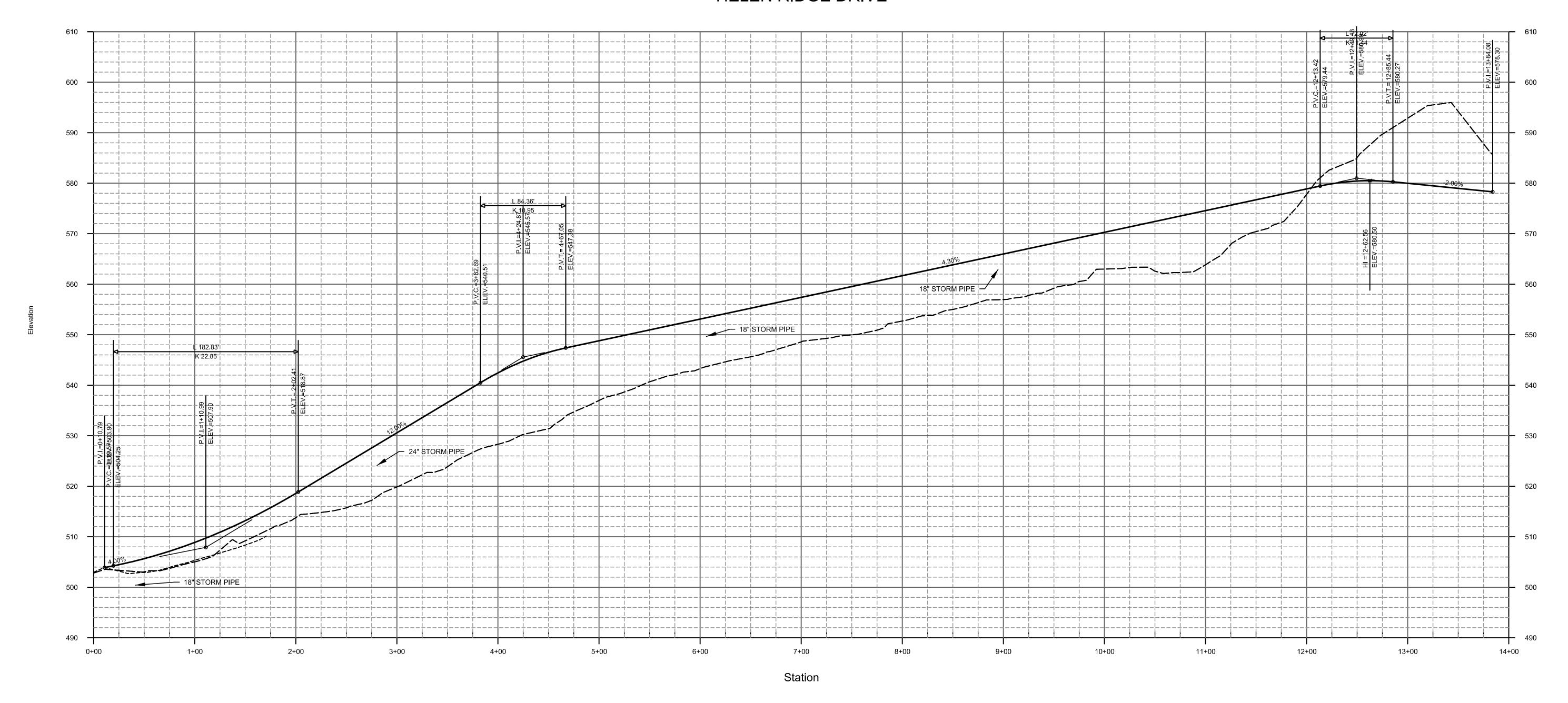








HELEN RIDGE DRIVE

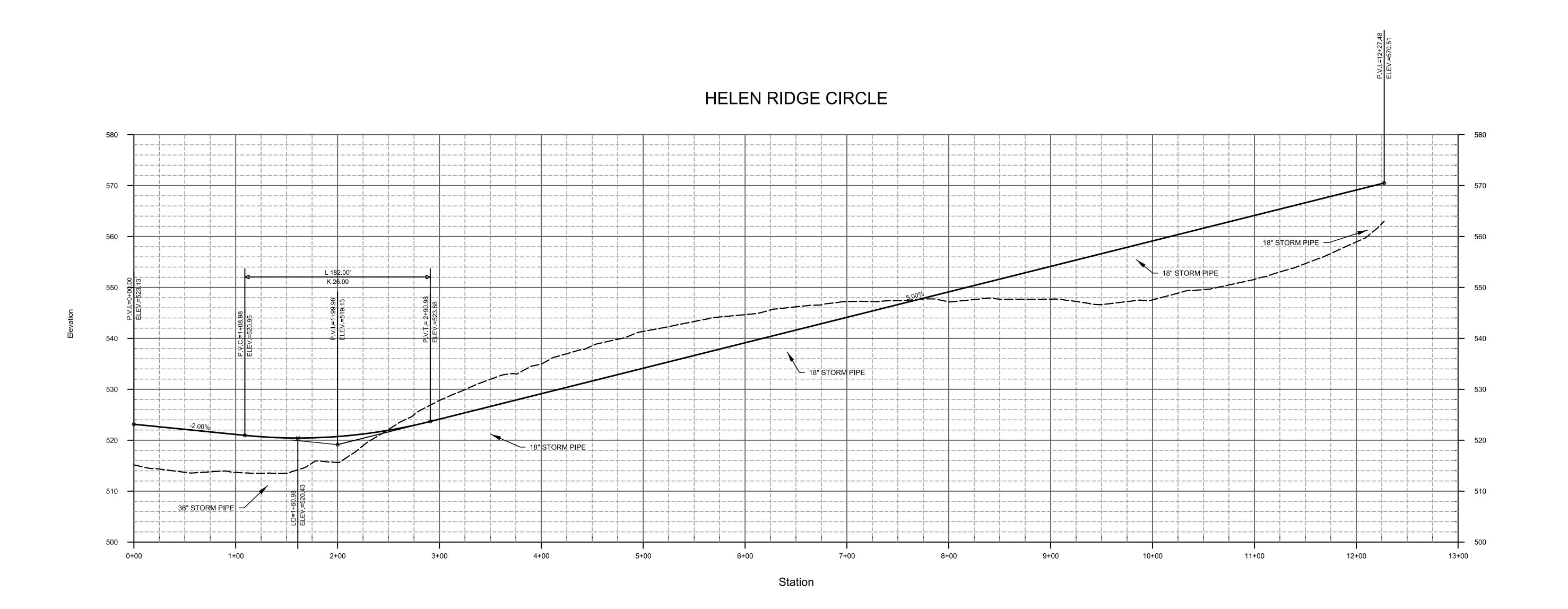


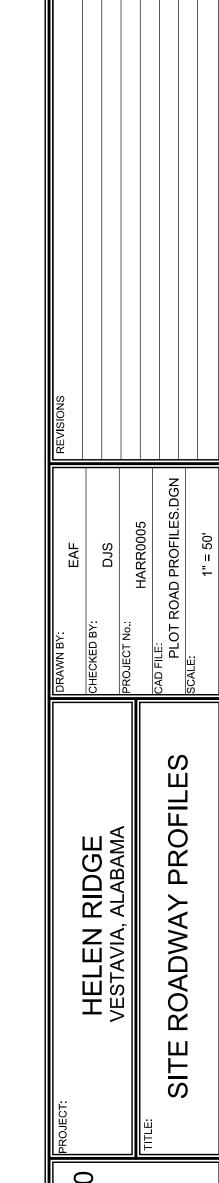
 HELEN RIDGE
 CHECKED BY:
 EAF
 REVISIONS

 VESTAVIA, ALABAMA
 PROJECT No.:
 HARRO005
 HARRO005

 ROADWAY PROFILES
 SCALE:
 1" = 50"

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





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