

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

NOVEMBER 14, 2019

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October 10, 2019

Preliminary Plats

- (1) **P-1119-62** Liberty park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For The Enclave**. The Purpose for This Request Is to Subdivide Acreage Into Three Lots. The Property Is Owned By Liberty park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Final Plats

Consent Agenda

- (2) **P-1119-63** Maddox Enterprises, LP Is Requesting **Final Plat Approval For Resurvey Of Lot 1 Motel Investors, Inc.** The Purpose for This Request Is to Subdivide One Lot Into 2. The Property Is Owned By Maddox Enterprises, LP and Is Zoned Vestavia Hills B-3.
- (3) **P-1119-64** LP Development, LLC Is Requesting **Final Plat Approval For The Bray At Liberty Park Resurvey No. 1**. The Purpose for This Request Is to Subdivide One Lot Into Three Lots And Record A Private Street. The Property Is Owned By LP Development, LLC and Is Zoned Vestavia Hills PB.

Rezoning/Conditional Use Recommendations

- (4) **P-1119-60** ECG Vestavia, LLC; Et Al. Is Requesting **Rezoning For 2926 Columbiana Rd. from Jefferson County R-4 to Vestavia Hills R-5** For The Purpose Of Annexation.

(5) **P-1119-61**

SWBP Investments, LLC Is Requesting A **Site Plan Amendment And Conditional Use Approval 2,500 Square Feet Of Gross Floor Area** For The Property At **3127 Blue Lake Dr.** The Property Is Zoned B-1.2.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

NOVEMBER 14, 2019

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: October 10, 2019

Preliminary Plats

- (1) **P-1119-62** Liberty park Joint Venture, LLP Is Requesting **Preliminary Plat Approval For The Enclave**. The Purpose for This Request Is to Subdivide Acreage Into Three Lots. The Property Is Owned By Liberty park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Final Plats

Consent Agenda

- (2) **P-1119-63** Maddox Enterprises, LP Is Requesting **Final Plat Approval For Resurvey Of Lot 1 Motel Investors, Inc.** The Purpose for This Request Is to Subdivide One Lot Into 2. The Property Is Owned By Maddox Enterprises, LP and Is Zoned Vestavia Hills B-3.
- (3) **P-1119-64** LP Development, LLC Is Requesting **Final Plat Approval For The Bray At Liberty Park Resurvey No. 1**. The Purpose for This Request Is to Subdivide One Lot Into Three Lots And Record A Private Street. The Property Is Owned By LP Development, LLC and Is Zoned Vestavia Hills PB.

Rezoning/Conditional Use Recommendations

- (4) **P-1119-60** ECG Vestavia, LLC; Et Al. Is Requesting **Rezoning For 2926 Columbiana Rd. from Jefferson County R-4 to Vestavia Hills R-5** For The Purpose Of Annexation.

(5) **P-1119-61**

SWBP Investments, LLC Is Requesting A **Site Plan Amendment And Conditional Use Approval 2,500 Square Feet Of Gross Floor Area** For The Property At **3127 Blue Lake Dr.** The Property Is Zoned B-1.2.

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

Date: NOVEMBER 14, 2019

- **CASE:** P-1119-62
- **REQUESTED ACTION:** Preliminary Plat Approval For The Enclave
- **ADDRESS/LOCATION:** Vestlake Ridge Dr. & Jackson Loop
- **APPLICANT/OWNER:** Liberty Park Joint Venture, LLP
- **REPRESENTING AGENT:** Schoel Engineering
- **GENERAL DISCUSSION:** Preliminary plat approval will allow the subdivision of three lots from acreage. A street stub will be extended to serve the three lots, terminating in a cul-de-sac. The proposed lots meet the requirement of the PR-1 cluster development zoning.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the plan for residential development.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

2019 OCT 25 A 10:39

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture, LLP

ADDRESS: 1000 Urban Center Drive, Suite 235, Vestavia Hills, AL 35242

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office 205-945-6459

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering, James Parsons, PE - Principal & Director of Engineering

III. ACTION REQUESTED

Preliminary Plat Approval

Explain reason for the request: Approval of the preliminary plat for the development of 3 lots east of Vestlake Ridge Drive and north of Liberty Park Lane

Cluster homes

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

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

SW 1/4 of SW 1/4 of Section 4 and NW 1/4 of NW1/4 of Section 9, both in Township 18 South, Range 1 West

Property size: 425 feet X 210 feet. Acres: 2.05

VI. ZONING/REZONING:

The above described property is presently zoned: PR-1

P1119-62//2700043000001.000
1134 Reflection Cove
Prelim. Map to create 3 lots
Liberty Park Joint Venture
The Enclave

P & Z Application
Preliminary Plat
Page 4

VI. OWNER AFFIDAVIT:

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

Kenneth P. Ditt

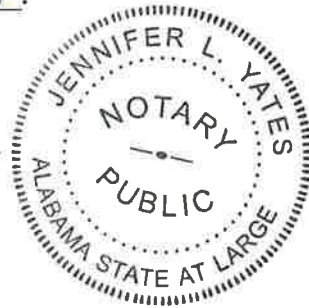
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 21st day of October, 2019.

Jennifer L. Yates

Notary Public



My commission expires 9th
day of May, 2020.

LIBERTY PARK THE ENCLAVE VESTAVIA HILLS, ALABAMA

DRAWING INDEX

- PP1 PRELIMINARY PLAT
- 1 TOPOGRAPHIC MAP
- 2 SITE LAYOUT PLAN
- 3 GRADING & DRAINAGE PLAN
- 4 EROSION & SEDIMENT CONTROL PLAN
- 5 UTILITY PLAN
- 6-7 DETAILS



VICINITY MAP
N.T.S.

OWNER

LIBERTY PARK JOINT VENTURE
1000 URBAN CENTER DRIVE
SUITE 235
VESTAVIA HILLS, AL 35242
CONTACT: JOHN BONANNO
PHONE: (770) 365-9552

CIVIL ENGINEER

SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
CONTACT: JOHN HARRISON
PHONE: (205) 313-1135

APPROVAL SET 10-23-2019

SCHOEL

LIBERTY PARK THE ENCLAVE

BEING A SUBDIVISION OF ACREAGE SITUATED IN
THE SW 1/4 OF THE SW 1/4 OF SECTION 4
AND THE NW 1/4 OF THE NW 1/4 OF SECTION 9,
BOTH IN TOWNSHIP 18 NORTH, RANGE 1 WEST,
JEFFERSON COUNTY, ALABAMA

SCALE: 1" = 30' OCTOBER, 2019



LIBERTY PARK JOINT VENTURE, LLP
A LIMITED LIABILITY PARTNERSHIP
100 LIBERAL CENTER DRIVE, SUITE 235
BIRMINGHAM, ALABAMA 35203
PHONE: (205) 945-5458

WALTER SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
PHONE: (205) 326-5148

NOTES:

1. THE UTILITIES AND SERVICES ARE LOCATED UNDER PRIVATE AGREEMENT BETWEEN THE OWNERS AND UTILITY COMPANIES.
2. SEE GRADING PLANS FOR ROAD STORM DRAINAGE INFORMATION.
3. SIDEWALKS TO BE PROVIDED. LOCATION TO BE DETERMINED BY LIBERTY PARK, A.B.C.
4. ALL LOT SETBACKS WILL BE DRAINAGE EASEMENTS.

UTILITY SERVICE PROVIDERS:

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

SETBACKS (SINGLE FAMILY):

- FRONT= 15'
- REAR= 25'
- SIDE= 10'

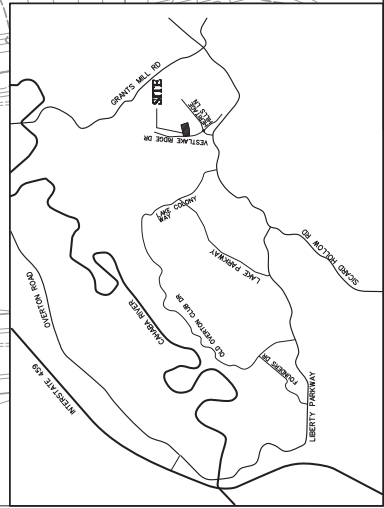
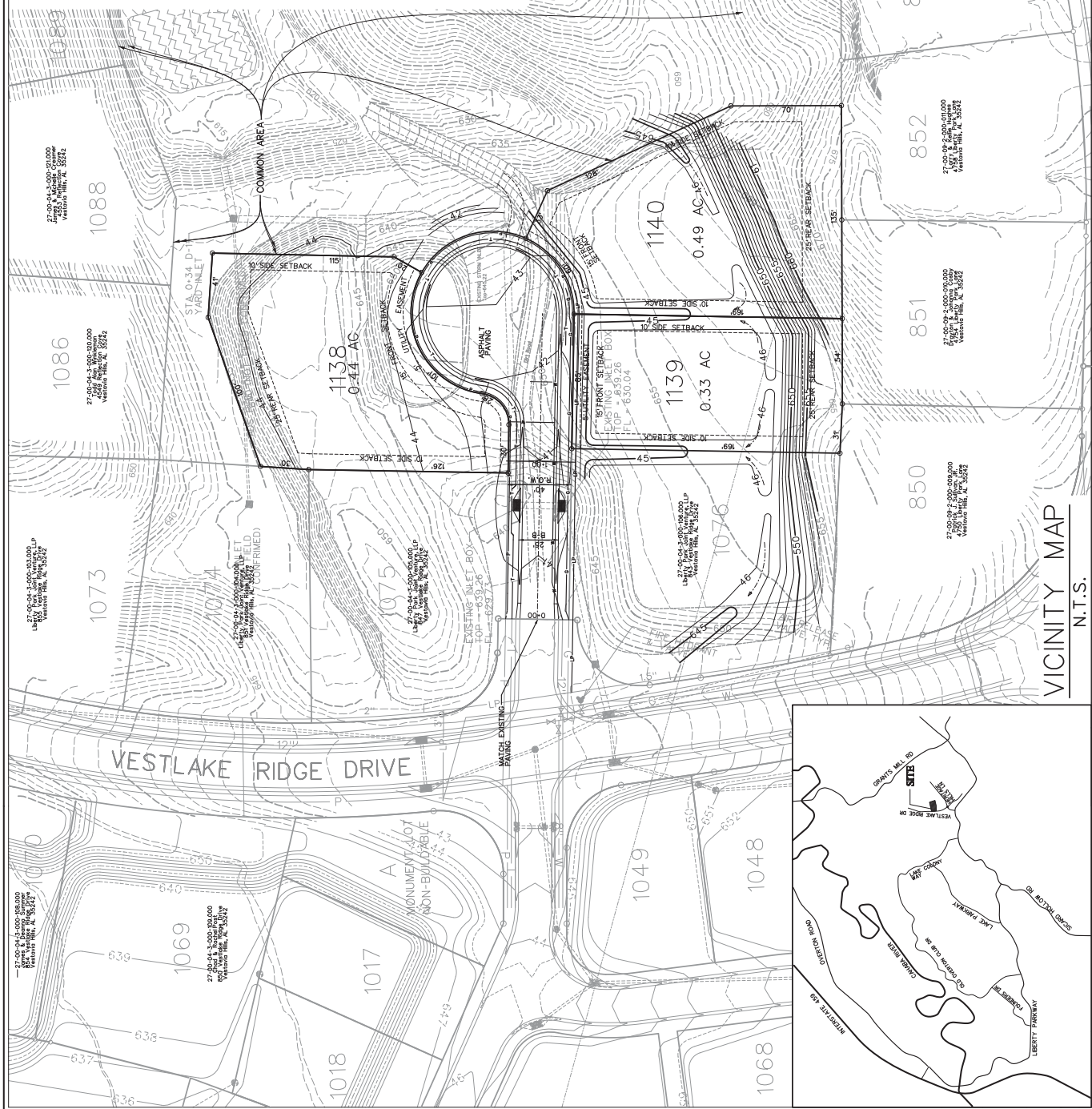
LIBERTY PARK
THE ENCLAVE
VESTAVIA HILLS, AL

DRAWING SET:
APPROVAL SET 10/23/19
REVISIONS:

PRELIMINARY
PLAT

DRAWN BY: JAH.P.
CHECKED BY: JAH.P.
FILE NAME: 192884P1
DATE: 10/23/2019

PP1 OF 1



VICINITY MAP
N.T.S.



**LIBERTY PARK
 THE ENCLAVE
 VESTAVIA HILLS, AL**

DRAWING SET: APPROVAL SET 10025-19
 REVISIONS:

**TOPOGRAPHIC
 MAP**

DRAWN BY: J.M.P.
 CHECKED BY: J.M.P.
 FILE NAME: 10025-19



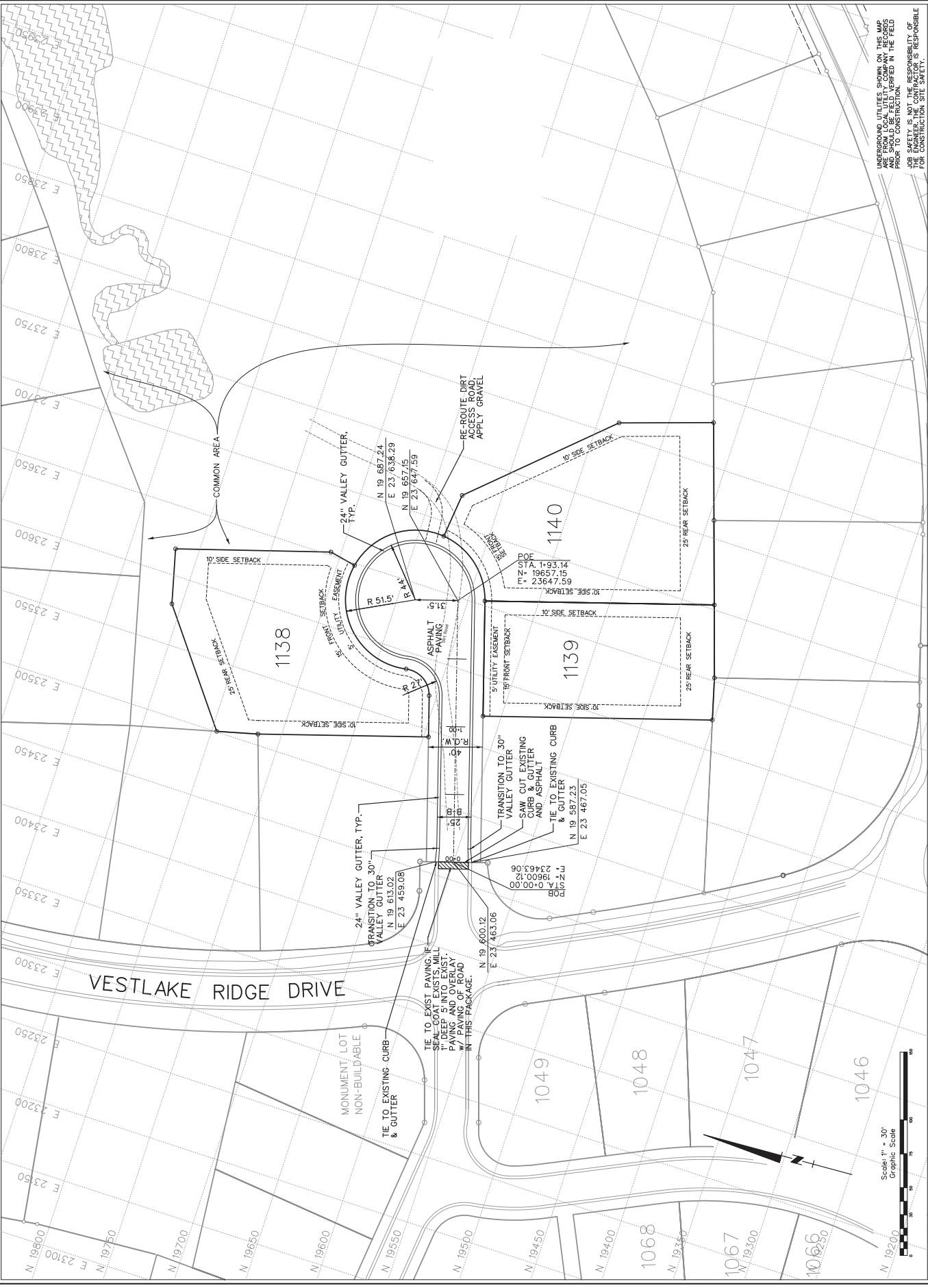
LEGEND
 FIELD SHOT TOPO
 AERIAL TOPO
 UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.



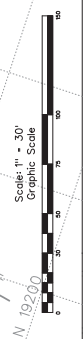
DRAWING SET:
 APPROVAL SET 10-23-19
 REFERENCE:

**SITE LAYOUT
 PLAN**

DRAWN BY: J.M.P.
 CHECKED BY: J.M.P.
 FILE NAME: 192384.P1
 02/18/2019 04:10:57 PM



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS. VERIFY ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
 JOB SAFETY IS NOT THE RESPONSIBILITY OF SCHOBEL. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

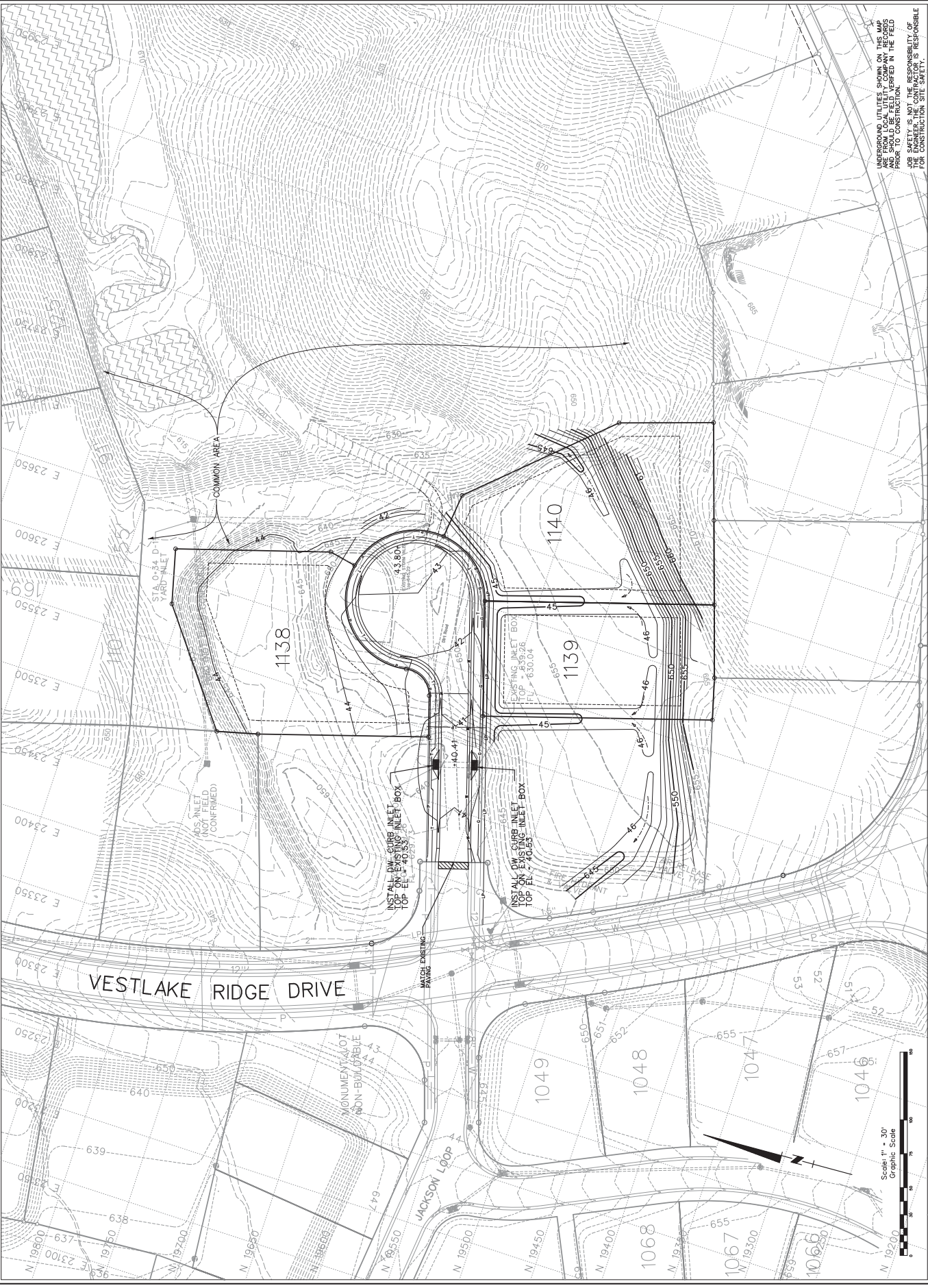




DRAWING SET: APPROVAL SET 10023-19
 REVISIONS:

**GRADING &
 DRAINAGE
 PLAN**

DRAWN BY: J.A.M.P.
 CHECKED BY: J.A.M.P.
 FILE NAME: 10023-CP1



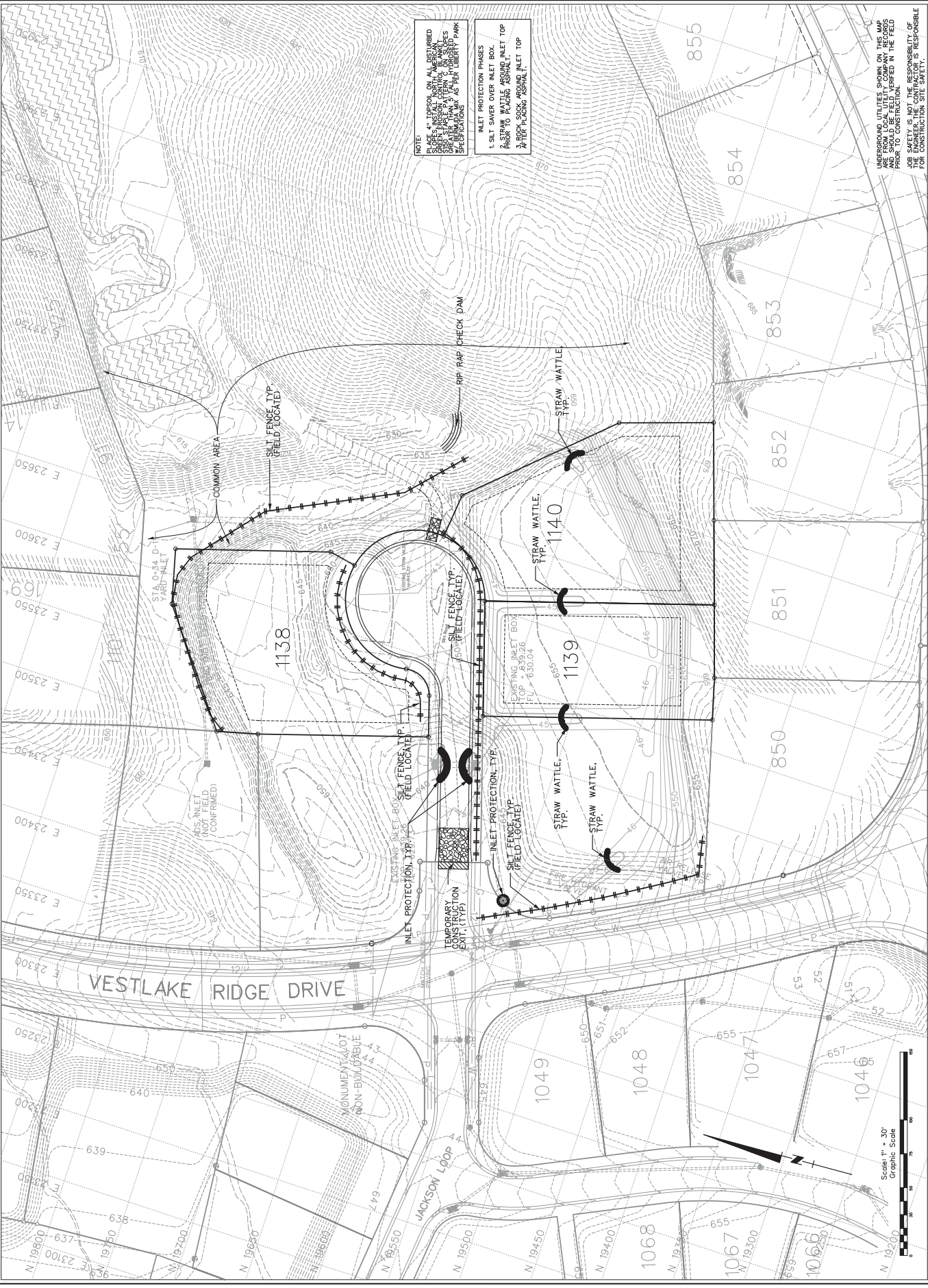


**LIBERTY PARK
 THE ENCLAVE, AL
 VESTAVIA HILLS, AL**

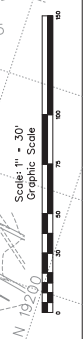
DRAWING SET: APPROVAL SET 10023-19
 REVISIONS:

**EROSION &
 SEDIMENT
 CONTROL
 PLAN**

DRAWN BY: J.A.M.P.
 CHECKED BY: J.A.M.P.
 FILE NAME: 19082801



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

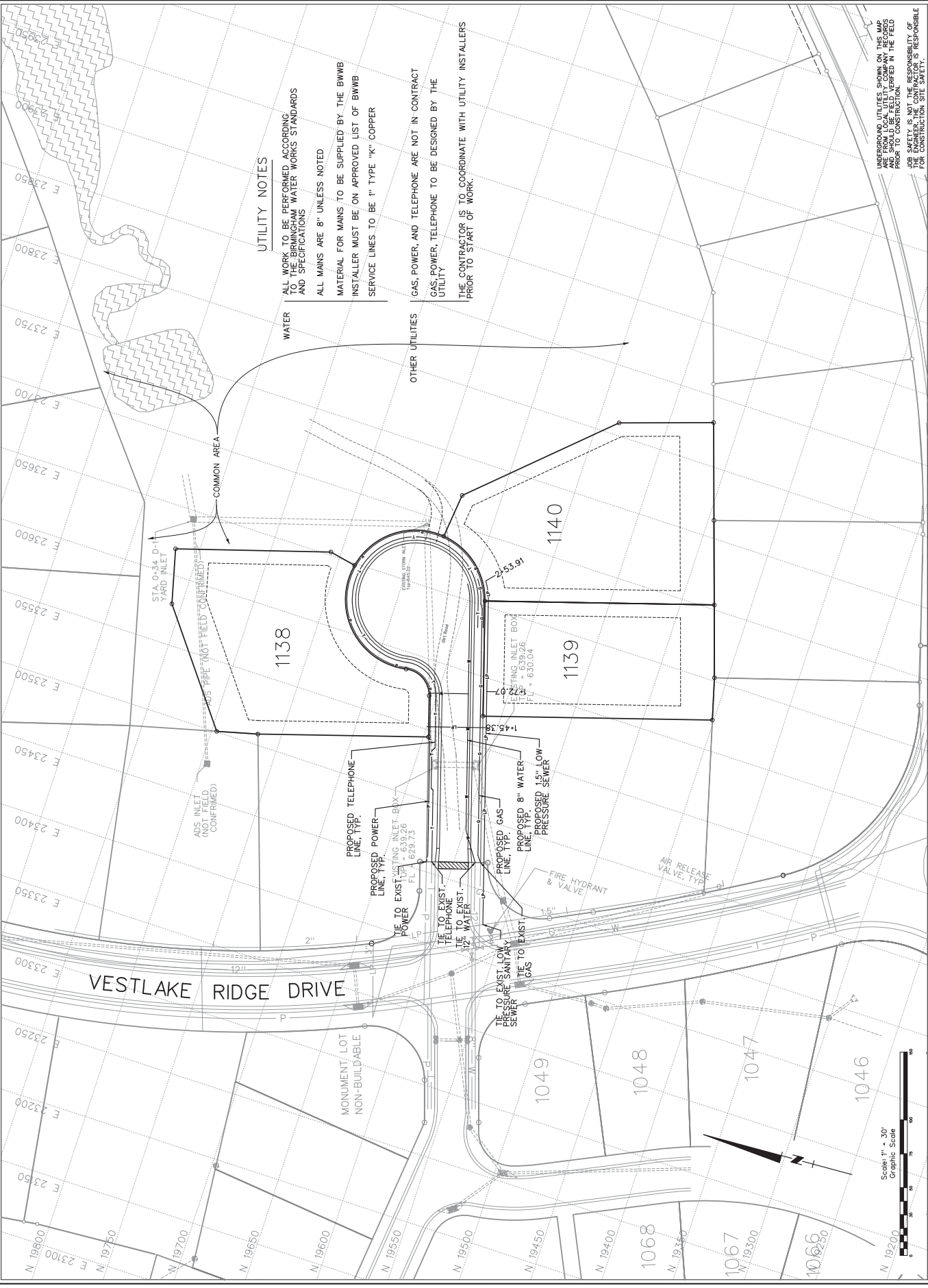




DRAWING SET: APPROVAL SET 10/23/19
 REVISIONS:

UTILITY PLAN

DRAWN BY: JAH.P.
 CHECKED BY: JAH.P.
 FILE NAME: 19288.JTI
 2/18/19 10:28:04 AM



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

Date: NOVEMBER 14, 2019

- **CASE:** P-1119-63
- **REQUESTED ACTION:** Final Plat Approval For Resurvey Of Lot 1 Motel Investors, Inc.
- **ADDRESS/LOCATION:** 1459 Montgomery Hwy.
- **APPLICANT/OWNER:** Maddox Enterprises, LP
- **REPRESENTING AGENT:** Walter Barineau
- **GENERAL DISCUSSION:** Plat is subdivide one lot into two. The old Vestavia motel originally stood on lot but has subsequently been torn down. The lot meets all the requirements of the B-3 zoning and all easements will remain.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for business district.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Maddox Enterprises, LP

ADDRESS: 5481 Caldwell Mill Rd.
Birmingham, AL 35202

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-910-6947 Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____
Walter Berincau - Waffle House Inc.

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: Subdivide existing site for
development of Waffle House

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

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

1459 Montgomery Hwy Vestavia, AL
lot 1, Motel Investors Adcl. to Vest. MB 86 PG. 14

Property size: _____ feet X _____ feet. Acres: 1.32 Ac.

VI. ZONING/REZONING:

The above described property is presently zoned: B-3

P1119-63//3900011001002.000
1459 Montgomery Hwy.
Final Map to subdivide 1 lot into 2
lots
Maddox Enterprises, LP

P&Z Application
Final Plat Approval
Page 4

VI. OWNER AFFIDAVIT:

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

Larry Maddox
Owner Signature/Date

Walter Barineau 10/28/19
Representing Agent (if any)/date

Given under my hand and seal
this 31 day of October, 2019.

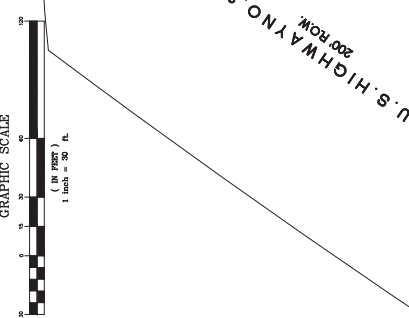
Carol Dean Johnson
Notary Public



My commission expires 12
day of February, 2020.

OWNER:
 MADDOX ENTERPRISES, LP
 5481 CALDWELL MILL RD
 BIRMINGHAM, AL 35242
 (205) 401-5947
 CONTACT: LARRY MADDOX

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



**RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.**

PURPOSE OF THIS RESURVEY IS TO TAKE 1 LOTS INTO 2 LOTS
 SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1,
 TOWNSHIP 19 SOUTH, RANGE 3 WEST, AND THE
 SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36,
 TOWNSHIP 19 SOUTH, RANGE 3 WEST,
 JEFFERSON COUNTY, ALABAMA.

BEING A RESURVEY OF LOT 1, ACCORDING TO THE MOTEL INVESTORS, INC. ADDITION TO
 VESTAVIA HILLS, AS RECORDED IN MAP BOOK 86, PAGE 14, IN THE PROBATE OFFICE OF
 JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MADDOX ENTERPRISES, OWNERS, HEREBY
 CERTIFY THAT THIS RESURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.
 JEFFERSON COUNTY, ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES DEC. 13, 2021.

OWNER: MADDOX ENTERPRISES, LP
 LARRY MADDOX, OWNER
 STATE OF ALABAMA

DATE: _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____.

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

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

APPROVED BY: _____ MANAGER AND CITY CLERK _____ DATE _____

APPROVED IN FRONT ONLY

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS
 BEEN REVIEWED FOR COMPLIANCE WITH THE ENVIRONMENTAL SERVICES DEPARTMENT'S
 POLICY. THIS REVIEW IS LIMITED TO THE INFORMATION PROVIDED IN THIS DOCUMENT AND
 DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE
 USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 FROM THE APPROPRIATE AGENCIES. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE
 APPROVED BY THE SURVEYOR AND THE CITY ENGINEER.

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

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

APPROVED BY: _____ MANAGER AND CITY CLERK _____ DATE _____

APPROVED IN FRONT ONLY

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS
 BEEN REVIEWED FOR COMPLIANCE WITH THE ENVIRONMENTAL SERVICES DEPARTMENT'S
 POLICY. THIS REVIEW IS LIMITED TO THE INFORMATION PROVIDED IN THIS DOCUMENT AND
 DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE
 USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 FROM THE APPROPRIATE AGENCIES. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE
 APPROVED BY THE SURVEYOR AND THE CITY ENGINEER.

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

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

APPROVED BY: _____ MANAGER AND CITY CLERK _____ DATE _____

APPROVED IN FRONT ONLY

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS
 BEEN REVIEWED FOR COMPLIANCE WITH THE ENVIRONMENTAL SERVICES DEPARTMENT'S
 POLICY. THIS REVIEW IS LIMITED TO THE INFORMATION PROVIDED IN THIS DOCUMENT AND
 DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE
 USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 FROM THE APPROPRIATE AGENCIES. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE
 APPROVED BY THE SURVEYOR AND THE CITY ENGINEER.

NOTE:
 1. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREIN.
 2. EASEMENTS SHOWN HEREIN ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM (GEOAZ1983) ALABAMA WEIT
 3. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF OBSTACLE PROBLEMS.
 4. NO FURTHER SUBDIVISION OF ANY PARCELS SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF
 VESTAVIA PLANNING COMMISSION.
 5. ACCORDING TO THE EROSION CONTROL PLAN APPROVED BY THE EROSION CONTROL PERMITS DIVISION OF THE CITY OF VESTAVIA,
 THE FOLLOWING ARE THE EROSION CONTROL MEASURES TO BE INSTALLED AT THE TIME OF CONSTRUCTION:
 6. ZONED IS CONDITIONAL BUREAU DISTRICT

REVISIONS	DATE

SCALE: 1" = 30'
 DATE: October 30, 2019
 PROJECT: WAF-0929
 CHECKED BY: KHC
 DRAWN BY: MSA

TITLE: FINAL PLAT
 PROJECT: RESURVEY OF LOT 1
 MOTEL INVESTORS, INC.

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

ENGINEERING DESIGN GROUP LLC
 ENGINEERING DESIGN GROUP LLC
 (205) 403-9158

SHEET NO. 1 OF 1

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

Date: NOVEMBER 14, 2019

- **CASE:** P-1119-64
- **REQUESTED ACTION:** Final Plat Approval For The Bray At Liberty Park Resurvey No. 1
- **ADDRESS/LOCATION:** Liberty Parkway
- **APPLICANT/OWNER:** LP Development, LLC
- **REPRESENTING AGENT:** Joseph Breighner, Jr
- **GENERAL DISCUSSION:** Plat is to resurvey one lot into three lots at the Liberty Park Publix project. The plat also plats Highwall Drive as a private street. All previously recorded easements will remain. The lots are currently zoned PUD-PB.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for planned unit development.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

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

II. APPLICANT INFORMATION: (owner of property)

NAME: LP Development, LLC

ADDRESS: 700 Montgomery Hwy, Suite 186

Birmingham, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home _____ Office _____

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Schoel Engineering

III. ACTION REQUESTED

Final Plat Approval

Explain reason for the request: The purpose of this resurvey is to divide Lot 1 into 3 new

lots (1-A, 1-B and 1-C) and to record a private road (Highwall Drive)

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

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

Lot 1, The Bray at Liberty Park (MB 248 Pg 43) and an easement for ingress, egress and

utilities, The Bray at Liberty Park Easement Survey (MB 251 Pg 2)

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

VI. ZONING/REZONING:

The above described property is presently zoned: _____

P1119-64//Liberty Park
Lot 1, The Bray
Final Map to to divide 1 lot into 3
lots & record a private road
LP Deve., LLC & LPJV, LLP

P&Z Application
Final Plat Approval
Page 4

VI. OWNER AFFIDAVIT:

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

[Handwritten Signature] 10/31/19
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 31st day of October, 20 .

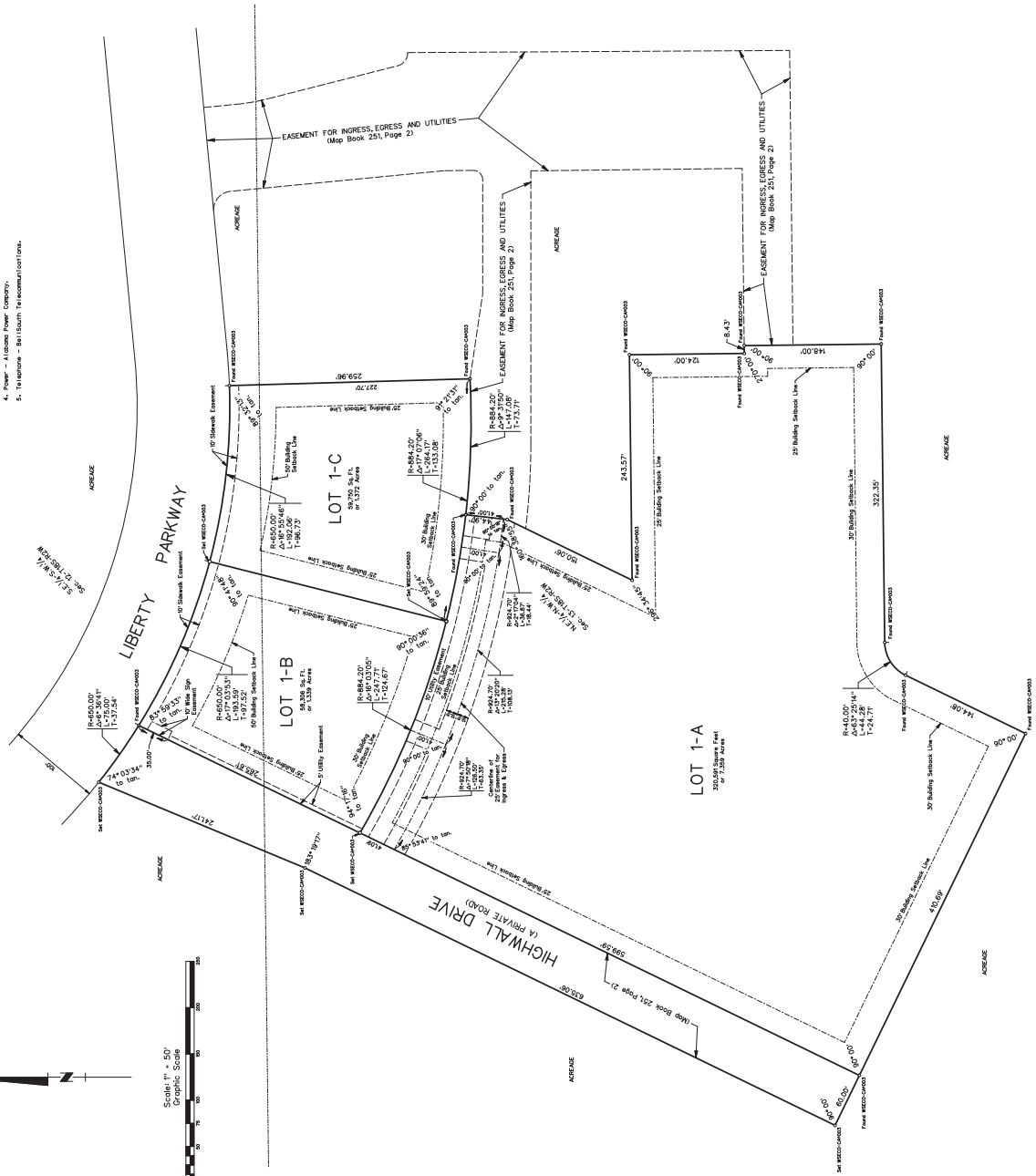
[Handwritten Signature]
Notary Public



My commission expires ~~5~~10th
day of July, 2021.



Scale: 1" = 50'
Graphic Scale



- 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 - Sims Energy.
 4. Telephone - AT&T South Alabama Communications.
 5. Telephone - Bell South Alabama Communications.

STATE OF ALABAMA
JEFFERSON COUNTY

SCHUBEL ENGINEERING, INC. is a Registered Professional Land Surveyor in the State of Alabama, License No. 17218. The undersigned, as a duly Licensed Professional Land Surveyor, do hereby certify that this plat and accompanying exhibits were prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Alabama, License No. 17218. I am duly qualified to perform the duties of a Professional Land Surveyor in the State of Alabama, License No. 17218. I am duly qualified to perform the duties of a Professional Land Surveyor in the State of Alabama, License No. 17218. I am duly qualified to perform the duties of a Professional Land Surveyor in the State of Alabama, License No. 17218.



BY: _____
DATE: _____

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President

COACHMAN, INC. - Chief Financial Officer

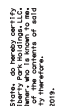
Senior Vice President



STATE OF ALABAMA
JEFFERSON COUNTY

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President



STATE OF ALABAMA
JEFFERSON COUNTY

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President



STATE OF ALABAMA
JEFFERSON COUNTY

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President



STATE OF ALABAMA
JEFFERSON COUNTY

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President



STATE OF ALABAMA
JEFFERSON COUNTY

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President



STATE OF ALABAMA
JEFFERSON COUNTY

LIBERTY PARK JOINT VENTURE, LLP
A Limited Liability Partnership in the State of Alabama
Chief Financial Officer

Senior Vice President

OWNER OF LOTS 1-A, 1-B & 1-C:
LP DEVELOPMENT, LLC
 700 MONTGOMERY HIGHWAY, SUITE 186
 BRISTOLVILLE, ALABAMA 35616
 (205) 949-1000

OWNER OF HIGHWALL DRIVE:
LIBERTY PARK JOINT VENTURE, LLP
 1000 URBAN CENTER DRIVE, SUITE 235
 VESTLEY, ALABAMA 35594
 (205) 945-6438

- NOTES:
1. Access to utilities for investigation, maintenance and repair shall be governed by private agreement between the owner and the utility company.
 2. The area within all easements is subject to easements for storm drainage.
 3. The area within all easements is subject to easements for storm drainage. The area within all easements is subject to easements for storm drainage. The area within all easements is subject to easements for storm drainage.
 4. The purpose of this survey is to divide one existing lot (Lot 1) into three new lots (Lots 1-A, 1-B and 1-C) and to record a private road (Highwall Drive).

THE BRAY AT LIBERTY PARK RESURVEY NO. 1

BEING A RESURVEY OF LOT 1, THE BRAY AT LIBERTY PARK
(AS RECORDED IN MAP BOOK 248, PAGE 43)
AND AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, THE BRAY AT LIBERTY PARK
(AS RECORDED IN MAP BOOK 251, PAGE 2)

JEFFERSON COUNTY, ALABAMA

SITUATED IN THE N.E. 1/4 OF SECTION 13 AND THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 2 WEST



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

Date: NOVEMBER 14, 2019

- **CASE:** P-1119-60
- **REQUESTED ACTION:** Rezoning JC R-4 to Vestavia Hills R-5
- **ADDRESS/LOCATION:** 2926 Columbiana Rd.
- **APPLICANT/OWNER:** ECG Vestavia, LLC; Et Al.
- **GENERAL DISCUSSION:** This is a rezoning of a property on Columbiana Rd. Property was annexed into the City on 8/8/84 but never compatibly rezoned, as is not customary. This request will compatibly rezone the property in accordance with zoning code.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the plan for Village Center.
- **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.

2019 OCT -9 A 10: 59

CITY OF VESTAVIA HILLS

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

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

II. APPLICANT INFORMATION: (owner of property)

NAME: ECG Vestavia, LLC; Summit Vestavia I, LLC; Summit Vestavia II, LLC, as tenants in common

ADDRESS: 118 16th Avenue South, Suite 200, Nashville, TN 37203

MAILING ADDRESS (if different from above) _____

118 16th Avenue South, Suite 200, Nashville, TN 37203

PHONE NUMBER: Home 704-942-1192 Office 615-490-6714

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: John Grantham

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: Jefferson County R-4 (multi-family)

To: Vestavia Hills R-5 (multi-family)

For the intended purpose of: Finalizing a 1984 annexation for compatible zoning

(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.)

2996 / 2927 Columbiana Court, Vestavia Hills, AL 35216

Legal Attached. Ordinance Number 701 Attached for reference.

Property size: _____ feet X _____ feet. Acres: 9.8 Acres

V. INFORMATION ATTACHED:



Attached Checklist complete with all required information.



Application fees submitted.

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

SEE ATTACHED SIGNATURE PAGES


SIGNATURE PAGE TO
CITY OF VESTAVIA HILLS
PLANNING AND ZONING APPLICATION

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

ECG VESTAVIA, LLC, a
Tennessee limited liability company

By: ECG Birmingham, LLC
Its: Member

By: ECG Birmingham Manager, LLC
Its: Manager

By: 
Name: Ben Brewer
Its: VP

Given under my hand and seal
this 9th day of October, 2019.


Notary Public



My Commission Expires: 8/4/2020

[signatures and notary acknowledgements continue on following page]

SIGNATURE PAGE TO
CITY OF VESTAVIA HILLS
PLANNING AND ZONING APPLICATION


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


SUMMIT VESTAVIA I, LLC, a
Delaware limited liability company

SUMMIT VESTAVIA II, LLC, a
Delaware limited liability company

By: Summit Equity Investments, Inc.
Its: Manager

By: Summit Equity Investments, Inc.
Its: Manager

By: 
Name: MICHAEL THOM
Its: CO-CEO

By: 
Name: MICHAEL THOM
Its: CO-CEO

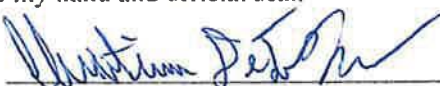
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

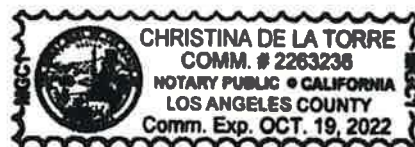
STATE OF CALIFORNIA)
COUNTY OF LOS Angeles)

On October 8, 2019, before me, Christina De la Torre, a Notary Public, personally appeared Michael C. Thom, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



Address: 2927 Columbiana Court, Vestavia Hills, Alabama 35216

Real property in the City of Vestavia Hills, County of Jefferson, State of Alabama, described as follows:

A part of the Northeast quarter of the Northwest quarter of Section 1, Township 19 South, Range 3 West, situated in Jefferson County, Alabama, lying North of the property conveyed to Wessel B. and Frances L. Fleming by deed recorded in Volume 4659, Page 466 and lying West and Northwest of Oxmoor Camp Branch Road, (also known as Old Columbiana Road), said property also lying West of the property conveyed to Jonas Schwab and wife, to W. F. and Mary Ethel Pilcher by deed recorded in Volume 1421, Page 530 and West of the property conveyed by J.M. Oglesby and wife, to W.W.M. and Lillian F. Riddle by deed recorded in Volume 3727, Page 218, LESS AND EXCEPT that part conveyed to Jefferson County, Alabama as recorded in Volume 6605, Page 287, the above described parcel of land being more particularly described as follows: Begin at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 1, Township 19 South, Range 3 West; thence in an Easterly direction along the North line of said quarter-quarter section a distance of 584.02 feet to a point on the Westerly right of way line of the Green Springs Highway; thence $77^{\circ} 21'$ right in a Southeasterly direction along said right of way line a distance of 648.81 feet; thence $48^{\circ} 25'$ right in a Southwesterly direction a distance of 28.29 feet; thence $54^{\circ} 06'$ right in a Westerly direction a distance of 695.22 feet to a point in the Westerly line of said quarter-quarter section; thence $88^{\circ} 53'$ right in a Northerly direction along the Westerly line of said quarter-quarter section a distance of 657.80 feet to the point of beginning.

ORDINANCE NUMBER 701

ANNEXING CERTAIN TERRITORY TO THE CORPORATE LIMITS
OF THE CITY OF VESTAVIA HILLS AL

WHEREAS, on the 16th day of April, 1984, a petition was presented to the City Council of the City of Vestavia Hills AL, proposing the annexation of certain property to the City of Vestavia Hills, Alabama, under the provisions of Act 32, of the Special Session of the Alabama Legislature of 1964; and

WHEREAS, the City Council of the City of Vestavia Hills, at the time and place of its regular meeting on said date, made a determination that the matters contained in the Petition were true and that it was in the public interest that said property be annexed to the City of Vestavia Hills, Alabama,

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, as follows:

1. That the following property which was described in said Petition be annexed to the City of Vestavia Hills, Alabama:

Windcliff Apartments
2946 Columbiana Court
Birmingham AL 35216

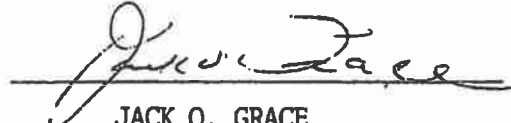
Legal Description:

A part of the NE 1/4 of the NW 1/4 of Section 1, Township 19 South, Range 3 West, situated in Jefferson County, Alabama, lying North of the property conveyed to Wessel B. and Frances L. Fleming by Deed recorded in Volume 4659, Page 466, and lying West and Northwest of Oxmoor Camp Branch Road (also known as Old Columbiana Road), said property also lying West of the property conveyed to Jonas Schwab and wife, to W.F. and Mary Ethel Pilcher by Deed recorded in Volume 1421, Page 530, and West of the property conveyed by J. M. Oglesby and wife, to W.M. and Lillian F. Riddle by Deed recorded in Volume 3727, page 218, less and except that part conveyed to Jefferson County, Alabama as recorded in Volume 6605, Page 287, the above described parcel of land being more particularly described as follows: Begin at the NW corner of the NE 1/4 of the NW 1/4 Section 1, Township 19 South, Range 3 West; thence in an easterly direction along the North line of said 1/4 - 1/4 section, a distance of 584.02 feet to a point on the Westerly R/W Line of the Green Springs Highway; thence 77 degrees 21 minutes right, in a Southeasterly direction along said R/W line, a distance of 648.81; thence 48 degrees 25 minutes right in a southwesterly direction. A distance of 28.29 feet; thence 54 degrees 06 minutes right, in a westerly direction, a distance of 695.22 feet to a point in the westerly line of said 1/4-1/4 section; thence 88 degrees 53 minutes right, in a northerly direction along the Westerly line of said 1/4-1/4 section, a distance of 657.80 feet to the point of beginning.

2. That this Annexation shall become effective upon the adoption and approval of this Ordinance in accordance with the provisions of law, after which the heretofore described property shall become a part of the City of Vestavia Hills, Alabama.

That the City Clerk be and is hereby directed to publish this Ordinance in accordance with the requirements of the law and to file a copy hereof, together with a duly certified copy of the Petition, with the Probate Judge of Jefferson County, Alabama.

ADOPTED and APPROVED this the 6th day of August, 1984.


JACK O. GRACE
MAYOR

ATTEST:

Thelma Moon, City Clerk

C E R T I F I C A T I O N

I, Thelma R. Moon, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 Ordinance #701, is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 8th day of August 1984, as same appears in the official records of said City.


Thelma Moon

Posted at Vestavia Hills City Hall, Vestavia Post Office and
Sears Vestavia Mall, this 7th Day of Aug 1984.





First American

myFirstAm[®] Property Profile

2926 Columbiana Ct, Vestavia Hills, AL 35216

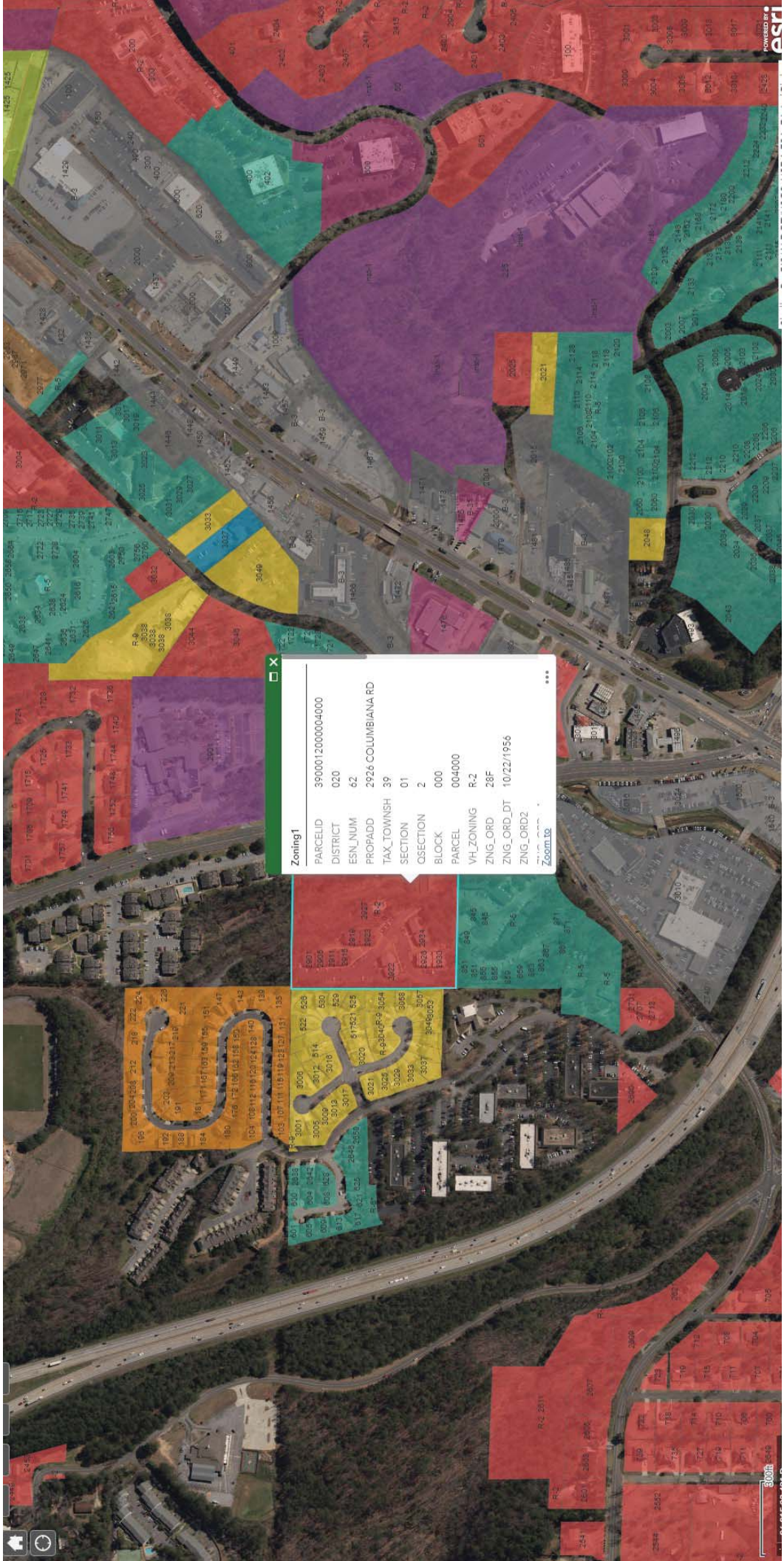
Property Information			
Owner(s):	Ecg Vestavia Llc Summit V	Mailing Address:	118 16th Ave S, Nashville, TN 37203
Owner Phone:	Unknown	Property Address:	2926 Columbiana Ct, Vestavia Hills, AL 35216
Vesting Type:		Alt. APN:	415969
County:	Jefferson	APN:	39-00-01-2-000-004.000
Map Coord:	39-01-2;39-01-2	Census Tract:	014404
Lot#:		Block:	
Subdivision:		Tract:	
Legal:	P O B Inter W Line Columbiana Rd & N Line Nw 1/4 Th S 680 Ft S Alg R/W Th W 715 Ft S Th N 660 Ft S To N Line Sec 1 Tp 19 T 3 Th E 585 Ft To Pob Sect 01 Twsp 19S Range 3W		

Property Characteristics					
Use:	Sfr	Year Built / Eff. :	1973 / 1999	Sq. Ft. :	23069
Zoning:	R5	Lot Size Ac / Sq Ft:	9.817 / 427629	# of Units:	20
Bedrooms:		Bathrooms:	114	Fireplace:	
# Rooms:	20	Quality:		Heating:	Forced Air
Pool:		Air:	Y	Style:	
Stories:	2	Improvements:		Parking / #:	/
Gross Area:	131313	Garage Area :		Basement Area:	27039

Sale and Loan Information		
Sale / Rec Date:	*S/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

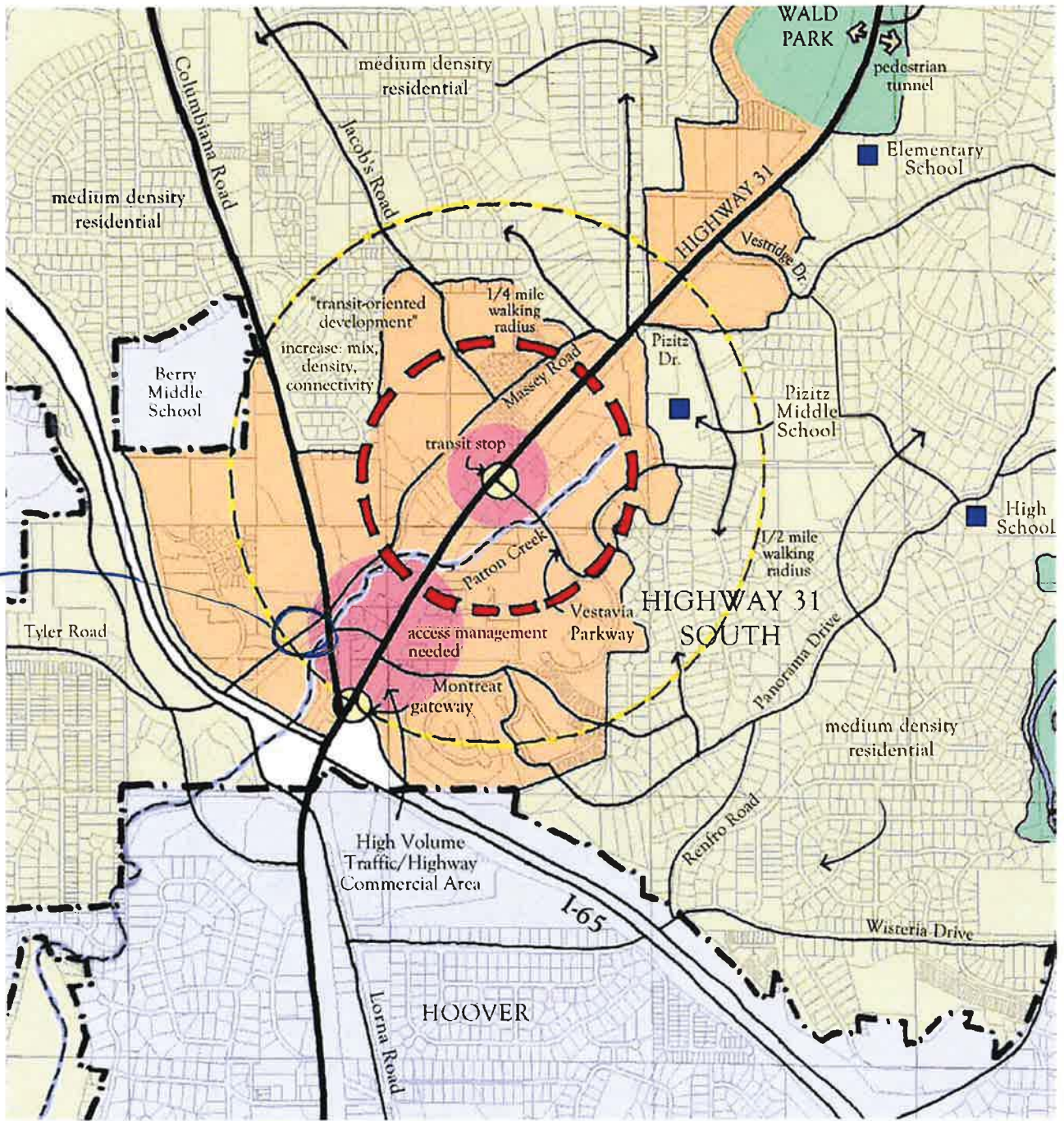
Tax Information			
Imp Value:	\$4,577,600	Exemption Type:	
Land Value:	\$1,282,900	Tax Year / Area:	2018 / 20
Total Value:	\$5,860,500	Tax Value:	
Total Tax Amt:	\$108,536.00	Improved:	78%



Zoning1

PARCELID	3900012000004000
DISTRICT	020
ESN_NUM	62
PROPPAD	2925 COLUMBIANA RD
TAX_TOWNSH	39
SECTION	01
CSECTION	2
BLOCK	000
PARCEL	004000
VH_ZONING	R-2
ZNG_ORD	28F
ZNG_ORD_DT	10/22/1956
ZNG_ORD2	

ZoomLO



Subject Parcel

Figure 18: Highway 31 South
Land Use Analysis

- | | |
|---|--|
| <ul style="list-style-type: none"> Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space. Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces. Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space. Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered. | <ul style="list-style-type: none"> Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space. Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses. Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users. Schools - School facilities administered by the Vestavia Hills School System. |
|---|--|



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

Date: **FEBRUARY 14, 2019**

- **CASE: P-1119-61**
- **REQUESTED ACTION:** Site Plan Amendment And Conditional Use Approval
2,500 Square Feet Of Gross Floor Area
- **ADDRESS/LOCATION:** 3127 Blue Lake Dr.
- **APPLICANT/OWNER:** SWBP Investments, LLC
- **REPRESENTING AGENT:** Shannon Waltchack
- **GENERAL DISCUSSION:** Applicant is seeking a site plan amendment for a medical office for the property at 3127 Blue Lake Dr. This property and the adjoining property were originally rezoned from R-1 to B-1.2 in October 2015 (Ordinance Number 2605) and conditioned on the site plan as presented at that time. The property is currently in purchase/sale, requiring a site plan change. This revised site plan will include one proposed building with the required parking and landscaping. The proposed building would be 12,500 square feet. Section 6.3.1.1 of the Zoning Ordinance states that any building over 10,000 square feet requires Conditional Use approval (see attached).
- **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: Building to be designed in a residential style and compatible with other new construction in the Blue Lake area
 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.

CITY OF VESTAVIA HILLS

2019 OCT -9 A 10:59

APPLICATION

PLANNING AND ZONING COMMISSION

I. INSTRUCTIONS AND INFORMATION:

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

II. APPLICANT INFORMATION: (owner of property)

NAME: SWBP Investments, LLC

ADDRESS: 1616 2nd Avenue South, Suite 100

Birmingham, AL 35233

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home (205) 977-9908 Office (205) 977-9908

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: _____

Shannon Waltchack, LLC / Len Shannon

P1119-61//2800274001017.000
3127 Blue Lake Drive
Amended Site Plan & Cond. Use
SWBP Investments, LLC
B-1.2

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: B1.2

To: B1.2 - Amended for site plan revision, with Conditional use for

Medical Office
For the intended purpose of: Addl 2,500 SF for (total) of 12,500 SF Building

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

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

Lot 10-A / Toppled Subdivision (MB. 56 PG 40) and
Lot 11 / Toppled Subdivision (MB. 42 PG. 72)
Property size: 281 (front) feet X 179.46 feet. Acres: +/- 1.16 acres

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

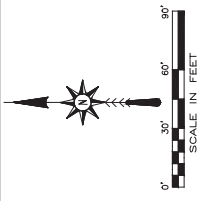
Application fees submitted.

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

Owner Signature/Date: [Signature] 10/3/19
Representing Agent (if any)/date: [Signature] 10/8/19

Given under my hand and seal this 3rd day of October, 2019.

My commission expires 10/4 August, 2022.
[Signature]
Notary Public

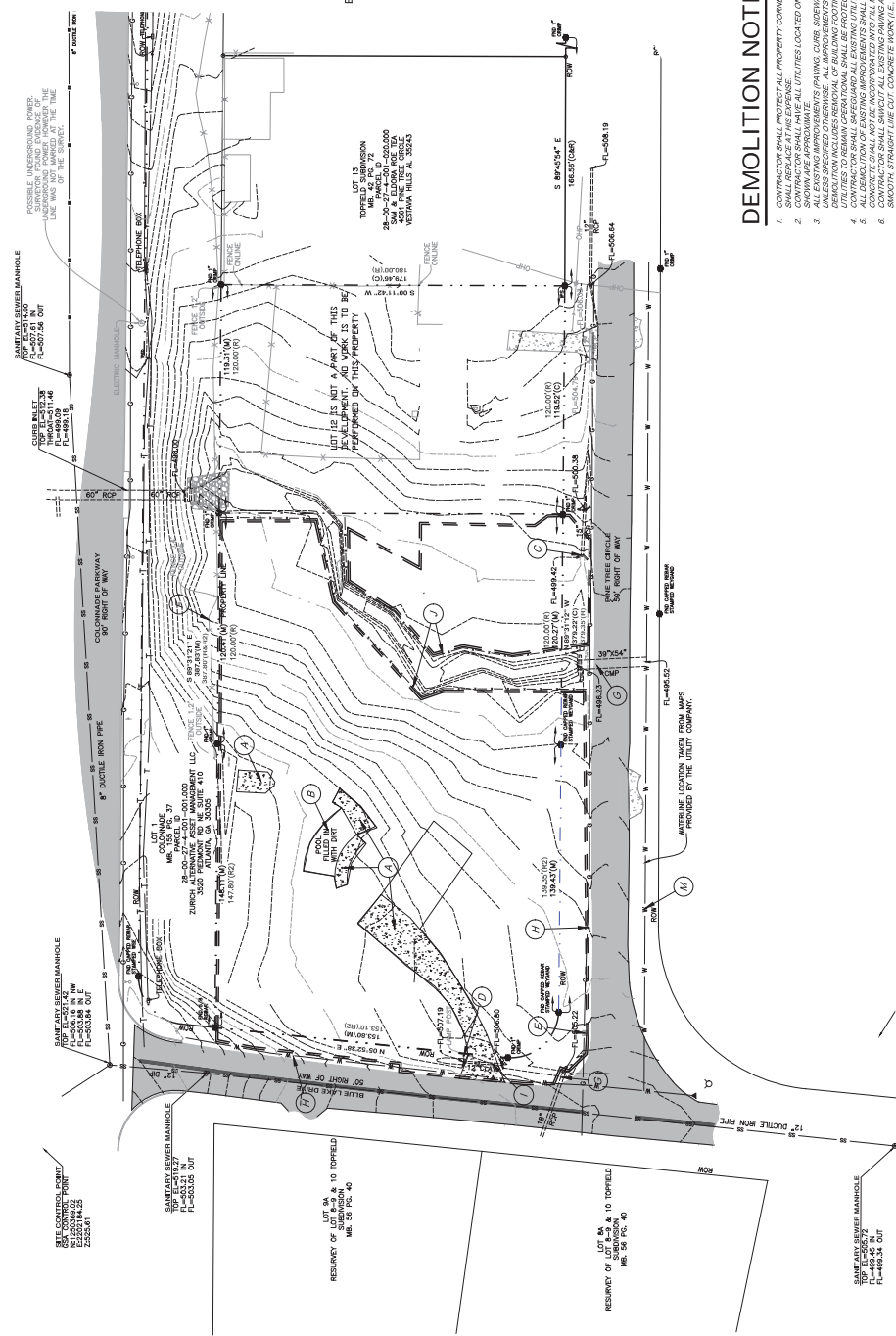


DEMOLITION LEGEND

- A REMOVE EXISTING CONCRETE DRIVEWAY, PATIO, ETC. - REPAIRS.
- B EXCAVATE AND REMOVE EXISTING POOL AND ALL APPURTENANCES.
- C REMOVE EXISTING HEADWALLS
- D REMOVE LAMP AND POST
- E REMOVE EXISTING MAIL BOX.
- F EXISTING FENCE TO REMAIN. PROTECT FROM DAMAGE.
- G EXISTING STORM PIPE TO REMAIN. PROTECT FROM DAMAGE.
- H EXISTING UTILITIES TO REMAIN. PROTECT FROM DAMAGE.
- I REMOVE EXISTING STORM PIPE
- J TEMPORARY ORANGE CONSTRUCTION FENCING REQUIRED.

LIMITS OF DEMOLITION: *****

EXISTING IMPERVIOUS AREA TO BE REMOVED = 2,865 SF



DEMOLITION NOTES

1. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND BENCHMARKS. IF DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE AT HIS EXPENSE.
2. ALL UTILITIES LOCATED ON AND ADJACENT TO THE SITE PRIOR TO BEGINNING WORK. ALL UTILITIES SHOWN ARE APPROXIMATE.
3. ALL IMPROVEMENTS OUTSIDE DEMOLITION LIMITS SHALL REMAIN UNLESS SPECIFIED OTHERWISE. UNLESS SPECIFIED OTHERWISE, ALL IMPROVEMENTS OUTSIDE DEMOLITION LIMITS SHALL REMAIN UNLESS SPECIFIED OTHERWISE.
4. DEMOLITION INCLUDES REMOVAL OF BUILDING FOOTINGS AND UNDERGROUND UTILITIES THAT ARE NOT IN SERVICE. EXISTING CONTRACTOR SHALL SAFEGUARD ALL EXISTING UTILITIES WITHIN ADJACENT FRONT-YARD AND DEMOLITION LIMITS.
5. CONCRETE SHALL NOT BE ACCUMULATED INTO PILES OR BARRIERS.
6. CONTRACTOR SHALL MAINTAIN A DEMOLITION WATCHMAN ON PROPERTY AT ALL TIMES. CONTRACTOR SHALL ASSURE SAFETY OF ALL PERSONS AND PROPERTY. CONTRACTOR SHALL MAINTAIN A DEMOLITION WATCHMAN ON PROPERTY AT ALL TIMES.
7. CLOSEST CONSTRUCTION JOINT ON PROPERTY LINE, WHICHEVER IS CLOSER.
8. ALL EXISTING UNDERGROUND IMPROVEMENTS (STORM SANITARY, ETC.) MAY NOT BE SHOWN. CONTRACTOR SHALL REPORT TO FIELD ENGINEER ANY UNDERGROUND IMPROVEMENTS NOT SHOWN.
9. ALL WORK SHALL BE PERFORMED OUTSIDE THE DEMOLITION LIMITS.
10. THE CONTRACTOR SHALL LOCATE ALL EXISTING SEPTIC TANKS ON SITE, AND REMOVE IN ACCORDANCE WITH JEFFERSON COUNTY HEALTH DEPARTMENT REQUIREMENTS.

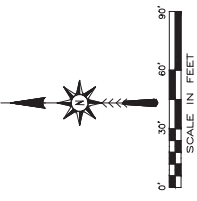
Know what's below
 Call before you dig.
 1-800-4-A-DIG
 Or Call 800.282.7411





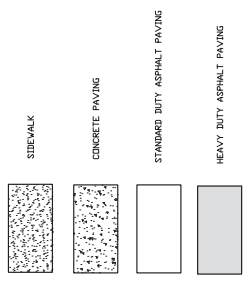
SITE LAYOUT PLAN
PINE TREE, CIRCLE
VESPIA HILLS, AL

PROJECT	
ENGINEER	
REVISIONS	
DATE	
JOB NO.	
ISSUED	
DATE	
BY	
CHECKED	
DATE	
SCALE	1" = 30.00'
SHEET	C2



SITE LEGEND

- A CONCRETE SIDEWALK REQ'D. SEE DETAIL.
- B 4" WIDE SINGLE WHITE SOLID STRIP ROOT. (TYP.)
- C ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL.
- D 8" CONCRETE CURB AND GUTTER REQ'D. - SEE DETAIL. - TYPICAL.
- E ADA DETECTABLE WARNING STRIP - TRIMMED DOWN.
- F 8" RETAINING WALL WITH HANDRAIL REQUIRED.
- G TRANSFORMER PAD REQ'D. CONTRACTOR SHALL COORDINATE WITH THE AL POWER COMPANY FOR THE EXACT LOCATION, TYPE AND SIZE.
- H STANDARD DUTY ASPHALT PAVEMENT (TYP.) SEE DETAIL.
- I HEAVY DUTY ASPHALT PAVEMENT (TYP.) SEE DETAIL.
- J PROPOSED LOCATION FOR PRIMARY IDENTIFICATION SIGN.
- K RUBIC GUMBARAL REQUIRED. PER A.L.D.T. SPEC DWG # GR-330'S
- L 8" WIDE SIDEWALK REQUIRED. SEE DETAIL.
- M TAPER BACK OF CURB FROM 6" TO 0" IN 6'
- N 8" HIGH SIDEWALK WITH STOP BAR AND DOUBLE YELLOW PAINT STRIP REQUIRED. SEE DETAIL.
- O FIREHOUSE PAINTS REQUIRED.
- P DUMPSTER PAD REQUIRED. SEE PAD DETAIL.
- Q ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
- R FOOT BRIDGE REQUIRED.

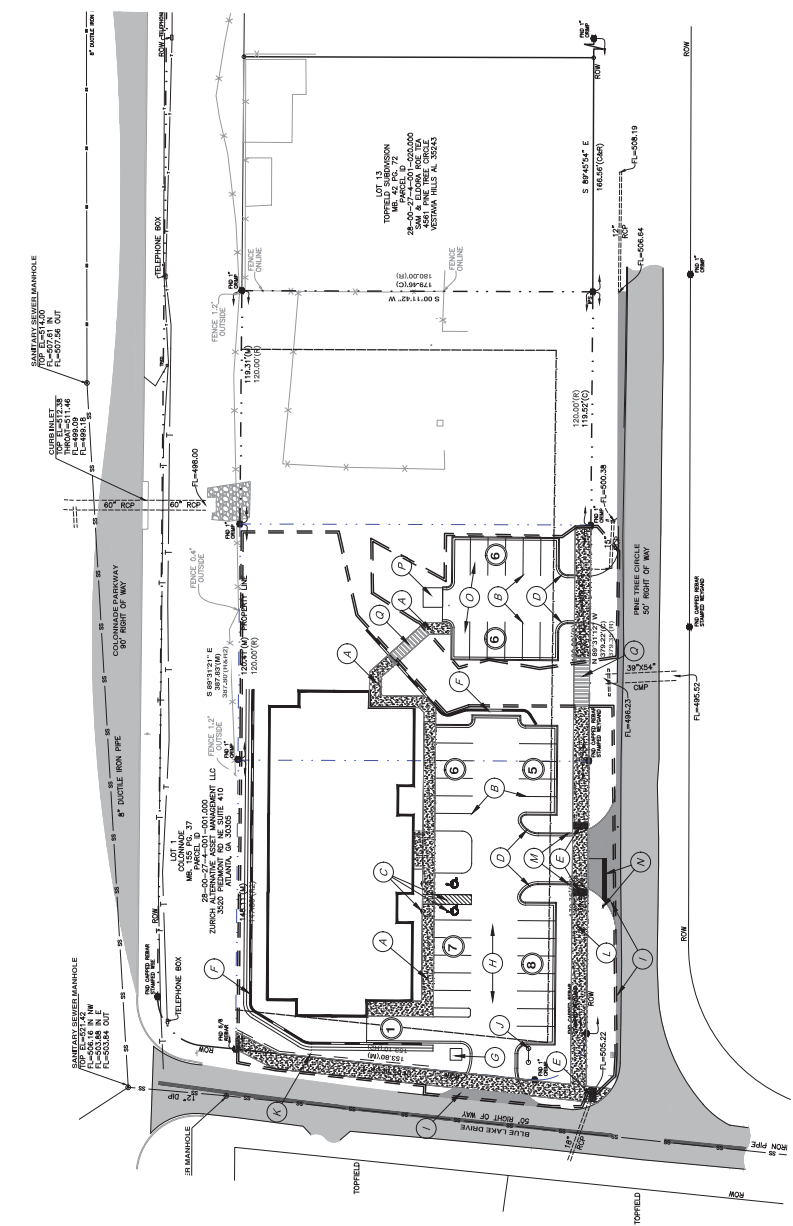


SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING TO FACE OF CURB, OR EDGE OF SURFACING.
2. DIMENSIONS ALL UTILITIES, TIE-INS, BRILLIARD LOCATIONS AND DIRECTIONAL ARROWS AND PARKING SPACES STRIPPING SHALL BE WHILE IN EXISTING CONDITIONS. DIMENSIONS SHALL BE BASED ON THE LATEST AVAILABLE RECORDS.
3. ALL EDGE OF PAVEMENT SHALL BE 3" UNLESS OTHERWISE NOTED.
4. REQUIREMENTS SHALL COMPLY TO PARK, CITY AND STATE REQUIREMENTS.

SITE DATA TABLE

EXISTING USE:	RESIDENTIAL (CURRENTLY VACANT PROPERTY)
PROPOSED USE:	MEDICAL OFFICE
ZONING:	BLZ
BUILDING SETBACK REQUIREMENTS:	FRONT: 10 FEET, SIDE: 5 FEET, REAR: 5 FEET
REAR YARD:	30 FEET
SIDE YARD:	NONE
MAX. HEIGHT:	35 FEET
MEDICAL OFFICE:	SPACES PER DOCTOR PLUS 1.0
SPACES PER PHYSICIAN OR 2 DOCTORS AND 1.4	
3.0 FT. x 3.0 FT. x 3.0 FT. STALLS	
HANDICAPPED STALLS INCLUDING 2	

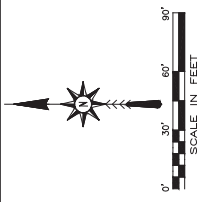


Know what's below
Call before you dig.
Dial 811
Or Call 800.882.4111





DATE	FILE NAME
REVISIONS	DESCRIPTION
	DATE
	DRAWN
	CHECKED
	DATE
	SCALE
	SHEET

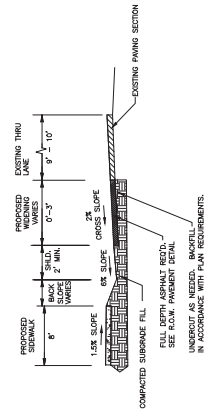
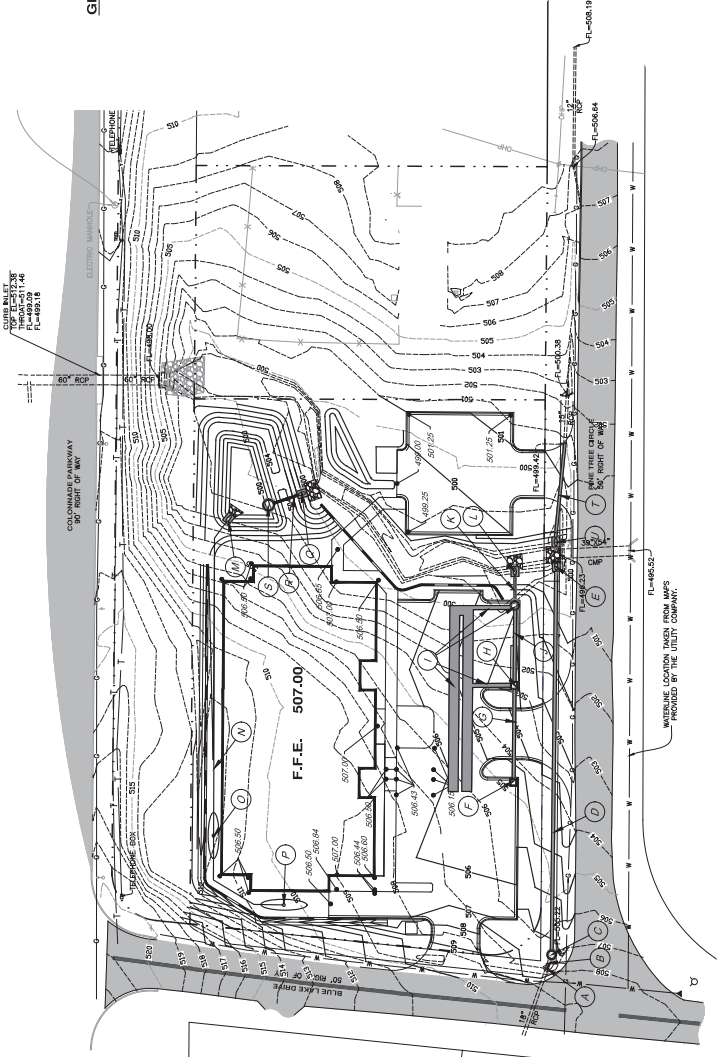


GRADING AND DRAINAGE LEGEND

- (A) CONCRETE COLLAR REQUIRED PER ALDOT. SPEC DWG# CC-630
- (B) 8 LF - 18" RCP PIPE.
- (C) STORM SEWER MANHOLE REQUIRED.
- (D) 200 LF - 18" RCP PIPE.
- (E) SLOPED PAVED HEADWALL REQUIRED. SEE DETAIL
INVERT EL. = 497.25
- (F) HIDDEN GRATE INLET REQUIRED. SEE DETAIL
INVERT EL. = 500.75
- (G) 30 LF - 18" R.C.P.
- (H) HIDDEN GRATE INLET / OUTLET CONTROL STRUCTURE - SEE
DETAIL
INVERT EL. = 502.00
INVERT EL. (DN) 499.00
- (I) UNDERGROUND STORM WATER RETENTIONS SYSTEM
REQUIRED. SEE UNDERGROUND STORM WATER PLAN FOR
DETAILS.
- (J) 40 LF - 18" R.C.P.
- (K) 16 LF - 18" R.C.P.
- (L) SLOPED PAVED HEADWALL REQUIRED. SEE DETAIL
INVERT EL. = 498.75
- (M) SLOPED PAVED HEADWALL REQUIRED. SEE DETAIL
INVERT EL. = 500.00
- (N) 224 LF - 10" PVC ROOF DRAIN COLLECTOR PIPE
AREA DRAIN REQUIRED. SEE DETAIL
INVERT EL. = 502.00
- (O) AREA DRAIN REQUIRED. SEE DETAIL
INVERT EL. = 502.00
- (P) SLOPED PAVED HEADWALL REQUIRED. SEE DETAIL
INVERT EL. = 498.75
- (Q) 18 LF - 15" PVC A-200
- (R) OUTLET CONTROL STRUCTURE - SEE DETAIL
INVERT EL. (DN) 499.00
- (T) 50 LF - 15" RCP.
- (U) SLOPED PAVED HEADWALL REQUIRED. SEE DETAIL
INVERT EL. = 498.75

WATER QUALITY CALCULATIONS

PAVEMENT	15,450 SF
PAVEMENT (STAFF LOT)	4,100 SF
TOTAL IMPERVIOUS	29,500 SF
VOLUME 11' / 12" = 0.91'	X .0021
VOLUME REQUIRED	2,721 CF



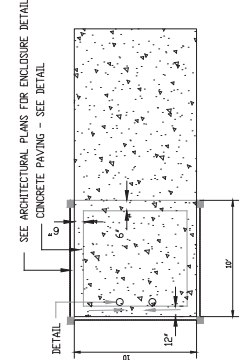
PINE TREE CIRCLE ROADWAY SECTION
N.T.S.

Know what's below
Call 811
Dial 811
O CH000-2627411

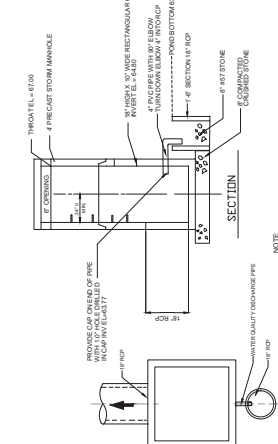




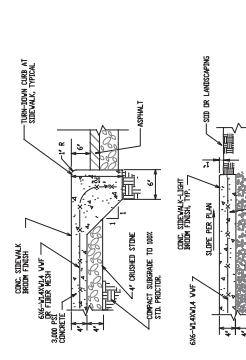
PROJECT	PAVEMENT CONSTRUCTION
ENGINEER	PAVEMENT CONSTRUCTION
DATE	
SCALE	
SHEET	C9
FILE NAME	
PROJECT NUMBER	
DRAWN	OCTOBER 9, 2019
CHECKED	
DATE	
SCALE	AS SHOWN
SHEET	C9



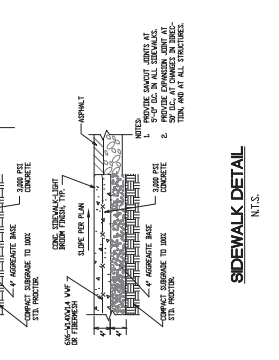
DUMPSTER PAD DETAIL
N.T.S.



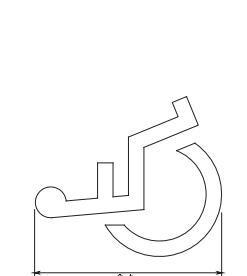
OUTLET CONTROL STRUCTURE
N.T.S.



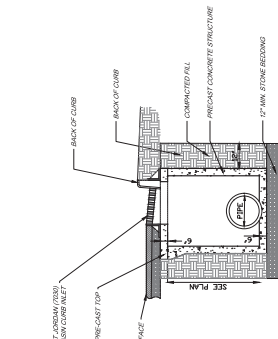
CONCRETE SLOPED PAVED HEADWALL DETAIL
N.T.S.



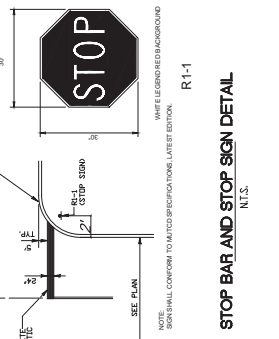
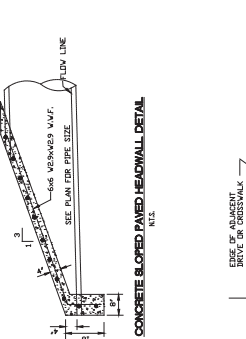
SIDEWALK DETAIL
N.T.S.



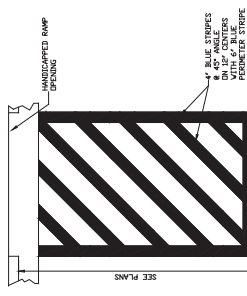
HANDICAPPED SYMBOL DETAIL
N.T.S.



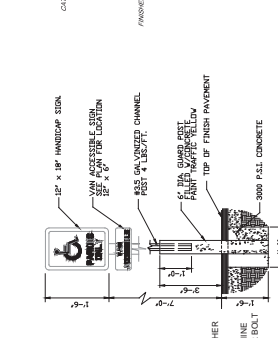
HOODED GRATE INLET DETAIL
N.T.S.



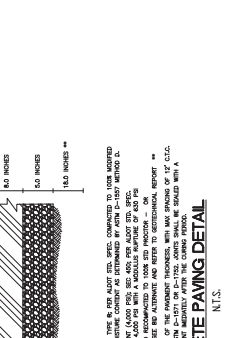
STOP BAR AND STOP SIGN DETAIL
N.T.S.



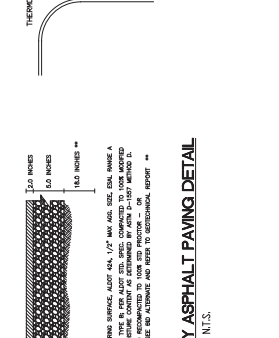
HANDICAPPED ACCESS AISLE DETAIL
N.T.S.



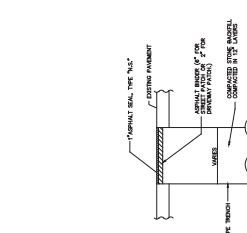
HANDICAPPED SIGN DETAIL
N.T.S.



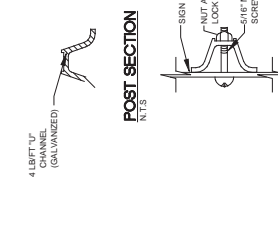
CONCRETE PAVING DETAIL
N.T.S.



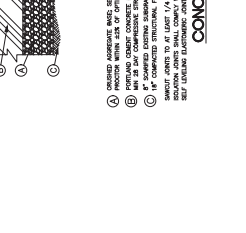
STANDARD DUTY ASPHALT PAVING DETAIL
N.T.S.



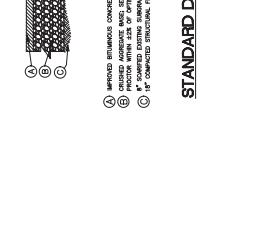
PATCH PAVING DETAIL
N.T.S.



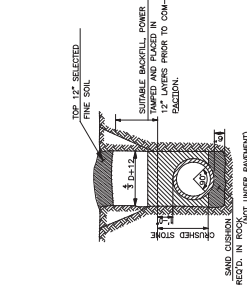
MOUNTING
N.T.S.



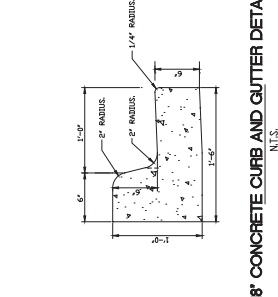
CONCRETE PAVING DETAIL
N.T.S.



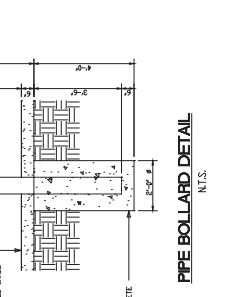
STANDARD DUTY ASPHALT PAVING DETAIL
N.T.S.



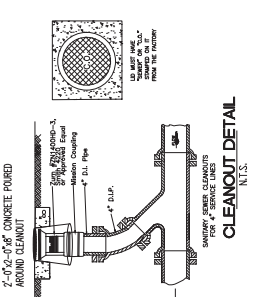
TRENCH BACKFILL DETAILS
N.T.S.



18' CONCRETE CURB AND GUTTER DETAIL
N.T.S.



PIPE BOLLARD DETAIL
N.T.S.



CLEANOUT DETAIL
N.T.S.

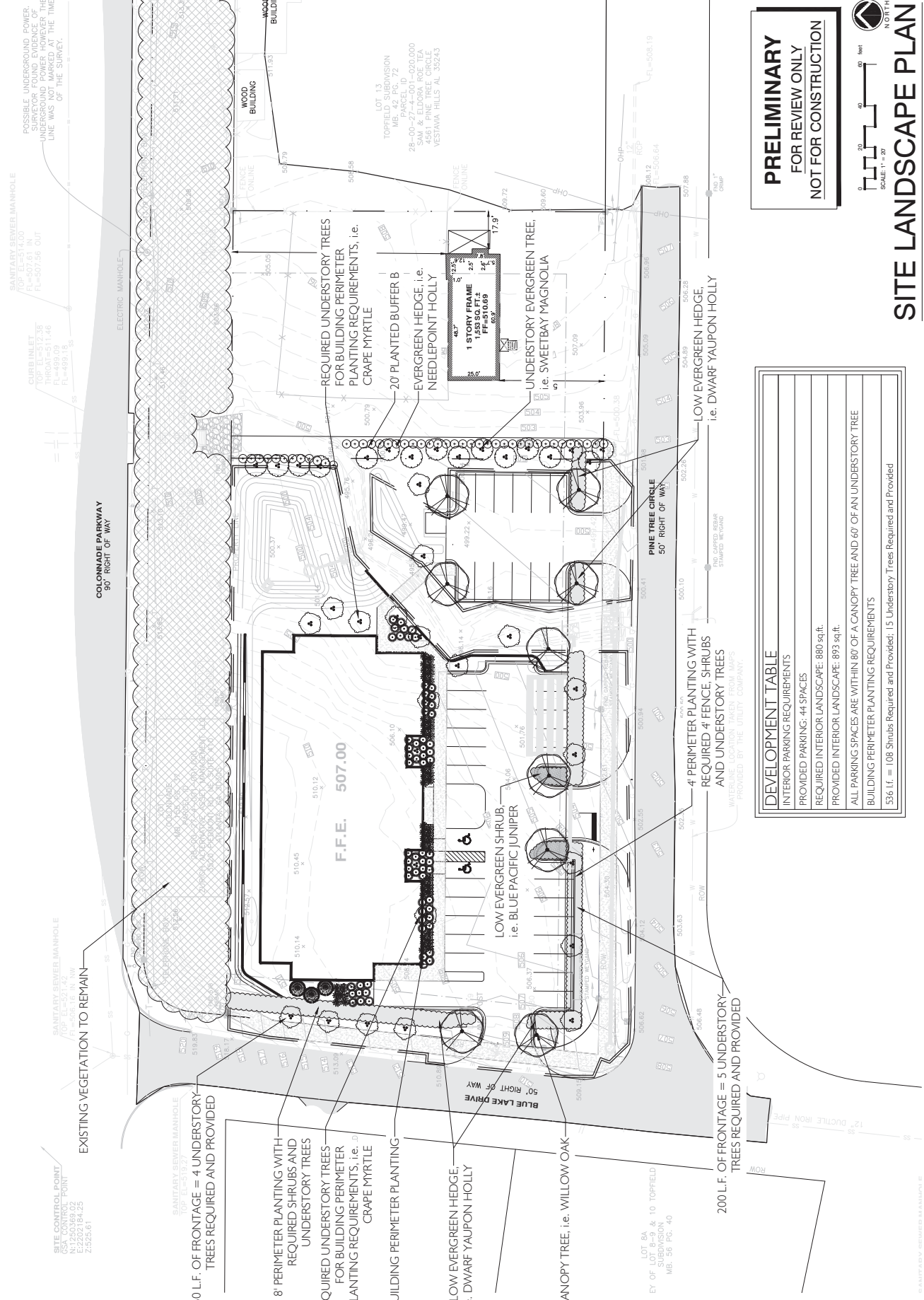


P.O. Box 590008
 Birmingham, AL 35209
 205.834.4711

A LANDSCAPE DEVELOPMENT FOR
 Grotting and Cohn Office Building
 3127 Blue Lake Drive
 Vestavia Hills, Alabama

PROJ. CODE	191020
DRAWN BY	DAL
REVIEWED BY	DEM
DATE	10/31/17
DESCRIPTION	100% FOR SUBMITTAL
REVISIONS	

SHEET
 L.I.0



PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION



SITE LANDSCAPE PLAN

THE DRAWING IS THE PROPERTY OF GREENBAY PPM & ASSOCIATES, LLC AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART WITHOUT THE APPROVAL OF GREENBAY PPM & ASSOCIATES, LLP AND PARTNERS

DEVELOPMENT TABLE	
INTERIOR PARKING REQUIREMENTS	PROVIDED PARKING: 44 SPACES
REQUIRED INTERIOR LANDSCAPE:	880 sq. ft.
PROVIDED INTERIOR LANDSCAPE:	893 sq. ft.
ALL PARKING SPACES ARE WITHIN 60' OF A CANOPY TREE AND 60' OF AN UNDERSTORY TREE	
BUILDING PERIMETER PLANTING REQUIREMENTS	
536 lf. = 108 Shrubs Required and Provided;	15 Understory Trees Required and Provided

EXISTING VEGETATION TO REMAIN

SANITARY SEWER MANHOLE
 TOP ELEV = 14.00
 FI = 507.61 IN
 SURVEYOR FOUND EVIDENCE OF UNDERGROUND POWER HOWEVER THE LINE WAS NOT LOCATED AT THE TIME OF THE SURVEY.

CURB INLET
 TOP ELEV = 12.25
 TORQUE = 517.28
 TORQUE = 517.28
 FI = 499.09
 FI = 499.15

WOOD BUILDING
 61.83

TOPFIELD SUBDIVISION
 MB. 42 PIG. 72
 PARCEL ID 009,000
 28-00-30000
 SAM & ELIDORA ROE TRACT
 4561 PINE TREE CIRCLE
 VESTAVIA HILLS AL 35243

REQUIRED UNDERSTORY TREES FOR BUILDING PERIMETER PLANTING REQUIREMENTS, i.e. CRAPE MYRTLE

20 PLANTED BUFFER B
 EVERGREEN HEDGE, i.e. NEEDLEPOINT HOLLY

1 STORY FRAME
 1585 SQ. FT. ±
 FF-510.69
 25' x 48' x 60'

UNDERSTORY EVERGREEN TREE, i.e. SWEETBAY MAGNOLIA

LOW EVERGREEN SHRUB, i.e. BLUE PACIFIC JUNIPER

LOW EVERGREEN HEDGE, i.e. DWARF YAUPON HOLLY

CANOPY TREE, i.e. WILLOW OAK

200 L.F. OF FRONTAGE = 5 UNDERSTORY TREES REQUIRED AND PROVIDED

4' PERIMETER PLANTING WITH REQUIRED 4' FENCE, SHRUBS AND UNDERSTORY TREES
 WATERLINE LOCATION TAKEN FROM MAPS PROVIDED BY THE UTILITY COMPANY

PINE TREE CIRCLE
 50' RIGHT OF WAY

LOW EVERGREEN HEDGE, i.e. DWARF YAUPON HOLLY

REQUIRED UNDERSTORY TREES FOR BUILDING PERIMETER PLANTING REQUIREMENTS, i.e. CRAPE MYRTLE

BUILDING PERIMETER PLANTING

LOW EVERGREEN HEDGE, i.e. DWARF YAUPON HOLLY

8' PERIMETER PLANTING WITH REQUIRED SHRUBS AND UNDERSTORY TREES

REQUIRED UNDERSTORY TREES FOR BUILDING PERIMETER PLANTING REQUIREMENTS, i.e. CRAPE MYRTLE

150 L.F. OF FRONTAGE = 4 UNDERSTORY TREES REQUIRED AND PROVIDED

150 L.F. OF FRONTAGE = 4 UNDERSTORY TREES REQUIRED AND PROVIDED

BLU LAKE DRIVE
 50' RIGHT OF WAY

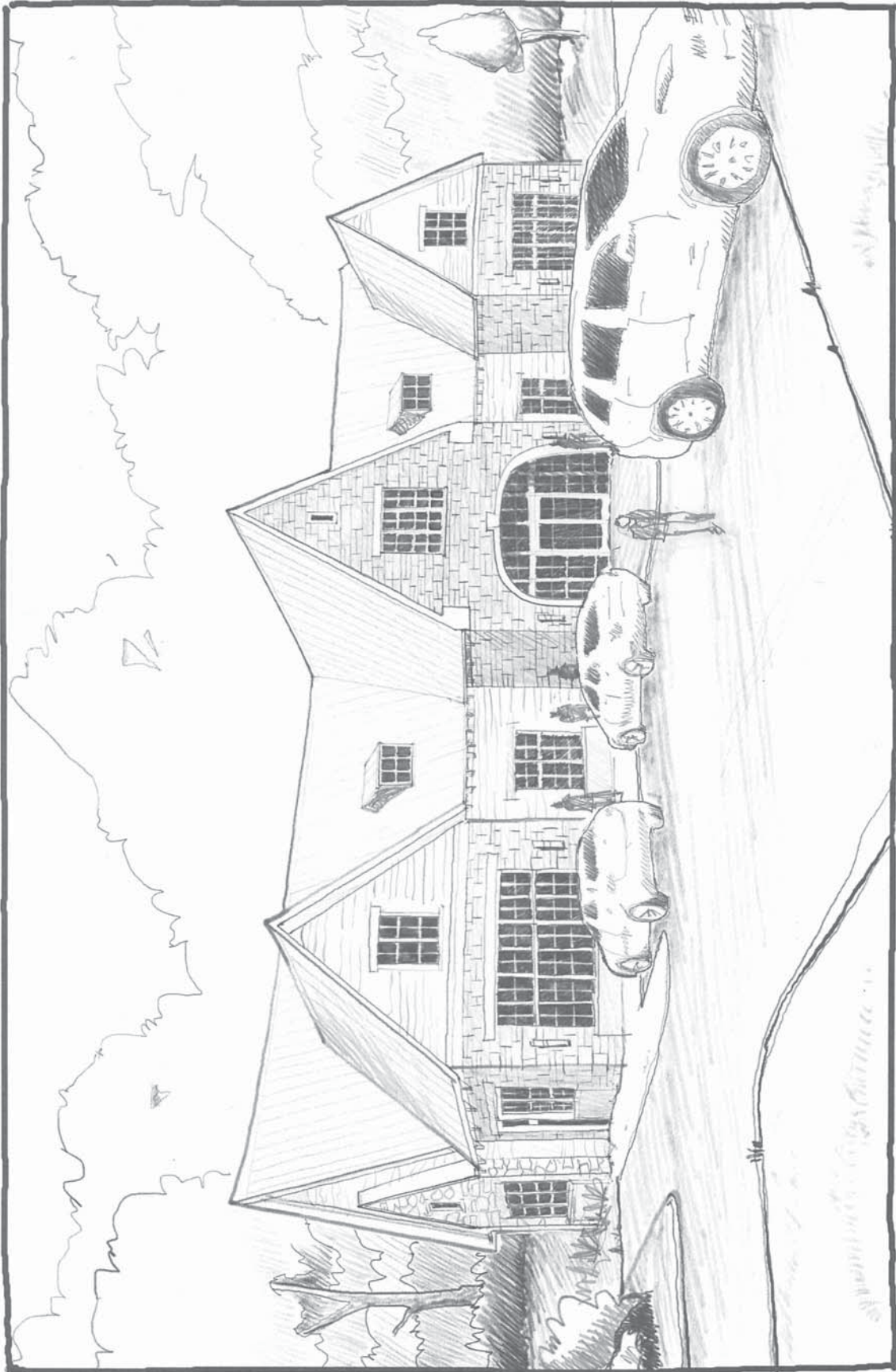
F.F.E. 507.00

BLU LAKE DRIVE
 50' RIGHT OF WAY

COLONNADE PARKWAY
 90' RIGHT OF WAY

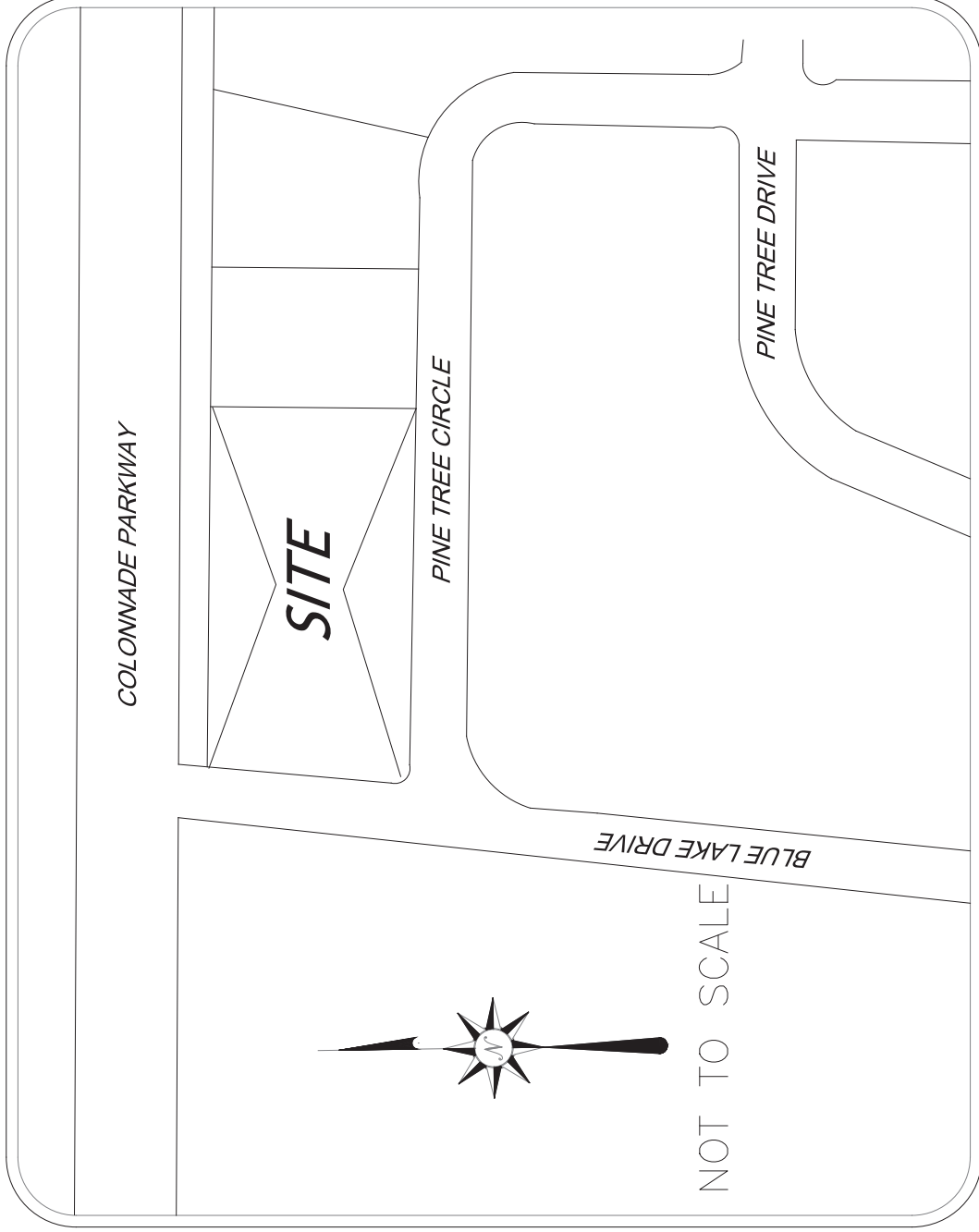
REVISIONS

© 2017 BY GREENBAY PPM & ASSOCIATES, LLP



CONCEPT SKETCH
WILLIAMS BLACKSTOCK ARCHITECTS

VICINITY MAP



MALM, LLC

3127 BLUE LAKE DRIVE, VESTAVIA HILLS, ALABAMA



Zoning1	
PARCELID	2800274001017000
DISTRICT	020
ESN_NUM	62
PROPADD	3127 BLUE LAKE DR
TAX_TOWNSH	28
SECTION	27
QSECTION	4
BLOCK	001
PARCEL	017000
VH_ZONING	B-1.2
ZNG_ORD	2605
ZNG_ORD_DT	10/12/2015
ZNG_ORD2	1981