

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION

AGENDA

MARCH 11, 2021

6:00 P.M.

Roll Call.

Pledge of Allegiance

Approval of Minutes: February 11, 2021

Final Plats

Consent Agenda

- (1) **P-0321-09** Liberty Park Joint Venture Is Requesting **Final Plat Approval For Lot 4B Resurvey-Old Overton 3rd Sector**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Liberty Park Joint Venture and Is Zoned Vestavia Hills PR-1.

- (2) **P-0321-10** Lewis & Elizabeth Cheney Are Requesting **Final Plat Approval For Lot 2B Resurvey-Old Overton 3rd Sector**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Lewis & Elizabeth Cheney and Is Zoned Vestavia Hills PR-1.

Annexations/Compatible Rezoning

- (3) **P-1218-53** Overton Investments, LLC Is Requesting An **Amendment To Ordinance 2818** To allow for the Construction Of Three Single Family Homes. The property is zoned Vestavia Hills R-9.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
FEBRUARY 11, 2021

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Barnes called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT: Mike Vercher, Acting Chairman*
Jonathan Romeo*
Ryan Ferrell*
David Maluff*
Rusty Weaver*
Rick Honeycutt*
Hasting Sykes*

MEMBERS ABSENT: Erica Barnes, Chair
Lyle Larson

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

**Member present via Zoom*

APPROVAL OF MINUTES

Ms. Barnes stated that the minutes of the meeting January 11, 2021 are presented for approval.

MOTION Motion to approve minutes was made by Mr. Maluff and second was by Mr. Sykes.
Voice vote as follows:

Mr. Sykes– yes
Mr. Ferrell – yes
Mr. Maloof– yes
Mr. Vercher – yes
Motion carried.

Mr. Romeo – yes
Mr. Honeycutt– yes
Mr. Weaver – yes

Final Plats

Consent Agenda

- (1) **P-0121-05** AVCC, LLC; Angela Hon & Kevin Hon Are Requesting **Final Plat Approval For Resurvey Lot 1 Altadena Ridge**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By CRB Construction and Is Zoned Vestavia Hills R-9.
- (2) **P-0121-06** AVCC, LLC; Jason & Ashley Murray; and Natalie Rudyshyn & Oleksandr Rudyshyn Are Requesting **Final Plat Approval For Resurvey Lots 13 And 14 Altadena Ridge**. The Purpose for This Request Is to Resurvey Lot Lines. The Property Is Owned By The AVCC, LLC; Jason & Ashley Murray; and Natalie Rudyshyn & Oleksandr Rudyshyn and Is Zoned Vestavia Hills R-9.
- (3) **P-0221-07** Tyler & Will Watson Are Requesting **Final Plat Approval For Watson’s Resurvey Of Biltmore Estates**. The Purpose for This Request Is to Combine Lots. The Property Is Owned By Tyler & Will Watson and Is Zoned Vestavia Hills R-2.
- (4) **P-0221-08** Ross Neely & Kelly Petro Are Requesting **Final Plat Approval For Neely’s Resurvey Of Southwood Rd**. The Purpose for This Request Is to resurvey lot lines. The Property Is Owned By Ross Neely & Kelly Petro and Is Zoned Vestavia Hills R-2.

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

MOTION Mr. Weaver made a motion to approve items 1-4. Second was by Mr. Maluff.
Motion was carried on a roll call; vote as follows:

Mr. Sykes– yes
Mr. Ferrell – yes
Mr. Maloof– yes
Mr. Vercher – yes
Motion carried.

Mr. Romeo – yes
Mr. Honeycutt– yes
Mr. Weaver – yes

Conrad Garrison, City Planner

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

Date: **MARCH 11, 2021**

- **CASE:** P-0321-09
- **REQUESTED ACTION:** Final Plat Approval For Lot 4B Resurvey-Old Overton 3rd Sector
- **ADDRESS/LOCATION:** Old Overton Club Dr.
- **APPLICANT/OWNER:** Liberty Park Joint Venture
- **GENERAL DISCUSSION:** Plat will combine unused common area with Lot 4A to create Lot 4B. An existing storm and sanitary sewer easement will remain.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

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

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

II. APPLICANT INFORMATION: (owner of property)

NAME: Liberty Park Joint Venture

ADDRESS: 1000 Urban Center Suite 235

Vestavia AL 35242

BILLING ADDRESS *(if different from above)* _____

PHONE : 770 367 9552 Email jbonanno@libertypark.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: John Bonanno

PHONE : 770 367-9552 Email jbonanno@libertypark.com

III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)

NAME: Liberty Park Joint Venture

ADDRESS: 1000 Urban Center Suite 235

Vestavia, AL 35242

MAILING ADDRESS *(if different from above)* _____

PHONE: 770 367-9552 Email jbonanno@libertypark.com

**P0321-09//2700053000006.000
Lot 4A & Common Area Old
Overton
Final Map to adjust lot lines
LPJV**

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: Combine Common Area Joint Driveways into Lot 4/
Combine Lots 2A and 10 into 2B. No other lots were served by common area.
if additional information is needed, please attached full description of request

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

Lot 4A & Common Area - Old Overton - Third Sector Map Book 184, Page 26

~~Lot 2A & Lot 10 - Old Overton - Third Sector Map Book 184, Page 26~~

Property size: _____ feet X _____ feet. Acres: 2.58

VI. ZONING/REZONING:

The above described property is presently zoned: PR-1

VII. 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. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**

Owner Signature/Date

[Signature]
Representing Agent (if any)/date
2.23.2023
Vice President - Liberty Place
Daniel Comolotto

Given under my hand and seal
this 23 day of FEB, 20 22.

[Signature: Kendall Howard]
Notary Public

My commission expires 7
day of September, 20 22.



P0321-09//2700053000006.000
Lot 4A & Common Area Old
Overton
Final Map to adjust lot lines
LPJV

THE STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned George V. Stell Jr., Registered Land Surveyor, State of Alabama, and Liberty Park Joint Venture, L.L.P., and Old Overton Single-Family Residential Tract's owners, collectively, have prepared a plat for the subdivision of land as shown on the plat. The plat shows the boundaries of the tract, the boundaries of each lot to be created, the names, addresses and phone numbers of all owners and survey points as shown and depicted by vertical dashed lines that they are the owner of said lots and that the same are not subject to any mortgage.
Dated: _____ 2021.

BY: _____ BY: _____
George V. Stell Jr. Liberty Park Joint Venture, L.L.P. Old Overton Single-Family Residential
Assistant Registrar Number: 20894 Owner John Burrows - President
John Burrows - President Owner

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that John Burrows, whose name is signed to the foregoing certificate as surveyor, and who is sworn to as indicated below me on this date, that after being duly informed of the contents of said certificate, he executed the same given under my hand and seal this _____ day of _____ 2021.

Notary Public _____
My Commission Expires _____
My Commission Expires _____

THE STATE OF ALABAMA
JEFFERSON COUNTY
I, _____, a Notary Public in and for said County and State do hereby certify that John Burrows, whose name is signed to the foregoing certificate as Owner, and who is sworn to as indicated below me on this date, that after being duly informed of the contents of said certificate, he executed the same given under my hand and seal this _____ day of _____ 2021.

Notary Public _____ DATE: _____
My Commission Expires _____ DATE: _____
My Commission Expires _____ DATE: _____
Approved by: _____ DATE: _____
Vestavia Hills City Clerk
Approved by: _____ DATE: _____
Vestavia Hills City Engineer
Approved by: _____ DATE: _____
Vestavia Hills Planning and Zoning Commission Chairman
Approved by: _____ DATE: _____
Director of Employment Services, Jefferson County

- Notes:**
1. By graphic shading only subject property is required to area of national flood hazard according to National Flood Insurance Program Flood Insurance Rate Map 0703CO8585, Flood 581 of 755, Jefferson County, Alabama and incorporated areas, effective date September 29, 2006.
 2. Source of **88'**-instrument 38332955.
 3. Purpose of survey is to create Lot 4A and common area, Old Overton Third Sector as recorded in map book 184, page 28 B in the Office of the Judge of Probate for Jefferson County, Alabama.
 4. Owner Liberty Park Joint Venture L.L.P., 1000 Utahn Center Dr 2235 Birmingham, AL 35242

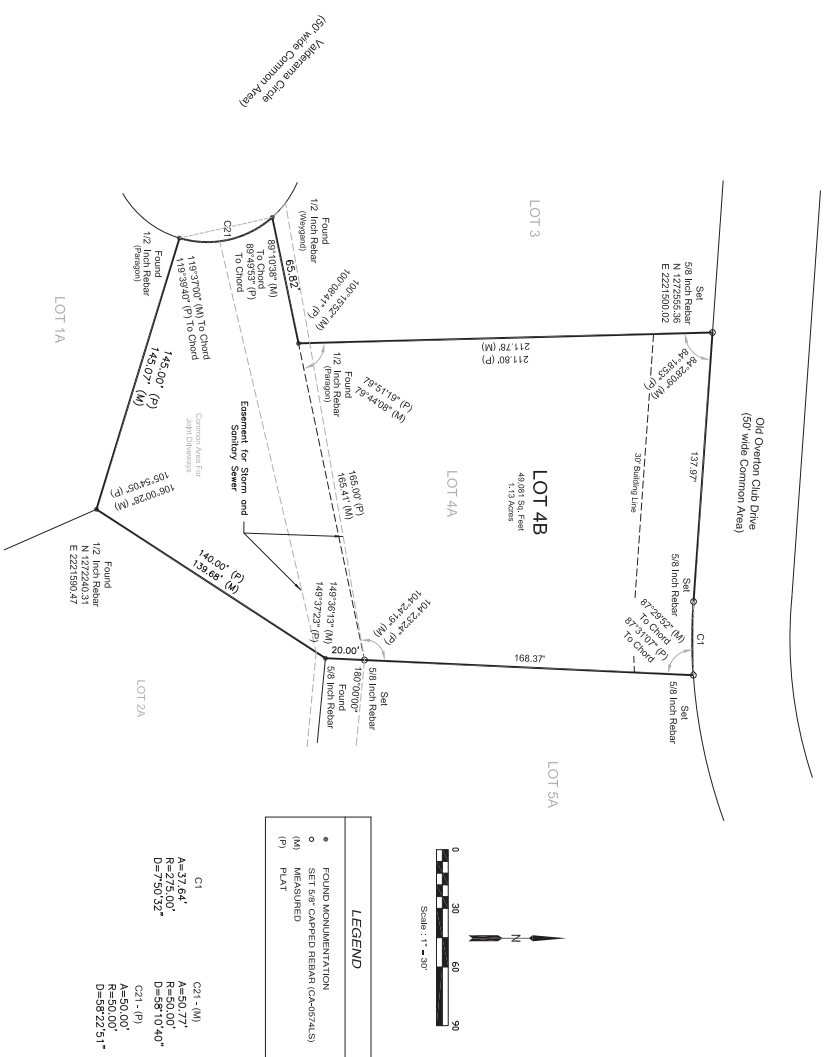
BEFS
Engineering, Environmental & Forestry Services Company
Civil & Structural Engineering / Land Surveying
1330 2nd Avenue, Bessemer, Alabama - 35801
P: 205.424.3737 / F: 205.424.3730 / www.befseng.com
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NO.	DATE	REVISION

PROJECT NAME
Lot 4B Resurvey - Old Overton 3rd Sector
Resurvey of Lot 4A and common area
Old Overton Third Sector, M.B. 184, Pg. 26
City of Vestavia Hills, Jefferson County, Alabama

DRAWING NUMBER: 1
SHEET NUMBER: 1 OF 1
SHEET TITLE: 4B Resurvey
SCALE: 1" = 30'
PROJECT NUMBER: 2200-21
DRAWN BY: ER
CHECKED BY: GVS
DATE: 02/22/2021



DISCLAIMER: E.E.F.S. COMPANY P.C. CLAIMS PROPRIETARY RIGHTS IN THE INFORMATION DISCLOSED ON THIS DRAWING OR DOCUMENT. IT IS NOT TO BE REPRODUCED OR USED TO MANUFACTURE ANYTHING SHOWN HEREON WITHOUT THE WRITTEN PERMISSION OF E.E.F.S. COMPANY P.C. IT IS LOANED CONFIDENTIALLY AND MUST NOT BE USED IN ANYWAY DETRIMENTAL TO OUR INTEREST.

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

Date: **MARCH 11, 2021**

- **CASE:** P-0321-10
- **REQUESTED ACTION:** Final Plat Approval For Lot 2B Resurvey-Old Overton 3rd Sector
- **ADDRESS/LOCATION:** Ridgecrest Court Circle
- **APPLICANT/OWNER:** Lewis & Elizabeth Cheney
- **GENERAL DISCUSSION:** Plat will combine Lot 10 with Lot 2A to create Lot 2B.
- **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: Lewis & Elizabeth Cheney

ADDRESS: 7386 Ridgecrest Court Drive

Vestavia AL 35242

BILLING ADDRESS *(if different from above)* _____

PHONE : 205 914 3145 Email cheneylgm@gmail.com

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: John Bonanno

Vice-Present Liberty Park; Daniel Communities

PHONE : 770 367-9552 Email jbonanno@libertypark.com

III. BILLING/RESPONSIBLE PARTY: (FOR PAYMENT OF FEES)

NAME: Liberty Park Joint Venture

ADDRESS: 1000 Urban Center Suite 235

Vestavia, AL 35242

MAILING ADDRESS *(if different from above)* _____

PHONE: 770 367-9552 Email jbonanno@libertypark.com

P0321-10//2700053000015.000
Lots 2A & 10 Old Overton
Final Map to combine lots
Lewis & Elizabeth Cheney

IV. ACTION REQUESTED

Final Plat Approval: (reason must be provided)

Explain reason for the request: _____

Combine Lots 2A and 10 into 2B.

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

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

Lot 2A & Lot 10 - Old Overton - Third Sector Map Book 184, Page 26

Property size: _____ feet X _____ feet. Acres: 1.45

VI. ZONING/REZONING:

The above described property is presently zoned: PR-1

VII. 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. **Application must be signed by the owner of the property before a Notary and original submitted to the Office of the Clerk; no copies will be accepted.**



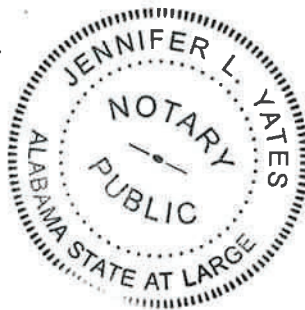
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 24th day of February, 2021.



Notary Public



My commission expires 7th
day of May, 2024.

P0321-10//2700053000015.000
Lots 2A & 10 Old Overton
Final Map to combine lots
Lewis & Elizabeth Cheney

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

Date: MARCH 11, 2021

- **CASE:** P-1218-53
- **REQUESTED ACTION:** Amendment To Ordinance 2818 To allow for the Construction Of Three Single Family Homes
- **ADDRESS/LOCATION:** 3783 Fairhaven Drive
- **APPLICANT/OWNER:** Overton Investments, LLC
- **GENERAL DISCUSSION:** Applicant is seeking to amend Ordinance 2818, which rezoned property to Vestavia Hills R-9. The applicant was previously approved to build 3 new townhomes on 3771 Fairhaven Drive and also build 4 luxury townhomes on 3783 Fairhaven Drive. The three townhomes have been constructed at 3771 Fairhaven Dr. However, due to a changing market the applicants would like to exchange the remaining four townhomes at 3783 Fairhaven Dr. to three single family lots. The setbacks for the lots would be 20' in the front, 25' in the rear and 5' on the sides. All current easements will remain and the property would be re-platted at the conclusion of zoning. The amended site plan and original ordinance is attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The Community Plan call for Institutional Uses for these two sites, however, this was written when the assisted care facility owned the lots.
- **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.

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: Overton Investments, LLC

ADDRESS: 3505 Bent River Rd.
B'ham, AL 35216

MAILING ADDRESS (if different from above) _____

PHONE NUMBER: Home 205-985-7171 Office 205-369-5187

EMAIL ADDRESS: JDKessler84@gmail.com

NAME OF REPRESENTING ATTORNEY/AGENT & CONTACT INFORMATION:

III. ACTION REQUESTED

Request that the above described property be zoned/rezoned

From: R9

To: R9

For the intended purpose of: 3 single family detached home

(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.)

Lots 31A-D Overton Investments Resurvey of Block 2
New Merkle, 3 - Fairhaven Drive

Property size: 120 feet X 145 feet. Acres: 0.399

V. INFORMATION ATTACHED:

Attached Checklist complete with all required information.

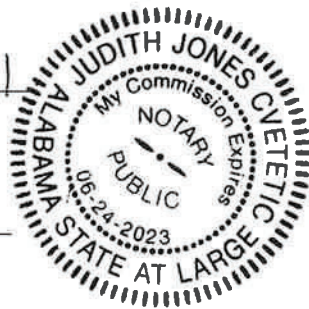
Application fees submitted.

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

[Signature] 1/2/21 _____
Owner Signature/Date Representing Agent (if any)/date

Given under my hand and seal
this 3 day of Feb, 2021

[Signature]
Notary Public
My commission expires 24
day of June, 2023.

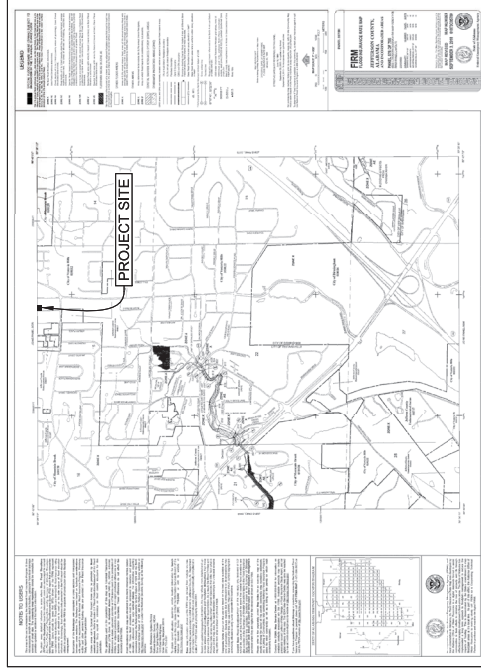


CIVIL ENGINEERING PLANS

FOR

FAIRHAVEN DRIVE R-9 RE-ZONING

3781, 3783, 3785, 3787 FAIRHAVEN DRIVE



PER FEMA PANEL 01073C0578H, THIS SITE DOES NOT LIE WITHIN A FLOODPLAIN.

FEMA FLOOD MAP
N.T.S.



VICINITY MAP
N.T.S.

SHEET INDEX

- NS NOTES SHEET
- 10F1 BOUNDARY & TOPOGRAPHIC SURVEY
- C1.0 PRELIMINARY PLAT
- C2.0 SITE LAYOUT PLAN
- C3.0 EROSION CONTROL PLAN

PROJECT CONTACTS

CITY OF VESTAVIA HILLS ENGINEERING
CONTACT: CHRISTOPHER BRADY
(205) 979-0100

CITY OF VESTAVIA HILLS PLANNING
CONTACT: CONRAD GARRISON
(205) 979-0179

BIRMINGHAM WATER WORKS BOARD
CONTACT: DOUG STOCKHAM
(205) 244-4186

JEFFERSON COUNTY ENVIRONMENTAL SERVICES
CONTACT: EMILY KEMP
(205) 325-5231

OWNER/DEVELOPER

OVERTON INVESTMENTS
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216
(205) 985-7171
CONTACT: JASON KESSLER

ENGINEERING BY

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 409-9158
CONTACT: WADE LOWERY, P.E.

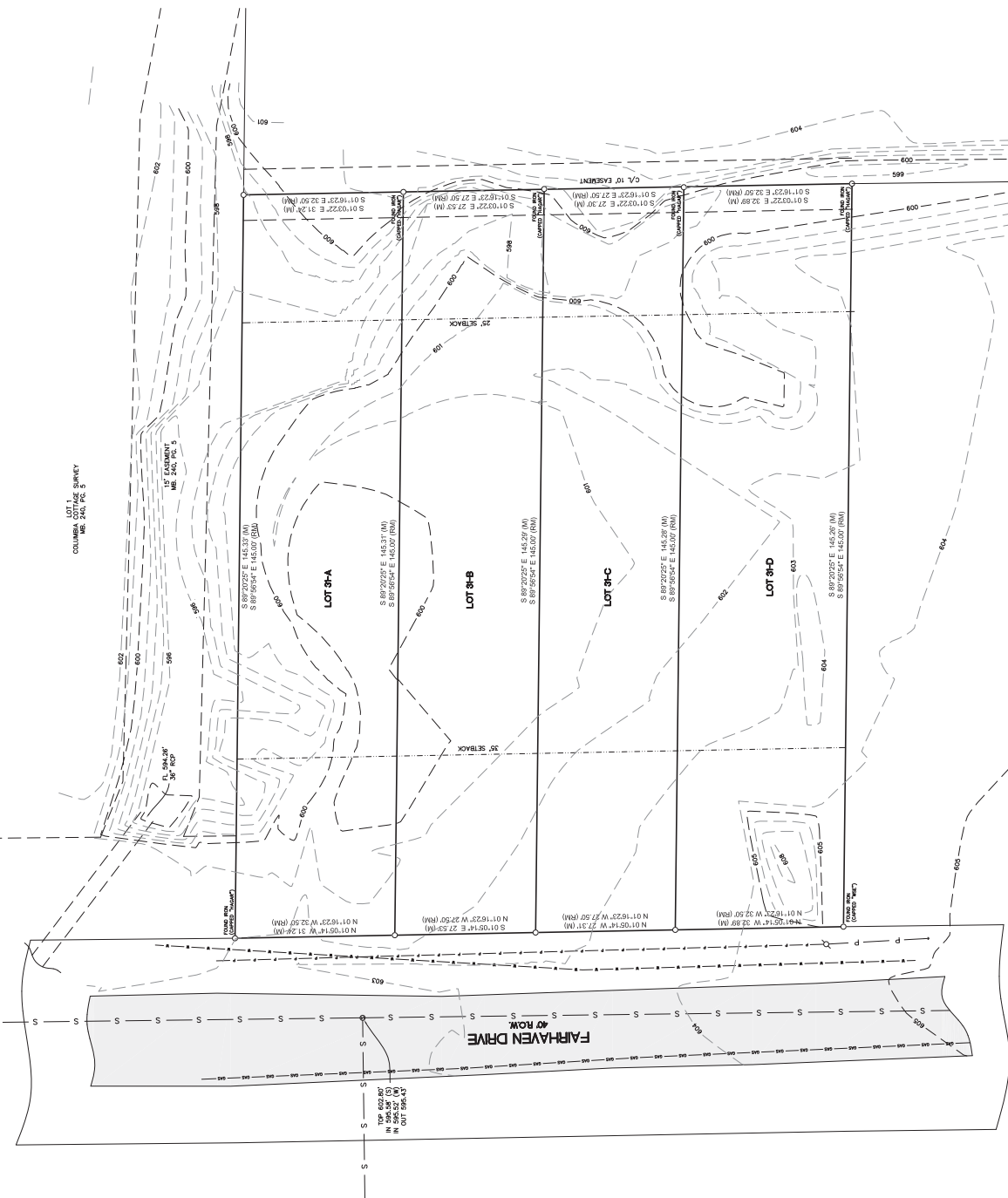
SURVEYING BY

ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 409-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.



BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 31-A, LOT 31-B, LOT 31-C, AND LOT 31-D OVERTON INVESTMENTS, LLC RESURVEY OF PART OF BLOCK 1 NEW MERKLE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA



- NOTES:
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY. RECORD OR PUBLIC RECORD OF ANY CHAIN SURVEY HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND OTHER RECORDS.
 - ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
 - THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THESE MAY EXIST UNDEGROUND UTILITIES OR BEING NOT LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY AS TO THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN HEREON. THE LOCATION OF ANY UTILITIES SHOWN HEREON IS NOT GUARANTEED BY THE SURVEYOR AND UTILITIES ARE NOT MANIPULATED BY THE SURVEYOR.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM 680 ADMITH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
 - SURVEY PREPARED FOR OVERTON INVESTMENTS, LLC
 - (M) = MEASURE, (RM) = RECORD MAP
 - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

DATE:	January 10, 2020
PROJECT NO.:	KES50086
CHECKED BY:	RGC
DRAWN BY:	MBA
SCALE:	1" = 10'

PROJECT: **LOT 31-A, LOT 31-B, LOT 31-C, AND LOT 31-D OVERTON INVESTMENTS, LLC RESURVEY**

TITLE: **BOUNDARY SURVEY**

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

ENGINEERING DESIGN GROUP, LLC

 0000 900-000-0000
 ALABAMA PROFESSIONAL SEAL
 No. 26013
 PROFESSIONAL SURVEYOR
 ROONEY KEITH CUNNINGHAM
 DATE: January 10, 2020
 ALABAMA LICENSE NO. 26013

DESCRIPTION:
 LOT 31-A, LOT 31-B, LOT 31-C, AND LOT 31-D, ACCORDING TO THE SURVEY OF OVERTON INVESTMENTS, LLC - RESURVEY OF PART OF BLOCK 1 NEW MERKLE, AS SHOWN IN MAP BOOK 250, PAGE 1, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
 I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF.
 SURVEYOR:

Rooney Keith Cunningham
 ROONEY KEITH CUNNINGHAM
 ALABAMA LICENSE NO. 26013



KADCO HOMES

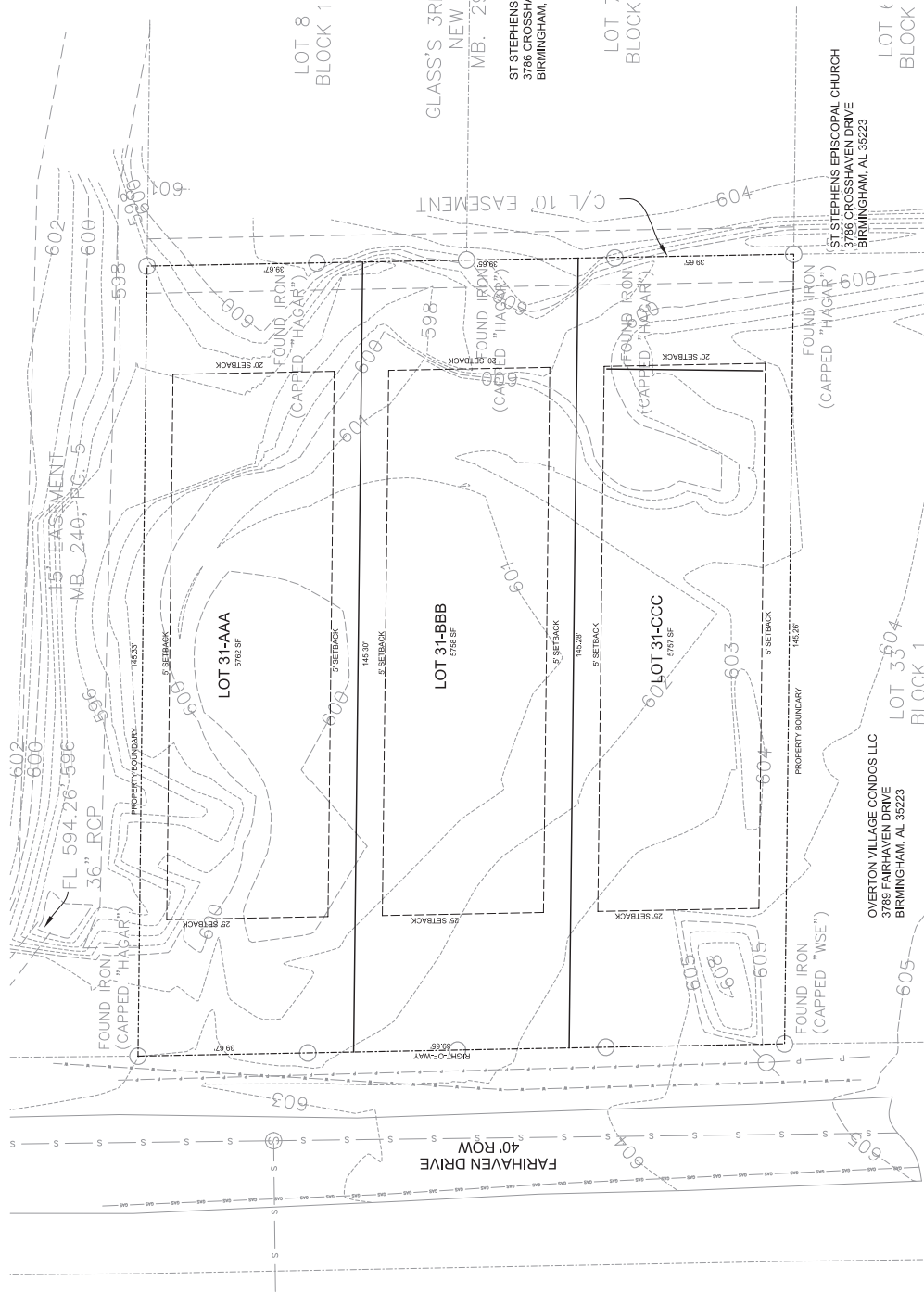
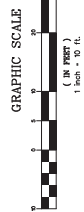
OWNER/DEVELOPER
 OVERTON INVESTMENTS LLC
 596 BENT RIVER ROAD
 BIRMINGHAM, AL 35216

3785 FARRHAVEN DR (LOT 24-A)
 3777 FARRHAVEN DR (LOT 24-B)
 3773 FARRHAVEN DR (LOT 24-C)
 ZONING: R-9
 PROPOSED USE: LUXURY TOWNHOMES
 SETBACKS: 30' FRONT
 20' REAR
 5' SIDE

3781, 3783, 3785 FARRHAVEN DR
 (LOTS 31-AAA, 31-BBB, 31-CCC)
 ZONING: R-9
 PROPOSED USE: GARDEN HOMES
 PROPOSED SETBACKS: 20' FRONT
 20' REAR
 5' SIDE

THE PURPOSE OF THIS DRAWING IS TO RESURVEY
 LOTS 31-AA, 31-BB, 31-CC, AND 31-DD FROM 4 LOTS
 INTO 3 LOTS 31-AAA, 31-BBB, AND 31-CCC.

EXISTING ZONING, LOTS, AND SETBACKS PREVIOUSLY ESTABLISHED BY
 OVERTON INVESTMENTS LLC - RESURVEY OF A PART OF
 BLOCK 1 (RESURVEY RECORDED AS MAP BOOK 2501601)



NOTE:
 LOTS 31-AAA, 31-BBB, AND 31-CCC REMAIN UNCHANGED
 AND ARE CURRENTLY UNDER CONSTRUCTION.

GLASS'S 3RD ADDITION TO
 NEW MERKLE
 MB. 29, PG. 35
 ST STEPHENS EPISCOPAL CHURCH
 3786 CROSSHAVEN DRIVE
 BIRMINGHAM, AL 35223

LOT 7
 BLOCK 1

ST STEPHENS EPISCOPAL CHURCH
 3786 CROSSHAVEN DRIVE
 BIRMINGHAM, AL 35223

LOT 6
 BLOCK 1

GLASS'S 3RD ADDITION TO
 NEW MERKLE
 MB. 29, PG. 35
 OVERTON VILLAGE CONDOS LLC
 5789 FARRHAVEN DRIVE
 BIRMINGHAM, AL 35223
 LOT 31-04
 BLOCK 1



VICINITY MAP



DATE:	02-03-2021
DRAWN BY:	BAK LAYOUT.DGN
CHECKED BY:	WHL
PROJECT NO.:	KES00086
TITLE:	SITE LAYOUT PLAN

PROJECT:
 KADCO HOMES
 FARRHAVEN DRIVE, AL
 CITY OF VESTAVIA HILLS, AL

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

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



DATE:	02-03-2021
PROJECT:	BASE LAYOUT.DGN
PROJECT NO.:	KES30086
DRAWN BY:	WHL
CHECKED BY:	TLH
REVISIONS:	

SITE LAYOUT PLAN
KKADCO HOMES
CITY OF VESTAVIA HILLS, AL
FAIRHAVEN DRIVE

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

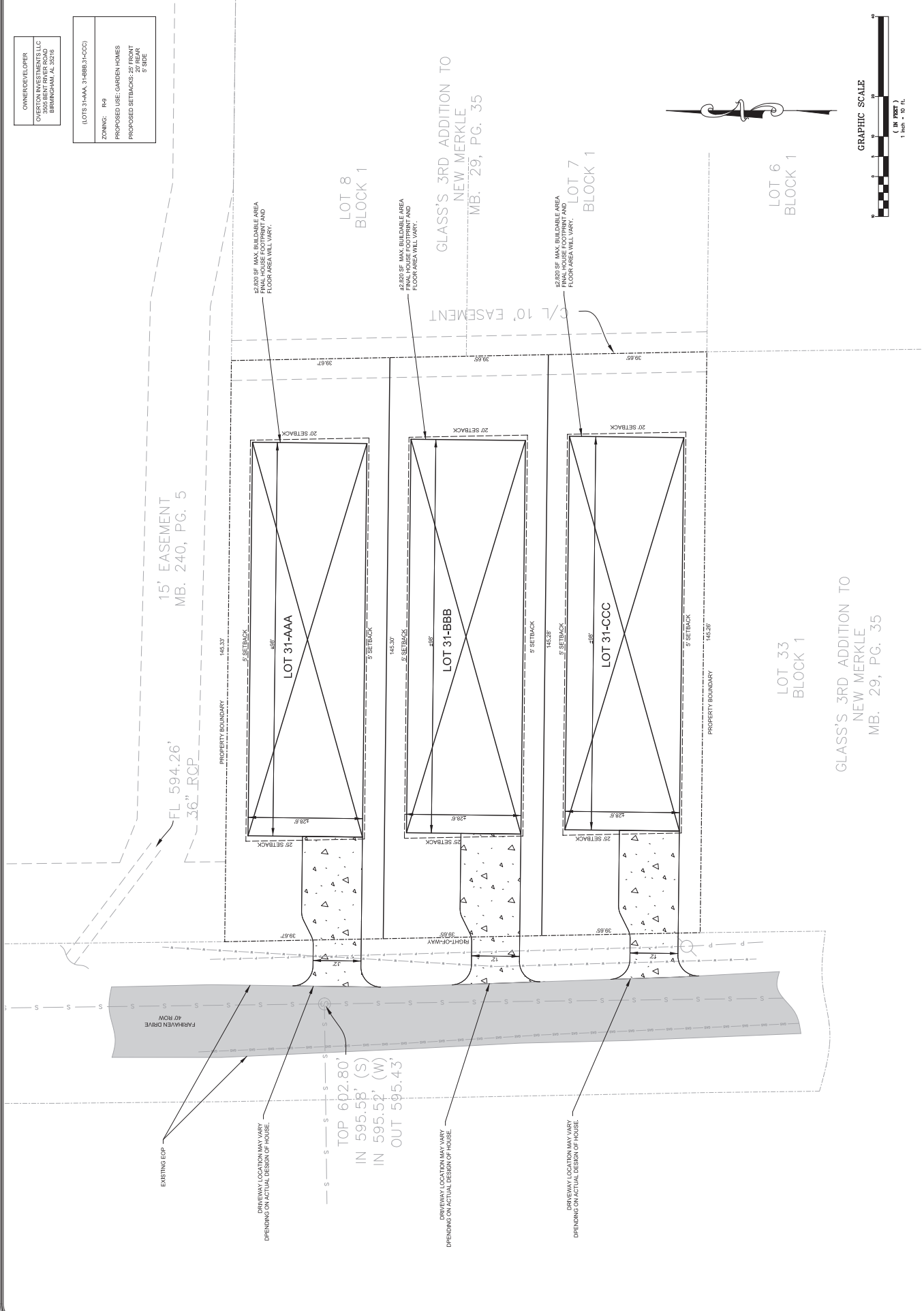
EDG
 ENGINEERING DESIGN GROUP, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 1205 43RD ST
 BIRMINGHAM, AL 35211

SHEETS
C2.0

OWNER/DEVELOPER
OVERTON INVESTMENTS LLC
 10000 WOODBURN DR
 BIRMINGHAM, AL 35241

(LOT 31-AAA, 31-BBB, 31-CCC)

ZONING: RM
 PROPOSED USE: GARDEN HOMES
 PROPOSED SETBACKS: 40' FRONT
 20' REAR
 5' SIDE



LOT 8
BLOCK 1

GLASS'S 3RD ADDITION TO
NEW MERKLE
MB. 29, PG. 35

LOT 7
BLOCK 1

LOT 6
BLOCK 1

LOT 33
BLOCK 1

GLASS'S 3RD ADDITION TO
NEW MERKLE
MB. 29, PG. 35

GRAPHIC SCALE
 1" = 20' (IN FEET)
 1" = 40' (IN FEET)

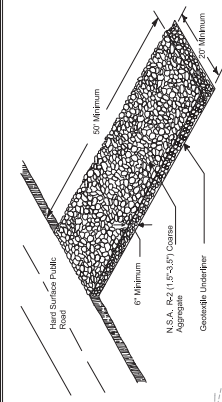
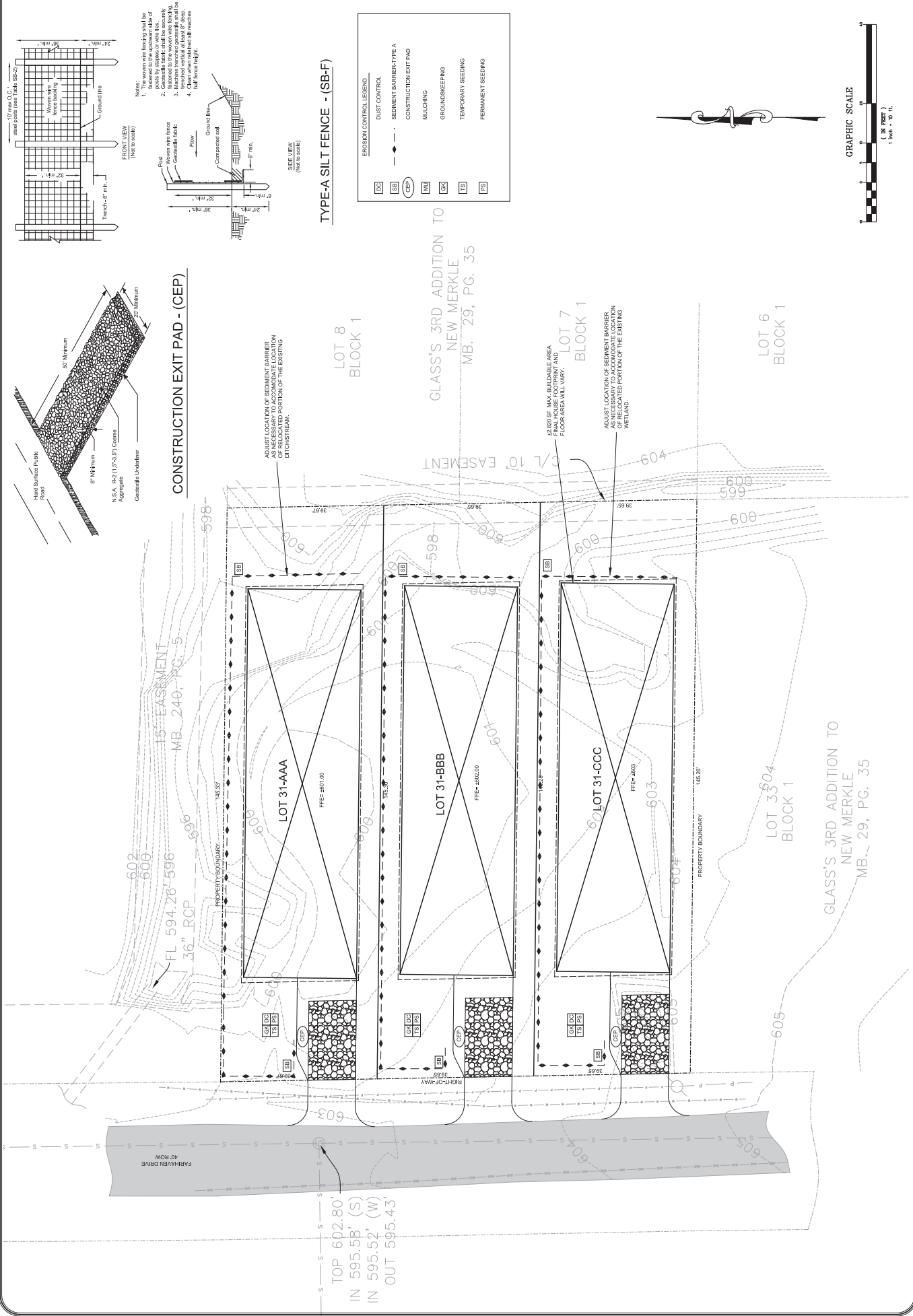


DATE:	02-03-2021
BASE LAYOUT DSN:	
PROJECT NO.:	KES50086
CHECKED BY:	WHL
DRAWN BY:	TLH
REVISIONS:	

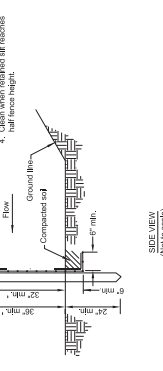
PROJECT: KKDCCO HOMES
 CITY OF VESTAVIA HILLS, AL
 EROSION CONTROL PLAN

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

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 1201451115
C3.0



CONSTRUCTION EXIT PAD - (CEP)

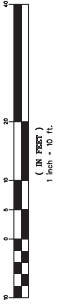


TYPE-A SILT FENCE - (SB-F)

EROSION CONTROL LEGEND

DC	DUST CONTROL
SB	SEDIMENT BARRIER-TYPE A
CEP	CONSTRUCTION EXIT PAD
ML	MULCHING
GK	GROUNDKEEPING
TG	TEMPORARY SEEDING
PS	PERMANENT SEEDING

GRAPHIC SCALE
 1 inch = 10 feet

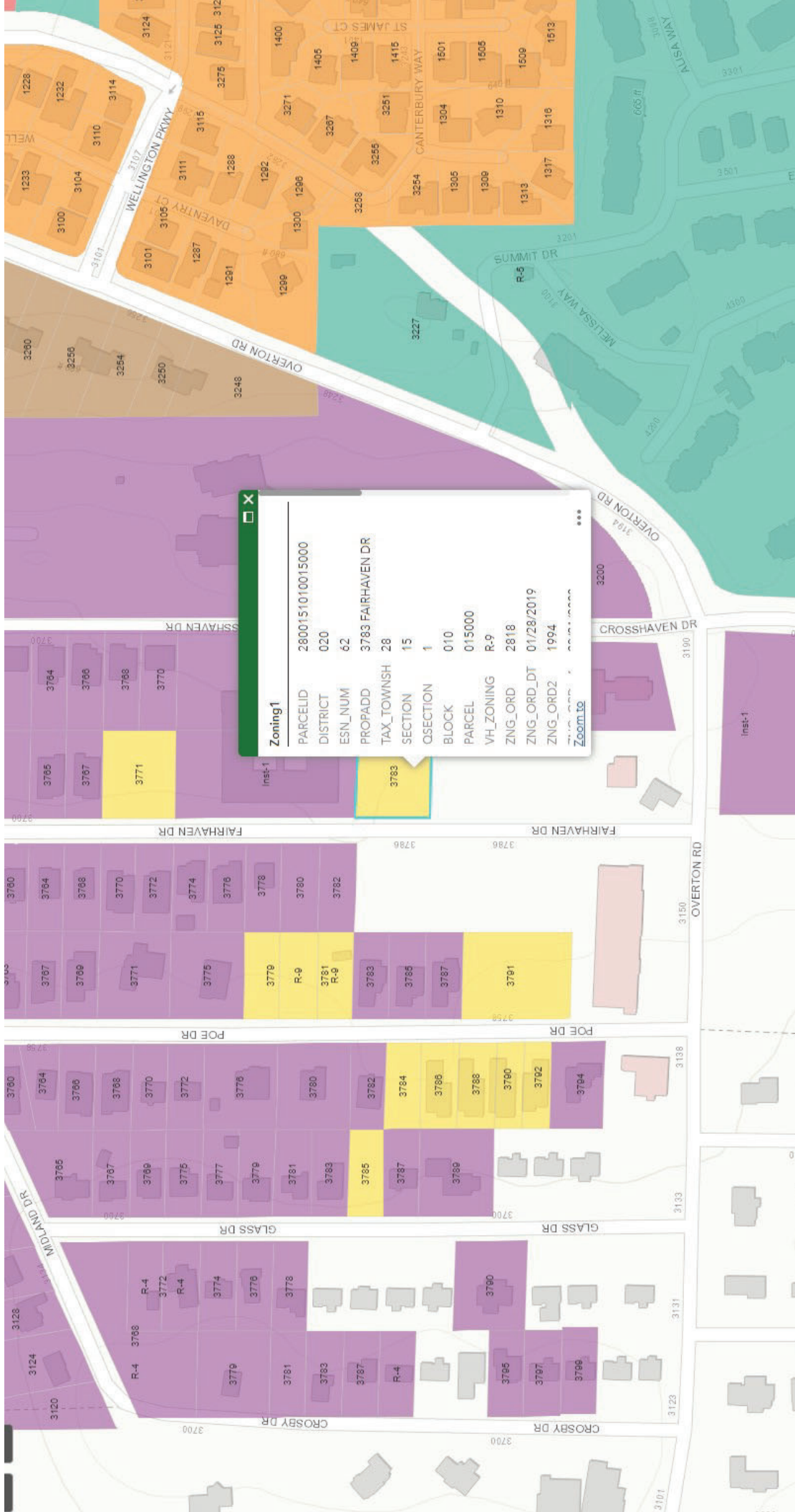


- Notes:**
- The woven wire fabric shall be placed by staples or wire fabric.
 - Woven wire fabric shall be placed on top of the geotextile fabric.
 - Maximum trench depth shall be 6 inches.
 - Chain when installed shall reach half fence height.

GLASS'S 3RD ADDITION TO NEW MERKLE
 MB. 29, PG. 35

GLASS'S 3RD ADDITION TO NEW MERKLE
 MB. 29, PG. 35

TOP 602.80'
 IN 595.58' (S)
 IN 595.52' (W)
 OUT 595.43'



Future Land Use

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

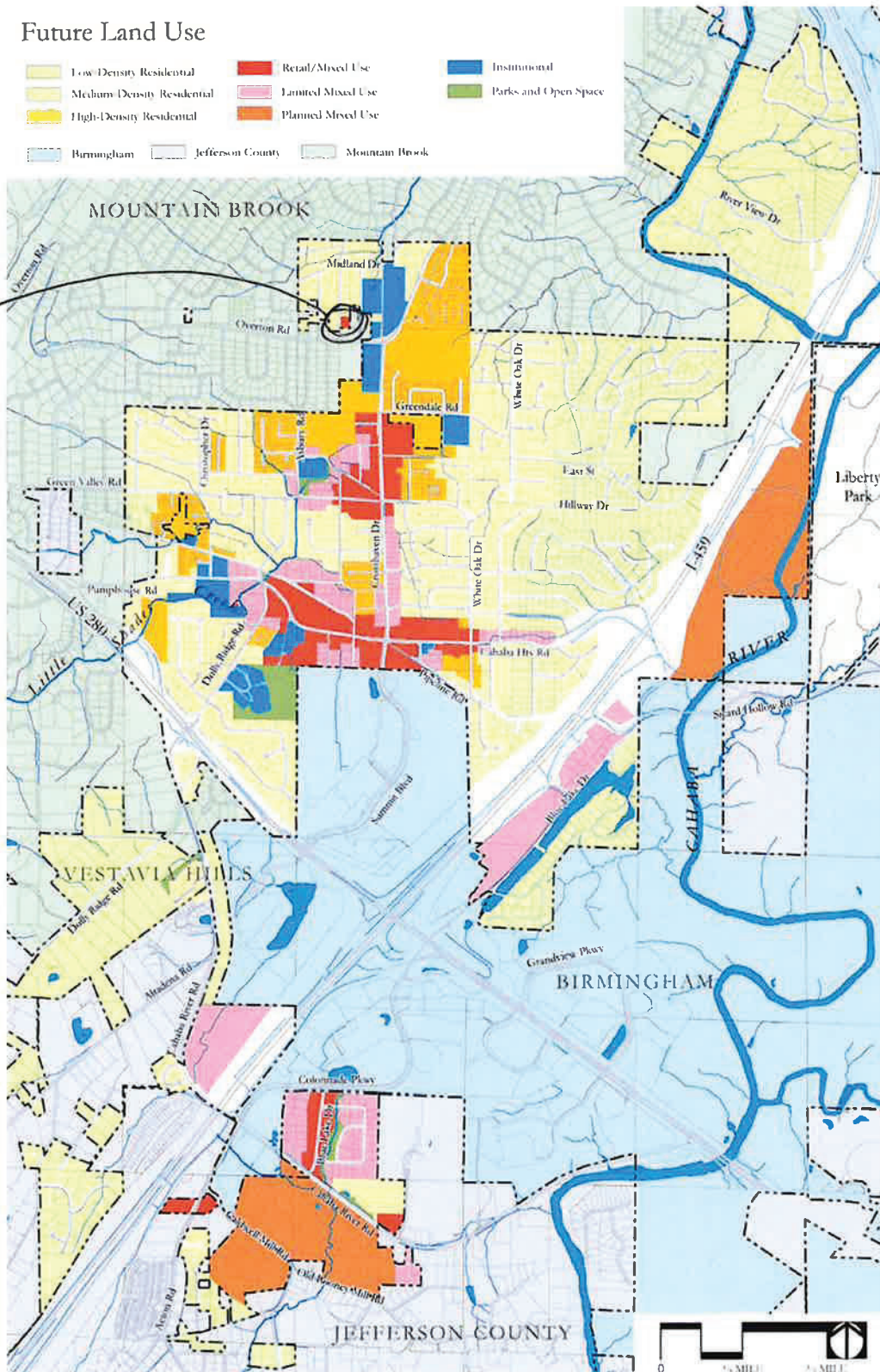


Figure 4: Future Land Use Map