



**Vestavia Hills
Planning and Zoning Commission Agenda
August 14, 2025
6:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes

Final Plats

4. FP-25-18 Roger Wayne Smith Is Requesting **Final Plat Approval** For Smith's Addition To Wooten Dr. Plat No. 1. The Purpose For This Request Is To Subdivide One Lot Into Two and Dedicate Public Right-Of-Way. The Property Is Owned By Roger Wayne Smith and Is Zoned Vestavia Hills R-4.

Consent Agenda

5. FP-25-17 Alpesh Patel Is Requesting **Final Plat Approval** For **Resurvery Of Lots 4&5 Chateau Crest Subdivision**. The Purpose For This Request Is To Combine One Lot Into Two. The Property Is Owned By Alpesh Patel and Is Zoned Vestavia Hills R-2.

Rezoning

6. RZ-25-4 Mary Lu Roberts Is Requesting **Rezoning** For **3112 Sunview Dr.** from **Vestavia Hills R-5 to Vestavia Hills R-4** For The Purpose Of Single Family Development.
7. RZ-25-5 William Paul & Rebecca Green Are Requesting **Rezoning** For **2610 & 2620 Stony Branch Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.
8. RZ-25-6 Hartbrook Development, LLC Is Requesting **Rezoning** For **2560 Rocky Ridge Rd.** from **Jefferson County CP Commercial to Vestavia Hills R-9** For The Purpose Of Annexation And Single Family Development.

PUBLIC HEARING PROCEDURES

The following procedures shall be followed for every public hearing of the Commission:

- All comments shall be limited to **3 minutes**. A countdown clock will be provided on the video screens.
- Do not duplicate comments made by previous speakers. For example, if traffic is mentioned as an issue, do not readdress that issue.
- All comments shall be directed to the presiding officer. Do not address the audience or the applicant.
- Each speaker shall identify himself, including full name and address.

SPECIAL NOTICE CONCERNING P&Z COMMISSION MEETINGS

If you prefer not to attend a meeting or work session in person, you may participate remotely:

- **Videoconference:** To participate by videoconference, you may access the meeting via Zoom at <https://us02web.zoom.us/j/5539517181>. When the Zoom.us window opens in your browser, click "Allow" to be placed in a virtual "waiting room." The host will open the meeting and allow all participants to join the meeting at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "video" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission. Some useful Zoom functions include: microphone Mute/Unmute; Start/Stop Video; and View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand.
- **Teleconference:** To participate by telephone, dial 312.626.6799 and enter the meeting ID: 5539517181. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, unmute yourself by pressing *6 on your keypad. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Commission.

Meetings may be recorded. By participating in the meeting, you are consenting to be recorded.

"Zoom-bombing." Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be terminated immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
JULY 10, 2025
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 Vercher called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT:

Lindsey Cochran, Chairman
Mike Vercher
Jonathan Romeo
Rick Honeycutt
Ryan Farrell
Ryan Blackenburg

MEMBERS ABSENT:

Hasting Sykes
David Maluff

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Ethan Fisher, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the June meeting are presented for approval.

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

Mr. Farrell – yes Mr. Romeo – yes
Mr. Honeycutt– yes Mr. Sykes– yes
Mr. Weaver– yes Mr. Blackenburg– yes
Mr. Maloof– yes Ms. Cochran– yes
Motion carried.

Rezoning

1. RZ-25-3 Jaye Lawrence Is Requesting Rezoning For **1720 Vestaview Ln.** from **Jefferson County R-1 to Vestavia Hills R-2** For The Purpose Of Annexation.

Mr. Garrison explained that the property had already been annexed and this is a compatible rezoning.

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

MOTION Mr. Vercher made a motion to recommend rezoning for 1720 Vestaview Ln. from JC R-2 to VH R-1. Second was by Mr. Weaver. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Mr. Romeo – yes
Mr. Honeycutt– yes Mr. Weaver – yes
Mr. Blakenburg– yes Mr. Vercher– yes
Ms. Cochran– yes
Motion carried.

Conditional Use

- 2 CU- Shannon Waltchack, LLC Is Requesting **Conditional Use Approval** for **Pet 25-1. Grooming** Located At 1064 Montgomery Hwy. The Property Is Owned By Shannon Waltchack, LLC and Is Zoned Vestavia Hills B-2.

Mr. Garrison explained the request and discussed potential conditions for the request.

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

MOTION Mr. Weaver made a motion to recommend Conditional Use approval for Pet Grooming for 1064 Montgomery Hwy. conditioned on materials and business plan submitted. Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Mr. Romeo – yes
Mr. Honeycutt– yes Mr. Weaver – yes
Mr. Blakenburg– yes Mr. Vercher– yes
Ms. Cochran– yes
Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 14, 2025

AGENDA ITEM

FP-25-18 Roger Wayne Smith Is Requesting **Final Plat Approval** For Smith's Addition To Wooten Dr. Plat No. 1. The Purpose For This Request Is To Subdivide One Lot Into Two and Dedicate Public Right-Of-Way. The Property Is Owned By Roger Wayne Smith and Is Zoned Vestavia Hills R-4.

BACKGROUND

Request will subdivide an acreage parcel into 2 lots and dedicate a portion of Wooten Dr. to City ROW. A house will remain on Lot 1. All lots meet the minimum of R-4 zoning. Signatures for resurvey conditioned ROW acceptance by the City.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final2




Conrad Garrison
City Planner

Final Plat Application

Applicant

Primary Location

FP-25-18

 Rosemary Weed
 205-902-1818
 rweed@arcrealtyco.com

3917 WOOTEN DR
VESTAVIA HILLS, AL 35243

Submitted On: Jul 30, 2025

User Advisory

Project Information

Property Address

3917 Wooten Drive

Parcel ID Number

28-00-14-3-003-047.000

Legal Description

long legal

Current Zoning Classification

R2

Acreage

2.97

Application Submission Date

7/30/2025

Reason for Request

Existing parcel to be subdivided into two parcels

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

--

Owner Name

Roger Wayne Smith

Company Name

--

Mailing Address

3917 Wooten Drive

Owner Email

--

Phone Number

205-821-1858

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Representative for Owner

Patrick Gilbert

Company Name

Wedgworth Construction

Email

patrick@wedgworth.net

Mailing Address of Representative

--

Phone No. of Representative

205-542-9940

Surveyor Information

Name

Derek Meadows, PLS

Company

Gonzalez- Strength & Associates

Mailing Address

1550 Woods of Riverchase Drive, Hoover, AL35244

Phone Number

205-942-2486

Registration Number

--

Email

dmeadows@gonzalez-strength.com



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

August 14, 2025

AGENDA ITEM

FP-25-17 Alpesh Patel Is Requesting **Final Plat Approval** For **Resurvey Of Lots 4&5 Chateau Crest Subdivision**. The Purpose For This Request Is To Combine One Lot Into Two. The Property Is Owned By Alpesh Patel and Is Zoned Vestavia Hills R-2.

BACKGROUND

Plat will combine Lots 4 & 5 to create lot 5A. The new lot meets minimum requirements for R-2 zoning.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. final




Conrad Garrison
City Planner

Final Plat Application

FP-25-17

Submitted On: Jul 23, 2025

Applicant

 Alpesh Patel
 205-329-8590
 alpeshpatel99@hotmail.com

Primary Location

1600 CHATEAU CREST LN
VESTAVIA HILLS, AL 35216

Additional Locations

1604 CHATEAU CREST LN, VESTAVIA HILLS AL 35216

User Advisory

Project Information

Property Address

1600 Chateau Crest Lane

Parcel ID Number

2800313005053.000

Legal Description

Lot 4&5 Chateau Crest Subdivision Map Book 228 Page 85

Current Zoning Classification

R-2

Acreage

1.47

Application Submission Date

07/23/2025

Reason for Request

Combining Lot 4 with Lot 5.

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.

true

Owner Name

Alpesh Patel

Company Name

--

Mailing Address

1600 Chateau Crest Lane

Owner Email

alpeshpatel99@hotmail.com

Phone Number

2053298590

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

false

Representative for Owner

--

Company Name

--

Email

Mailing Address of Representative

alpeshpatel99@hotmail.com

--

Phone No. of Representative

--

Surveyor Information

Name

Derek Meadows

Company

GSA

Mailing Address

1550 Woods of Riverchase Drive, STE 200

Phone Number

2059422486

Registration Number

29996

Email

dmeadows@gonzalez-strength.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 14, 2025

AGENDA ITEM

RZ-25-4 Mary Lu Roberts Is Requesting **Rezoning** For **3112 Sunview Dr.** from **Vestavia Hills R-5 to Vestavia Hills R-4** For The Purpose Of Single Family Development.

BACKGROUND

Lot has had a single family home since Cahaba Heights annexation. Rezoning approval will align zoning with current use and bring the home into zoning compliance. Rezoning will also grant a 25' front setback, which is where the house currently sits.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final2




Conrad Garrison
City Planner

Rezoning Application

Applicant

Primary Location

RZ-25-4

 MARY LU ROBERTS
 205-902-2325
 corealty@att.net

3112 SUNVIEW DR
VESTAVIA HILLS, AL 35243

Submitted On: Jun 25, 2025

User Advisory

Property Information

Subject Property Address

3112 Sunview Drive

Tax Parcel ID Number

28 00 15 4 009 016.001

Legal Description

COM NE INTER OF SUNVIEW DR & ASHBURY RD TH E 250 FT TO POB TH N 144.8 FT TH SE 108 FT TH S 120 FT TH W 108.4 FT TO POB SECT 15 TWSP 18S RANGE 2W

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

06/25/2025

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

R5 MULTIFAMILY

To Requested Zoning Classification

R1 RESIDENTIAL

For the Intended Purpose of:

homeowner wishes to change zoning for insurance purposes

Acreage of Subject Property

1

Acreage of Property to be Disturbed

0

Setbacks

Front

--

Back

--

Side

--

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Owner Address City State Zip

3112 Sunview Drive Vestavia AL 35243

Owner's Phone Number

205-902-2325

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Property Owner Name

Mary Lu Roberts

Company Name

--

Email Address of Owner

corealty@att.net

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--

From: [Mary Roberts](#)
To: [Conrad Garrison](#)
Subject: [External] amendment to application for rezoning 3112 Sunview Drive
Date: Tuesday, July 8, 2025 11:56:24 AM

Hi Conrad

Please update the application for rezoning on my house to R-4 instead of R-1. I want to rezone the house so that I can be able to rebuild the house should any reason the house is destroyed. All setbacks can remain the same and no variances will be necessary.

Let me know if you need any further information.

Sincerley

Mary Lu Roberts
Chateau Orleans Realty Company
O 205-967-1140
3125 Napoleon Ct,
Vestavia, AL 35243



Zoning1

PARCELID	2800154009016001
DISTRICT	020
ESN_NUM	62
PROPADD	3112 SUNVIEW DR
TAX_TOWNSH	28
SECTION	15
OSECTION	4
BLOCK	009
PARCEL	016001
VH_ZONING	R-5
ZNG_ORD	1984
ZNG_ORD_DT	03/21/2003
ZNG_ORD2	

[Zoom to](#)



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

August 14, 2025

AGENDA ITEM

RZ-25-5 William Paul & Rebecca Green Are Requesting **Rezoning** For **2610 & 2620 Stony Branch Rd.** from **Jefferson County E-1 to Vestavia Hills E-2** For The Purpose Of Annexation.

BACKGROUND

Properties were annexed by City Council on July 23, 2025 (Ord. 3274 & 3275). This is a compatible rezoning and is required by Ordinance.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final2




Conrad Garrison
City Planner

Rezoning Application

Applicant

Primary Location

RZ-25-5

 William Paul
 205-266-5728
 ap253@aol.com

2620 STONY BRANCH RD
VESTAVIA HILLS, AL 35243

Submitted On: Jun 30, 2025

Additional Locations

2610 STONY BRANCH RD, VESTAVIA HILLS AL 35243

User Advisory

Property Information

Subject Property Address

2620 Stony Branch Road

Tax Parcel ID Number

--

Legal Description

--

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

06/24/2025

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Jefferson County E-1

To Requested Zoning Classification

Vestavia Hills R-2

For the Intended Purpose of:

Annexation into Vestavia Hills

Acreage of Subject Property

2.5 acres

Acreage of Property to be Disturbed

0

Setbacks

Front

--

Back

--

Side

--

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

William Paul

Company Name

--

Owner Address City State Zip

2620 Stony Branch Road Birmingham, AL, 35243

Owner's Phone Number

2052665728

Email Address of Owner

ap253@aol.com

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Owner Representative/Responsible Party

same as above

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

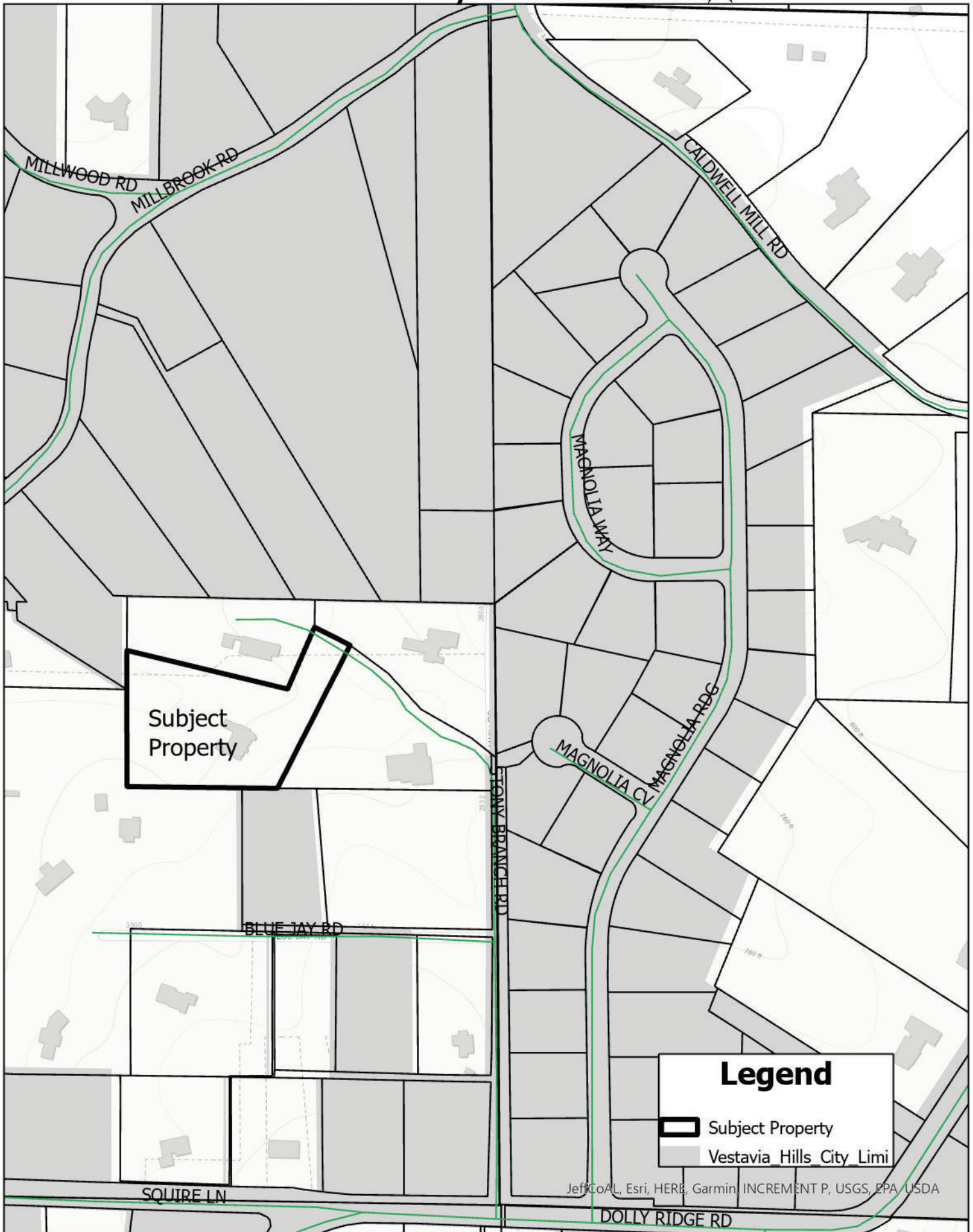
Phone Number

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Email

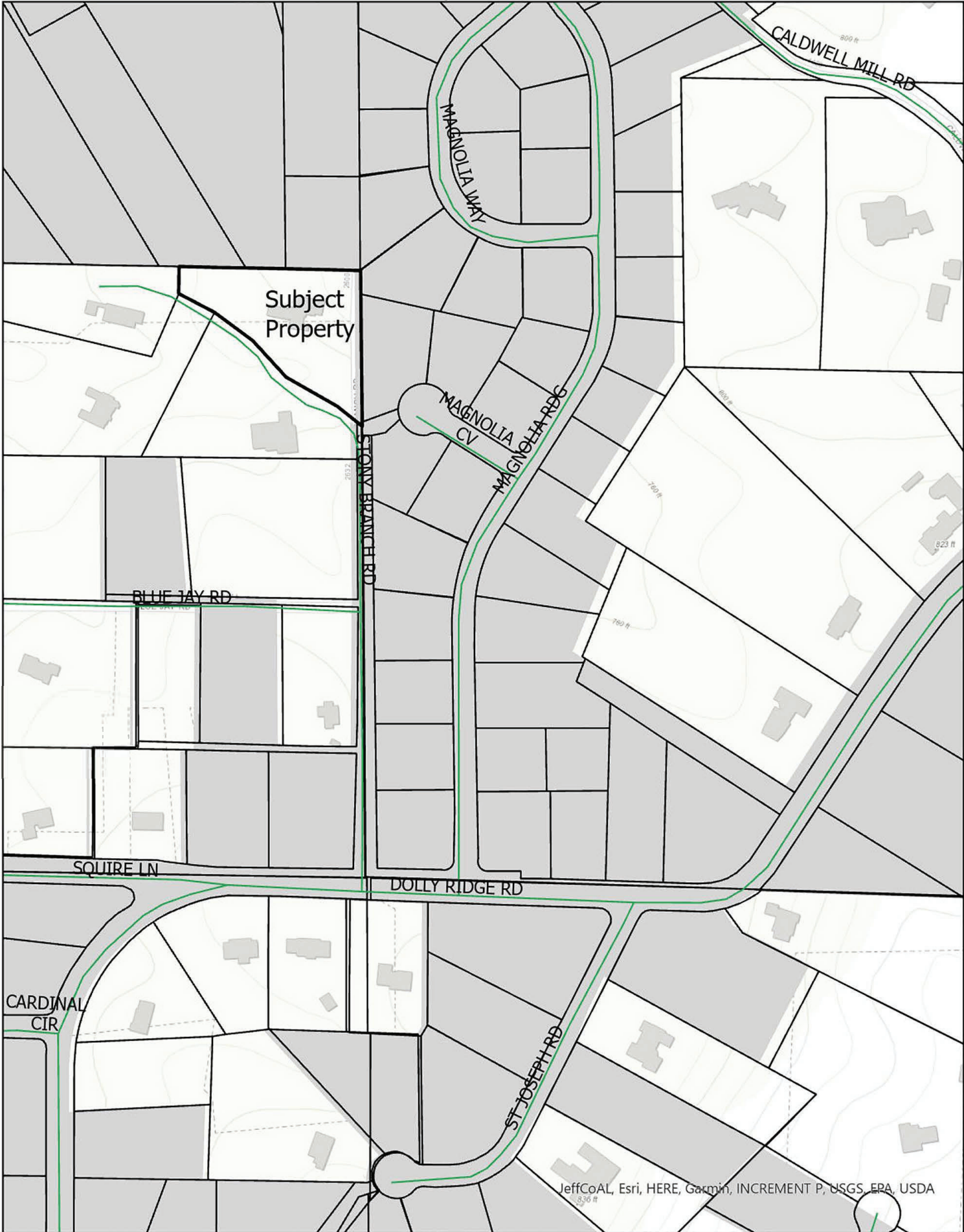
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2620 Stony Branch Rd



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

2610 Stony Branch Road



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Zoning1

PARCELID	2800282001041001
DISTRICT	001
ESN_NUM	504
PROPADD	2610 STONY BRANCH RD
TAX_TOWNSH	28
SECTION	28
QSECTION	2
BLOCK	001
PARCEL	041001
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	

Zoom to



VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

August 14, 2025

AGENDA ITEM

RZ-25-6 Hartbrook Development, LLC Is Requesting **Rezoning** For **2560 Rocky Ridge Rd.** from **Jefferson County CP Commercial to Vestavia Hills R-9** For The Purpose Of Annexation And Single Family Development.

BACKGROUND

Property is located on Rocky Ridge Rd., between Express Oil and Warren's Cove, and is currently in the 90 day annexation process. Request would allow 8 single-family homes on one street with guest parking. Proposed setbacks are 10' front, 10' rear, and 5' side. Current zoning is JC Preferred Commercial and would be considered downzoning. Proposed site plans and renderings are included.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final




Conrad Garrison
City Planner

Rezoning Application

Applicant

Primary Location

RZ-25-6

 Brandon Hays
 205-568-0551
 brandon@hartbrookdev.com

2560 ROCKY RIDGE RD
NOT IN THE CITY IN PROCESS OF
ANNEXATION, AL 35243

Submitted On: Jul 10, 2025

User Advisory

Property Information

Subject Property Address

2560 Rocky Ridge Road

Tax Parcel ID Number

28 00 32 2 002 033.000

Legal Description

Beginning at the Northwest corner of the NE¼ of the tffl ¼ of Section 32, Township 18 South, Range 2 West in Jefferson County, Alabama, run South along West line of said quarter-quarter section 997. 78 feet to point of beginning; thence run South along said West line 102.29 feet. thence turning an angle to the left of 73°40' and run Southeasterly 703.64 feet to an intersection with the Westerly line of Rocky Ridge Road, said point of intersection being 25 feet West of the center line of said road, thence turning an angle to the left of 79°2' and run Northeasterly along said Westerly line of said road 100 feet; thence turning an angle to the left of 100°58' and run Westerly 751.43 feet to the point of beginning.

Existing Parking Spaces

--

Proposed Parking Spaces

--

Submission Date

07/10/2025

Type of Project

New Residential Subdivision

Action Requested:

From Existing Zoning Classification

County

To Requested Zoning Classification

R9

For the Intended Purpose of:

New development of eight (8) single-family detached cottages. 2200-2400 sq. ft.

Acreage of Subject Property

1.62 acres

Acreage of Property to be Disturbed

1.14

Setbacks

Front

10

Back

10

Side

5

Open Space

0.78

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

Hartbrook Development LLC

Company Name

--

Owner Address City State Zip

1280 Moores Mill Road, Suite 209, Auburn, AL 36830

Owner's Phone Number

205-568-0551

Email Address of Owner

brandon@hartbrook.com

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Owner Representative/Responsible Party

Brandon Hays

Company Name

Hartbrook

Contact Email of Responsible Party

brandon@hartbrook.com

Mailing Address of Responsible Party

1280 Moores Mill Road, Ste. 209, Auburn, AL 36830

Phone No. of Responsible Party

205-568-0551

Email Address of Responsible Party

brandon@hartbrook.com

Project Engineer Information (if applicable)

Name

Josh Mura

Company

Samford Group

Mailing Address

2449 Moores Mill, Suite 120, Auburn, AL 36830

Phone Number

706-834-7379

Email

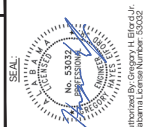
josh@samfordgroupllc.com



SAMFORD ENGINEERING
 2488 MOORE'S MILL ROAD
 AUBURN, AL 36830
 SAMF00000001.CAD

REV	DATE	DESCRIPTION

BROOKSTONE MANOR
 2560 ROCKY RIDGE ROAD
 VESTAVIA HILLS, JEFFERSON COUNTY, AL 35243



Authorized By: Gregory H. Blizard, Jr.
 Alabama License Number: 53032



DESIGN TEAM
 DRAWN BY: J.M.
 DESIGNED BY: J.M.
 CHECKED BY: J.M.

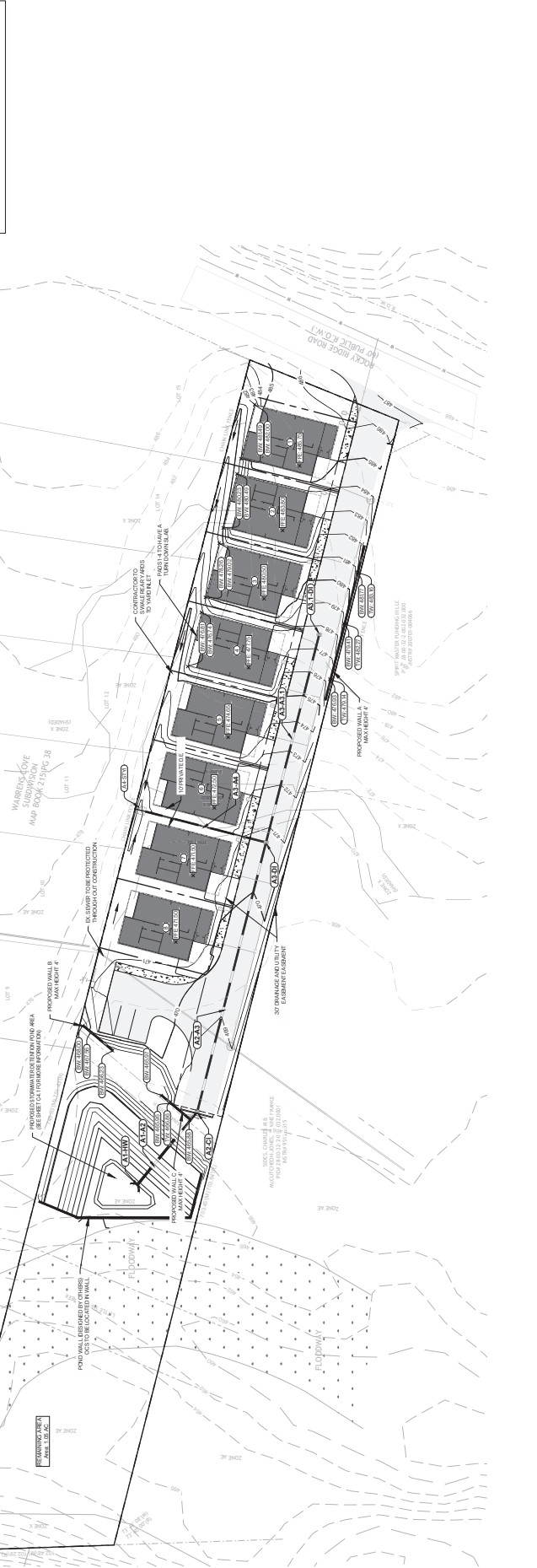


SHEET NUMBER: 7/02/2025
 SHEET TITLE: GRADING PLAN & PROFILES

C-4.0

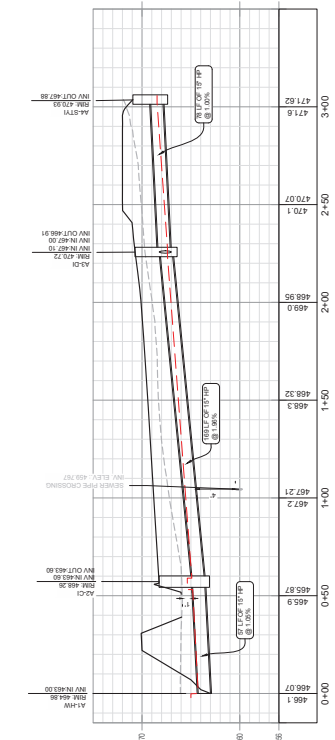
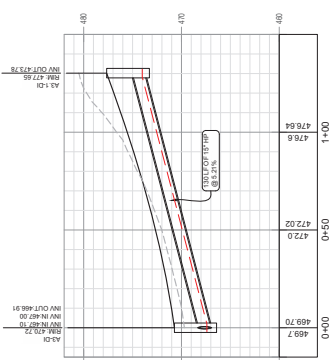
EARTHWORK CALCULATIONS:
 TOTAL CUT: 456 CU YD
 TOTAL FILL: 325 CU YD
 FILL FACTOR: 20%
 NET CU YD: 2,850 (FILL)

GRADING NOTES:
 CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY GRADING ACTIVITIES. ANY UTILITIES NOT SHOWN ON THESE PLANS ARE ENCOUNTERED BETWEEN THE CONSTRUCTION DRAWINGS AND FINDINGS IN THE FIELD.
 NO PAD ELEVATION CAN BE BELOW 471.00 PER FLOOD ANNUAL 1% IS.
 CONTRACTOR TO SWALE ALL WATER AWAY FROM BUILDING PADS.



NAME	SIZE	LENGTH	SLOPE	IN/UP	IN/IN (PIPE)	IN/OUT (PIPE)	MATERIAL
A1-A2	6"	92.25	1.00%	4610.0(A1-0)	4610.0(A1-1)	4610.0(A1-2)	HP
A2-A3	6"	98.65	1.00%	4605.0(A2-0)	4605.0(A2-1)	4605.0(A2-2)	HP
A3-A4	6"	98.10	1.00%	4600.0(A3-0)	4600.0(A3-1)	4600.0(A3-2)	HP
A4-A5	6"	77.84	1.00%	4610.0(A4-0)	4610.0(A4-1)	4610.0(A4-2)	HP

NAME	TYPE	STATION	RM	IN/IN (PIPE)	IN/OUT (PIPE)
A1-HP	REG WALL	0+00.00	4607.0	4610.0(A1-0)	4610.0(A1-2)
A2-CO	COMBINATION INLET	0+52.25	4608.0	4610.0(A2-0)	4610.0(A2-2)
A3-CO	DROP INLET	1+25.75	4707.1	4670.0(A3-1)	4685.0(A3-2)
A4-1-D	DROP INLET	1+98.10	477.02	4710.0(A4-1)	4710.0(A4-2)
A4-2-D	YARD INLET	3+00.00	480.00	480.00	480.00(A4-2)



PROFILE LEGEND

---	EXISTING GRADE
---	PROPOSED GRADE
---	25' WY. HOL.

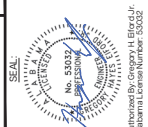
STORM# A3 TO A3.1

STORM# A1 TO A4



SAMFORD ENGINEERING
 248 MOORESDALE ROAD
 AUBURN, AL 36830
 SAMFORDENGINEERING.COM

BROOKSTONE MANOR
 2600 ROCKY RIDGE ROAD
 VESTAVIA HILLS, JEFFERSON COUNTY, AL 35243



Authorized by Gregory H. Blair, Jr.
 Alabama License Number: 53032



DESIGN TEAM
 DRAWN BY: J.M.
 DESIGNED BY: J.M.
 CHECKED BY: J.M.
 SCALE & NORTH ARROW:

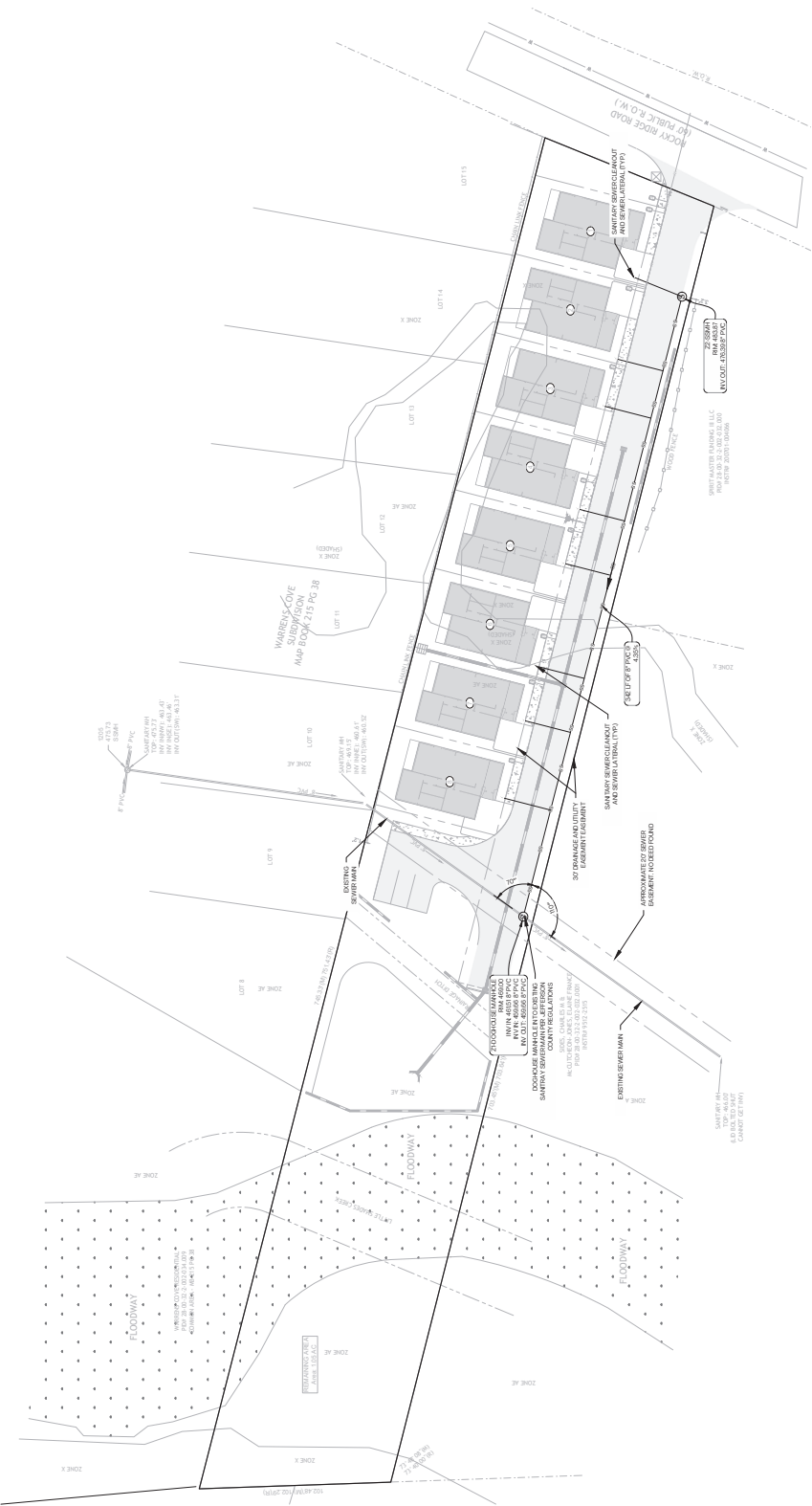


SCALE 1" = 30'
 SCALE NUMBER: 7/02/2025
 DATE:

SHEET TITLE:
 SEWER PLAN

C-5.0

GRADING NOTES
 CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY GRADING ACTIVITIES AND NOTIFY SAMFORD GROUP IF DISCREPANCIES ARE ENCOUNTERED BETWEEN THE CONSTRUCTION DRAWINGS AND FINDINGS IN THE FIELD.



JEFFERSON COUNTY ALABAMA
 UNIMPROVED SURFACE JOINT DETAIL
 STANDARD DRAWING NO. 501530.00

NOV. 1999 APPROVED

Notes:
 1. This detail is for use under conditions for which the "Standard Form" is not applicable.
 2. The contractor shall make a separate "S.I.A. Report" for the unimproved surface joint.
 3. See Item Comments.

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 UNIMPROVED SURFACE JOINT DETAIL
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 UNIMPROVED SURFACE JOINT DETAIL
 STANDARD DRAWING NO. 501530.00

NOV. 1999 APPROVED

Notes:
 1. Details for Section E-F are located in detail, roadway, or highway shall be 4" & 6" STUB-OUTS FROM DUCTILE IRON OR C-800 PVC MAN.

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JEFFERSON COUNTY ALABAMA
 UNIMPROVED SURFACE JOINT DETAIL
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NOV. 1999 APPROVED

Notes:
 1. Refer to base section on 501500.

JEFFERSON COUNTY ALABAMA
 UNIMPROVED SURFACE JOINT DETAIL
 STANDARD DRAWING NO. 501530.00

NOV. 1999 APPROVED

Dim.	A	B	C	D	E	F	G	H	J	K
45	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
50	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
55	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
60	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
65	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
70	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
75	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
80	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
85	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
90	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
95	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
100	13.125	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

JEFFERSON COUNTY ALABAMA
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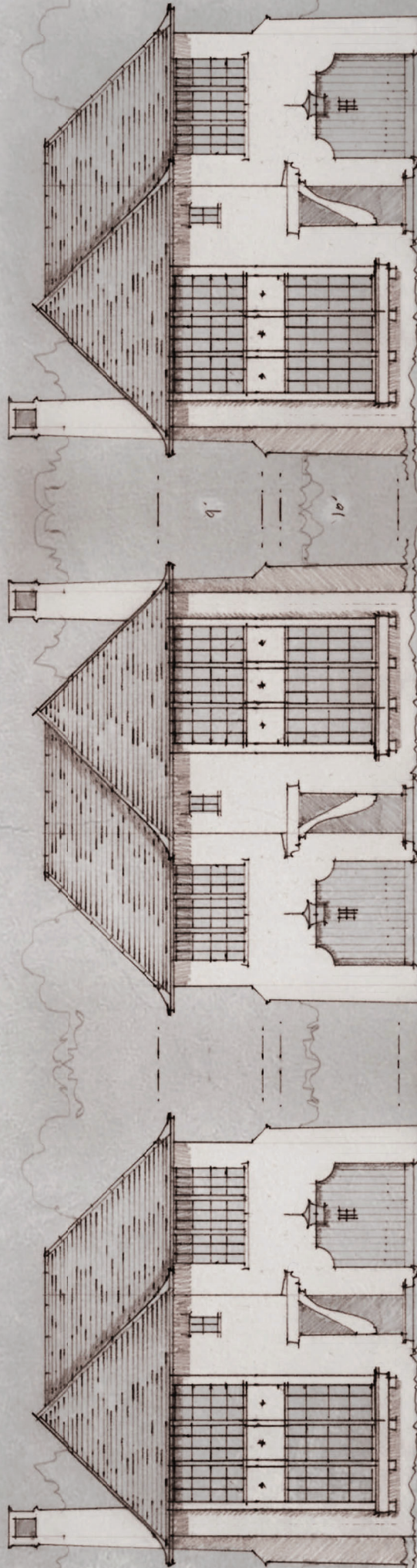
JEFFERSON COUNTY ALABAMA
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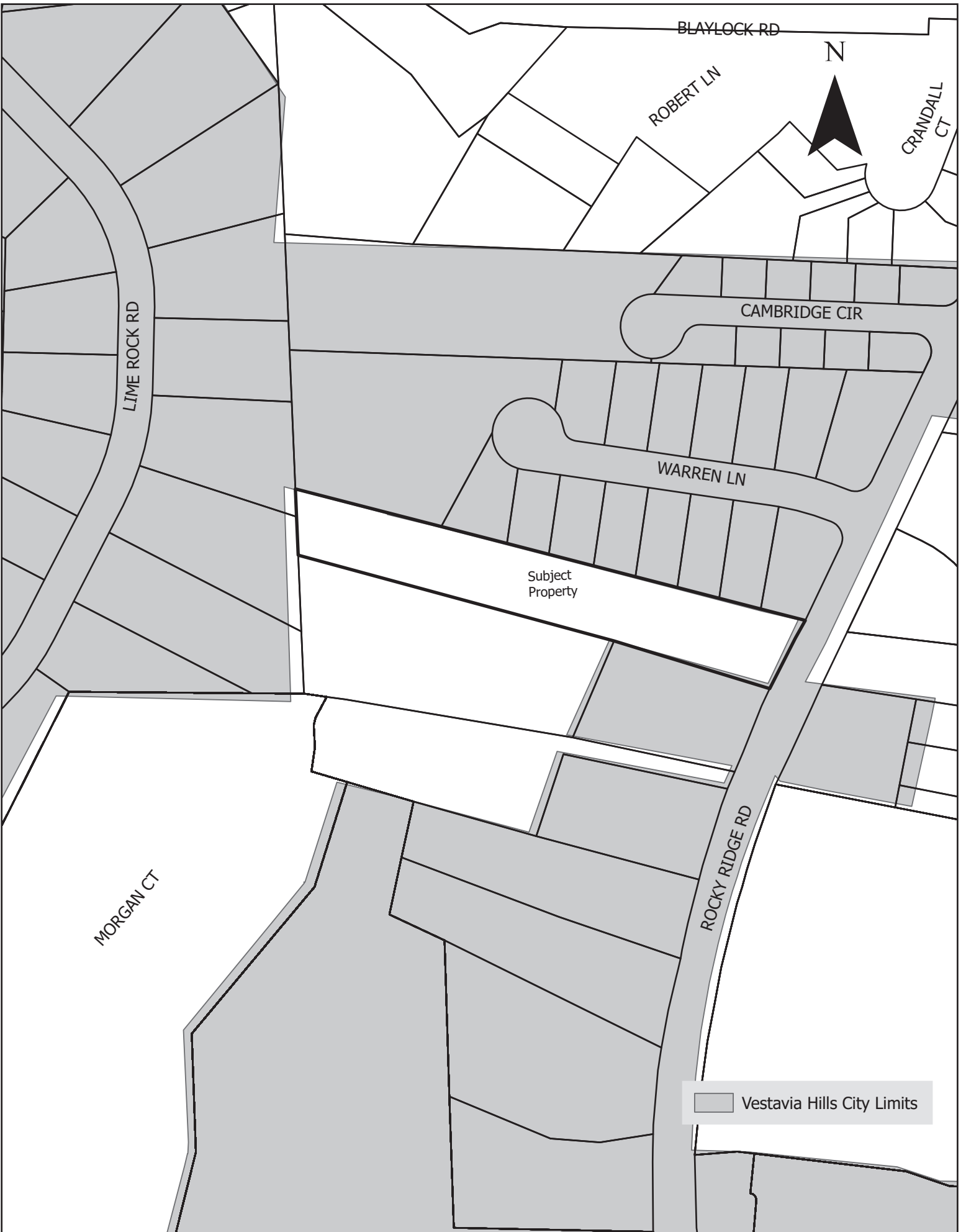


LONG & LONG
DESIGN



Entry Elevation

ROCKY RIDGE ROAD
VESTAVIA HILLS, ALABAMA





Zoning1	
PARCELID	2800322002033000
DISTRICT	001
ESN_NUM	504
PROPADD	2560 ROCKY RIDGE RD
TAX_TOWNSHIP	28
SECTION	32
OSECTION	2
BLOCK	002
PARCEL	033000
VH_ZONING	ZNG_ORD
ZNG_ORD_DT	ZNG_ORD2
ZNG_ORD2	Zoom.10