



Vestavia Hills
Planning and Zoning Commission Agenda
July 11, 2024
6:00 PM

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

Preliminary Plats

4. Liberty Park Joint Venture, LLP Is Requesting **Preliminary Plat Approval** For **The Bray Residential Phase I Municipal Site**. The Purpose For This Request Is To Plat Eighty-Seven Lots And Private Streets. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Final Plats

Consent Agenda

5. FP-24-12 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase II First Addition**. The Purpose For This Request Is To Plat One Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
6. FP-24-13FP-24-13 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase III Second Sector**. The Purpose For This Request Is To Plat Twenty Three Lots And One Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.
7. FP-24-14FP-24-14 Rusty & Judith Fuller and the City of Vestavia Hills Are Requesting **Final Plat Approval** For **Wald Park Survey No. 3**. The Purpose For This Request Is To Create A New Lot And Resurvey Lot Lines. The Property Is Owned By Rusty & Judith Fuller and the City of Vestavia Hills and Is Zoned Vestavia Hills R-2 and Institutional.
8. FP-24-15FP-24-15 James Fitch Is Requesting **Final Plat Approval** For **Resurvey Of Lot 7 And 8 Block 18 Biltmore Estates**. The Purpose For This

Request Is To Combine Lots. The Property Is Owned By James Fitch and Is Zoned Vestavia Hills R-2.

Rezoning

SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS

Due to the COVID-19 safety advice given by the ADPH, the P&Z Commission's meetings are available via video-conference and teleconference. If you choose not to attend in person, you may still participate. Following are instructions for options to participate remotely.

COMPUTER PARTICIPATION (view/participate in real time)

To participate in by videoconference, click <https://us02web.zoom.us/j/7970217974>. When the Zoom.us window opens in your browser, click "Allow" so that the page may open to a waiting room. The host will open the meeting and bring all into the meeting room 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 "Raise Hand" 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.

Using the icons on the Zoom screen, you can:

- Mute/unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand
- Change your screen name displayed in the participant list and video window
- Toggle between "speaker" and "gallery" views – "Speaker view" shows the active speaker; "Gallery view" tiles all of the meeting participants

TELEPHONE PARTICIPATION (view/participate in real time)

To participate by telephone, dial 312.626.6799 and enter the meeting ID: 7970217974. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, press *6 on your phone keypad to unmute yourself. 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 Council.

Zoom meetings may be recorded. By participating in the meeting, you are consenting to be recorded. 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 ended 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

JUNE 13, 2024

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:

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

MEMBERS ABSENT:

Rusty Weaver
Hasting Sykes

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner
Christopher Brady, City Engineer

**Appeared via Zoom*

APPROVAL OF MINUTES

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

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

Mr. Farrell – yes	Ms. Cochran – yes
Mr. Romeo – yes	Mr. Blackenburg– yes
Mr. Honeycutt – yes	Mr. Maloof– yes
Mr. Vercher– yes	

Motion carried.

Preliminary Plats

PP-24-1 Liberty Park Joint Venture, LLP Is Requesting Preliminary Plat Approval For Old Overton Residential Hole 9 Sector. The Purpose For This Request Is To Plat Sixteen Lots And Two Private Street. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

Mr. Garrison explained the request was for sixteen new lots and right of way and ministerial.

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

MOTION Motion to approve Preliminary Plat Approval For Old Overton Residential Hole 9 Sector was made by Mr. Romeo and second was by Mr. Honeycutt. Voice vote as follows:

Mr. Farrell – yes	Ms. Cochran – abstained
Mr. Romeo – yes	Mr. Blackenburg– yes
Mr. Honeycutt – yes	Mr. Maloof– yes
Mr. Vercher– yes	

Motion carried.

Final Plats

FP-24-11 Patrick Gilbert Is Requesting Final Plat Approval For Rumore's Addition To Vestavia Hills. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Michael Rumore and Is Zoned Vestavia Hills R-2.

Mr. Garrison explained the requests were ministerial.

Mr. Vercher opened the floor for a public hearing.

A discussion was held over property lines and the adjacent public trail system.

Mr. Vercher closed the public hearing and opened the floor for a motion.

MOTION Motion to approve FP-24-11 was made by Mr. Romeo and second was by Mr. Honeycutt. Voice vote as follows:

Mr. Farrell – yes	Ms. Cochran – yes
Mr. Romeo – yes	Mr. Blackenburg– yes
Mr. Honeycutt – yes	Mr. Maloof– yes
Mr. Vercher– yes	

Motion carried.

Rezoning

RZ-24-4 Draper McMillan Is Requesting **Rezoning** For **3916 Waynely Dr.** from **Vestavia Hills R-4 to Vestavia Hills O-1** For The Purpose Of Office Use.

Mr. Garrison explained the request would rezone property for a new office building.

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

MOTION: Mr. Honeycutt made a motion to recommend Rezoning for 3916 Waynely Dr. from Vestavia Hills R-4 to Vestavia Hills O-1 with the following conditions:

1. Rezoning is not final until Final Plat has been recorded combining lots for project.

Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Ms. Cochran – yes
Mr. Romeo – yes	Mr. Honeycutt– yes
Mr. Maloof – yes	Mr. Blakenburg– yes
Mr. Vercher– yes	

Motion carried.

Conrad Garrison, City Planner

Preliminary Plat Application	Applicant	Primary Location
PP-24-2	 Alex Pattillo	1400 U1 S LIBERTY RD
Submitted On: Jun 21, 2024	 205-313-1138	VESTAVIA HILLS, AL 35242
	 apattillo@schoel.com	

Project Information

Property Address	Parcel ID Number
1400 South Liberty Road	28 00 13 3 000 001.000
Legal Description	Current Zoning Classification
Metes and Bounds Desc	PUD-PB
Acreage	Application Submission Date
67	6/21/2024
Reason for Request	
Preliminary Plat Application for new Residential Subdivision to be created from Acreage.	

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 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.
		--
Owner Name	Company Name	
Matthew Rohling	Liberty Park Joint Venture LLP	
Mailing Address	Owner Email	
1000 Urban Center Drive, Suite 235, Vestavia Hills, AL 35242	--	
Phone Number	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.	
205-945-6428	true	
Representative for Owner	Company Name	
Alex Pattillo	Schoel	
Email	Mailing Address of Representative	
apattillo@schoel.com	1001 22nd St S, Birmingham, AL 35205	
Phone No. of Representative		
205-313-1138		

Surveyor Information

Name

Mark Clark

Company

Schoel

Mailing Address

1001 22nd St S

Phone Number

205-313-1140

Registration Number

--

Email

mclark@schoel.com

THE BRAY RESIDENTIAL PHASE 1 AND MUNICIPAL SITE

THE BRAY AT LIBERTY PARK VESTAVIA HILLS, ALABAMA

DRAWING INDEX

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OWNER
LIBERTY PARK JOINT VENTURE
1000 URBAN CENTER DRIVE SUITE 235
VESTAVIA HILLS, AL 35242
CONTACT: JOHN BONANNO
PHONE: (770) 367-9522

CIVIL ENGINEER
SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
CONTACT: ALEX PATILLO, P.E.
PHONE: (205) 313-1138



VICINITY MAP
N.T.S.

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING APPLICATION, AND PAYING FOR ALL NECESSARY PERMITS. ALL PERMITS MUST BE IN HAND BEFORE CONSTRUCTION BEGINS.
2. THE CONTRACTOR SHALL REMOVE THE DESTRUCTION OF ALL SURVEY MONUMENTS, BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY REMOVED OR LOST MONUMENTS, DISTURBANCE OF ANY PERMANENT, AND IS NOT TO DISTURB THE POINT UNTIL WRITTEN PERMISSION TO DO SO HAS BEEN GRANTED BY THE CONSULTANT.
3. ALL EXISTING TREES AND SHRUBS OUTSIDE OF THE LIMITS OF WORK SHALL BE PROTECTED DURING CONSTRUCTION, AND ARE NOT TO BE DAMAGED IN ANY MANNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING IMPROVEMENTS THAT ARE TO REMAIN ON OR OFF SITE DUE TO CONSTRUCTION OF THIS PROJECT. ANY DAMAGES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL BOLLERS, DEBRIS, EXCESS CONSTRUCTION MATERIALS AND MATERIAL GENERATED FROM ANY DEMOLITION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EXISTING UTILITIES LOCATED PRIOR TO THE COMMENCEMENT OF THE PROJECT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AS TO THE ACCURACY ON COMPLETION OF THE EXISTING UTILITIES SHOWN ON THE PLANS.
7. UNLESS INDICATED OTHERWISE ON THE PLANS, ALL STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-79), COMPACTED GRANULAR MATERIAL FOR BEDDING SHALL BE REQUIRED AS SHOWN ON THE PIPE BEDDING DETAIL.
8. UNLESS INDICATED OTHERWISE ON THE PLANS, ALL RIP RAP SHALL BE CLASS II, IN ACCORDANCE WITH SECTION B14, ADOPT, LATEST EDITION, AND SHALL BE GROUDED WHERE INDICATED ON THE PLANS.
9. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF THE WORKMEN AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. THE CONTRACTOR SHALL CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL, DEVICES AND SAFETY MEASURES FOR THE CONSTRUCTION WORK WITHIN PUBLIC RIGHTS-OF-WAY AND OTHER AREAS WHICH REQUIRE ITS USE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (M.U.T.C.D.) LATEST EDITION.
11. ALL SIDEWALKS SHALL HAVE A 1:82 MAXIMUM CROSS SLOPE. ALL MANHOLES, PARKING RAMP, SLOPS, AND SYMBOLS SHALL CONFORM TO THE LATEST AMERICANS WITH DISABILITIES ACT (ADA) SPECIFICATIONS. IF DISCREPANCIES ARISE, THE CONTRACTOR SHALL CONTACT THE CONSULTANT AND ENSURE THAT THESE REQUIREMENTS ARE MET.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXTENT, LOCATION, AND ELEVATION OF THE EXISTING PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SITE CONDITION OF ELEVATION IS FOUND. THE CONTRACTOR SHALL NOTIFY THE PROJECT CONSULTANT IMMEDIATELY.
13. THE CONTRACTOR SHALL CHECK THE ARCHITECTURAL AND MEP PLANS WITH THE SITE PLAN FOR ANY DISCREPANCIES BEFORE THE WORK BEGINS. THE CONSULTANT IS NOT RESPONSIBLE FOR ARCHITECTURAL, AND MEP CHANGES AFTER PLANS HAVE BEEN SUBMITTED OR CHANGES MADE DURING CONSTRUCTION.
14. ANY MAJOR CHANGES OR REVISIONS MADE TO THE PLANS AFTER INITIAL APPROVAL SHALL BE OFFICIALLY SUBMITTED FOR PERMITTING AGENCIES. APPROVAL OF CHANGES MUST BE OBTAINED BEFORE THE CONTRACTOR UTILIZES ANY OF THE CHANGED CHANGES/REVISIONS OR THEY WILL BE AT THE CONTRACTOR'S RISK.

EARTHWORK GENERAL NOTES:

1. THE SITE TOPOGRAPHY AND OTHER TOPOGRAPHIC DATA SHOWN ON THE PLANS OR INCLUDED IN THE SPECIFICATIONS ARE THE BASIS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INVESTIGATIONS AS REQUIRED TO OBTAIN A COMPLETELY ACCURATE AND CORRECT UNDERSTANDING OF THE SITE, INCLUDING SURFACE CONSTRUCTION, FOR PREPARATION OF HIS BID, AND FOR THE SUCCESSFUL EXECUTION OF THE WORK.
2. UNLESS INDICATED OTHERWISE ON THE PLANS, ALL PROPOSED CONTIGUOUS AND ALL PROPOSED SLOPE ELEVATIONS SHOWN ARE TO BE FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUB-GRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE PROTECTION OF HIS WORK, SUCH GRADING AS IS REQUIRED FOR THIS PURPOSE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE PERFORMED AT HIS OWN ADDITIONAL COST TO THE OWNER. THE OWNER MAY DIRECT THE CONTRACTOR TO PERFORM SUCH GRADING AND DRAINAGE AS IS NECESSARY TO PREVENT SURFACE RUNOFF FROM DAMAGING THE WORK.
4. ALL EARTH FILL SHALL BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS, GEOTECHNICAL RECOMMENDATIONS AND/OR GOVERNING MUNICIPAL STANDARDS, WHICHEVER IS STRicter.
5. ALL EARTH FILL SHALL BE PLACED IN UNIFORM LAYERS OR LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, UNLESS OTHERWISE SPECIFIED.
6. ALL EARTH FILL SHALL BE PLACED IN ACCORDANCE WITH SECTION 705, ADJUST LAYER EDITION. ALL EARTH FILL UNDER BUILDINGS SHALL ALSO MEET REQUIREMENTS OF THE ARCHITECT'S PLANS AND SPECIFICATIONS.
7. IF A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE SITE PREPARATION RECOMMENDATIONS SPECIFIED WITHIN THIS DOCUMENT, UNLESS MORE STRINGENT REQUIREMENTS ARE GIVEN ON THE PLANS.
8. ANY EXCESS DRAINAGE CREATED BY GRADING OPERATIONS SHALL BE CONSIDERED WASTE AND SHALL BE HAULED OFF AND DISPOSED OF LEGALLY AT THE CONTRACTOR'S EXPENSE OR NEGOTIATED WITH OWNER TO DISPOSE OF ON SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS, CONCRETE PAVING, AND SEWERLINES. THERE SHALL BE NO PONDING OF WATER ON THE SITE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND CONDITIONS OF ALL UTILITIES TO BE UTILIZED FOR CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PROJECT CONSULTANT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES. ALL SERVICE LOCATIONS SHALL BE APPROVED BY THE PROJECT CONSULTANT. THE CONTRACTOR SHALL CONFORM TO THE LATEST SPECIFICATIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY LOCATIONS WITH THE LOCAL UTILITIES. CONTRACT WITH EACH UTILITY SHOULD BE MADE BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS ON THIS PROJECT.
12. CONTRACTOR TO COORDINATE ALL UTILITY SHUTOFFS WITH OWNER 7 DAYS PRIOR TO WORK. ALL EFFORTS SHOULD BE MADE TO MINIMIZE SHUTOFFS TO UTILITIES SERVING OTHER FACILITIES.
13. INSTABLE AND PUMPING SURGE DRAINAGE CONDITIONS MAY OCCUR DURING SITE PREPARATION AND UNDERCUTTING OPERATIONS. PROPER PROTECTION OF SURGE DRAINAGE, AND DRAINING WHEN SITE PREPARATION AND UNDERCUTTING OPERATIONS ARE COMPLETED, SHALL BE MADE TO MAINTAIN EQUIPMENT TAGGING AND TRAFFIC TO SPECIFIC AREAS AND LIMIT THE AMOUNT OF UNDERCUTTING AND SOIL STABILIZATION THAT MAY BE NEEDED.
14. THE CONTRACTOR IS TO COORDINATE ALL BUILD-UP WITH THE GEOTECHNICAL EVALUATION. IF NO GEOTECHNICAL REPORT IS AVAILABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL REPORT. THE CONTRACTOR SHALL EVALUATE SUCH AS PAVEMENT BUILT-UP (DESIGN), WALLS, ETC. SPECIFIC CONSTRUCTION CONCERNS AND ACTUAL CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL REPORT IF ONE IS PERFORMED AT A LATER DATE.

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHALL BE OBSERVED BY THE OWNER (OR OWNER'S REPRESENTATIVE) ON A PERIODIC BASIS, BUT NOT LESS THAN ONCE PER MONTH, AND THE GRADING CONTRACTOR SHALL MAKE AN NECESSARY ADJUSTMENTS/REPAIRS AS REQUESTED BY THE OWNER.
2. MEASURES SHALL BE TAKEN TO PREVENT EROSION CONTROL DEVICES FROM BEING DAMAGED OR DESTROYED. MEASURES SHALL BE REQUIRED TO MAINTAIN THE CONTINUED EFFECTIVENESS OF EROSION CONTROL DEVICES DURING CONSTRUCTION. ADDITIONAL MEASURES REQUIRED FOR COMPLIANCE SHALL BE INCLUDED IN BASE PRICING.
3. COORDINATE SEDIMENTATIONS AND EROSION CONTROL MEASURES WITH THE CLEARING AND GRUBBING OPERATION. THESE ACTIVITIES MUST OCCUR IN THE PROPER SEQUENCE IN RELATION TO ONE ANOTHER.
4. THE CONTRACTOR WILL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES (BOTH TEMPORARY AND PERMANENT) AS A CONTINUING PROGRAM UNTIL THE SITE WORK IS COMPLETE AND THE SITE IS STABILIZED. THIS PROGRAM SHALL BE MONITORED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ACCUMULATED SILT, SILT FENCES AND OTHER EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY SIGNIFICANT RAIN EVENT.
5. ALL EROSION CONTROL MEASURES COMPROMISED BY SEDIMENT BUILDUP, INCLUDING RIP RAP, SILT FENCE, HAY DAMS, CHECKS, OR OTHER DEVICES WILL BE REPAIRED OR REPLACED AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EROSION CONTROL DEVICES THAT HAVE BEEN CLEANED OUT. OTHER EROSION CONTROL DEVICES SHALL BE DISPOSED OF AT A LOCATION APPROVED BY THE OWNER OR THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF SILT/SEDIMENT (IF NOT REUSABLE ON-SITE) AND SILT REMOVAL FROM THE EROSION CONTROL DEVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL SILT/SEDIMENT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION OPERATIONS.
7. DO NOT DEPOSIT WASTE, LOOSE SOIL OR OTHER MATERIALS IN LIVE STREAMS, SWALES OR DRAINAGE WAYS, EXCEPT AS APPROPRIATE FOR EROSION CONTROL (E.G. LOG AND BRUSH CHECKS).
8. AFTER THE EROSION ACTIVITY HAS STABILIZED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION CONTROL DEVICES. THE DIRECTION OF THE OWNER AND CLEARING UP AND DRESSING THE AREA TO THE SATISFACTION OF THE OWNER.
9. SILT FENCES ARE TEMPORARY EROSION CONTROL DEVICES THAT SHALL BE ERRECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
10. IN FLAT AREAS, SILT FENCES SHOULD BE CONSTRUCTED IN THE SHAPE OF A HORSESHOE, INWHEVER POSSIBLE, SO AS TO AID IN FLOODING AND TO FACILITATE SEDIMENTATION.
11. SILT FENCING OR OTHER APPROPRIATE EROSION CONTROL MEASURES AS DIRECTED ON THE PLANS SHALL BE PLACED AT THE DOWNSTREAM EDGE OF ALL DISTURBED AREAS.
12. HAY BALES ARE TEMPORARY EROSION CONTROL DEVICES THAT SHALL BE USED IN CONJUNCTION WITH OTHER EROSION CONTROL MEASURES TO PREVENT EROSION OF THE DOWNSTREAM EDGE OF ALL DISTURBED AREAS. MATERIAL WEIGHING NOT LESS THAN 30 POUNDS AND SECURED WITH TWO STAKES AS SHOWN IN THE HAY BALE DETAIL.
13. ALL SLOPE STORM INLETS IN DISTURBED AREAS OR IN OTHER AREAS SUBJECT TO POTENTIAL INFLOW OF SEDIMENT SHALL BE PROTECTED AT A MINIMUM WITH CHECK DAMS AND SILT FENCE.
14. ADDITIONAL SILT FENCES, WATLES OR CHECK DAMS MAY BE REQUIRED TO CONTROL SLTING OR EROSION AS CONSTRUCTION PROGRESSES AND SHALL BE INCLUDED IN PRICING.
15. ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 13 DAYS MUST BE SEEDED AND MULCHED.
16. AS NECESSARY, ON-SITE PROTECTIES IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL PREVENT SILT FROM LEAVING THE PROJECT CONTINUES DUE TO EXTREME WEATHER CONDITIONS OR CONDITIONS.
17. ANY DISTURBANCE OF SOIL AND VEGETATION OUTSIDE THE LIMITS OF THE CLEARING LINE WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. DISTURBANCES OCCURRING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDIATE THE AREA AT NO ADDITIONAL COST TO THE OWNER.
18. PREVENT RUN-ON AND RUN-OFF FROM SOIL PILES BY SURROUNDING PILE WITH WATLES AND/OR SILT FENCE.
19. PREVENT AND CONTROL SOIL EROSION AND GULLING WITHIN THE PROPERTY COVERED BY CONTRACT AND THE ADJACENT PROPERTIES AS A RESULT OF CONSTRUCTION.
20. CONSTRUCT ROADSIDE DITCHES AS REQUIRED DURING ROAD CONSTRUCTION TO ALLOW STORM RUNOFF TO DRAIN.
21. ALL CONSTRUCTION STREAM CROSSINGS SHALL HAVE A 24" DIAMETER PIPE (OR LARGER, AS SUGGESTED BY THE CONTRACTOR) TO ALLOW WATER TO PASS UNDER THE ROAD. THE ROAD CROSSES THE STREAM SHALL BE RIP-RAPPED AS REQUIRED TO PREVENT SEDIMENT WASH-OFF FROM THE ROAD.
22. AN ACCESS ROAD SUFFICIENT TO ALLOW THE USE OF APPROPRIATE MAINTENANCE EQUIPMENT SHALL BE EXTENDED TO EACH CONSTRUCTOR EROSION CONTROL DEVICE.
23. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COLLECTION, STORAGE, AND DISPOSAL OF SOLID AND SANITARY WASTES. DISPOSAL OF THESE WASTES SHALL BE OFF-SITE IN AN APPROPRIATELY PERMITTED FACILITY.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER ON-SITE HANDLING USE, STORAGE AND DISPOSAL OF PAINTS, SOLVENTS, CHEMICALS, RESTORERS, HERBICIDES, FERTILIZERS, OILS, GREASES, LUBRICANTS AND OTHER HAZARDOUS MATERIAL TO PREVENT POLLUTION OF THE EROSION CONTROL DEVICES, WATLES, CHECK DAMS AND SEDIMENTATION IN THE AREA.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER ON-SITE HANDLING AND DISPOSAL OF ALL WASTE MATERIALS DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER MEANS WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
26. THE CONTRACTOR SHALL REVIEW AND MAINTAIN A COPY OF THE NPDES PERMIT COMPLETE WITH ALL CONDITIONS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUE CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED TOXIC LIQUIDS FOR SUE SUPPRESSION OPERATIONS IS PROHIBITED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUE CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED TOXIC LIQUIDS FOR SUE SUPPRESSION OPERATIONS IS PROHIBITED.

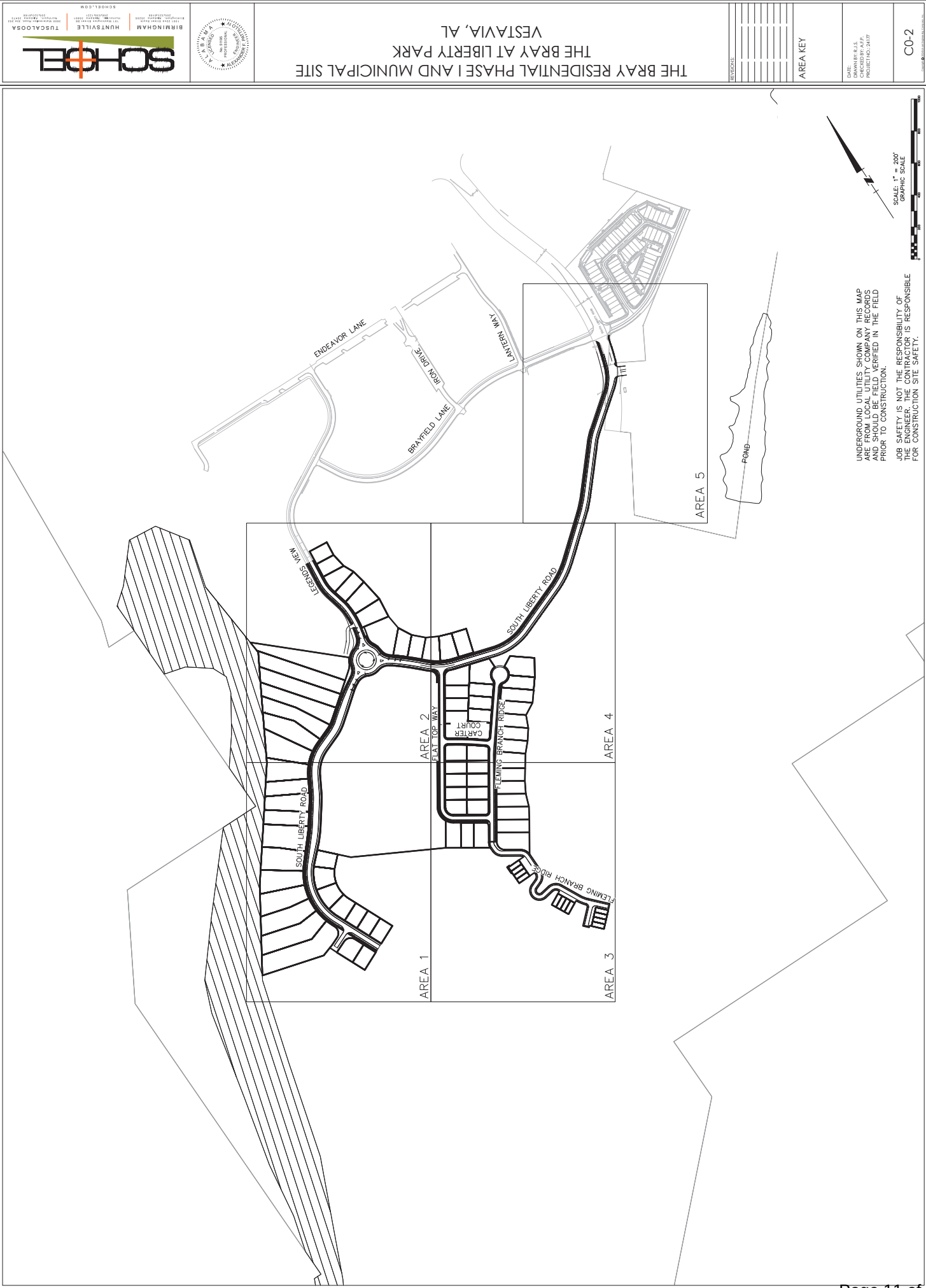
EROSION & SEDIMENT CONTROL CONSTRUCTION SEQUENCE:

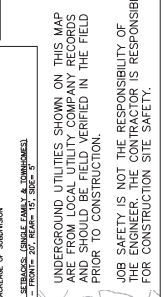
1. INITIAL CONSTRUCTION ENTRANCES WITH CRUSHED AGGREGATE BASE COURSE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL BE REQUIRED TO ENTER OR EXIT THE PROJECT. CONSTRUCTION ENTRANCES SHALL BE LESS THAN 50 FEET LONG AND 6' IN DEPTH, WITH ANY AREAS INDICATED ON THE PLANS).
 2. INITIAL SEEDING TRIPS (IF ANY ARE INDICATED ON THE PLANS).
 3. GRADE IN DRAINAGE SWALES AS NECESSARY TO DIRECT DRAINAGE FROM DISTURBED AREAS TO SEDIMENT TRAPS OR PROTECTED INLETS.
 4. INITIAL SILT FENCES AT INDICATED LOCATIONS. INSTALL STRAW WATLES AND GRAVEL BAG FILTERS AT STORM SEWER ENTRANCES AS THEY ARE CONSTRUCTED.
 5. MULCH, MULCH, FERTILIZE, SEED, SOD AND/OR STRAW ALL DISTURBED AREAS IMMEDIATELY FOLLOWING FINAL GRADING. CONTRACTOR SHALL COORDINATE BETWEEN THE EROSION CONTROL, PLANT AND LANDSCAPE PLAN AS NECESSARY.
 6. WASH DOWN CONSTRUCTION ENTRANCES AS NECESSARY TO LIMIT MUD AND DEBRIS BEING CARRIED OUT ADJACENT AREAS. CONSTRUCTION ENTRANCES SHALL BE GRATED TO PREVENT TOY TRUCKS OR OTHER EROSION CONTROL MEASURES.
 7. FOLLOWING COMPLETION OF PAVEMENT, STORM SYSTEM, AND MULCHING AND SEEDING ACTIVITIES, FLUSH OR CLEAN ALL SEDIMENT FROM STORM PIPE SYSTEM.
 8. WHEN CONSTRUCTION IS COMPLETE AND UPON APPROVAL OF THE LOCAL GOVERNING AGENCY, REMOVE SILT FENCES AND GRAVEL BAG FILTERS, SPREAD AND GRADE COLLECTED MATERIALS, AND MULCH, MULCH, FERTILIZE, SEED AND STRAW.
 9. REMOVE SEDIMENT FROM DITCHES (PROPERLY DISPOSE OF IT OFFSITE) AND REGRADE TO DEPTH AND SHOW SIZE ON THE GRADING PLAN. SHEALD AND GRADE COLLECTED MATERIALS, AND SEED.
 10. REMOVE SEDIMENT TRAPS, AND SEED DISTURBED AREA.
 11. SEE AREA CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) PLANS FOR ADDITIONAL INFORMATION RELATED TO EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE BMP PLAN TO BE FOLLOWED TO KEEP THE PROJECT CONFORMANCE WITH THE SITES ADMIN PERMIT.
 12. ALL EROSION CONTROL DEVICES USED BY THE CONTRACTOR MUST MEET OR EXCEED REQUIREMENTS FOUND IN THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.
- #### PAVEMENT CONSTRUCTION GENERAL NOTES
1. ADJUT, LATEST EDITION, SHALL MEAN ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 2. CRUSHED AGGREGATE BASE COURSE PLANT MIXED SHALL BE PLACED IN ACCORDANCE WITH SECTION 301, ADJUT, LATEST EDITION. CRUSHED AGGREGATE BASE COURSE PLANT MIXED SHALL BE PLACED IN ACCORDANCE WITH SECTION 301, ADJUT, LATEST EDITION.
 3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH SECTION 400, ADJUT, LATEST EDITION.
 4. BITUMINOUS CONCRETE BINDER LAYER SHALL BE PLACED IN ACCORDANCE WITH SECTION 424-4, ADJUT, LATEST EDITION.
 5. BITUMINOUS CONCRETE WEARING SURFACE LAYER SHALL BE PLACED IN ACCORDANCE WITH SECTION 424-4, ADJUT, LATEST EDITION.
 6. THE SITE SHALL BE CLEARED AND ALL UNSUITABLE MATERIALS REMOVED PRIOR TO PLACING AND COMPACTING CONCRETE.
 7. CONCRETE SHALL BE CURED AND COVERED, COVERED TO A DEPTH OF 4" AND THEN RECOMPACTED TO LODGE OF 4". THE MAXIMUM RYDENSITY, PLUS OR MINUS 2% OF OPTIMUM MOISTURE (ASTM-667-98).
 8. IN ROCK EXCAVATION, A MINIMUM OF 1 FOOT 500 PSI MIN. COMPRESSIVE STRENGTH CONCRETE, 5"X10"X22", WHEEL STOPS ARE TO BE SECURELY ATTACHED TO PAVEMENT WITH A MINIMUM OF 2-3/8"X18" GALVANIZED STEEL DOWELS EMBEDDED IN WHEEL STOPS 11" FROM ENDS, AND FINELY BONDED TO WHEEL STOPS AND PAVEMENT.
 9. PAVEMENT MARKING PAINT SHALL BE ALKO-RESIN TYPE, READY-MIXED, COMPLYING WITH FS-11-115, TYPE I, 1985. APPLY PAVEMENT MARKING PAINT WITH MECHANICAL EQUIPMENT. PER THE MANUFACTURERS RECOMMENDATIONS TO PRODUCE FINISHES OF 1/8" (6.35MM).
 10. THE PAVEMENT SURFACE SHALL NOT BEEN UNTIL PAVEMENT HAS DRIED. EXCAVATE, GRIND, PATCH, AND PATCH UNTIL THE PAVEMENT SURFACE HAS BEEN POWER BROOMED AND TAMPED AS NECESSARY TO REMOVE LOOSE MATERIAL AND SOL.
 11. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM ADJACENT STREETS DURING CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM ADJACENT STREETS DURING CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER.
 13. ANY NOTED OTHERWISE, ALL PAVEMENT CUTS SHALL BE REPAIRED WITH MATERIAL AND DEPTHS IN KIND TO THAT REMOVED AND SHALL MEET THE REQUIREMENTS OF THE ALABAMA DEPARTMENT OF TRANSPORTATION PAVING PAVING REQUIREMENTS OF THE MUNICIPALITY.
 14. TEMPORARY AND PERMANENT PATCHING SHALL MEET THE REQUIREMENTS OF THE GOVERNING ENTITY.

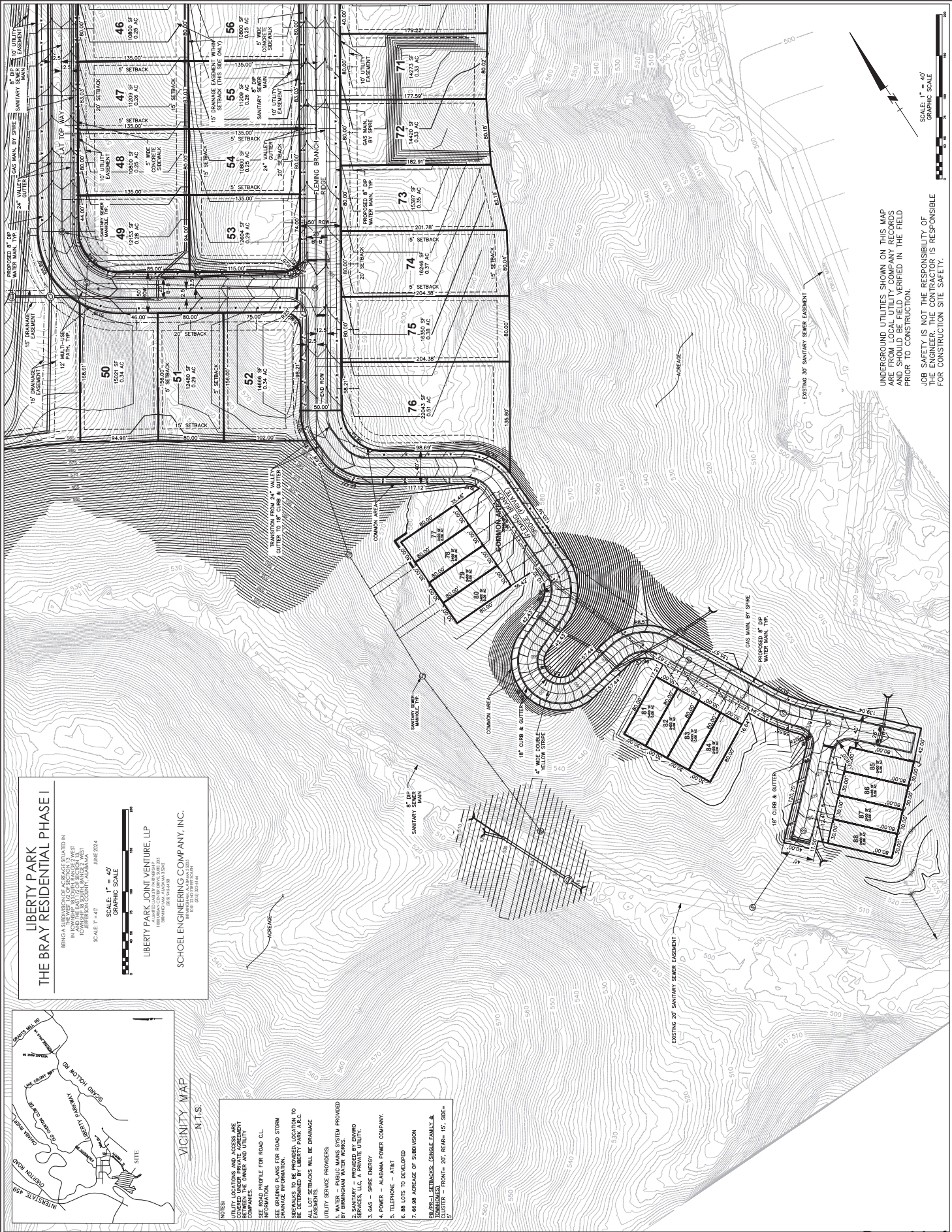
PAVEMENT CONSTRUCTION GENERAL NOTES

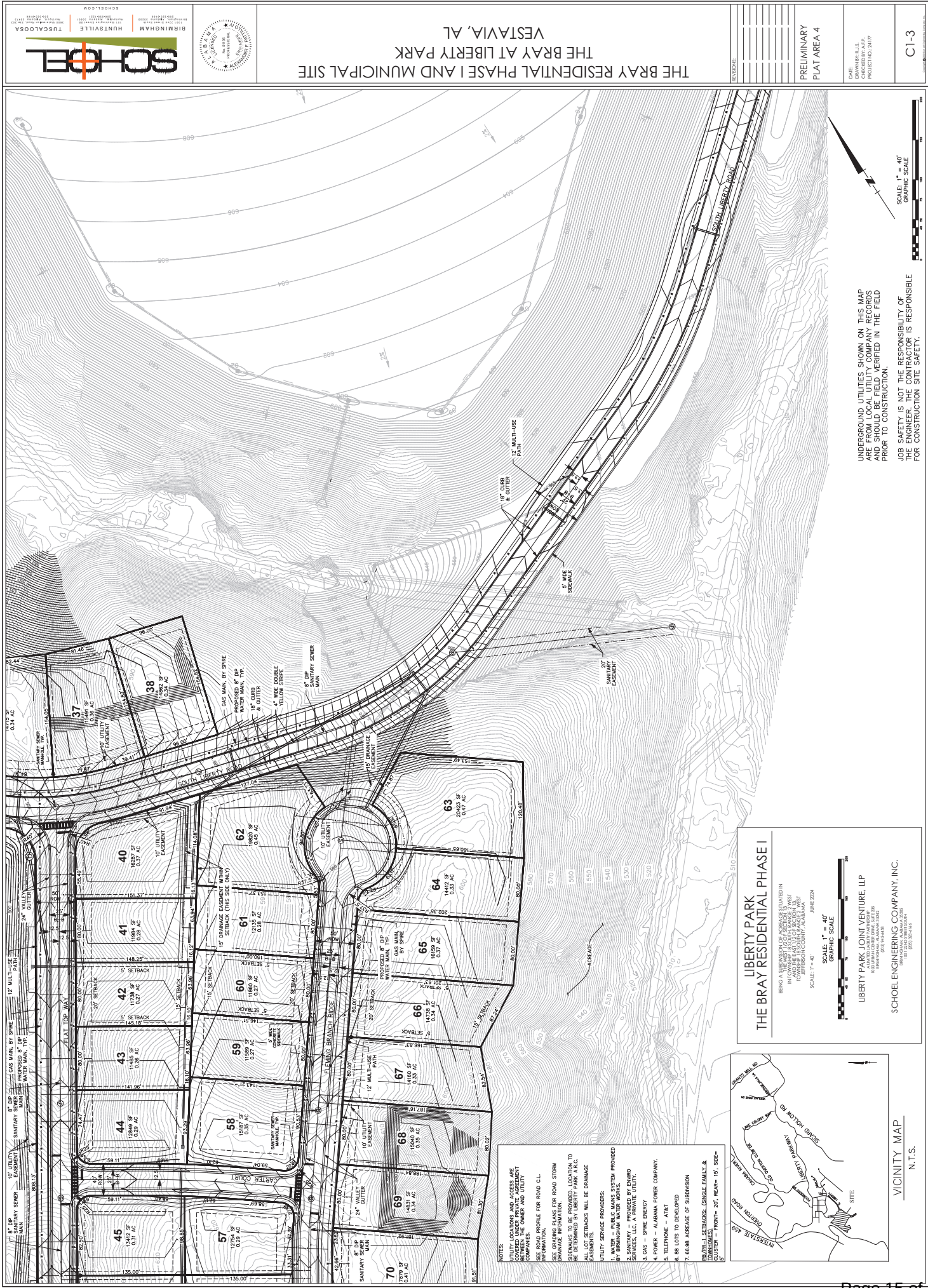
1. ADULT, LATEST EDITION, SHALL MEAN ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. CRUSHED AGGREGATE BASE COURSE PLANT MIXED SHALL BE PLACED IN ACCORDANCE WITH SECTION 301, ADULT, LATEST EDITION. ALL MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 825, TYPE B, 100% COMPACTION.
3. PORTLAND CEMENT CONCRETE FANDED SHALL BE PLACED IN ACCORDANCE WITH SECTION 450, ADULT, LATEST EDITION.
4. BITUMINOUS CONCRETE UNDER LAYER SHALL BE PLACED IN ACCORDANCE WITH SECTION 424-B, ADULT, LATEST EDITION.
5. BITUMINOUS CONCRETE WEARING SURFACE LAYER SHALL BE PLACED IN ACCORDANCE WITH SECTION 424-A, ADULT, LATEST EDITION.
6. THE SITE SHALL BE CLEARED AND ALL UNSUITABLE MATERIALS REMOVED PRIOR TO PLACING AND COMPACTING ENGINEERED FILL.
7. ALL SUBGRADES SHALL BE CLEARED AND CRUSHED, SCAPED TO A DEPTH OF 6", AND THEN RECOMPACTED TO 100% OF THE MAXIMUM DRY DENSITY, PLUS OR MINUS 2% OPTIMUM MOISTURE (ASTM-D6978).
8. IN ROCK EXCAVATION, A MINIMUM OF 1 FOOT OF SOIL SHALL BE PLACED OVER ROCK PRIOR TO PLACEMENT OF BASE MATERIAL.

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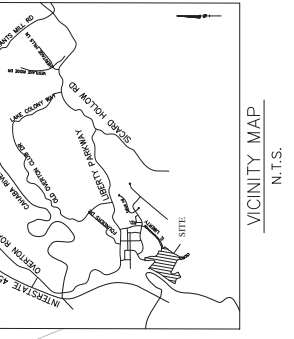




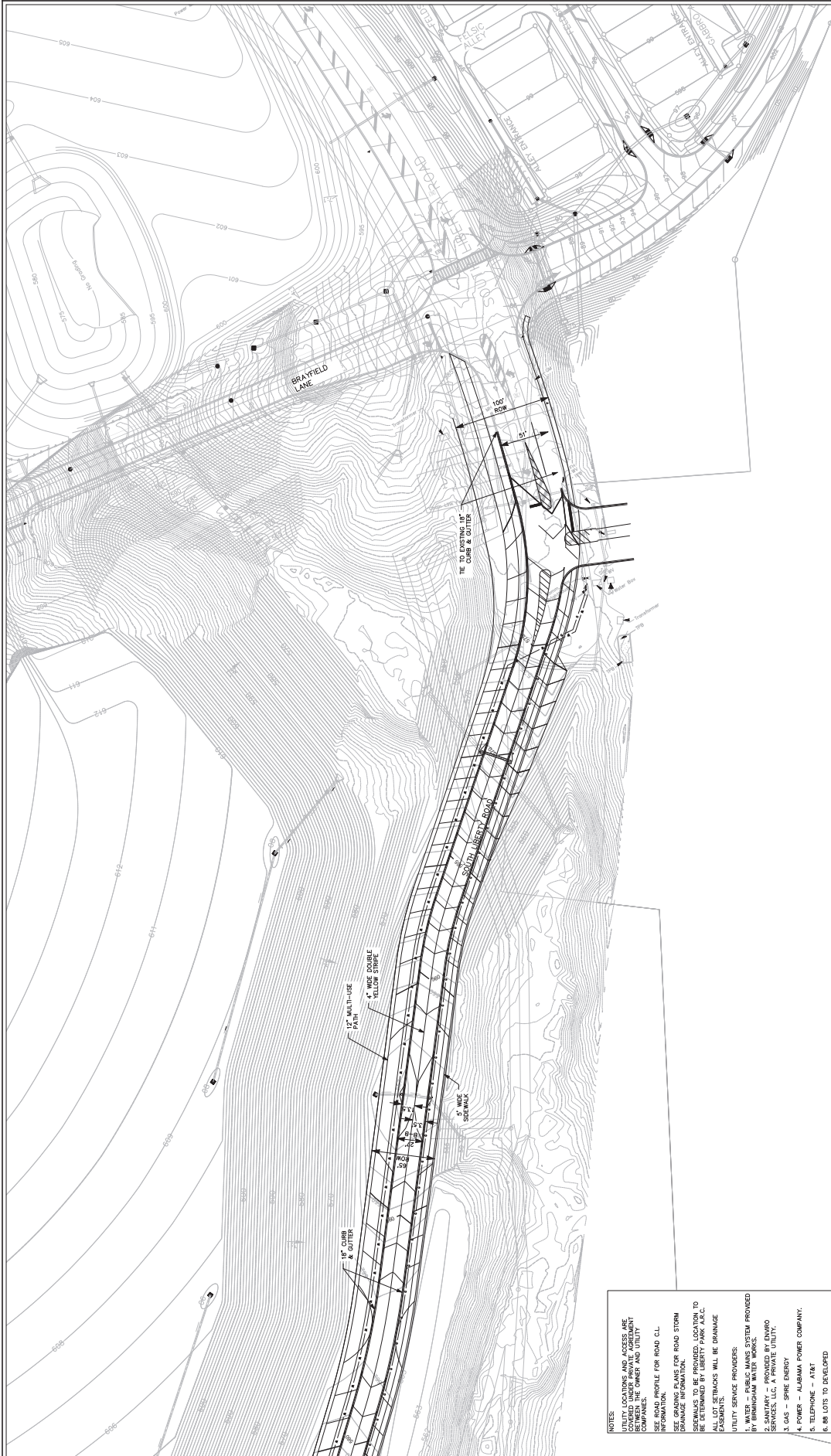




LIBERTY PARK JOINT VENTURE, LLP
BIRMINGHAM, ALABAMA
1000 15TH AVENUE, SUITE 200
BIRMINGHAM, ALABAMA 35203
(205) 954-4488
LIBERTY PARK JOINT VENTURE, LLP
1000 15TH AVENUE, SUITE 200
BIRMINGHAM, ALABAMA 35203
(205) 954-4488
SCHOELLER ENGINEERING COMPANY, INC.
1000 15TH AVENUE, SUITE 200
BIRMINGHAM, ALABAMA 35203
(205) 954-4488



- NOTES:**
1. UTILITY LOCATIONS AND ACCESS ARE SHOWN FOR INFORMATION ONLY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. SEE ROAD PROFILE FOR ROAD C.L.
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 69. SEE ROAD PROFILE FOR ROAD C.L.
 70. SEE ROAD PROFILE FOR ROAD C.L.

[illegible]

**LIBERTY PARK
THE BRAY RESIDENTIAL PHASE I**

BRING A SUNDAY OF COFFEE BLUMEN IN
N. WASHINGTON ST. SOUTH BRAY WEST
TO THE BRAY RESIDENTIAL PHASE I
TO THE BRAY RESIDENTIAL PHASE I
TO THE BRAY RESIDENTIAL PHASE I

SCALE 1" = 40'

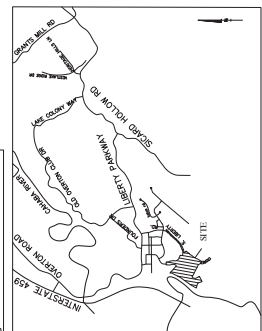
JUNE 2024

LIBERTY PARK JOINT VENTURE, LLP

1000 AMARILLO CENTER DRIVE, SUITE 200
DALLAS, TEXAS 75201
TEL: 214.753.1400
FAX: 214.753.1401
WWW.LPJV.COM

SCHOEL ENGINEERING COMPANY, INC.

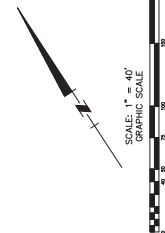
1000 AMARILLO CENTER DRIVE, SUITE 200
DALLAS, TEXAS 75201
TEL: 214.753.1400
FAX: 214.753.1401
WWW.SCHOELINC.COM



VICINITY MAP
N.T.S.

UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FROM LOCAL UTILITY COMPANY RECORDS
AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.

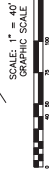
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THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
FOR CONSTRUCTION SITE SAFETY.

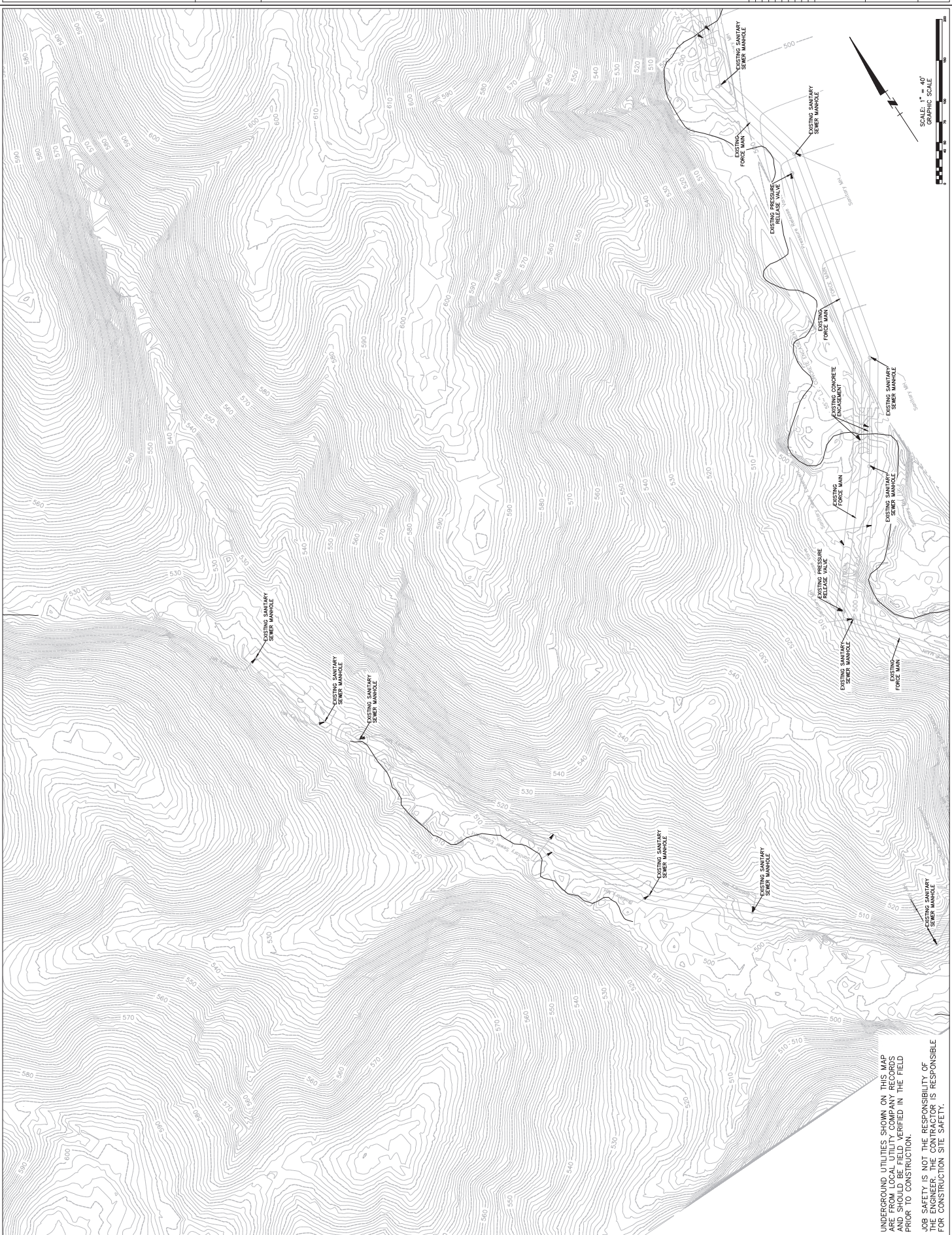




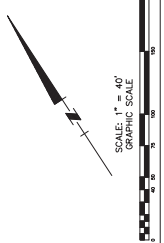


UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FOR INFORMATION ONLY AND SHOULD BE FIELD
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THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
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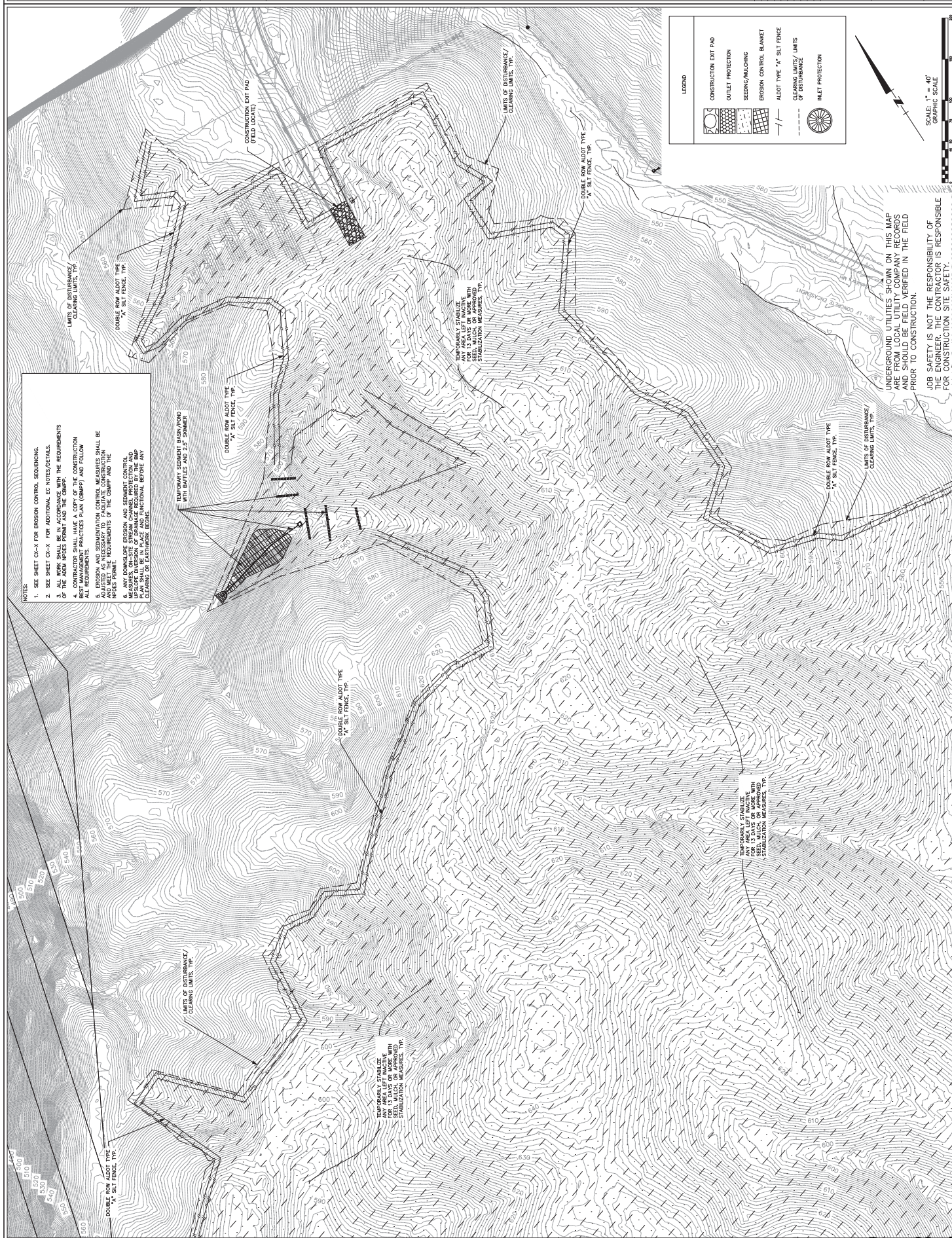


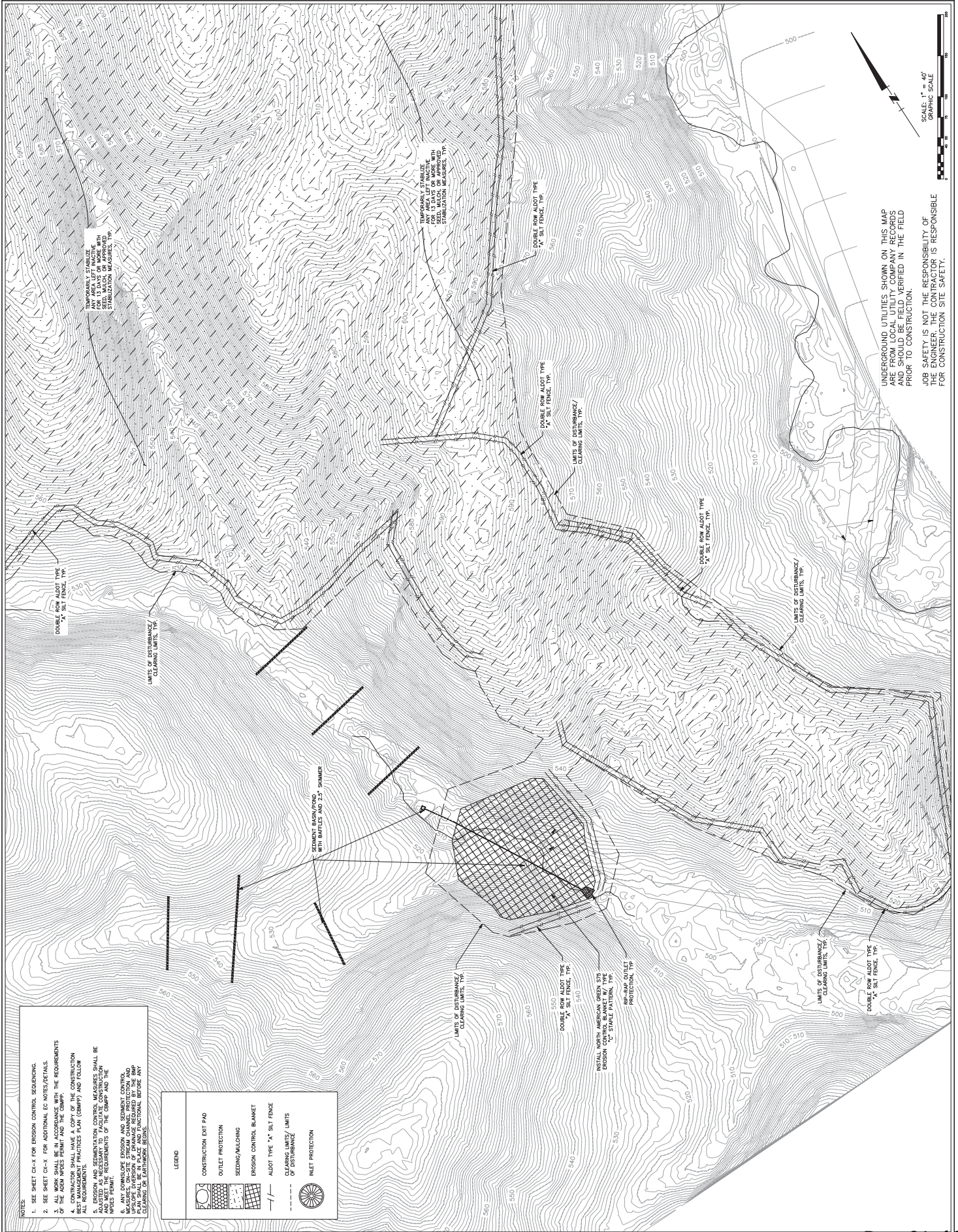
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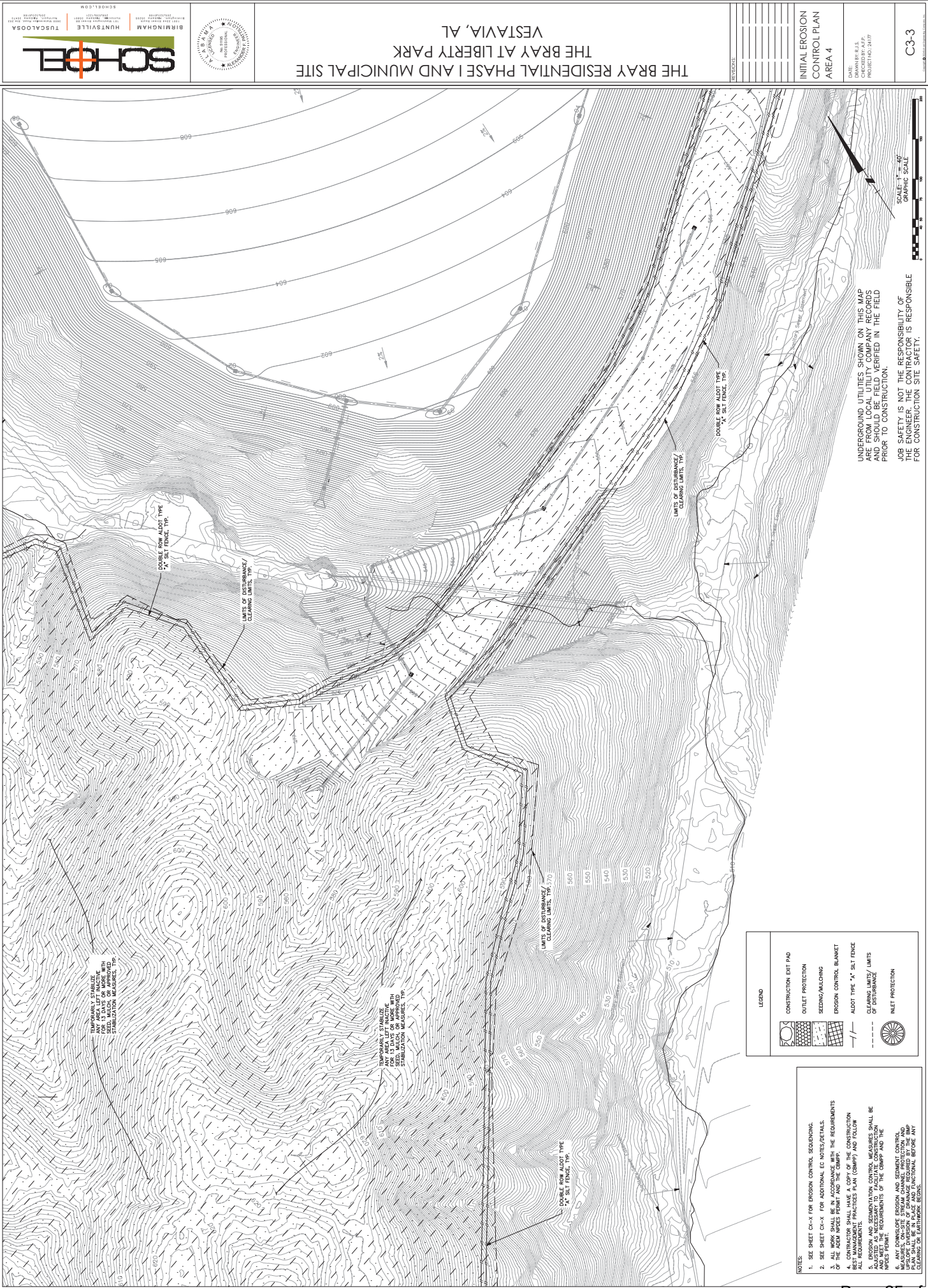


UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FOR INFORMATION ONLY. FIELD VERIFICATION SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.







LEGEND

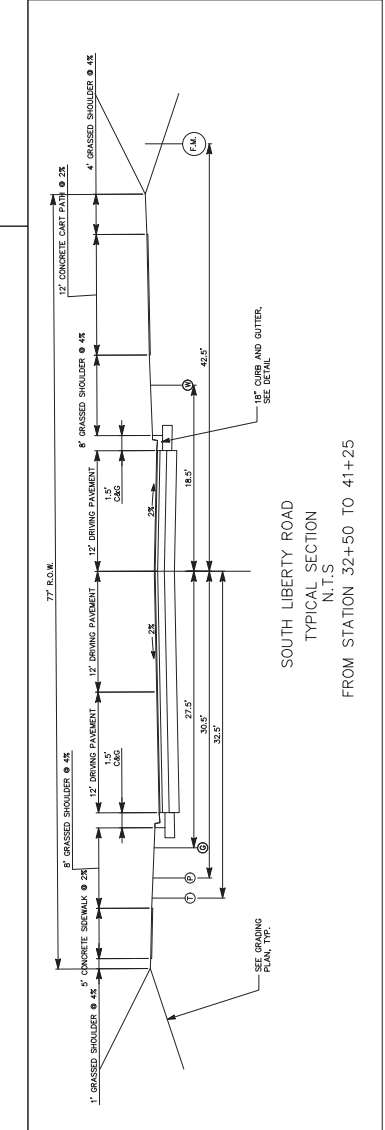
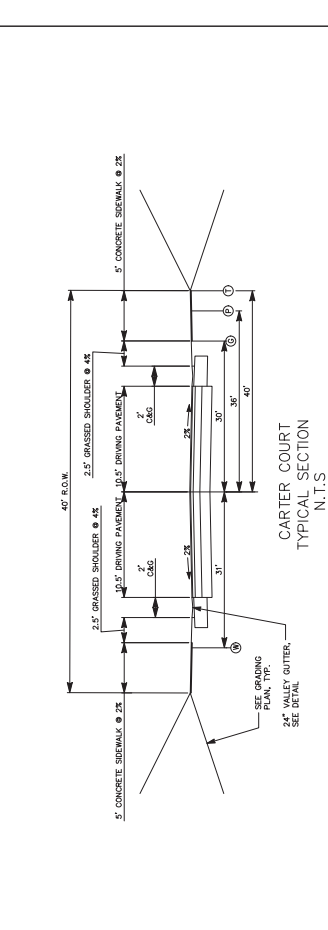
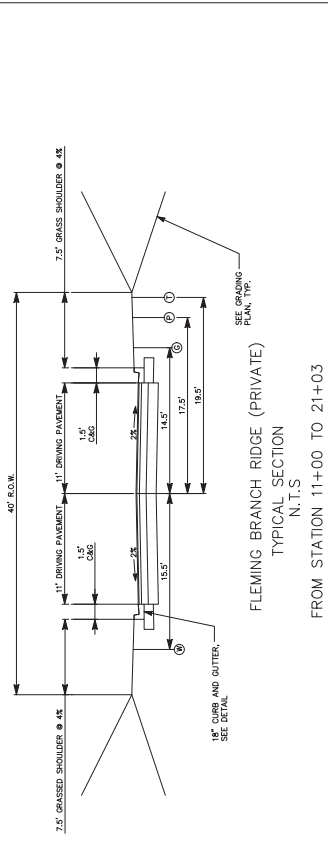
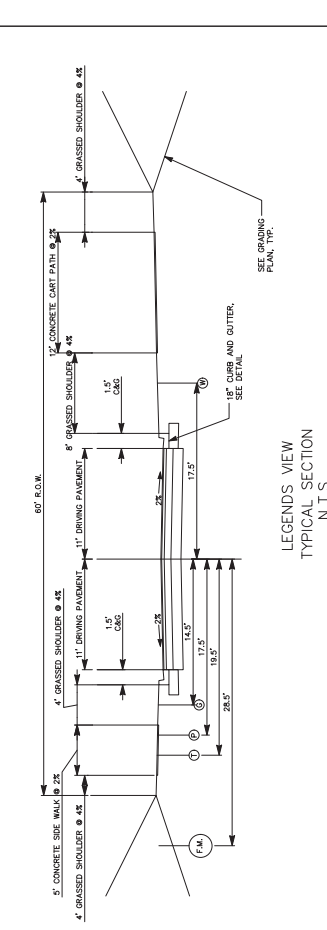
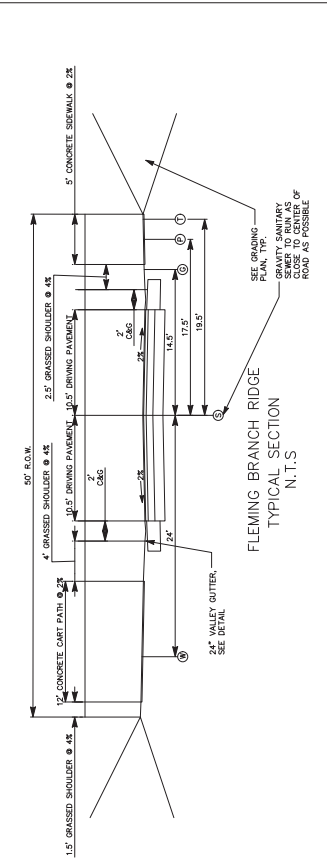
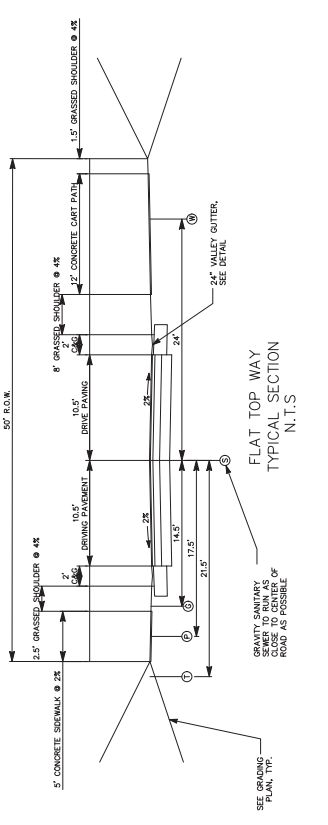
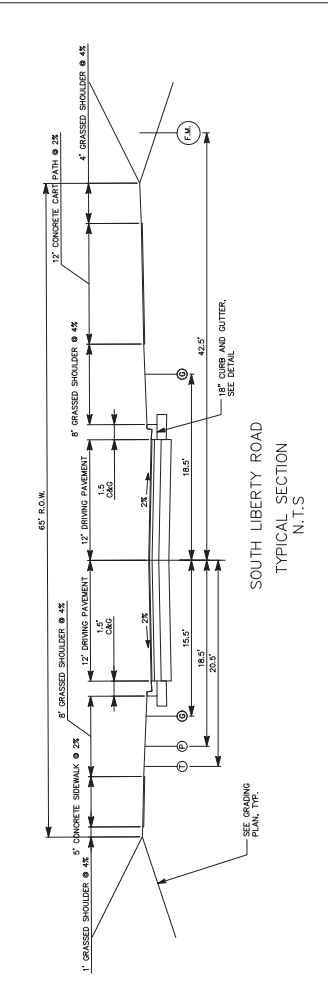
	CONSTRUCTION EXIT PAD
	OUTLET PROTECTION
	SEEDING/MULCHING
	EROSION CONTROL BLANKET
	ADJUT TYPE "A" SILT FENCE
	CLEARING LIMITS/ LIMITS OF DISTURBANCE
	INLET PROTECTION

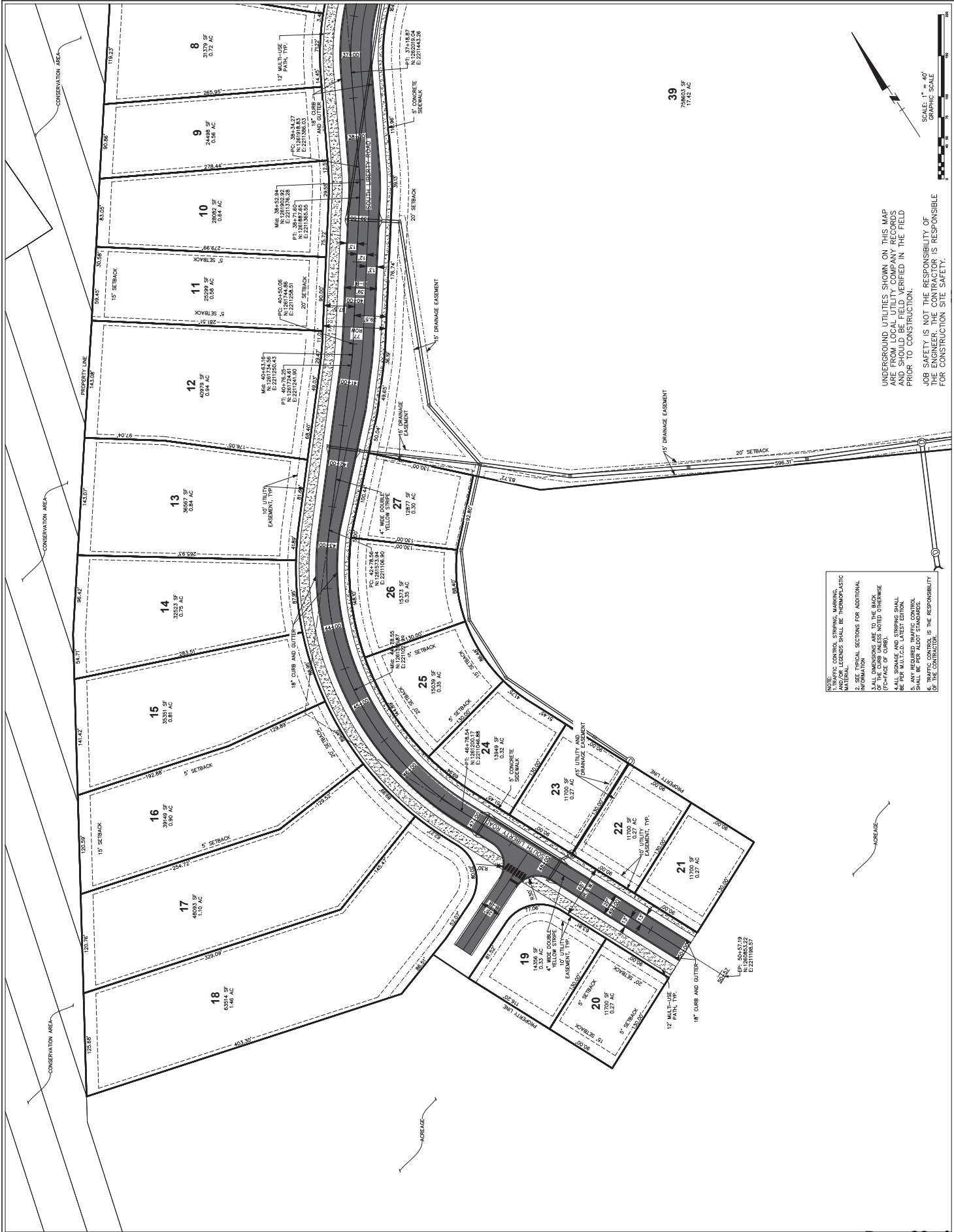
- NOTES:**
1. SEE SHEET C3-4 FOR EROSION CONTROL SEQUENCING.
 2. SEE SHEET C3-5 FOR ADDITIONAL EROSION CONTROL DETAILS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA DEPARTMENT OF CIVIL ENGINEERING AND THE ALABAMA BEST MANAGEMENT PRACTICES PLAN (BMP) AND FOLLOW ALL REQUIREMENTS.
 4. EROSION CONTROL MEASURES SHALL BE ADAPTED AND ADJUSTED TO PLANTING CONSTRUCTION AND WEATHER REQUIREMENTS OF THE BMP AND THE ALABAMA DEPARTMENT OF CIVIL ENGINEERING.
 5. ANY TOWNSHIP EROSION AND SEDIMENT CONTROL MEASURES, ON-SITE STREAM CHANNEL PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY CLEARING OR DISTURBANCE BEGINS.

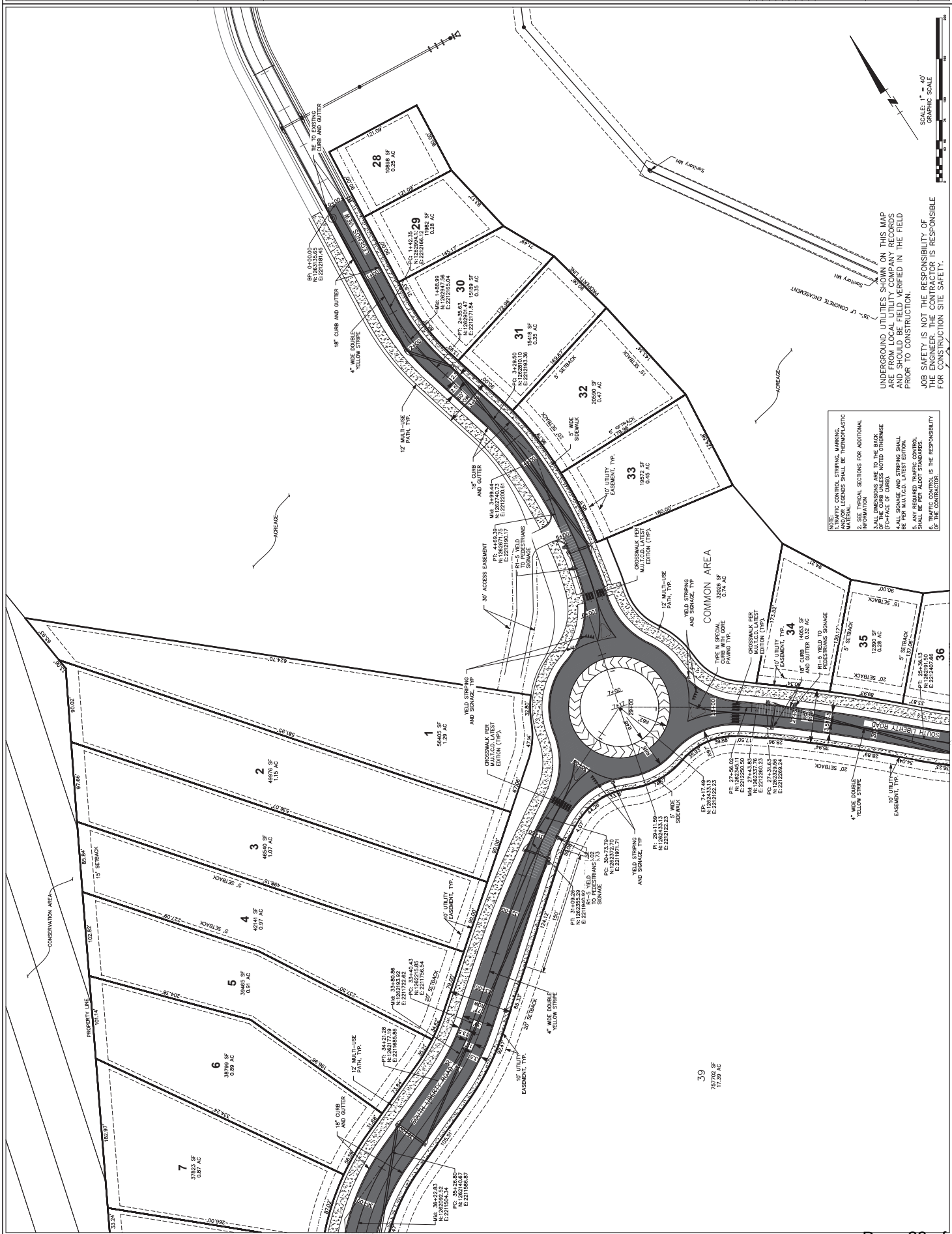
UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FOR INFORMATION ONLY AND HAVE NOT BEEN
FIELD VERIFIED. FIELD VERIFICATION IS THE RESPONSIBILITY OF
THE USER. THE USER SHALL BE RESPONSIBLE FOR
CONSTRUCTION SITE SAFETY.

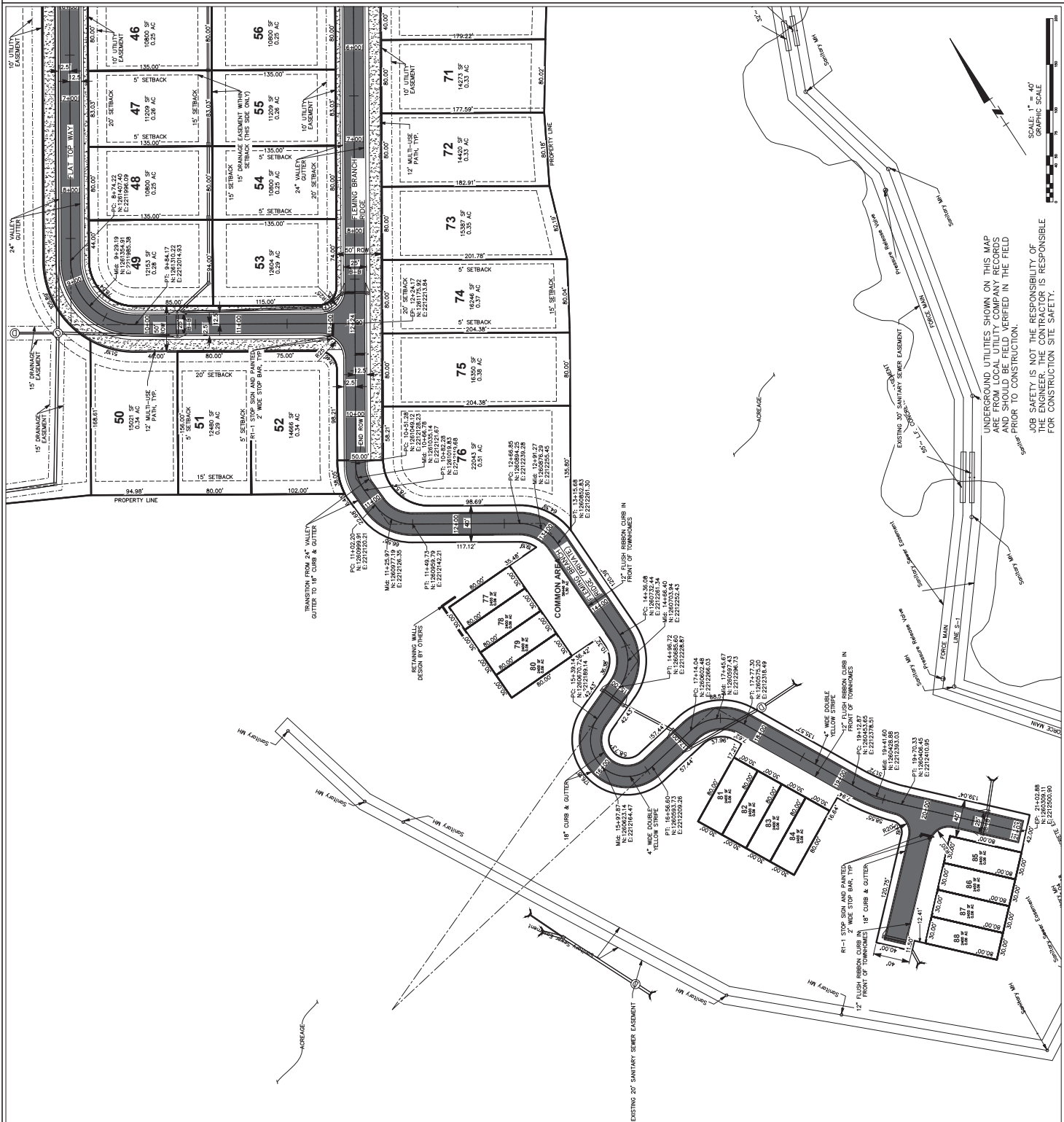




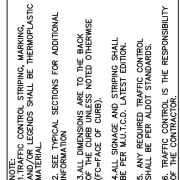


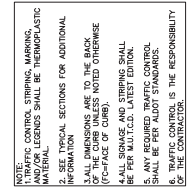






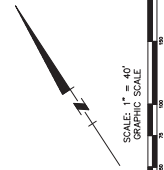
- NOTE: 1. TRAFFIC CONTROL STRIPING, MARKINGS, AND/OR SIGNS SHALL BE THERMOPLASTIC MATERIAL.
2. SEE TYPICAL SECTIONS FOR ADDITIONAL INFORMATION
3. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE (F-C=FACE OF CURB).
4. ALL STORAGE AND STRIPING SHALL BE PER M.U.T.C.D. LATEST EDITION.
5. ANY REQUIRED TRAFFIC CONTROL SHALL BE PER AUSTO STANDARDS.
6. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.

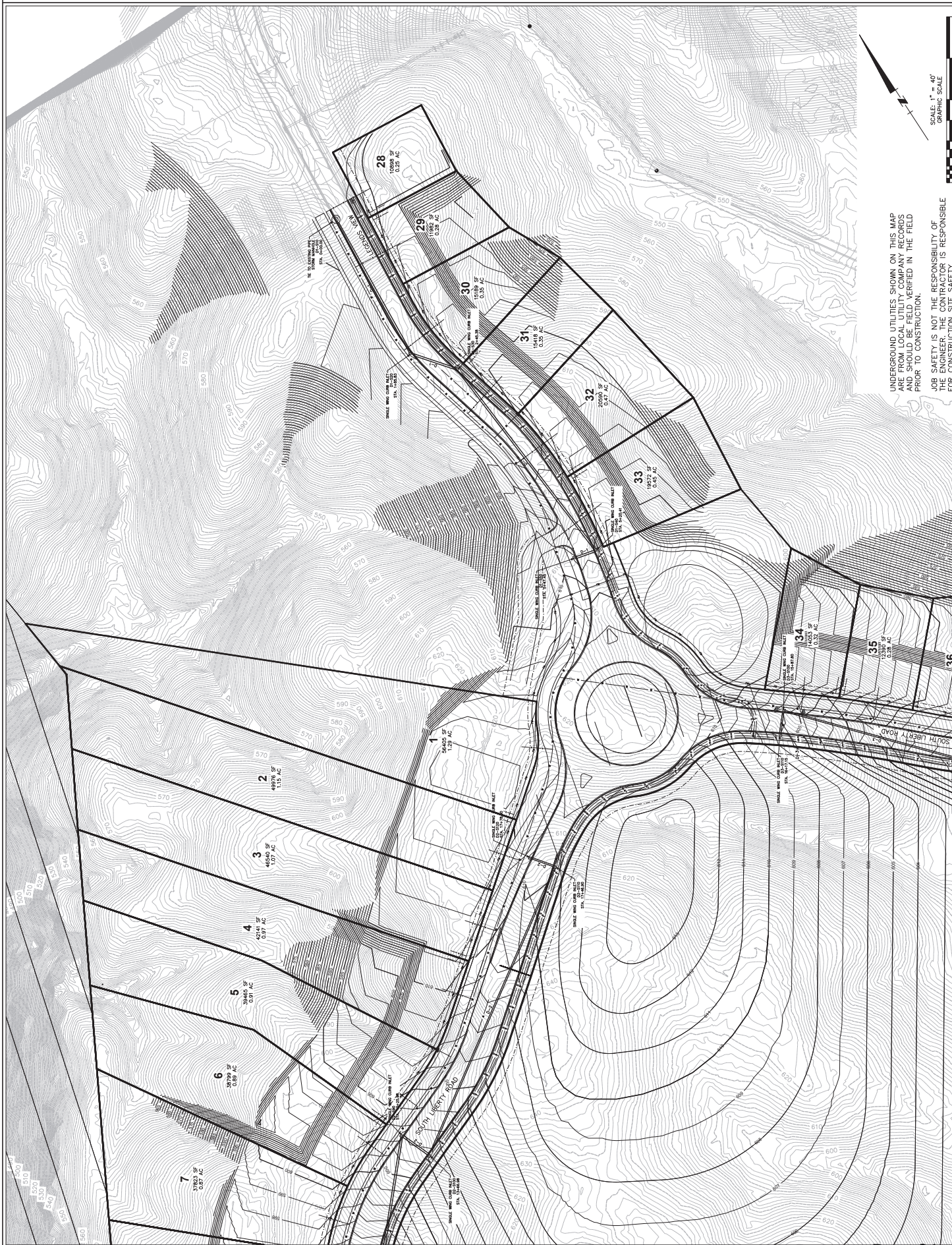




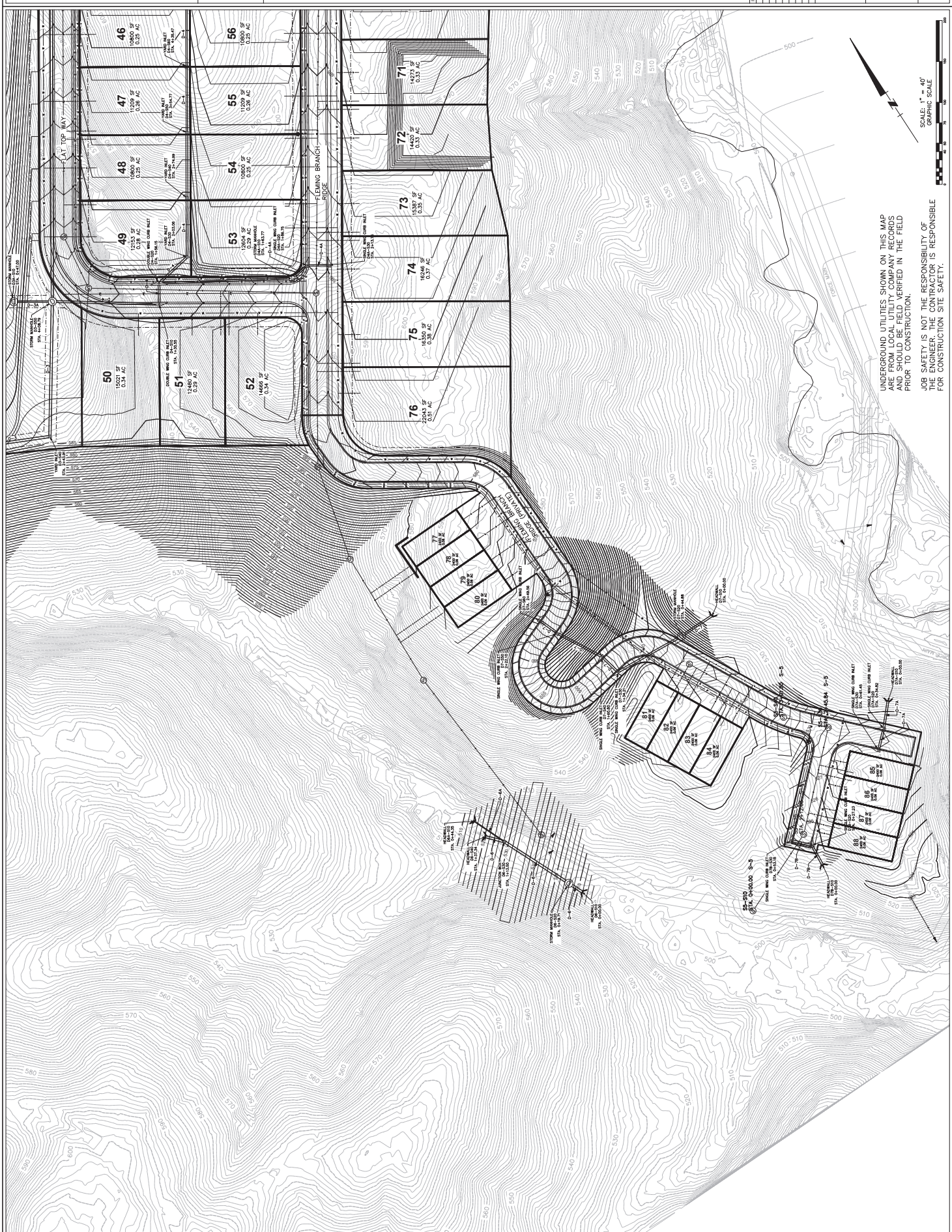
UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER; THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.



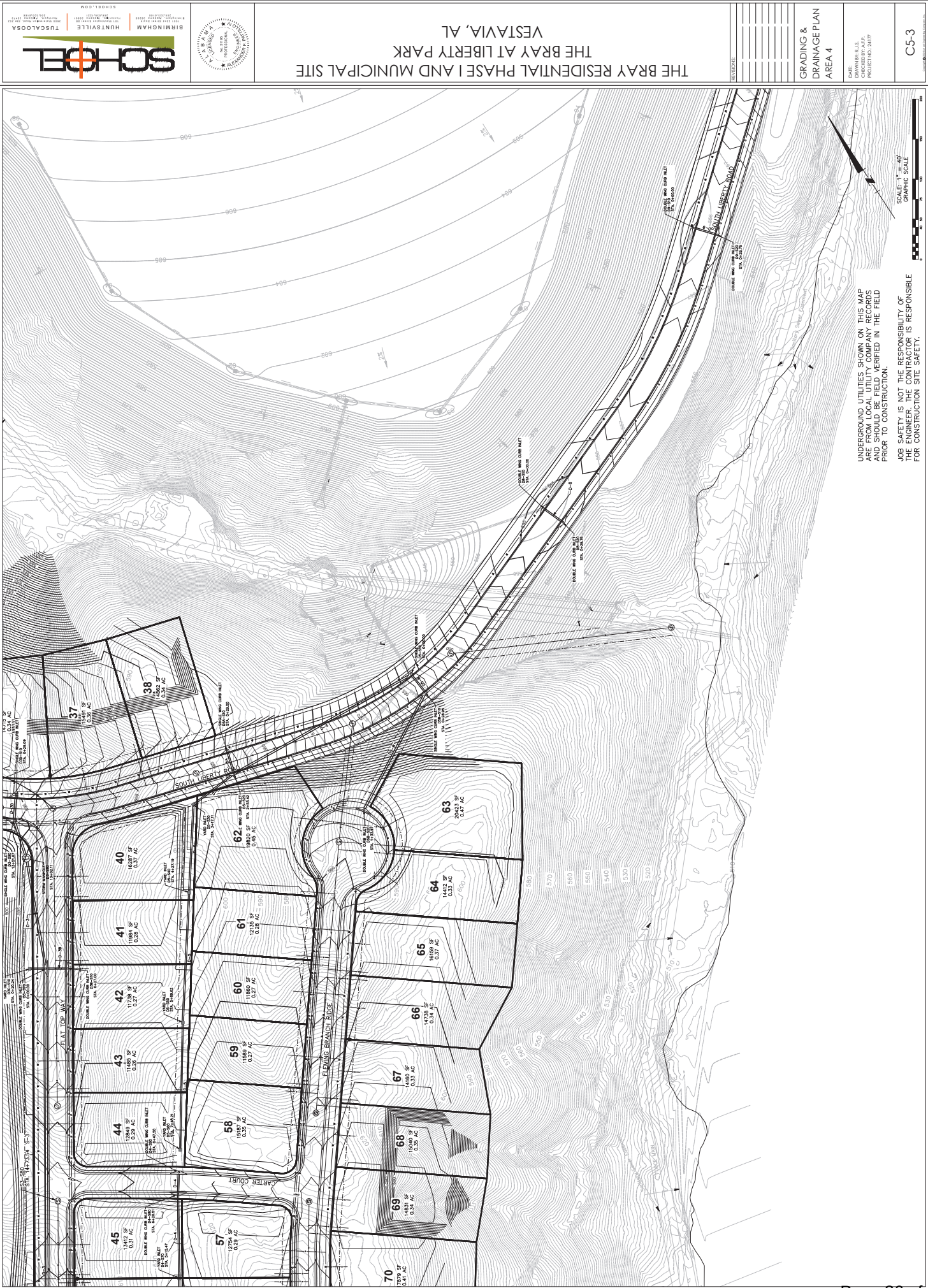


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UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FOR INFORMATION ONLY AND ARE NOT
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AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF
THE CONSULTING ENGINEER. THE CONSULTING
ENGINEER IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

SCALE: 1" = 40'
GRAPHIC SCALE

GRADING &
DRAINAGE PLAN
AREA 4

DATE: 04/15/2014
CREATED BY: A.P.P.
PROJECT NO.: 2417

C5-3

THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL



SCHOL
BIRMINGHAM
HUNTSVILLE
TUSCALOOSA
SCHOOL.COM



UNDERGROUND UTILITIES SHOWN ON THIS MAP
ARE FOR INFORMATION ONLY. CONTRACTORS
AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF
THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
FOR CONSTRUCTION SITE SAFETY.

SCALE: 1" = 40'
GRAPHIC SCALE

C5-4

DATE: 01/15/2015
CREATED BY: AJP
PROJECT NO: 2417

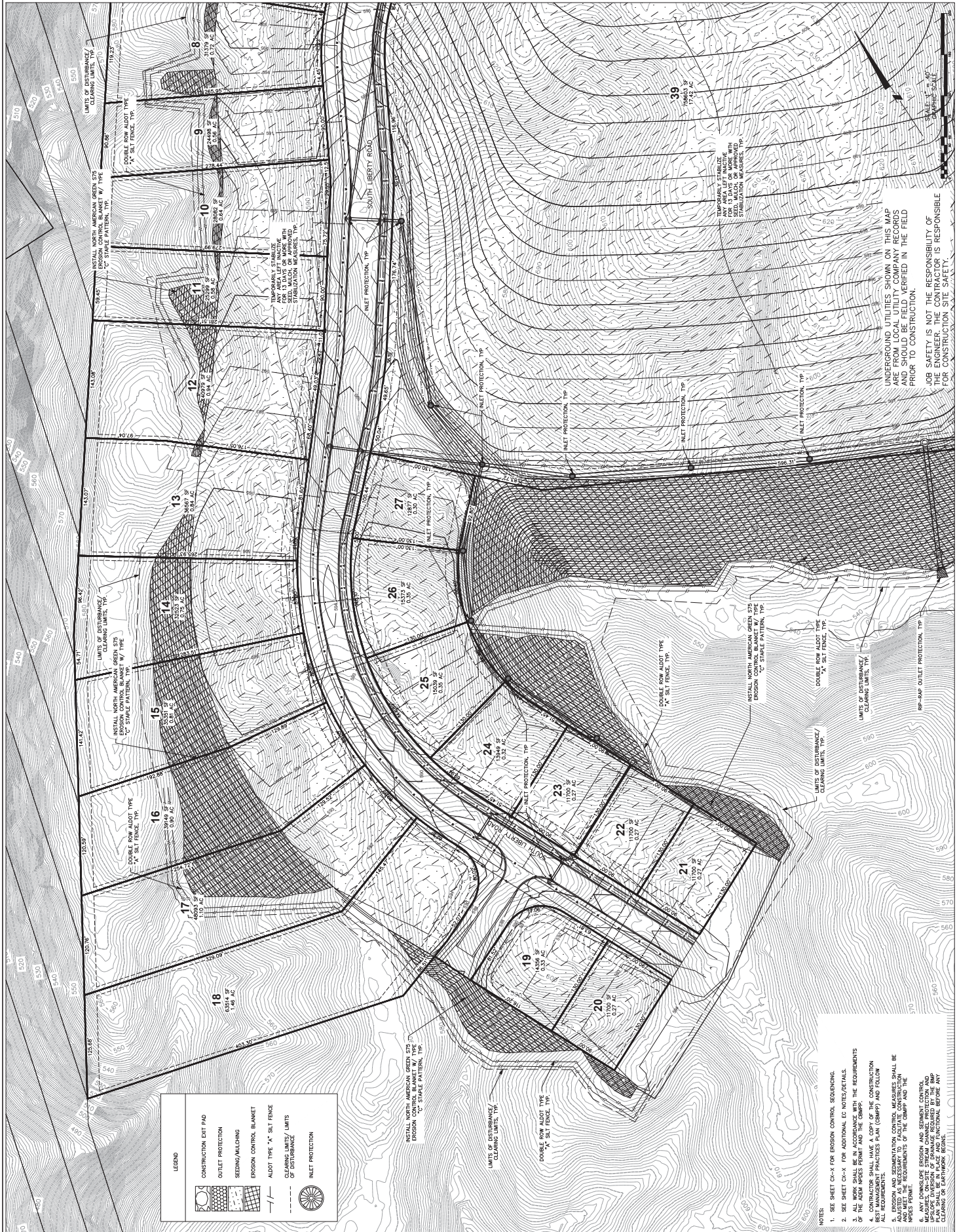
GRADING &
DRAINAGE PLAN
AREA 5

THE BRAY AT LIBERTY PARK
VESTAVIA, AL
THE BRAY AT LIBERTY PARK
VESTAVIA, AL



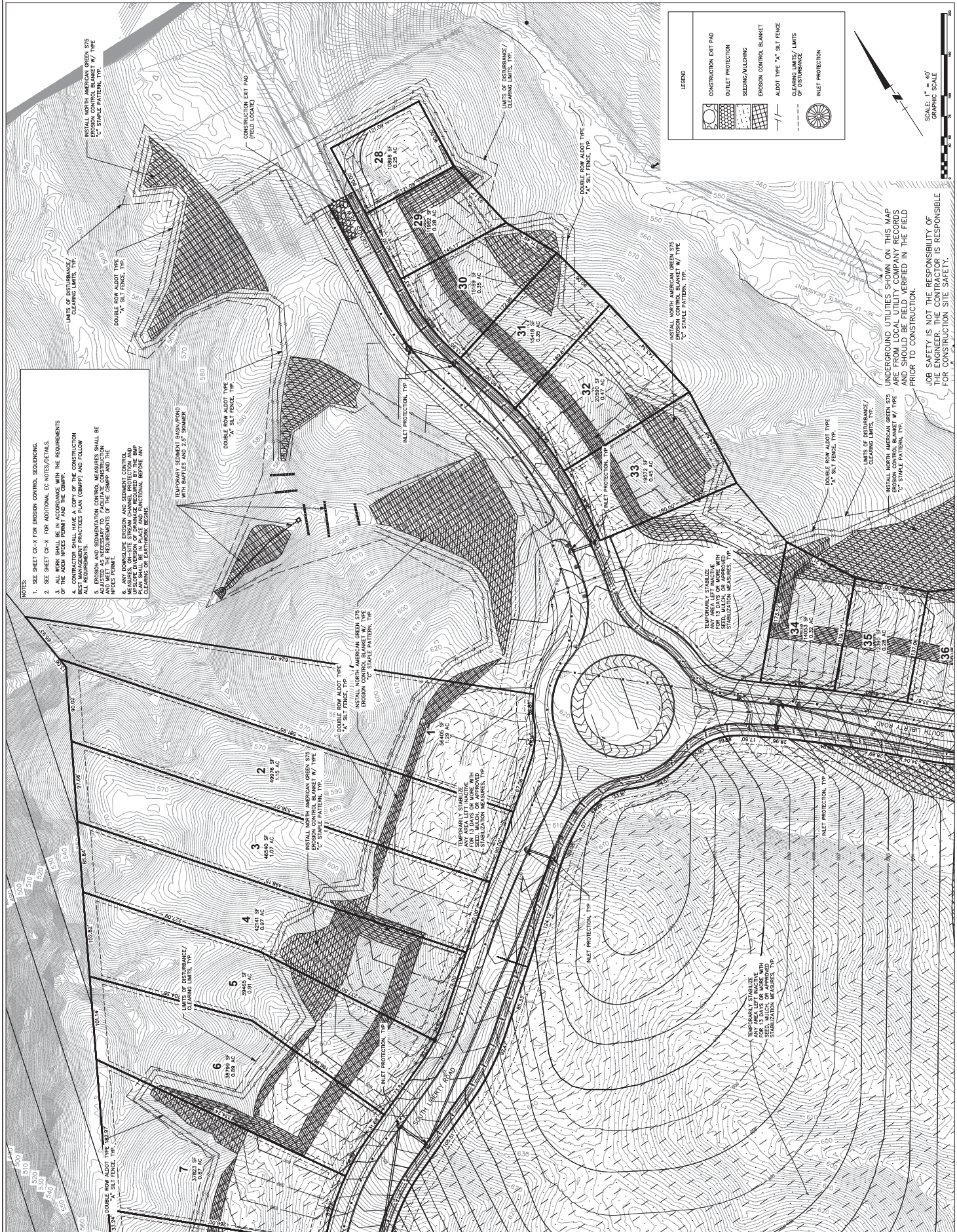
SCHOL
SCHOOL OF LANDSCAPE ARCHITECTURE
BIRMINGHAM
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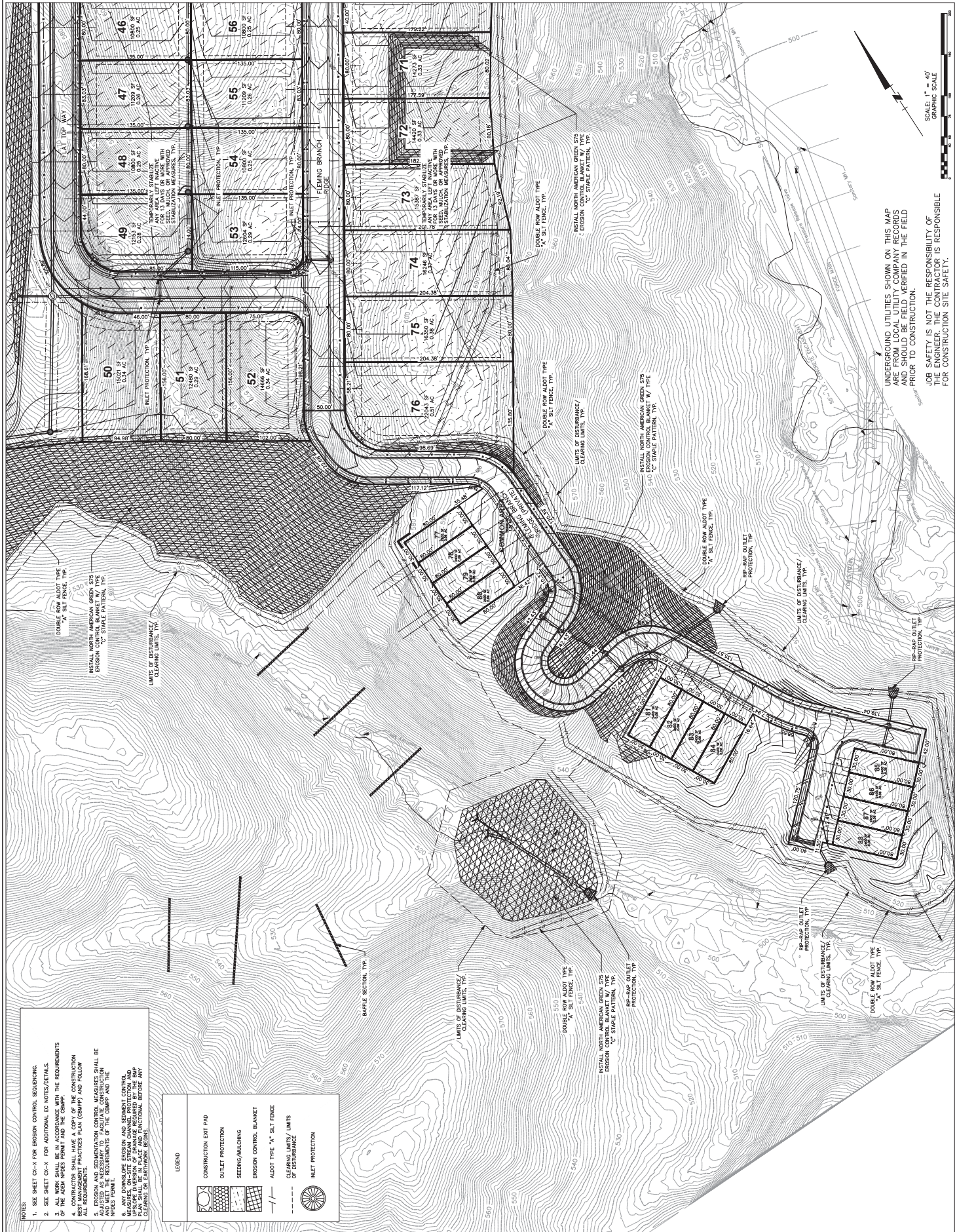
SCHOOL OF LANDSCAPE ARCHITECTURE
1000 15TH AVENUE SOUTH, SUITE 100
BIRMINGHAM, AL 35203
205.933.1000
WWW.SCHOL.COM

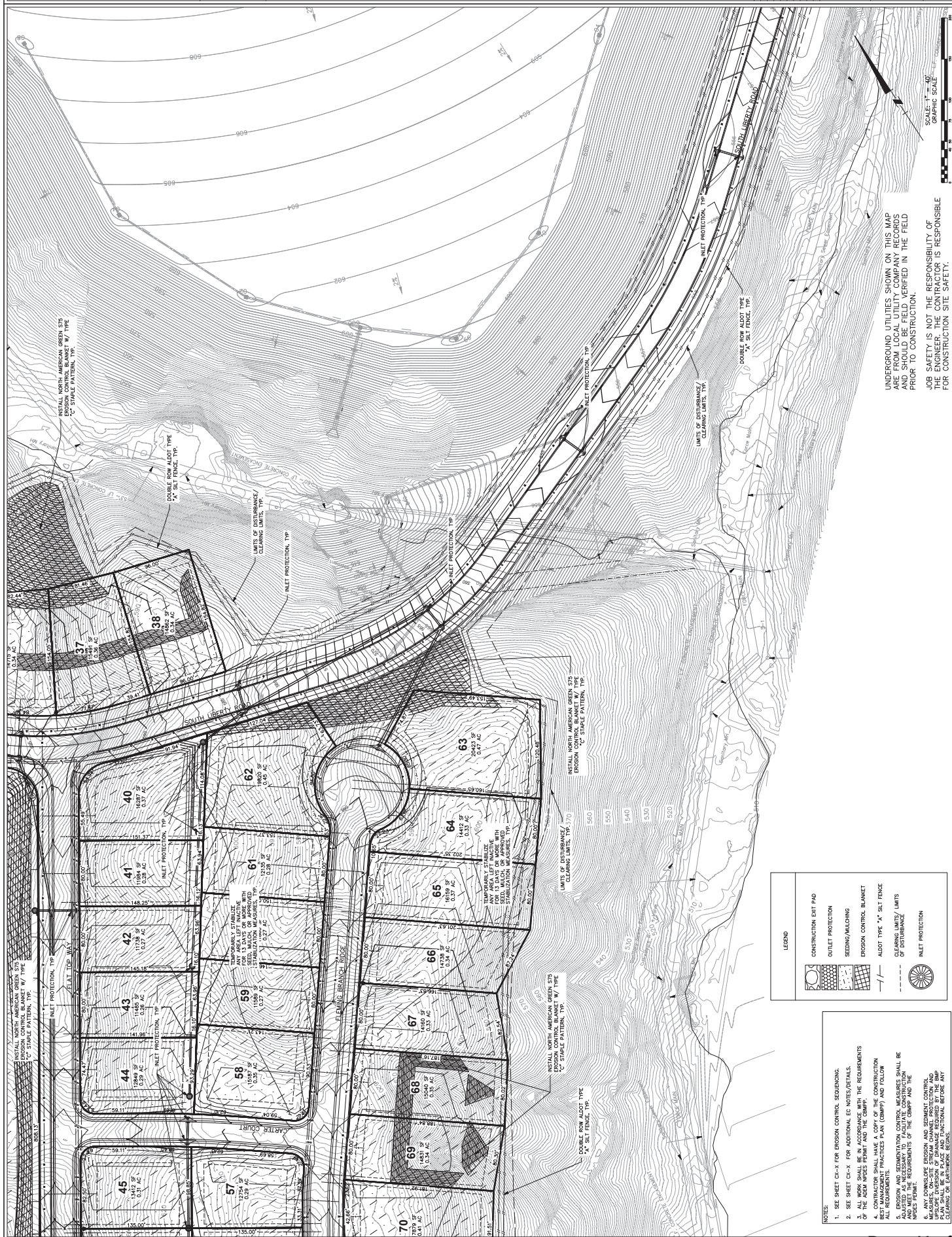


UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

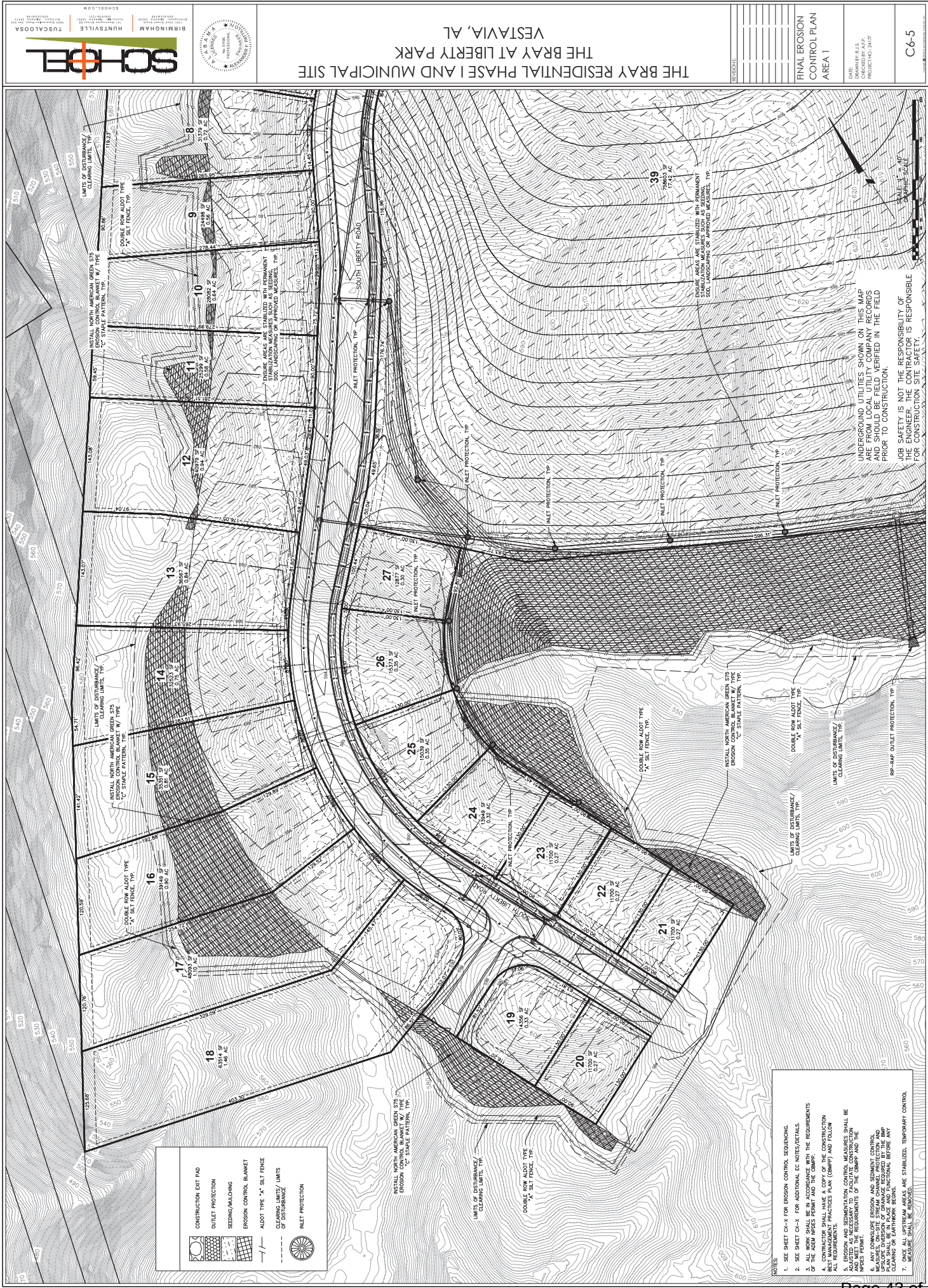
2. SET SHEET C-A-X FOR EROSION CONTROL SEQUENCING.
3. SET SHEET C-A-X FOR ADDITIONAL EIC NOTES/DETAILS.
4. SET SHEET C-A-X IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC NPDES PERMIT AND THE COMP.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC NPDES PERMIT AND THE COMP.
6. CONTRACTOR SHALL HAVE A COPY OF THE CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMP) AND FOLLOW ALL REQUIREMENTS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MEET THE REQUIREMENTS OF THE COMP AND THE AISC NPDES PERMIT.
8. ANY DOWNSLOPE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MEET THE REQUIREMENTS OF THE COMP AND THE AISC NPDES PERMIT.
9. UPLOUSE DIVISION OF DRAINAGE REQUIRED BY THE BMP PLAN SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY GRASSING OR LANDSCAPING BEGINS.











- NOTES:
1. SEE SHEET C-6-X FOR EROSION CONTROL, SEQUENCING.
 2. SEE SHEET C-6-X FOR ADDITIONAL E.C. NOTES/DETAILS.
 3. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADEM WRDS PRINT AND THE CEMP.
 4. CONTRACTOR SHALL HAVE A COPY OF THE CONSTRUCTION EROSION CONTROL PRACTICES PLAN (CEMP) AND FOLLOW ALL REQUIREMENTS.
 5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ADAPTED AS NECESSARY TO ACCOMMODATE FACILITIES CONSTRUCTION AND OPERATIONS OF THE CEMP AND THE WRDS PERMIT.
 6. ANY DOWNSLOPE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CEMP AND THE WRDS PERMIT.
 7. MEASURE SHALL BE PROVIDED.
- ONCE ALL UPTHEAM AREAS ARE STABILIZED, TEMPORARY CONTROL MEASURES SHALL BE REMOVED.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS A BASIS FOR DESIGN AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

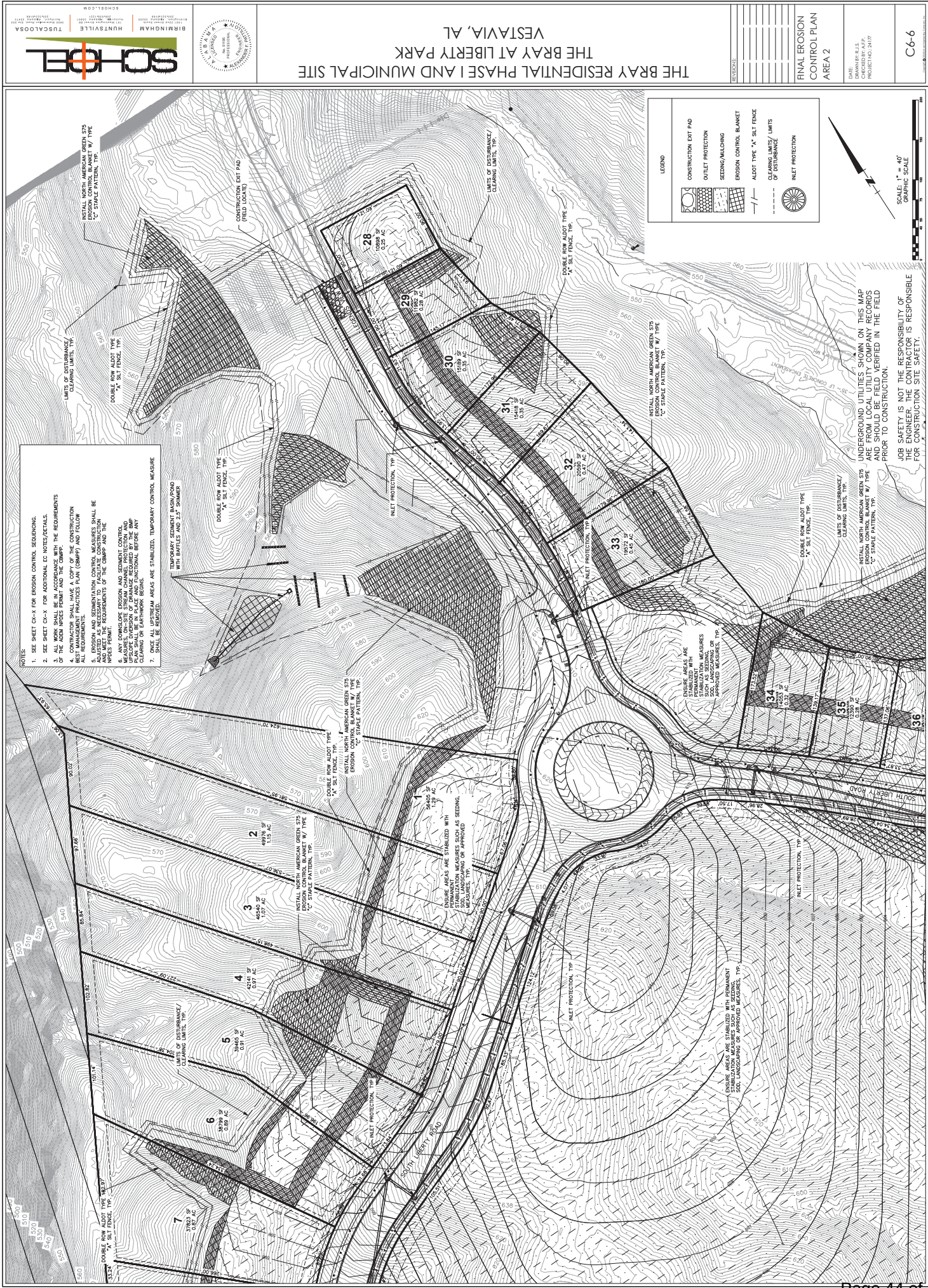
DATE: 01/11/2024
CREATED BY: A.P.
PROJECT NO.: 2417
FINAL EROSION CONTROL PLAN
AREA 1
C6-5

THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL



SCHUBEL
BIRMINGHAM
HUNTSVILLE
TUSCALOOSA

10000
01/11/2024



THE BRAY AT LIBERTY PARK
VESTAVIA, AL
THE BRAY AT LIBERTY PARK
THE BRAY AT LIBERTY PARK

REVISIONS

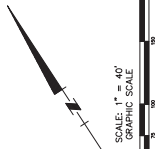
FINAL EROSION
CONTROL PLAN
AREA 2

DATE: 01/15/2019
CREATED BY: A.P.P.
PROJECT NO.: 1817

C6-6

LEGEND

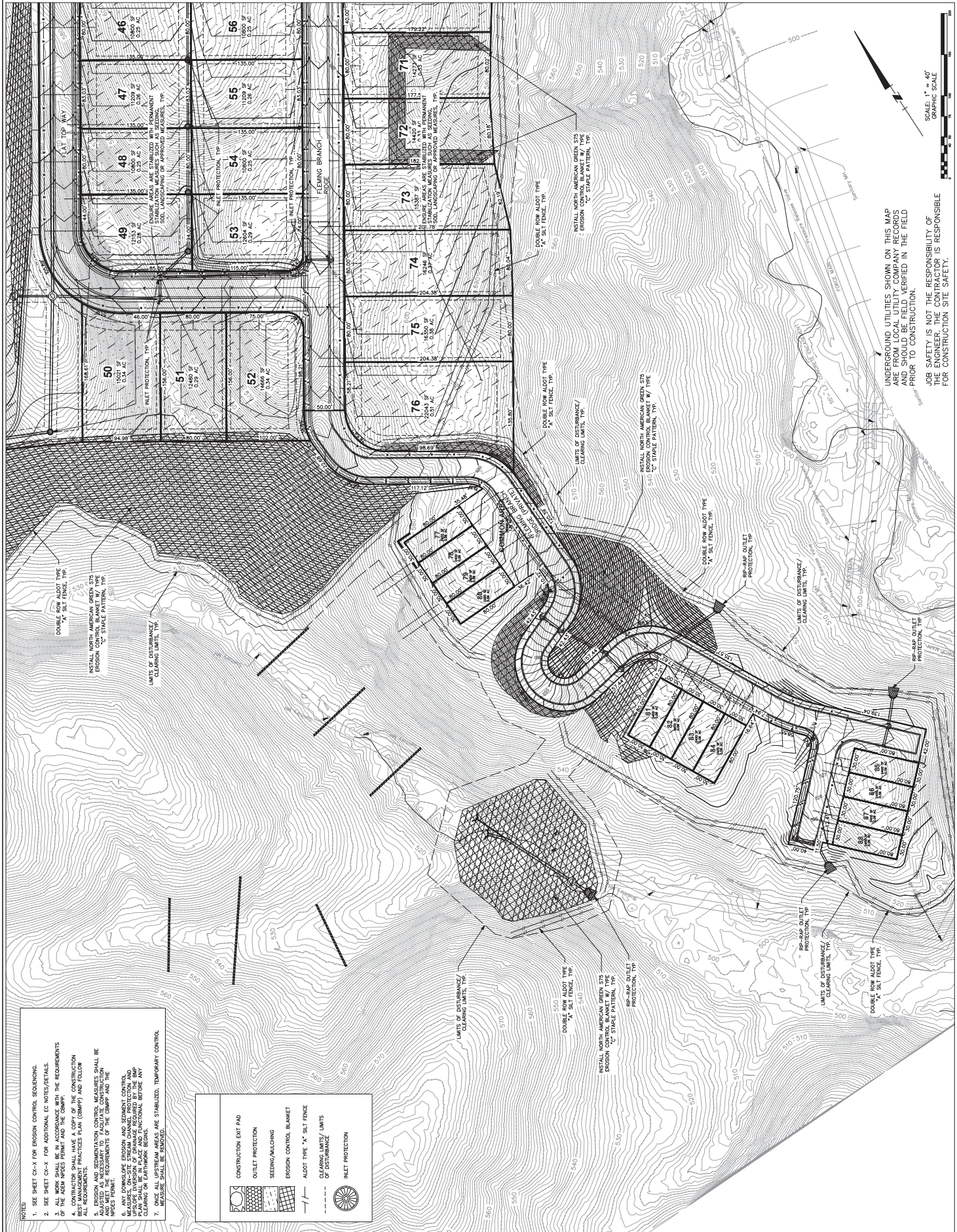
- CONSTRUCTION EXIT PAD
- OUTLET PROTECTION
- SEEDING/MULCHING
- EROSION CONTROL BLANKET
- ALLOT TYPE "A" SILT FENCE
- CLEANING LIMITS / LIMITS OF DISTURBANCE
- INLET PROTECTION



- NOTES**
1. SEE SHEET C6-4 FOR EROSION CONTROL SEQUENCING.
 2. SEE SHEET C6-4 FOR ADDITIONAL EROSION CONTROL DETAILS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA EROSION CONTROL ACT AND THE DCA.
 4. CONTRACTOR SHALL HAVE A COPY OF THE CONSTRUCTION EROSION CONTROL PLAN (CECP) AND FOLLOW ALL REQUIREMENTS, PRACTICES PLAN (CEMP) AND FOLLOW ALL REQUIREMENTS.
 5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ADJUSTED TO THE REQUIREMENTS OF THE DCA AND THE EROSION CONTROL PLAN (CECP).
 6. ANY CONSTRUCTION EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ADJUSTED TO THE REQUIREMENTS OF THE DCA AND THE EROSION CONTROL PLAN (CECP).
 7. ONCE ALL UPSTREAM AREAS ARE STABILIZED, TEMPORARY CONTROL MEASURES SHALL BE REMOVED.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FOR INFORMATION ONLY AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

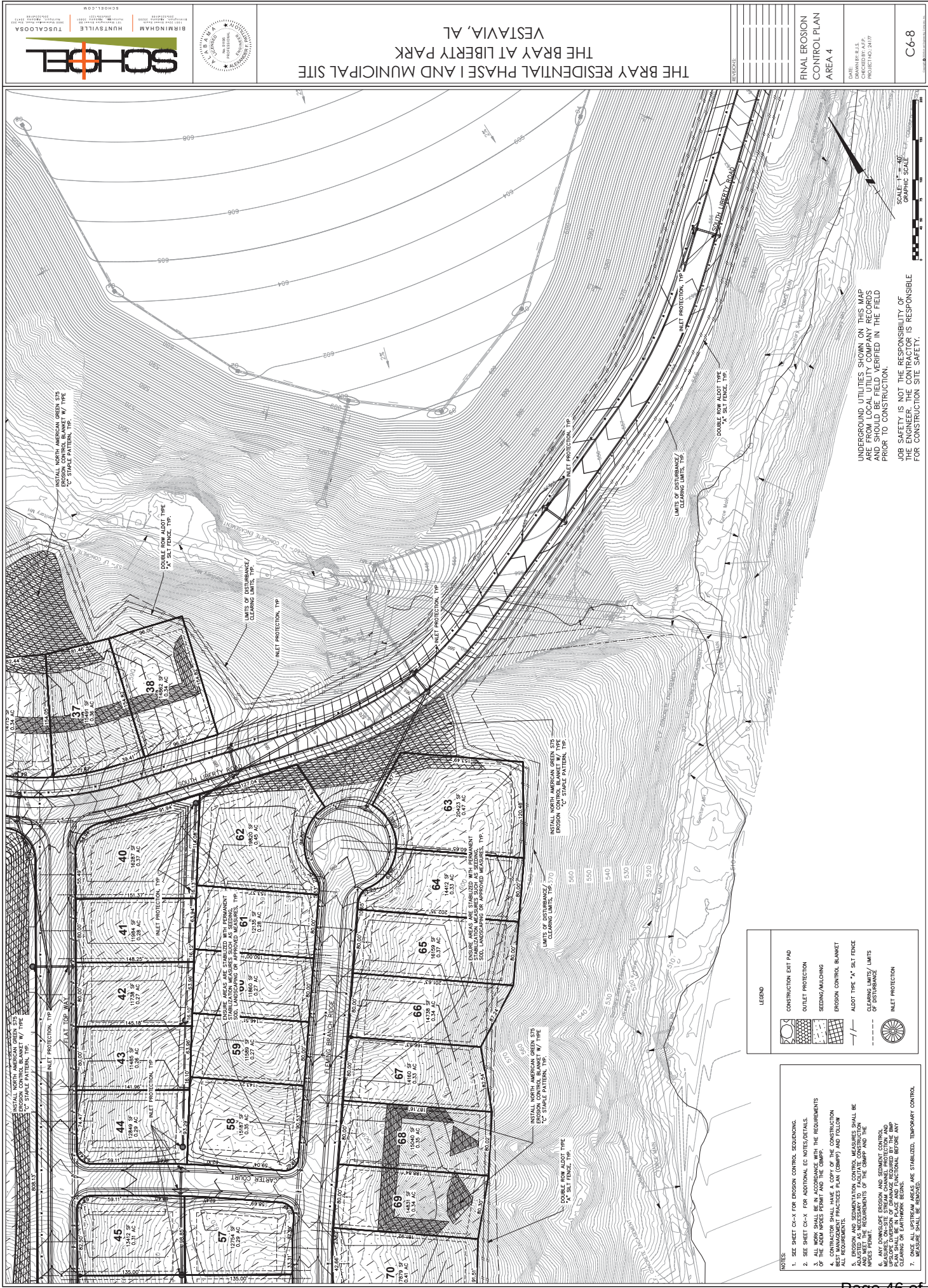
JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.



- NOTES:
1. SEE SHEET C6-1 FOR EROSION CONTROL, SEEDING, MULCHING, AND SLOPE STABILIZATION.
 2. SEE SHEET C6-2 FOR ADDITIONAL EROSION CONTROL DETAILS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA PERMIT AND THE CEMF.
 4. CONTRACTOR SHALL HAVE A COPY OF THE CONSTRUCTION PRACTICES PLAN (CEMP) AND FOLLOW ALL REQUIREMENTS.
 5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL MEET THE REQUIREMENTS OF THE CEMF AND THE ALABAMA PERMIT.
 6. ANY DOWNLOPE EROSION AND SEDIMENT CONTROLLING MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL MEET THE REQUIREMENTS OF THE CEMF AND THE ALABAMA PERMIT.
 7. ONCE ALL UPRISAM AREAS ARE STABILIZED, TEMPORARY CONTROL MEASURES SHALL BE REMOVED.

CONSTRUCTION EXIT PAD
OUTLET PROTECTION
SEEDING/MULCHING
EROSION CONTROL BLANKET
SILT FENCE
ALLOT TYPE "A" SILT FENCE
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
INLET PROTECTION

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.





- NOTES:
1. SEE SHEET CH-X FOR EROSION CONTROL SEQUENCING.
 2. SEE SHEET CH-X FOR ADDITIONAL EG NOTES/DETAILS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADOT IMPER PERMIT AND THE CHAMP.
 4. CONTRACTOR SHALL HAVE A COPY OF THE CONSTRUCTION PRACTICES PLAN (CHAMP) AND FOLLOW ALL REQUIREMENTS.
 5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND MEET THE REQUIREMENTS OF THE CHAMP AND THE IMPER PERMIT.
 6. MEASURES TO PREVENT EROSION AND SEDIMENTATION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND MEET THE REQUIREMENTS OF THE CHAMP AND THE IMPER PERMIT.
 7. ONCE ALL UPSTREAM AREAS ARE STABILIZED, TEMPORARY CONTROL MEASURES SHALL BE REMOVED.

LEGEND	
	CONSTRUCTION EXIT PAD
	OUTLET PROTECTION
	SEEDING/MULCHING
	EROSION CONTROL BLANKET
	ADOT TYPE 2x SILT FENCE
	CLEARING LIMITS/ LIMITS OF DISTURBANCE
	INLET PROTECTION

UNDERGROUND UTILITIES SHOWN ON THIS MAP
HAVE BEEN FIELD VERIFIED AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP
HAVE BEEN FIELD VERIFIED AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP
HAVE BEEN FIELD VERIFIED AND SHOULD BE FIELD VERIFIED IN THE FIELD
PRIOR TO CONSTRUCTION.

SCALE: 1" = 40'
GRAPHIC SCALE

C6-9

DATE: 01/15/2024
CREATED BY: A.P.P.
PROJECT NO.: 2417

FINAL EROSION
CONTROL PLAN
AREA 5

THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL



SCHOL
SCHOOL OF LANDSCAPE ARCHITECTURE
TUSCALOOSA

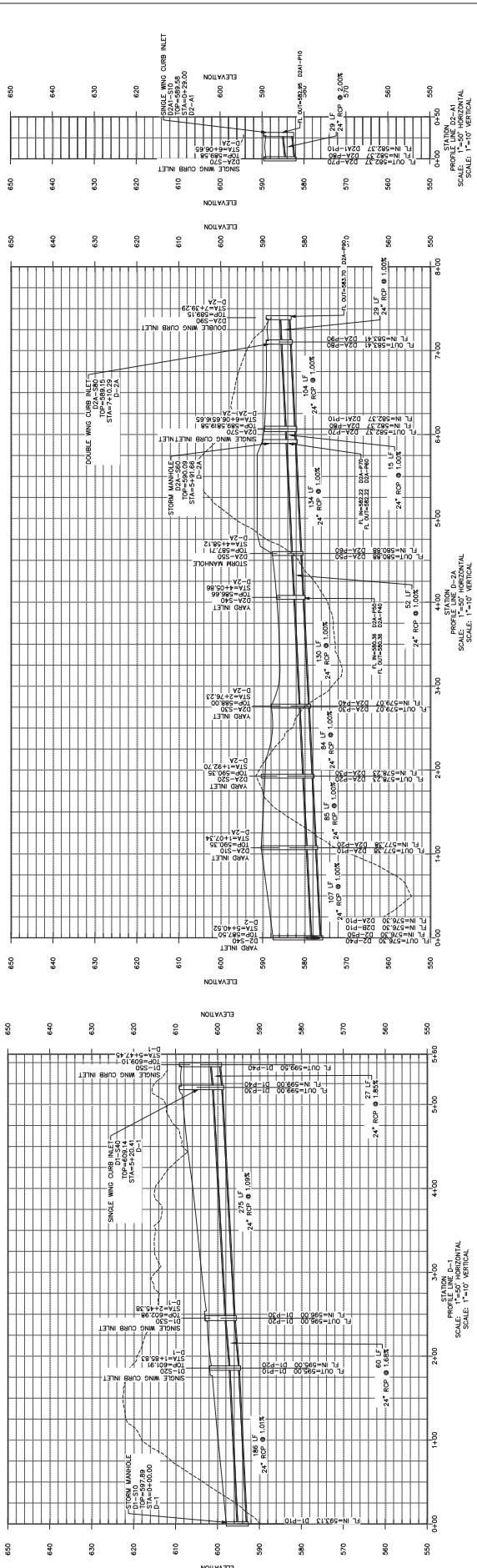
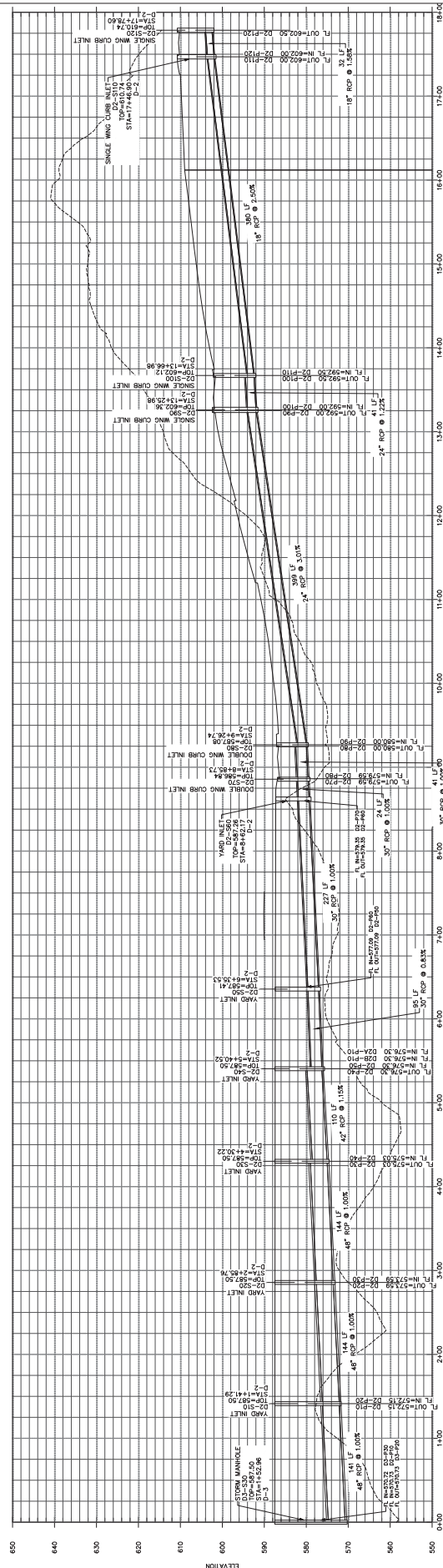
BIRMINGHAM
HUNTSVILLE
TUSCALOOSA

10000
01/15/2024
STATE OF ALABAMA
PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECTURE

STORM PROFILES

REVISIONS

THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL

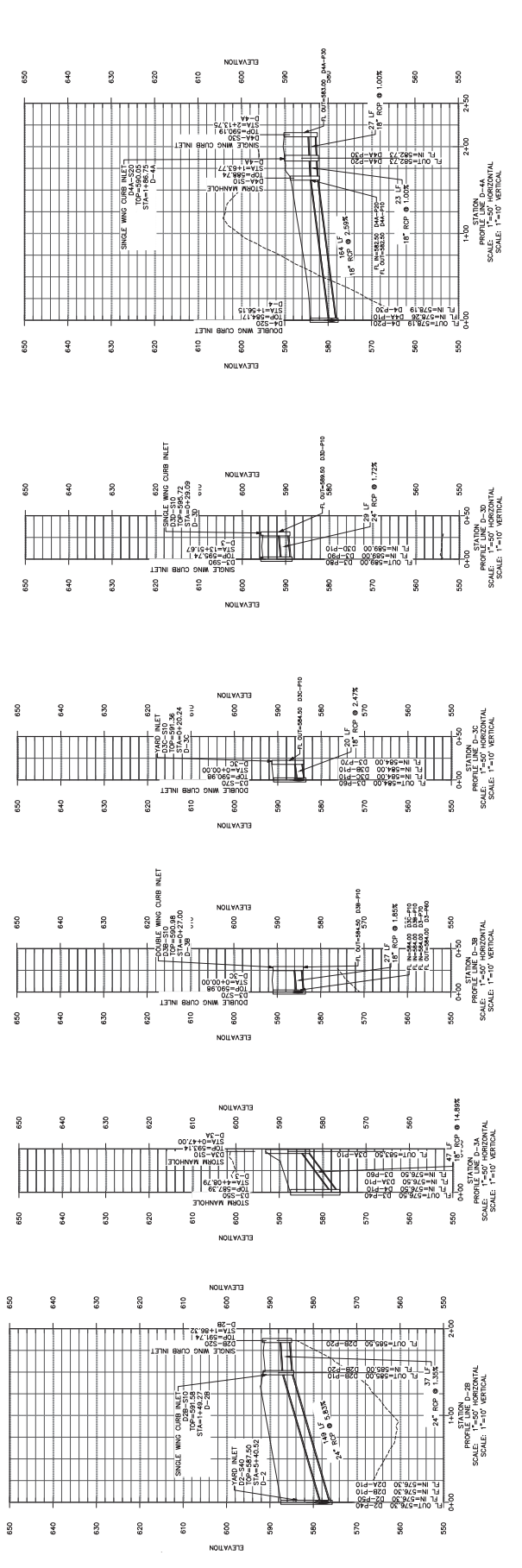
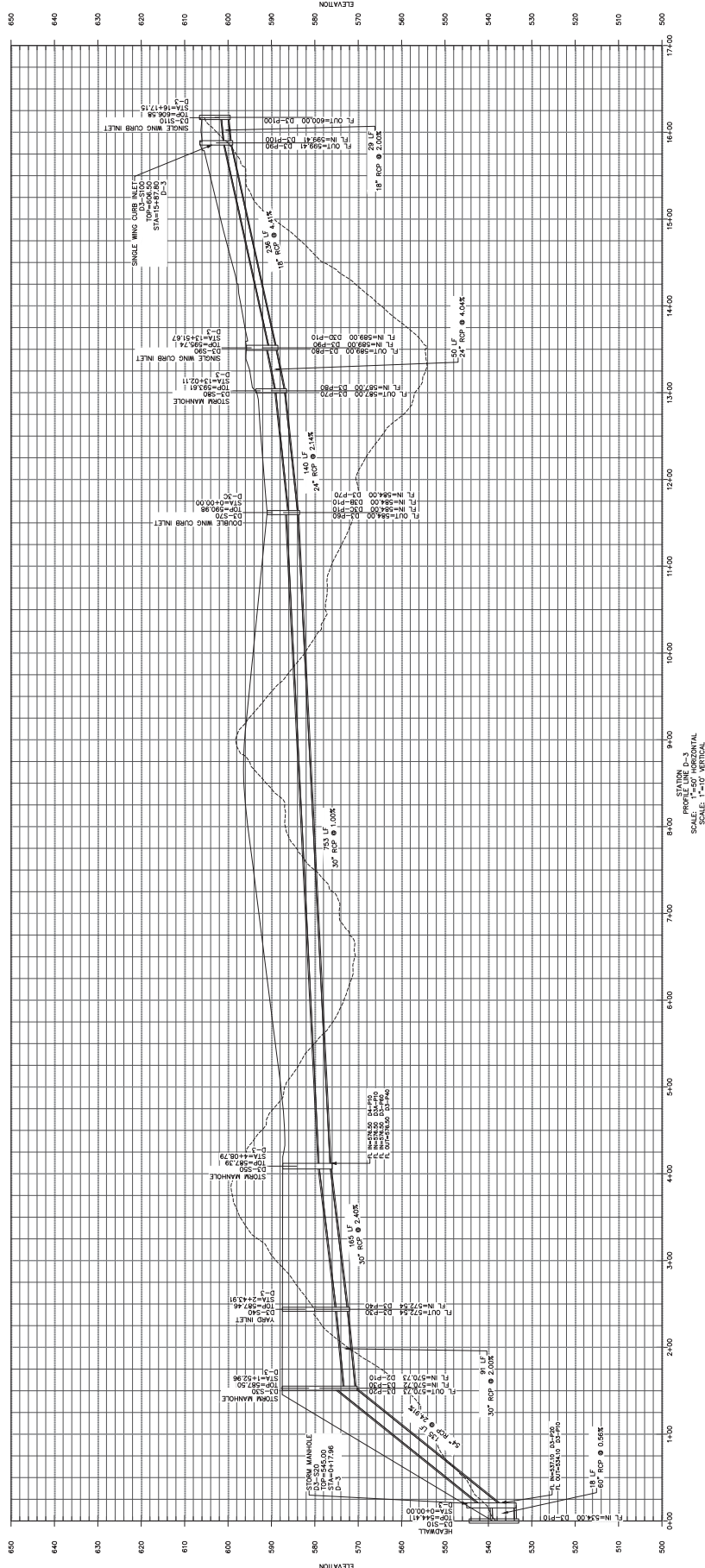


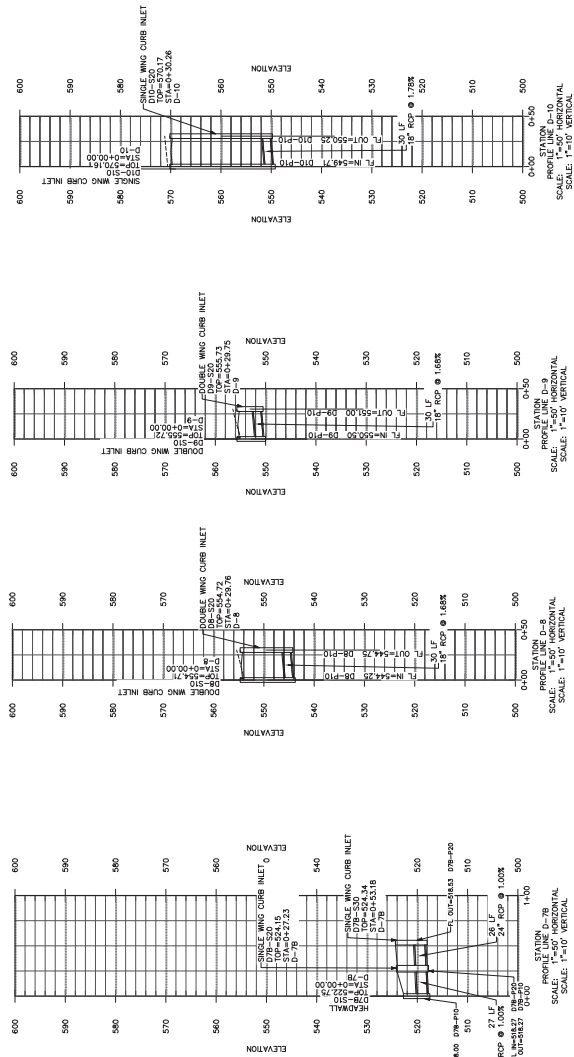
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CHECKED BY: A.P.P.
PROJECT NO: 2417

STORM PROFILES

REVISIONS

THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL

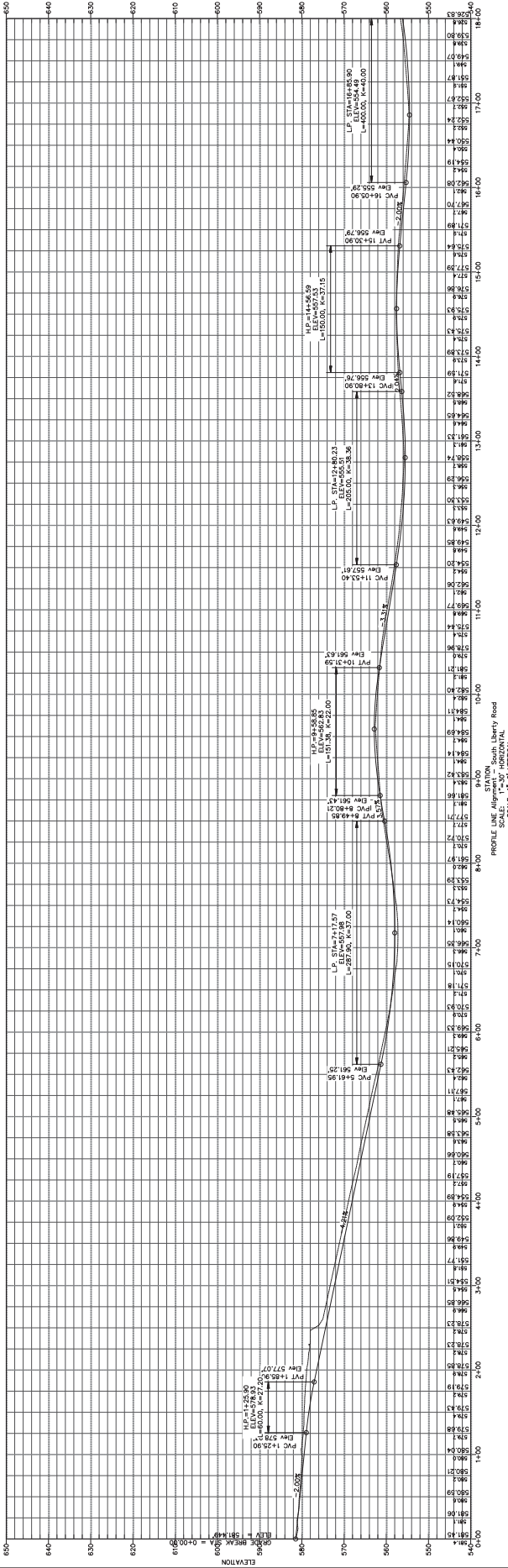
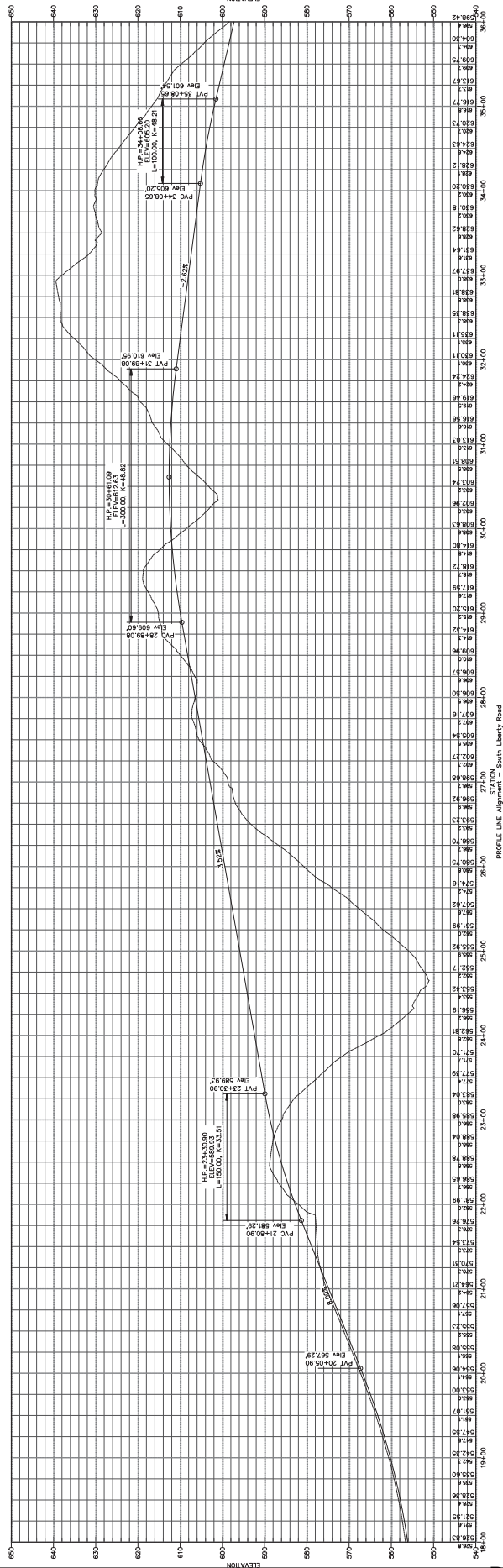




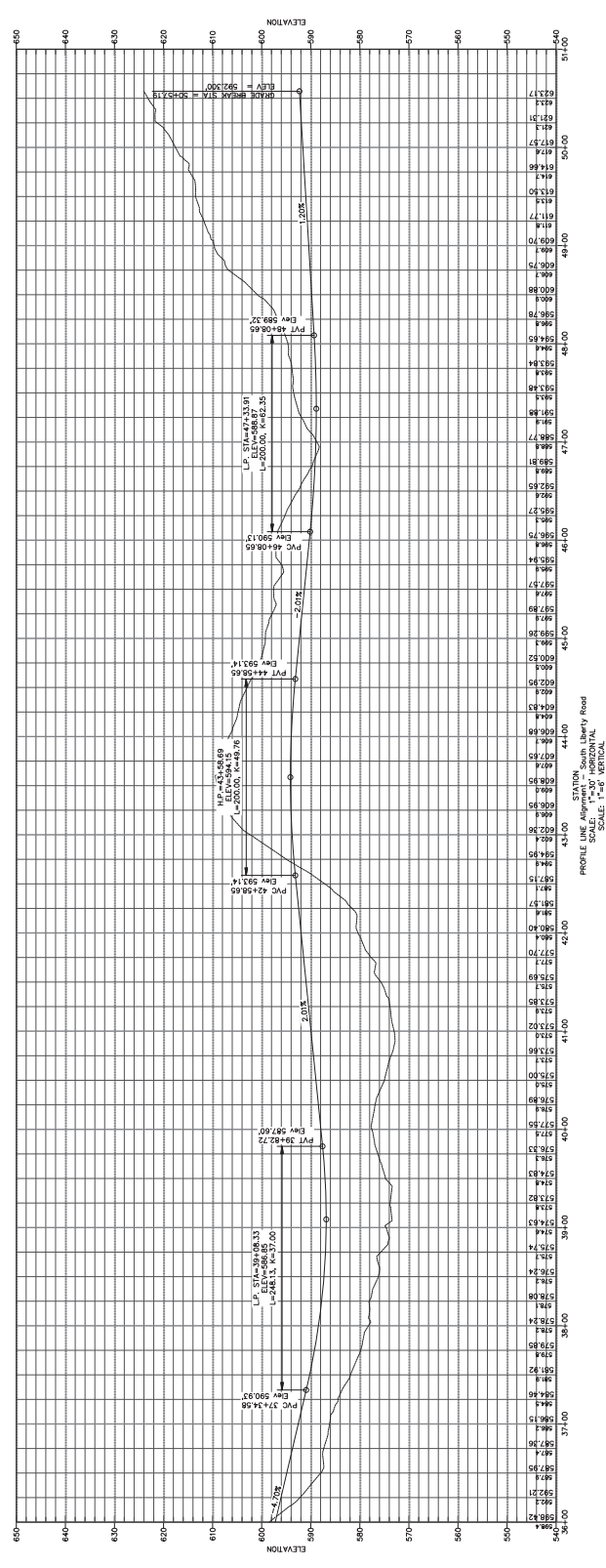
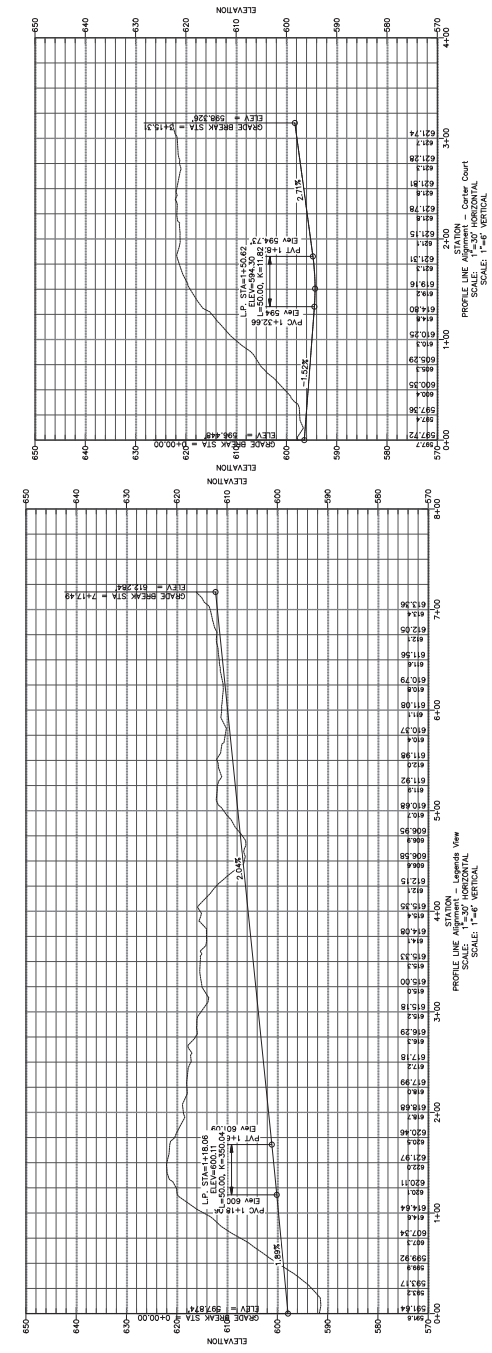
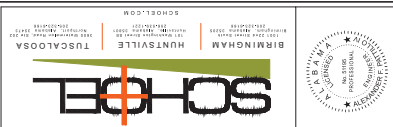
ROAD PROFILES

REVISIONS

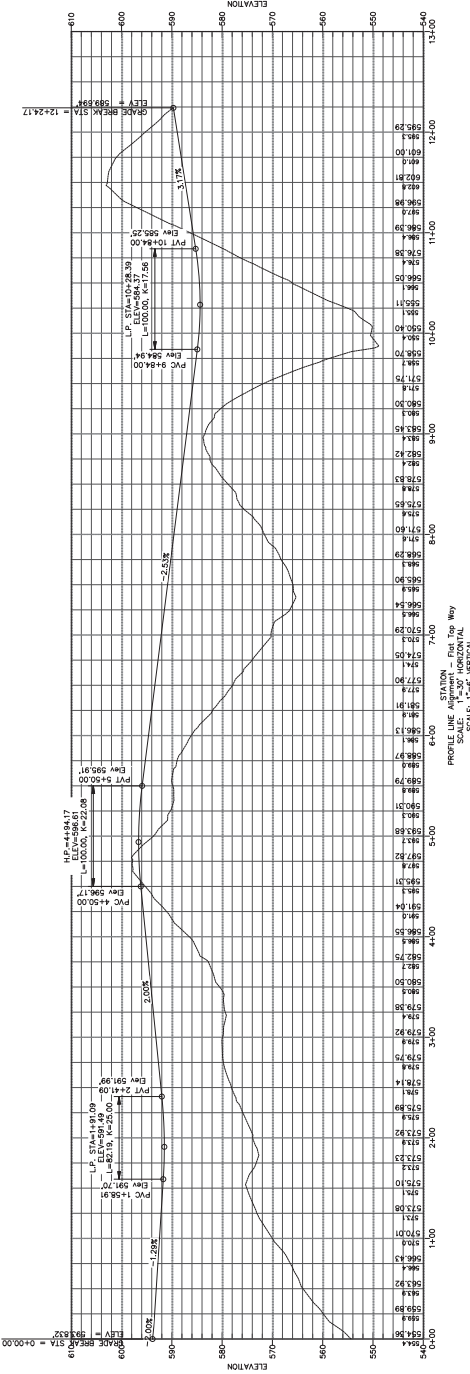
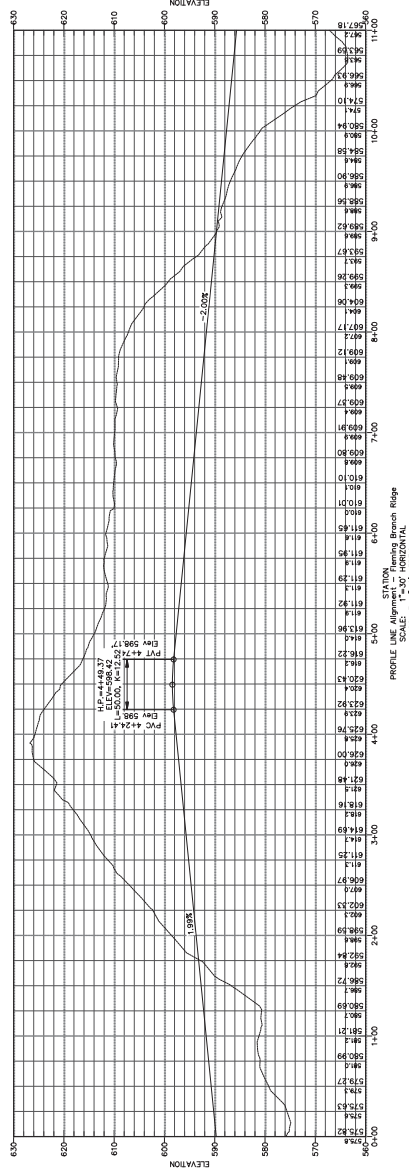
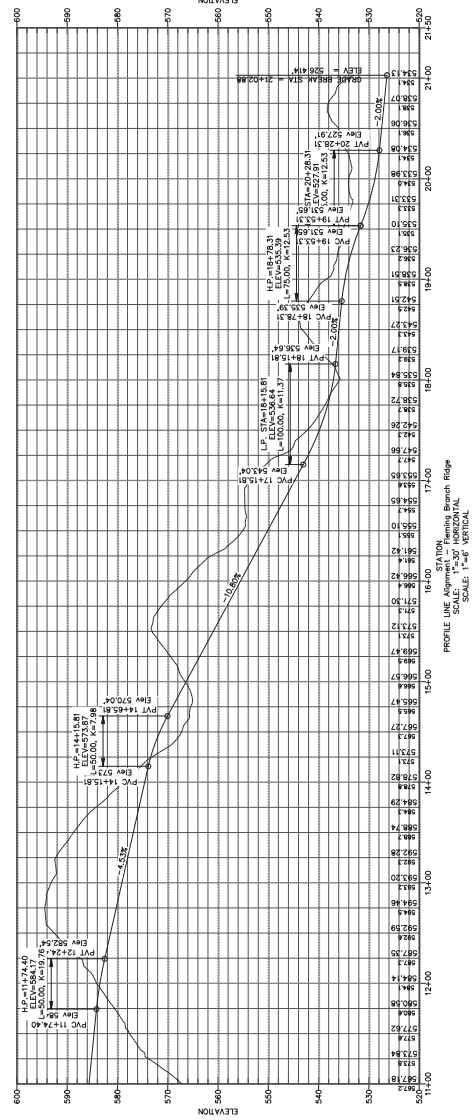
THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL

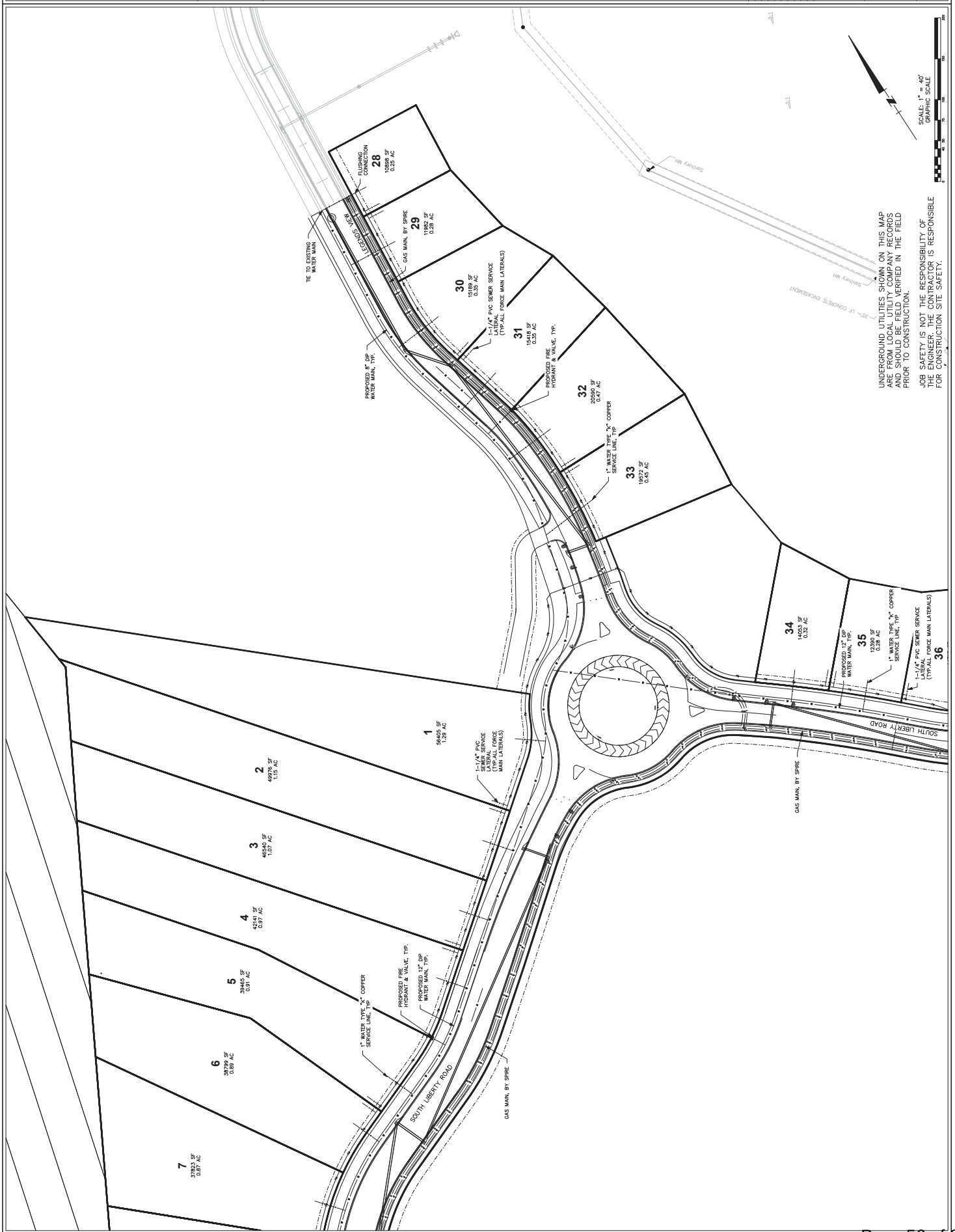


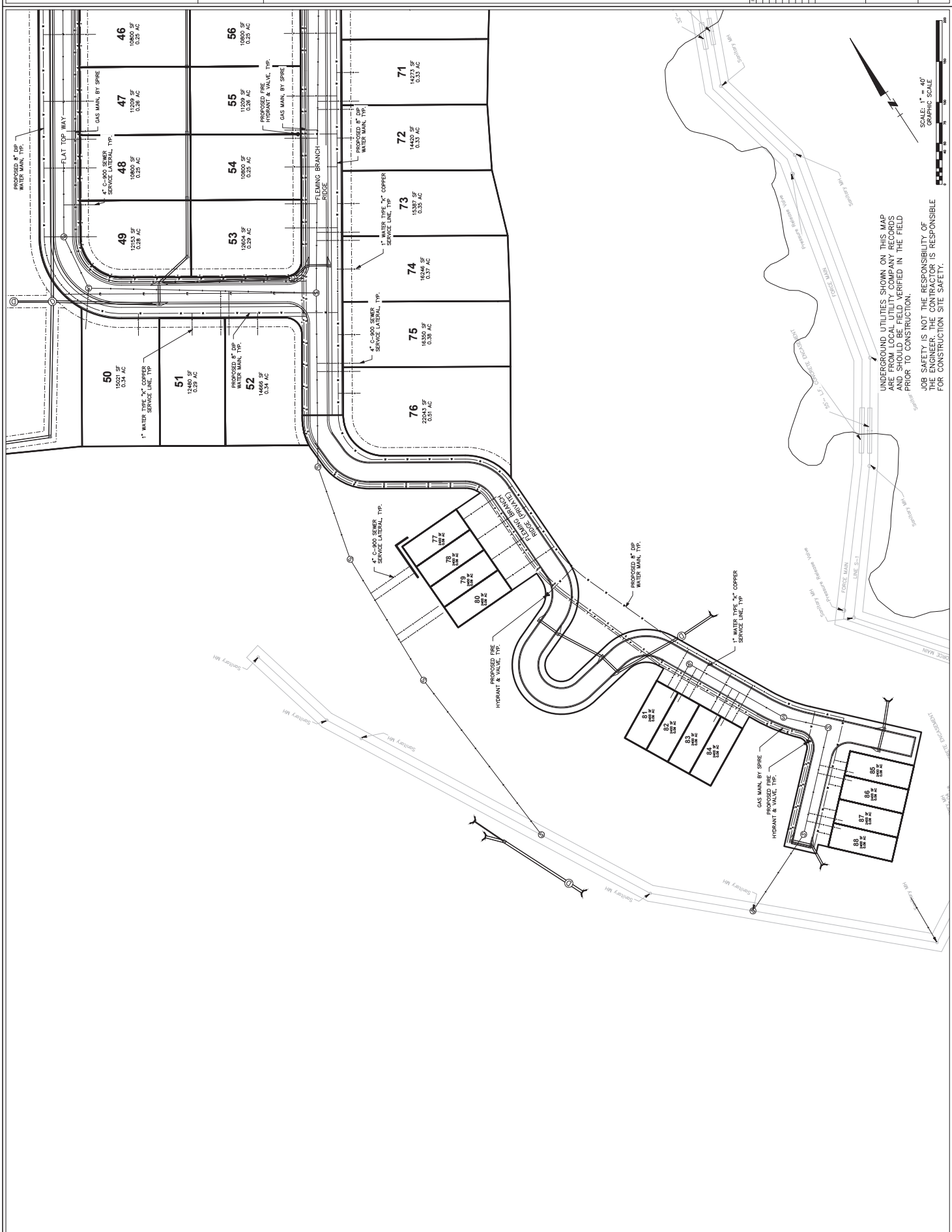
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THE BRAY AT LIBERTY PARK
VESTAVIA, AL

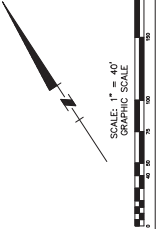
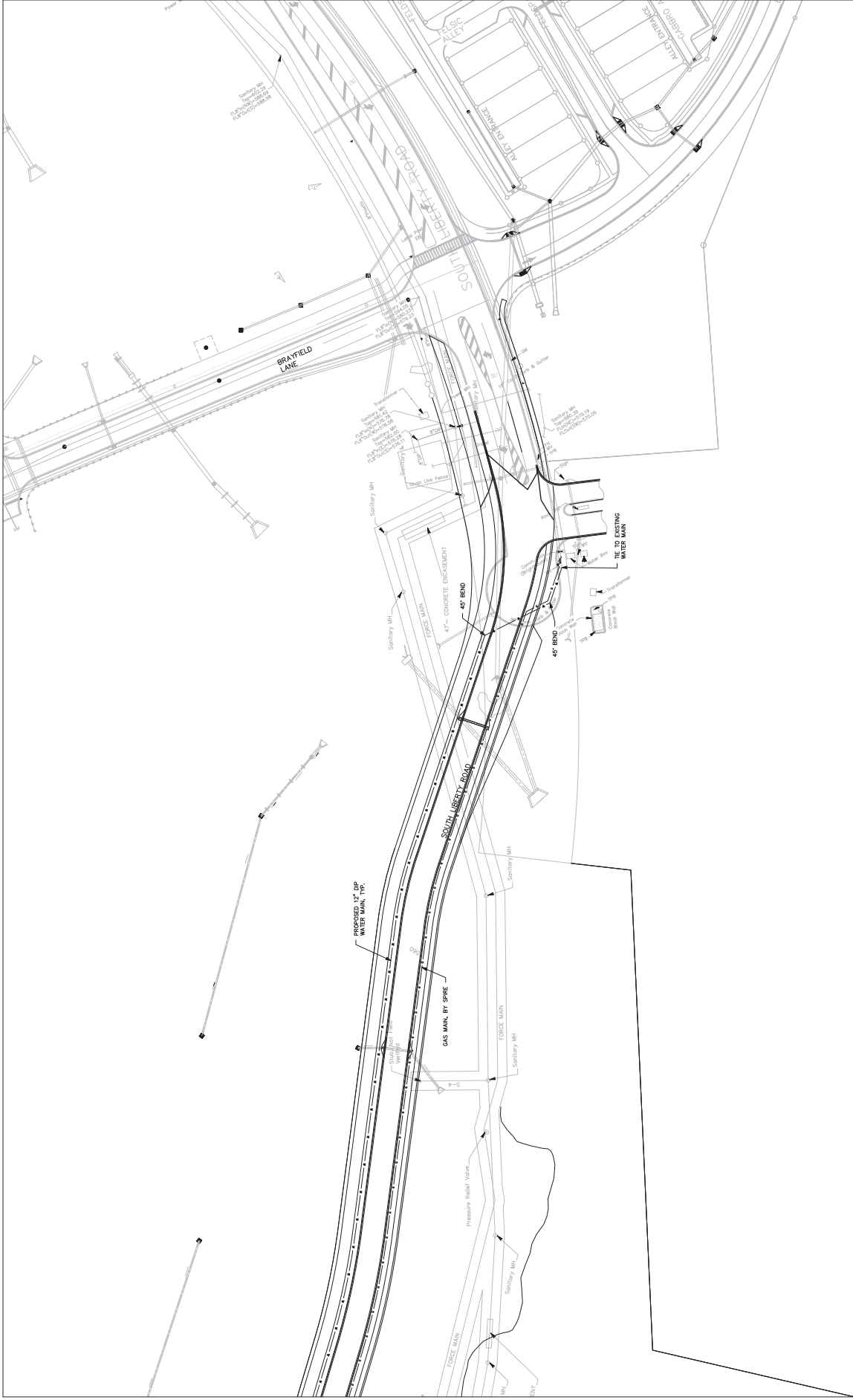


THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL

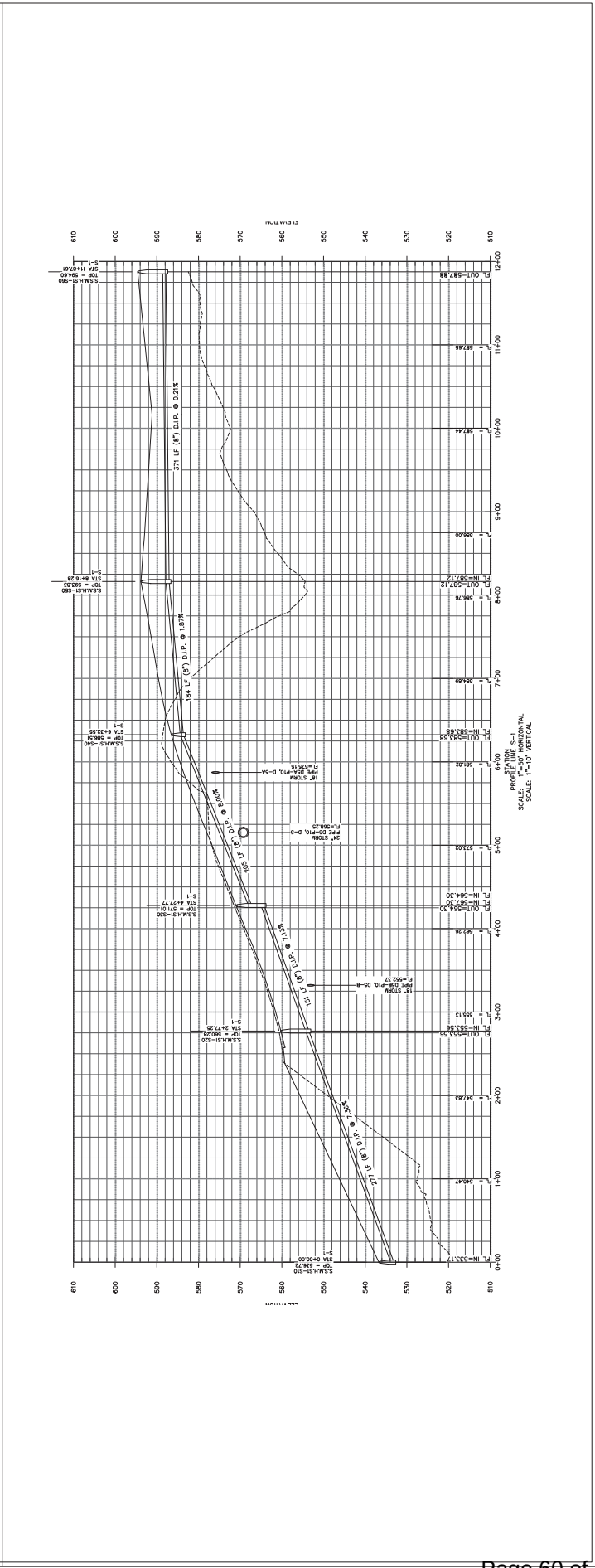
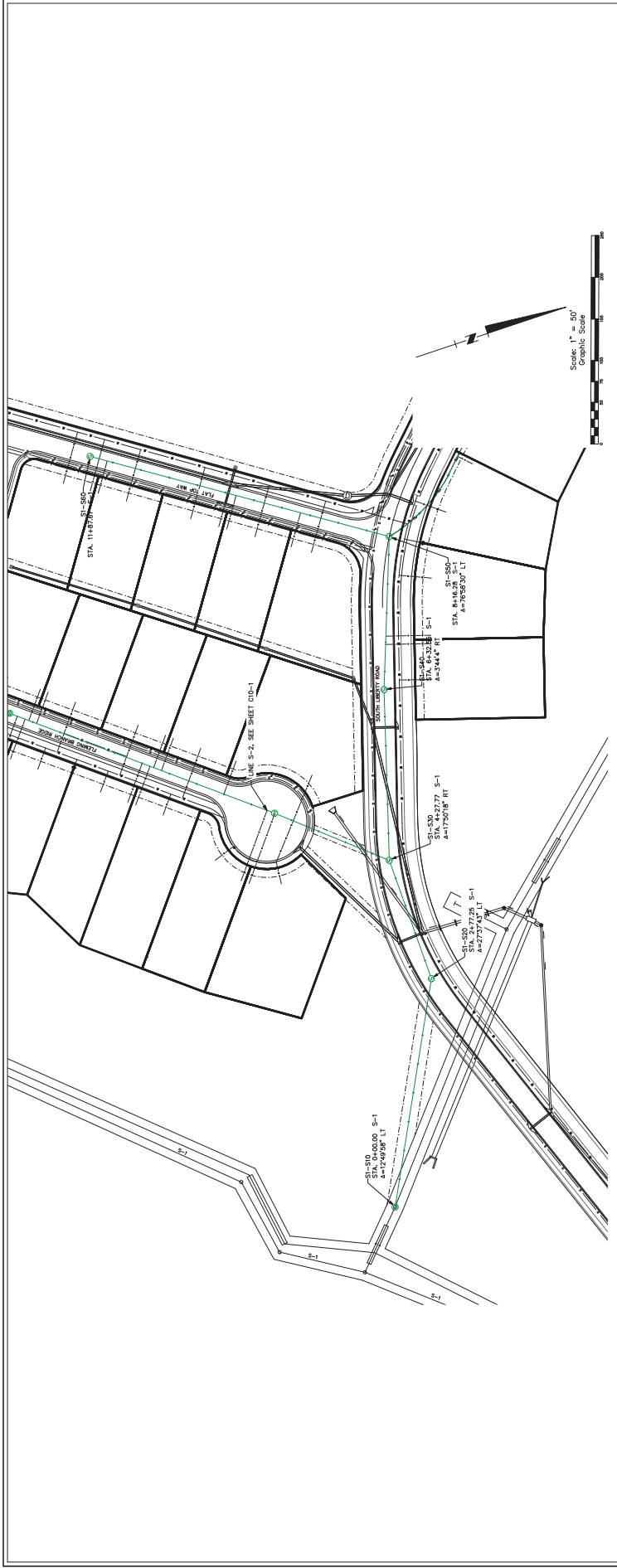


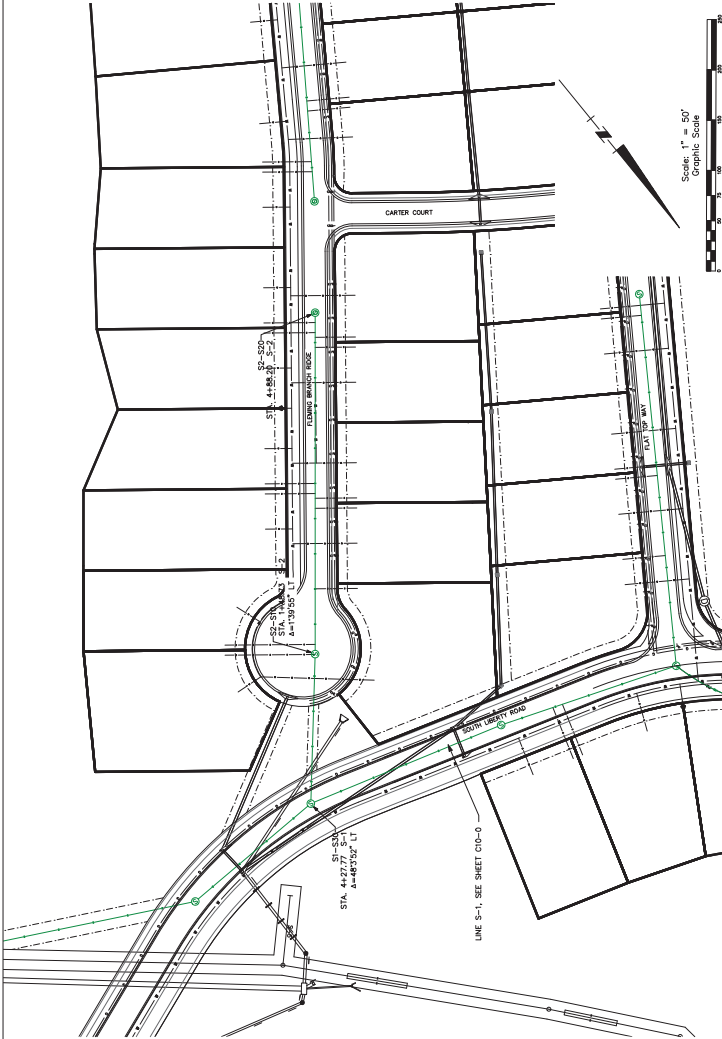
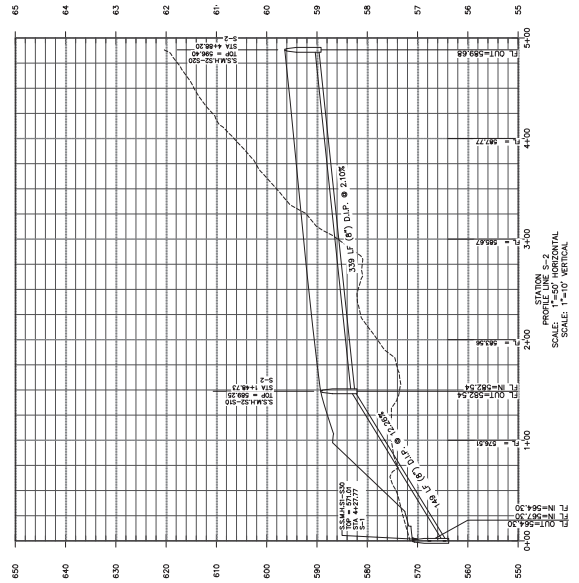




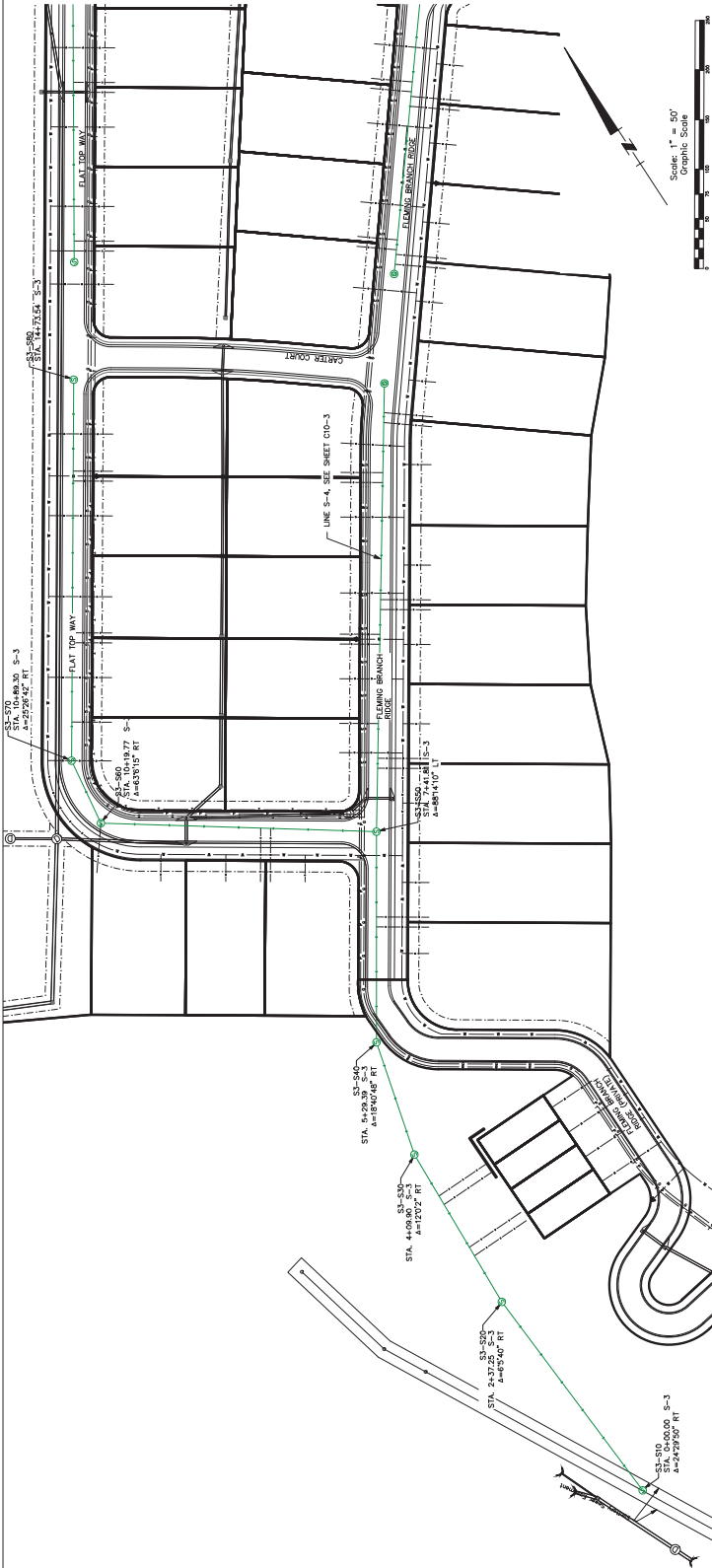
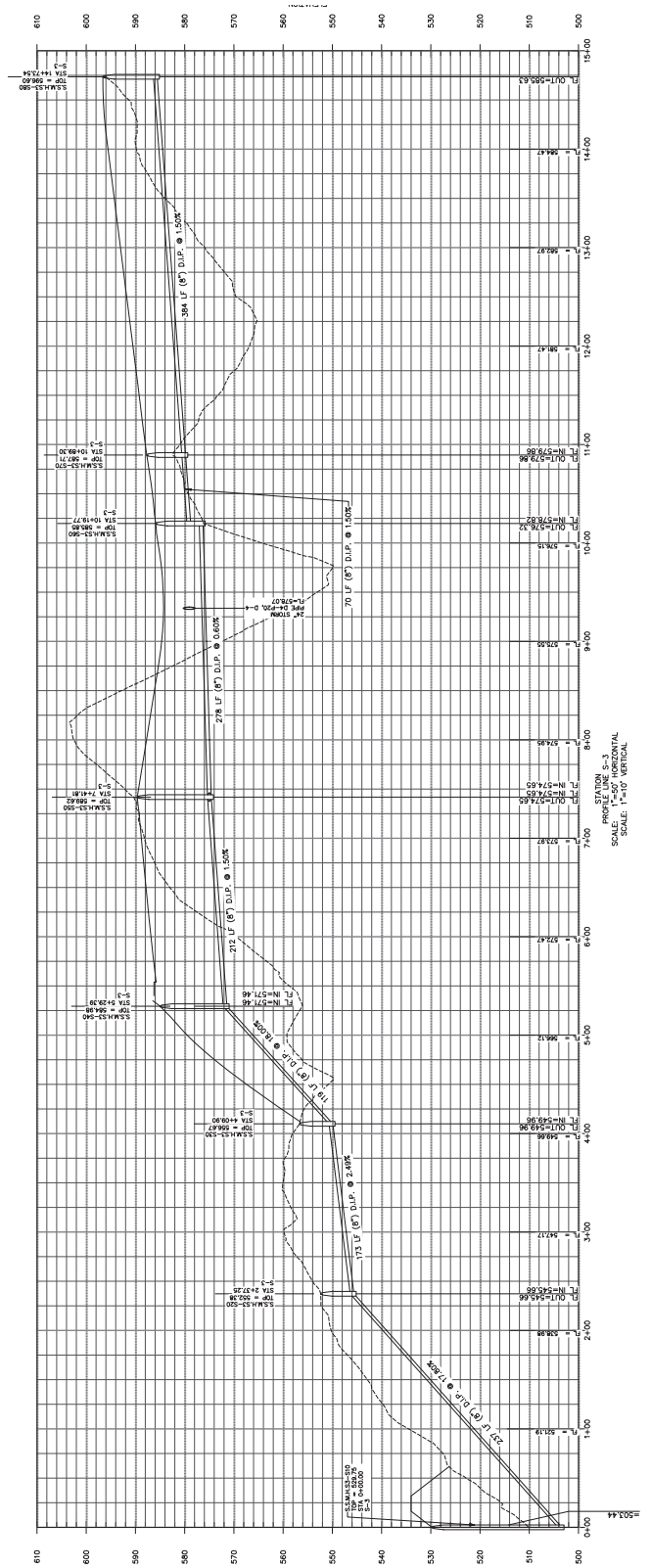


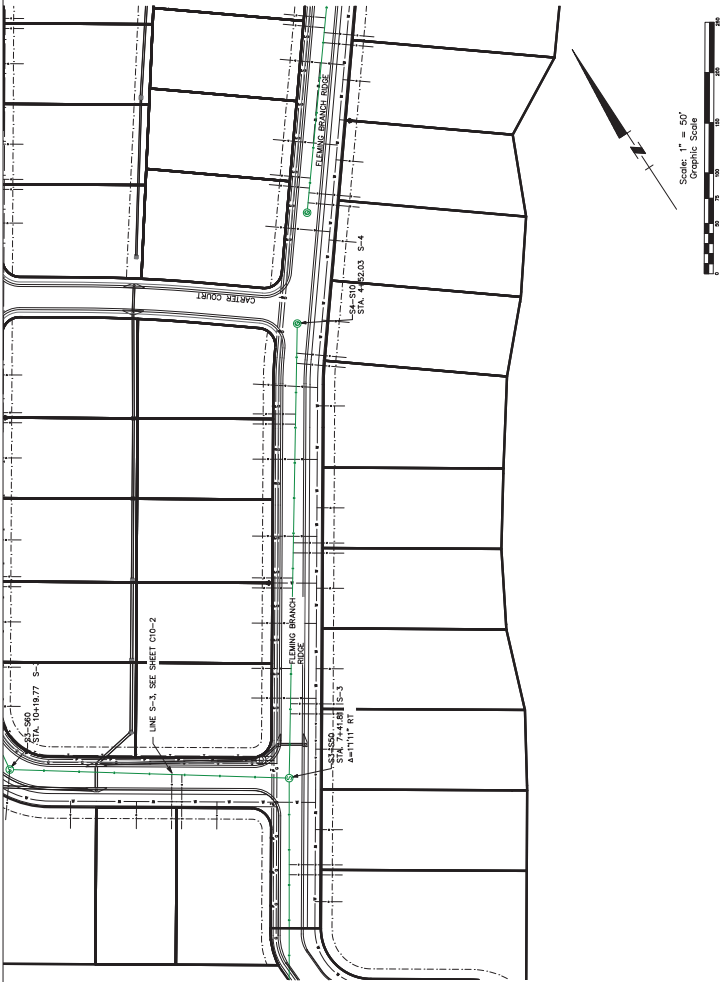
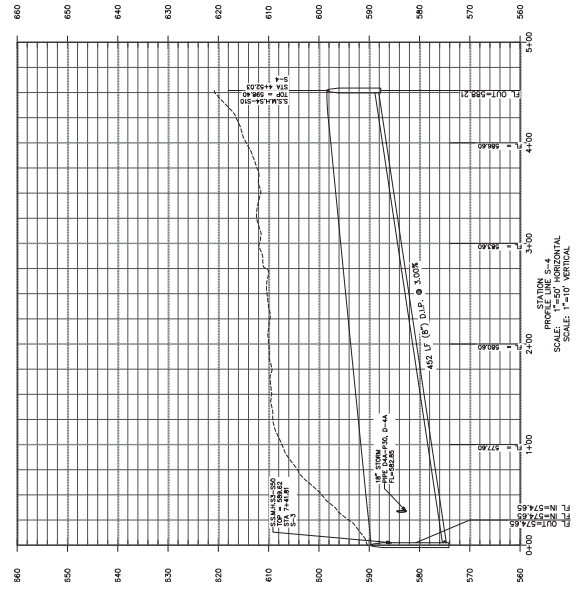
UNDERGROUND UTILITIES SHOWN ON THIS MAP
 ARE FOR INFORMATION ONLY. FIELD VERIFICATION
 AND SHOULD BE FIELD VERIFIED IN THE FIELD
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 JOB SAFETY IS NOT THE RESPONSIBILITY OF
 THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE
 FOR CONSTRUCTION SITE SAFETY.

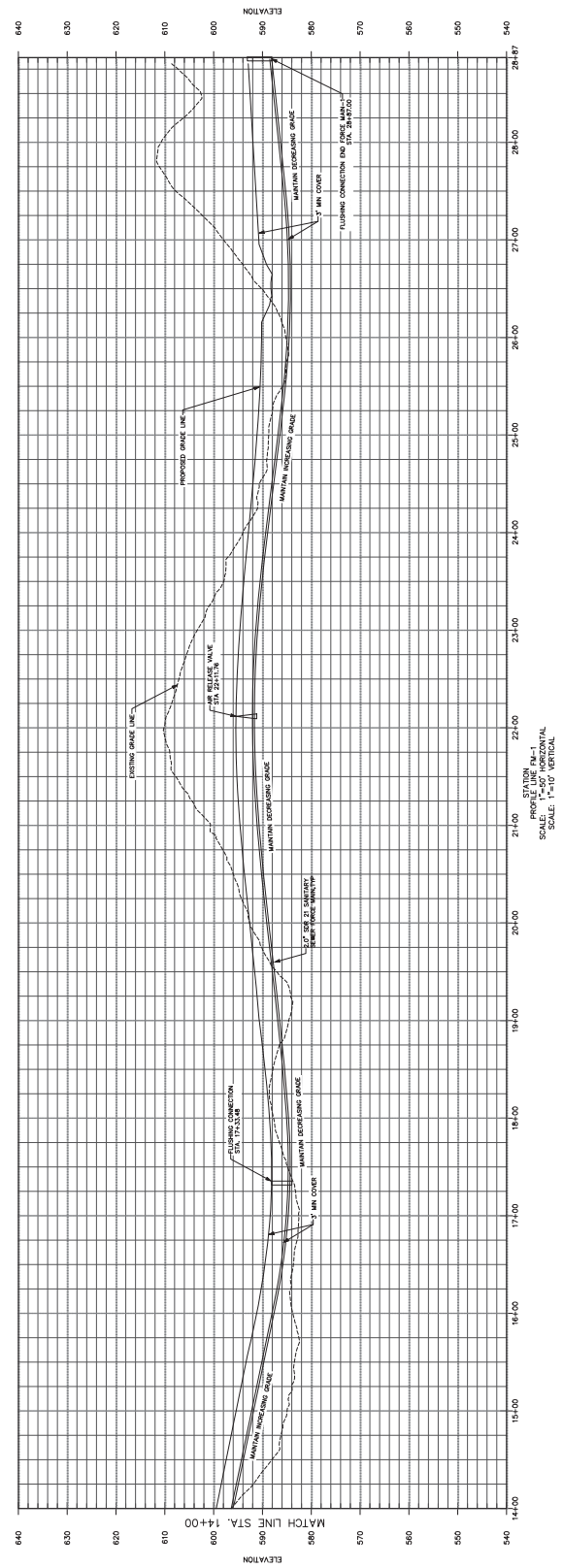
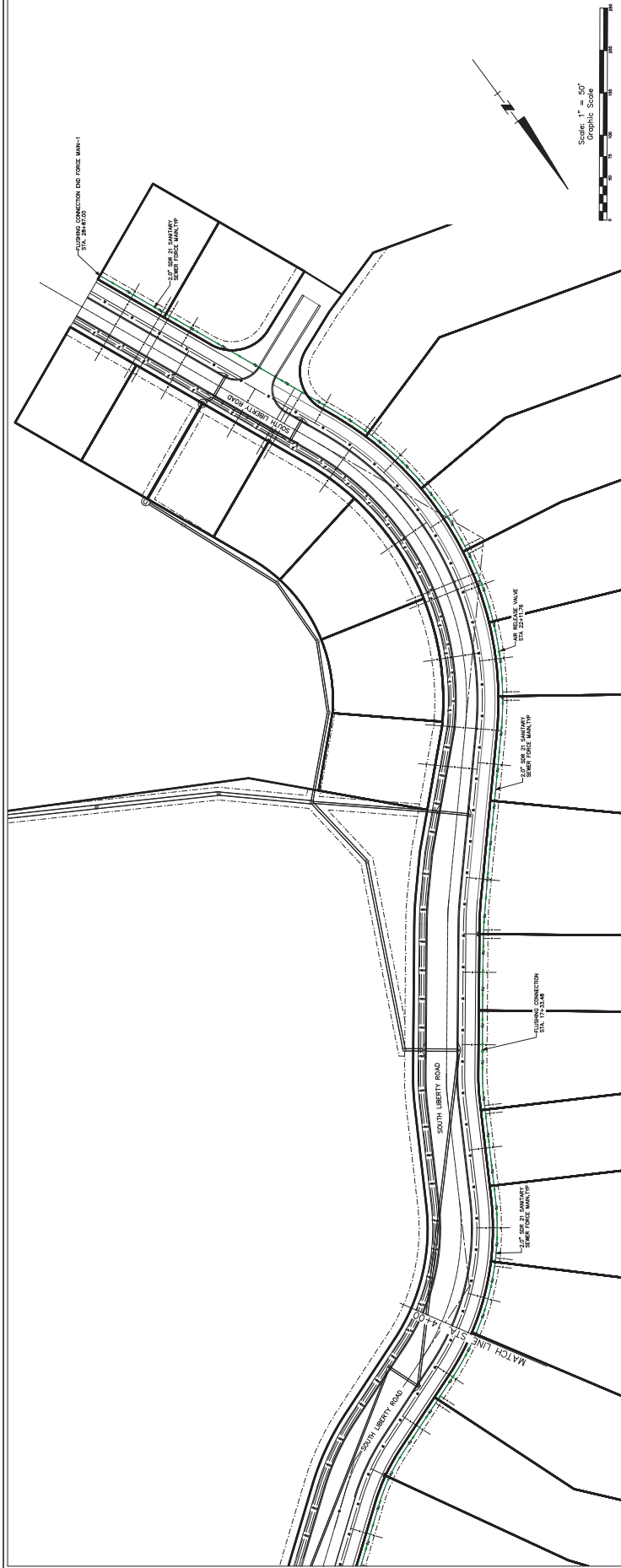




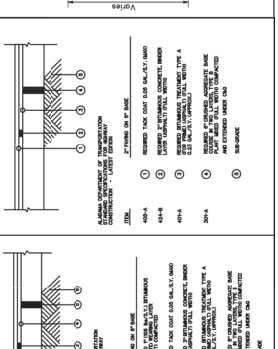
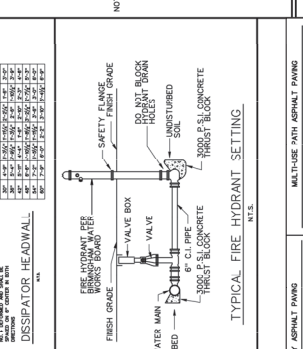
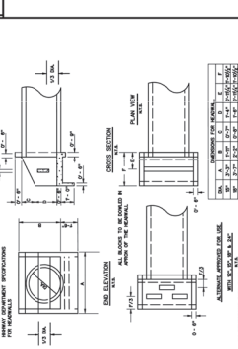
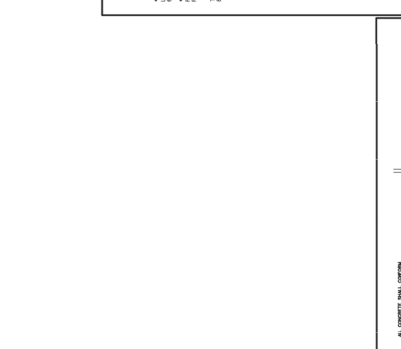
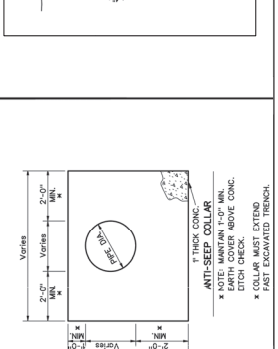
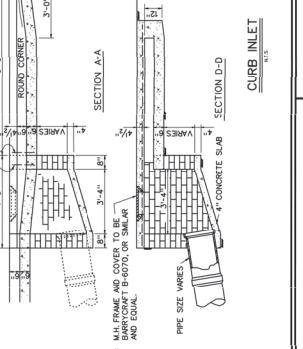
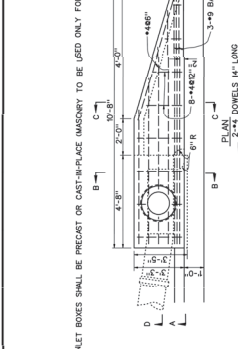
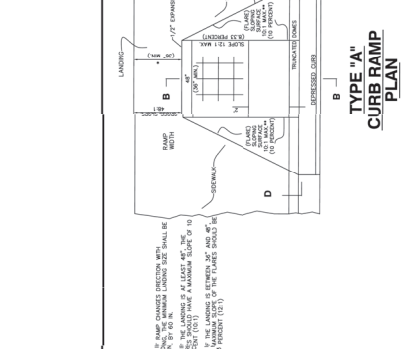
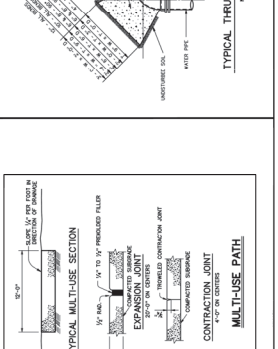
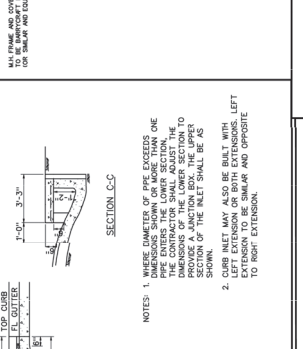
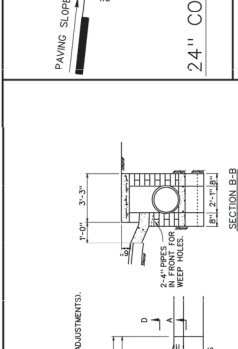
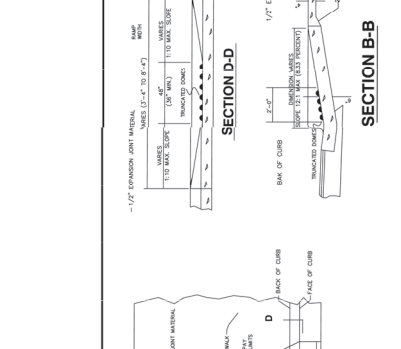
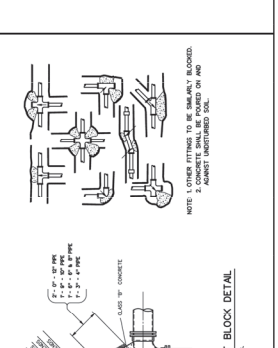
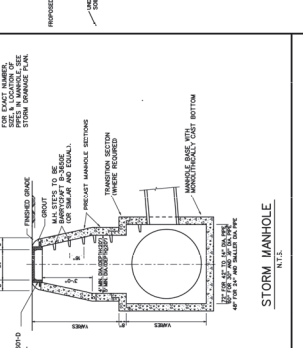
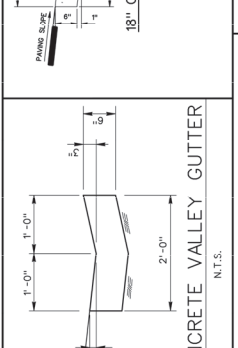
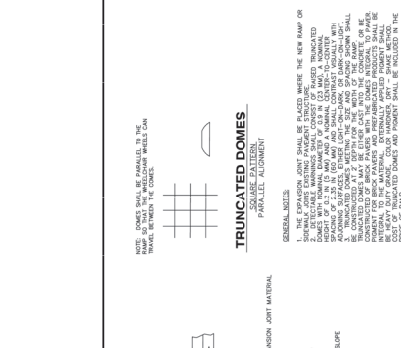
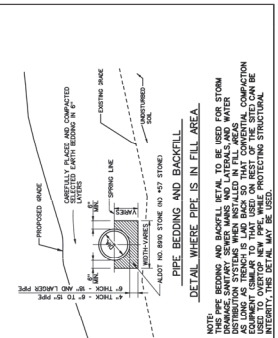
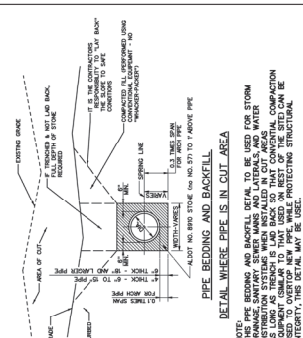
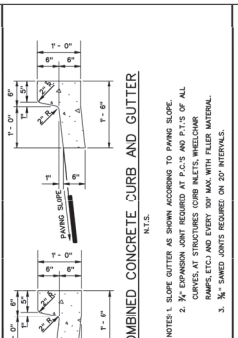
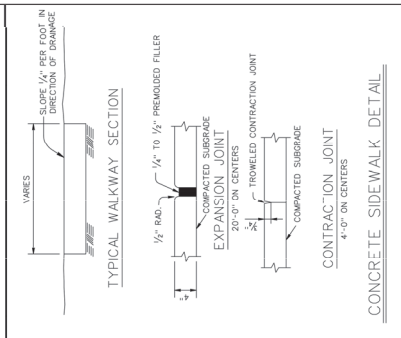
THE BRAY RESIDENTIAL PHASE I AND MUNICIPAL SITE
THE BRAY AT LIBERTY PARK
VESTAVIA, AL

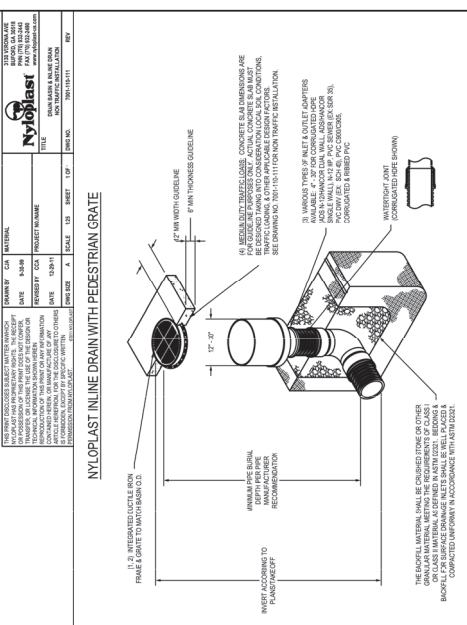
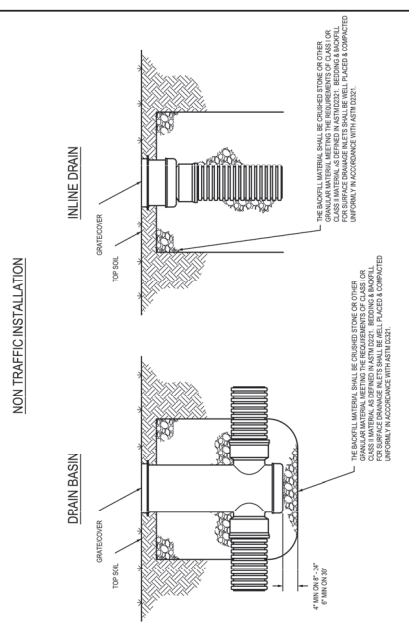






THE BRAY RESIDENTIAL PHASE I AND MU
THE BRAY AT LIBERTY PARK
VESTAVIA, AL





DRAWING NO. 12-11-10
 DATE 12-11-10
 PROJECT NAME
 SCALE 1/8" = 1'-0"
 SHEET 1 OF 1
 DRAWN BY
 CHECKED BY
 APPROVED BY

(A) REINFORCED CONCRETE: CONCRETE SHALL BE DESIGNED TO WITHSTAND ALL LOADS AND CONDITIONS, INCLUDING LIVE LOADS, DEAD LOADS, AND WIND LOADS. THE CONCRETE SHALL BE 4000 PSI (27.6 MPa) STRENGTH.

(B) REINFORCING BARS: REINFORCING BARS SHALL BE 60,000 PSI (413.7 MPa) YIELD STRENGTH. THE BARS SHALL BE 1/2" (12.7 mm) DIAMETER.

(C) JOINTS: JOINTS SHALL BE 12" (305 mm) LONG. THE JOINTS SHALL BE REINFORCED WITH 2 #4 BARS.

(D) FINISH: THE FINISH SHALL BE SMOOTH.

(E) INSTALLATION: THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(F) MAINTENANCE: THE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(G) REMOVAL: THE REMOVAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(H) REPLACEMENT: THE REPLACEMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(I) DISPOSAL: THE DISPOSAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(J) STORAGE: THE STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(K) TRANSPORT: THE TRANSPORT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(L) UNLOADING: THE UNLOADING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(M) ERECTION: THE ERECTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(N) DEMOLITION: THE DEMOLITION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(O) REPAIR: THE REPAIR SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(P) PROTECTION: THE PROTECTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(Q) SAFETY: THE SAFETY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(R) ENVIRONMENT: THE ENVIRONMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(S) HEALTH: THE HEALTH SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(T) COMMUNITY: THE COMMUNITY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(U) ECONOMY: THE ECONOMY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

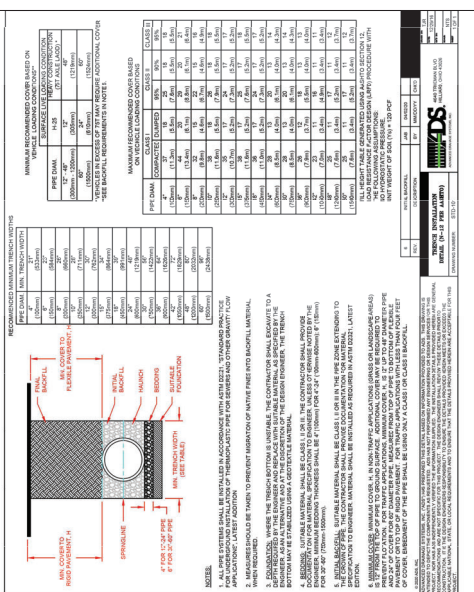
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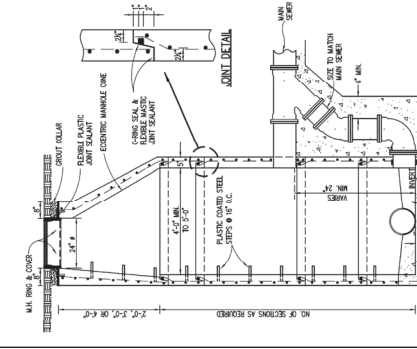
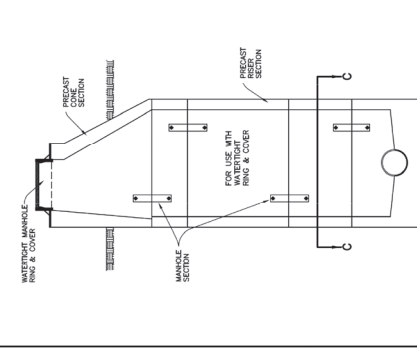
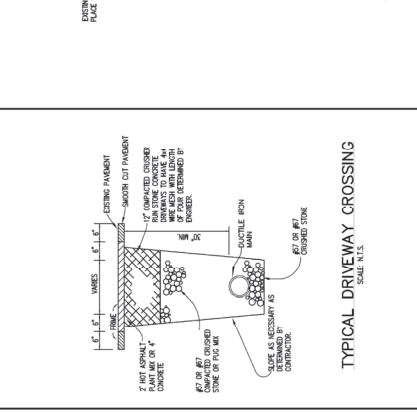
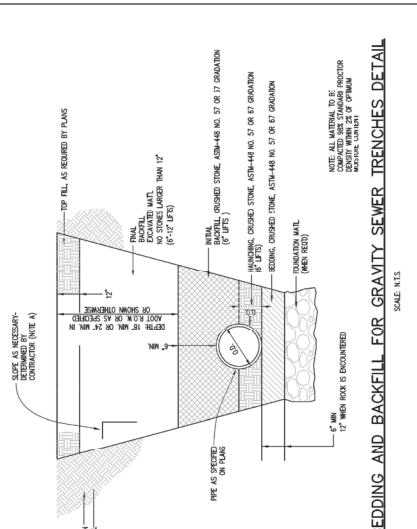
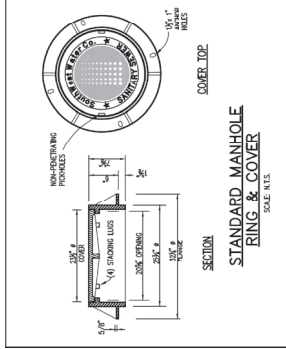
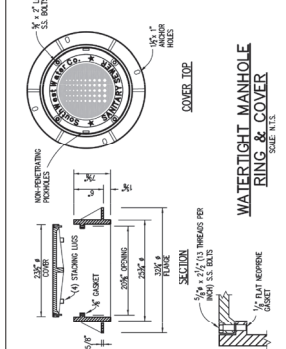
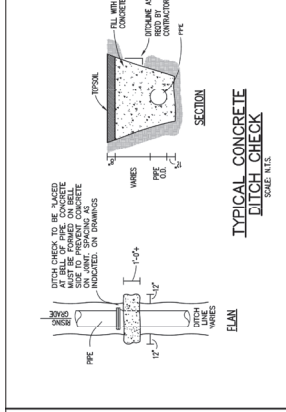
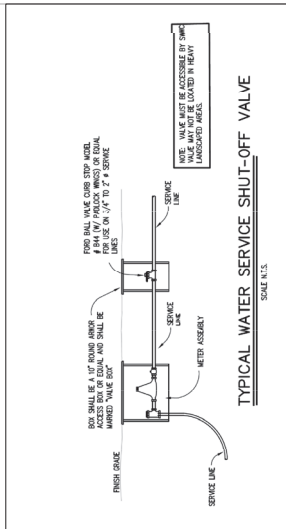
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(X) RELIABILITY: THE RELIABILITY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(Y) SAFETY: THE SAFETY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(Z) ENVIRONMENT: THE ENVIRONMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

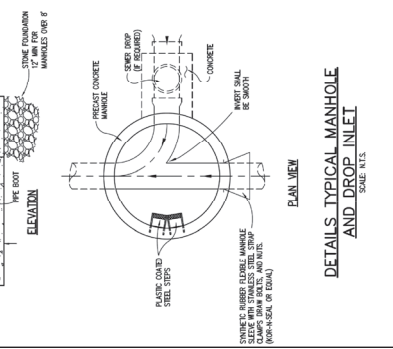
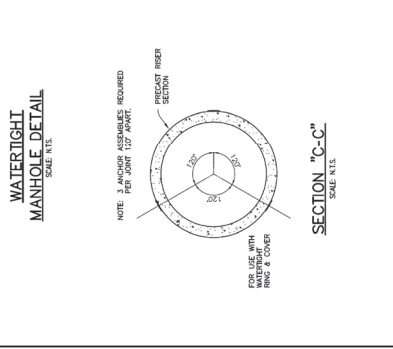
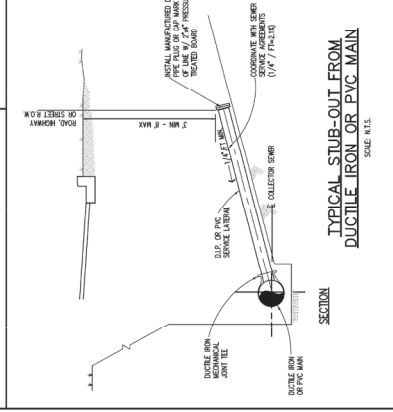
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10	0.0009
12	0.0018
15	0.0027
18	0.0036

NOTE: GRADES SHOWN ARE MINIMUM. GRADES MAY BE ADJUSTED TO MAINTAIN MINIMUM COVER. GRADES SHALL BE ADJUSTED TO MAINTAIN MINIMUM COVER. GRADES SHALL BE ADJUSTED TO MAINTAIN MINIMUM COVER.





VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 11, 2024

AGENDA ITEM

FP-24-12 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Brayfield Residential Phase II First Addition**. The Purpose For This Request Is To Plat One Lot. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat creates Lot 215-A from acreage. Plat meets minimum of PR-1 zoning and Liberty Park PUD requirements.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. final1

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-12	 Shelia Stephenson	1116 BRAYFIELD CREST DR
Submitted On: Jun 17, 2024	 205-313-1152	VESTAVIA HILLS, AL 35242
	 sstephenson@schoel.com	

Project Information

Property Address	Parcel ID Number
7041 Vestlake Village Dr	27-00-18-2-000-001.009
Legal Description	Current Zoning Classification
NE 1/4 of NW 1/4 Sec 18, 18S,1W	PR-1
Acreage	Application Submission Date
0.229	6/17/24
Reason for Request	
Request to subdivide acreage into one new lot	

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	Company Name
Liberty Park Joint Venture	--
Mailing Address	Owner Email
1000 Urban Center Pkwy	--
Phone Number	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.
205-945-6401	true
Representative for Owner	Company Name
--	Schoel Engineering Company
Email	Mailing Address of Representative
sstephenson@schoel.com	1001 22nd St S Birmingham, AL 35205
Phone No. of Representative	
205-313-1152	

Surveyor Information

Name

Mark Clark

Company

Schoel Engineering Company

Mailing Address

1001 22nd St S

Phone Number

205-313-1140

Registration Number

19251

Email

mclark@schoel.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 11, 2024

AGENDA ITEM

FP-24- Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For
13FP-24-13 **Brayfield Residential Phase III Second Sector**. The Purpose For This
Request Is To Plat Twenty Three Lots And One Private Street. The Property
Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

BACKGROUND

Plat will continue Brayfield residential development in Liberty Park with 23 new lots. All lots meet the minimum of PR-1. Platted street will be private.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-13	 Shelia Stephenson	1116 BRAYFIELD CREST DR
Submitted On: Jun 17, 2024	 205-313-1152	VESTAVIA HILLS, AL 35242
	 sstephenson@schoel.com	

Project Information

Property Address	Parcel ID Number
1116 Brayfield Crest Dr	27-00-18-2-000-001.004
Legal Description	Current Zoning Classification
E 1/2 of the NW 1/4 Sec 18, 18S, 1W	PR-1
Acreage	Application Submission Date
0	6/17/24
Reason for Request	
Request to subdivide acreage into 29 new lots	

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	Company Name
Liberty Park Joint Venture	--
Mailing Address	Owner Email
1000 Urban Center Dr Vestavia, AL 35242	--
Phone Number	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.
205-945-6401	true
Representative for Owner	Company Name
--	Schoel Engineering Company
Email	Mailing Address of Representative
sstephenson@schoel.com	1001 22nd St S Birmingham, AL 35205
Phone No. of Representative	
205-313-1152	

Surveyor Information

Name

Company

Mark Clark

Schoel Engineering Company

Mailing Address

Phone Number

1001 22nd St S Birmingham, AL 35205

205-313-1140

Registration Number

Email

19251

mclark@schoel.com



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 11, 2024

AGENDA ITEM

FP-24- Rusty & Judith Fuller and the City of Vestavia Hills Are Requesting **Final**
14FP-24-14 **Plat Approval** For **Wald Park Survey No. 3**. The Purpose For This
Request Is To Create A New Lot And Resurvey Lot Lines. The Property Is
Owned By Rusty & Judith Fuller and the City of Vestavia Hills and Is Zoned
Vestavia Hills R-2 and Institutional.

BACKGROUND

Plat is part of the Wald Park improvement project. Plat creates Lot 2B from vacated
right-of-way and acreage and amends the lot lines to Lot 2A

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-14	 Rebecca Leavings	1119 WINCHESTER CV
Submitted On: Jun 24, 2024	 205-978-0184	VESTAVIA HILLS, AL 35216
	 rleavings@vhal.org	

Additional Locations

1112 MONTGOMERY HWY, VESTAVIA HILLS AL 35216

Project Information

Property Address	Parcel ID Number
1119 Winchester Cv & 1211 Old Montgomery Hwy (Wald Park)	28-31-2-004-001.000 & 28-31-2-003-2.000
Legal Description	Current Zoning Classification
Acreage, Lot 2, Wald Park Resurvey No 2	R-2 and Institutionals
Acreage	Application Submission Date
0.33	06-26-24
Reason for Request	
To survey acreage & vacated ROW into a single lot and to adjust lot lines of Lot 2, Wald Park	

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	Company Name	
Rusty & Judith Fuller and the City of Vestavia Hills	--	
Mailing Address	Owner Email	
1119 Winchester Cove & 1032 Montgomery Hwy	rleavings@vhal.org	
Phone Number	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.	
205-978-0184	--	
Representative for Owner	Company Name	
--	--	
Email	Mailing Address of Representative	
rleavings@vhal.org	--	
Phone No. of Representative		
--		

Surveyor Information

Name

Jeff Arrington

Mailing Address

2032C Valleydale Road

Registration Number

--

Company

Arrington Engineering

Phone Number

205-985-9315

Email

jeff@arringtonengineering.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2500'	41.12'	36.64'	N 45° 51' 28" E	94° 14' 24"
C2	178.00'	108.24'	106.58'	S 15° 1' 24" W	34° 50' 27"
C3	200.00'	144.54'	141.41'	N 19° 45' 16" E	41° 24' 28"

LINE	BEARING	DISTANCE
L1	S 87°01'22"E	901.90'
L2	S 87°01'22"E	129.42'
L3	S 7°38'43"E	129.42'
L4	S 3°34'48"W	217.06'
L5	S 6°01'23"E	187.59'
L6	S 6°01'23"E	87.59'
L7	N 0°01'58.58"W	28.61'
L7	N 0°01'58.58"W	21.50'
L8	S 87°05'12"E	192.75'
L9	S 86°48'55"E	32.25'
L10	N 37°33'27"E	103.25'
L11	S 87°16'43"E	44.69'
L12	N 01°19'40"E	62.07'
L13	N 37°33'27"E	77.39'
L14	N 37°33'27"E	36.70'
L15	S 52°26'33"E	18.90'
L16	N 37°40'08"E	97.61'
L17	S 52°19'42"E	31.01'
L18	S 37°40'08"E	60.19'
L19	S 37°40'08"E	144.80'
L20	S 37°40'08"E	144.80'
L21	S 52°35'33"W	60.00'
L22	N 01°15'40"E	21.78'

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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, INFORMATION AND BELIEF.

DATE: _____
JEFF D. ARRINGTON
ALABAMA LIC NO: 19864

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDO CORS NETWORK AS CONTROL

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER LOT 26, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER LOT 2B, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT SAID BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE HAS EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

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APPROVED BY: _____ DATE _____
DIRECTOR OF ENVIRONMENTAL SERVICES

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING SANITARY SERVICES; HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

APPROVED BY: _____ DATE: _____
CLERICAL OFFICIAL PUBLIC AND TRAINING

OFFICE: (205) 985-9315
Fax: (205) 985-9385
2032 VALLEYDALE ROAD

CITY OF VESTAVIA, ALABAMA

NEIGHBORHOOD MAP
N.T.S.

C:\2024 PROJECTS\83257 - 1119 Winchester Cx. Vestavia, AL (R. Fuller)\DWG\83257.dwg



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

July 11, 2024

AGENDA ITEM

FP-24- James Fitch Is Requesting **Final Plat Approval** For **Resurvey Of Lot 7**
15FP-24-15 **And 8 Block 18 Biltmore Estates**. The Purpose For This Request Is To
Combine Lots. The Property Is Owned By James Fitch and Is Zoned
Vestavia Hills R-2.

BACKGROUND

The request is to combine Lots 7 and 8 to create Lot 8-A to meet Vestavia Building Code/Zoning requirement of one structure per lot. Lot meets minimum requirements of R-2.

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Final

Conrad Garrison
City Planner

Final Plat Application	Applicant	Primary Location
FP-24-15	 Matt Akins	412 FERNWOOD DR
Submitted On: Jun 25, 2024	 205-704-9454	VESTAVIA HILLS, AL 35216
	@ akins@edgalabama.com	

Project Information

Property Address	Parcel ID Number
412 Fernwood Dr	28 00 19 4 014 008.000
Legal Description	Current Zoning Classification
Lot and 8, Block 18 of Biltmore Estates	R
Acreage	Application Submission Date
0.35	06-25-2024
Reason for Request	
To combine Lot 7 and 8 into 1 lot	

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	Company Name
James Fitch	--
Mailing Address	Owner Email
412 Fernwood Dr, Vestavia, AL 35216	--
Phone Number	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.
205-208-8756	true
Representative for Owner	Company Name
Matt Akins	Engineering Design Group
Email	Mailing Address of Representative
akins@edgalabama.com	120 Bishop Circle, Suite 300, Pelham AL 35124
Phone No. of Representative	
205-704-9454	

Surveyor Information

Name

Rodney Cunningham

Company

Engineering Design Group

Mailing Address

120 Bishop Circle, Suite 300, Pelham, AL 35124

Phone Number

205-403-9158

Registration Number

26013

Email

cunningham@edgalabama.com

