

Council Member RAKESTRAW introduced the following Resolution, which was seconded by Council Member COLE:

Alabaster

RESOLUTION 080921-D

A RESOLUTION ACCEPTING ROADS FOR MAINTENANCE IN THE ENCLAVE, SECTOR 2, PHASE 14, CEDAR GROVE AT STERLING GATE SUBDIVISION SUBJECT TO WARRANTY; AND DEVELOPER'S REQUIRED IMPROVEMENT BOND

WHEREAS, the Planning & Zoning Commission issued a final plat number FP-2021-05 relating to the subdivision of property known as the The Enclave, Sector 2, Phase 14, Cedar Grove at Sterling Gate Subdivision ("Subdivision"); and,

WHEREAS, Sterling Gate Ventures, LLC, ("Developer") as developer of the property has agreed to post a surety bond in the form of a certified check in the amount of \$101,589.00 for the faithful performance of all required improvements in the Subdivision; and,

WHEREAS, the City Engineer and Building Official have each certified to the Planning & Zoning Commission that the roads withing the Subdivision are complete and ready for acceptance, and have made recommendation that the roads therein, namely, Ramsgate Drive, Mayfair Park, Mayfair Circle, Cedar Grove Parkway West, Cedar Grove Court, and Cornwall, be accepted by the City of Alabaster for ongoing maintenance and upkeep, subject to a five-year warranty period and;

WHEREAS, the Planning & Zoning Commission has recommended to the City Council that Ramsgate Drive, Mayfair Park, Mayfair Circle, Cedar Grove Parkway West, Cedar Grove Court, and Cornwall be accepted by the City of Alabaster for ongoing maintenance, subject to a five-year warranty secured by a Maintenance Bond against early failure secured by a \$75,000 bond; and

WHEREAS, the Planning & Zoning Commission has recommended that the Developer's Required Improvements Bond be set in the amount of \$101,589.00, subject to the above conditions;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Alabaster, Alabama, as follows:

1. Upon the posting of a \$75,000 warranty Maintenance bond by the Developer, Ramsgate Drive, Mayfair Park, Mayfair Circle, Cedar Grove Parkway West, Cedar Grove Court, and Cornwall, together with the curbs and gutters system, is accepted by the City of Alabaster for ongoing maintenance subject to a five-year Developer's warranty from the date of the posting of the warranty bond.
2. That said warranty shall be a warranty against any roadway failure caused by faulty design, construction or materials. Developer's warranty shall not be limited by the amount of the bond.
3. That five years from the date of the posting of the warranty bond, there being no defects on said roads relating to design, construction, or materials, (normal wear and tear excluded) remains unresolved, unfinished or incomplete as certified by the Public Works director, said warranty bond shall be released.

4. That the City Clerk (or their designee) is hereby authorized and directed to file an original and/or provide a copy of this Resolution to the Developer.
5. That the City Clerk, upon the posting of the warranty bond, is hereby directed to notate that Ramsgate Drive, Mayfair Park, Mayfair Circle, Cedar Grove Parkway West, Cedar Grove Court, and Cornwall are accepted city roads for purposes of maintenance and upkeep.
6. That the Building Services Department is instructed, when issuing building and construction permits, to enforce Section 36-33, et seq, of the Alabaster Code of Ordinances (2015), and require bonding as set forth therein on the roads.
7. That the City of Alabaster does not accept for maintenance any other required improvements, including, but not limited to, detention and retention ponds, street lights, lot grades and drainage plans, and such are explicitly excluded from this Resolution.
8. That the Mayor is authorized to take any and all actions, execute any and all documents and instruments, make all determinations on behalf of the City of Alabaster, Alabama, necessary to carry out and effectuate the purposes of the above Resolution.

ADOPTED AND APPROVED THIS 9th DAY OF AUGUST 2021.

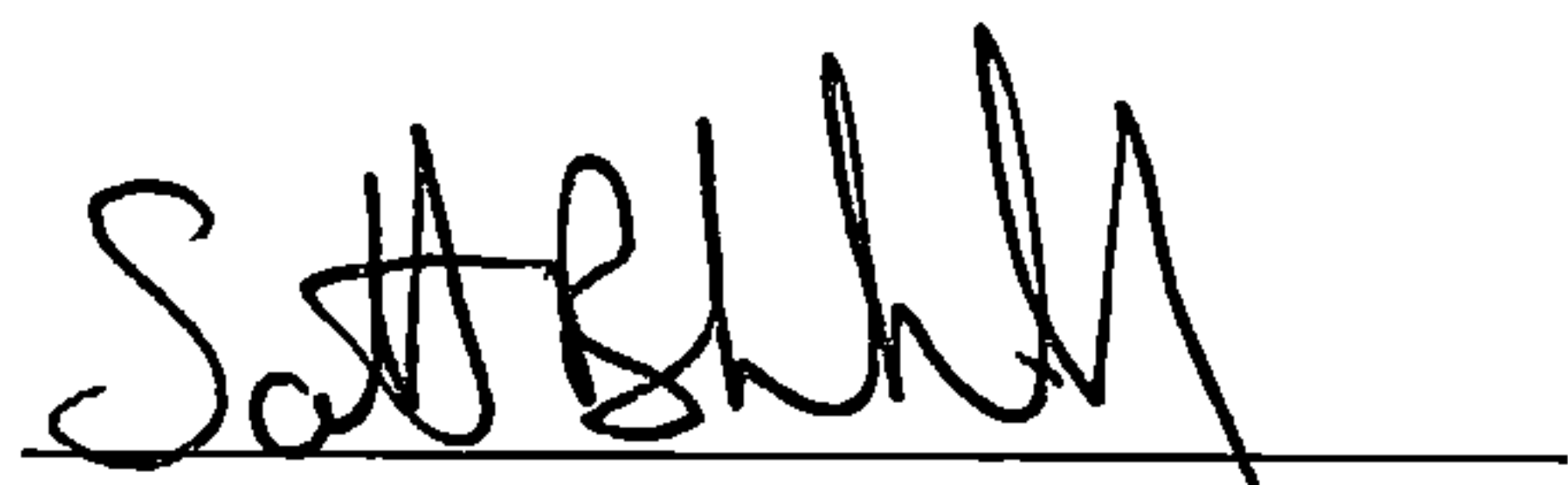
ATTEST:

CITY OF ALABASTER


J. Mark Frey, City Clerk


Sophie Martin, Council President

APPROVED:


Scott Brakefield, Mayor



20210902000429830 3/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/02/2021 02:36:29 PM FILED/CERT

CITY OF ALABASTER

Planning and Zoning
10052 Hwy 119
Alabaster, AL 35007
(Fax)205-664-6851

APPLICATION FOR FINAL PLAT

The applicant shall submit a complete application, including the original drawing of the plat, done in black drawing ink, along with five (5) copies (black and white or blue line prints), two (2) 11 X17 copy and a digital copy sent to the Zoning Coordinator at the following email: anelson@cityofalabaster.com, together with any street profiles or other plans which may be required by the Planning Commission (see attached regulations). The Final Plat needs to be received at least thirty (30) days prior to the meeting in which it is to be considered. At the time of filing the Final Plat, the subdivider shall be required to pay an application fee (\$100.00) and a mailing fee to the City of Alabaster to cover the cost of processing fees incurred by the city in review of the subdivision final plat application. Also the city engineering fee cost acknowledgment form signed by responsible party should accompany application.

OWNER / APPLICANT INFORMATION

Name of Property Owner: STERLING GATE VENTURES, LLC
Address: 3453 Brook Mountain Lane City Brook ST AL Zip 35223
Telephone Numbers: Work: 205-907-3244 Cell: 205-999-9519 Fax: _____
Name of Applicant: Mark S. Drummond, Administrative member
Address: 3453 Brook Mountain Lane City Brook ST AL Zip 35223
Telephone Numbers: Work: 205-907-3244 Cell: 205-999-9519 Fax: _____

SUBJECT PROPERTY INFORMATION

1. Name of Proposed Subdivision: THE ENCLAVE, Cedar Grove at Sterling Gate, Sector 2 Phase 14
2. Location: East of Cedar Grove at Sterling Gate Sector 2 Phase 8 + west of Norwich Forest 2nd Sector Cedar Grove Hwy ends at SE portion of land + at the end of Emigate Dr. along N portion of land.
3. Parcel I.D. Number(s) 23 2 03 2 001 004.000 (28.26 acres)
23 2 03 3 001 005.002 (1.85 acres)
4. Present zoning classification of property: R-3



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Shelby Cnty Judge of Probate, AL
09/02/2021 02:36:29 PM FILED/CERT

5. Number of proposed lots: 67 Number of Acres: 36.11
6. Does the proposed subdivision require the extension of public streets or other public improvements? ☒ Yes ☐ No
7. Have required public improvements been ☐ constructed or will the Plat be reviewed ☒ subject to an improvement Guarantee?
8. Is the Final Plat submitted pursuant to a Preliminary Plat? If so, the applicant must provide a copy of the approved Preliminary Plat.
9. Is the Final Plat a resurvey or extension of an existing subdivision? ☒ Yes ☐ No. If yes, the applicant must provide a copy of the approved Subdivision Plat.

If the applicant is not the owner of the subject property, the owner shall stipulate in a letter to the Commission, that the undersigned applicant is authorized to request this subdivision.

Signatures

I, the UNDERSIGNED applicant, have reviewed a copy of the applicable final plat requirements as set forth in the Zoning Ordinance and Subdivision Regulations of the City of Alabaster. I understand that I must be present on the date of the hearing; the Planning Commission will not take any action on a case in which there is no one officially representing the property (owners). I further understand that payment of these fees does not entitle me to approval of this request and no refund of these fees will be made. Please call (205)664-6823 if any questions arise.

Name (print): Mark S. Downard Signature: [Signature]
Signature of Owner / Applicant

Notary: [Signature] Sworn to and subscribed before me this 28 day of June, 2021

*****APPLICATION WITHDRAWN*****

Date

Signature of Owner / Applicant

OFFICIAL USE ONLY

PLANNING COMMISSION DISPOSITION

Date Filed:	Date of Notice:	Date of Hearing:
Fee Paid:	Receipt No.:	Date Paid:



20210902000429830 5/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/02/2021 02:36:29 PM FILED/CERT

FP2021-05 | Planning and Zoning Commission | July 13, 2021

NOTICE TO THE CITIZENS OF ALABASTER

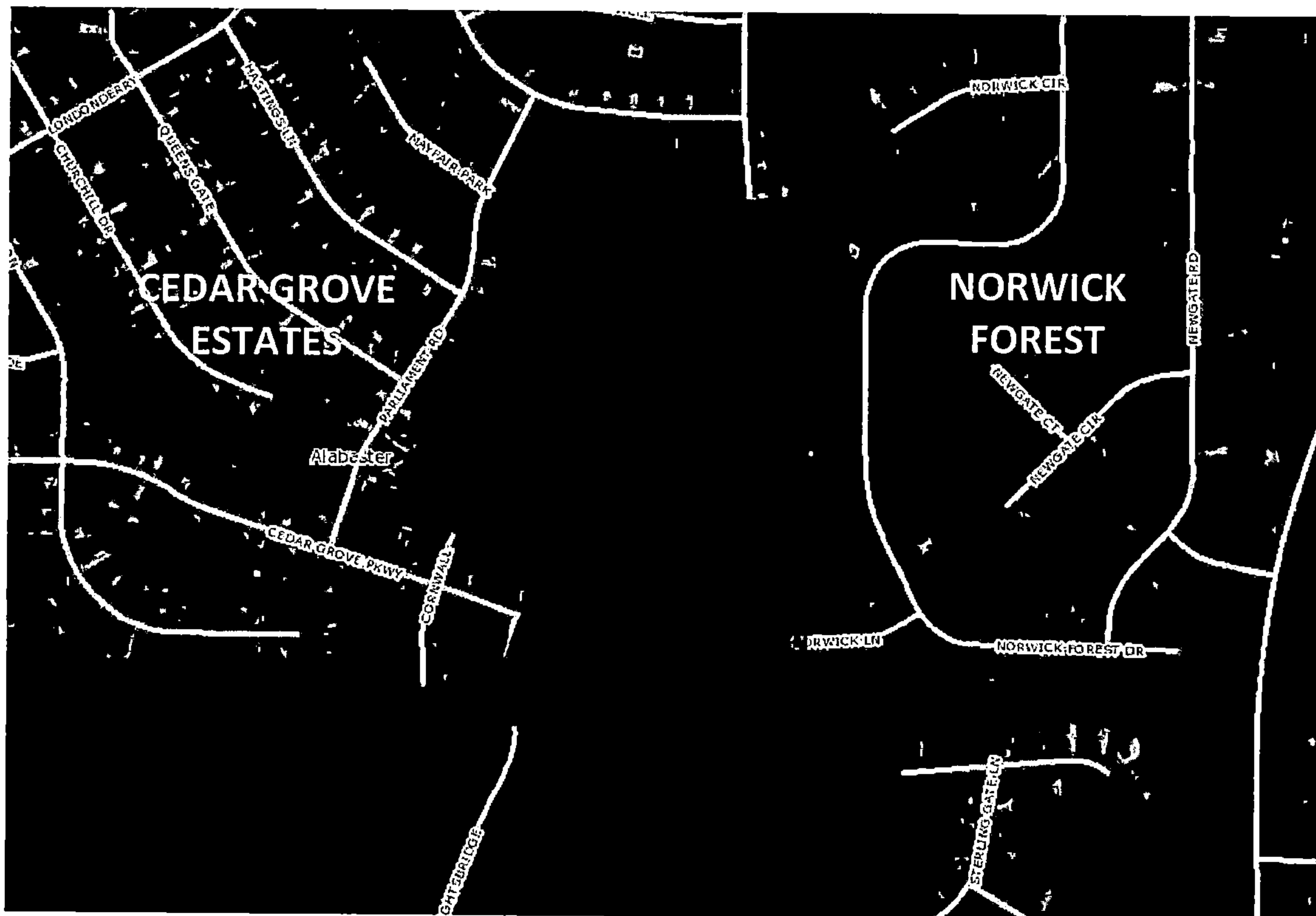
The Planning and Zoning Commission will hold a public hearing on Tuesday, July 27, 2021 at 6:00 P.M. The meeting will be held in the Council Chambers within the Alabaster Administrative Building located at 1953 Municipal Way to consider the following:

FINAL PLAT

THE ENCLAVE AT CEDAR GROVE, A SUBDIVISION TO CREATE 67 SINGLE FAMILY RESIDENTIAL LOTS

PROPERTY LOCATED AT THE EASTERN TERMINUS OF CEDAR GROVE PARKWAY,
WEST OF NORWICK FOREST

OWNER: STERLING GATE VENTURES LLC



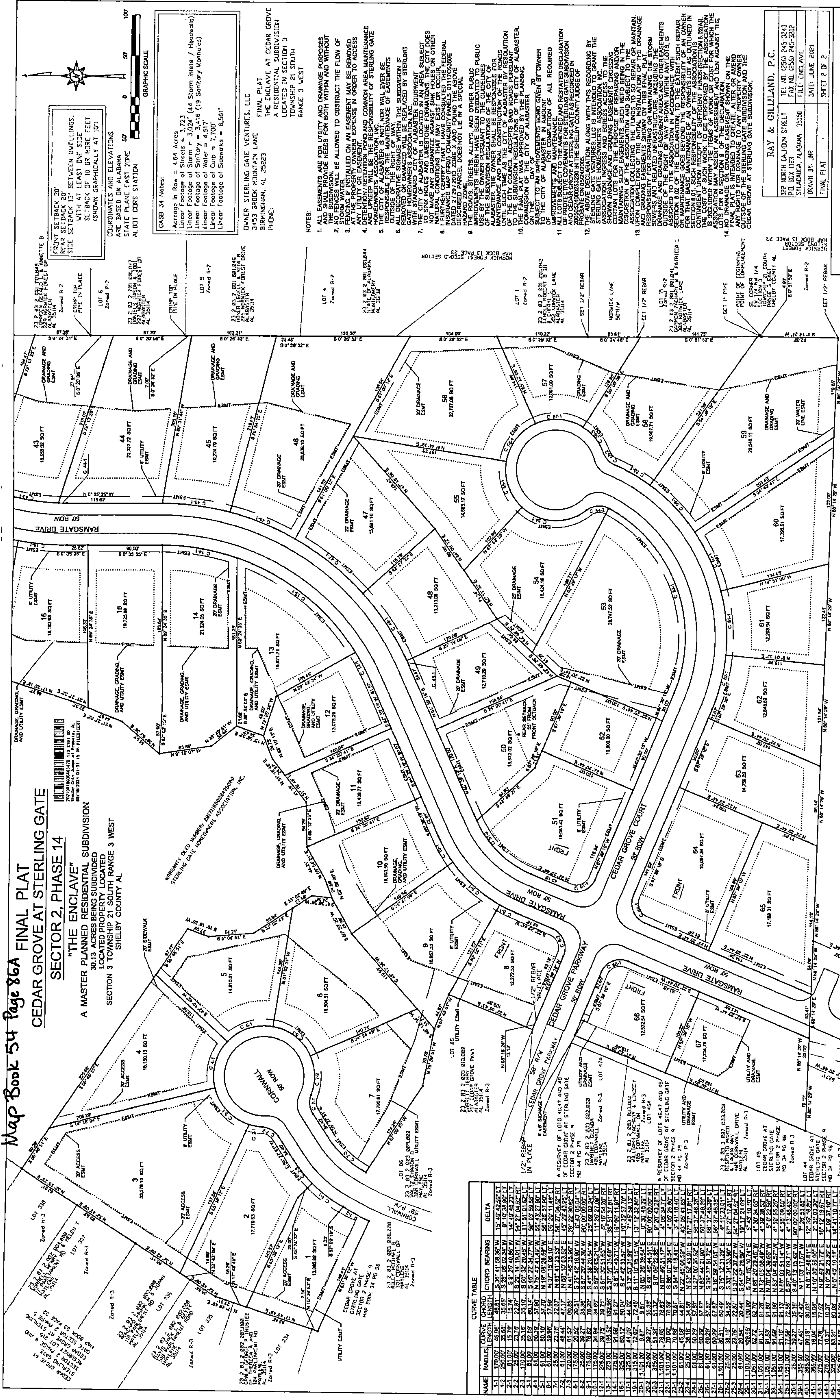
The subject property (shown as red) is being considered for approval.

You are receiving this notice because you own property that borders the subject property.

Anyone wishing to speak in favor or opposition may attend this meeting and be heard.

Please contact Sherri Proctor at 205-378-5748 or email sproctor@cityofalabaster.com for more information or to schedule an appointment to review the information.

Map Book 54 Page 86A FINAL PLAT
CEDAR GROVE AT STERLING GATE
SECTOR 2, PHASE 14
"THE ENCLAVE"
A MASTER PLANNED RESIDENTIAL SUBDIVISION
30.13 ACRES BEING SUBDIVIDED
LOCATED IN THE CITY OF ALABAMA
SECTION 3 TOWNSHIP 21 SOUTH RANGE 3 WEST
SHELBY COUNTY AL



NOTES:

1. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THE SUBDIVISION.
2. NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
3. THE CITY OF ALABAMA HAS THE RIGHT TO REMOVE OR REPAIR OR REPLACE ANY EASEMENT OR EASEMENT WITHIN THE SUBDIVISION.
4. THE CITY OF ALABAMA HAS THE RIGHT TO REMOVE OR REPAIR OR REPLACE ANY EASEMENT OR EASEMENT WITHIN THE SUBDIVISION.
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14. THE CITY OF ALABAMA HAS THE RIGHT TO REMOVE OR REPAIR OR REPLACE ANY EASEMENT OR EASEMENT WITHIN THE SUBDIVISION.

OWNER: STERLING GATE VENTURES, LLC
2453 BIRCH LANE
BIRMINGHAM, AL 35223

FINAL PLAT
THE ENCLAVE AT CEDAR GROVE
LOCATED IN SECTION 3
TOWNSHIP 21 SOUTH
RANGE 3 WEST

CASE 34 Notes:
Acreage in Row = 4.64 Acres
Linear Footage of Streets = 3,723
Linear Footage of Sanitary = 3,416 (19 Sanitary Manholes)
Linear Footage of Water = 4,517
Linear Footage of Culvert = 7,700
Linear Footage of Sidewalk = 6,561

COORDINATES AND ELEVATIONS
STATE PLANE EAST ZONE
ADJUSTED STATION

FRONT SETBACK 20'
REAR SETBACK 20'
WITH AT LEAST ONE SIDE
SETBACK OF 10 OR MORE FEET
SHOWN GRAPHICALLY AT 10'

GRAPHIC SCALE
0 50 100

RAY & GILLILAND, P.C.
102 NORTH CALHOUN STREET
TEL: (205) 241-3243
FAX: (205) 241-3202
SHELBY COUNTY, ALABAMA 35203
DATE: JUNE 2021
SHEET 2 OF 2

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE: (205) 733-9696
FAX: (205) 733-9697

NAME	CURVE	CHORD	BEARING	LENGTH	AREA
1-1	170.00'	48.81'	S 89° 41' 53.35" W	15.45'	42.92' x 11.15'
2-1	280.00'	33.69'	S 89° 00' 00.00" W	10.37'	37.38' x 10.37'
2-2	280.00'	33.69'	S 89° 00' 00.00" W	10.37'	37.38' x 10.37'
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2-99	280.00'	33.69'	S 89° 00' 00.00" W	10.37'	37.38' x 10.37'
2-100	280.00'	33.69'	S 89° 00' 00.00" W	10.37'	37.38' x 10.37'

