

PLANNING COMMISSION PACKET

September 2, 2015

Hello All,

Enclosed please find your packet for the meeting of Tuesday, September 8, 2015.

We have four resurveys:

- 3 lots → 2 lots (Balmoral)
- 2 lots → 3 lots (Overbrook)
- 1 lot → 2 lots (West Jackson)
- Widen existing drainage easement 5 feet → 10 feet (Faring)

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

www.mtnbrook.org

- Departments
- Planning
- Recent/Pending Agendas and Cases
- Planning Commission Agendas and Cases
- September 8, 2015

If you have any questions about these cases please don't hesitate to give me a call at 802-3821 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday!

Dana

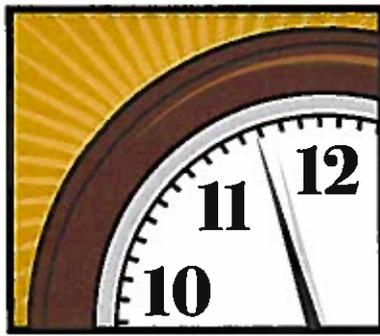
City of Mountain Brook
Planning Commission
Agenda
September 8, 2015
5:30 P.M.

1. Call To Order:
2. Approval of Agenda:
3. Approval of Minutes: August 3, 2015

NEW CASES:

4. **P-15-01** – Debruge-Holliday Resurvey, being a resurvey (*combining 3 lots into 2 lots*) of Estate 132-A of Healey’s Resurvey as recorded in Map Book 204, Page 59 and the resurvey of part of Lot 132, Mountain Brook Estates new Country Club sector and acreage as recorded in Map Book 219, Page 1 and Lot 131 of Mountain Brook Estates new Country Club sector as recorded in Map Book 17, Page 49, all in the office of the Judge of Probate Jefferson County, Alabama, situated in the E ½ of the NE ¼ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. – **2841, 2843 & 2845 Balmoral Road, Jennifer Debruge.**
5. **P-15-02** - Resurvey (*subdividing 2 lots into 3 lots*) of the resurvey of Lots 99, 100 and 101 Mountain Brook Land Co., Dell Road Sector, Map Book 45, Page 33, Jefferson County, Alabama, located in SE ¼ of Section 4 and NE ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Alabama. – **3303 and 3317 Overbrook Road, Patterson-Neil.**
6. **P-15-03** – Resurvey (*subdividing 1 lot into 2 lots*) of Lot 5 Shepherd’s addition to Country Club Gardens, being a resurvey of Lot 5, Block 3 of Shepherd’s addition to Country Club Gardens as recorded in Map Book 25, Page 17 in the Office of the Judge of Probate, Jefferson County, Alabama, situated in the SE ¼ of the NW ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. – **3750 West Jackson Boulevard, Andy Strickland.**
7. **P-15-04** – Resurvey (*widening an existing easement*) of Lot 34 Briarcliff sixth sector, as recorded in Map Book 48, Page 87 in the Office of the Judge of Probate, Jefferson County, Alabama, situated in Section 10, Twp-18S, R-2W, Jefferson County, Alabama. – **3320 Faring Road, Andrew Russ.**
8. Old Business:
9. New Business:
10. Next Meeting: October 5, 2015.
11. Adjournment:

MINUTES



**MOUNTAIN BROOK PLANNING COMMISSION
MINUTES
AUGUST 3, 2015**

The meeting of the Planning Commission of the City of Mountain Brook, Alabama, was held in the Mountain Brook City Hall, 56 Church Street, on Monday, August 3, 2015, at 5:30 p.m. Present were Chairman Fred Murray, Vice-Chairman Susan Swagler, Alice Williams, Jack Carl, Philip Black and Jamie Gregory. Also present were City Planner Dana Hazen, City Attorney Whit Colvin, Building Official Glen Merchant, and Administrative Assistant Tammy Graham. Mrs. Cay Alby was absent.

1. CALL TO ORDER:

Chairman Murray called the meeting to order at 5:30 p.m., there being a quorum present.

2. AGENDA:

Mrs. Williams moved approval of the agenda. Mrs. Swagler seconded the motion and, when put to a vote, there was unanimous consent for approval.

3. APPROVAL OF MINUTES: JULY 6, 2015

Mrs. Williams moved approval of the July minutes. Mr. Black seconded the motion and, when put to a vote, there was unanimous consent for approval.

NEW CASES:

- 4. 1961:** Wood-Elliott Resurvey, being a Resurvey of Lot 28 of Rockhouse Circle as recorded in Map Book 19, Page 33 and Lot 17-C of Sander-Sink Resurvey as recorded in Map Book 192, Page 43, all in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NE-1/4 of SW-1/4 & SE-1/4 of NW-1/4 Section 5, Twp-18S, R-2W, Jefferson County, Alabama. - **3097 Salisbury Road/3212 Rockledge Road**

Mr. Ray Weygand, Weygand Surveyors, 169 Oxmoor Road in Birmingham, appeared before the Commission on behalf of his clients, Angela Wood and David and Martha Elliott, and their application for a resurvey. This resurvey is requested because the two property owners have agreed to swap a portion of property between them that has a tennis court.

There were no public comments.

Mr. Gregory moved approval of the resurvey, subject to the owners of the properties receiving approval from the Board of Zoning Adjustment in regard to the rear property line. Mr. Black seconded the motion and, when put to a vote, the motion passed with unanimous consent.

5. **1963:** Resurvey of Northeast 25' of Lot 285 and Lot 286 Canterbury Addition to Mountain Brook, being a Resurvey of Northeast 25' of Lot 285 and Lot 286 Canterbury Addition to Mountain Brook, recorded in Map Book 19, Page 40 in the Office of Probate Judge of Jefferson, County, Alabama; situated in the NE 1/4 and the NW 1/4 of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. - **2540 Canterbury Road**

Mr. Joey Miller of MTM Engineers, Inc., located at 2217 10th Court South in Birmingham, represented his client, Ms. Cecilia Matthews, and her request for a resurvey to clean up her property line.

There were no public comments.

Mr. Black moved approval of the resurvey. Mr. Gregory seconded the motion and, when put to a vote, the motion passed with unanimous consent.

6. **1964:** Sharman Resurvey, being a Resurvey of Lot 3 and the East 40 Feet of Lot 4, Block 3, Colonial Hills, as recorded in Map Book 18, Page 22, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SW 1/4 of the SW 1/4 of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. - **3 Clarendon Road.**

Mr. Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, appeared before the Commission on behalf of his clients, Mr. and Mrs. Jack Sharman, and their request for a simple clean-up resurvey.

There were no public comments.

Mrs. Williams moved approval of the resurvey. Mrs. Swagler seconded the motion and, when put to a vote, the motion passed with unanimous consent.

7. **1965:** Thompson Rockridge Park Resurvey, being a Resurvey of Lot 1 and the East 25' of Lot 2, Block 4 of Rockridge Park as recorded in Map Book 14, Page 75 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SW 1/4 of the NE 1/4 of Section 5, Twp-18S, R-2W, Jefferson County, Alabama. - **3 Ridge Drive**

Mr. Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, Homewood, Alabama, appeared before the Commission on behalf of his clients, Hamilton and Reynolds Thompson, and their request for a clean-up resurvey.

There were no public comments.

Mr. Gregory moved approval of the resurvey. Mrs. Williams seconded the motion and, when put to a vote, the motion passed with unanimous consent.

8. **NEW BUSINESS:**
9. **OLD BUSINESS:**
10. **NEXT MEETING:** September 8, 2015
11. **ADJOURNMENT:**

There being no further business to come before the Commission at this time, the meeting was adjourned at 5:39 p.m.

Tammy Graham, Administrative Assistant



Planning Commission Application PART I

Project Data

Address of Subject Property 2843 Balmoreal Road 35223

Zoning Classification residential

Name of Property Owner(s) Donna Maria Florio (current owner)

Phone Number _____ Email ↳ agent is: Trish Krin
317-1151

Name of Representative Agent (if applicable)

Ray Weygand

Phone Number 205-942-0086 Email RAY_weygand@ballsouth.net

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

*Filled out by Jennifer Debruge 910-9011

2843 Balmoral Road, Mtn Brook, AL 35223

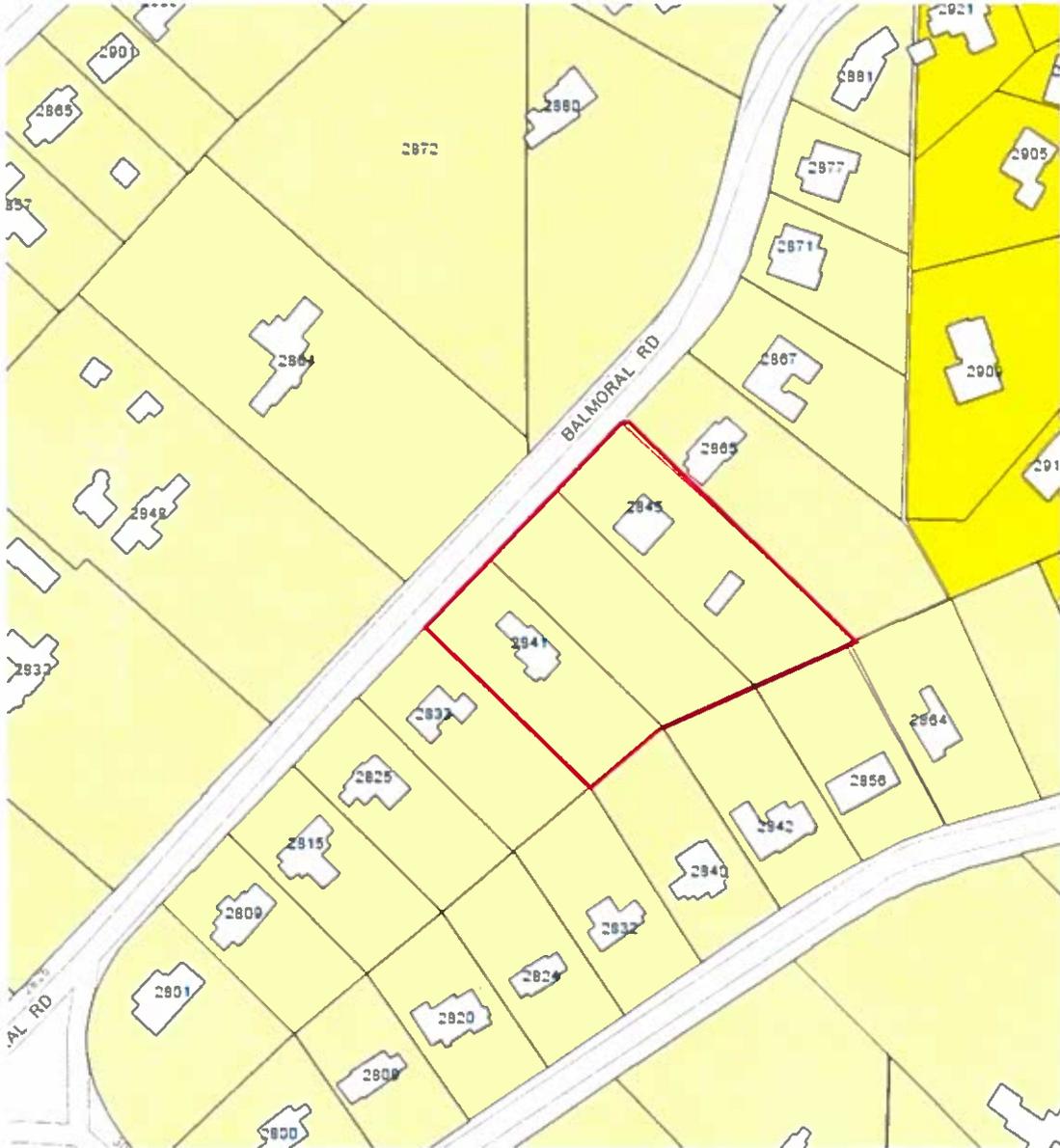
Shannon Lynn Holliday and Jennifer and Marce Debruge have a contract to buy 2843 Balmoral Rd from current owner Donna M. Florio. Contract is contingent on approval by the City of Mtn Brook of the following items.

1) Division in a straight line from the midpoint of Balmoral Rd of parcel 28-00-08-1-012-007.001 (Lot 13) and incorporation of this property into each of the adjacent lots owned by Holliday and Debruge.

Easements to be adjusted to outer edge of property if necessary to be kept by Mtn Brook. Otherwise removal of easements to be done.

Jennifer Debruge - Agent

8/10/15



P-15-01



P-15-01

Resurvey in existing Residence A zoning

- ✓ Combining two lots into three lots
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**

- 1) note zoning district (Residence A) on plat;
- 2) indicate required side (15') and rear (40') building setbacks;

- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable,** with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Debruge-Holliday Resurvey

CURRENT ZONING: Residence A

OWNERS: Donna Florio (owner of lot to be added to two adjoining lots)

APPLICANTS: Jennifer DeBruge and Shannon Lynn Holliday

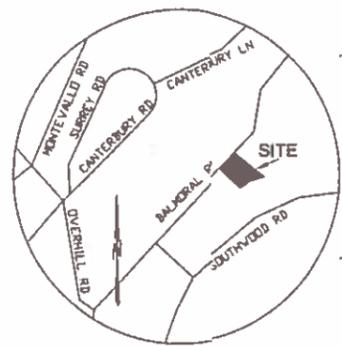
LOCATION: 2841, 2843 & 2845 Balmoral Road

DEBRUGE - HOLLIDAY RESURVEY

BEING A RESURVEY OF ESTATE 132-A OF HEALEY'S RESURVEY AS RECORDED IN MAP BOOK 204, PAGE 59 AND THE RESURVEY OF PART OF LOT 132 MOUNTAIN BROOK ESTATES NEW COUNTRY CLUB SECTOR AND ACRES AS RECORDED IN MAP BOOK 279, PAGE 1 AND LOT 131 OF MOUNTAIN BROOK ESTATES NEW COUNTRY CLUB SECTOR AS RECORDED IN MAP BOOK 17, PAGE 49 ALL IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

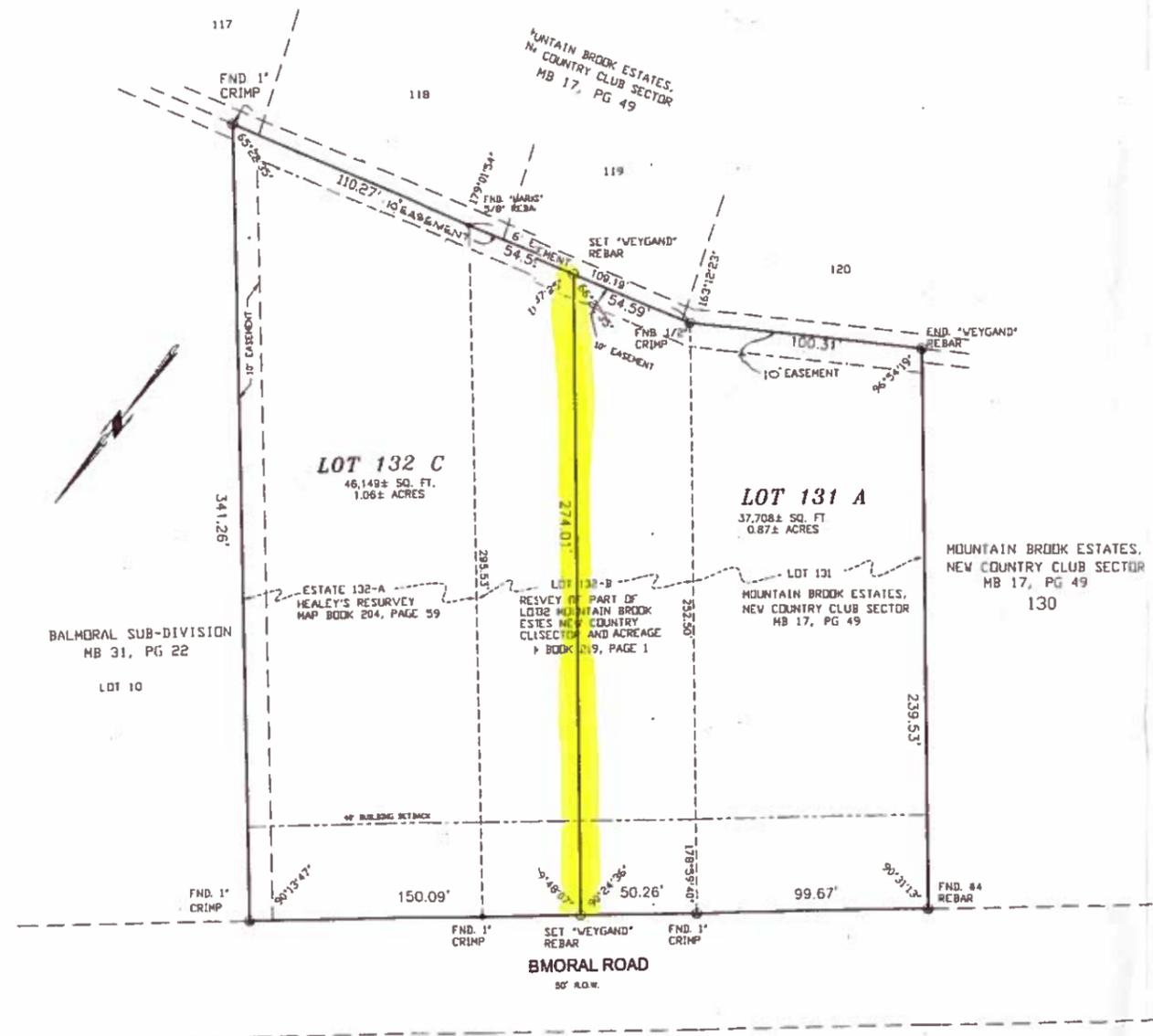
SITUATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087



VICINITY MAP
N.T.S.

- LEGEND**
- SQ. FT. SQUARE FEET
 - AC. ACRES
 - M. MORE OR LESS
 - Δ DELTA ANGLE
 - ∠ DEFLECTION ANGLE
 - T. TANGENT
 - R. RADIUS
 - CH. CHORD
 - L. LENGTH
 - ESMT. EASEMENT
 - EX. EXISTING
 - M.B. MAP BOOK
 - PG. PAGE
 - FND. FOUND
 - ROW. RIGHT-OF-WAY
 - D. DEED BOOK
 - MIN. MINIMUM
 - C. CENTERLINE
 - DB. DEED BOOK
 - NOT TO SCALE



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Marcel L. DeBruge, and wife Jennifer K. DeBruge, Owner of Lot 132-C, and Shannon Lynn Holliday, Owner of Lot 131-A, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of DEBRUGE - HOLLIDAY RESURVEY and to the government survey of Section 8, Township 18 South, Range 2 West. I, Ray Weygand, 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. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 29th day of JULY, 2015.

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: [Signature]
Shannon Lynn Holliday - Owner of Lot 131-A

By: [Signature]
Marcel L. DeBruge - Owner of Lot 132-C

By: [Signature]
Jennifer K. DeBruge - Owner of Lot 132-C

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of JULY, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Shannon Lynn Holliday, whose name is signed to the foregoing certificate as Owner of Lot 131-A, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of JULY, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Marcel L. DeBruge, and wife, Jennifer K. DeBruge, whose names are signed to the foregoing certificate as Owners of Lot 132-C, and who are known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, they executed same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of JULY, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

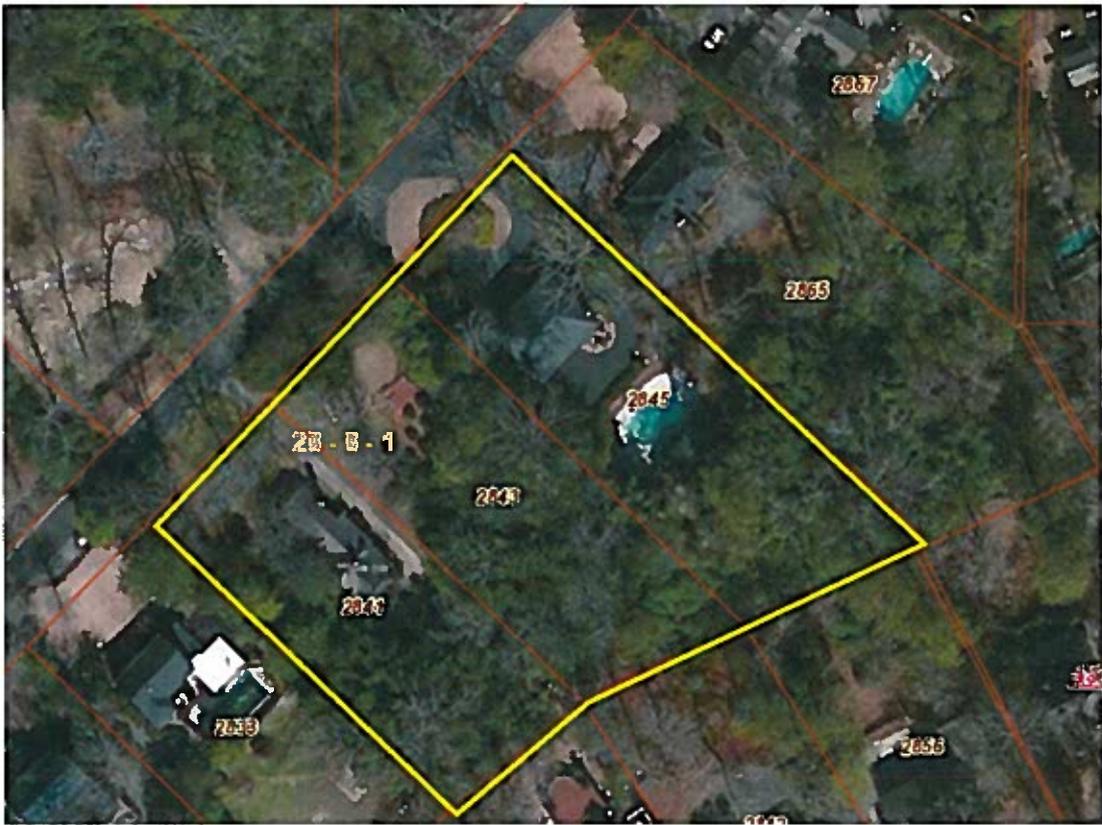
APPROVED: _____ DATE: _____
Secretary, Mountain Brook Planning Commission

NOTE: ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. 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.

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

- NOTES:**
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557H, DATED SEPTEMBER 3, 2010.
 - ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.
 - BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
 - BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
 - THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 - THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION.
 - ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
 - NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
 - NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.
 - WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
 - NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

P-15-01



P-15-01



Planning Commission Application PART I

Project Data

Address of Subject Property 3303 AND 3317 OVERBROOK ROAD

Zoning Classification RESIDENCE A

Name of Property Owner(s) JDANNE LONG PATTERSON, Doug Neil

Phone Number 205-443-4500 Email dneil@danielcorp.com

Name of Representative Agent (if applicable)

Nimrod Long

Phone Number 205-910-8730 Email Nimrod@NimrodLong.com

Property owner or representative agent must be present at hearing

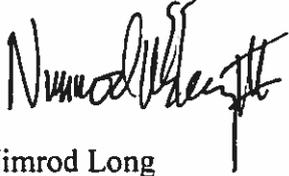
Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

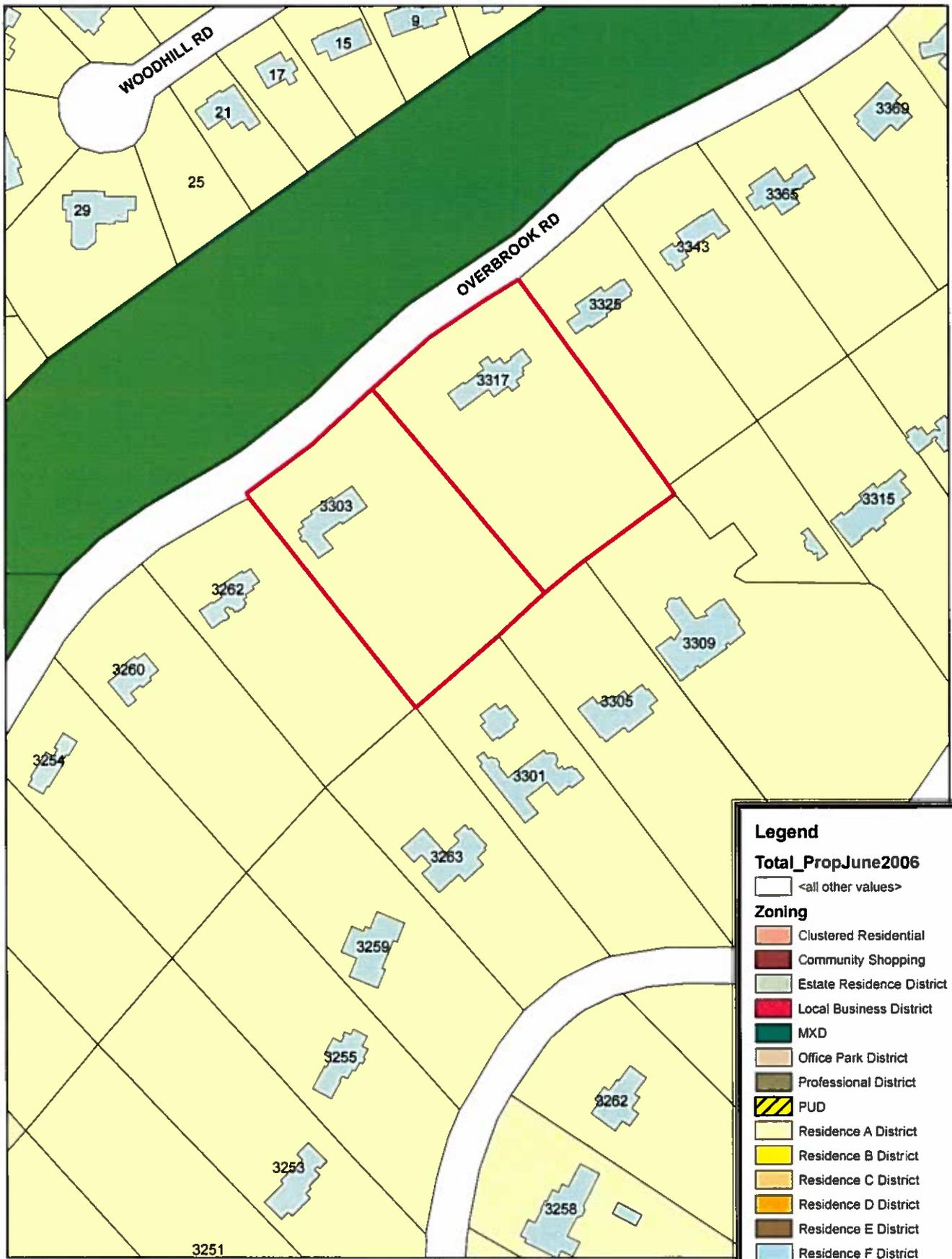
July 10, 2015

Written Statement for Planning Commission Application to the City of Mountain Brook

Scope of Project: Create a new 120' lot from the land between 3303 and 3317 Overbrook Road. Originally, there were three lots and the middle lot was divided between the two adjacent lots. This request goes back to having three lots instead of two. The Patterson's and the Neil's have agreed to combine their unused land to create this new lot. Your consideration of their request is much appreciated.

A handwritten signature in black ink, appearing to read "Nimrod Long". The signature is written in a cursive style with a vertical line extending downwards from the end.

Nimrod Long



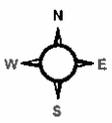
Legend

Total_PropJune2006

- <all other values>

Zoning

- Clustered Residential
- Community Shopping
- Estate Residence District
- Local Business District
- MXD
- Office Park District
- Professional District
- PUD
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence E District
- Residence F District
- Recreation District
- RID
- Rec-2



P-15-02

Resurvey in existing Residence A zoning

- ✓ Dividing two lots into three lots
- ☑ **May be approved as a final plat**
- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.
- **Project Data:**

NAME: Resurvey of Mountain Brook Land Company, Dell Road Sector

CURRENT ZONING: Residence A

OWNERS: Joanne Long Patterson and Doug Neil

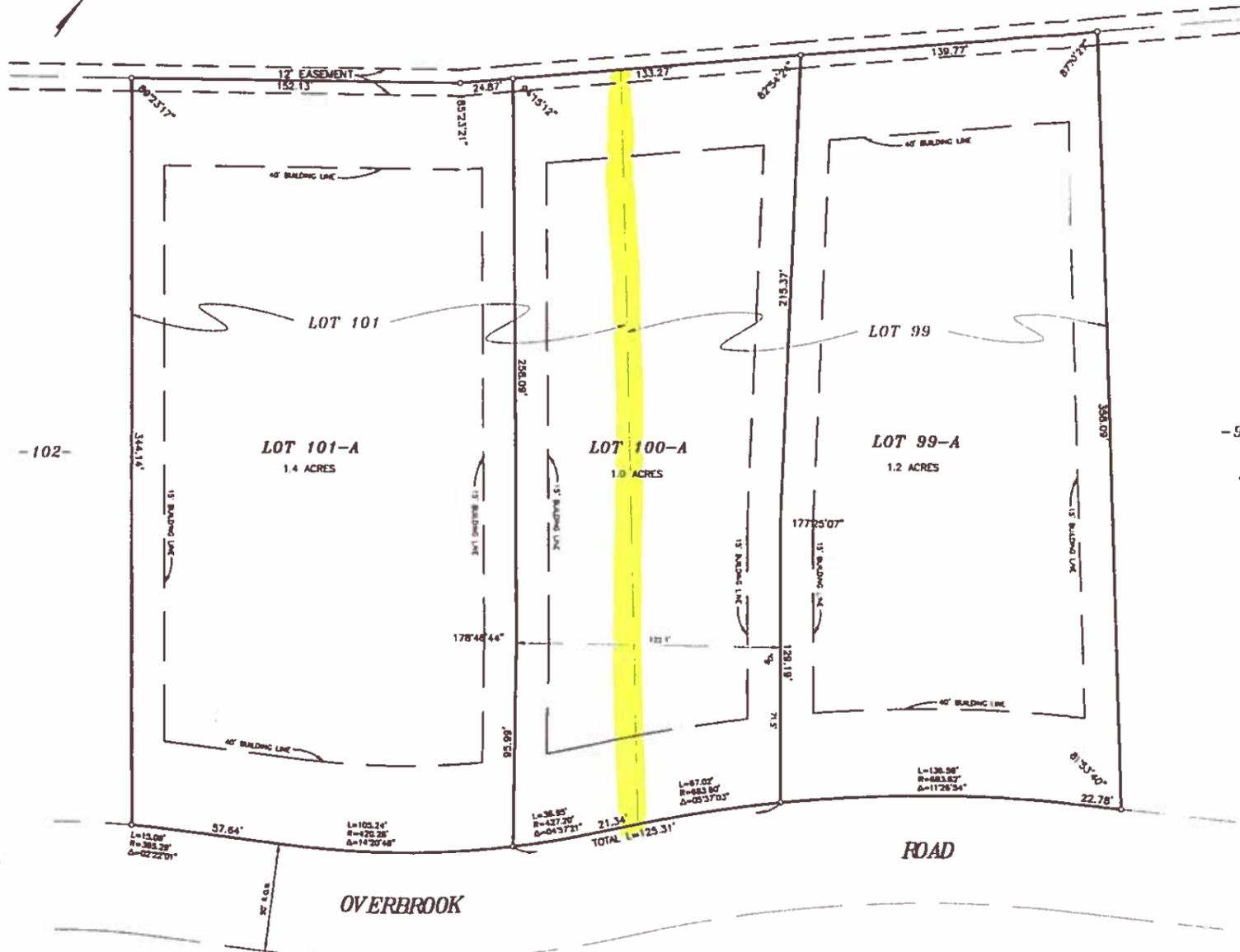
LOCATION: 3303 and 3317 Overbrook Road

RESURVEY OF THE RESURVEY OF LOTS 99, 100 AND 101 MOUNTAIN BROOK LAND CO. DELL ROAD SECTOR, M.B. 45, PG. 33 JEFFERSON COUNTY, AL.

PROPERTY ZONED RESIDENCE A

LOCATED IN SE 1/4 OF SECTION 4 & NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, AL.

GRAPHIC SCALE



REYNOLDS SURVEYING CO., INC.
1572 MONTGOMERY HIGHWAY
SUITE 108
BIRMINGHAM, ALABAMA 35216
205-823-7900

OWNERS (LOT 99) JOANNE LONG PATTERSON & NIMROD W.E. LONG III
3303 OVERBROOK RD.
MTN. BROOK, AL 35213
OWNERS (LOT 101): DOUGLAS J. NEIL & MARIANNA RUSH NEIL
3317 OVERBROOK RD.
MTN. BROOK, AL 35213

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND DOUGLAS J. NEIL & MARIANNA RUSH NEIL (Lot 101) AND JOANNE LONG PATTERSON & NIMROD W.E. LONG III (Lot 99), AS OWNERS, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN HEREON AND KNOWN, OR TO BE KNOWN AS RESURVEY OF THE RESURVEY OF LOTS 99, 100 AND 101 MOUNTAIN BROOK LAND CO. DELL ROAD SECTOR, JEFFERSON COUNTY, AL., SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE EXCEPT A MORTGAGE ON LOT 99 HELD BY U.S. BANK AND A MORTGAGE ON LOT 101 HELD BY Chase HELCO; OAKWORTH CAPITAL BANK.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ACCORDING TO MY SURVEY THIS THE 12th DAY OF August 2015.

Robert Reynolds (Signature)
Joanne Long Patterson (Signature)
Nimrod W.E. Long III (Signature)
Douglas J. Neil (Signature)
Marianna Rush Neil (Signature)



STATE OF ALABAMA
JEFFERSON COUNTY

JEFFREY E. ZOWELL, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT REYNOLDS WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 12th DAY OF August 2015

BY: [Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-7-19

STATE OF ALABAMA
JEFFERSON COUNTY

AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOANNE LONG PATTERSON & NIMROD W.E. LONG III, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS OF LOT 99, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF ____ 2015

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT DOUGLAS J. NEIL & MARIANNA RUSH NEIL, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS OF LOT 101, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

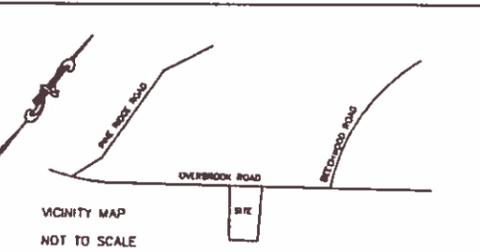
GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF ____ 2015

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTE: ALL EASEMENTS SHOWN ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED, EXCEPT BY THE PUBLIC WORKS DEPARTMENT, WITHIN THE LIMITS OF A DEDICATED EASEMENT.

FLOOD NOTE: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. D107300576G DATED SEPTEMBER 29, 2006 THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.



APPROVED: _____ DATE: _____
MOUNTAIN BROOK PLANNING COMMISSION CHAIRMAN
APPROVED: _____ DATE: _____
MOUNTAIN BROOK PLANNING COMMISSION SECRETARY

STATE OF ALABAMA
JEFFERSON COUNTY

AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS AUTHORIZED AGENT FOR Chase HELCO; OAKWORTH CAPITAL BANK OF _____ AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF ____ 2015

BY: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
JEFFERSON COUNTY

AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS AUTHORIZED AGENT FOR U.S. BANK OF _____ AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF ____ 2015

BY: _____

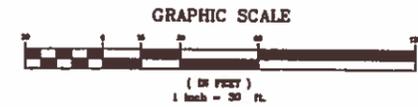
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

P-15-02

EXISTING HOUSE LOCATION EXHIBIT DRAWING

PROPERTY ZONED RESIDENCE A

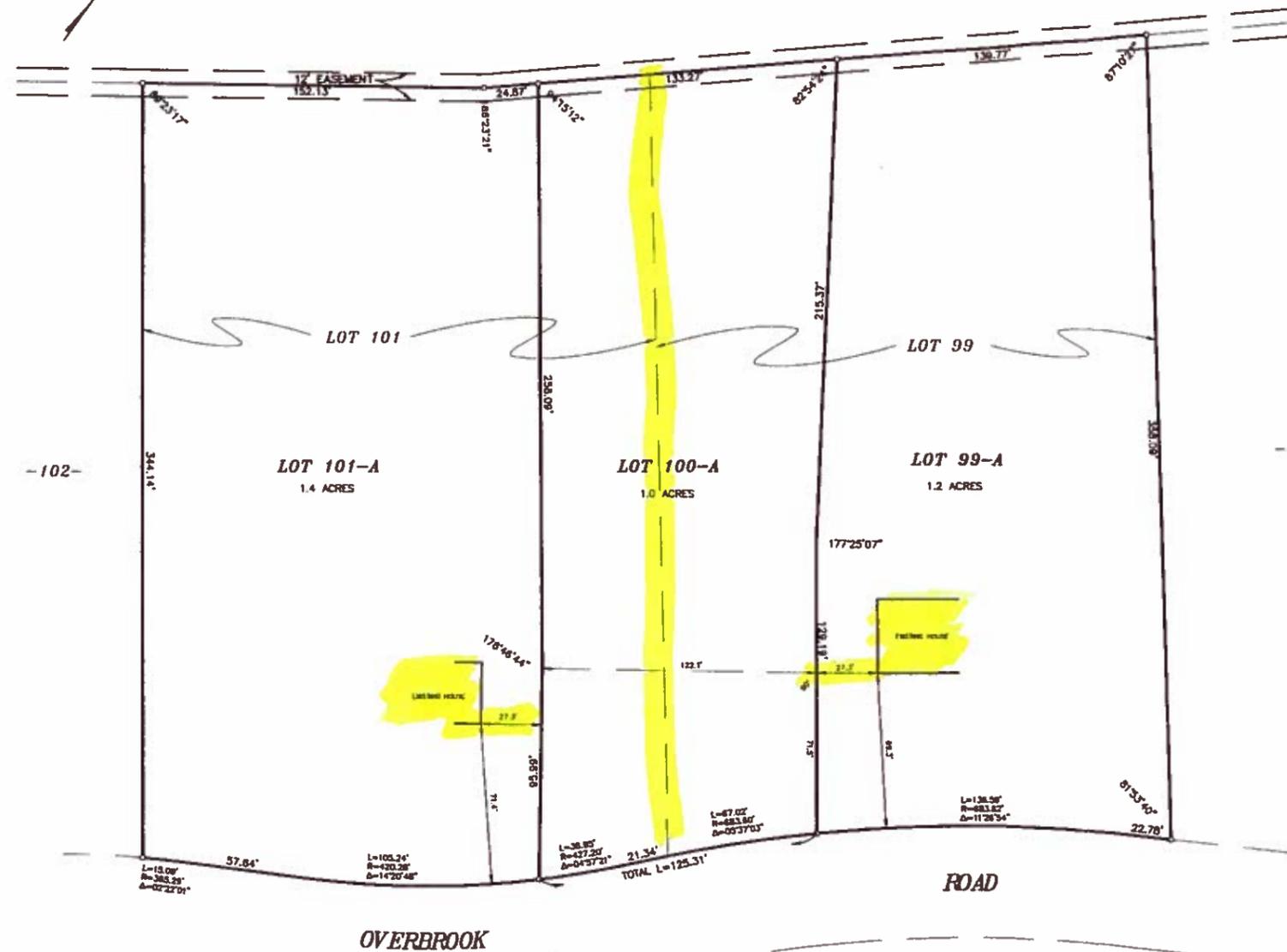
LOCATED IN SE 1/4 OF SECTION 4 & NE 1/4 OF SECTION 9,
TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, AL.



REYNOLDS SURVEYING CO., INC.
1572 MONTGOMERY HIGHWAY
SUITE 108
BIRMINGHAM, ALABAMA 35216
205-823-7900

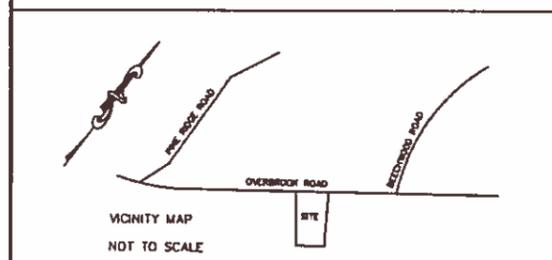
OWNERS (LOT 99) JOANNE LONG PATTERSON & NIMROD W.E. LONG III
3303 OVERBROOK RD.
MTN. BROOK, AL 35213

OWNERS (LOT 101) DOUGLAS J. NEIL & MARIANNA RUSH NEIL
3317 OVERBROOK RD.
MTN. BROOK, AL 35213



PROPOSED
RESURVEY OF THE RESURVEY OF LOTS 99,
100 AND 101 MOUNTAIN BROOK LAND CO.
DELL ROAD SECTOR, M.B. 45, PG. 33
JEFFERSON COUNTY, AL.

NOTE: ALL EASEMENTS SHOWN ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED, EXCEPT BY THE PUBLIC WORKS DEPARTMENT, WITHIN THE LIMITS OF A DEDICATED EASEMENT.



P-15-02



P-15-02



Planning Commission Application PART I

Project Data

Address of Subject Property 3750 W Jackson Blvd MTBROOK

Zoning Classification Residence B

Name of Property Owner(s) Heirs of Theodosia M. Strickland (Hornsbey)

Phone Number 205-243-8683 ~~828-787-1340~~ Email astrick@charter.net

Name of Representative Agent (if applicable)

E.A. (Andy) Strickland - Executor

Phone Number 205-243-8683 ~~828-787-1340~~ Email astrick@charter.net

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

PLANNING COMMISSION APPLICATION
SCOPE OF THE PROJECT

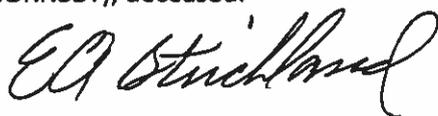
APPLICANT: HEIRS OF THEODOSIA M. STRICKLAND (HORNSBY), deceased

SUBJECT PROPERTY: LOT 5 BLOCK 3 SHEPHERDS ADDITION TO COUNTRY CLUB
GARDENS

SCOPE OF PROJECT: Divide LOT 5 into two lots: LOT 5A with 10,535 sq ft and LOT 5B with
11,414 sq ft. Demolish the existing house.

RATIONAL: LOT 5 contains 21,523 sq ft with 180.35 ft of road frontage on W JACKSON BLVD.
This is approximately 2 1/3 times greater than the road frontage of the lots facing
LOT 5. The resulting two lots will satisfy RESIDENCE B requirements and will be
more compatible with the lots facing LOT 5 and the other lots on W JACKSON
BLVD.

SUBMITTED BY: E.A.(Andy) Strickland, EXECUTOR ESTATE OF THEODOSIA M. STRICKLAND
(HORNSBY), deceased.





Legend

Total_Prop June 2006
□ <all other values>

Zoning

- Clustered Residential
- Community Shopping
- Estate Residence District
- Local Business District
- MXD
- Office Park District
- Professional District
- PUD
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence E District
- Residence F District
- Recreation District
- RID
- Rec-2



P-15-03

Resurvey in existing Residence B zoning

- ***Dividing One Lot into Two Lots***

Zoning Regulations

As may be seen on the attached plat, the applicant proposes to divide a 21,524 square foot Res-B lot into two lots. The Res-B zoning district requires a minimum of 10,000 square feet, with a minimum road frontage of 75 feet. The proposed lots are as follows:

Lot 5-A: 10,453 square feet; 75.06 feet of road frontage.

Lot 5-B: 11,071 square feet; 105.19 feet of road frontage.

The Res-B zoning district requires the following minimum building setbacks:

Front: 35 feet

Sides: 12.5 feet

Rear: 35 feet

Buildable Area

The attached "Proposed Buildable Area" highlights the area of both lots that could contain a building footprint without any variances after the minimum building setbacks are taken into account. Based on the setback deductions the approximate allowable footprints for each lot are:

Lot 5-A: 3,000 sf allowable footprint

Lot 5-B: 1,600 sf allowable footprint

Variances

Given the irregular shape of the existing *and* proposed lots, variances may be necessitated along the rear property line by *any* future redevelopment of this site (either as one lot or as two lots).

Subdivision Regulations

Section 4.7 *Design Standards for Blocks and Lots* states the following:

"4.7.2. Lot sizes and configurations shall be made with due regard to topographic conditions, contemplated use, and the surrounding area. A resubdivision shall be compatible in size and lot configuration with the surrounding neighborhood or as may be otherwise recommended in a plan adopted by the City. In all cases, lot area and widths shall meet or exceed minimum zoning and Health Department requirements for the area in which the property is located."

The houses along the opposite side of West Jackson are approximately 11,500 square feet in area, with road frontages of approximately 80 feet. The lot to the immediate east of the subject property (which is presently owned by the City and it undeveloped) is approximately 7,000 square feet in area, with approximately 123 feet of road frontage along West Jackson.

By way of comparison to the larger context of Crestline Village, see the attached series of photos and maps (denoted as pages 1-8) of similar pie-shaped lots in Crestline, the lot sizes of which are comparable to or smaller than the proposed Lot 5-B herein. All of the lots in this series of photos/maps have obtained setbacks variances.

Condition upon Approval

Should the Planning Commission approve the subject application, the following condition of approval is suggested, since the City Code does not allow a single family dwelling to cross the property lines between two lots:

That the existing house must be demolished prior to the recordation of the plat.

Other Considerations:

- The plat may be approved as a final plat;** if so, the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**

- 1) note zoning district (Residence B) on plat;
- 2) indicate required building setbacks.

✓ Meets the minimum Zoning Regulations for the Residence B district.

✓ No floodplain present.

● **Project Data:**

NAME: Resurvey of Lot 5 Shepard's Addition to Country Club Gardens

CURRENT ZONING: Residence B

OWNER: Heirs of Theodosia Strickland

APPLICANT: Andy Strickland

LOCATION: 3750 West Jackson Boulevard

LEGEND

SQ. FT.	.....	SQUARE FEET
AC.	.....	ACRES
M.	.....	MOORE OR LESS
Δ	.....	DELTA ANGLE
α	.....	DEFLECTION ANGLE
T	.....	TANGENT
R	.....	RADIUS
CH	.....	CHORD
L	.....	LENGTH
ESMT	.....	EASEMENT
EX	.....	EXISTING
M.B.	.....	MAP BOOK
PG.	.....	PAGE
FND.	.....	FOUND
ROW	.....	RIGHT-OF-WAY
O	.....	REBAR SET
M.N.	.....	MINIMUM
C	.....	CENTERLINE
D.B.	.....	DEED BOOK
---	.....	NOT TO SCALE

RESURVEY OF LOT 5 SHEPHERD'S ADDITION TO COUNTRY CLUB GARDENS

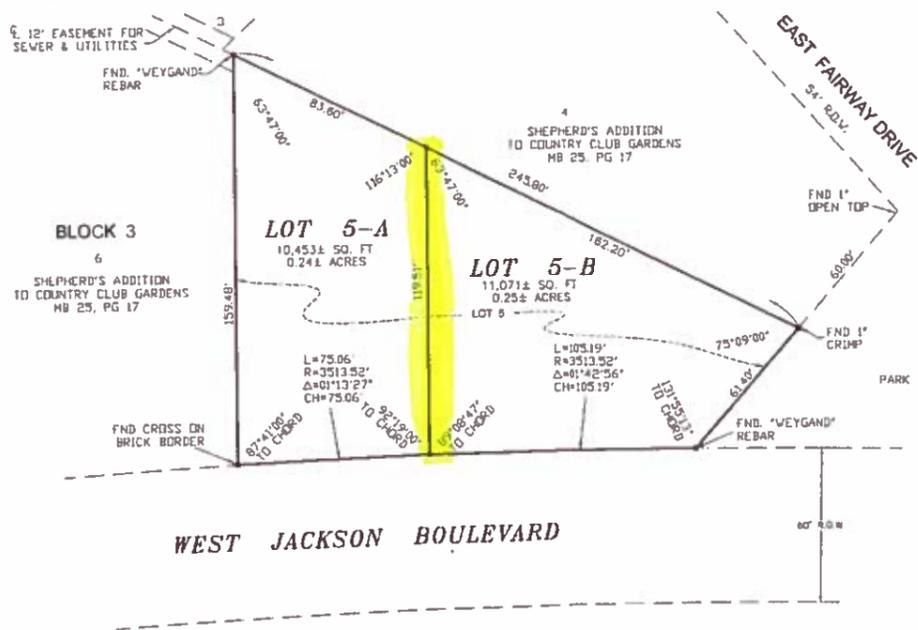
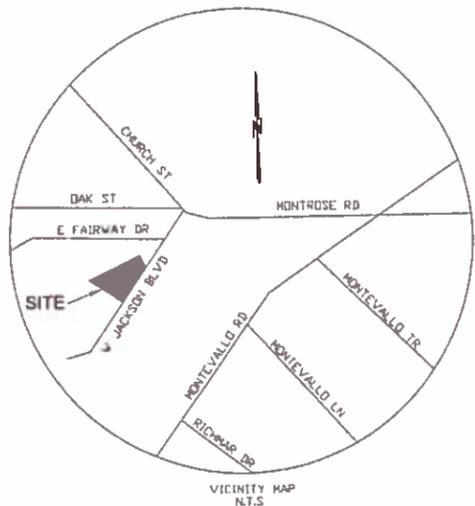
BEING A RESURVEY OF LOT 5, BLOCK 3 OF SHEPHERD'S ADDITION TO COUNTRY CLUB GARDENS AS RECORDED IN MAP BOOK 25, PAGE 17 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

SITUATED IN THE SE ¼ OF THE NW ¼ OF SECTION 4,
TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

DATE: AUGUST 2015

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
159 Osage Road, Homewood, AL 35208
Phone: (205) 942-0086 Fax: (205) 942-0087



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0394G, DATED SEPTEMBER 29, 2006, AND MAP NO. 01073C0557II, DATED SEPTEMBER 3, 2010.

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Estate of Theodosia McKeller Hornsby, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of RESURVEY OF LOT 5 SHEPHERD'S ADDITION TO COUNTRY CLUB GARDENS and to the government survey of Section 4, Township 18 South, Range 2 West. I, Ray Weygand, 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. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 18th day of August, 2015

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: _____
Estate of Theodosia McKeller Hornsby - Owner
Edwin A. Strickland - Executor

STATE OF ALABAMA
JEFFERSON COUNTY

I, James J. Neely, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of August, 2015.

By: [Signature]
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State hereby certify that Edwin A. Strickland, whose name is signed to the foregoing certificate as Executor of Estate of Theodosia McKeller Hornsby, Owner, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2015.

By: _____
Notary Public - My commission expires: _____

APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

APPROVED: _____ DATE: _____
Secretary, Mountain Brook Planning Commission

NOTE:
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. 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.

DIRECTOR OF ENVIRONMENTAL SERVICES DATE: _____

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBMISSION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.
BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

P-15-03

12' EASEMENT FOR SEWER & UTILITIES

FND. 'WEYGAND' REBAR

BLOCK 3
6
SHEPHERD'S ADDITION TO COUNTRY CLUB GARDENS MB 25, PG 17

4
SHEPHERD'S ADDITION TO COUNTRY CLUB GARDENS MB 25, PG 17

EAST FAIRWAY DRIVE
54' R.O.W.

LOT 5-A
10,453± SQ. FT.
0.24± ACRES

LOT 5-B
11,071± SQ. FT.
0.25± ACRES

159.48'

119.51'

L=75.06'
R=3513.52'
Δ=01°13'27"
CH=75.06'

L=105.19'
R=3513.52'
Δ=01°42'56"
CH=105.19'

FND CROSS ON BRICK BORDER

87°41'00" TO CHORD

92°19'00" TO CHORD

89°08'47" TO CHORD

131°55'13" TO CHORD

FND. 'WEYGAND' REBAR

60' R.O.W.

WEST JACKSON BOULEVARD

FND 1' CRIMP

FND 1' OPEN TOP

PARK

Proposed Buildable Area

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0394G, DATED SEPTEMBER 29, 2006, AND MAP NO. 01073C0557H, DATED SEPTEMBER 3, 2010.



P-15-03

Existing House
(left side)



P-15-03

Existing House
(right side)

P-15-03





127 Elm Street
Res-C
8,250 sq. ft.
179 feet road frontage

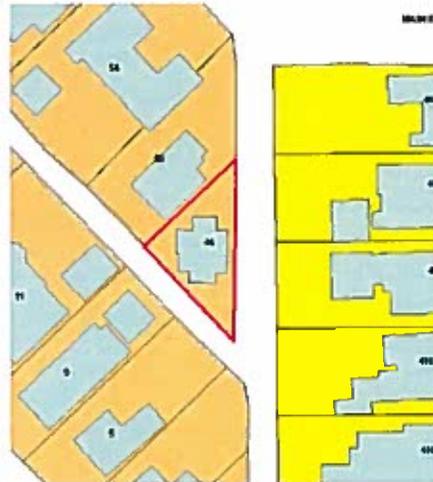


1 Elm Street
Res C
7,593 sq. ft
127 feet road frontage

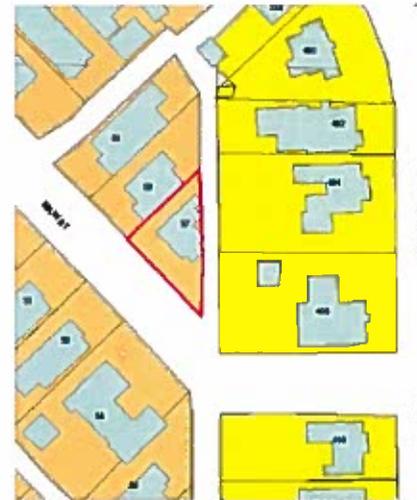




44 Main Street
Res-C
4,475 sq. ft.
129 feet alley frontage



57 Main Street
Res C
4,600 sq. ft.
100 feet road frontage



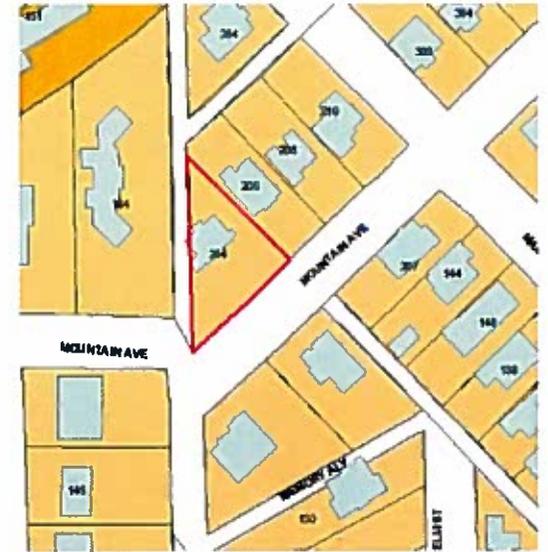
7 Peachtree Street
Res C
12,280 sq. ft.
119 feet road frontage



16 Clarendon Road
Res B
12,238 sq. ft.
112 feet road frontage

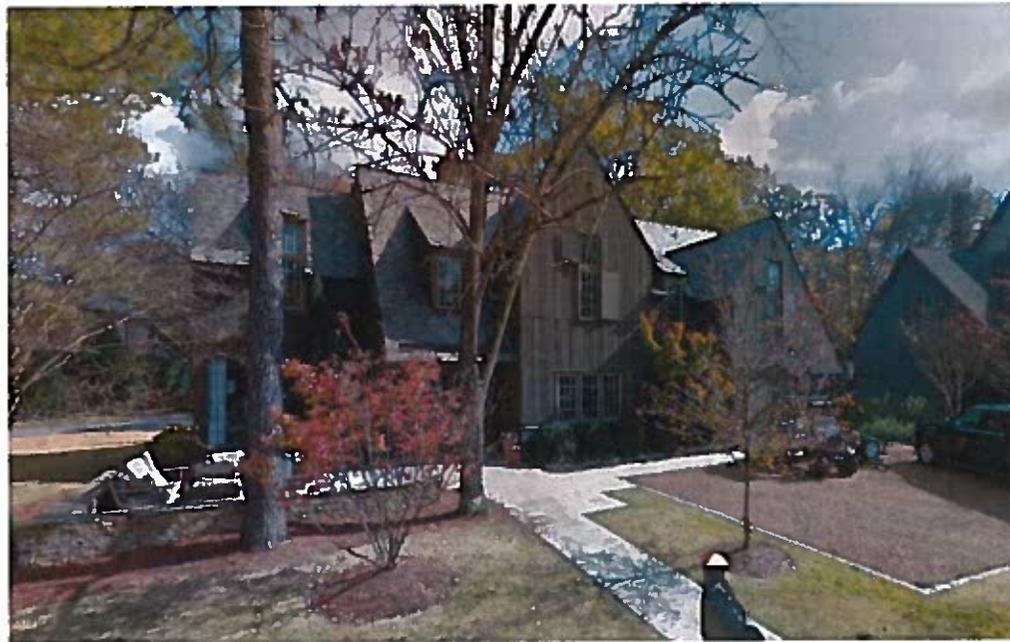


204 Mountain Avenue
Res C
9,517 sq. ft.
130 feet road frontage





401 Meadowbrook Lane
Res B
10,355 sq. ft.
128 road frontage





P-15-04

Planning Commission Application PART I

Project Data

Address of Subject Property 3320 Faring Road

Zoning Classification Res-A

Name of Property Owner(s) Andrew K. Russ

Phone Number _____ Email _____

Name of Representative Agent (if applicable) City of Mountain Brook, Ronnie Vaughn

Phone Number 205/802-3865

Email vaughnr@mtnbrook.org

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.



P-15-04

P-15-04

Resurvey in existing Residence A zoning

- ✓ Resurvey establishing an increased width in the drainage easement along the southwest property line from 5 feet to 10 feet. The City has need to replace an existing drainage pipe in this easement, and has requested that the width be increased. The subject property owner has agreed to this change.
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Resurvey of Lot 34 Briarcliff Sixth Sector

CURRENT ZONING: Residence A

OWNER: Andrew Russ

APPLICANT: City of Mountain Brook

LOCATION: 3320 Faring Road

RESURVEY OF LOT 34 BRIARCLIFF SIXTH SECTOR

LEGEND

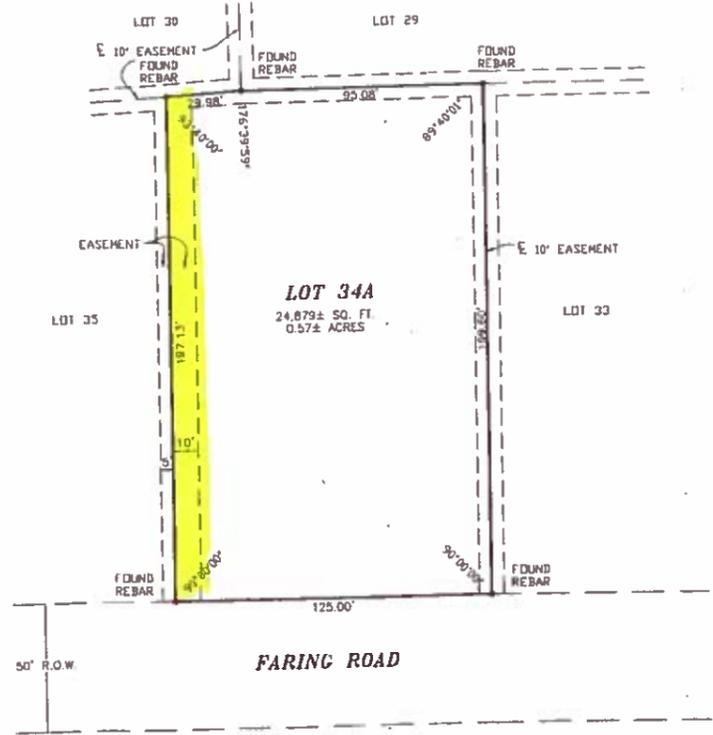
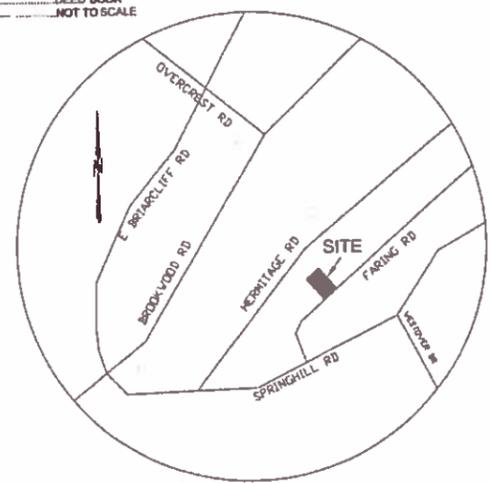
SQ. FT.	SQUARE FEET
AC.	ACRES
±	MORE OR LESS
Δ	DELTA ANGLE
∠	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH.	CHORD
L	LENGTH
ESMT.	EASEMENT
EX.	EXISTING
M.B.	MAP BOOK
PG.	PAGE
FND.	FOUND
ROW	RIGHT-OF-WAY
O.	REBAR SET
MIN.	MINIMUM
C.	CENTERLINE
D.B.	DEED BOOK
---	NOT TO SCALE

AS RECORDED IN MAP BOOK 68, PAGE 87 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA
SITUATED IN SECTION 10, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

DATE: JULY 2015

VEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
159 Osmore Road, Homewood, AL 35209
Phone: (205) 942-0088 Fax: (205) 942-0087



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0576G, DATED SEPTEMBER 9, 2006.

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Andrew K Russ and wife, Charlotte T. Russ, Owners, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of RESURVEY OF LOT 34 BRIARCLIFF SIXTH SECTOR and to the government survey of Section 10, Township 18 South, Range 2 West. I, Ray Weygand, 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. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of July, 2015.

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: [Signature]
Andrew K. Russ - Owner

By: [Signature]
Charlotte T. Russ - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22nd day of July, 2015.

By: [Signature]
Notary Public - My commission expires 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY

I, [Signature], a Notary Public in and for said County and State hereby certify that Andrew K. Russ and wife Charlotte T. Russ, whose names are signed to the foregoing certificate as Owners, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, they executed same voluntarily on the day the same bears date.

Given under my hand and seal this ___ day of _____, 2015.

By: _____
Notary Public - My commission expires: _____

APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

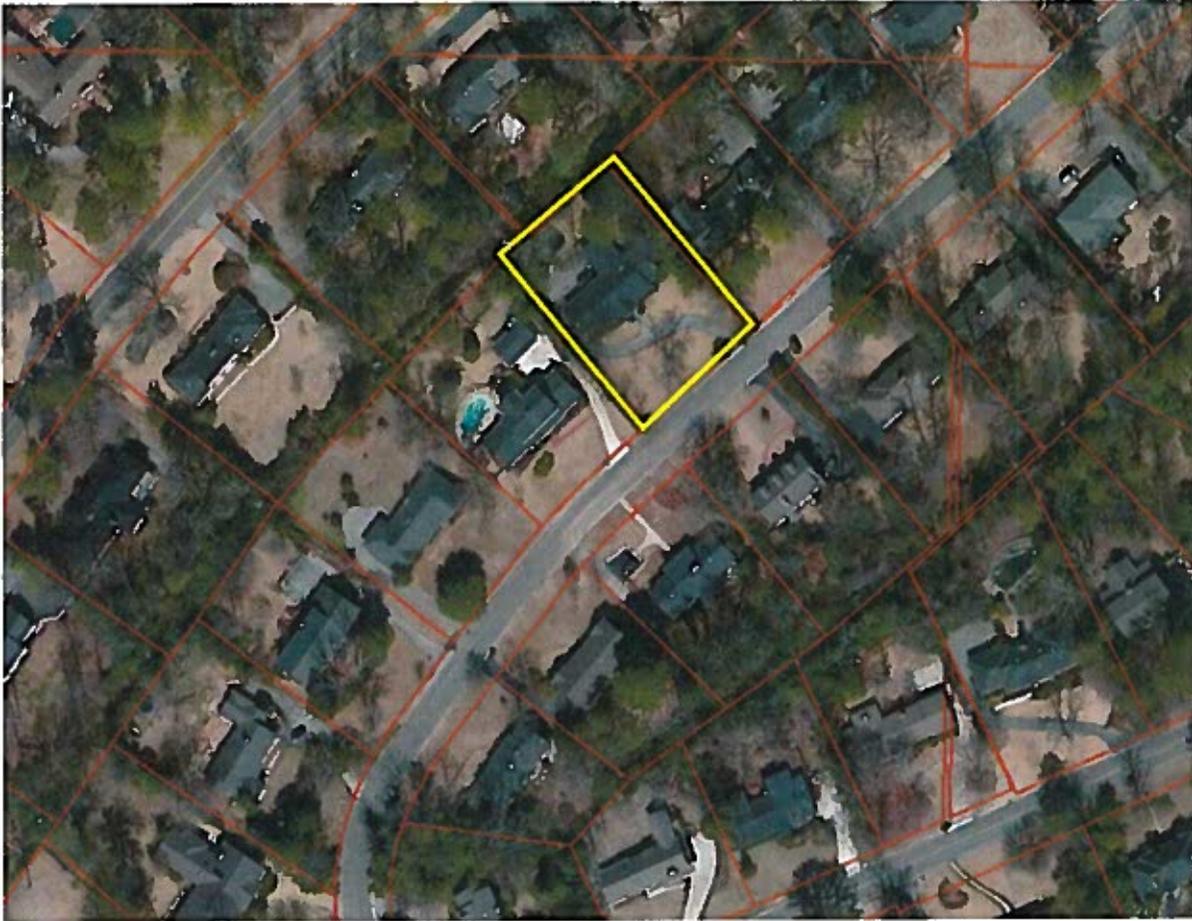
APPROVED: _____ DATE: _____
Secretary, Mountain Brook Planning Commission

NOTE:
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, 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.

By: [Signature] DATE: 7/15/15
DIRECTOR OF ENVIRONMENTAL SERVICES

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

- BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
- BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
- THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS
- THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
- ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
- NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
- NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
- VEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
- NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



P-15-04

